

BOUNDARY LINE TABLE

LINE NUMBER	BEARING	LENGTH
L1	S37°39'27"W	51.68'
L2	S23°39'38"W	47.44'
L3	S23°39'38"W	31.75'
L4	N66°20'22"W	60.00'

AREA TABLE

M/B/L	SQ.FT.	ACRES
02A-48C-9	1,153,954	26.49
02A-48C-17A	40,283	0.92
TOTAL AREA	1,194,237	27.41

BOUNDARY CURVE TABLE

CURVE NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	25.00'	39.27'	N21°20'22"W	35.36'
C2	37°51'07"	230.00'	127.86'	N82°15'50"W	126.22'

M/B/L	OWNER OF RECORD	CURRENT DEED	PROPERTY ADDRESS
02A-48C-9	SKINNER STREET PROPERTIES LLC	E.H.L.R. VOL. 437 PG. 989	44 SKINNER STREET
02A-48C-17A	SKINNER STREET PROPERTIES LLC	E.H.L.R. VOL. 437 PG. 989	46 SKINNER STREET
02A-48C-17B-B	MCLAUGHLIN PROPERTIES LLC	E.H.L.R. VOL. 487 PG. 901	48 SKINNER STREET
02A-48C-17B-A	KKL PROPERTIES LLC	E.H.L.R. VOL. 601 PG. 278	50 SKINNER STREET
02A-48C-17	THOMAS E. & ELAINE B. MARSTON	E.H.L.R. VOL. 612 PG. 881	SKINNER STREET

PROPERTY DESCRIPTION (RECORD):

