

APPLICATION NO. Received

JUL 23 2025

Town of East Lyme
Land Use

**PLANNING COMMISSION APPLICATION
FOR SUBDIVISION / RE-SUBDIVISION, SUBDIVISION
MODIFICATION, POCD AND SUBDIVISION REGULATION
AMENDMENT**

APPLICATION TYPE: Subdivision X Re-Subdivision _____ Subdivision Modification _____
POCD Amendment _____ Subdivision Amendment _____

NAME OF SUBDIVISION: CORNISH SUBDIVISION

PROPOSED ROAD NAME(S): N/A LENGTH _____ l.f.
(attach list if more than one)

PROPERTY LOCATION: (attach 8 1/2 x 11 location map) SEE ATTACHED PLAN

APPLICANT: The Roderick M. Cornish Revocable Trust

Address: 49 Brainard Road Phone: 860.287.2524 Fax: _____
e-mail: roderickcornish@yahoo.com

OWNER: The Roderick M. Cornish Revocable Trust

Address: 185 Main Street #301 Phone: 860.287.2524 Fax: _____
Niantic, CT 06357 e-mail: roderickcornish@yahoo.com

PRIMARY CONTACT /AGENT : John Paul Mereen, LLS

Address: PO BOX 565 East Lyme, CT. 06333 Phone: 860.442.2201 Fax: _____
e-mail: jp@gerwickmereen.com

ASSESSOR'S MAP(S) & LOT(S) 07.4/21 TOTAL ACRES 52.79+-

ZONING DISTRICT(S) R-40 CONV./O.S. (circle one) CAM X # LOTS 2

FLOOD ZONE X, AE-12 AQUIFER _____ W/IN 500' TOWN BOUNDARY _____ FARM LAND _____

WATER SUPPLY On Site SEWAGE DISPOSAL On Site
(attach letter from Water & Sewer Dept. if public and Ledge Light Health District if on-site)

CONSERVATION COMMISSION APPLICATION: _____ PERMIT#: _____

WAIVER(S) REQUESTED: (attach letter) None

ZONING VARIANCES: (attach copy from land records) None

PLANS PREPARED BY (Engineer/Surveyor): John Paul Mereen, Gerwick Mereen, LLC

Address: PO BOX 565 East Lyme, CT. 06333 Phone: 860.442.2201 Fax: _____
e-mail: jp@gerwickmereen.com

ATTORNEY: None

Address: _____ Phone: _____ Fax: _____
e-mail: _____

PREVIOUS SUBDIVISION(S) IF RE-SUBDIVISION OR LOT LINE REVISION:

Map _____ Dwr. _____

Map _____ Dwr. _____

Map _____ Dwr. _____

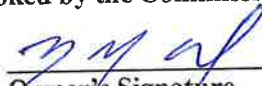
CHECKLIST ATTACHED _____

CONSENTS AND PERMISSIONS:

The undersigned owner, or legally authorized agent, hereby consents to necessary and proper inspections of the property that is the subject of this application by agents of the Commission at reasonable times both before and after approval is granted by the Commission.

The undersigned declares all information submitted with this application is accurate to the best of his/her knowledge and belief. If such information subsequently proves to be false, deceptive, incomplete or inaccurate, the approval may be modified, suspended, or revoked by the Commission.

Roderick M. Cornish
Owner's Printed Name


Owner's Signature

7/28/25
Date

Same
Applicant's Printed Name

Applicant's Signature

Date

FOR INTERNAL USE ONLY:

SUBMITTED:
APPLICATION FEE:
PROCESSING FEE:
DATE OF RECEIPT:
SET P.H. BY:
PUBLISH LEGAL NOTICE:
HEARING HELD:
DECISION BY:
CONDITIONAL APPROVAL:
LEGAL NOTICE
FINAL APPROVAL:
LEGAL NOTICE:
LETTER OF DECISION:

BOND SUBMITTED:
OPEN SPACE CONVEYED:
MYLARS FILED:
ROAD ACCEPTED:
DEEDS & EASEMENTS FILED:

