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July 21, 2021

Via Electronic Filing

Melanie A. Bachman
Executive Director/Staff Attorney
Connecticut Siting Council
10 Franklin Square
New Britain, CT 06051

Re: Petition 1424 - Petition of Southington Solar One, LLC for a Declaratory Ruling that no Certificate of Environmental Compatibility and Public Need is Required for the Proposed Construction, Operation and Maintenance of a 4.725 +/- MW AC Solar Photovoltaic Electric Generating Facility Located at 1012 East Street, Southington, Connecticut

Dear Ms. Bachman:

I am writing on behalf of my client, Southington Solar One, LLC. On May 21, 2021, the Connecticut Siting Council (“Council”) approved the above-referenced Petition for Declaratory Ruling (“Petition”) subject to certain conditions. In Condition No. 8, the Council required Southington Solar One to “submit an Amendment of Lease excluding the community garden from the boundaries of the solar project site prior to the commencement of construction.”

With this letter, I am enclosing a Second Amendment to Ground Lease and accompanying ALTA map. The Second Amendment shows the community garden is separate from the boundaries of the solar project site, and that the community garden is being leased by Southington Solar One, LLC. Thus, Condition No. 8 has been satisfied.

Should you have any questions concerning this submittal, please contact me at your convenience. I certify that copies of this submittal have been made to all parties on the Petition’s Service List as of this date.

Sincerely,


Lee D. Hoffman

Enclosure

SECOND AMENDMENT TO GROUND LEASE

THIS SECOND AMENDMENT TO GROUND LEASE (the “Second Amendment”) is made as of July 20, 2021 (the “Effective Date”), by and between **Southington Solar One, LLC**, a Connecticut limited liability company (the “Tenant”), and **Catholic Cemeteries Association of the Archdiocese of Hartford, Inc.**, a Connecticut corporation (the “Landlord”).

- A. WHEREAS, VCP, LLC d/b/a Verogy (“Verogy”) and Landlord entered into that certain Ground Lease, dated as of June 27, 2018 (the “Lease”), for the option to lease that certain parcel of land located at 1012 East Street in Southington, Connecticut.
- B. WHEREAS, Verogy and Landlord amended the Lease and Verogy assigned its right, title and interest in the Lease to Tenant by that certain Lease Amendment and Assignment Agreement dated September 3, 2020.
- C. WHEREAS, Tenant and Landlord desire to exercise and commence the Lease, confirm that the Lease is in full force and effect, that no breach or default has occurred thereunder, and further amend the Lease, as set forth herein.

NOW, THEREFORE, the Parties agree as follows:

AGREEMENT

1. The foregoing recitals are hereby incorporated into and made a part of this Second Amendment, including all defined terms referenced therein, with the same force and effect as if the same were herein repeated fully and at length. Capitalized terms used herein but not otherwise defined herein shall have the meanings ascribed to such terms in the Lease.

2. Amendment of Section 1.1. Section 1.1 of the Lease is hereby deleted in its entirety and the following is hereby inserted in its place and stead:

Section 1.1 - Leased Premises. The Landlord hereby leases to the Tenant that certain portion of that certain parcel of land known as:

Address	Parcel #	Parcel Size
1012 East Street, Southington, CT 06489	079-023	+/- 102.92 acres

The parcel contains approximately +/- 102.92 acres of land, of which approximately forty two (42) acres shall be leased to Tenant pursuant to this Lease, together with any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining thereto and any right, title and interest of the Landlord in and to any land lying in the bed of any street, road or highway to the center line thereof in front of or adjoining said parcel of land, which is more particularly described in Exhibit A, attached hereto and made a part hereof (collectively the “Leased Premises” or “Premises”).

3. Amendment of Exhibit A. Exhibit A of the Lease entitled “Leased Premises” is hereby deleted in its entirety and is superseded by a revised Exhibit A attached hereto and incorporated herein by reference.

4. Commencement of Lease. Pursuant to sections 1.2, and 2.3 Tenant hereby provides and Landlord acknowledges Tenant’s notice of commencement of the Lease effective July 16, 2021, to which Landlord has selected the following as the delivery date of exclusive possession of the Leased Premises and the Commencement Date of the Lease to be July 28, 2021 (the “Commencement Date”).

