



### CERTIFICATE OF TITLE

This is to certify that after an examination of the Land Records, as indexed, of the Town of Montville, County of New London and State of Connecticut, to the date hereof, I am of the opinion that Sunmar/RAF Builders, LLC is the owner in fee simple of a certain lot or parcel of land situated on the northeasterly side of East Lake Road in the Town of Montville, County of New London and State of Connecticut, designated Lot 7 in the approved 22 SUB 3 East Lake Rd. Subdivision and also known as 1121 East Lake Road, which premises are more particularly bounded and described as follows:

A certain tract or parcel of land located on the northeasterly side of East Lake Road and the southwesterly side of Fire Street in the Town of Montville, County of New London and State of Connecticut, being more particularly described as follows:

Beginning at a rebar with cap recovered in the northeasterly streetline of East Lake Road, said rebar being the southwesterly corner of the herein described parcel and the northwesterly corner of lands identified as Lot 6, as more particularly shown on the herein referenced survey plan;

Thence following the northeasterly streetline of East Lake Road, N54° 26' 21"W, for a distance of 200.00' to a concrete monument to be set, said monument being the northwesterly corner of the herein described parcel and the southwesterly corner of lands identified as Lot 8, as more particularly shown on the herein referenced survey plan;

Thence following the southeasterly line of said Lot 8, N21° 30' 56"E, for a distance of 576.55' to a point to be set in the southwesterly streetline of Fire Street, said point being the northeasterly corner of the herein described parcel and the southeasterly corner of said Lot 8, as more particularly shown on the herein referenced survey plan;

Thence following the southwesterly streetline of Fire Street, for the following courses and distances:

S73° 57' 14"E, for a distance of 8.00' to a point to be set;

Along the arc of a 1983.82' radius curve, deflecting to the right and having a central angle of 9°15'08", for a distance of 320.35' to a point to be set, said point being the southeasterly corner of the herein described parcel and the northeasterly corner of said Lot 6, as more particularly shown on the herein referenced survey plan;

Thence following the northwesterly line of said Lot 6, for the following courses and distances:

S33° 33' 53"W, for a distance of 491.62' to a point to be set; S33° 33' 53"W, for a distance of 150.00' to a rebar with cap recovered in the northeasterly streetline of East Lake Road, said rebar being the point and place of beginning.

Said parcel contains 3.68 acres, more or less, and is more particularly identified and shown as:  
"Lot 7 – 160,160± SF (3.68± Ac) 1121 East Lake Road (I.D. 007/035/007) (Engineered SSDS

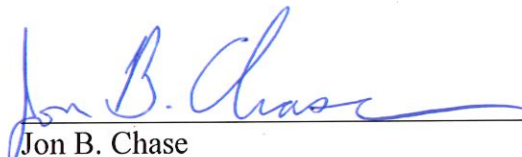
Required) on a survey plan entitled: Subdivision Plan, "Record Subdivision Plan" Prepared for Sunmar/RAF Builders, LLC, East Lake Road & Fire Street – Montville (Oakdale), Connecticut, Scale: 1"=100', Date: June 2022, Job I.D. No. 21-3036, Rev. A – Per Town Staff Review – 7/11/22, Sheet 2/7, as prepared by Boundaries, LLC.

Said parcel is subject to a Perpetual Drainage Easement and Rights to Drain in favor of the Town of Montville, as recorded in the Town of Montville Land Records at Volume 693, page 69, and which is more particularly identified and shown as "DRAINAGE EASEMENT AND RIGHTS TO DRAIN TO BE GRANTED IN FAVOR OF THE TOWN OF MONTVILLE, AREA: 5,943± SF (0.14± AC)" on the herein referenced survey plan.

Said parcel is subject to the following encumbrances of record as of the date hereof:

- 1.) Any and all provisions of municipal ordinances and public or private law.

Dated at Montville, Connecticut this 14th day of May, 2025.

  
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Jon B. Chase  
Attorney-at-Law

To: Town of Montville