SUBDIVISION APPLICATION CHECKLIST

- _____ Original & 1 copy application form
- _____ 12 copies 11" x 17" at no less than 1 inch = 200 feet
- _____ 10 copies of all maps required by Sec 4-1-6 through 4-1-8 and 4-1-12.
- _____ Application Fee
- _____ Waiver Request, if applicable
- _____ Design Report
 - _____ Natural & Cultural Resources Map (4-1-4)
 - _____ Archaeological Survey (5-11)
 - _____ Biological Survey
 - _____ Soil Scientist's Report
 - _____ Pesticide Report (5-10)
 - _____ Yield Plan showing Conventional layout
 - _____ Cluster/Conservation Design (for subdivisions > 20 acres)
 - _____ Choice of Design Option Report & Narrative
 - _____ Open Space Report Narrative
 - _____ Zoning Compliance Chart
 - _____ Traffic Report (>100 lots & non-residential)
 - _____ Sewage Disposal Report ((5-5)
 - _____ Water Supply Report ((5-6)
 - _____ Stormwater Management Plan / Hydrological Report (5-7)
 - _____ Drainage calcs. W/map showing proposed drainage areas
- _____ Record Subdivison Plan (5-1)
- _____ Site Development Plan (Grading & E&S)
- _____ Road Construction (Plan & Profile)
- _____ Construction Plans
- _____ CAM application if applicable
- _____ Easements and Deeds
- _____ Construction Cost Estimate for Public Improvements
- _____ List of Adjacent Property Owners
- _____ Notification of Adjacent Property Owners (Certificates of Mailing) if public hearing
- _____ Post Sign

Review By Others:

- _____ East Lyme Inland Wetlands Agency
- _____ Regional Planning Commission (abuts or straddles an adjacent municipality)
- _____ Adjacent Municipality (abuts or straddles an adjacent municipality)
- _____ Environmental Review Team
- _____ CT Department of Public Health (if located w/in public water supply aquifer protection area)

The Commission has the authority to determine whether a submission constitutes a complete application in accordance with the regulation requirements. If after reviewing a submission, the Commission finds the application to be incomplete in any material respects, it may vote to deny the application. Prior to taking this action, the applicant will be given the opportunity to withdraw the incomplete application. No fees shall be refunded upon withdrawal of an incomplete application.

APPLICATION FEE CALCULATION SHEET

2.1 Subdivision Application Review. For subdivisions and re-subdivisions, the following fees shall be paid at the time of application to the Planning Commission:

2.1.1	# Lots <u>2</u>	X \$100.00	<u>200</u>
2.1.2	Base Fee		\$750.00
2.1.3	Public Hearing Fee, if applicable (\$1250.00)		
2.1.4	Design Review Fee -LF new road	<u> </u> X \$1.00	<u> </u>
2.1.5	Professional/Legal Consultations (actual cost)		<u> </u>
2.1.6	State of Conn. Fee		\$60.00
SUBTOTAL			<u> </u>

2.2 Subdivision Application Processing and Inspection. Upon approval of a subdivision/ re-subdivision by the Planning Commission, the following fees shall be paid prior to the Chair's signing the approved subdivision plan:

2.2.1	# Lots <u> </u>	X \$100	<u> </u>
2.1.2	Base Fee		\$100.00
2.2.3	Road/Utility Document Review Fee (\$400.00)		<u> </u>
2.2.4	Inspection Fee - LF of new road	<u> </u> X \$1.00	<u> </u>
2.2.5	E & S Control Fee - # Lots <u> </u>	X \$50.00	<u> </u>
SUBTOTAL			<u> </u>

2.3 Coastal Area Management Review

Lots 2 X \$10.00 (\$25.00 min.)

25

2.4 Application for Revision of Lot Line

\$150.00

TOTAL FEES

1035

Fees based on Section 2 of the Town Ordinance Establishing Schedule of Fees for Conservation Planning and Zoning Commissions as amended.

,	07.4 20 ABARCA NELLY G 46 BRAINERD RD NIANTIC, CT 06357	04.7 17 CELINKSI GERRIANNE & 4650 WINGED FOOT CT #103 NAPLES, FL 34112
07.4 23 CONNECTICUT STATE OF CT 79 ELM ST 6TH FL HARTFORD, CT 06106	10.3 14-1 CONNECTICUT STATE OF DEP STATE OFFICE BLDG HARTFORD, CT 06105	07.4 19 EAST LYME TOWN OF PO BOX 519 NIANTIC, CT 06357-0519
04.7 22 FITZNER WILLIAM & KIM 135 SADDLE HILL RD MIDDLETOWN, CT 06457	04.2 6 GIA PROPERTIES NO 1 LLC 10 RIDGEWOOD RD NIANTIC, CT 06357	04.2 5 GIA PROPERTIES NO 2 LLC 10 RIDGEWOOD RD NIANTIC, CT 06357
04.7 18 GIANTS NECK HEIGHTS 1 CREEK RD NIANTIC, CT 06357	04.2 4 GIANTS NECK IMPRV CLUB 43 W PATTAGANSETT ROAD NIANTIC, CT 06357	04.7 7 GREENE THOMAS K & 31 RIDGEWOOD RD NIANTIC, CT 06357
07.4 17 JANTY GREGORY & NELLA M 132 FITZGERALD DR EAST HARTFORD, CT 06118	07.4 16-1 KAMETZ ELIZABETH ANN & 107 COUGAR RD MANCHESTER, CT 06040	07.2 34 KELLY MICHAEL K TR 42 BRAINERD RD NIANTIC, CT 06357
04.7 23 KOWALSKI ANDRZEJ 22 PARK PLACE NEW BRITAIN, CT 06051	07.4 16 LAVENDER LARRY E TR & 1212 LAKEWOOD DR GREENSBORO, NC 27410	04.7 16 MIRANDA TABATHA 25 MARSHFIELD RD GNH NIANTIC, CT 06357
04.10 25 NATIONAL RR PASSENGER CO PO BOX 18266F ST LOUIS, MO 63150	12.1 132 NATIONAL RR PASSENGER CO PO BOX 18266F ST LOUIS, MO 63150	07.2 35 Null 44 BRAINERD RD NIANTIC, CT 06357
07.4 13 Null 39 MARSHFIELD RD NIANTIC, CT 06357	07.4 14 Null 39 MARSHFIELD RD NIANTIC, CT 06357	07.4 21-1 SBA TOWERS II 8051 CONGRESS AVE BOCA RATON, FL 33487-1307
07.4 21 THE RODERICK M CORNISH 185 MAIN ST #301 NIANTIC, CT 06357	07.4 18 TOTH STEVEN E 54 LONGVIEW DRIVE LONGMEADOW, MA 01106	07.4 22 TOWN OF EAST LYME 108 PENNSYLVANIA AVENUE NIANTIC, CT 06357