5. Update to Notice Information. Tenant hereby provides notice to Landlord pursuant to Section 14.5 of the Lease of changed addresses for Tenant, which shall be as follows:

TO TENANT: Southington Solar One, LLC
 700 Universe Boulevard
 Juno Beach, Florida 33408
 Attn: Business Manager
 Email: DL-DG-NEER-BUS-MGT@fpl.com

With a copy to: General Counsel, NextEra Energy Resources, LLC
 700 Universe Blvd.
 Juno Beach, FL 33408
 Email: NEER-General-Counsel@nexteraenergy.com

6. Governing Law. This Second Amendment shall be construed under and in accordance with the laws applicable to contracts entered into and to be performed in Connecticut.

7. Severability. Any provision of this Second Amendment that may be determined by competent authority to be prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof, and any such prohibition or unenforceability in any jurisdiction shall not invalidate or render unenforceable such provision in any other jurisdiction.


8. Counterparts. This Second Amendment may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument. Delivery of an executed counterpart of this Second Amendment by facsimile or by electronic mail of a portable document format (“pdf”) signature page shall be equally as effective as delivery of an original executed counterpart of this Second Amendment.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Parties hereto have executed this Second Amendment as of the date first set forth above.

TENANT:

Southington Solar One, LLC

By: 
Name: William Herchel
Title: Authorized Person

LANDLORD:

Catholic Cemeteries Association of the Archdiocese of Hartford, Inc.


By: 
Name: John Pinone
Title: Executive Director

EXHIBIT A
LEASED PREMISES

Address: 1012 East Street, Southington, CT 06489
Parcel No.: 079-023

The "Leased Premises" is the area of the parcel indicated as the "Proposed Lease Area" in the ALTA Survey on the following page and contained within the boundaries detailed in the "Proposed Lease Area Line Table" and "Proposed Lease Area Curve Table" in the ALTA Survey, containing approximately 42 acres of land, together with any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining thereto and any right, title and interest of the Landlord in and to any land lying in the bed of any street, road or highway to the center line thereof in front of or adjoining said parcel area, and shall include additional reasonable areas necessary and appropriate for purposes of interconnection of the solar array to the electrical infrastructure of the local electric utility.

The Leased Premises is more fully described on the attached ALTA Survey as follows:

SOUTHINGTON SOLAR ONE PROPOSED LEASE AREA

COMMENCING AT A POINT IN THE DIVISION LINE OF LAND NOW OR FORMERLY OF JOSEPH MAUELE AND THE GRANTOR, SAID POINT BEING THE NORTHEASTERLY CORNER OF THE PIECE OF LAND CONVEYED TO CATHOLIC CEMETERIES ASSOCIATION OF THE ARCHDIOCESE OF HARTFORD, INC. RECORDED ON APRIL 7, 1971 IN VOLUME 239 AT PAGE 585 IN THE SOUTHWINGTON LAND RECORDS. THENCE RUNNING THE FOLLOWING TWO COURSES AND DISTANCES ALONG WESTERLY STREET LINE OF EAST STREET S 06°40'55" E 187.75 FEET AND SOUTHERLY 106.08 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 600 FEET AND A DELTA ANGLE OF 10°07'48" TO THE TRUE POINT OR PLACE OF BEGINNING;

THENCE RUNNING ALONG SAID WESTERLY STREET LINE SOUTHERLY 58.68 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 600 FEET AND A DELTA ANGLE OF 5°36'12";

