

A certain tract or parcel of land, together with the buildings and all other improvements thereon, if any, situated on the northerly side of Black Ash Road in the Town of Montville, County of New London and State of Connecticut and being more particularly shown as Lot 5 on a certain map or plan entitled "Title: Record Resubdivision Map Land Now Or Formerly Of Pachaug Capital LLC Black Ash Road & Old Colchester Road Montville, Connecticut Date: August 22, 2023 Rev. No. 1 05/28/24 Town Review Comments By KJR Scale: 1" = 100' Sheet: 3 of 12 Dwg. No.: 3 Bennett & Smilas Associates, Inc. 415 Killingworth Road, P.O. Box 241 Higganum, Connecticut 06441 Phone (860) 345-4553 Fax (860) 345-3858" which premises is more particularly bounded and described as follows:

Beginning at an iron pin to be set in the northerly line of a strip of land deeded or to be deeded to the Town of Montville for the future widening of Black Ash Road at the southwesterly corner of the herein described tract and on the dividing line between the herein described tract and Lot 6 as shown on the above referenced plan; thence running North 07°43'43" East for a distance of 258.64 feet to an iron pin to be set; thence running North 82°16'17" West for a distance of 148.45 feet to an iron pin to be set, the last two (2) courses being bounded northwesterly and southwesterly by Lot 6 as shown on the above referenced plan; thence running North 07°43'43" East for a distance of 290.74 feet bounded northwesterly by Lot 3 as shown on the above referenced plan to an iron pin to be set in a stone wall; thence running South 73°08'44" East for a distance of 12.48 feet along a stone wall to a drill hole found in said stone wall; thence running South 71°35'01" East for a distance of 226.25 feet along a stone wall to a drill hole found at the end of said stone wall; thence running South 76°15'46" East for a distance of 69.64 feet to an iron pin found; thence running South 64°43'51" East for a distance of 101.54 feet to a drill hole found at the end of a stone wall, the last four (4) courses being bounded generally northerly by land now or formerly of Pine Ridge Estates Homeowners Association as shown on the above referenced plan; thence running South 24°07'37" West for a distance of 190.96 feet bounded southeasterly by Lot 8 as shown on the above referenced plan to an iron pin to be set; thence running North 82°16'17" West for a distance of 173.36 feet to an iron pin to be set; thence running South 07°43'43" West for a distance of 279.95 feet to an iron pin to be set in the northerly line of Black Ash Road, the last two (2) courses being bounded southwesterly and southeasterly by Lot 7 as shown on the above referenced plan; thence running South 87°43'45" West for a distance of 25.39 feet bounded southerly by said strip of land deeded or to be deeded to the Town of Montville for the future widening of Black Ash Road to the iron pin to be set at the point and place of beginning.

Said premises is conveyed together with all of the rights, benefits and privileges, but subject to the easements, obligations and servitudes contained in that certain "Declaration of Joint Driveway Easement and Maintenance Agreement Lots 5 and 7 Black Ash Estates Resubdivision" by Pachaug Capital LLC dated as of _____, 2024.

Said premises is conveyed subject to a conservation easement granted or to be granted to the Town of Montville, the location of which is depicted as "Conservation Easement Lot 5" on the hereinbefore referenced resubdivision plan, and which conservation easement area is more particularly bounded and described as follows:

Beginning at a drill hole found in a stone wall at the northeasterly corner of said conservation easement area and on the dividing line between said conservation easement area and the

conservation easement area for Lot 8 as shown on the above referenced plan; thence running South 24°07'37" West for a distance of 190.96 feet bounded southeasterly by Lot 8 as shown on the above referenced plan to an iron pin to be set; thence running North 82°16'17" West for a distance of 118.98 feet bounded southwesterly by Lot 7 as shown on the above referenced plan to a point; thence running North 07°43'43" East for a distance of 222.37 feet to the centerline of a stone wall; thence running South 71°35'01" East for a distance of 6.93 feet along a stone wall to a drill hole found at the end of said stone wall; thence running South 76°15'46" East for a distance of 69.64 feet to an iron pin found; thence running South 64°43'51" East for a distance of 101.54 feet to the drill hole found at the point and place of beginning of said conservation easement area, the last three (3) courses being bounded generally northerly by land now or formerly of Pine Ridge Estates Homeowners Association as shown on the above referenced plan.

Said premises is conveyed together with a right of way for all purposes over and across a strip of land lying southerly of the southerly line of the hereinbefore described premises and northerly of the northerly line of Black Ash Road, which right of way shall terminate at such time as said strip of land is conveyed to the Town of Montville for highway purposes.

Said premises is conveyed together with the easements, but subject to the obligations and servitudes contained in that certain "Declaration of Drainage Easement and Rights to Drain Lots 5, 6 and 7 Black Ash Estates Resubdivision" by Pachaug Capital LLC dated _____, 2024 which easements, obligations and servitudes are hereby incorporated herein as if fully set forth herein.

Said premises is conveyed subject to easements, restrictions and agreements as of record appear, building and building line restrictions, any and all provisions of municipal ordinances including planning, zoning and inland wetland regulations of the Town of Montville, Connecticut, public or private law, and taxes to the Town of Montville, Connecticut on the List of October 1, 2023 and thereafter coming due.

Reference is hereby made to a Warranty Deed from Zachary Wood to Pachaug Capital LLC dated May 23, 2023 and recorded in Volume 694, Page 291 of the Montville Land Records.