ALL THAT CERTAIN PIECE OR PARCEL OF LAND LOCATED ON THE NORTHWESTERLY SIDE OF SKINNER STREET AKA ROUTE #196 IN THE TOWN OF EAST HAMPTON, COUNTY OF MIDDLESEX AND STATE OF CONNECTICUT CONTAINING 28 ACRES MORE OR LESS AND SHOWN AND DESIGNATED ON A CERTAIN MAP ENTITLED "SUBDIVISION MAP PROPERTY OF GENEVIEVE HAGLUND EAST HAMPTON CONN. SCALE 1" = 80' JULY 1, 1972 T.F. JACKOWIAK C& A L.S. ON FILE OR TO BE FILED IN THE EAST HAMPTON TOWN CLERK'S OFFICE TO WHICH MAP REFERENCE IS HEREBY MADE AND MAY BE HAD FOR A MORE PARTICULAR DESCRIPTION OF SAID PREMISES, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT MARKING THE NORTHWEST CORNER OF LAND NOW OR FORMERLY OF MAX GROWER AS SHOWN ON SAID MAP, WHICH POINT ALSO MARKS THE SOUTHWEST CORNER OF OTHER LAND OF GENEVIEVE HAGLUND AND THE SOUTHWEST CORNER OF THE PREMISES HEREIN DESCRIBED, CONTINUE THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERLY LINE OF LAND NOW OR FORMERLY OF SAID GENEVIEVE HAGLUND AS SHOWN ON SAID MAP, N 0° 25' 16" E A DISTANCE OF 944.22 FEET TO A POINT MARKING THE SOUTHERLY PROPERTY LINE OF LAND NOW OR FORMERLY OF THE PENN CENTRAL R.R. CO. AS SHOWN ON SAID MAP, CONTINUE THENCE IN A GENERAL EASTERLY DIRECTION ALONG SAID LAND NOW OR FORMERLY OF THE PENN CENTRAL R.R. CO. AS SHOWN ON SAID MAP, A DISTANCE OF 202.23 FEET, MORE OR LESS TO A POINT, CONTINUE THENCE AGAIN IN A GENERAL EASTERLY DIRECTION ALONG SAID LAND NOW OR FORMERLY OF THE PENN CENTRAL R.R. CO. AS SHOWN ON SAID MAP, A DISTANCE OF 91 FEET TO A POINT, CONTINUE THENCE S 5° 00' 23" W ALONG LAND NOW OR FORMERLY OF SAMUELSON AS SHOWN ON SAID MAP, A DISTANCE OF 105.65 FEET TO A POINT, CONTINUE THENCE S 3° 04' 06" W ALONG LAND NOW OR FORMERLY OF JOHNSON AS SHOWN ON SAID MAP, A DISTANCE OF 151.88 FEET TO A POINT, CONTINUE THENCE S 54° 43' 12" W ALONG LAND NOW OR FORMERLY OF ELY AS SHOWN ON SAID MAP, A DISTANCE OF 133.01 FEET TO A POINT, CONTINUE THENCE S 51° 00' 46" W ALONG LAND NOW OR FORMERLY OF SAID ELY AS SHOWN ON SAID MAP, A DISTANCE OF 178.79 FEET TO A POINT, CONTINUE THENCE S 64° 24' 22" E ALONG SAID LAND NOW OR FORMERLY OF SAID ELY AS SHOWN ON SAID MAP, A DISTANCE OF 361.36 FEET TO A POINT, CONTINUE THENCE S 51° 55' 28" W ALONG SKINNER STREET AS SHOWN ON SAID MAP, A DISTANCE OF 518.4 FEET TO A CONNECTICUT HIGHWAY DEPARTMENT MARKER, CONTINUE THENCE S 37° 39' 27" W ALONG SAID SKINNER STREET AS SHOWN ON SAID MAP, A DISTANCE OF 99.19 FEET TO A POINT, CONTINUE THENCE N 52° 03' 15" W ALONG LAND NOW OR FORMERLY DIANTICO AS SHOWN ON SAID MAP, A DISTANCE OF 100 FEET TO A POINT, CONTINUE THENCE S 38° 10' 58" W ALONG LAND NOW OR FORMERLY OF SAMUELSON AND LAND NOW OR FORMERLY DIANTICO, IN PART BY EACH, AS SHOWN ON SAID MAP, A DISTANCE OF 483.17 FEET TO A POINT, CONTINUE THENCE S 53° 24' 38" E ALONG LAND NOW OR FORMERLY OF SAID SAMUELSON AS SHOWN ON SAID MAP, A DISTANCE OF 99.52 FEET TO A POINT, CONTINUE THENCE S 40° 29' 46" W ALONG SAID SKINNER STREET AS SHOWN ON SAID MAP, A DISTANCE OF 100.44 FEET TO A POINT, CONTINUE THENCE N 53° 22' 38" W ALONG OTHER LAND NOW OR FORMERLY OF SAID DIANTICO AS SHOWN ON SAID MAP, A DISTANCE OF 95.93 FEET TO A POINT, CONTINUE THENCE N 79° 48' 03" W ALONG LAND NOW OR FORMERLY OF SAID MAX GROWER AS SHOWN ON SAID MAP, A DISTANCE OF 879.09 FEET TO THE POINT AND PLACE OF BEGINNING.

PROPERTY DESCRIPTION (SURVEY):

A CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE TOWN OF EAST HAMPTON, COUNTY OF MIDDLESEX AND STATE OF CONNECTICUT, AND IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