THENCE RUNNING THE FOLLOWING FORTY ONE(41) COURSES AND DISTANCES THOUGH LAND OF THE GRANTOR NORTHWESTERLY 20.39 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 10.00 FEET, A DELTA ANGLE OF 116°50'21", CHORD BEARING OF N 49°22'02" W AND A CHORD DISTANCE OF 17.04 FEET, S 72°12'47" W 77.86 FEET, S 79°08'55" W 156.89 FEET, S 13°09'42" W 40.49 FEET, S 72°53'22" W 46.24 FEET, N 73°39'36" W 56.06 FEET, N 83°24'02" W 60.88 FEET, N 63°07'04" W 176.27 FEET, WESTERLY 73.46 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND A DELTA ANGLE OF 21°02'44", N 84°09'49" W 119.87 FEET, N 89°30'44" W 118.96 FEET, S 79°14'07" W 387.21 FEET, S 12°26'45" E 311.69 FEET, S 35°12'20" W 632.57 FEET, S 89°15'32" W 426.68 FEET, N 19°02'36" W 126.38 FEET, S 81°58'28" W 810.88 FEET, N 00°00'00" W 220.07 FEET, N 89°57'22" W 26.48 FEET, N 00°02'38" E 36.17 FEET, N 07°10'40" E 125.06 FEET, N 01°15'55" W 349.12 FEET, N 45°31'10" W 94.79 FEET, N 54°11'34" W 245.41 FEET, N 19°48'18" E 264.04 FEET, S 76°48'13" E 138.25 FEET, S 03°58'39" W 181.41 FEET, N 90°00'00" E 304.31 FEET, N 74°44'42" E 270.69 FEET, N 86°34'57" E 78.43 FEET, N 42°08'59" E 192.63 FEET, S 89°51'06" E 95.27 FEET, S 08°52'19" E 127.26 FEET, N 82°11'26" E 1,031.54 FEET, S 11°52'17" E 249.90 FEET, S 56°25'26" E 73.70 FEET, S 89°30'44" E 120.36 FEET, S 84°09'49" E 121.27 FEET, EASTERLY 84.48 FEET ALONG THE ARC TO THE RIGHT HAVING A RADIUS OF 230.00 FEET AND A DELTA ANGLE OF 21°02'44", S 63°07'04" E 172.53 FT, N 75°47'56" E 417.75 FEET TO THE POINT OR PLACE OF BEGINNING.

[REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK;
LEASED PREMISES ALTA SURVEY TO FOLLOW]

PROPERTY LINE TABLE

LINE BEARING	DISTANCE
L1 N 83°40'27" E	60.40
L2 S 06°40'45" E	187.75
L3 S 09°07'15" E	28.44
L4 S 86°26'55" W	237.18
L5 S 06°10'05" E	69.80
L6 N 76°51'15" W	108.50
L7 S 02°59'09" W	155.03
L8 S 12°20'39" W	568.04
L9 S 88°15'23" W	788.59
L10 S 01°24'34" E	153.56
L11 S 02°18'54" E	164.33
L12 S 79°10'37" W	365.94
L13 N 15°19'16" W	119.15
L14 S 69°40'14" W	246.42
L15 N 19°02'36" W	86.28
L16 S 81°58'28" W	1069.67
L17 N 05°35'34" W	313.01
L18 S 82°09'26" W	638.26
L19 N 15°17'14" W	224.51
L20 N 30°00'50" W	625.80
L21 N 74°59'56" E	113.50
L22 N 77°11'46" E	45.10
L23 N 85°10'36" E	250.40
L24 N 76°27'16" E	55.50
L25 N 76°58'06" E	121.90
L26 N 84°47'46" E	136.00
L27 N 11°25'54" W	433.00
L28 S 74°00'14" E	170.03
L29 S 66°42'24" E	321.00
L30 S 69°31'44" E	170.30
L31 N 02°29'28" E	250.00
L32 N 82°53'26" E	211.95
L33 S 08°46'59" E	86.28
L34 N 73°52'42" E	550.58
L35 N 81°04'12" E	72.00
L36 S 08°52'19" E	522.89
L37 N 82°11'26" E	1031.54
L38 N 79°35'28" E	191.68

PROPERTY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	600.00	164.76	15°44'00"	164.24	S 01°11'16" W

PROPOSED LEASE AREA CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C2	600.00	58.68	5°36'12"	58.66	S 06°15'10" W
C3	10.00	20.39	116°50'21"	17.04	N 49°22'02" W
C4	230.00	84.48	21°02'44"	73.05	N 73°38'28" W
C5	230.00	84.48	21°02'44"	84.01	S 73°38'28" E

PROPOSED LEASE AREA CURVE TABLE (CONTINUED)

