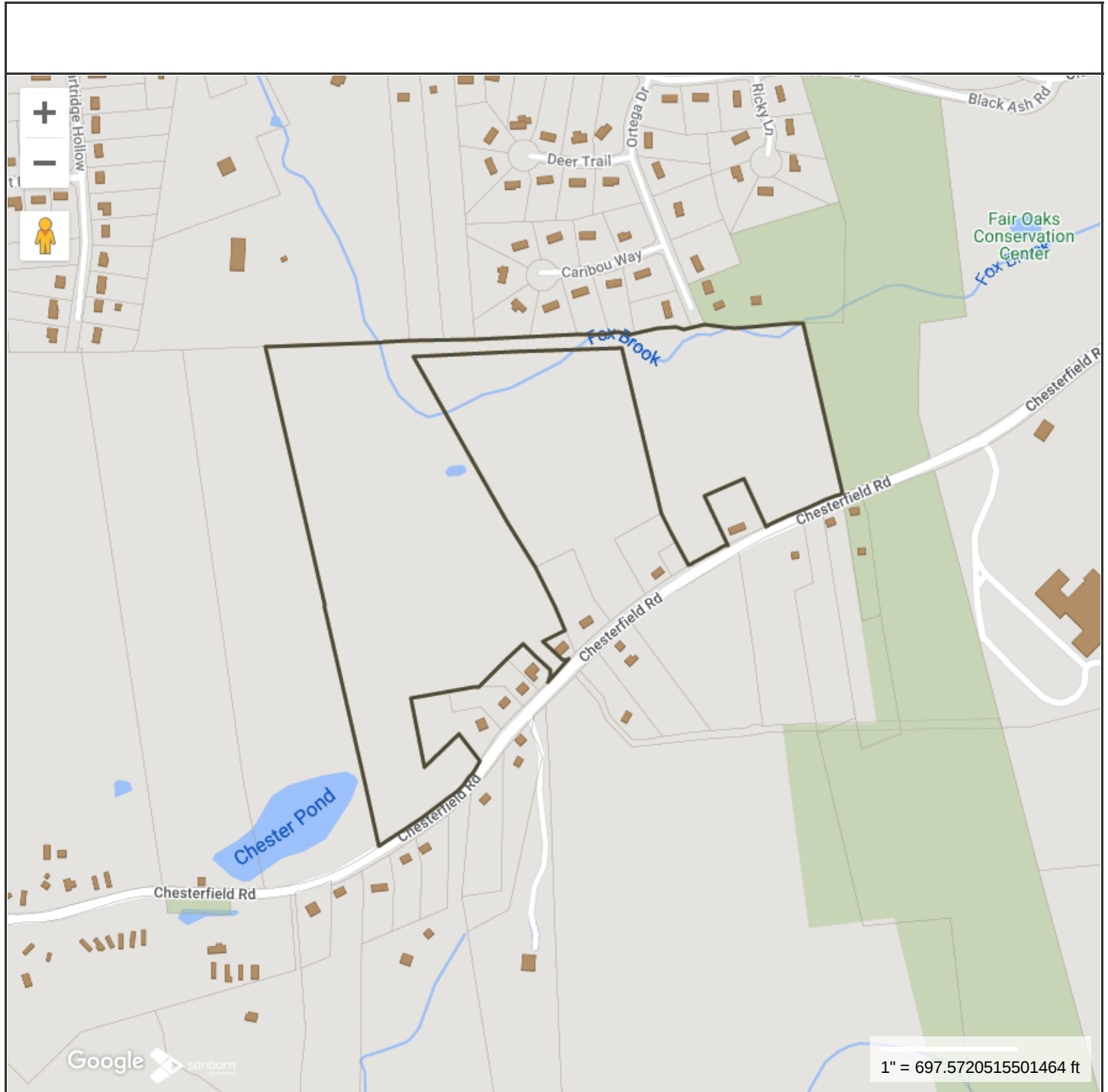


<b>Location:</b> 257 CHESTERFIELD RD		<b>Map Id:</b> 029/066/000	<b>Zone:</b> R80	<b>Date Printed:</b> 5/28/2024							
<b>Neighborhood:</b> R60			<b>Last Update:</b> 5/28/2024								
<b>Owner Of Record</b>		<b>Volume/Page</b>	<b>Date</b>	<b>Sales Type</b>	<b>Valid</b>	<b>Sale Price</b>					
CASH ZACHARY FRANCIS		0649/0942	10/29/2019	Warranty Deed	No	125,000					
257 CHESTERFILED RD, OAKDALE, CT 06370				Exempt							
<b>Prior Owner History</b>											
TARRAGON CORP		0639/0019	10/15/2018	Warranty Deed	No	27,000					
TARRAGON CORP		0551/0792	7/23/2010	Quit Claim	No	0					
MOHEGAN HILL DEVELOPMENT LLC		0501/0465	12/11/2006	Warranty Deed	No	758,500					
ASSOCIATED FUNDING CO % HILTON SCHWARTZ		0193/0604	9/24/1987		No	0					
SCHWARTZ HILTON H		0111/0495	1/11/1901		No	0					
<b>Permit Number</b>	<b>Date</b>	<b>Permit Description</b>									
M2023-0158	8/14/2023	CA-GAS FURNACE, ON DEMAND WATER HEATER, CONDENSER, GAS PIPING									
E2023-0200	5/15/2023	CA-ELECTRICAL SERVICE AND ROUGH ELECTRIC									
P2023-0012	2/17/2023	CA-NEW HOME PLUMBING									
B2022-0616	11/4/2022	CO-NEW SINGLE FAMILY RESIDENCE (2500 SQUARE FOOT)									
<b>Supplemental Data</b>											
<b>Census/Tract</b>	6952.01	<b>VisionPID</b>	1475	<b>Appraised Value</b>							
<b>Dev Map ID</b>	2712	<b>Street Description</b>	Paved	<b>Total Land Value</b>	190,800						
<b>GIS ID</b>		<b>School District</b>	Oakdale	<b>Total Building Value</b>	363,800						
<b>Route</b>	E5-H2	<b>MHP/Subdivision</b>		<b>Total Outbldg Value</b>	0						
<b>District</b>	F4			<b>Total Market Value</b>	554,600						
<b>Utilities</b>	Electric, Sewer										
<b>Acres</b>				<b>State Item Codes</b>							
<b>Land Type</b>	<b>Acres</b>	<b>490</b>	<b>Total Value</b>	<b>Code</b>	<b>Quantity</b>	<b>Value</b>					
Excess	58.12	58.12		13-Residential Dwelling	1.00	254,660					
House Lot	1.84	0.00		11-Residential Land	1.84	42,020					
				62-Forest	58.12	15,870					
<b>Total</b>			190,800								
<b>Assessment History (Prior Years as of Oct 1)</b>					<b>490 Appraised Totals</b>						
	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>Type</b>	<b>Acres</b>	<b>Value</b>	<b>Type</b>	<b>Acres</b>	<b>Value</b>
<b>Land</b>	57,890	57,890	57,890	57,890	47,220	Forest	58.12	22667			
<b>Building</b>	254,660	254,660	0	0	0						
<b>Outbuilding</b>	0	0	0	0	0						
<b>Total</b>	<b>312,550</b>	<b>312,550</b>	<b>57,890</b>	<b>57,890</b>	<b>47,220</b>				<b>Totals</b>	<b>58.12</b>	<b>22667</b>
						<b>Application Date:</b>	<b>Expiration Date:</b>				
<b>Comments</b>											
10/18/2021 10/18/2021 STREET NUMBER ASSIGNED AT OWNERS' REQUEST											





**Property Information**

**Property ID** 86-029/066-000  
**Location** 257 CHESTERFIELD RD  
**Owner** CASH ZACHARY FRANCIS



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

SCCOG makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 05/31/2017  
Data updated 09/21/2023

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



EXHIBIT A

## Legal Description

A certain tract or parcel of land situated in the Town of Montville, County of New London, State of Connecticut being bounded and described as follows:

Beginning at a point on the northerly line of Chesterfield Road, said point marking the southeasterly corner of land now or formerly of Robert & Pamela Howard and the southwesterly corner of the herein described parcel and running thence

N 1° 55' W a distance of 2391.5 feet to land now or formerly of Michael, Jr. & Marian Brycki, Trustees; thence

S 76° 17' E a distance of 653.3 feet partly along a stone wall to a drill hole, bounded northerly by said Brycki; thence

S 78° 52' E a distance of 150.1 feet along a stone wall to a drill hole, bounded northerly by land now or formerly of Christine Job; thence

S 77° 21' E a distance of 150.2 feet partly along a stone wall to a drill hole, bounded northerly by land now or formerly of Frances Ponton; thence

S 78° 12' E a distance of 261.6 feet along remains of a wire fence to an iron pin, bounded northerly by land now or formerly of Joseph Ross; thence

S 79° 16' E a distance of 228.8 feet along remains of said fence to a tree, bounded northerly by land now or formerly of Charles & Diane Williams; thence

S 77° 12' E a distance of 128.4 feet along remains of said fence to a point, bounded northerly by land now or formerly of Jonathan & Heather Swift; thence

N 84° 03' E a distance of 12.1 feet along a stone wall to a point, bounded northerly by said Swift; thence

S 83° 36" E a distance of 54.5 feet along said wall to a point, bounded northerly by said Swift and land now or formerly of Tadeusz, Jr. & Charlene Kopij, in part by each; thence

S 68° 25' E a distance of 62.0 feet along said wall to a point, bounded northerly by said Kopij; thence

S 87° 19' E a distance of 128.9 feet along remains of a wire fence to a tree, bounded northerly by said Kopij and land now or formerly of Dwight Jones, Jr. & Erika Swan, in part by each; thence

S 79° 36' E a distance of 85.8 feet along said remains of fence to a tree; thence

S 63° 48' E a distance of 36.0 feet along said fence to a tree, these last two courses bounded northerly by said Jones & Swan; thence

S 86° 04' E a distance of 61.1 feet along said fence to a point, bounded northerly by said Jones & Swan and Ortega Drive, in part of each; thence

N 82° 29' E a distance of 43.9 feet to a point, bounded northerly by Ortega Drive; thence

S 68° 04' E a distance of 132.1 feet along remains of a wire fence to a tree; thence

S 77° 02' E a distance of 82.0 feet along said fence to a point; thence

S 80° 46' E a distance of 121.1 feet along said fence to a tree; thence

S 82° 58' E a distance of 78.9 feet along said fence to a tree; thence

S 75° 32' E a distance of 86.4 feet along said fence to a point, these last five courses bounded northerly by land now or formerly of Cynthia Santacrose; thence

S 1° 38' W a distance of 815.9 feet to a point on the northerly line of Chesterfield Road, bounded easterly by land now or formerly of the Connecticut Light & Power Co.; thence

S 83° 54' W a distance of 198.8 feet to a point; thence

S 75° 51' W a distance of 211.2 feet to a point, these last two courses running by and along the northerly line of Chesterfield Road; thence

N 15° 11' W a distance of 250.0 feet to a point; thence

S 75° 11' W a distance of 200.0 feet to a point; thence

S 15° 11' E a distance of 250.0 feet to a point on the northerly line of Chesterfield Road, these last three courses bounded westerly, southerly and easterly by land now or formerly of Nancy Hubbert; thence

S 75° 51' W a distance of 110.0 feet to a point; thence

S 71° 19' W a distance of 90.0 feet to an iron pin, these last two courses running by and along the northerly line of Chesterfield Road; thence

N 15° 11' W a distance of 287.0 feet to an iron pin, bounded westerly by land now or formerly of Juan & Tara Falcon and land now or formerly of Nancy Clark, in part by each; thence

N 0° 48' E a distance of 805.3 feet to an iron pin; thence

N 78° 08' W a distance of 1000.0 feet to an iron pin; thence

S 16° 05' E a distance of 905.0 feet to a drill hole at a stone wall corner; thence

S 19° 21' E a distance of 2.9 feet to a drill hole; thence

S 16° 11' E a distance of 96.7 feet along said wall to a point; thence

S 18° 17' E a distance of 143.4 feet along said wall to a point, these last six courses bounded westerly, southerly and easterly by land now or formerly of Michael & Terri Desautels; thence

S 14° 27' E a distance of 119.2 feet along said wall to a point; thence

S 12° 22' E a distance of 49.9 feet along said wall to a point; thence

S 9° 30' E a distance of 181.7 feet along said wall to a point, these last three courses bounded easterly by land now or formerly of CIL Realty Inc.; thence

S 81° 57' W a distance of 133.6 feet to a point; thence

Southeasterly along the arc of a curve to the left having a radius of 340.8 feet a distance of 40.4 feet to a point; thence

S 29° 43' E a distance of 80.2 feet to a point of curve to the left having a radius of 20.0 feet; thence

Easterly along the arc of said curve a distance of 30.9 feet to a point on the northerly line of Chesterfield Road, these last four courses bounded southerly, northeasterly and northerly by land now or formerly of Anita Delacruz; thence

S 61° 46' W a distance of 42.4 feet to a point; thence

S 59° 33' W a distance of 46.9 feet to a point of curve to the left having a radius of 20.0 feet, these last two courses running by and along the northerly line of Chesterfield Road; thence

Northerly along the arc of said curve a distance of 31.7 feet to a point; thence

N 29° 43' W a distance of 79.2 feet to a point of curve to the right having a radius of 390.8 feet; thence

Northerly along the arc of said curve a distance of 112.0 feet to a point, these last three courses bounded northwesterly and westerly by land now or formerly of Kimberly & Christopher Hinkelman; thence

S 59° 49' W a distance of 312.5 feet to a point, bounded southeasterly by land of said Hinkelman and land now or formerly of Frank & Anjanette Angelus, in part by each; thence

N 78° 15' W a distance of 26.3 feet to an iron pin, bounded southerly by land now or formerly of Thomas & Diane Nazarko; thence

N 88° 05' W a distance of 300.0 feet to an iron pin, bounded southerly by land of said Nazarko and land now or formerly of Edward & Robyn Smiarowski, in part by each; thence

S 1° 55' W a distance of 300.0 feet to an iron pin; thence

N 59° 16' E a distance of 229.4 feet to an iron pin; thence

S 23° 54' E a distance of 145.0 feet to an iron pin on the northerly line of Chesterfield Road, these last three courses bounded easterly, northwesterly and northeasterly by land of said Smiarowski; thence

S 55° 27' W a distance of 185.0 feet to a point; thence

S 66° 04' W a distance of 209.0 feet to a point; thence

S 73° 38' W a distance of 229.0 feet to the point of beginning, these last three courses running by and along the northwesterly line of Chesterfield Road.