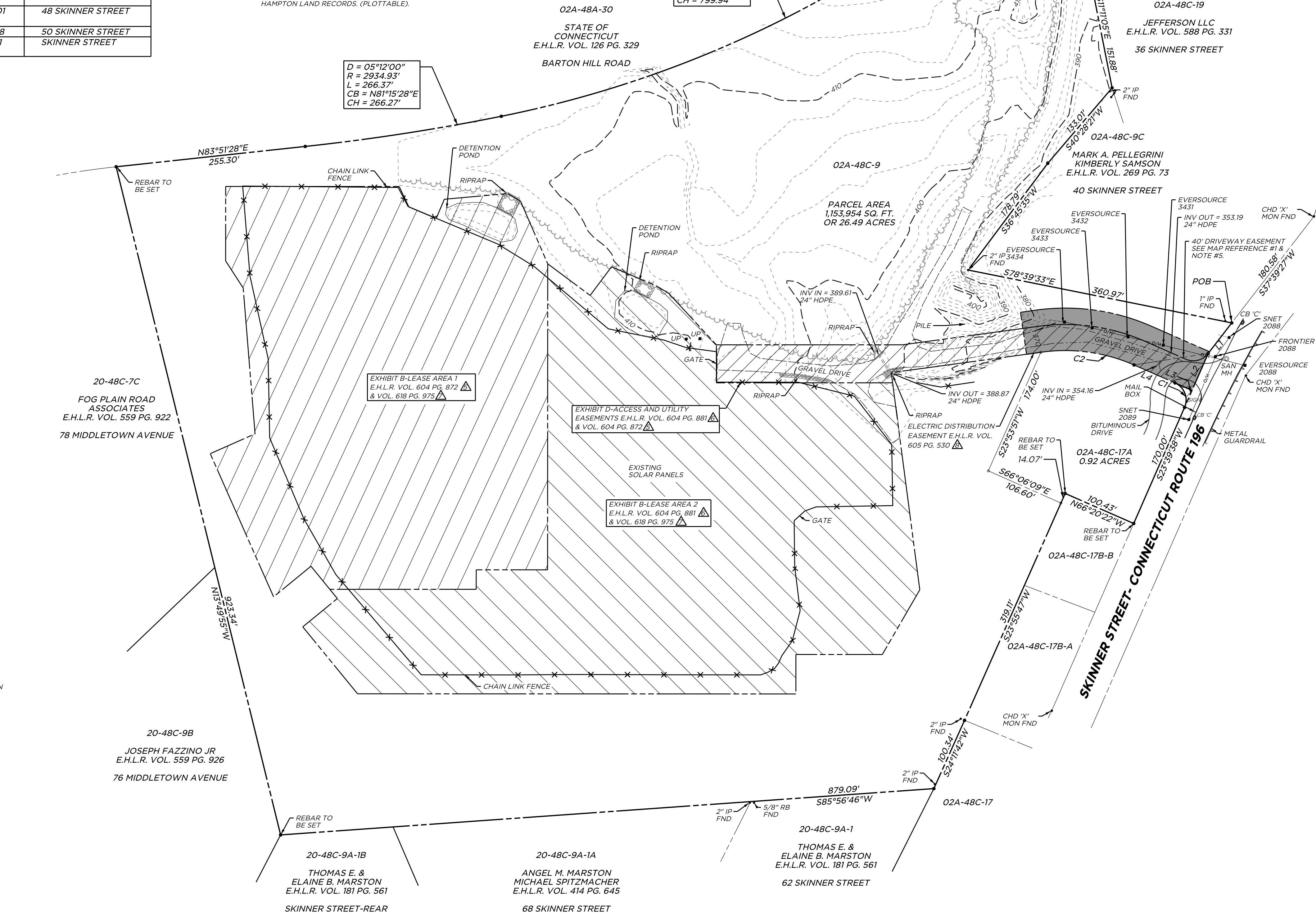
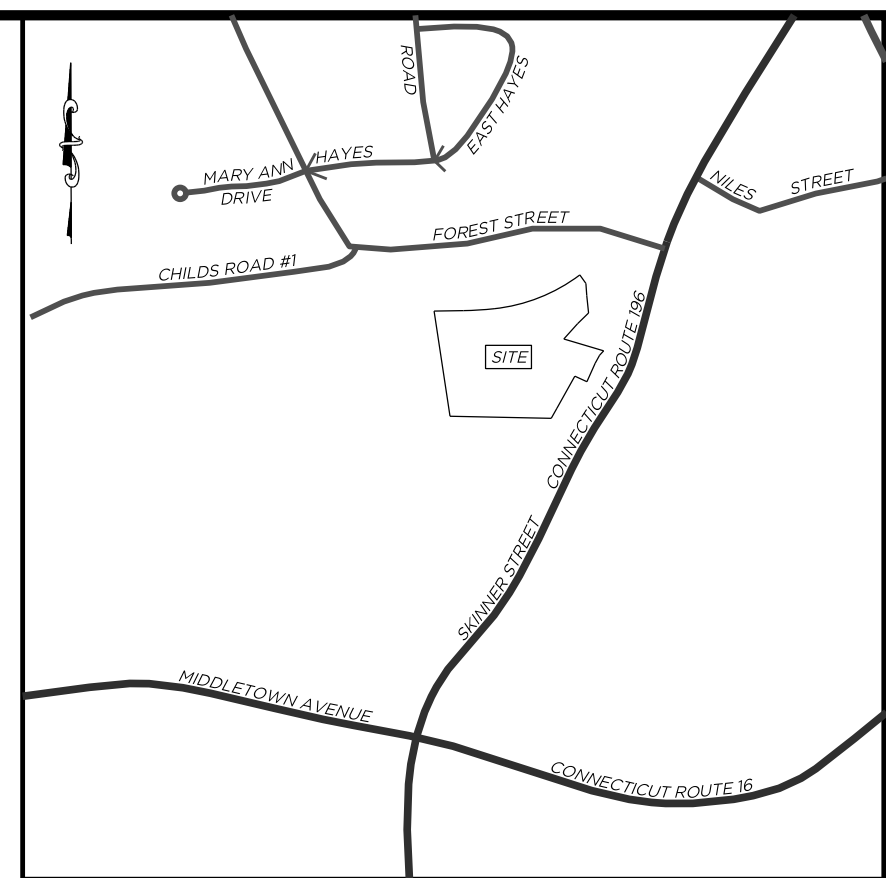
BEGINNING AT A POINT IN THE WESTERLY LINE OF CONNECTICUT ROUTE 196 ALSO BEING THE NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY SKINNER STREET PROPERTIES LLC, SAID POINT IS LOCATED S 37° 39' 27" W A DISTANCE OF 180.58 FEET FROM A CONNECTICUT HIGHWAY MONUMENT FOUND, THENCE:
 S 37° 39' 27" W A DISTANCE OF 516.88 FEET TO A POINT, THENCE:
 S 23° 39' 27" W A DISTANCE OF 249.19 FEET ALONG THE WESTERLY STREET LINE OF SKINNER STREET TO A POINT, THENCE:
 N 66° 20' 22" W A DISTANCE OF 100.43 FEET ALONG LAND NOW OR FORMERLY MCLAUGHLIN PROPERTIES LLC TO A POINT, THENCE:
 S 23° 55' 47" W A DISTANCE OF 331.18 FEET TO A POINT, BEING PARTLY BY EACH ALONG LAND NOW OR FORMERLY MCLAUGHLIN PROPERTIES LLC AND KKL PROPERTIES LLC, THENCE:
 S 24° 11' 42" W A DISTANCE OF 100.34 FEET ALONG LAND NOW OR FORMERLY THOMAS E. & ELAINE B. MARSTON TO A POINT, THENCE:
 S 85° 56' 46" W A DISTANCE OF 879.09 FEET TO A POINT, BEING PARTLY BY EACH ALONG LAND NOW OR FORMERLY THOMAS E. & ELAINE B. MARSTON, ANGEL M. MARSTON AND MICHAEL SPITZMACHER, THENCE:
 N 13° 49' 55" W A DISTANCE OF 923.34 FEET TO A POINT IN THE SOUTHERLY LINE OF LAND NOW OR FORMERLY STATE OF CONNECTICUT, BEING PARTLY BY EACH ALONG LAND NOW OR FORMERLY JOSEPH FAZZINO JR AND FOG PLAIN ROAD ASSOCIATES, THENCE:
 N 83° 51' 28" E A DISTANCE OF 255.30 FEET TO A POINT, THENCE:
 ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 266.37 FEET AND A RADIUS OF 2934.93 FEET TO A POINT, THENCE:
 ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 809.70 FEET AND A RADIUS OF 1502.68 FEET TO A POINT, THENCE:
 S 40° 39' 31" E A DISTANCE OF 90.98 FEET TO A POINT, THE LAST THREE COURSES ALONG LAND NOW OR FORMERLY STATE OF CONNECTICUT, THENCE:
 S 09° 14' 48" E A DISTANCE OF 105.65 FEET ALONG LAND NOW OR FORMERLY SHAWN M. & SHARON M. KELLY TO A POINT, THENCE:
 S 11° 05' E A DISTANCE OF 151.88 FEET ALONG LAND NOW OR FORMERLY JEFFERSON LLC TO A POINT, THENCE:
 S 40° 28' 21" W A DISTANCE OF 133.01 FEET TO A POINT, THENCE:
 S 36° 45' 35" W A DISTANCE OF 178.79 FEET TO A POINT, THENCE:
 S 78° 39' 33" E A DISTANCE OF 360.97 FEET, THE LAST THREE COURSES BEING ALONG LAND NOW OR FORMERLY MARK A. PELLEGRINI AND KIMBERLY SAMSON TO THE POINT AND PLACE OF BEGINNING.