,	07.4 20 ABARCA NELLY G 46 BRAINERD RD NIANTIC, CT 06357	07.4 23 CONNECTICUT STATE OF CT 79 ELM ST 6TH FL HARTFORD, CT 06106
04.2 6 GIA PROPERTIES NO 1 LLC 10 RIDGEWOOD RD NIANTIC, CT 06357	12.1 132 NATIONAL RR PASSENGER CO PO BOX 18266F ST LOUIS, MO 63150	07.2 35 Null 44 BRAINERD RD NIANTIC, CT 06357
07.4 21-1 SBA TOWERS II 8051 CONGRESS AVE BOCA RATON, FL 33487-1307	07.4 21 THE RODERICK M CORNISH 185 MAIN ST #301 NIANTIC, CT 06357	

Gerwick- Mereen L.L.C.

Land Surveying & Land Planning

P.O. Box 565
East Lyme, CT. 06333
jp@gerwickmereen.com

August 28, 2025

Via Email: sarah.sportman@uconn.edu
Sarah Sportman
Office of State Archeology
University of Connecticut
354 Mansfield Road
Unit 1176
Storrs, CT. 06269

Dear Ms. Sportman,

Please find attached a subdivision plan prepared by this office we have submitted to the East Lyme Planning Commission as part of the application for property located at 49 Brainard Road, Assessor's Map ID 07.4/21

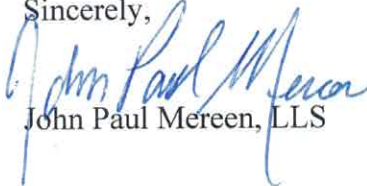
State Plane coords N784,388 E139,394

The intent is to create a 1.6 acre building lot from the existing 52.8+- acre parcel.

We would appreciate your review of the attached information to determine if an archeology survey is necessary.

Thank you for your assistance and please let me know if you may need any additional information,

Sincerely,



John Paul Mereen, LLS

May
Engineering, LLC
Civil Engineering, Site Planning, and Consulting

1297 RT 163 Oakdale, CT 06370 Cell: 860 884-9671 Email: mayengineering@sbcglobal.net

07/09/2025

Property located at:
Lot# 2 - 49 Brainerd ROAD
Niantic, CT 06357

Re: Engineering Evaluation – Lot area required for nitrogen loading to be below 10mg/l conc.
Location: 9 BRAINERD Rd., Niantic, CT 06357

May Engineering, LLC was retained to perform an Engineering calculation to estimate nitrogen loading and nitrogen dilution analysis for a 1.6 ac lot with a proposed 4 bedroom residential home. The residential home will have on-site subsurface sanitary disposal system. To determine how much land area in ft² is require to dilute daily nitrogen concentration below 10mg/l.

Assumptions:

- 4-BDR home 600 gpd effluent.
- Nitrogen concentration after septic tank and leach field treatment is 24 mg/l
- Nitrogen concentration for 1 gallon = 3.8ℓ / gal x 24mg/ℓ = 91.2 mg / day
- Average daily rainfall in Connecticut 0.10 to 0.14 inches per day (seasonal) use 0.12 inches per day >> 0.01 ft /day/ft²
- X is the required volume to dilute N² daily loading

Required N² concentration 10 mg/l and the estimated daily N² loading {91.2 mg / day } / { X(ℓ) / day }

$$\begin{aligned}10\text{mg}/\ell (X \ell) &= (91.2 \text{ mg / day}) \\10 X &= 91.2 \ell / \text{day} \\X &= 9.12\ell / \text{day} \text{ or } 2.4 \text{ gal / day} - 1 \text{ gal/day (effluent)} \\&= 1.4 \text{ gal or } 0.187 \text{ ft}^3 / \text{day}\end{aligned}$$

