

**PROPERTY DESCRIPTION (RECORD)**

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 211.201 SQ. FT. 4.85 ACRES" ON A CERTAIN MAP HEREAFTER 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 ASSOCIATES, INC., WINDSOR, CONNECTICUT (860) 888-7288, WHICH MAP OR PLAN IS ON FILE IN THE OFFICE OF THE TOWN CLERK OF THE SAID TOWN OF GRANBY.

**PROPERTY DESCRIPTION (SURVEY)**

A CERTAIN PIECE OR PARCEL OF LAND, SITUATED IN THE TOWN OF GRANBY, COUNTY OF HARTFORD AND STATE OF CONNECTICUT, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY STREET LINE OF SALMON BROOK STREET, SAID POINT BEING THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY BROADLEAF SOLAR LLC., THENCE:

N85°26'24"E A DISTANCE OF 275.92 TO A POINT THENCE;

S25°22'56"E A DISTANCE OF 205.65 TO A POINT THENCE;

N74°34'11"E A DISTANCE OF 198.25 TO A POINT THENCE;

N42°00'11"E A DISTANCE OF 54.39 TO A POINT THENCE;

N03°01'00"E A DISTANCE OF 152.81 TO A POINT THENCE;

N22°03'03"E A DISTANCE OF 241.59 TO A POINT IN THE SOUTHERLY LINE OF LAND NOW OR FORMERLY SUSAN OKIE LLC., THE LAST SIX COURSES ALONG LAND NOW OR FORMERLY BROADLEAF SOLAR LLC., THENCE;

S85°26'24"W A DISTANCE OF 729.68' ALONG LAND OF SUSAN OKIE LLC., WONDER ALWAYS LLC, JALAR INC., GRANBY S.C. LLC. AND ACRE GROUP LLC. IN PART BY EACH TO A POINT IN THE EASTERLY LINE OF SALMON BROOK STREET, THENCE;

ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 250.79 FEET AND A RADIUS OF 2105.73 TO THE POINT AND PLACE OF BEGINNING.

**ALTA TABLE A ITEMS**

3. SUBJECT PARCEL IS LOCATED IN FEMA ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% PERCENT ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITHIN DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND ARE PROTECTED BY LEAVES FROM 1% CHANCE OF ANNUAL FLOOD), AS DEPICTED UPON FIRM FLOOD INSURANCE RATE MAP TOWN OF GRANBY, CONNECTICUT HARTFORD COUNTY PANEL 191 OF 675, COMMUNITY PANEL NUMBER 09003C0191F, EFFECTIVE DATE: SEPTEMBER 26, 2008, ELEVATIONS REFERENCE NGVD 1988.

4. SUBJECT PARCEL AREA: 211,201 SQ. FT. OR 4.85 ACRES.

7. NO BUILDINGS OBSERVED.

8. NO SUBSTANTIAL FEATURES OBSERVED.

9. NO PARKING SPACES OBSERVED.

11. NO UNDERGROUND UTILITIES OBSERVED.

16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.

17. NO OBSERVED CHANGES IN STREET LINE RIGHT OF WAYS, NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION.

**TITLE EXCEPTIONS**

STATED TO EFFECT 100 SALMON BROOK STREET, AS LISTED IN STEWART TITLE GUARANTY COMPANY COMMITMENT NUMBER 23000371181 DATED: MAY 23, 2023.

**SPECIAL EXCEPTIONS**

WATER RIGHTS EASEMENT BY AND AMONG MICHAEL B. GUARCO AND RIVER BEND ASSOCIATES, INC., A CONNECTICUT CORPORATION DATED MAY 4, 2001 AND RECORDED JUNE 13, 2001 IN VOLUME 250 AT PAGE 841 OF THE GRANBY LAND RECORDS (NOT PLOTTABLE)

ANY INACCURACY IN THE AREA, SQUARE FOOTAGE, OR ACREAGE OF THE LAND ATTACHED BY PLAT, IF ANY THE COMPANY DOES NOT INSURE THE AREA, SQUARE FOOTAGE, OR ACREAGE OF LAND (PLOTTABLE)

NOTES, NOTATIONS, EASEMENTS AND CONDITIONS AS SHOWN ON MAPS ON FILE IN THE GRANBY TOWN CLERKS OFFICE AS MAP NUMBER 2450 (PLOTTABLE)

TO: KCE CT II, 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, 7, 8, 9, 10a, 13, 14, 16, 17 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DECEMBER 2023.