Containing 58.4 more or less, acres.

Subject to a pole line right of way as depicted on a plan entitled "Pole Line R/W off Chesterfield Road – MTV, AECO Development Inc., The Hartford Electric Light Co., Electric Operations Department, Scale: 1 inch = 100 feet, Date February 26, 1964, No. J-64001-H" filed as map #237 in the Montville Land Records.

This description is compiled from several maps and deeds. Bearings and distances may vary from previous maps in an attempt to consolidate them into one bearing base.

Being a portion of the premises conveyed to Tarragon Corporation by Warranty Deed from Mohegan Hill Development, LLC, dated June 21, 2010, and recorded in Montville Land Records, Volume, Page 792-801.



Doc ID: 002705140002 Type: LAN

BK 639 PG 19-20

AFTER RECORDING, RETURN TO

Raymond L. Baribeault, Jr. Attorney  
Suisman, Shapiro, Wool, Brennan, Gray & Greenberg, P.C.  
2 Union Plaza, Suite 200, P.O. Box 1591  
New London, CT 06320-1591

**SPECIAL WARRANTY DEED**

**TARRAGON CORPORATION**, a Nevada corporation (the "**Grantor**"), having an address at 192 Lexington Avenue, Suite 901, New York, NY 10016, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash and other good and valuable considerations to Grantor in hand paid by **MICHAEL A. DESAUTELS** and **TERRI DESAUTELS**, as joint tenants with right of survivorship (collectively, "**Grantee**"), having an address at 237 Chesterfield Road, Oakdale, CT 06370, the receipt and sufficiency of which are hereby acknowledged and confessed, has hereinafter set forth, GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto said Grantee, that certain tract of land, as more particularly described in Exhibit A attached to and made part hereof for all purposes (the "**Property**").

This conveyance is made, executed, and delivered by Grantor subject to all matters of record, without reimposing any such matters (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the above described premises unto Grantee, its successors and assigns, and Grantor does bind itself and its successors, subject to the matters set forth in this deed, to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

EXECUTED this 12<sup>th</sup> day of October, 2018.

**GRANTOR:**

**TARRAGON CORPORATION**, a Nevada corporation

By: [Signature]  
Name: William S. Friedman  
Title: CEO

**ACKNOWLEDGEMENT**

STATE OF NEW YORK §  
§  
COUNTY OF NEW YORK §

This instrument was acknowledged before me on the 11<sup>th</sup> day of October, 2018 by William S. Friedman, as CEO of Tarragon Corporation, a Nevada corporation, on behalf of such corporation.



[Signature]  
Notary Public, State of New York  
**Conveyance Tax Collected**  
\$ 202.50 State \$ 67.50 Town  
[Signature]  
Town Clerk of Montville

**EXHIBIT "A"****LEGAL DESCRIPTION**

A certain tract or parcel of land situated north of Chesterfield Road abutting #237 and #229 Chesterfield Road, Town of Montville, County of New London, State of Connecticut, depicted on a plan entitled "Perimeter Survey, Property to be Conveyed to Michael Desautels, North of 237 Chesterfield Road, Town of Montville, Connecticut, Scale: 1"=100', Project No. CLA-6171, Date: 8/30/2018, Sheet No. 1 by CLA Engineers, Inc.," and being more particularly described as follows:

Beginning at a drill hole found at a stone wall corner at the northwesterly corner of 237 Chesterfield Road and running thence N 16° 04' 55" W a distance of 361.83 feet to an iron pin with cap and stones set around it; thence continuing N 16° 04' 55" W a distance of 543.17 feet to an iron pin with cap and stones set near a 24 inch beech tree; thence S 78° 08' 00" E a distance of 480.62 feet to an iron pin with cap and stones, set; thence continuing S 78° 08' 00" E a distance of 519.38 feet to an iron pin with cap and stones, set; thence S 0° 48' 25" W a distance of 484.92 feet to an iron pin with cap and stones, set; thence continuing S 0° 48' 25" W a distance of 320.41 feet to an iron pin with cap and stones set at the northeasterly corner of 229 Chesterfield Road, land now or formerly of Nancy L. Clark, these first six courses bounded westerly, northerly and easterly by remaining land of Tarragon Corp., thence S 76° 25' 25" W a distance of 250.04 feet to a drill hole set in a stone wall, bounded southerly by land of said Clark; thence along a stone wall the following nine courses:

N 12° 29' 35" W a distance of 22.71 feet to a point; thence  
 N 14° 59' 20" W a distance of 195.93 feet to a point; thence  
 N 30° 00' 25" W a distance of 9.45 feet to a point; thence  
 N 48° 35' 20" W a distance of 10.91 feet to a drill hole, found; thence  
 N 70° 35' 35" W a distance of 21.96 feet to a point; thence  
 N 81° 39' 00" W a distance of 80.93 feet to a point; thence  
 N 87° 14' 20" W a distance of 20.89 feet to a point; thence  
 S 81° 28' 25" W a distance of 192.13 feet to a point; thence  
 S 80° 02' 35" W a distance of 94.80 feet to the drill hole at the point of beginning, these last nine courses bounded westerly, southwesterly and southerly by land of Michael Desautels.

Together with and/or subject to possible access and pole line easements as depicted on the above referenced plan.

Received for Record at Montville, CT  
 On 10/15/2018 At 2:15:03 pm





Doc ID: 002173910010 Type: LAN

BK **551** PG **792-801****WARRANTY DEED**

**MOHEGAN HILL DEVELOPMENT, LLC**, a Connecticut limited liability company, having an address at 192 Lexington Avenue, 15<sup>th</sup> Floor, NY, NY 10016 ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to Grantor paid by the Grantee herein named, the receipt and sufficiency of which are hereby acknowledged, does hereby grant to **TARRAGON CORPORATION**, a Nevada corporation having an address at 192 Lexington Avenue, 15<sup>th</sup> Floor, NY, NY ("Grantee"), with **WARRANTY COVENANTS** those certain pieces or parcels of land located in the Town of Montville, County of New London, Connecticut more particularly described on **Schedule A** attached hereto and incorporated herein by this reference, together with all buildings and improvements situated thereon, subject to the matters on **Schedule B**.

**TO HAVE AND TO HOLD** the above premises, together with all and singular the rights and appurtenances thereto, unto Grantee, its successors and assigns forever, to its and their own proper use and behoof.

**AND ALSO**, Grantor does by these presents forever warrants and defends the above granted and bargained premises to Grantee, its successors and assigns, against all claims and demands, except for those matters set forth on Schedule B.

Remainder of page intentionally blank  
Signature page follows

**THIS INSTRUMENT AFTER  
RECORDING SHOULD BE RETURNED TO:**

Tarragon Corporation  
192 Lexington Avenue, 15<sup>th</sup> Floor  
NY, NY 10016  
Attention: William S. Friedman

No Conveyance Tax Collected

*Lisa Terry*

\_\_\_\_\_  
Town Clerk of Montville

## Schedule A

### 40 Saltbox Lane, 44 Saltbox and 48 Saltbox

A certain piece or parcel of land situated in the Town of Montville, County of New London and State of Connecticut, being known as Lot #7-CC (also shown as Lot #16) on a map or plan entitled "Resubdivision Plan Saltbox Farms - Section 2 Property Now Or Formerly Of The Colchester Group Old Colchester Road, Montville, Conn. Scale 1" = 100' October 14, 1988 RGU 3-20-89, 4-24-89, 5-16-91, 5-30-91 McKay Engineering Niantic, Conn", which map is on file in the Montville Town Clerk's Office as Map #1293, reference to which may be had for a more particular description. Said Lot #7-CC is bounded and described as follows:

Beginning at a point in the southerly street line of Salt Box Lane, said point marking the northeasterly corner of Lot 7-DD and the northwesterly corner of the parcel herein described; thence southeasterly along said southerly street line of Saltbox Lane South 43° - 17' - 46" East a distance of forty-two and twelve hundredths feet (42.12') to a point marking the start of a curve; thence continuing along said southerly street line of Saltbox Lane on said curve concave to the northeast and having a radius of one hundred and ninety feet (190.00'), a distance of two hundred seventy-six and sixty-nine hundredths feet (276.69') to a point marking the northwesterly corner of Lot 7-BB, thence southeasterly along said land of Lot 7-BB the following courses, South 01° - 15' - 12" East ninety-three and seventy-one hundredths feet (93.71'), South 43° - 17' - 46" East eighty-two and forty-eight hundredths feet (82.48') and South 60° - 41' - 37" East one hundred seventy-two and ten hundredths feet (172.10') to a point on the property line of land now or formerly of M. Kopko; thence southwesterly along land of said Kopko the following courses, South 49° - 49' - 14" West forty-six and fifty seven hundredths feet (46.57'), South 53° - 36' - 18" West eighty-six and sixty-eight hundredths feet (86.68'), South 53° - 01' - 55" West fifty-eight and thirty one hundredths feet (58.31'), South 51° - 32' - 09" West one hundred and fifty-eight hundredths (100.58'), South 47° - 16' - 23" West eighteen and twenty-four hundredths feet (18.24') and South 55° - 51' - 08" West one hundred four and thirty-one hundredths feet (104.31') to a point marking the southeasterly corner of said Lot 7-DD; thence northerly along land of said Lot 7-DD North 23° - 38' - 42" West a distance of four hundred seventy-seven and forty-five hundredths feet (477.45') to a point, thence continuing along land of said Lot 7-DD North 45° - 11' - 34" East a distance of two hundred feet (200.00') to the point and place of beginning. The above described parcel contains 3.293 acres.

### 44 Saltbox Lane

A certain piece or parcel of land situated in the Town of Montville, County of New London and State of Connecticut, being known as Lot #7-DD (also shown as Lot #4) on a map or plan entitled "Resubdivision Plan Saltbox Farms - Section 2 Property Now Or Formerly Of The Colchester Group Old Colchester Road, Montville, Conn. Scale 1" = 100' October 14, 1988 RGU 3-20-89, 4-24-89, 5-16-91, 5-30-91 McKay Engineering Niantic, Conn", which map is on file in the Montville Town Clerk's Office as Map #1293, reference to which may be had for a more particular description. Said Lot #7-DD is bounded and described as follows:

Beginning at a point on the southwesterly street line of Saltbox Lane, said point marking the southeasterly corner of Lot 7-EE and the northwesterly corner of the parcel herein described; thence South 43° - 17' - 46" East along said southwesterly street line of Saltbox Lane a distance of two hundred feet (200.00') to a point, said point marking the northwesterly corner of Lot 7-CC; thence southerly along land of said Lot 7-CC South 45° - 11' - 34" West two hundred feet (200.00') to a point; thence continuing along land of said Lot 7-CC South 23° - 38' - 42" East a distance of four hundred seventy-seven and forty-five hundredths feet (477.45') to a point on the property line of land now or formerly of M. Kopko, said point also marking the southwesterly corner of Lot 7-CC; thence westerly along land of said Kopko the following courses, South 55° - 51' - 08" West thirty-four and ninety-eight hundredths feet (34.98'), South 54° - 33' - 40" West thirty and seventy-eight hundredths feet (30.73'), South 59° - 03' - 30" West forty-five and seventy hundredths feet (45.70'), South 57° - 20' - 23" West twenty-two and forty-one hundredths feet

(22.41') and South 83° - 28' - 14" West twenty-four and fifty-three hundredths feet (24.53') to a point marking the southwesterly corner of the parcel herein described; thence North 23° - 38' - 42" West along property now or formerly of John Scovish a distance of six hundred forty-six and forty-three hundredths feet (646.43') to a point, said point marking the southeasterly corner of Lot 7-EE; thence North 45° - 11' - 34" East a distance of two hundred ninety-four and fifty-five hundredths feet (294.55') to the point and place of beginning.