Avg CT rainfall 0.01 ft /day/ft² (assume 35% stormwater infiltration) use 0.0035 ft /day/ft²

$$\frac{\{0.187 \text{ ft}^3 / \text{day}\}}{0.0035 \text{ ft / day/ft}^2} = 53.42 \text{ ft}^2 \text{ area needed to dilute one gallon of effluent}$$

Therefore to dilute 600 gal x 53.42 ft² = 32,057 ft² area required

Lot # 2 has 69,696 ft² area

The proposed Lot# 2 - at 49 Brainerd ROAD has the land area to adequately dilute nitrogen below 10 mg/l.

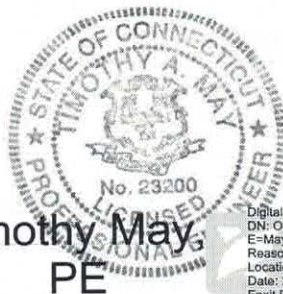
Prepared by,

May Engineering, LLC

Timothy A. May, P.E.

License No. 23200

July 9, 2025



Timothy May
PE

Digitally signed by Timothy May, PE
DN: OU="May Engineering, LLC", CN="Timothy May, PE",
E=Mayengineering@sbcglobal.net
Reason: I am the author of this document
Date: 2025.07.09 20:45:23-04'00'
Foxit PDF Editor Version: 2025.1.0

WATER QUALITY VOLUME CALCULATIONS

Lot 1 49 Brainerd Rd
Niantic, Connecticut

WATER QUALITY VOLUME PER 2004 (7.4.1) CT STORMWATER QUALITY MANUAL

WQV = Water Quality Volume (ac.-ft.)

R = Volumetric runoff coef. = $0.05 + 0.009 (I)$

Where I = % impervious cover

A = Area in Acres

$$WQV = \frac{(1'')(R)(A)}{12}$$

RG 1 –

Impervious contributing area = 3679 s.f. = 0.084 ac.

Total contributing area = 9378 s.f. = 0.224 ac.

$$I = 0.084/0.224 = 0.375$$

$$R = 0.05 + 0.009 (37.5) = 0.388$$

$$WQV = \frac{(1'')(0.388)(0.224\text{ac})}{12} = 0.0072 \text{ ac./ft.} \times 43560 \text{ s.f./ac.} = 315.5 \text{ c.f.}$$

R.G. 1

Bottom Area = 128 s.f.

Top Area = 231 s.f.

Average Area = $(107 + 203)/2 = 179.5 \text{ s.f.}$

Surface Storage Volume = $179.5 \text{ s.f.} \times 2' = 359.0 \text{ c.f.}$

Total RG Storage Volume = 359.0 c.f.

McKeever & McKeever, P.C.

P.O. Box 514

Niantic, CT 06357-0514

VOL: 1120 PG: 1030
INST: 00000730

Trustee's Deed

To all People to Whom these Presents shall Come, Greeting:

Know Ye, That **Roderick M. Cornish, Trustee of THE RODERICK M. CORNISH REVOCABLE TRUST** for **TWO HUNDRED, TWENTY-FIVE THOUSAND AND 00/100 (\$225,000.00) DOLLARS** received to its full satisfaction of **NELLY G. ABARCA**, do give, grant, bargain, sell and confirm unto the said **NELLY G. ABARCA**, property known as **PROPERTY OF DOUBLE R RANCH LLC TO BE CONVEYED TO NELLY G. ABARCA 46 BRAINERD ROAD, NIAN TIC CT AREA = 3.52 ACRES** and being further described on Schedule "A" attached hereto and made a part hereof.

Said premises are subject to restrictions, easements and conditions of record so far as the same may be in force and applicable.

Said premises are subject to all municipal assessments, sewer assessments and taxes hereinafter becoming due and payable with the grantees herein assume and agree to pay.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, his heirs, executors, administrators, successors and assigns forever, to him and his own proper use and behoof.

