



## SCHEDULE A

A certain parcel of land located on the easterly side of Colonel Ledyard Highway (Route 117) and on southerly side of Iron Street (Route 214) and on the westerly side of Fairway Drive in the Town of Ledyard, County of New London, State of Connecticut, which parcel is a combination of that parcel shown on a plan entitled: "Property Survey – property of – Ledyard Center, LLC – 740 Colonel Ledyard Highway – Ledyard, Connecticut – Scale: 1" = 60' – Date: September 2022 – Job No: C1040 – Sheet No: 1 of 2 – Prepared by DGT Associates", and of that parcel shown on a plan entitled: "Property Survey – property of – Ledyard Center, LLC – 26 Iron Street, Ledyard, Connecticut – Scale: 1" = 60' – Date: September 2022 – Job No: C1040 – Sheet No: 2 Of 2 – Prepared by: DGT Associates". Said parcel being bounded and described as follows:

Beginning at an iron pin in the easterly highway line of Colonel Ledyard Highway (Route 117), said iron pin being the northwest corner of herein described parcel and said iron pin being the southwest corner of land owned by Blue Sea Properties, LLC & Ming Moon Chinese Restaurant, LLC as shown on the above noted maps;

Thence N 67°21'25" E along a stone wall for a distance of 89.16' to a point;

Thence N 65°01'37" E for a distance of 100.61' to a point;

Thence N 65°57'00" E along a stone wall for a distance of 58.15' to an iron pin at a stone wall corner, the last three (3) courses being bounded northerly by land of said Blue Sea Properties, LLC and Ming Moon Chinese Restaurant, LLC;

Thence N 65°43'11" E for a distance of 150.10' to an iron pin;

Thence N 67°01'21" E for a distance of 61.30' to a point;

Thence N 66°21'13" E along a stone wall for a distance of 142.44' to a point;

Thence N 67°15'09" E along a stone wall for a distance of 55.17' to an iron pin, the last four (4) courses being bounded northerly by land of S & E Real Estate, LLC;

Thence N 17°48'35" W for a distance of 1.51' to a point;

Thence in an easterly direction 269.00' along a curve to the right having a radius of 760.00', (the chord of said curve being N 81°40'05" E, 267.60') to a monument, the last two (2) courses being bounded northerly by land of The Iris Holding Company, LLC;

Thence N 01°49'29" E for a distance of 119.23' to an iron pin;

Thence N 17°48'35" W for a distance of 511.39' to a monument in the southerly highway line of Iron Street (Route 214), the last two (2) courses being bounded westerly by land of said The Iris Holding Company, LLC;

Thence N 67°34'14" E for a distance of 22.59' to a point;

Thence N 72°12'29" E for a distance of 38.86' to a point;

Thence N 78°49'25" E for a distance of 11.71' to a point;

Thence N 80°55'20" E for a distance of 150.00' to a point;

Thence N 81°39'36" E for a distance of 64.99' to a point;

Thence N 80°38'25" E for a distance of 60.46' to a point;

Thence N 82°24'27" E for a distance of 78.96' to a point, the last seven (7) courses being along the southerly highway line of Iron Street (Route 214);

Thence S 05°50'09" E for a distance of 265.99' to an iron pin, the last course being bounded easterly by land of Iron Gate Ledyard, LLC;

Thence N 89°49'55" E for a distance of 436.36' to a drill hole, the last course being bounded northerly by land of said Iron Gate Ledyard, LLC;

Thence S 01°14'37" W for a distance of 32.83' to a point;

Thence S 02°40'46" E along a stone wall for a distance of 29.62' to a point;

Thence S 04°00'45" W for a distance of 42.55' to a point;

Thence S 03°13'13" W along a stone wall for a distance of 27.22' to an iron pin;

Thence S 04°10'58" W along a stone wall for a distance of 62.96' to a point;

Thence S 03°29'15" W along a stone wall for a distance of 88.19' to a point;

Thence S 03°01'31" W along a stone wall for a distance of 67.66' to a point;  
Thence S 02°55'35" W along a stone wall for a distance of 129.76' to a point;  
Thence S 02°14'37" W along a stone wall for a distance of 92.96' to a point;  
Thence S 03°09'03" W along a stone wall for a distance of 63.38' to a point;  
Thence S 00°16'52" E along stone wall remains for a distance of 22.09' to a point;  
Thence S 02°53'26" W along a stone wall for a distance of 103.88' to a point;  
Thence S 02°02'21" W along a stone wall for a distance of 28.76' to a point;  
Thence S 05°29'20" W along a stone wall remains for a distance of 40.21' to a point;  
Thence S 01°35'33" W for a distance of 33.39' to a point, the last fifteen (15) courses being bounded easterly by land of HLM Developments, Inc.;

Thence S 80°11'50" W for a distance of 81.83' to a point, the last course being bounded southerly by the terminus of Fairway Drive;

Thence in a southerly direction 44.60' along a curve to the right having a radius of 700.00', (the chord of said curve being S 23°32'34" E, 44.59') to a point;

Thence S 21°43'04" E for a distance of 335.14' to an iron pin, the last course being along the westerly street line of Fairway Drive;