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
L39	7212.47	77.86			
L40	7905.55	156.89			
L41	13309.42	40.49			
L42	7253.22	46.24			
L43	7339.36	56.06			
L44	13309.42	40.49			
L45	7253.22	46.24			
L46	7339.36	56.06			
L47	13309.42	40.49			
L48	7253.22	46.24			
L49	8409.49	119.87			
L50	8930.44	118.96			
L51	7914.07	187.21			
L52	1226.45	311.69			
L53	3512.20	632.57			
L54	8915.52	126.69			
L55	19102.96	128.98			
L56	8158.28	810.88			
L57	00000.00	220.07			
L58	8915.52	126.69			
L59	00002.98	56.17			
L60	0710.40	125.06			

MINIMUM LOT SIZE

ZONE DISTRICT	LOT AREA (S.F.)	LOT WIDTH (FT.)	FRONT YARD SETBACK	REAR YARD SETBACK	MINIMUM LOT AREA (S.F.)	MINIMUM LOT WIDTH (FT.)
R-40	40000	150	30	25	40000	30

1. THIS MAP AND SURVEY HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ADOPTED JUNE 21, 1996, AMENDED OCTOBER 26, 2018.

2. THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF A PROPERTY SURVEY AND IS INTENDED TO DEPICT THE PROPOSED SOLAR FACILITY LEASE AREA, AND ACCESS.

3. THE PROPERTY/BOUNDARY OPINION/DETERMINATION DEPICTED HEREON IS BASED UPON A RESURVEY OF MAP REFERENCE "A".

4. THE HORIZONTAL BASELINE CONFORMS TO A CLASS A-2 ACCURACY.

5. THE EXISTING FEATURES DEPICTED HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED IN MARCH, 2020.

6. THE NORTH ARCS AND BEARINGS ARE BASED UPON THE CONNECTICUT STATE COORDINATE SYSTEM N.A.D. 1983 (2011). THE ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) USING GEOID 12B COORDINATES AND ELEVATIONS WERE DETERMINED FROM RTK GPS OBSERVATIONS MADE ON MARCH 11, 2020 USING THE CT DOT RTK NETWORK KNOWN AS ACORN (CNE BASE), HAVING THE FOLLOWING VALUES:

LATITUDE = N 41° 40' 24.71719" N
 LONGITUDE = W 72° 42' 52.25224" W
 ELLIPSOID HEIGHT = 41,746M

MAP REFERENCES:

A. "CATHOLIC CEMETERY ASSOCIATION OF THE ARCHDIOCESE OF HARTFORD, EAST STREET, SOUTHTONING, CONNECTICUT" SCALE: 1"=100'; BY: HAROLD R. SANDERSON MAP#32 DRAWER 13 OF THE SOUTHTONING LAND RECORDS.

B. "THE FOLLOWING MAP REFERENCES CAN BE FOUND FILED WITH THE SOUTHTONING LAND RECORDS:

MAP NO.	DRAWER
5	20
6	20
49	6
60	20
63	20
64	20
66	21
66	25
68	7
85	17
90	33
98	16
100	22
110	12
157	11
194	7
244	12

MAP REFERENCES (CONTINUED):

C. "PROPERTY AND TOPOGRAPHIC SURVEY, LAND OF CATHOLIC CEMETERIES ASSOCIATION, PREPARED FOR SOUTHTONING SOLAR ONE, LLC, 1012 EAST STREET SOUTHTONING, CONNECTICUT" SCALE 1"=150'; DATED: MARCH 25, 2020; BY: MARTIN SURVEYING ASSOCIATES, LLC.

D. "EASEMENT MAP DEPICTING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY d/b/a EVERSOURCE ENERGY ACROSS THE PROPERTY OF CATHOLIC CEMETERIES ASSOCIATION, 1012 EAST STREET SOUTHTONING, CONNECTICUT, CL&P FILE NO. W20142" SCALE: 1"=40' DATED: SEPTEMBER 18, 2020; BY: MARTIN SURVEYING ASSOCIATES, LLC.

