

DOCUMENT PREPARED BY, AND AFTER RECORDING, PLEASE RETURN TO:

Contracts  
Key Capture Energy, LLC  
25 Monroe St, Ste 300  
Albany, NY 12210  
Attention: Contracts  
Telephone: (516) 279-2955  
Email: [contracts@keycaptureenergy.com](mailto:contracts@keycaptureenergy.com)

  
Doc ID: 001586780006 Type: NOTICE  
BK **460** PG **896-901**

---

## NOTICE OF REAL ESTATE PURCHASE OPTION

---

This Notice of Real Estate Purchase Option ("Notice"), dated for reference purposes May 8, 2023 (the "Effective Date"), is by and between Estate of Michael B. Guarco, Sr., AKA Michael B. Guarco, Michael B. Guarco, Jr., Co-Executor, and John P. Guarco, Co-executor, with an address of 80 Harmony Hill Rd., Granby, CT 06035 ("Grantor") and KCE CT 11, LLC, a Delaware limited liability company, with an address of 25 Monroe St, Suite 300, Albany, NY 12210 ("Grantee.");

### 1 Property Subject to Purchase Option.

Grantor is the owner of certain real property located in Town of Granby, Hartford County, having an address of 100 Salmon Brook Street, containing approximately 4.85 acres of land further legally described in the attached Exhibit A attached hereto and made a part hereof (such real property, together with all of Grantor's right, title and interest in all rights, easements and interests appurtenant thereto including, but not limited to, any streets or other right of ways adjacent to such real property and any land division rights, development rights, water or oil, gas and mineral rights owned by, or leased to, Grantor, and all improvements, if any, located on such real property, being collectively referred to herein as the "Property").

### 2 Grant of Purchase Option.

Pursuant to the Real Property Purchase Option Agreement dated May 8, 2023 (the "Agreement"), Grantor granted and Grantee holds an option to purchase all or part of the Property on the terms stated in that Agreement (the "Option.") The term of the Option commenced May 8, 2023 and shall expire not later than May 8, 2026 (the "Option Period"). The Option may be exercised by notice delivered to Grantor at any time prior to the expiration of the Option Period.

### 3 Effect of Notice.

This Notice, when recorded, is intended to serve as public notice of the existence of the Agreement and the Option and of certain of its terms and conditions, including easements and restrictions affecting the Property. This Notice does not describe or refer to all of the terms or conditions contained in the Agreement, nor is this Notice intended to modify, amend or vary, any of the terms or conditions set forth in the Agreement. This Notice shall automatically expire on May \_\_, 2026, marking the expiration of the Option Period.

#### **4 Original Agreement.**

A copy of the Agreement is on file at the offices of Pullman & Comley, LLC, at 90 State House Square, Hartford, Connecticut 06103.

#### **5 Notice to Grantor and Grantee.**

**Grantor:**

Estate of Michael B. Guarco, Sr., AKA Michael B. Guarco  
c/o Michael B. Guarco, Jr., Co-Executor  
c/o John P. Guarco, Co-Executor  
Telephone: 860-930-9647  
Email: [budgetguru06035@aol.com](mailto:budgetguru06035@aol.com)

**And:**

Murphy, Laudati, Kiel & Rattigan, LLC  
4 East Granby Road  
Granby, CT 06035  
Attn: Lawrence J. Kiel  
Telephone: (860) 674-8296, Ext. 103  
Email: [lkiel@mlkrlaw.com](mailto:lkiel@mlkrlaw.com)

**Grantee:**

KCE CT 11, LLC  
c/o Key Capture Energy, LLC  
25 Monroe St, Ste 300  
Albany, NY 12210  
Attention: Contracts  
Telephone: (516) 279-2955  
Email: [contracts@keycaptureenergy.com](mailto:contracts@keycaptureenergy.com)

**And:**

Pullman & Comley, LLC  
90 State House Square  
Hartford, Connecticut 06103  
Attn.: Lee D. Hoffman  
Telephone: (860) 424-4315  
Email: [lhoffman@pullcom.com](mailto:lhoffman@pullcom.com)

#### **6 Counterparts.**

This Notice may be executed in counterparts.

*[signatures on next page]*

Grantor and Grantee have executed this Notice of Real Estate Purchase Option Agreement on the Effective Date.