The above described parcel contains 3.159 acres and is the same parcel as shown on a map entitled "Subdivision Plan Saltbox Farms - Section 2 Old Colchester Road, Montville, CT" Scale 1" = 100' October 14, 1988, Revised thru 5/30/91.

48 Saltbox Lane

A certain piece or parcel of land situated in the Town of Montville, County of New London and State of Connecticut, being known as Lot #7-EE (also shown as Lot #5) on a map or plan entitled "Resubdivision Plan Saltbox Farms - Section 2 Property Now Or Formerly Of The Colchester Group Old Colchester Road, Montville, Conn. Scale 1" = 100' October 14, 1988 RGU 3-20-89, 4-24-89, 5-16-91, 5-30-91 McKay Engineering Niantic, Conn", which map is on file in the Montville Town Clerk's Office as Map #1293, reference to which may be had for a more particular description. Said Lot #7-EE is bounded and described as follows:

Beginning at a point on the southwesterly street line of Saltbox Lane, said point marking the northwesterly corner of Lot 7-DD and the southeasterly corner of the parcel herein described, thence along land of said Lot 7-DD South 45° - 11' - 34" West a distance of two hundred ninety-four and fifty-five hundredths feet (294.55') to a point on the property line of land now or formerly of John Scovish; thence northerly along land of said Scovish the following courses, North 23° - 38' - 42" West ten and thirty-seven hundredths feet (10.37'), North 19° - 29' - 02" West sixty and nine hundredths feet (60.09'), North 29° - 51' - 36" West sixty-three and eighty-two hundredths feet (63.82'), North 27° - 43' - 25" West forty-nine and forty-two hundredths feet (49.42'), North 16° - 03' - 48" West forty-six and eighty-eight hundredths feet (46.88'), North 16° - 28' - 15" West forty-one and seventy-five hundredths feet (41.75'), North 18° - 56' - 59" West fifty-six and eighty-eight hundredths feet (56.88'), North 22° - 17' - 01" West forty-seven and thirty-four hundredths feet (47.34'), North 31° - 19' - 33" West one hundred sixty-two and fifty-seven hundredths feet (162.57'), North 25° - 07' - 27" West two hundred nine and thirteen hundredths feet (209.13') and North 25° - 09' - 57" West nineteen and fourteen hundredths feet (19.14') to a point marking the northwesterly corner of the parcel herein described, thence North 64° - 11' - 32" East a distance of thirty-seven and twenty-two hundredths feet (37.22') to a point marking the start of a curve to the southeast; thence along said curve concave to the southeast, having a radius of twenty-five feet (25.00') a distance of thirty-one and sixty-four hundredths feet (31.64') to a point marking the end of the curve on the southwesterly street line of land designated as a future road; thence South 43° - 17' - 46" East along said southwesterly street line of future road and Saltbox Lane, partly by each, a distance of six hundred eighty-two and fifty-one hundredths feet (682.51') to the point and place of beginning.

The above described parcel contains 2.76 acres and is the same parcel as shown on a map entitled "Subdivision Plan Saltbox Farms - Section 2 Old Colchester Road, Montville, CT" Scale 1" = 100', October 14, 1988, Revised thru 5/30/91.

map 15 Lots 5 & 12  
map 14 Lot 11

SCHEDULE 'A'

Five certain tracts or parcels of land with the buildings thereon standing, situated and lying in the Town of Montville, bounded and described as follows:

First Tract: Bounded northerly by land of Charles Russell and of Mary E. Eaton; easterly by land of Peter Tully; southerly by land of Daniel Collins' heirs; and westerly by the Old Colchester Road.

Second Tract: Bounded northerly by land of Eugene Chapman; easterly by said highway; southerly by lands of said Chapman; westerly by land of Eugene Chapman.

Third Tract: Bounded northerly by land of Nathan A. Geer; easterly by said road; southerly by lands of said Chapman; westerly by land of Eugene Chapman.

Fourth Tract: Bounded northerly by land of Joel H. Fox and others; southerly by lands of Sharp, of Lyman Daniels and others; westerly by lands of David Hart and others; and northwesterly and northerly by lands of said Fox and others; containing about one hundred and fifty (150) acres.

Fifth Tract: Bounded easterly by land of the heirs of Rebecca Street; northerly by lands of Eugene Chapman and Wife, and of Amos O. Church; westerly by lands of Alexander Comstock; and southerly by lands of Arnold Rudd and land now or late of David Kinney; containing about two hundred (200) acres.

Excepting, however, such part of any of the above described premises as were conveyed by Nellie M. Chapman, Admrx., to Rose Linda by deed dated October 21, 1915 and recorded in the Montville Land Records, Volume 34, Page 55; and excepting such part of any of the above described premises as were conveyed by Steve Skobish and Antoninoi Skobish to others.

Being the same premises conveyed to this Grantor by Quit-Claim Deed Survivorship dated June 13, 1989 and recorded in Volume 212, Page 865 of the Montville Land Records. Further reference may be had to a Tax Certificate for Land Records and Release of Succession and/or Estate Tax Lien for the Estate of John Walter Scovish, Sr., aka John Scovish dated November 2, 1998 and recorded in Volume 322, Page 225 of the Montville Land Records.

Excepting any and all conveyances as of record appear.

## Exhibit A

Policy Number: A75-2428381

All those certain pieces or parcels of land, together with the improvements thereon and appurtenances thereto, situated on Chesterfield Road in the Town of Montville, County of New London and State of Connecticut, more particularly described as follows:

**First Piece:** Begin at a point in the northerly line of Chesterfield Road at the southeasterly corner of land of Walter Plotrowski and Hilda Plotrowski and at the southwesterly corner of the premises described; thence run the following courses and distances; (1) north 15 degrees 8 minutes 40 seconds west by and along said Plotrowski land 541.55 feet to a point; (2) continuing north 15 degrees 8 minutes 40 seconds west by and along the Third Piece hereinafter described 458.45 feet to a point; (3) north 71 degrees 21 minutes 10 seconds east by and along land formerly of William Mulvaney and now or formerly of Aeeco Development Incorporated 340 feet to a point; (4) north 75 degrees 52 minutes 40 seconds east by and along land formerly of William Mulvaney and now or formerly of Aeeco Development Incorporated 310 feet to a point; (5) south 15 degrees 8 minutes 40 seconds east by and along land formerly of William Mulvaney and now or formerly of Aeeco Development Incorporated 1,000 feet to a point in the northerly line of Chesterfield Road; (6) south 75 degrees 52 minutes 40 seconds west in the northerly line of Chesterfield Road 75 feet to a point; (7) north 15 degrees 8 minutes 40 seconds west by and along land of Marilyn D. and Robert L. Johnson 125 feet to a point; (8) south 75 degrees 52 minutes 40 seconds west by and along land of Marilyn D. and Robert L. Johnson 125 feet to a point; (9) south 15 degrees 8 minutes 40 seconds east by and along land of Marilyn D. and Robert L. Johnson 125 feet to a point in the northerly line of Chesterfield Road; (10) south 75 degrees 52 minutes 40 seconds west in the northerly line of Chesterfield Road 110 feet to a point; (11) south 71 degrees 21 minutes 10 seconds west in the northerly line of Chesterfield Road 90 feet to a point; (12) north 15 degrees 8 minutes 40 seconds west by and along land of Ralph R. Rakowsky 125 feet to a point; (13) south 71 degrees 21 minutes 10 seconds west by and along land of Ralph R. Rakowsky and land formerly of Dart & Bogue Co. 200 feet to a point; (14) south 15 degrees 8 minutes 40 seconds east by and along said Dart & Bogue Co. land 125 feet to a point in the northerly line of Chesterfield Road; (15) south 71 degrees 21 minutes 10 seconds west 50 feet, more or less, to the point and place of beginning.

Said First Piece consisting of the land conveyed by William E. Mulvaney and Margaret C. Mulvaney to Aeeco Development Incorporated by Warranty Deed dated July 2, 1954 and recorded at Page 499 of Volume 58 of the Montville Land Records as corrected by a Correction Deed dated September 23, 1963 and recorded in volume 79 at page 488 of the Montville Land Records.

**Second Piece:** Begin at a point in the northerly line of Chesterfield Road, which point is located at the southeasterly corner of land now or formerly of Jonathan Gay and at the southwesterly corner of the premises herein described; thence run the following courses and distances: (1) north zero degrees 48 minutes 11 seconds east by and along land now or formerly of Jonathan Gay 1,170.93 feet to a point; (2) south 89 degrees 11 minutes 49 seconds east by and along land of Aeeco Development Incorporated 125 feet, more or less, to a point; (3) north zero degrees 48 minutes 11 seconds east by and along land now or formerly of Aeeco Development Incorporated 87.91 feet to a point; (4) north 89 degrees 63 minutes zero seconds east by and along land now or formerly of Aeeco Development Incorporated 450.09 feet to a point; (5) north 86 degrees 14 minutes 57 seconds east by and along land now or formerly of Aeeco Development Incorporated 72.75 feet to a point; (6) north 17 degrees 24 minutes 32 seconds west by and along land now or formerly of Aeeco Development Incorporated 120.40 feet to a point; (7) north 72 degrees 35 minutes 28 seconds east by and along land now or formerly of Aeeco Development Incorporated 295 feet to a point; (8) south 17 degrees 24 minutes 32 seconds east by and along the Third Piece described below 160.55 feet to a point at the northwesterly corner of land of Walter Plotrowski and Hilda Plotrowski; (9) south 17 degrees 24 minutes 32 seconds east by and along said Plotrowski land 253.95 feet to a point; (10) south 12 degrees 26 minutes 32 seconds east by

and along said Plotrowski land 196.24 feet to a point; (11) south 9 degrees 9 minutes 54 seconds east by and along said Plotrowski land 162.06 feet to a point; (12) south 9 degrees 26 minutes 35 seconds east by and along said Plotrowski land 76.45 feet to a point in the northerly line of Chesterfield Road; (13) south 60 degrees 38 minutes 47 seconds west in the northerly line of Chesterfield Road 112.87 feet to a point; (14) south 58 degrees 26 minutes 8 seconds west in the northerly line of Chesterfield Road 230.38 feet to a point; (15) south 56 degrees 11 minutes 4 seconds west in the northerly line of Chesterfield Road 100.14 feet to a point: at the southeasterly corner of land now or formerly of Margaret Mulvaney; (16) north 30 degrees 49 minutes 54 seconds west by and along said Margaret Mulvaney land 132.81 feet to a point; (17) north 59 degrees 10 minutes 6 seconds east by and along said Margaret Mulvaney land 100 feet to a point; (18) north 79 degrees 21 minutes 46 seconds west by and along said Margaret Mulvaney land 150.93 feet to a point; (19) north 89 degrees 11 minutes 49 seconds west by and along said Margaret Mulvaney land 300 feet to a point; (20) south zero degrees 48 minutes 11 seconds west by and along said Margaret Mulvaney land 344.37 feet to a point; (21) north 58 degrees 9 minutes 20 seconds east by and along said Margaret Mulvaney land 284.07 feet to a point; (22) south 25 degrees 2 minutes 57 seconds east by and along said Margaret Mulvaney land 125 feet to a point in the northerly line of Chesterfield Road; (23) south 49 degrees 9 minutes 46 seconds west in the northerly line of Chesterfield Road 51.65 feet to a point; (24) south 54 degrees 23 minutes 21 seconds west in the northerly line of Chesterfield Road 183.37 feet to a point; (25) south 64 degrees 57 minutes 3 seconds west in the northerly line of Chesterfield Road 209.01 feet to a point; (26) south 72 degrees 31 minutes zero seconds west 229.01 feet, more or less, to the point and place of beginning.

Said second piece being shown on a map entitled "Section A - Subdivision of Springwood AECO Development Inc. Developer William Mulvaney Owner Montville, Conn. April 1962 Scale 1 in. = 50 ft," prepared by Robert L. Bucher, Land Surveyor, New London, Conn., and filed in the Montville town clerk's office May 15, 1962.