FLOOD ZONE HATCH LEGEND

(Hatched pattern)	FLOOD ZONE A/AE: AREA WITHOUT BASE FLOOD ELEVATION (BFE) ZONE A, AREA WITH BFE ZONE A/E
(Hatched pattern)	FLOOD ZONE X: AREAS OF MINIMAL FLOOD HAZARD
(Hatched pattern)	REGULATORY FLOODWAY

20' SEWER EASEMENT GRANTED TO THE TOWN OF SOUTHTONING IN VOLUME 729 PAGE 55

20' UTILITY EASEMENT GRANTED TO YANKEE GAS SERVICE COMPANY IN VOLUME 856 PAGE 222

20' UTILITY EASEMENT GRANTED TO CONNECTICUT LIGHT & POWER AS DESCRIBED IN VOLUME 161 PAGE 623

PROPOSED LEASE AREA LINE TABLE

LINE BEARING	DISTANCE
L39 S 72°12'47" W	77.86
L40 S 79°05'55" W	156.89
L41 S 13°09'42" W	40.49
L42 S 72°53'22" W	46.24
L43 S 73°39'36" W	56.06
L44 S 13°09'42" W	40.49
L45 S 72°53'22" W	46.24
L46 N 73°39'36" W	56.06
L47 N 83°24'02" W	160.89
L48 N 83°07'04" W	116.07
L49 N 84°09'49" W	119.87
L50 N 89°30'44" W	118.96
L51 S 79°14'07" W	187.21
L52 S 12°26'45" E	311.69
L53 S 35°12'20" W	632.57
L54 N 89°15'52" W	126.69
L55 N 19°10'29" W	128.98
L56 S 81°58'28" W	810.88
L57 N 00°00'00" W	220.07
L58 N 89°15'52" W	126.69
L59 N 00°02'38" E	56.17
L60 N 07°10'40" E	125.06

PROPOSED LEASE AREA CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C2	600.00	58.68	5°36'12"	58.66	S 06°15'10" W
C3	10.00	20.39	116°50'21"	17.04	N 49°22'02" W

PROPOSED LEASE AREA CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C2	600.00	58.68	5°36'12"	58.66	S 06°15'10" W
C3	10.00	20.39	116°50'21"	17.04	N 49°22'02" W

PROPOSED LEASE AREA CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C2	600.00	58.68	5°36'12"	58.66	S 06°15'10" W
C3	10.00	20.39	116°50'21"	17.04	N 49°22'02" W
C4	230.00	84.48	21°02'44"	73.05	N 73°38'28" W
C5	230.00	84.48	21°02'44"	84.01	S 73°38'28" E

PROPOSED LEASE AREA
 1,824,336 S.F. ±
 41.88 ACRES ±

PROPOSED LEASE AREA CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C2	600.00	58.68	5°36'12"	58.66	S 06°15'10" W
C3	10.00	20.39	116°50'21"	17.04	N 49°22'02" W
C4	230.00	84.48	21°02'44"	73.05	N 73°38'28" W
C5	230.00	84.48	21°02'44"	84.01	S 73°38'28" E

SCHEDULE B II EXCEPTIONS:

1. RIGHT OF WAY AGREEMENT BY AND BETWEEN JULIUS B. LEWIS AND THE NORTHEASTERN GAS TRANSMISSION COMPANY DATED JULY 96, 1951 AND RECORDED AUGUST 2, 1951 IN VOLUME 115 AT PAGE 360 OF THE SOUTHTONING LAND RECORDS.

2. RIGHT OF WAY AGREEMENT BY AND BETWEEN PETER SALABY AND MALLI AKA MOLLIE SALABY AND THE NORTHEASTERN GAS TRANSMISSION COMPANY DATED SEPTEMBER 28, 1951 AND RECORDED OCTOBER 3, 1951 IN VOLUME 115 AT PAGE 478 OF SAID LAND RECORDS.

3. RESERVATIONS CONTAINED IN THAT CERTAIN DEED DATED FEBRUARY 1, 1956 AND RECORDED FEBRUARY 6, 1956 IN VOLUME 150 AT PAGE 647 OF SAID LAND RECORDS. (NOT PLOTTABLE)

4. EASEMENT GRANTED TO THE ALGONQUIN GAS TRANSMISSION COMPANY BY INSTRUMENT DATED JANUARY 29, 1958 AND RECORDED FEBRUARY 26, 1958 IN VOLUME 151 AT PAGE 105 OF SAID LAND RECORDS.