TITLE EXCEPTIONS:

- STATED TO EFFECT 44 SKINNER STREET, EAST HAMPTON, CT AS LISTED IN OLD REPUBLIC NATIONAL TITLE COMPANY COMMITMENT NO. 2200986 DATED FEBRUARY 28, 2022.
- AGREEMENT BY AND BETWEEN BARON W. BLALL AND CHRISTOPHER G. BURT AND HOWARD M. SCHWAGER DATED AND RECORDED AUGUST 3, 1988 IN VOLUME 220 AT PAGE 98 OF THE EAST HAMPTON LAND RECORDS.
- MEMORANDUM OF SOLAR SITE LEASE AGREEMENT AND EASEMENTS BY AND AMONG CP EAST HAMPTON SOLAR II, LLC, AND SKINNER STREET PROPERTIES, LLC DATED JUNE 15, 2020 AND RECORDED JUNE 22, 2020 IN VOLUME 604 AT PAGE 872 OF THE EAST HAMPTON LAND RECORDS; AS AFFECTED BY A SUBORDINATION AGREEMENT DATED JULY 8, 2020 AND RECORDED JULY 14, 2020 IN VOLUME 605 AT PAGE 533 OF THE EAST HAMPTON LAND RECORDS. (PLOTTABLE).
- MEMORANDUM OF SOLAR SITE LEASE AGREEMENT AND EASEMENTS BY AND AMONG CP EAST HAMPTON SOLAR I, LLC, AND SKINNER STREET PROPERTIES, LLC DATED JUNE 15, 2020 AND RECORDED JUNE 22, 2020 IN VOLUME 604 AT PAGE 881 OF THE EAST HAMPTON LAND RECORDS; AS AFFECTED BY A SUBORDINATION AGREEMENT DATED JULY 8, 2020 AND RECORDED JULY 14, 2020 IN VOLUME 605 AT PAGE 532 OF THE EAST HAMPTON LAND RECORDS. (PLOTTABLE).
- UCC FINANCING STATEMENT FROM CP EAST HAMPTON SOLAR I, LLC AND CP EAST HAMPTON SOLAR II, LLC IN FAVOR OF WELLS FARGO EQUIPMENT FINANCE, INC. RECORDED JUNE 1, 2021 IN VOLUME 618 AT PAGE 975 OF THE EAST HAMPTON LAND RECORDS. (PLOTTABLE).
- ELECTRIC DISTRIBUTION IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY D/B/A EVERSOURCE ENERGY DATED JULY 8, 2020 AND RECORDED JULY 14, 2020 IN VOLUME 605 AT PAGE 530 OF THE EAST HAMPTON LAND RECORDS. (PLOTTABLE).