Third Piece: Begin at a point at the northwesterly corner of land conveyed to Aeco Development Incorporated by William E. Mulvaney and Margaret C. Mulvaney by Warranty Deed dated July 2, 1954 and recorded at Page 499 of Volume 58 of the Montville Land Records, the description wherein was corrected by a Correction Deed from William E. Mulvaney and Margaret C. Mulvaney dated September 23, 1963 and recorded in Volume 79 at page 488 of the Montville Land Records; thence run the following courses and distances: (1) south 15 degrees 8 minutes 40 seconds east by and along the first parcel above described 450.45 feet to a point; (2) north 75 degrees 15 minutes 40 seconds west by and along land now or formerly of Walter and Hilda Plotrowski 77 feet to a point; (3) north 85 degrees 16 minutes 20 seconds west by and along, said Plotrowski land 50.40 feet to a point; (4) south 81 degrees 54 minutes zero seconds west 64.59 feet to a point; (5) south 80 degrees 31 minutes 20 seconds west 203.64 feet to a point at the easterly boundary of the second piece above described; (6) north 17 degrees 24 minutes 32 seconds west by and along said second piece and land formerly of William Mulvaney now or formerly of Aeco Development Incorporated 400.29 feet to a point; (7) south 73 degrees 39 minutes 30 seconds west by and along land formerly of William Mulvaney now or formerly of Aeco Development Incorporated 422.58 feet, more or less, to the point and place of beginning.

Said second and third pieces being the land conveyed by William Mulvaney, also known as William E. Mulvaney to Aeco Development Incorporated by Quit Claim Deed dated September 23, 1963 and recorded in volume 790 at page 490 of the Montville Land Records.

Fourth Piece: Beginning at the highway at a white oak tree by land now or formerly of Joseph Lewandowsky and running thence northerly 160 rods to land now or formerly of Adam Dombrowski; thence easterly about 145 rods by said Dombrowski land to the Town Farm; thence by the Town Farm about 90 rods to the New Road; thence across the New Road southerly to the Old Road; thence westerly and northerly about 60 rods to said New Road; thence by said New Road about 12 rods to a stake and stone; thence southerly 125 rods to a heap of stone; thence by the Chapel land 13 rods to a heap of stone; thence northerly 70 rods; thence easterly 11 rods to a heap of stones; thence 42 rods to said New Road near the dwelling house on these premises; thence by the New Road to the place of beginning.

Said Parcel contains 70 acres, more or less.

Excepting from the foregoing Fourth Piece, the following:

1. A parcel conveyed by Margaret C. Mulvaney and William E. Mulvaney to AeCo Development Inc. by Warranty Deed dated July 2, 1954 and recorded at Page 499 of Volume 58 of the Montville Land Records, the description wherein was corrected by a Correction Deed from William E. Mulvaney and Margaret C. Mulvaney dated September 23, 1963 and recorded in volume 79 at Page 488 of the Montville Land Records, being the First Piece above described;
2. A parcel conveyed by William Mulvaney to Margaret Mulvaney by Quit-Claim, Deed dated June 20, 1963, and recorded at Page 78 of Volume 78 of the Montville Land Records.
3. Two (2) parcels conveyed by William Mulvaney, also known as William E. Mulvaney, to AeCo Development Incorporated by Quit-Claim Deed dated September 23, 1963 and recorded in volume 79 at Page 490 of the Montville Land Records, being the Second and Third Pieces above described.

Said fourth piece being the land conveyed by William Mulvaney, also known as William E. Mulvaney, to AeCo Development Incorporated by Quit Claim Deed dated October 4, 1963 and recorded in volume 79 at page 493 of the Montville Land Records.

Fifth Piece: That certain piece or parcel of land with the buildings and improvements thereon situated in the Town of Montville, County of New London and State of Connecticut being more particularly bounded and described as follows:

Commencing at a point which marks the southeasterly corner of the herein described premises, which point is 132.88 feet northerly from an iron pin set in the northerly line of Chesterfield Road, which iron pin marks the southwesterly corner of land conveyed September 23, 1987 by Associated Funding Company to the Estate of Frances J. Mulvaney; thence N 25° 00' 42" W 12.12 feet to an iron pipe and the northeasterly corner of the herein described premises; thence S 58° 09' 31" W 229.39 feet to an iron pipe and the northwesterly corner of the herein described premises; thence S 0° 48' 20" W 14.29 feet to an iron pin and the southwesterly corner of the herein described premises; thence N 58° 09' 31" E 284.10 feet to the point and place of beginning.

EXCEPTING FROM THE FIRST PIECE (1) a certain parcel of land conveyed from First Acme Corp to The Hartford Electric Light Company recorded February 11, 1967 in Volume 94 at Page 418; (2) a certain parcel of land conveyed from First Acme Corp to Robert L. Johnson and Marilyn D. Johnson recorded October 30, 1969 in Volume 108 at page 313; (3) a certain parcel of land conveyed from First Acme Corp to Robert Clark, Jr. and Phyllis M. Clark recorded October 30, 1969 in Volume 108 at page 328;

EXCEPTING FROM THE SECOND PIECE (1) a certain parcel of land conveyed from First Acme Corp to George Ford and Rebecca Ford recorded December 23, 1965 in Volume 89 at page 643, being Lot 1 shown on a map entitled "Section A - Subdivision of Springwood AECO Development Inc. Developer William Mulvaney Owner Montville, Conn. April 1962 Scale 1 in. = 50 ft.," prepared by Robert L. Bucher, Land Surveyor, New London, Conn., and filed in the Montville town clerk's office May 15, 1962.; (2) a certain parcel of land conveyed from First Acme Corp to Vincent Dangler recorded March 28, 1966 in Volume 91 at page 12, being Lot 27 as shown on a map entitled "Section A - Subdivision of Springwood AECO Development Inc. Developer William Mulvaney Owner Montville, Conn. April 1962 Scale 1 in. = 50 ft.," prepared by Robert L. Bucher, Land Surveyor, New London, Conn., and filed in the Montville town clerk's office May 15, 1962; (3) a certain parcel of land conveyed from First Acme Corp to Ernest Currier recorded July 27, 1967 in Volume 98 at page 259, being Lot 26 as shown on a map entitled "Section A - Subdivision of Springwood AECO Development Inc. Developer William Mulvaney Owner Montville, Conn. April 1962 Scale 1 in. = 50 ft.," prepared by Robert L. Bucher, Land Surveyor, New London, Conn., and filed in the Montville town clerk's office May 15, 1962; (4) a certain piece or parcel of land conveyed from Associated Funding to James D. Pothier and Margaret A. Pothier by Warranty Deed dated October 18, 1977 and recorded in volume 133 at Page 844; (5) a certain piece or parcel of land conveyed from Associated Funding to Oliver P. Barter and Dorothy P. Barter by Warranty Deed dated October 18, 1977 and recorded in volume 133 at Page 925; (6) a certain piece or parcel of land conveyed from Associated Funding Company to the Estate of Frances J. Mulvaney by Warranty Deed dated September 23, 1987 and recorded in volume 193 at Page 589; and (7) a certain piece or parcel of land conveyed from Associated Funding

Company to Nazarko Realty Group by Warranty Deed dated January 27, 1988 and recorded in Volume 197 at Page 397; the last two parcels being shown on a map entitled: "Plan of Property of Estate of Frances J. Mulvaney and Associated Funding Company Chesterfield Road Town of Montville Scale 1" = 40' dated Sept. 16, 1987 and filed as Map No. 957 in the Montville Town Clerk's Office.

EXCEPTING FROM THE FORUTH PIECE those two parcels of land located on the south side of Chesterfield Road shown as Parcel "A" and Parcel "B" on a map entitled, "Boundary Line Survey Prepared for Associated Funding, Inc, Chesterfield road Montville, Conn. Scale 1" = 40' Date: Sept. 1978 filed as Map No. 889 in the Office of the Montville Town Clerk.

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## SCHEDULE B

1. Any and all conveyances, easements and restrictions and other instruments as of record.
2. Building and building line restrictions
3. Municipal Ordinances, including planning, zoning and inland-wetland regulations, public and private law.
4. Taxes or municipal charges and assessments hereinafter becoming due.
5. State of facts an accurate survey of the property would show.

IN WITNESS WHEREOF, Grantor has hereunto set its hand this 21<sup>st</sup> day of June, 2010.

Witnessed by:

MOHEGAN HILL DEVELOPMENT, LLC

Eileen Green  
Eileen Green  
David Pezza

By: Mohegan Hill Tarragon LLC, manager  
By: Tarragon Corporation, managing member

By: William S. Friedman

William S. Friedman, Chief Executive Officer

STATE OF NEW YORK )

)

) ss.

COUNTY OF NEW YORK )

)

Personally appeared William S. Friedman, Chief Executive Officer of Tarragon Corporation, a Nevada corporation, the managing member of Mohegan Hill Tarragon LLC, a Connecticut limited liability company, the manager of Mohegan Hill Development, LLC, a Connecticut limited liability company, the signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed and the free act and deed of Mohegan Hill Development, LLC, before me.

Nancy Miller

Notary Public  
My Commission Expires:

NANCY MILLER  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 02MI5056518  
Qualified in New York County  
My Commission Expires April 28, 2014

[SEAL]

Received for Record at Montville, CT  
On 07/23/2010 At 2:39:08 pm

Lisa Terry



Doc ID: 000795280004 Type: LAN

BK 501 PG 465-468

WARRANTY DEED

ASSOCIATED FUNDING COMPANY LLC, a Connecticut limited liability company with a place of business in the Town of Westport, County of Fairfield and State of Connecticut, for consideration paid, grants to MOHEGAN HILL DEVELOPMENT, LLC, a Connecticut limited liability company with a place of business in the Town of Dallas, County of Dallas and State of Texas, (mailing address: Mohegan Hill Development, LLC, 3100 Monticello Avenue, Suite 200, Dallas, TX 75205) with WARRANTY COVENANTS:

All the certain tracts or parcels of land situated in the Town of Montville, County of New London and State of Connecticut, being known as Map 29, Lot 66 on Chesterfield Road, and more particularly described on SCHEDULE A attached hereto and made a part hereof.

Said premises are conveyed subject to the exceptions described on SCHEDULE B attached hereto and made a part hereof.

Signed this 6th day of September, 2006

WITNESSED BY:

Signature of Madeline Jones
Name: MADELINE JONES

Signature of Rose Yanolatos
Name: ROSE YANOLATOS

ASSOCIATED FUNDING COMPANY LLC

Signature of Evan Schwartz
By: Evan Schwartz, Member
Duly Authorized

STATE OF NEW YORK }
} ss: September 6, 2006
COUNTY OF NEW YORK }

On September 6, 2006, before me, the undersigned officer, personally appeared Evan Schwartz, who acknowledged himself to be a Member of Associated Funding Company LLC, duly authorized, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purpose herein stated, and that the same is his free act and deed before me.

Signature of Notary Public
Notary Public
My Commission Expires: 11/30/2006

\$ 3792.50
\$ 1896.25

Conveyance Tax Collected
Lisa Terry
Town Clerk of Montville

PAUL M. CHAZAN
Notary Public, State of New York
02CH4728641
Qualified in New York County
Commission Expires Nov. 30 2006

## SCHEDULE A

Five certain tracts or parcels of land, together with the buildings and improvements thereon, situated on the northerly side of Chesterfield Road in the Town of Montville, County of New London and State of Connecticut, which premises are more particularly bounded and described as follows:

**FIRST TRACT:** Begin at a point in the northerly line of Chesterfield Road at the southeasterly corner of land now or formerly of Walter Piotrowski and Hilda Piotrowski and at the southeasterly corner of the premises described; thence run the following courses and distances: (1) north 15 degrees 8 minutes 40 seconds westerly and along said Piotrowski land 541.55 feet to a point; (2) continuing north 15 degrees 8 minutes 40 seconds west by and along the Third Piece hereinafter described 458.45 feet to a point; (3) north 71 degrees 21 minutes 10 seconds east by and along land formerly of William Mulvaney and now or formerly of Aeeco Development Incorporated 340 feet to a point; (4) north 75 degrees 52 minutes 40 seconds east by and along land formerly of William Mulvaney and now or formerly of Aeeco Development Incorporated 310 feet to a point; (5) south 15 degrees 8 minutes 40 seconds east and by along land formerly of William Mulvaney and now or formerly of Aeeco Development Incorporated 1,000 feet to a point in the northerly line of Chesterfield Road; (6) south 75 degrees 52 minutes 40 seconds west in the northerly line of Chesterfield Road 75 feet to a point; (7) north 15 degrees 8 minutes 40 west by and along land now or formerly of Marilyn D. and Robert L. Johnson 125 feet to a point; (8) south 75 degrees 52 minutes 40 seconds west by and along land now or formerly of Marilyn D. and Robert L. Johnson 125 feet to a point; (9) south 15 degrees 8 minutes 40 seconds east by and along land now or formerly of Marilyn D. and Robert L. Johnson 125 feet to a point in the northerly line of Chesterfield Road; (10) south 75 degrees 52 minutes 40 seconds west in the northerly line of Chesterfield Road 110 feet to a point; (11) south 71 degrees 21 minutes 10 seconds west in the northerly line of Chesterfield Road 90 feet to a point; (12) north 15 degrees 8 minutes 40 seconds west by and along land now or formerly of Ralph R. Rakowsky 125 feet to a point; (13) south 71 degrees 21 minutes 10 seconds west by and along land now or formerly of Ralph R. Rakowsky and land formerly of Dart and Bogue Co. 200 feet to a point; (14) south 15 degrees 8 minutes 40 seconds east by and along said Dart & Bogus Co. land 125 feet to a point in the northerly line of Chesterfield Road; (15) south 71 degrees 21 minutes 10 seconds west 50 feet, more or less, to the point and place of beginning.