And also, It, the said Grantor(s) does for itself and its heirs, executors administrators, trustees, successors and assigns covenant with the said Grantee, himself and his executors, successors, trustees, heirs and assigns, that at and until the ensealing of these presents, It is well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, It, the said Grantor, does by these presents bind itself and its heirs, executors, administrators, trustees, successors and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to the said Grantee, himself and his successors, heirs executors administrators and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

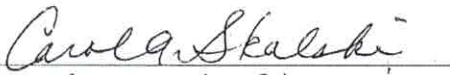
SIGNATURE PAGE TO FOLLOW

CONVEYANCE TAX RECEIVED
STATE \$ 1687.50
TOWN \$ 562.50
EAST LYME, CT TOWN CLERK

In Witness Whereof, I have hereunto set my hand and seal this 26th day of MARCH 2025

Signed, Sealed and Delivered in the presence of

**THE RODERICK M. CORNISH REVOCABLE
TRUST**


By Roderick M. Cornish, Trustee of THE RODERICK
M. CORNISH REVOCABLE TRUST
Carol A. SKALSKI

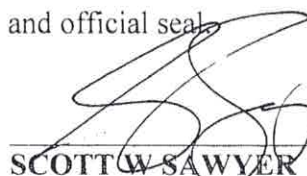
STATE OF CONNECTICUT)

) ss: NEW LONDON, MARCH 26, 2025

COUNTY OF NEW LONDON)

On this the 26th day of MARCH 2025, before me **SCOTT W SAWYER** the undersigned officer, personally appeared **Roderick M. Cornish, Trustee of THE RODERICK M. CORNISH REVOCABLE TRUST** and known to me to be the persons whose name are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, as their free act and deed.

In Witness Whereof, I hereunto set my hand and official seal


SCOTT W SAWYER
COMMISSIONER OF THE SUPERIOR COURT

SCHEDULE A

A certain parcel of land with all improvements therein situated on the easterly side of Brainard Road in the Town of East Lyme, county of New London and the State of Connecticut shown as, "TRANSFERRED PARCEL AREA = 153,206 Sq. Ft. 3.52 Ac." on a plan entitled "COMPILATION PLAN SHOWING PROPERTY OF DOUBLE R RANCH, LLC 49 BRAINERD ROAD TO BE CONVEYED TO NELLY G. ABARCA 46 BRAINERD ROAD NIAHTIC, CONNECTICUT DATE: NOVEMBER 25, 2024 SCALE: 1" = 200' JOB # 23-087" and more particularly described as follows;

Beginning at a rebar marking the northeasterly corner now or formerly of the grantee and the northerly corner of the herein described parcel;

Thence running S63°-49'-34"E, 248.35 feet along the northerly line of the herein described parcel and the southerly line of 44 Brainard Road and across a ledge to a point marking the northeasterly corner of the herein described parcel and a corner of other lands of the grantor;

Thence running S08°-01'-49"W, 368.32 feet along the easterly line of the herein described parcel and other lands of the grantor, across a ledge to a point marking the southeasterly corner of the herein described parcel;

Thence running N77°-00'-21"W, 388.63 feet along the southerly line of the herein described parcel and other lands of the grantor to a point;

Thence running N29°33'-15W, 157.36 feet along the southerly line of the herein described parcel and other lands of the grantor to a point marking the southwesterly corner of the herein described parcel and a point in the easterly line of Brainard Road;

Thence running along a curve to the left having a radius of 472.68 feet and a length of 81.87 feet with a chord bearing of N17°-56'-12"E and a chord distance of 81.87 feet to a point of tangency in the easterly line of Brainard Road;

Thence running N10°-03'-03"E, 71.90 feet along the easterly line of Brainard Road to a point marking the former southwesterly corner of 46 Brainard Road;

Thence running S63°-49'-34"E, 177.07 feet along the southerly line of land now or formerly of the grantee to a point;

Thence running N26°-10'-26"E, 200.00 feet to the point and place of beginning.

Said adjusted area = 153,206Sq. Ft. or 3.52 ac.

RECEIVED FOR RECORD
Apr 09, 2025 11:41:24A
Karen Miller Galbo
TOWN CLERK
EAST LYME, CT

Return to:

Sawyer Law Firm
Attorneys at Law
The Jill S. Sawyer Building
251 Williams Street
New London, CT 06320

VOL: 1103 PG: 411
INST: 00002301

TRUSTEE'S DEED

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, CHRISTOPHER SAMUELSEN, AS TRUSTEE OF THE CHRISTOPHER SAMUELSEN LIVING TRUST DATED MAY 7, 2021, with an address at 400 North Highway, A1A, Lot 43, Jupiter, Florida 33477 (hereinafter referred to as "Grantor"), and pursuant to **ARTICLE VII, Trustee Provisions, SECTION A Powers, PARAGRAPH 2** of the aforementioned Trust, and in consideration of the sum of ONE MILLION TWO HUNDRED THOUSAND DOLLARS AND 00/100 (\$1,200,000.00) DOLLARS, and other valuable consideration received to his full satisfaction of **DOUBLE R RANCH LLC**, a Connecticut limited liability company, having a place of business at 468 Pequot Avenue, New London, Connecticut 06320 (hereinafter referred to as "Grantee"), does hereby grant, bargain, sell, and confirm unto said Grantee, its successors and assigns forever, that certain piece or parcel of land, together with the building and improvements located thereon, situated in the Village of Niantic, Town of East Lyme, County of New London and State of Connecticut, known as 49 BRAINERD ROAD, and more particularly described on Schedule A attached hereto and incorporated herein (hereinafter, the "Premises.")

