

PLANTING AND MAINTENANCE EASEMENT

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT THE **TA CT Holdings LLC**, a Delaware limited liability company, with an address c/o TRITEC Americas, LLC, 888 Prospect Street, Suite 200, La Jolla, CA 92037 (hereinafter called the "Grantor"), is the owner of all those certain pieces or parcels of land located in the Town of Montville, County of New London and State of Connecticut, shown on those certain maps entitled:

"PROJECT: PROPOSED 1-LOT RESUBDIVISION OF 958 ROUTE 163 (PARCEL ID : 046-008-000)OAKDALE, CONNECTICUT SEPTEMBER 30, 2024 SHEET TITLE: SUBDIVISION PLAN (SHEET 2 OF 2) SHEET #: 1.11"; Plan Date 09/30/24; revised 11/27/24; scale 1"=60"; prepared by Solli Engineering, 501 Main Street, Monroe, CT 06468, 11 Vanderbilt Ave, Norwood, MA 02062;

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NOW THEREFORE, Grantor does declare that the portion of Lot 1 more particularly described in Schedule "A," attached hereto and made part hereof, shall be subject to a permanent easement in favor of Lot 2 for the purpose of planting and maintaining a vegetative buffer in connection with the development of a 0.99-megawatt ac solar photovoltaic array on Lot 2 as approved by the Connecticut Siting Council as petition no. 1601 on May 10, 2024, including the right to remove or plant trees, bushes, shrubs and any other materials necessary for that purpose.

IN WITNESS WHEREOF, TA CT Holdings, LLC has hereunto set its hand and seal this ____ day of November, 2024.

Witnesses: TA CT HOLDINGS, LLC

____ BY _____ (L.S.)
DAVID TREPECK
Its Chief Executive Officer

STATE OF _____)
COUNTY OF _____) ss: _____

On this, the ____ day of November, 2024, before me, the undersigned officer, personally appeared **DAVID TREPECK** who acknowledged him/herself to be the Chief Executive Officer of **TA CT HOLDINGS, LLC** a limited liability company, and that he/she, as such, being authorized so to do, executed the foregoing instrument for the purposes contained therein by signing the name of the corporation by him/herself as Chief Executive Officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary public
My commission expires:

SCHEDULE "A"

*PLANTING AND MAINTENANCE EASEMENT OVER LOT 1 (958 ROUTE 163 / 046 - 008 - 000)
BENEFITTING LOT 2 (950 ROUTE 163 / 046 - 008 - 00C)
Oakdale, Connecticut*

Commencing at a concrete bound in the westerly street line of Connecticut Route 163 at the northeasterly corner of the land of Lot 1 (958 Route 163 / 046 - 008 - 000) and on the dividing line between Lot 1 (958 Route 163 / 046 - 008 - 000) and remaining land now or formerly of Raymond and Mary J. Mostowy; thence running the following bearings and distances along the westerly street line of Connecticut Route 163:

- S04°39'27"E for a distance of eleven and 20/100 feet (11.20');
- Curve having a radius of one thousand eight hundred and eighty five and 08/100 feet (1885.08') for a distance of one hundred seventy eight and 52/100 feet (178.52') (chord angle = S01°54'36"E, chord length = 178.46);
- S89°19'57"E for a distance of seven and 94/100 feet (7.94');
- S03°01'18"W for a distance of seventy seven and 22/100 feet (77.22');
- S07°45'00"W for a distance of one hundred and seventy and 34/100 feet (170.34');
- S08°10'00"W for a distance of sixty and 87/100 feet (60.87') to a point;
- Thence running N80°24'06"W for a distance of one hundred and fifty nine and 80/100 feet (159.80') to a point and place of beginning;

Thence running N00°00'00"E for a distance of five hundred and seventy seven and 83/100 feet (577.83') to a point;

Thence running S85°44'19"W for a distance of five hundred and forty six and 38/100 feet (546.38') to a point;

Thence running S06°14'07"E for a distance of forty four and 96/100 feet (444.96') to a point;

Thence running N85°44'19"E for a distance of ninety five and 43/100 feet (95.43') to a point;

Thence running N00°00'00"E for a distance of twenty five and 00/100 feet (25.00') to a point;

Thence running N85°44'19"E for a distance of four hundred and fifteen and 97/100 feet (415.97') to a point;

Thence running S00°00'00"E for a distance of five hundred and fifty and 47/100 feet (550.47') to a point;

Thence running S80°24'06"E for a distance of thirty and 43/100 feet (30.43') to the point and place of beginning, containing 0.687± acres of land.