

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 8 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 southeasterly corner of the herein described tract and on the dividing line between the herein described tract and Lot 9 as shown on the above referenced plan; thence running along the arc of a curve to the right with a radius of 250.00 feet for a distance of 31.94 feet to a monument to be set; thence running North $72^{\circ}35'09''$ West for a distance of 159.07 feet to a monument to be set; thence running along the arc of a curve to the left with a radius of 350.00 feet, a central angle of $10^{\circ}11'13''$ for a distance of 62.23 feet to a monument to be set; thence running North $82^{\circ}46'22''$ West for a distance of 360.18 feet to a monument to be set, the last four (4) courses being bounded generally southerly by said strip of land deeded or to be deeded to the Town of Montville for the future widening of Black Ash Road; thence running North $07^{\circ}13'38''$ East for a distance of 254.57 feet bounded northwesterly by Lot 7 as shown on the above referenced plan to an iron pin to be set; thence running North $24^{\circ}07'37''$ East for a distance of 190.96 feet bounded northwesterly by Lot 5 as shown on the above referenced plan to a drill hole found at the end of a stone wall; thence running South $71^{\circ}16'31''$ East for a distance of 126.75 feet along a stone wall to a drill hole found at the end of said stone wall; thence running South $76^{\circ}34'19''$ East for a distance of 93.43 feet to a point; thence running South $65^{\circ}25'52''$ East for a distance of 41.51 feet to an iron pin found; thence running South $78^{\circ}09'56''$ East for a distance of 94.30 feet to an angle point; thence running South $66^{\circ}06'09''$ East for a distance of 192.49 feet to an iron pin found, the last five (5) 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 $04^{\circ}21'37''$ East for a distance of 116.15 feet to an iron pin to be set; thence running South $08^{\circ}03'01''$ East for a distance of 250.28 feet to the iron pin to be set at the point and place of beginning, the last two (2) courses being bounded generally easterly by Lot 9 as shown on the above referenced plan.

Said premises is conveyed subject to a conservation easement deeded or to be deeded to the Town of Montville in the area designated as "Conservation Easement Lot 8" on the above referenced plan, which conservation easement area is more particularly bounded and described as follows:

Beginning at a monument 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 said conservation easement area and on the dividing line between said conservation easement area and Lot 7 as shown on the above referenced plan; thence running North $07^{\circ}13'38''$ East for a distance of 254.57 feet bounded northwesterly by Lot 7 as shown on the above referenced plan to an iron pin to be set; thence running North $24^{\circ}07'37''$ East for a distance of 190.96 feet bounded northwesterly by Lot 5 as shown on the above referenced plan to a drill hole found at the end of a

stone wall; thence running South 71°16'31" East for a distance of 126.75 feet along a stone wall to a drill hole found at the end of said stone wall; thence running South 76°34'19" East for a distance of 93.43 feet to an angle point; thence running South 65°25'52" East for a distance of 41.51 feet to an iron pin found; thence running South 78°09'56" East for a distance of 94.30 feet to a point, 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 04°53'00" West for a distance of 387.82 feet to a monument to be set in the northerly line of Black Ash Road; thence running along the arc of a curve to the left with a radius of 350.00 feet, a central angle of 10°11'13" for a distance of 62.23 feet to a monument to be set; thence running North 82°46'22" West for a distance of 360.18 feet to the monument to be set at the point and place of beginning of said conservation easement area, the last two (2) courses being bounded generally southerly by said strip of land deeded or to be deeded to the Town of Montville for the future widening of Black Ash Road.

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 lines of the hereinbefore described premises and northerly of the northerly lines 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 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.