MILL POND DRIVE

MONUMENT FOUND

17' WIDE ACCESS AND UTILITY EASEMENT VOL. 301 PG. 165

UTILITY ONLY EASEMENT WIDTH VARIES VOL. 301 PG. 165

17' WIDE ACCESS AND UTILITY EASEMENT VOL. 297 PG. 543

6' WIDE UTILITY ONLY EASEMENT VOL. 297 PG. 543

7 MILL POND DRIVE H-53/78/73 N/E GRANBY S.C. LLC & ACRE GROUP LLC G.L.R. VOL. 362 PG. 202

11 MILL POND DRIVE H-53/78/71 N/E WONDER ALWAYS LLC G.L.R. VOL. 432 PG. 439

9 MILL POND DRIVE H-53/78/72 N/E JALAR INC G.L.R. VOL. 301 PG. 167

15 MILL POND DRIVE H-53/78/70 N/E SUSAN OKIE LLC G.L.R. VOL. 380 PG. 618

BITUMINOUS CURB

BITUMINOUS

STORM M.H. T.F. = 200.92 UNABLE TO OPEN

IR FOUND

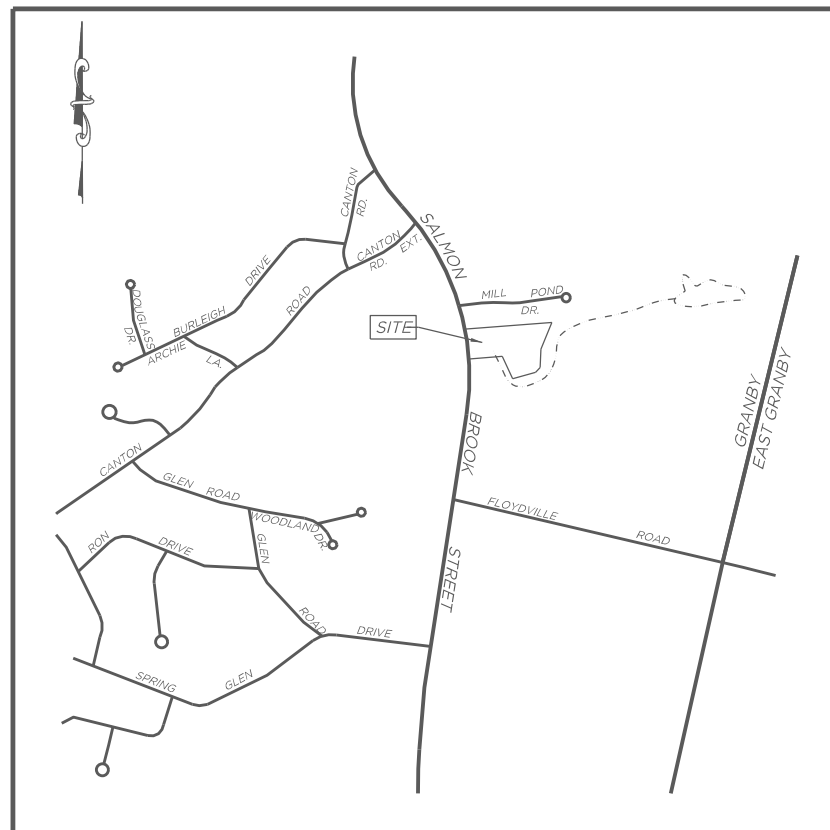
REBAR SET

D = 6°49'26"  
R = 2105.73'  
L = 250.79'  
CB = S6°41'51"E  
CH = 250.64'