Reference is hereby made to the first piece in a quit claim deed from Joremi Lands, Inc. to Associated Funding Company dated June 30, 1974 and recorded at volume 123, page 140 of Montville Land Records.

There is excepted from the First Tract those premises conveyed by the following deeds:

1. Warranty deed from First Acme Corporation to Robert L. Johnson and Marilyn D. Johnson dated October 6, 1969 and recorded on October 30, 1969 at volume 106, page 313 of Montville Land Records.
2. Warranty deed from First Acme Corporation to Robert J. Clark, Jr. and Phyllis M. Clark dated September 29, 1969 and recorded at volume 106, page 328 of Montville Land Records.

**SECOND TRACT:** Begin at a point in the northerly line of Chesterfield Road, which point is located at the southeasterly corner of land now or formerly of Jonathan Gay and at the southwesterly corner of the premises herein described; thence run the following courses and distances: (1) north zero degrees 48 minutes 11 seconds east by and along land now or formerly of Jonathan Gay 1,170.93 feet to a point; (2) south 89 degrees 11 minutes 49 seconds east by and along land now or formerly of Aeeco Development Incorporated 125 feet, more or less, to a point; (3) north zero degrees 48 minutes 11 seconds east by and along land now or formerly of Aeeco Development Incorporated 87.91 feet to a point; (4) north 89 degrees 43 minutes zero seconds east by and along land now or formerly of Aeeco Development Incorporated 450.09 feet to a point; (5) north 86 degrees 14 minutes 57 seconds east by and along land now or formerly of Aeeco Development Incorporated 72.75 feet to a point; (6) north 17 degrees 24 minutes 32 seconds west by and along land now or formerly of Aeeco Development Incorporated 120.40 feet to a point; (7) north 72 degrees 35 minutes 28 seconds east by and along land now or formerly of Aeeco Development Incorporated 295 feet to a point; (8) south 17 degrees 24 minutes 32 seconds east by and along the Third Piece described below 160.55 feet to a point at the northwesterly corner of land now or formerly of Walter Piotrowski and Hilda Piotrowski; (9) south 17 degrees 24 minutes 32 seconds east by and along said Piotrowski land 258.95 feet to a point; (10) south 12 degrees 26 minutes 32 seconds east by and along said Piotrowski land 196.24 feet to a point; (11) south 9 degrees 9 minutes 54 seconds east by and along said Piotrowski land 162.06 feet to a point; (12) south 9 degrees 26 minutes 35 seconds east by and along said Piotrowski land 76.45 feet to a point in the northerly line of Chesterfield Road; (13) south 60 degrees 38 minutes 47 seconds west in the northerly line of Chesterfield Road 112.87 feet to a point; (14) south 58 degrees 26 minutes 8 seconds west in the northerly line of Chesterfield Road 230.38 feet to a point; (15) south 56 degrees 11 minutes 4 seconds west in the northerly line of Chesterfield Road 100.14 feet to a point at the southeasterly corner of land now or formerly of Margaret Mulvaney; (16) north 30 degrees 49 minutes 54 seconds west by and along said Margaret Mulvaney land 132.81 feet to a point; (17) north 59 degrees 10 minutes 6 seconds east by and along said Margaret Mulvaney land 100 feet to a point; (18) north 79 degrees 21 minutes 46 seconds west by and along said Margaret Mulvaney

land 150.93 feet to a point; (19) north 89 degrees 11 minutes 49 seconds west by and along said Margaret Mulvaney land 300 feet to a point; (20) south zero degrees 48 minutes 11 seconds west by and along said Margaret Mulvaney land 344.37 feet to a point; (21) north 58 degrees 9 minutes 20 seconds east by and along said Margaret Mulvaney land 284.07 feet to a point; (22) south 25 degrees 2 minutes 57 seconds by and along said Margaret Mulvaney land 125 feet to a point in the northerly line of Chesterfield Road; (23) south 49 degrees 9 minutes 46 seconds west in the northerly line of Chesterfield Road 51.65 feet to a point; (24) south 54 degrees 23 minutes 21 seconds west in the northerly line of Chesterfield Road 183.37 feet to a point; (25) south 64 degrees 57 minutes 3 seconds west in the northerly line of Chesterfield Road 209.01 feet to a point; (26) south 72 degrees 31 minutes zero seconds west 229.01 feet, more or less, to the point and place of beginning.

Reference is hereby made to the Second Piece in a quit claim deed from Joremi Lands, Inc. to Associated Funding Company dated June 30, 1974 and recorded on October 7, 1974, volume 123, page 140 of the Montville Land Records.

There is excepted from the above tract those premises conveyed by the following conveyances:

1. Warranty deed from First Acme Corporation to George Ford and Rebecca Ford dated October 9, 1965 and recorded at volume 89, page 643 of Montville Land Records.
2. These premises described in a quit claim deed from First Acme Corporation to Vincent N. Dangler and Esteele L. Dangler dated March 3, 1966 and recorded at volume 91, page 12 of Montville Land Records
3. Those premises described in a warranty deed from First Acme Corporation to Ernest Currier dated July 11, 1967 and recorded at volume \_\_, page 259 of Montville Land Records
4. Those premises described in a warranty deed from Associated Funding Company to James D. Pothier and Margaret A. Pothier dated October 18, 1977 and recorded at volume 133, page 844 of Montville Land Records.
5. Those premises described in a warranty deed from Associated Funding Company to Oliver P. Barter and Dorothy P. Barter dated October 18, 1977 and recorded at volume 133, page 925 of Montville Land Records.
6. Those premises described in a warranty deed from Associated Funding Company to Nazatko Realty Group dated September 23, 1987 and recorded on September 24, 1987 at volume 193, page 602 of Montville Land Records.
7. Those premises described in a warranty deed from Associated Funding Company to the Estate of Frances J. Mulvaney dated September 23, 1987 and recorded on September 24, 1987 at volume 193, page 598 of Montville Land Records.

**THIRD TRACT:** Begin at a point at the northwesterly corner of land conveyed, to Aeco Development Incorporated by William E. Mulvaney and Margaret C. Mulvaney by Warranty Deed dated July 2, 1954 and recorded at Page 499 of Volume 58 of the Montville Land Records, the description wherein was corrected by a Correction Deed from William E. Mulvaney and Margaret C. Mulvaney dated September 23, 1963 and recorded at 3:16 P.M. on October 4, 1963 in the Montville Land Records; thence run the following courses and distances; (1) south 15 degrees 8 minutes 40 seconds east by and along the first parcel above described 458.45 feet to a point; (2) north 75 degrees 15 minutes 40 seconds west by and along land now or formerly of Walter and Hilda Piotrowski 77 feet to a point; (3) north 85 degrees 16 minutes 20 seconds west by and along said Piotrowski land 50.48 feet to a point; (4) south 81 degrees 54 minutes zero seconds west 84.59 feet to a point; (5) south: 80 degrees 31 minutes 20 seconds west 208.64 feet to a point at the easterly boundary of the second piece above described; (6) north 17 degrees 24 minutes 31 seconds west by and along said second piece and land formerly of William Mulvaney now or formerly of Aeco Development Incorporated 400.29 feet to a point; (7) south 78 degrees 39 minutes 30 seconds west by and along land formerly of William Mulvaney now or formerly of Aeco Development Incorporated 422.58 feet, more or less, to the point and place of beginning.

Reference is hereby made to the Third Piece in a deed from Joremi Lands Inc.: to Associated Funding Company dated June 30, 1974 and recorded, on October 7, 1974, at volume 123, page 140 of Montville Land Records and further to a quit claim deed from the Oakdale Water Association, Inc. to Associated Funding Company dated October 1, 1980 and recorded on October 10, 1980 at volume 143, page; 599 of Montville Land Records.

**FOURTH TRACT:** Beginning at a point in the northerly street line of Chesterfield Road at the southeasterly corner of land now or formerly of Nancy A. Childers and a southwesterly corner of the herein described tract; thence running in a general northeasterly direction for a distance of 441.55 feet, more or less, bounded southeasterly by Chesterfield Road, to a point at land now or formerly of the Hartford Electric Light Company; thence turning and running in a general northerly direction for a distance of 800 feet, more or less, bounded easterly by timid Hartford Electric Light Company land to a point in the southerly line of land formerly of Dombrowski, et al.; thence turning and running in a

general westerly direction for a distance of 2,720 feet, more or less, bounded northerly by said land now or formerly of Dombrowski to land formerly of Jonathan Gay; thence turning and running in a general southerly direction for a distance of 1,235 feet, more or less, bounded westerly by said formerly Gay land to the northwesterly corner of the second tract above described; thence running south 89 degrees 11 minutes 49 seconds east for a distance of 125 feet, more or less, by and along said second tract to a point; thence running north 0 degrees 48 minutes 11 seconds east for a distance of 87.91 feet by and along said second tract to a point; thence running north 89 degrees 43 minutes 0 seconds east for a distance of 450.09 feet by and along said second tract to a point; thence running north 86 degrees; 14 minutes 57 seconds east for a distance of 72.75 feet by and along said second tract to a point; thence running north 17 degrees 24 minutes 32 seconds west for a distance of 120.40 feet by and along said second tract to a point; thence running north 72 degrees 35 minutes 28 seconds east for a distance of 295 feet by and along said second tract to a point; thence running in a general northwesterly direction bounded northeasterly by the third tract hereinbefore described to the northwesterly corner of said third tract; thence running in a general northeasterly direction for a distance of 1,072 feet, more or less, bounded southeasterly by said third tract in part and in part by said first tract to the northeasterly corner of said first tract; thence running in a general southerly direction for a distance of 1,000 feet, more or less, bounded westerly in part by said first tract and in part by land now or formerly, of Nancy A. Childers to the northerly line of the Chesterfield Road and the point and place of beginning.

**FIFTH TRACT:** Commencing at a point which marks the southeasterly corner of the herein described premises which point is 132.88 feet northerly from an iron pin set in the northerly line of Chesterfield Road, which iron pin marks the southwest corner of land conveyed by Associated Funding Company to the Estate of Frances J. Mulvaney; thence running north 25 degrees 00 minutes 42 seconds West for a distance of 12.12 feet to an iron pipe in the northeasterly corner of the herein described premises; thence running south 58 degrees 09 minutes 31 seconds west for a distance of 229.39 feet to an iron pipe in the northwesterly corner of the herein described premises; thence running south 0 degrees 48 minutes 20 seconds West for a distance of 14.29 feet to an iron pin on the southwest corner of the herein described premises; thence running north 58 degrees; 09 minutes 31 seconds east for a distance of 284.10 feet to the point and planer of beginning.

Reference is hereby made to an Executor's deed from Jonathan Day Durfee, Executor of the estate of Frances J. Mulvaney, to Associated Funding Company dated September 23, 1987 and recorded on September 24, 1987 at volume 193, page 60, of Montville Land Records.

#### **SCHEDULE B**

Said Premises are subject to the following:

1. Building lines, if established, all laws, ordinances, or governmental regulations, including building and zoning ordinances, affecting said premises.
2. Real estate taxes and municipal charges on the List of October 1, 2005 to the Town of Montville, the first half having been paid by the Grantor, which taxes the Grantee assumes and agrees to pay as part of the consideration of this deed.
3. Facts as an accurate survey and/or physical inspection of the premises might reveal.
4. Rights of others to use of any water or well that may be situated on the premises.
5. A sewer assessment benefit lien in favor of the Water Pollution Control Authority.
6. Public improvement assessments and other unpaid installments thereof, if any.
7. A pole line easement from Aeco Development, Inc. to the Hartford Electric Light Company, encumbering the second and third tracts hereinbefore described dated March 17, 1964 and recorded on March 26, 1964 at Vol. 81 Pg. 368 of the Montville Land Records.

Received for Record at Montville, CT  
On 12/11/2006 At 4:06:06 pm

*Risa Terry*

# To all People to Whom these Presents shall Come, Greeting:

Know Ye, That I, JONATHAN DAY DURFEE,

Execut or of the will of Frances J. Mulvaney  
late of Montville deceased, by virtue of  
the Power to Sell contained in the Last Will and Testament of  
said Frances J. Mulvaney

and in consideration of the sum of One dollar (\$1.00) and other valuable  
~~DO NOT~~ considerations ~~cents~~ received to my full satisfaction of  
Associated Funding Company, a limited partnership having a place  
of business in the Town of Westport, County of Fairfield and  
State of Connecticut

the said grantee, its successors and assigns, do grant, bargain, sell and confirm unto  
which the said Frances J. Mulvaney ~~has~~ the right, title, interest, claim and demand  
of her decease, or which I as such Execut or had at the time  
have or ought to have, in and to a certain piece or parcel of land, with the buildings thereon,  
situated in the Town of Montville County of New London  
and State of Connecticut, and bounded and described as follows:

See Schedule A attached.