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, its successors and assigns, to them and their own proper use and behoof.

And the said Grantor, does hereby covenant with the said Grantee that he is duly qualified to act as Trustee, has full power and authority to bargain and sell the above described premises in manner and form as set forth herein, and does further covenant to warrant and defend the same to the said Grantee against the claims of any person claiming by, from or under the Grantor.

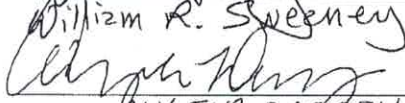
[SIGNATURE PAGE ATTACHED]

CONVEYANCE TAX RECEIVED
STATE \$ 11000.00
TOWN \$ 3000.00
EAST LYME, CT TOWN CLERK

IN WITNESS WHEREOF, we have caused this instrument to be executed this 6th day of November, 2023.

Witnessed By:



William R. Sweeney


ANGELA DORSEY

By: 

Christopher Samuelson, Trustee of the Christopher
Samuelson Living Trust dated May 7, 2021

STATE OF CONNECTICUT)
) ss: New London
COUNTY OF NEW LONDON)

On this the 6th day of November, 2023, before me, the undersigned officer, personally appeared **CHRISTOPHER SAMUELSEN**, who acknowledged himself to be the Trustee of the Christopher Samuelson Living Trust dated May 7, 2021, and that he as such, being authorized so to do, executed the foregoing instrument as his free act and deed for the purposes therein contained by signing the name of the Trust by himself as Trustee.

In witness whereof I hereunto set my hand.



William R. Sweeney
Commissioner of the Superior Court

VOL: 1103 PG: 413
INST: 00002301
SCHEDULE A

49 Brainerd Road, Niantic (East Lyme), Connecticut

A certain piece or parcel of land with the buildings thereon situated in the Town of East Lyme, County of New London and State of Connecticut, bounded and described as follows;

Beginning at the northwest corner of said parcel of land, at a point on Niles Creek; thence southerly by said Creek to the road at the stone arched culvert; thence easterly by and along said road to Black Point Creek; thence by and along said creek northerly to land now or formerly of Elmer W. Russell; thence a short distance westerly and then northerly around said Russell house lot 1 to land now or formerly of J. T. Cruttenden; thence westerly by and along lands now or formerly of said Cruttenden and now or formerly of John Maine 'to the point of beginning. Said property is subject to such reservations, restrictions and mutual rights of way as appear in a Warranty Deed from Sarah I. Brainerd to Addison G. Brainerd, dated May 17, 1919 and recorded in Volume 22 at Page 606 of the East Lyme Land Records, to which reference may be had.

EXCEPTING THEREFROM Lot 3 Assessor's Map 55 entitled: "Property Map Town of East Lyme, New London County, Connecticut, James W. Sewall Company, Old Town, Maine. Scale 1 inch = 200 Feet Revised 3-79."

EXCEPTING THEREFROM all that certain piece or parcel of land with the buildings and improvements thereon situated on the easterly side of Brainerd Road in the Town of East Lyme, County of New London, and State of Connecticut, bounded and described as follows;

NORTHERLY: By land now or formerly of Carol S. Margitan and Michael J. Margitan, 204.25 feet;
EASTERLY: By other land of Elsie B. Raven, 200.00 feet;
SOUTHERLY: By other land of Elsie B. Raven, 176.99 feet; and
WESTERLY: By Brainerd Road by a broken Line having an aggregate distance along said road of 208.27 feet.

Being the same premises shown on a certain map entitled, "Property Survey of a portion of property now or formerly of Elsie B. Raven, Brainerd Road, E. Lyme, Conn., Scale: 1" = 20', April, 1978," certified substantially correct and in accordance with the Class A Code of the Connecticut Technical Counsel, Inc. by Robert L. Bucher, L.S., and filed on April 29, 1978 In the office of the Town Clerk of East Lyme in Drawer 1 as Map. No. 27.

Said premises are subject to the following:

1. Building and building line restrictions, any and all provisions of municipal ordinance or regulations, public or private law including planning, zoning and inland wetland and water course regulations, or facts disclosed by an accurate survey.
2. Real estate taxes to the Town of East Lyme on the October 1, 2022 Assessment List and thereafter, which the Grantee herein assumes and agrees to pay.
3. Water and/or sewer use charges which may hereafter become due and payable.