10' DRAINAGE EASEMENT IN FAVOR OF STATE OF CONNECTICUT VOL. 47 PG. 409

**LEGEND**

- PROPERTY LINE
- EXISTING TREE LINE
- MODIFIED RIP RAP
- OVERHEAD WIRES
- MINOR CONTOUR
- MAJOR CONTOUR
- NRCS SOIL LINE
- STORM MAN HOLE
- UTILITY POLE
- CATCH BASIN
- GRANBY LAND RECORDS
- MAP/BLOCK/LOT
- NRCS SOIL TYPE

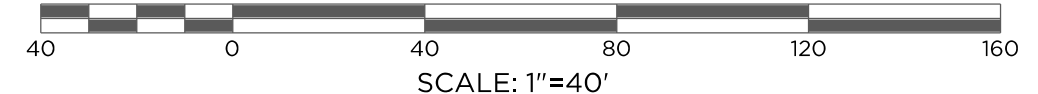


**SURVEY NOTES**

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT AGENCIES' MINIMUM STANDARDS FOR SURVEY AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A PROPERTY/TOPOGRAPHIC SURVEY, BOUNDARY DETERMINATION CATEGORY RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2, TOPOGRAPHIC ACCURACY CLASS T-2.
2. 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.
3. FIELD SURVEY WAS CONDUCTED BY BARTON & LOGUIDICE IN DECEMBER 2023.
4. SOIL MAP TYPES DEPICTED HEREON WERE TAKEN FROM USDA NRCS WEB SOIL SURVEY.
5. WDOB AREAS DEPICTED HEREON WERE OBTAINED FROM CT DEEP GIS OPEN DATA WEBSITE.
6. WETLANDS MAY EXIST ON SITE. NO WETLANDS DELINEATION WAS OBSERVED DURING THE COURSE OF THE FIELD SURVEY.
7. SUBJECT PARCEL IS LOCATED IN ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREA PROTECTED BY LEAVES FROM 1% CHANCE OF ANNUAL FLOOD), AS DEPICTED UPON FIRM FLOOD INSURANCE RATE MAP TOWN OF GRANBY, CONNECTICUT HARTFORD COUNTY PANEL 191 OF 675, COMMUNITY PANEL NUMBER 09003C0191F, EFFECTIVE DATE: SEPTEMBER 26, 2008, ELEVATIONS REFERENCE NGVD 1988.
8. 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: 1-800-952-4455.

**MAP REFERENCES**

1. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF GRANBY, COLLEGE HIGHWAY FROM THE SIMSBURY TOWN LINE, NORTHERLY TO SALMON BROOK ROUTE 116, SCALE 1"=40', NUMBER 2534, SHEET 2 OF 3, DATE NOV. 30, 1931.
2. SUBDIVISION PREPARED FOR MICHAEL B. GUARCO AND EILEEN K. GUARCO SALMON BROOK STREET GRANBY, CONNECTICUT, SCALE 1"=40', SHEET 1 OF 4, DATE 3/23/98 BY ALFORD ASSOCIATES INC.
3. TOPOGRAPHIC SURVEY PREPARED FOR GRIFFIN LAND SALMON BROOK STREET NORTH OF FLOYDVILLE ROAD GRANBY, CONNECTICUT, SCALE 1"=40', DATE NOVEMBER 17, 1999 BY ALFORD ASSOCIATES INC.
4. TOWN OF GRANBY, PLAN SHOWING DRAINAGE RIGHT OF WAY TO BE ACQUIRED FROM THE AMERICAN SUMATRA TOBACCO CORP. BY THE STATE OF CONNECTICUT, SIMSBURY-GRANBY ROAD, SCALE 1"=40', JUNE 1940.



FILE NAME: CT11-V-SPO-ALTA.dwg

**CLIENT**

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**TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY 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.**

REV	DRAWN BY	DATE	DESCRIPTION
1			
2			
3			
4			
5			

PROJECT	SHEET ID	DRAWN BY	PROJECT MANAGER
KCE CT 11	ALTA-01	NCA	KJF
LOCATION		CHECKED BY	PROJECT No.
SALMON BROOK ST. GRANBY, CT		KJF	4428.001.008
SHEET TITLE		REVISION	DATE
ALTA/NSPS Land Title Survey			4/19/2024
		SHEET No.	SCALE
		1 OF 1	1" = 40'