5. EASEMENT GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY BY INSTRUMENT DATED FEBRUARY 4, 1960 AND RECORDED FEBRUARY 15, 1960 IN VOLUME 161 AT PAGE 623 OF SAID LAND RECORDS. NOTE: MAP REFERENCED ON SAID EASEMENT WAS NOT FOUND OF RECORD.

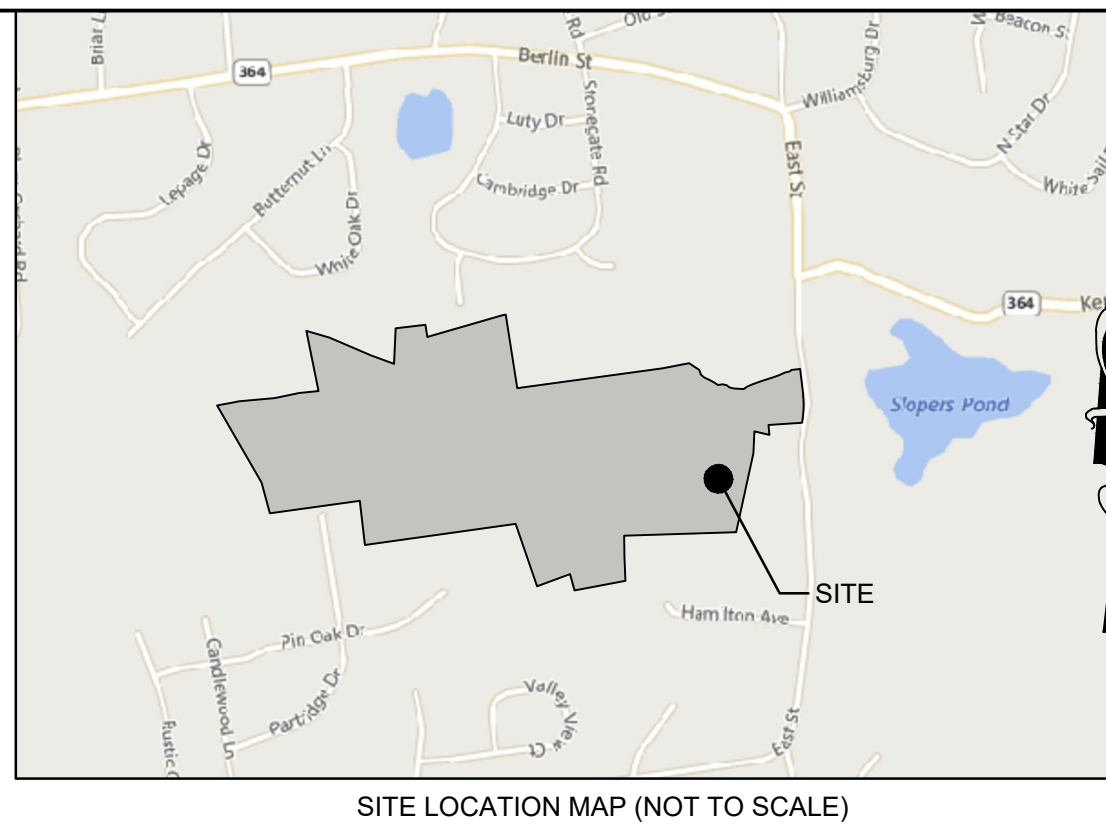
6. EASEMENT GRANTED TO THE ALGONQUIN GAS TRANSMISSION COMPANY BY INSTRUMENT DATED JANUARY 24, 1966 AND RECORDED FEBRUARY 15, 1966 IN VOLUME 203 AT PAGE 766 OF SAID LAND RECORDS. SAID EASEMENT WAS PURPORTEDLY RELEASED BY RELEASE OF EASEMENT DATED MARCH 17, 1971 AND RECORDED APRIL 7, 1971 IN VOLUME 239 AT PAGE 582 OF SAID LAND RECORDS. (NOT PLOTTABLE)

7. EASEMENT GRANTED TO THE ALGONQUIN GAS TRANSMISSION COMPANY BY INSTRUMENT DATED APRIL 2, 1971 AND RECORDED APRIL 7, 1971 IN VOLUME 239 AT PAGE 586 AT PAGE 222 OF SAID LAND RECORDS.