4. Rights of others in and to any watercourse situated upon or crossing said Premises.
5. Electric Distribution Easement in favor of The Connecticut Light and Power Company dated August 23, 2011 and recorded September 1, 2011 in Volume 875 at Page 657 of the East Lyme Land Records.
6. Telephone Distribution Easement in favor of The Southern New England Telephone Company dba AT&T Connecticut dated August 23, 2011 and recorded September 1, 2011 in Volume 875 at Page 652 of the East Lyme Land Records.
7. Restrictions, reservations and mutual rights of way as set forth in a Warranty Deed from Sarah I. Brainerd to Addison G. Brainerd, dated May 17, 1919 and recorded in Volume 22 at Page 606 of the East Lyme Land Records.
8. Memorandum of Option and Land Lease by and between Christopher Samuelsen and SBA Towers II, LLC dated July 16, 2009 and recorded August 26, 2009 in Volume 834 at Page 631 of the East Lyme Land Records; as amended by Amendment to Option and Land Lease and Memorandum of Option and Land Lease dated December 3, 2010 and recorded May 11, 2011 in Volume 870 at Page 653 of the East Lyme Land Records; as further amended by Memorandum of Antenna Site Agreement dated March 7, 2012 and recorded March 19, 2012 in Volume 886 at Page 520 of the East Lyme Land Records; as further amended by Memorandum of Land Lease dated December 3, 2010 and recorded March 29, 2012 in Volume 887 at Page 341 of the East Lyme Land Records; as assigned to SBA Towers V, LLC by Memorandum of Assignment dated January 1, 2014 and recorded January 11, 2016 in Volume 958 at Page 20 of the East Lyme Land Records.
9. Open-End Mortgage Deed, Fixture Filing and Assignment of Leases and Rents from SBA Towers V, LLC to Deutsche Bank Trust Company Americas in the original principal amount of \$4,530,000,000.00 dated October 14, 2015 and recorded January 11, 2016 in Volume 958 at Page 24 of the East Lyme Land Records; as amended by Amendment to Amended Mortgage, Fixture Filing and Assignment of Leases and Rents, as Amended dated July 7, 2016 and recorded August 16, 2016 in Volume 968 at Page 225 of the East Lyme Land Records; as further amended by Amendment to Amended Mortgage, Fixture Filing and Assignment of Leases and Rents, as Amended dated April 17, 2017 and recorded June 7, 2017 in Volume 981 at Page 474 of the East Lyme Land Records; as further amended by Amendment to Mortgage, Fixture Filing and Assignment of Leases and Rents dated September 13, 2019 and recorded December 23, 2019 in Volume 1023 at Page 213 of the East Lyme Land Records; as further amended by Amendment to Mortgage, Fixture Filing and Assignment of Leases and Rents dated July 14, 2020 and recorded February 16, 2021 in Volume 1049 at Page 282 of the East Lyme Land Records; as further amended by Amendment to Mortgage, Fixture Filing and Assignment of Leases and Rents dated May 14, 2021 and recorded January 11, 2022 in Volume 1073 at Page 356 of the East Lyme Land Records; as further amended by Amendment to Mortgage, Fixture Filing and Assignment of Leases and Rents dated October 27, 2021 and recorded April 29, 2022 in Volume 1080 at Page 86 of the East Lyme Land Records; as further amended by Amendment to Mortgage, Fixture Filing and Assignment of Leases and Rents dated November 23, 2022 and recorded March 8, 2023 in Volume 1094 at Page 92 of the East Lyme Land Records.
10. Easement Agreement by and between Christopher Samuelsen, Trustee of the Christopher Samuelsen Living Trust dated May 7, 2021 and SBA Towers V, LLC dated February 24, 2023 and recorded April 5, 2023 in Volume 1094 at Page 715 of the East Lyme Land Records.

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Return to:

Sawyer Law Firm
Attorneys at Law
The Jill S. Sawyer Building
251 Williams Street
New London, CT 06320

VOL: 1103 PG: 411
INST: 00002301

TRUSTEE'S DEED

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, CHRISTOPHER SAMUELSEN, AS TRUSTEE OF THE CHRISTOPHER SAMUELSEN LIVING TRUST DATED MAY 7, 2021, with an address at 400 North Highway, A1A, Lot 43, Jupiter, Florida 33477 (hereinafter referred to as "Grantor"), and pursuant to **ARTICLE VII, Trustee Provisions, SECTION A Powers, PARAGRAPH 2** of the aforementioned Trust, and in consideration of the sum of ONE MILLION TWO HUNDRED THOUSAND DOLLARS AND 00/100 (\$1,200,000.00) DOLLARS, and other valuable consideration received to his full satisfaction of **DOUBLE R RANCH LLC**, a Connecticut limited liability company, having a place of business at 468 Pequot Avenue, New London, Connecticut 06320 (hereinafter referred to as "Grantee"), does hereby grant, bargain, sell, and confirm unto said Grantee, its successors and assigns forever, that certain piece or parcel of land, together with the building and improvements located thereon, situated in the Village of Niantic, Town of East Lyme, County of New London and State of Connecticut, known as 49 BRAINERD ROAD, and more particularly described on Schedule A attached hereto and incorporated herein (hereinafter, the "Premises.")