**GRANTOR:**

Witnesses:

Estate of Michael B. Guarco, Sr., AKA  
Michael B. Guarco

Name: [Signature]

By: [Signature]  
Name: Michael B. Guarco, Jr.  
Title: Co-Executor

Name: [Signature]

STATE OF CONNECTICUT )

COUNTY OF Hartford ) ss: Groby (town/city)

On this the 8<sup>th</sup> day of May, 2023, before me, the undersigned officer, personally appeared Michael B. Guarco, Jr., who acknowledged himself to be the Co-Executor of the Estate of Michael B. Guarco, Sr., AKA Michael B. Guarco and that he as such Co-Executor of the Estate of Michael B. Guarco, Sr., AKA Michael B. Guarco, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of Michael B. Guarco, Sr., AKA Michael B. Guarco by himself as such Co-Executor.

IN WITNESS WHEREOF, I hereunto set my hand.

[Signature]  
Commissioner of Superior Court  
Notary Public

[Signatures continue on following pages]



Grantor and Grantee have executed this Notice of Real Estate Purchase Option Agreement on the Effective Date.

**GRANTOR:**

Estate of Michael B. Guarco, Sr., AKA  
Michael B. Guarco

a \_\_\_\_\_

By: John P. Guarco

Name: John P. Guarco

Title: Co-Executor

Witnesses:

William J. Kiel  
Name: William J. Kiel

Brinn Rogers  
Name: Brinn Rogers

STATE OF CONNECTICUT )

) ss: Groby (town/city)

COUNTY OF Hartford )

On this the 8<sup>th</sup> day of May, 2023, before me, the undersigned officer, personally appeared John P. Guarco, who acknowledged himself to be the Co-Executor of the Estate of Michael B. Guarco, Sr., AKA Michael B. Guarco and that he as such Co-Executor of the Estate of Michael B. Guarco, Sr., AKA Michael B. Guarco, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of Michael B. Guarco, Sr., AKA Michael B. Guarco by himself as such Co-Executor.

IN WITNESS WHEREOF, I hereunto set my hand.

William J. Kiel  
Commissioner of Superior Court  
Notary Public

[Signatures continue on following pages]

Grantor and Grantee have executed this Notice of Real Estate Purchase Option Agreement on the Effective Date.

**GRANTEE:**

Witnesses:

**KCE CT 11, LLC,**  
a Delaware limited liability company

Vernon Rippeon  
Name: Vernon Rippeon

By: [Signature]  
Name: Taylor Quarles  
Title: Authorized Representative

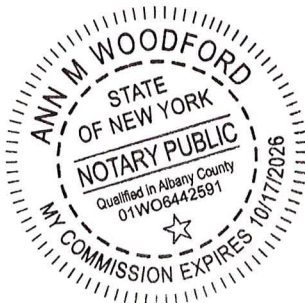
[Signature]  
Name: Stefan Marinkevic

STATE OF NEW YORK )  
COUNTY OF Albany ) ss: Albany (town/city)

On this the 8 day of May, 2023, before me, the undersigned officer, personally appeared Taylor Quarles, who acknowledged himself/herself to be the Auth. Representative of Key Capture Energy a Delaware LLC and that he/she as such auth. Signatory of the Company being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself/ himself as such Company.

IN WITNESS WHEREOF, I hereunto set my hand.

[Signature]  
Commissioner of Superior Court  
Notary Public



*Exhibit A: Property Description*

A certain piece or parcel of land, containing approximately 4.85 acres, said parcel being located along Salmon Brook Street in the Town of Granby, County of Hartford, and State of Connecticut, shown as "SUBJECT 211.201sq. ft. 4.85 acres" on a certain map (hereinafter referred to as the "Map") entitled "Topographic Survey Prepared by Griffin Land Salmon Brook Street North of Floydville Road Granby Connecticut Scale 1" = 40' Date: November 17, 1999 revised 11/2/99, 12/16/99" and prepared by Alford Associated, Inc., Windsor, Connecticut (860) 688-7288, which map or plan is on file in the office of the Town Clerk of said Town of Granby.

Received for Record at Granby, CT  
On 06/29/2023 At 10:17:28 am

  
Town Clerk