8. GRANT OF PERMANENT SANITARY SEWER AND TEMPORARY CONSTRUCTION EASEMENTS TO THE TOWN OF SOUTHTONING DATED MARCH 19, 1999 AND RECORDED MARCH 26, 1999 IN VOLUME 729 AT PAGE 55 OF SAID LAND RECORDS.

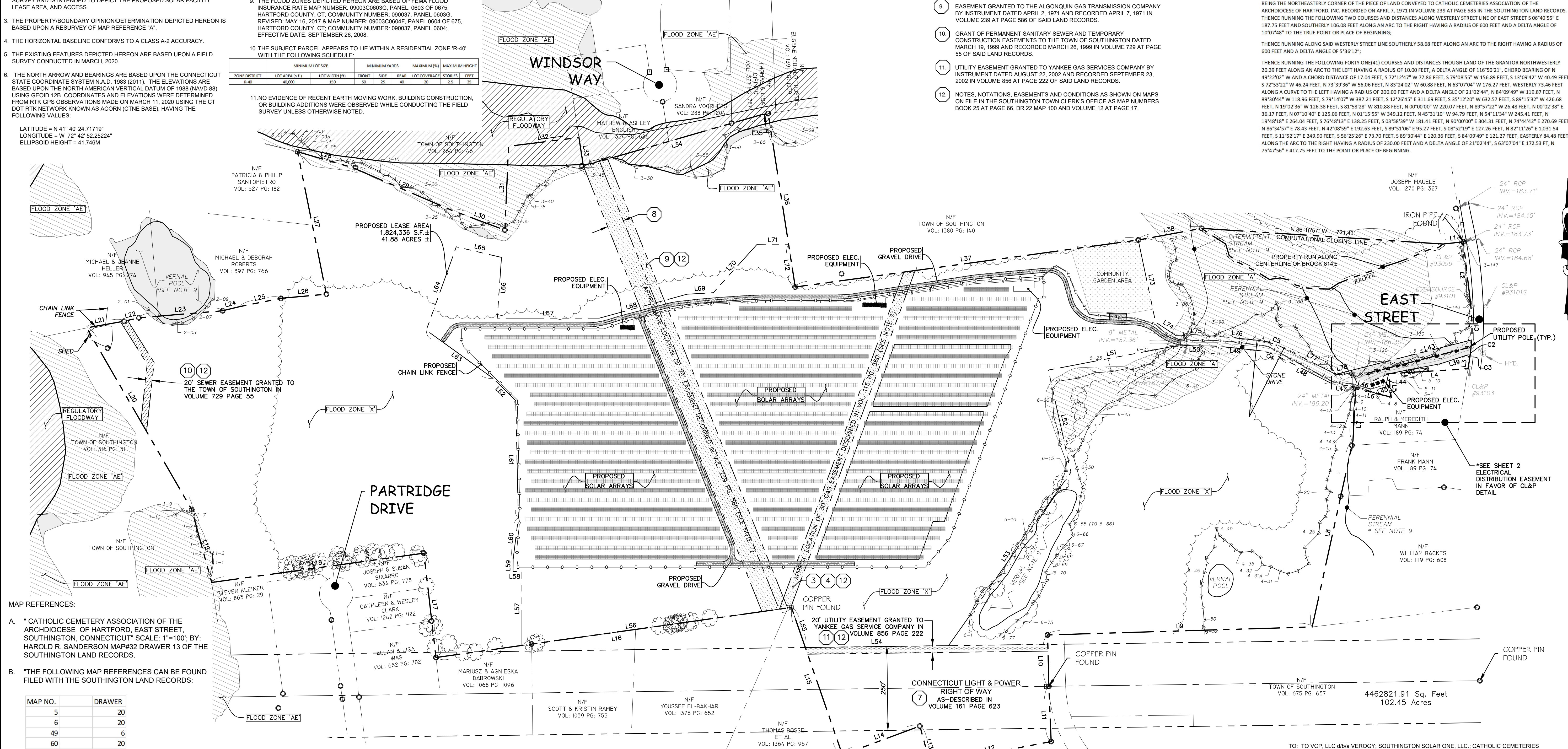
9. UTILITY EASEMENT GRANTED TO YANKEE GAS SERVICES COMPANY BY INSTRUMENT DATED AUGUST 22, 2002 AND RECORDED SEPTEMBER 23, 2002 IN VOLUME 856 AT PAGE 222 OF SAID LAND RECORDS.