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, its successors and assigns, to them and their own proper use and behoof.

And the said Grantor, does hereby covenant with the said Grantee that he is duly qualified to act as Trustee, has full power and authority to bargain and sell the above described premises in manner and form as set forth herein, and does further covenant to warrant and defend the same to the said Grantee against the claims of any person claiming by, from or under the Grantor.

[SIGNATURE PAGE ATTACHED]

CONVEYANCE TAX RECEIVED
STATE \$ 11000.00
TOWN \$ 3000.00
EAST LYME, CT TOWN CLERK

IN WITNESS WHEREOF, we have caused this instrument to be executed this 6th day of November, 2023.

Witnessed By:

William R. Sweeney
ANGELA DORSEY

By: Christopher Samuelson
Christopher Samuelson, Trustee of the Christopher
Samuelson Living Trust dated May 7, 2021

STATE OF CONNECTICUT)
) ss: New London
COUNTY OF NEW LONDON)

On this the 6th day of November, 2023, before me, the undersigned officer, personally appeared **CHRISTOPHER SAMUELSEN**, who acknowledged himself to be the Trustee of the Christopher Samuelsen Living Trust dated May 7, 2021, and that he as such, being authorized so to do, executed the foregoing instrument as his free act and deed for the purposes therein contained by signing the name of the Trust by himself as Trustee.

In witness whereof I hereunto set my hand.


William R. Sweeney
Commissioner of the Superior Court

49 Brainerd Road, Niantic (East Lyme), Connecticut

A certain piece or parcel of land with the buildings thereon situated in the Town of East Lyme, County of New London and State of Connecticut, bounded and described as follows;

Beginning at the northwest corner of said parcel of land, at a point on Niles Creek; thence southerly by said Creek to the road at the stone arched culvert; thence easterly by and along said road to Black Point Creek; thence by and along said creek northerly to land now or formerly of Elmer W. Russell; thence a short distance westerly and then northerly around said Russell house lot 1 to land now or formerly of J. T. Cruttenden; thence westerly by and along lands now or formerly of said Cruttenden and now or formerly of John Maine to the point of beginning. Said property is subject to such reservations, restrictions and mutual rights of way as appear in a Warranty Deed from Sarah I. Brainerd to Addison G. Brainerd, dated May 17, 1919 and recorded in Volume 22 at Page 606 of the East Lyme Land Records, to which reference may be had.

EXCEPTING THEREFROM Lot 3 Assessor's Map 55 entitled: "Property Map Town of East Lyme, New London County, Connecticut, James W. Sewall Company, Old Town, Maine. Scale 1 inch = 200 Feet Revised 3-79."

EXCEPTING THEREFROM all that certain piece or parcel of land with the buildings and improvements thereon situated on the easterly side of Brainerd Road in the Town of East Lyme, County of New London, and State of Connecticut, bounded and described as follows;

NORTHERLY: By land now or formerly of Carol S. Margitan and Michael J. Margitan, 204.25 feet;

EASTERLY: By other land of Elsie B. Raven, 200.00 feet;

SOUTHERLY: By other land of Elsie B. Raven, 176.99 feet; and

WESTERLY: By Brainerd Road by a broken Line having an aggregate distance along said road of 208.27 feet.

Being the same premises shown on a certain map entitled, "Property Survey of a portion of property now or formerly of Elsie B. Raven, Brainerd Road, E. Lyme, Conn., Scale: 1" = 20', April, 1978," certified substantially correct and in accordance with the Class A Code of the Connecticut Technical Counsel, Inc. by Robert L. Bucher, L.S., and filed on April 29, 1978 In the office of the Town Clerk of East Lyme in Drawer 1 as Map. No. 27.

Said premises are subject to the following:

1. Building and building line restrictions, any and all provisions of municipal ordinance or regulations, public or private law including planning, zoning and inland wetland and water course regulations, or facts disclosed by an accurate survey.
2. Real estate taxes to the Town of East Lyme on the October 1, 2022 Assessment List and thereafter, which the Grantee herein assumes and agrees to pay.
3. Water and/or sewer use charges which may hereafter become due and payable.

4. Rights of others in and to any watercourse situated upon or crossing said Premises.
5. Electric Distribution Easement in favor of The Connecticut Light and Power Company dated August 23, 2011 and recorded September 1, 2011 in Volume 875 at Page 657 of the East Lyme Land Records.
6. Telephone Distribution Easement in favor of The Southern New England Telephone Company dba AT&T Connecticut dated August 23, 2011 and recorded September 1, 2011 in Volume 875 at Page 652 of the East Lyme Land Records.
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THANKS JYAN