

**GRADING 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 that certain map 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; scale 1"=60"; prepared by Solli Engineering, 501 Main Street, Monroe, CT 06468, 11 Vanderbilt Ave, Norwood, MA 02062;

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 grading, regrading, seeding, reseeding, completion of landscaping, engineering and/or surveying, including the right to remove trees, bushes, shrubs and any other obstructions.

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"**

### **GRADING 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') to a point and place of beginning (rebar);

Thence running S07°45'00"W for a distance of one hundred and seventy and 34/100 feet (170.34') to a point (rebar);

Thence running 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 twelve and 20/100 feet (12.20') to a point;

Thence running N08°56'45"E for a distance of one hundred and fifty one and 01/100 feet (151.01') to a point;

Thence running N25°08'57"W for a distance of twenty two and 00/100 feet (22.00') to a point;

Thence running N27°00'00"E for a distance of sixty five and 00/100 feet (65.00') to the point and place of beginning (rebar), containing 0.060± acres of land.