10. NOTES, NOTATIONS, EASEMENTS AND CONDITIONS AS SHOWN ON MAPS ON FILE IN THE SOUTHTONING TOWN CLERK'S OFFICE AS MAP NUMBERS BOOK 25 AT PAGE 66, DR 22 MAP 100 AND VOLUME 12 AT PAGE 17.



LEGEND:

- IRON PIN (FOUND)
- (To Be Set)
- MONUMENT (FOUND)
- ⊙ MANHOLE
- ⊕ DRAINAGE MANHOLE
- ⊙ SANITARY MANHOLE
- ⊙ ELEC. MANHOLE
- ⊙ TELE. MANHOLE
- ⊙ "C" CATCH BASIN
- "C" CATCH BASIN
- DECIDUOUS TREES
- ★ EVERGREEN TREES
- ☀ SHRUB/BUSH
- ⊙ FLAG POLE
- ⊙ TRAFFIC CONTROL BOX
- ▲ SIGN
- POST
- ⊙ LIGHT POLE
- ⊙ GUY ANCHOR
- ⊙ UTILITY POLE
- ⊙ WATER GATE
- ⊙ WATER METER
- ⊙ GAS VALVE
- ⊙ GAS METER
- ⊙ TRANSFORMER
- ⊙ ELEC. METER
- ⊙ MISC. UNIT
- ⊙ A.C. UNIT
- ⊙ HAND HOLE
- ⊙ BUTTON BOX
- ⊙ MALE BOX
- ⊙ FEMALE BOX
- ⊙ A.C. UNIT
- ⊙ TRAFFIC CONTROL BOX
- ⊙ TRAFFIC LIGHT POLE
- BOUNDARY LINE
- - - - GUARD RAIL
- ==== UNDERGROUND PIPING (Son., Strm.)
- G U/G GAS LINE
- E U/G ELEC. LINE
- W WATER LINE
- OVERHEAD UTILITIES
- T U/G TELE. LINE
- CHAIN LINK FENCE
- ~ ~ ~ TREE LINE



M martin
 Surveying Associates, LLC
 201 CHRISTIAN LANE BERLIN, CT 06037
 860-832-9328 860-357-4604 (FAX)

REVISIONS:

ALTA/NSP LAND TITLE SURVEY
 PROPERTY & TOPOGRAPHIC SURVEY
 LAND OF
 CATHOLIC CEMETERIES ASSOCIATION
 PREPARED FOR
 SOUTHTONING SOLAR ONE, LLC
 1012 EAST STREET
 SOUTHTONING, CONNECTICUT

MSA PROJECT NO: 20-015

SCALE: 1"=150'

DATE: 10/12/2020

DRAWN BY: G.S.D.

CHECKED BY: D.G.M.

SHEET: 1 OF 2

DEAN MARTIN
 70147
 LICENSE NO.

NOT VALID UNLESS SEAL AFFIXED HEREON

SUBJECT PARCEL
 VOL. 239 PG. 583
 EXCEPTING VOL. 316 PG. 31
 AREA=4,462,822± S.F.
 102.45± ACRES

TO: VCP, LLC d/b/a VEROGY, SOUTHTONING SOLAR ONE, LLC.; CATHOLIC CEMETERIES ASSOCIATION; AND STEWART TITLE GUARANTY COMPANY.
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSP AND INCLUDES ITEMS 2, 3, 6(A), 10, 13, 16, 17, 18, AND 19 OF TABLE A THEREOF AND CONFORMS TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND "THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED JUNE 21, 1996, AMENDED OCTOBER 26, 2018.
 *THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED UPON HIS KNOWLEDGE AND BELIEF, AS SUCH IT CONSTITUTES NEITHER A GUARANTEE OR WARRANTY.