\$ 25.30 Conveyance Tax received

Margaret C. Skinner  
Town Clerk of Montville

\$ 101.25 <sup>State</sup> Conveyance Tax received

Margaret C. Skinner  
Town Clerk of Montville

To Have and to Hold the above granted and bargained premises with the  
appurtenances thereof, unto it the said grantee, its successors ~~heirs~~ and  
assigns to it and their own proper use and benefit forever. And I  
the said execut or do hereby covenant with it  
the said grantee it successors ~~heirs~~ and assigns, that I have full power  
and authority, as execut or aforesaid, to grant and convey  
the above described premises in manner and form aforesaid and for my self and  
my heirs, executors and administrators and I do further covenant to warrant and  
defend the same to it the said grantee, its successors ~~heirs~~ and assigns, against  
the claims of any person or persons whomsoever, claiming by, from or under me  
as execut or aforesaid.

In Witness Whereof, I as such execut or  
have hereunto set my hand and seal this 23rd day of September A. D. 19 87

Signed, Sealed and Delivered in Presence of:

[Signature]

Jonathan Day Durfee  
Jonathan Day Durfee

Elizabeth L. Underwood

VOL 193 PAGE 605

State of Connecticut,

County of New London

SS. New London

September 23

A. D. 19 87

Personally appeared JONATHAN DAY DURKEE

the signer and sealer of the foregoing instrument, who acknowledged that he executed the same in the capacity and for the purpose therein stated, and that the same is his free act and deed before me,

Notary Public  
Justice of the Peace  
Commissioner of the Superior Court

#1

SCHEDULE A

That certain piece or parcel of land with the buildings and improvements thereon situated in the Town of Montville, County of New London and State of Connecticut being more particularly bounded and described as follows:

Commencing at a point on the northerly line of Chesterfield Road which point marks the southwesterly corner of the herein described premises and the southeasterly corner of other land of the Estate of Frances J. Mulvaney. Thence run N 56° 11' 04" E 50 feet along the northerly line of Chesterfield Road to other land now or formerly of Associated Funding Company; thence N 30° 49' 54" W 132.81 feet; thence N 59° 10' 06" E 100 feet to land now or formerly of Oliver P. and Dorothy P. Barter; thence N 79° 21' 52" W 150.94 feet to an iron pin; thence N 89° 11' 47" W 118.96 feet to an iron pipe and the northwesterly corner of the herein described premises; thence S 0° 48' 13" W 100 feet along other land of the Estate of Frances J. Mulvaney to an iron pipe; thence S 89° 11' 47" E 137.46 feet to an iron pin; thence S 30° 50' 00" E 140.51 feet to the northerly line of Chesterfield Road to the point and place of beginning.

SEP 24 1987

Received for Record  
at 9:02 AM and recorded by  
Susan F. Lopez Town Clerk

Vol 110 Page 187

KNOW ALL MEN BY THESE PRESENTS, THAT, I, PATRICIA MAE BARKER, of the Town of West Hartford, County of Hartford, and State of Connecticut, a committee appointed by an order of the Court of Probate for the District of Montville, dated the 11th day of November, 1970, in the matter of the Estate of William E. Mulvaney, late of Oakdale in said District, deceased, acting by virtue of said order of said Court authorizing her to sell at private sale the real estate hereinafter described, and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations received to my full satisfaction of FRANCES J. MULVANEY a/k/a FRANCES MULVANEY, of the Village of Oakdale, Town of Montville, County of New London and State of Connecticut, do hereby grant, bargain, sell and confirm unto the said FRANCES J. MULVANEY all such right, title, interest, claim and demand which said deceased had at the time of his death in and to a certain piece or parcel of land, with the buildings and improvements thereon, situated in the Town of Montville, County of New London and State of Connecticut, as shown on a plan entitled, "Section A Subdivision of Lands of Springwood AECO Development Inc. Developer William Mulvaney Owner Montville, Conn. April 1962 Scale 1 in.\*50 ft.", which plan is on file in the Montville Town Clerk's Office and being more particularly bounded and described as follows:

Beginning at a point on the northwesterly line of the Chesterfield-Oakdale Road at the southwesterly corner of Lot No. 25 as shown on said plan; thence run N 30° 49' 54" W to the northwest corner of said Lot No. 25; thence run N 59° 10' 06" E 100 feet along said Lot No. 25 to a corner; thence run N 79° 21' 46" W along Lots Nos. 37 and 36 as shown on said plan 150.93 feet to the southeast corner of Lot No. 35 as shown on said plan; thence run N 89° 11' 49" W 300 feet along Lots Nos. 35, 34, and 33 to Lot No. 31 as shown on said plan; thence run S 0° 48' 11" W along Lots Nos. 31, 30, 29, and 28 as shown on said plan 344.37 feet to a corner and Lot No. 22 as shown on said plan; thence run N 58° 09' 20" E along Lots Nos. 22, 23, and 24 as shown on said plan 284.07

14.25 Conveyance Tax received

*Patricia M. Barker*  
Town Clerk of Montville

SUDARSKY & SUDARSKY  
ATTORNEYS AT LAW  
ONE CONSTITUTION PLAZA  
HARTFORD, CONN. 06103

Vol 110 Page 188

feet to a corner; thence run S 25° 02' 57" E along said Lot No. 24 125 feet to said northwesterly line of Chesterfield-Oakdale Road; thence run N 49° 09' 46" E 107.58 feet to an angle; thence continuing along said northwesterly line of said road N 56° 11' 04" E 71.87 feet to the point of beginning.

Said premises are conveyed subject to taxes to the Town of Montville on the List of October 1, 1970, which taxes the Grantee herein assumes and agrees to pay as part consideration for this deed.

To have and to hold, the above-granted and bargained premises with the appurtenances thereof unto the said Grantee, her heirs and assigns forever, to her and their proper use and behoof. And the said Patricia Mae Barker does hereby covenant with the said Grantee, her heirs and assigns, that she has full power and authority as committee aforesaid, to grant and convey the above-described premises in manner and form as aforesaid and for herself and her heirs, executors, administrators, successors and assigns does further covenant to warrant and defend the same to the said Grantee, her heirs and assigns, against the claims of any person whomsoever claiming by, from or under her as committee aforesaid.

IN WITNESS WHEREOF, I, Patricia Mae Barker, as such committee, have hereunto set my hand and seal this 8th day of December, 1970.

Signed, Sealed and Delivered in the presence of

Eileen M. Dziadul  
Eileen M. Dziadul

Patricia Mae Barker (B. S.)  
Patricia Mae Barker

Joseph S. Sudarsky  
Joseph S. Sudarsky

STATE OF CONNECTICUT ) ss. Hartford  
COUNTY OF HARTFORD )

On this 8th day of December, 1970, before me, Joseph S. Sudarsky, the undersigned officer, personally appeared PATRICIA MAE BARKER known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

In Witness Whereof I hereunto set my hand.

Joseph S. Sudarsky  
Joseph S. Sudarsky  
Commissioner of Superior Court

SUDARSKY & SUDARSKY  
ATTORNEYS AT LAW  
ONE CONSTITUTION PLAZA  
HARTFORD, CONN. 06183

Received for Record DEC 10 1970

at 1 h 26 m P.M. and recorded by  
Jean N. Spitzer Town Clerk



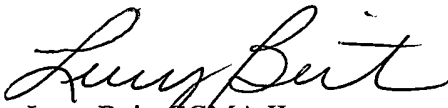
**ASSESSOR'S CERTIFICATE**

**CLASSIFICATION OF LAND**

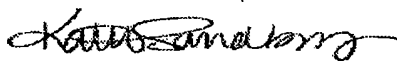
**AS FOREST LAND**

The undersigned Assessor for the Town of Montville, in the County of New London and State of Connecticut, certifies that property in the name of Zachary Francis Cash and located at Chesterfield Rd., Map 29 Lot 66 with a total of 59.96 acres, has classified 58.12 of those acres as forestry. This property was acquired on 10/29/2019 and recorded in Volume 649 Page 942 of the Montville Land Records. Pursuant to Section **12-504a(b)** and Section **12-504e** of the Connecticut General Statutes, additional conveyance tax may be collected if the property is sold or has a change of use within ten years from the time they acquired title to such land or from the time they first caused such land to be so classified, whichever is earlier.

Dated at Montville, Connecticut this 18th day of November 2020.

  
Lucy Beit, CCMA II  
Assessor, Town of Montville

Received for Record at Montville, CT  
On 11/18/2020 At 2:11:01 pm



Return To:  
Dime Bank  
ATTENTION: Loan Servicing Dept.  
290 Salem Tpk  
NORWICH, CT 06360



(Space Above This Line For Recording Data)

# OPEN-END MORTGAGE DEED

## DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated November 10, 2022 together with all Riders to this document.

(B) "Borrower" is Zachary Francis Cash. Borrower is the mortgagor under this Security Instrument.

(C) "Lender" is Dime Bank. Lender is A Banking Corporation, organized and existing under the laws of CONNECTICUT. Lender's address is 290 Salem Tpk, NORWICH, CONNECTICUT 06360. Lender is the mortgagee under this Security Instrument.

(D) "Note" means the promissory note signed by Borrower and dated November 10, 2022. The Note states that Borrower owes Lender FIVE HUNDRED FOUR THOUSAND AND NO/100 Dollars (U.S. \$504,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than December 1, 2053.

(E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(G) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower (check box as applicable):

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Adjustable Rate Rider  | <input type="checkbox"/> Condominium Rider              | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider  | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> VA Rider          |
| <input type="checkbox"/> 1-4 Family Rider   | <input type="checkbox"/> Biweekly Payment Rider         |  |
| <input checked="" type="checkbox"/> Other (Specify) Construction Rider To Open-End Mortgage Deed, |   |  |

(H) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

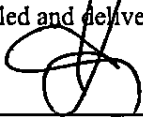
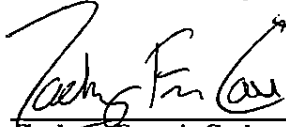
(J) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

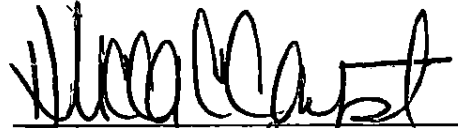

(K) "Escrow Items" means those items that are described in Section 3.



BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Signed, sealed and delivered in the presence of:

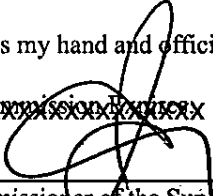
  
 \_\_\_\_\_ -Witness  
  
 \_\_\_\_\_ (Seal)  
 Zachary Francis Cash -Borrower

  
 \_\_\_\_\_ -Witness  
  
 \_\_\_\_\_ (Seal)  
 Rebecca C. Caperton -Borrower

STATE OF CONNECTICUT , NEW LONDON County ss: NEW LONDON

The foregoing instrument was acknowledged before me this 10th day of November, 2022 by Zachary Francis Cash.

Witness my hand and official seal.