D = 05°12'00"
R = 2934.93'
L = 266.37'
CB = N83°15'28"E
CH = 266.27'

D = 30°52'23"
R = 1502.68'
L = 809.70'
CB = N63°13'16"E
CH = 799.94'



MAP REFERENCES:

- SITE PLAN 46 SKINNER STREET PREPARED FOR HOWARD SCHWAGER EAST HAMPTON, CONN. SCALE: 1" = 20'. DATE: 5/21/06. LAST REVISED: 5-24-07. BY: MEGSON & HEAGLE, E.H.L.R. MAP NUMBER VOL. 72 PG. 59.
- SUBDIVISION PLAN EAST HAMPTON INDUSTRIAL PARK PREPARED FOR HOWARD SCHWAGER EAST HAMPTON, CONN. SCALE: 1" = 40'. DATE: 11-21-84. LAST REVISED: 12-27-84. BY: MEGSON & HEAGLE, E.H.L.R. MAP BK. 33, PG. 49 & BK. 34, PG. 4 (SHEETS 1 & 2).
- RIGHT OF WAY MAP TOWN OF EAST HAMPTON SKINNERVILLE STREET FROM MIDDLETOWN STREET NORTH-EASTERLY TO MAIN STREET. SCALE: 1" = 40'. DATE: JULY 15, 1929. LAST REVISED: MARCH 8, 1981 BY: CONNECTICUT STATE HIGHWAY DEPARTMENT. MAP NUMBER 219 SHEET 1 OF 2.
- AS-BUILT SURVEY PREPARED FOR HAMPTON DEVELOPMENT COMPANY ROUTE 196 EAST HAMPTON, CONNECTICUT. SCALE: 1" = 20'. DATE: OCTOBER 21, 1998. LAST REVISED: NOVEMBER 9, 1998. BY: DUTCH & ASSOCIATES, E.H.L.R. MAP BK. 15 PG. 752.
- SUBDIVISION MAP PROPERTY OF GENEVIEVE HAGLUND EAST HAMPTON, CONN. SCALE: 1" = 80'. DATE: JULY 1, 1972. BY: P.F. JACKOWIAK, E.H.L.R. MAP BK. 15 PG. 752.
- MAP OF LAND OF HOWARD M. SCHWAGER (F/THE CONNECTICUT BANK AND TRUST CO.) NORTH OF MIDDLETOWN AVE. & WEST OF SKINNER STREET EAST HAMPTON, CONN. SCALE: 1" = 80'. DATE: 24 JUNE 1968. LAST REVISED: 16 APR 1981. BY: PAUL KAYE, E.H.L.R. MAP BK. 30 PG. 1491.
- MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT & POWER COMPANY DBA EVERSOURCE ENERGY ACROSS THE PROPERTY OF SKINNER STREET PROPERTIES LLC SKINNER STREET EAST HAMPTON, CONNECTICUT. CLAP FILE NO. E2045. SCALE: 1" = 30'. DATE: 6/8/2020. BY: MARTIN SURVEYING ASSOCIATES, LLC. E.H.L.R. MAP BK. 87 PG. 18.
- PROPOSED LEASE AREA, ACCESS EASEMENT, & LIMIT OF DISTURBANCE PREPARED FOR CITRINE POWER, LLC. LAND OF SKINNER STREET PROPERTIES, LLC SKINNER STREET EAST HAMPTON, CONNECTICUT. SCALE: 1" = 80'. DATE: 5/28/20. BY: MARTIN SURVEYING ASSOCIATES, LLC.