Thence S 72°02'46" W for a distance of 389.82' to a point, the last course being bounded southerly by land of the Town of Ledyard;

Thence S 06°10'10" E for a distance of 98.77' to an iron pin;

Thence S 06°02'00" E for a distance of 98.09' to an iron pin, the last two (2) courses being bounded easterly by land of said Town of Ledyard;

Thence S 05°47'32" E for a distance of 80.77' to a drill hole, the last course being bounded easterly by land of Winston A. Comrie;

Thence S 88°24'06" W for a distance of 375.04' to a point;

Thence S 73°40'46" W for a distance of 613.10' to a point in the easterly highway line of Colonel Ledyard Highway (Route 117), the last two (2) courses being bounded southerly by land of the Town of Ledyard;

Thence N 15°57'14" W for a distance of 38.47' to a point;

Thence N 27°07'11" W for a distance of 50.98' to a CHD monument;

Thence N 15°53'51" W for a distance of 106.51' to a CHD monument;

Thence N 09°51'56" W for a distance of 94.11' to a point;

Thence N 15°57'16" W for a distance of 281.03' to a point, the last five (5) courses being along the easterly highway line of Colonel Ledyard Highway (Route 117);

Thence N 74°18'41" E along a stone wall for a distance of 132.09' to a point;

Thence N 73°20'34" E along stone wall remains for a distance of 71.81' to a point;

Thence N 73°00'46" E along a stone wall for a distance of 30.19' to a drill hole;

Thence N 74°04'00" E along a stone wall for a distance of 126.12' to a drill hole, the last four (4) courses being bounded northerly by land of The Dime Savings Bank of Norwich;

Thence N 16°47'27" W along a stone wall for a distance of 30.35' to a point;

Thence N 13°48'17" W along a stone wall for a distance of 124.73' to a point;

Thence N 14°35'47" W along a stone wall for a distance of 44.10' to a point;

Thence N 09°43'05" W for a distance of 13.56' to a drill hole, the last four (4) courses being bounded westerly by land of said The Dime Savings Bank of Norwich;

Thence N 70°52'00" E for a distance of 140.08' to a point, the last course being bounded northerly partially by land of John D. Cruz & Deborah A. Cruz and partially by land of David F. Foltz, John D. Cruz & Elizabeth A Hewis;

Thence N 14°35'41" W for a distance of 354.13' to a point, the last course being bounded westerly by land of said David F. Foltz, John D. Cruz & Elizabeth A Hewis;

Thence S 66°11'20" W for a distance of 116.30' to a point, the last course being bounded southerly by land of said David F. Foltz, John D. Cruz & Elizabeth A Hewis;

Thence N 14°39'10" W for a distance of 5.04' to a point, the last course being bounded westerly by land of John D. Cruz & Deborah A. Cruz;

Thence S 66°11'20" W for a distance of 403.90' to a point in the easterly highway line of Colonel Ledyard Highway (Route 117), the last course being bounded southerly by land of said Cruz;

Thence N 15°57'05" W for a distance of 50.50' to an iron pin and the point of beginning, the last course being along the easterly highway line of Colonel Ledyard Highway (Route 117).

The above-described parcel contains 41.06 acres and is a combination of all of that land acquired by Ledyard Center, LLC from The Town of Ledyard by Warranty deed dated October 2019. See Vol. 580, Page 608 of the Ledyard Land Records and all of that land acquired by Ledyard Center, LLC from Ledyard Fairway Limited Partnership by Warranty deed dated January 6, 2022.

Subject to an easement in favor of the Southeastern Connecticut Water Authority as shown on the above noted map. See Vol. 580, Page 511 of the Ledyard Land Records.

Subject to a 30' wide access easement on favor of the Town of Ledyard as shown on the above noted map. See Vol. 580, Page 612 of the Ledyard Land Records.

Subject to a 15' right of way as shown on the above noted map. See Vol. 15, Page 341 of the Ledyard Land Records.

Subject to a right of way in favor of S & E Real Estate, LLC as shown on the above noted map. See Vol. 40, Page 170 of the Ledyard Land Records.

Subject to a right of way in favor of John D. Cruz & Deborah A. Cruz as shown on the above noted map. See Vol. 157, Page 848 of the Ledyard Land Records.

Subject to a non-exclusive easement as shown on the above noted map..See Vol. 558, Page 239 of the Ledyard Land Records.

Subject to a drainage easement and rights to drain in favor of the Iris Holdings Company, LLC as shown on the above noted map. See Vol. 579, Page 230 of the Ledyard Land Records.

Subject to a private property easement in favor of the Southern New England Telephone Company as shown on the above noted map. See Vol. 94, Page 704 of the Ledyard Land Records.

Subject to an electrical distribution easement in favor of The Connecticut Light & Power Company as shown on the above noted map. See Vol. 327, Page 157 and Vol. 180, Page 264 of the Ledyard Land Records.

The intent of this deed is to merge the two parcels known as 26 Iron Street and 740 Colonel Ledyard Highway into one contiguous un-divided parcel.