

PROPOSED PARCEL DESCRIPTION

BEGINNING AT AN ANGLE POINT ON THE WESTERLY HIGHWAY LINE OF CONNECTICUT ROUTE #12 AND BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE S35°10'39"E ALONG THE WESTERLY HIGHWAY LINE OF CONNECTICUT ROUTE #12 A DISTANCE OF 92.54' TO A POINT;

THENCE S12°57'19"E ALONG THE WESTERLY HIGHWAY LINE OF CONNECTICUT ROUTE #12 A DISTANCE OF 271.90 TO A POINT;

THENCE N89°13'26"W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY B.O.Q. INVESTMENTS, INC. A DISTANCE OF 276.43' TO A DRILL HOLE FOUND;

THENCE N89°31'07"W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY B.O.Q. INVESTMENTS, INC. A DISTANCE OF 13.83' TO A POINT;

THENCE N00°44'27"E THROUGH LAND NOW OR FORMERLY TOWN OF LEDYARD A DISTANCE OF 333.10' TO A POINT ON THE SOUTHERLY SIDE OF HURLBUTT ROAD;

THENCE N 88°46'11"E ALONG THE SOUTHERLY SIDE OF HURLBUTT ROAD A DISTANCE OF 171.70' TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 82,535 SQUARE FEET (1.89474 ACRES).