NOTES:

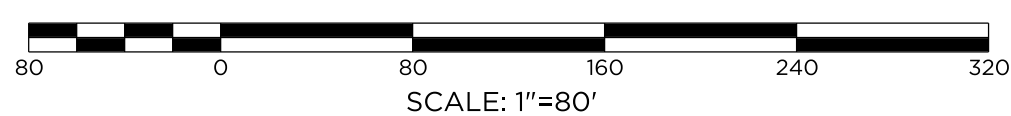
- BEARINGS, COORDINATES AND ELEVATIONS DEPICTED HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND WERE OBTAINED VIA GNSS OBSERVATIONS PROCESSED THROUGH THE SUPERIOR INSTRUMENT RTK GNSS NETWORK.
- FIELD SURVEY WAS CONDUCTED BY BARTON & LOGUIDICE IN JULY AND OCTOBER 2022.
- ABUTTER ADDRESSES DEPICTED HEREON TAKEN FROM TOWN OF EAST HAMPTON WEBSITE.
- THE AREA DEPICTED AS LOT 17A IS INCLUDED IN THE LEGAL DESCRIPTION AS DESCRIBED IN E.H.L.R. VOL. 437 PAGE 888. LOT 17A IS DEPICTED AS A SEPARATE PARCEL IN MAP REFERENCE #1. NO RECORD DEED WAS FOUND ON THE EAST HAMPTON LAND RECORDS FOR THIS PARCEL.
- NO RECORD DEED WAS FOUND ON THE EAST HAMPTON LAND RECORDS FOR THE 40' DRIVEWAY EASEMENT DEPICTED ON MAP REFERENCE #1.
- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENT AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO BARTON & LOGUIDICE. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG: 1-(800) 922-4455.

ALTA NOTES:

- PARCEL LIES IN ZONE X (OTHER AREAS) DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FIRM FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 134 OF 450. MAP NUMBER 090070134G. EFFECTIVE DATE: AUGUST 28, 2008.
- SUBJECT PARCEL AREA = 1,194,237 SQ. FT. OR 27.41 ACRES.
- NO BUILDINGS OBSERVED ON PARCEL 02A-48C-9.
- SUBSTANTIAL FEATURES SUCH AS RIPRAP AREAS AND GRAVEL DRIVE ARE DEPICTED HEREON.
- NO PARTY WALLS OBSERVED.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- NO OBSERVED CHANGES IN STREET RIGHT OF WAYS. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION.
- EXISTING SOLAR LEASE AND ASSOCIATED ROWS/EASEMENTS ARE DEPICTED HEREON.

LEGEND

PROPERTY LINE	---	TREELINE	~ ~ ~ ~
EASEMENT LINE	- - - -	GRAVEL	▒ ▒ ▒ ▒
REBAR FOUND	•	CATCH BASIN	○ CB 'C'
REBAR TO BE SET	•	MINOR CONTOUR	---
CHD MON FOUND	•	MAJOR CONTOUR	---
MAP-BLOCK-LOT	02A-48C-9	CHAIN LINK FENCE	— x — x —
EAST HAMPTON LAND RECORDS	E.H.L.R.	UTILITY POLE	— • —
RIPRAP	▒ ▒ ▒ ▒	OVERHEAD WIRES	— 0 —



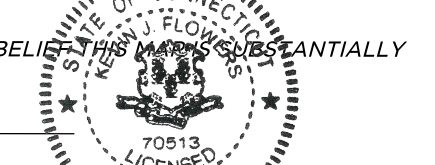
TO: KCE CT 8, LLC AND STEWART TITLE:

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 10, 16, 17, 18 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED JULY & OCTOBER 2022.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION IS ESSENTIALLY CORRECT AS NOTED HEREON.

KEVIN J. FLOWERS, CT. L.S. #70513

ANY ORIGINAL OR DUPLICATE OF THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE SURVEYOR WHOSE REGISTRATION APPEARS ABOVE. NO OTHER CERTIFICATION OR WARRANTY IS EXPRESSED OR IMPLIED.



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PROJ. MANAGER	WEW
OFFICE REVIEW	WEW
REVISIONS	

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR
KEY CAPTURE ENERGY, LLC

KCE CT8 EAST HAMPTON

PROJECT	DATE	SHEET NO.	OF
4428-001-004	11/22	1	1

SCALE: 1" = 80'