~~Notary Public~~ \_\_\_\_\_ (Seal)  
  
 \_\_\_\_\_  
 Commissioner of the Superior Court  
 Jonathan A. Peck  
 Commissioner of the Superior Court

Loan originator (Organization): **Dime Bank**; NMLS #: **493990**  
 Loan originator (Individual): **Jeanne Lussier**; NMLS #: **954464**

SCHEDULE "A"257 Chesterfield Road, Oakdale, Montville, Connecticut

A certain tract or parcel of land situated in the Town of Montville, County of New London, State of Connecticut being bounded and described as follows:

Beginning at a point on the northerly line of Chesterfield Road, said point marking the southeasterly corner of land now or formerly of Robert & Pamela Howard and the southwesterly corner of the herein described parcel and running thence

N 1° 55' W a distance of 2391.5 feet to land now or formerly of Michael, Jr. & Marian Brycki, Trustees; thence S 76° 17' E a distance of 653.3 feet partly along a stone wall to a drill hole, bounded northerly by said Brycki; thence S 78° 52" E a distance of 150.1 feet along a stone wall to a drill hole, bounded northerly by land now or formerly of Christine Job; thence S 77° 21' E a distance of 150.2 feet partly along a stone wall to a drill hole, bounded northerly by land now or formerly of Frances Ponton; thence S 78° 12' E a distance of 261.6 feet along remains of a wire fence to an iron pin, bounded northerly by land now or formerly of Joseph Ross; thence S 79° 16' E a distance of 228.8 feet along remains of said fence to a tree, bounded northerly by land now or formerly of Charles & Diane Williams; thence S 77° 12' E a distance of 128.4 feet along remains of said fence to a point, bounded northerly by land now or formerly of Jonathan & Heather Swift; thence N 84° 03' E a distance of 12.1 feet along a stone wall to a point, bounded northerly by said Swift; thence S 83° 36' E a distance of 54.5 feet along said wall to a point, bounded northerly by said Swift and land now or formerly of Tadeusz, Jr. & Charlene Kopij, in part by each; thence S 68° 25' E a distance of 62.0 feet along said wall to a point, bounded northerly by said o Kopij; thence S 87° 19' E a distance of 128.9 feet along remains of a wire fence to a tree, bounded northerly by said Kopij and land now or formerly of Dwight Jones, Jr. & Erika Swan, in part by each; thence S 79° 36' E a distance of 85.8 feet along said remains of fence to a tree; thence S 63° 48' E a distance of 36.0 feet along said fence to a tree, these last two courses bounded northerly by said Jones & Swan; thence S 86° 04' E a distance of 61.1 feet along said fence to a point, bounded northerly by said Jones & Swan and Ortega Drive, in part of each; thence N 82° 29' E a distance of 43.9 feet to a point, bounded northerly by Ortega Drive; thence S 68° 04' E a distance of 132.1 feet along remains of a wire fence to a tree; thence S 77° 02' E a distance of 82.0 feet along said fence to a point; thence S 80° 46' E a distance of 121.1 feet along said fence to a tree; thence S 82° 58' E a distance of 78.9 feet along said fence to a tree; thence S 75° 32' E a distance of 86.4 feet along said fence to a point, these last five courses bounded northerly by land now or formerly of Cynthia Santacroce; thence S 1° 38' W a distance of 815.9 feet to a point on the northerly line of Chesterfield Road, bounded easterly by land now or formerly of the Connecticut Light & Power Co.; thence S 83° 54' W a distance of 198.8 feet to a point; thence S 75° 51' W a distance of 211.2 feet to a point, these last two courses running by and along the northerly line of Chesterfield Road; thence N 15° 11' W a distance of 250.0 feet to a point; thence S 75° 11' W a distance of 200.0 feet to a point; thence S 15° 11' E a distance of 250.0 feet to a point on the northerly line of Chesterfield Road, these last three courses bounded westerly, southerly and easterly by land now or formerly of Nancy Hubbert; thence S 75° 51' W a distance of 110.0 feet to a point; thence S 71° 19' W a distance of 90.0 feet to an iron pin, these last two courses running by and along

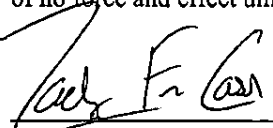
the northerly line of Chesterfield Road; thence N 15° 11' W a distance of 287.0 feet to an iron pin, bounded westerly by land now or formerly of Juan & Tara Falcon and land now or formerly of Nancy Clark, in part by each; thence N 0° 48' E a distance of 805.3 feet to an iron pin; thence N 78° 08' W a distance of 1000.0 feet to an iron pin; thence S 16° 05' E a distance of 905.0 feet to a drill hole at a stone wall corner; thence S 19° 21' E a distance of 2.9 feet to a drill hole; thence S 16° 11' E a distance of 96.7 feet along said wall to a point; thence S 18° 17' E a distance of 143.4 feet along said wall to a point, these last six courses bounded westerly, southerly and easterly by land now or formerly of Michael & Terri Desautels; thence S 14° 27' E a distance of 119.2 feet along said wall to a point; thence S 12° 22' E a distance of 49.9 feet along said wall to a point; thence S 9° 30' E a distance of 181.7 feet along said wall to a point, these last three courses bounded easterly by land now or formerly of CIL Realty Inc.; thence S 81° 57' W a distance of 133.6 feet to a point; thence Southeasterly along the arc of a curve to the left having a radius of 340.8 feet a distance of 40.4 feet to a point; thence S 29° 43' E a distance of 80.2 feet to a point of curve to the left having a radius of 20.0 feet; thence Easterly along the arc of said curve a distance of 30.9 feet to a point on the northerly line of Chesterfield Road, these last four courses bounded southerly, northeasterly and northerly by : land now or formerly of Anita Delacruz; thence S 61° 46' W a distance of 42.4 feet to a point; thence S 59° 33' W a distance of 46.9 feet to a point of curve to the left having a radius of 20.0 feet, these last two courses running by and along the northerly line of Chesterfield Road; thence Northerly along the arc of said curve a distance of 31.7 feet to a point; thence N 29° 43' W a distance of 79.2 feet to a point of curve to the right having a radius of 390.8 feet; thence Northerly along the arc of said curve a distance of 112.0 feet to a point, these last three courses bounded northwesterly and westerly by land now or formerly of Kimberly & Christopher Hinkelman; thence S 59° 49' W a distance of 312.5 feet to a point, bounded southeasterly by land of said Hinkelman and land now or formerly of Frank & Anjanette Angelus, in part by each; thence N 78° 15' W a distance of 26.3 feet to an iron pin, bounded southerly by land now or formerly of Thomas & Diane Nazarko; thence N 88° 05' W a distance of 300.0 feet to an iron pin, bounded southerly by land of said Nazarko and land now or formerly of Edward & Robyn Smiarowski, in part by each; thence , S 1° 55' W a distance of 300.0 feet to an iron pin; thence N 59° 16' E a distance of 229.4 feet to an iron pin; thence S 23° 54' E a distance of 145.0 feet to an iron pin on the northerly line of Chesterfield Road, these last three courses bounded easterly, northwesterly and northeasterly by land of said Smiarowski; thence S 55° 27' W a distance of 185.0 feet to a point; thence S 66° 04' W a distance of 209.0 feet to a point; thence S 73° 38' W a distance of 229.0 feet to the point of beginning, these last three courses running by and along the northwesterly line of Chesterfield Road.

Containing 58.4 more or less, acres.

ZC

### CONSTRUCTION RIDER TO OPEN-END MORTGAGE DEED

The Buildings or improvements on the Property are in process of construction or repair, or are to be constructed or repaired. The Lender has agreed to make said loan to be paid over to the Borrower in installments as the work progresses, the time and amount of each advancement to be at the sole discretion and upon the estimate of the Lender, so that when all the work on the Property shall have been completed to the satisfaction of the Lender, the Lender shall then pay over to the Borrower any balance necessary to complete the full loan of \$504,000.00. The Borrower agrees to complete the construction or repair of said buildings to the satisfaction of the Lender within a reasonable time from the date of said mortgage, which is estimated by the Lender to be **November 10, 2023**. In the sole discretion of the Lender, the time for completion of the construction or repair of said building can be extended to a date not later than **November 10, 2023**. The borrower agrees that if the construction or repair of said buildings and improvements on the Property is discontinued or is delayed for such time or in such manner that, in the opinion of the Lender, said buildings or improvements will not be constructed or repaired within the time limited above, the Lender may, at its option, without notice (which is hereby waived) declare the entire amount of the installment or installments already paid to the Borrower, together with interest thereon, to be immediately due and payable notwithstanding the provisions of paragraph 19 on the Mortgage Deed. The Borrower agrees that any assignment by the Borrower of all or any part of the proceeds of said loan prior to full advancement there of Lender shall be void and of no force and effect unless the written consent of the Lender is first obtained.



Zachary Francis Cash

11/10/22

Date

Date



Received for Record at Montville, CT  
On 11/14/2022 At 9:31:53 am



# LEGEND

These standard symbols may be found in the drawing.

- ★ Light Pole
- CONC. Concrete
- BIT. Bituminous
- U Utility Pole
- WV Water Valve
- GV Gas Valve
- X X Chain Link Fence
- Boundary Line
- Edge of Road / Drive
- Stone Wall
- Catch Basin
- CB Sewer Manhole
- I.P.S. 5/8" Iron Pin Set
- RR SPIKE FOUND Railroad Spike Found
- D.H.F. Drill Hole Found
- D.H.S. Drill Hole Set
- WLF 2 Wetland Flag
- GMS Granite Merestone
- EX. CONC. MON. Existing Concrete Monument
- TBS To Be Set
- Tree line
- CHD CT Highway Department Monument
- Existing Contour Line
- Proposed Contour Line
- Silt Fence
- Water Line
- Electric Service
- Communications Service
- BCLC Bit Conc Lipped Curbing

## GENERAL NOTES:

- 1) Not all underground utilities have been shown. Call before you dig (CBYD) is recommended prior to any construction.
- 2) North orientation is based on an RTK GNSS observation under 2 different satellite constellations utilizing a Carson BXR-6 and the ACORN Network in April 2021.
- 3) The word certify as used is understood to be an expression of professional opinion by the surveyor. It is a declaratory statement which is based on the surveyor's best knowledge, information and belief. As such it constitutes neither a guarantee nor warranty, expressed or implied, of any information contained hereon.
- 4) Wetlands field marked by James Cowen, CPSS and field located thereafter.
- 5) Reference is made to the following deed filed in the Town of Montville's Clerk's Office, Volume 649 Page 942 for the subject property.
- 6) The removal or destruction of survey monumentation, whether set or found, as shown on this survey plan may be subject to Connecticut Statute 47-34a.
- 7) The subject property is encumbered by a pole line right of way in favor of the Hartford Electric Light Co., Electric Operations Department as shown on Montville Town Clerk Plan # 237.

## TEST HOLE DATA

CHESTERFIELD ROAD, UNCASVILLE, CT  
 DATE - OCTOBER 22, 2020  
 TIME - 8:30AM TO 11:00AM  
 TEMPERATURE - 73 DEGREES  
 CONDITIONS - SUNNY AND CLEAR  
 ENGINEER - DAVID L. COOLEY, P.E., DLC ENGINEERING SERVICES, LLC  
 HEALTH DEPARTMENT - MICHAEL KIRBY, RS, UNCAS HEALTH DISTRICT

TEST HOLE 1 - TH1  
 0 - 12" TOPSOIL/LEAF LITTER  
 12" - 29" ORANGE BROWN SANDY LOAM, SOME SILT  
 29" - 96" GREY SAND WITH SOME SILT, 5-10% GRAVEL, COMPACTED AT 54"

NO GROUNDWATER  
 TOTAL TEST HOLE DEPTH - 96" - NO LEDGE  
 REDOX/GW MOTTLING - 36"  
 ROOTS DOWN TO 60"

TEST HOLE 2 - TH2  
 0 - 10" TOPSOIL/LEAF LITTER  
 10" - 24" ORANGE BROWN SANDY LOAM, SOME SILT  
 24" - 96" GREY SAND WITH SOME SILT, 5-10% GRAVEL

NO GROUNDWATER  
 TOTAL TEST HOLE DEPTH - 96" - NO LEDGE  
 REDOX/GW MOTTLING - 54"  
 ROOTS DOWN TO 24"

## TEST HOLE 3 - TH3

0 - 8" TOPSOIL/LEAF LITTER  
 8" - 22" ORANGE BROWN SANDY LOAM, SOME SILT  
 22" - 97" GREY SAND WITH SOME SILT, 5-10% GRAVEL

GROUNDWATER AT 87"  
 TOTAL TEST HOLE DEPTH - 97" - NO LEDGE  
 REDOX/GW MOTTLING - 22"  
 ROOTS DOWN TO 24"

## TEST HOLE 4 - TH4

0 - 8" TOPSOIL/LEAF LITTER  
 8" - 25" ORANGE BROWN SANDY LOAM, SOME SILT  
 25" - 76" GREY SAND WITH SOME SILT, 5-10% GRAVEL, STONES AND COBBLES

NO GROUNDWATER  
 TOTAL TEST HOLE DEPTH - 76" - NO LEDGE  
 REDOX/GW MOTTLING - 27"  
 ROOTS DOWN TO 34"

## EROSION AND SEDIMENT CONTROL PLAN:

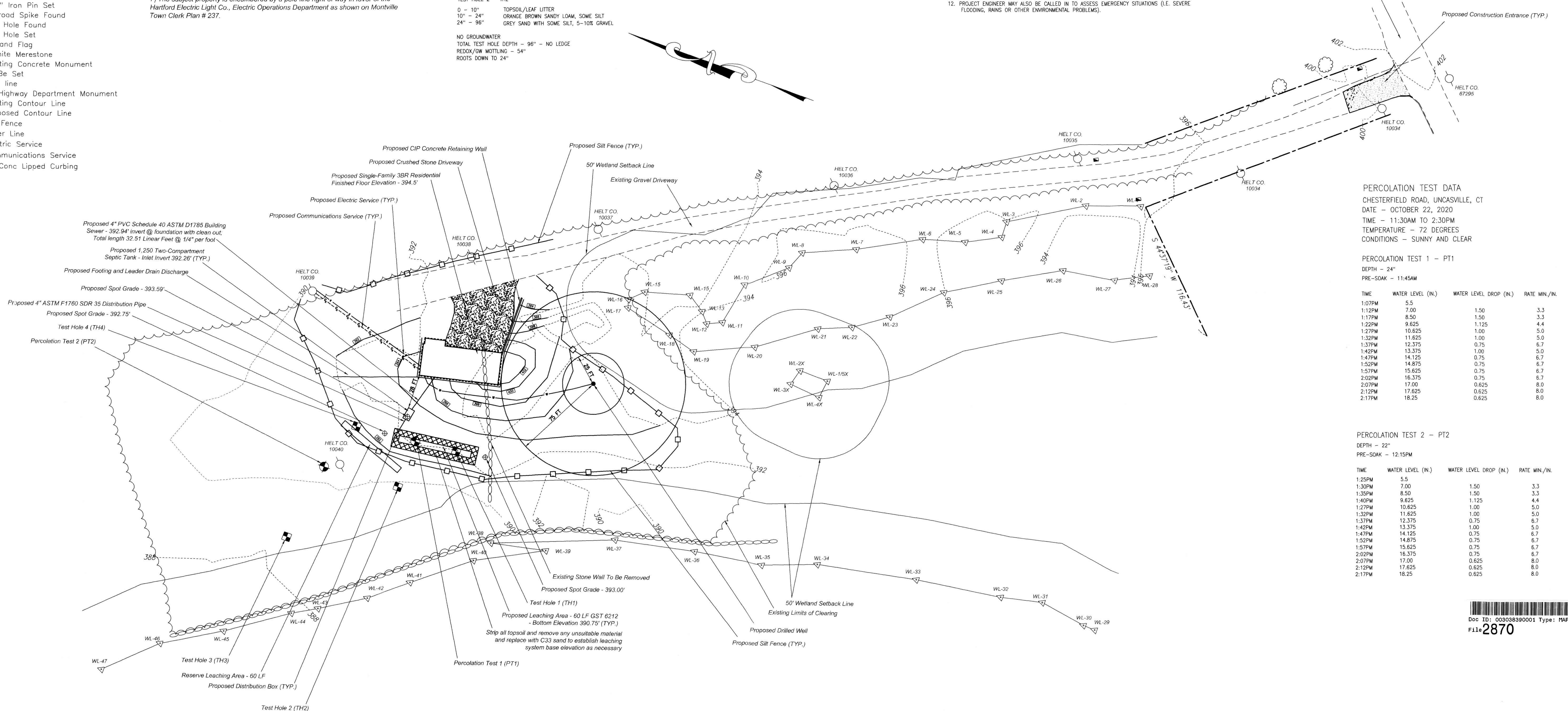
EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AND INSTALLED PER THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

1. ESTIMATED DURATION OF MAJOR CONSTRUCTION ACTIVITIES - 90 DAYS.
2. SURVEYOR TO MARK LIMITS OF CLEARING AND THE AREA OF DISTURBANCE.
3. SURVEYOR TO MARK WETLAND SETBACK LIMITS ON THE PROPERTY AS APPLICABLE.
4. SILT FENCE IS TO BE INSTALLED, AS INDICATED ON THE SITE PLAN, PRIOR TO ANY CONSTRUCTION ACTIVITY AND INSPECTED BY TOWN STAFF. A MINIMUM OF 48 HOURS NOTICE SHALL BE GIVEN FOR THE PURPOSE OF INSPECTION PRIOR TO ANY CONSTRUCTION ACTIVITIES.
5. CONSTRUCTION ENTRANCE TO BE INSTALLED, AS INDICATED ON THE SITE PLAN, PRIOR TO ANY CONSTRUCTION ACTIVITY.
6. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AS INDICATED IN THE CONSTRUCTION SEQUENCE ON THE SITE PLAN.
7. STOCKPILE AREAS MUST BE DIRECTLY CONTAINED WITHIN SILT FENCE AROUND THE COMPLETE PERIMETER.
8. EXCESS SPOILS SHALL BE DISPOSED OF OFF SITE AT AN APPROPRIATELY LICENSED FACILITY.
9. ALL REMAINING DISTURBED AREAS SHALL BE SEEDED UPON COMPLETION OF CONSTRUCTION. DURING THE PLANTING SEASON, RECOMMENDED SEEDING DATES SHALL BE BETWEEN APRIL 15 AND SEPTEMBER 15. SEED MIX WILL CONSIST OF 0.45 LB PER 1,000 S.F. OF CREEPING RED OR FALL FESCUE, 0.05 LB PER 1,000 S.F. OF RECTOR AND 0.20 LB PER 1,000 S.F. OF BRIDG'S FOOT TREFLOIL WITH ANNUOLENT. FERTILIZER MAY BE APPLIED AT THE RATE OF 7.5 LB PER 1,000 S.F. OF 10-10-10.
10. SILT FENCE BARRIER TO BE MAINTAINED AND LEFT IN PLACE UNTIL ALL DISTURBED AREAS HAVE ESTABLISHED VEGETATION TO THE SATISFACTION OF TOWN STAFF.
11. CONSTRUCTION SHALL BE RESPONSIBLE FOR DAILY INSPECTION AND MAINTENANCE OF SILT FENCE AND EROSION AND SEDIMENT CONTROL CONDITIONS ON SITE DURING CONSTRUCTION.
12. PROJECT ENGINEER MAY BE CALLED FOR SPECIAL INSPECTIONS TO ASSESS EROSION AND SEDIMENT CONTROL PLAN EFFECTIVENESS AND MAKE REVISIONS AS NECESSARY.
13. PROJECT ENGINEER MAY ALSO BE CALLED IN TO ASSESS EMERGENCY SITUATIONS (I.E. SEVERE FLOODING, RAINS OR OTHER ENVIRONMENTAL PROBLEMS).

## CONSTRUCTION SEQUENCE:

1. SURVEYOR TO MARK LIMITS OF CLEARING AND THE AREA OF DISTURBANCE.
2. INSTALL SILT FENCE AS INDICATED ON THE SITE PLAN AND PER EROSION AND SEDIMENT CONTROL PLAN.
3. INSTALL CONSTRUCTION ENTRANCE AS INDICATED ON THE SITE PLAN AND PER EROSION AND SEDIMENT CONTROL PLAN.
4. SURVEYOR TO MARK LIMITS OF FOUNDATION FOR PROPOSED BUILDING.
5. EXCAVATE FOR AND CONSTRUCT FOUNDATION FOR PROPOSED BUILDING.
6. EXCAVATE FOR AND INSTALL UTILITY SERVICE TO THE PROPOSED BUILDING.
7. CONSTRUCT PROPOSED BUILDING.
8. COMPLETE FINAL GRADING WITHIN THE AREA OF DISTURBANCE.
9. INSTALL SEPTIC SYSTEM.
10. INSTALL DRIVEWAY AND PARKING AREAS.
11. TOPSOIL OF EXPOSED SOILS TO PREPARE FOR RESEEDING.
12. RESEED ALL EXPOSED AREAS PER EROSION AND SEDIMENT CONTROL PLAN. COVER WITH STRAW.
13. SILT FENCE TO REMAIN IN PLACE UNTIL ALL UP-GRADE AREAS ARE PERMANENTLY ESTABLISHED TO THE SATISFACTION OF THE TOWN.

# CHESTERFIELD ROAD



PERCOLATION TEST DATA  
 CHESTERFIELD ROAD, UNCASVILLE, CT  
 DATE - OCTOBER 22, 2020  
 TIME - 11:30AM TO 2:30PM  
 TEMPERATURE - 72 DEGREES  
 CONDITIONS - SUNNY AND CLEAR

PERCOLATION TEST 1 - PT1  
 DEPTH - 24"  
 PRE-SOAK - 11:45AM

TIME	WATER LEVEL (N)	WATER LEVEL DROP (N)	RATE MIN./IN.
1:07PM	5.5		
1:12PM	7.00	1.50	3.3
1:17PM	8.50	1.50	3.3
1:22PM	9.825	1.125	4.4
1:27PM	10.625	1.00	5.0
1:32PM	11.625	1.00	5.0
1:37PM	12.375	0.75	6.7
1:42PM	13.375	1.00	5.0
1:47PM	14.125	0.75	6.7
1:52PM	14.875	0.75	6.7
1:57PM	15.625	0.75	6.7
2:02PM	16.375	0.75	6.7
2:07PM	17.00	0.625	8.0
2:12PM	17.625	0.625	8.0
2:17PM	18.25	0.625	8.0

PERCOLATION TEST 2 - PT2  
 DEPTH - 22"  
 PRE-SOAK - 12:15PM

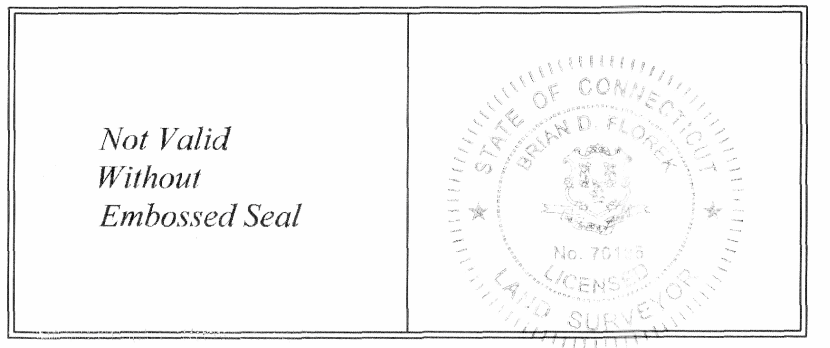
TIME	WATER LEVEL (N)	WATER LEVEL DROP (N)	RATE MIN./IN.
1:25PM	5.5		
1:30PM	7.00	1.50	3.3
1:35PM	8.50	1.50	3.3
1:40PM	9.825	1.125	4.4
1:45PM	10.625	1.00	5.0
1:50PM	11.625	1.00	5.0
1:55PM	12.375	0.75	6.7
2:00PM	13.375	1.00	5.0
2:05PM	14.125	0.75	6.7
2:10PM	14.875	0.75	6.7
2:15PM	15.625	0.75	6.7
2:20PM	16.375	0.75	6.7
2:25PM	17.00	0.625	8.0
2:30PM	17.625	0.625	8.0
2:35PM	18.25	0.625	8.0



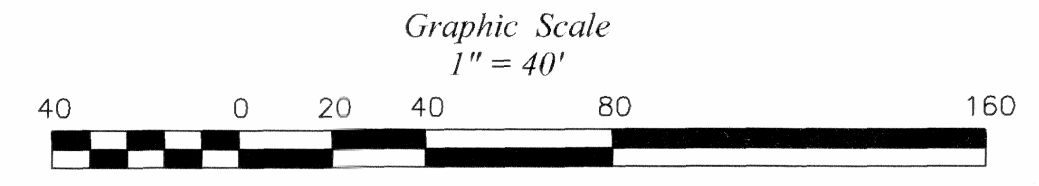
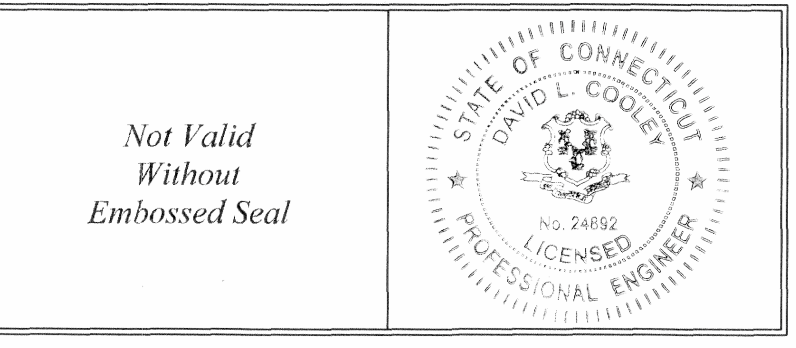
## SURVEY NOTES:

1. This survey has been prepared pursuant to the regulations of the Connecticut State Agencies, Sections 20-300b-1 through 20-300b-20 and the "Standards for surveys and maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996; Amended October 20, 2018. This survey type is an EXISTING CONDITIONS SURVEY based on a Re-Survey of General Notes Map 1a. It is intended to show CONTOURS, TOPOGRAPHIC FEATURES AND A PARTIAL BOUNDARY.
2. This survey conforms to Class A-2 / T-2.

To the best of my knowledge and belief this map is substantially correct as noted thereon.  
 Brian D. Florek, L.S. #70135 Date 10/2/2022  
 Managing Member, Florek Surveying, LLC  
 239 Shore Road, Waterford, CT 06385  
 bflorek@floreksurveyingllc.com (860) 271-6096



To the best of my knowledge and belief this plan set is substantially correct as noted thereon.  
 David L. Cooley, P.E. #24892 Date 10/2/2022  
 Managing Member, DLC Engineering Services, LLC  
 259 Nounk Ledyard Road, Mystic, CT 06355  
 dlceengineeringllc@gmail.com 860.966.5528



**PARTIAL TOPOGRAPHIC SURVEY**  
 LAND BELONGING TO:  
**ZACHARY F. CASH**  
**CHESTERFIELD ROAD**  
**MONTVILLE, CONNECTICUT**  
 SCALE: 1" = 40'

APRIL 28, 2021  
 JULY 17, 2021  
 AUGUST 19, 2021

Prepared for record at Montville, CT  
 On 10/04/2022 At 3:48:20 pm  
 David L. Cooley