

Juliano Associates
405 Main Street (Yalesville)
Wallingford, Connecticut 06492
Voice: 203-265-1489
Fax: 203-949-1523

November 4, 2024

Mr. Savas Ozuolmez
76 Broad Street
Plainville, CT 06062
860.541.0185
info@76broadct.com

RE: Surveying and Engineering Services
#87 Whiting Street, Plainville

Dear Mr. Ozuolmez,

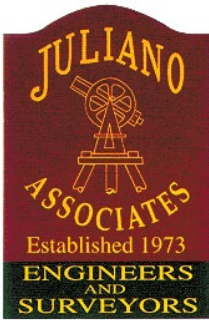
Thank you for contacting our office. Based upon our site meeting and subsequent email correspondence, it is this office's understanding that you would like to utilize the existing building at 87 Whiting Street in Plainville for retail with associated merchandise storage and office space. Per the Plainville Zoning Regulations, commercial or retail establishments are allowed in the General Commercial (GC) zone but require Site Plan approval by the Planning and Zoning Commission.

Based upon our site meeting, information you provided via email, and a cursory review of the Zoning Regulations; Juliano Associates LLC is pleased to offer the following proposal for surveying and engineering services to submit site plan drawings to the Town of Plainville.

SURVEYING SERVICES:

Juliano Associates, LLC will provide the necessary land records research, field survey work, office computations and mapping to prepare a Class A-2 **Property Survey** of the above referenced properties. A Property Survey is defined as a type of survey which depicts or notes the position of boundaries with respect to:

- a) location of all boundary monumentation found or set;
- b) apparent improvements and features, including as a minimum: dwellings, barns, garages, sheds, driveways, roadways, surface utilities, visible bodies of water and swimming pools;



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- c) record easements and visible evidence of the use thereof;
- d) record and visible means of ingress and egress;
- e) lines of occupation, including as a minimum: fences, walls, hedges, and yards;
- f) unresolved conflicts with existing deed descriptions and maps;
- g) deed restrictions pertaining to the location of buildings or other apparent improvements; and
- h) apparent boundary encroachments
- i) monumentation required to be set at all corners created by a deflection angle of not less than 70 degrees between two consecutive courses and at intervals not to exceed 600 feet along the boundaries between said corners, except where natural or man-made monumentation defines or occupies the line.

In addition, we will perform a Class T-2 **Topographic Survey** of the properties. A Topographic Survey is defined as a type of survey which depicts the configuration (relief) of the earth's surface (ground) and the location of natural and artificial objects thereon. All elevation data will be based upon the North American Vertical Datum of 1988. Finally, utilities will be depicted based upon both surface locations and underground utility information obtained from the respective utility providers.

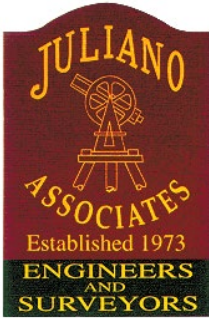
All survey work will be in conformance with regulations as defined in the **Standards for Surveys and Maps in the State of Connecticut** in accordance with the Regulations of Connecticut State Agencies, Sections 20-300b-1 through 20-300b-20 as amended October 26, 2018.

ENGINEERING SERVICES:

Upon completion of the above referenced surveying services, Juliano Associates LLC will prepare the necessary site plan drawings and reports to submit a site plan application to the Town of Plainville.

The drawing set will include, but not necessarily be limited to, the following plans:

- Title Sheet
- Site Layout & Landscaping Plan
- Site Grading & Utilities Plan
- Site Erosion Control Plan



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- Site Details
- Erosion Control Specifications

In addition to the design plans, Juliano Associates will also prepare pre-and post-construction drainage calculations for the site. Our office will also prepare the application(s) for the necessary land use permitting as well as represent the project before the Planning and Zoning Commission.

Prior to JULIANO ASSOCIATES, LLC undertaking the above scope of services, the Client will provide JULIANO ASSOCIATES, LLC with all available information pertinent to the services to be performed including, but not necessarily limited to, maps, drawings, deeds, agreements, easements, other encumbrances, correspondence, potential conflicts, etc.

JULIANO ASSOCIATES, LLC IS A FULL-SERVICE CONSULTING FIRM PROVIDING EXPERTISE IN MOST PHASES OF PLANNING, CIVIL ENGINEERING, AND LAND SURVEYING TO BOTH PUBLIC AND PRIVATE SECTOR CLIENTS. HOWEVER, UNDER THIS AGREEMENT, NO OTHER SERVICES ARE OFFERED OR IMPLIED OTHER THAN THOSE SPECIFICALLY STATED WITHIN THE ABOVE SCOPE OF SERVICES.

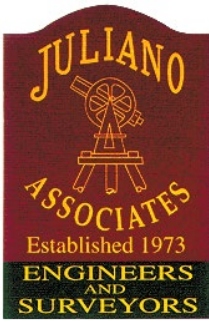
FEES:

Our fee for the above referenced services will be a lump sum of ten thousand three hundred (\$10,300.00) dollars based on the following breakdown by task:

- | | |
|---------------------------------|--------------|
| • Property & Topographic Survey | \$1,000.00** |
| • Engineering Drawings | \$6,600.00 |
| • Drainage Computations | \$1,000.00 |
| • Applications | \$ 500.00 |
| • Meetings & Revisions | \$1,200.00 |

**This is a reduced fee based upon the survey for 76 Broad Street and 87 Whiting Street being conducted concurrently.

Our fee will be invoiced monthly based upon the percentage of work task completion. The Client and Juliano Associates LLC recognize and understand that the fee for this project will be paid via a barter arrangement through Barter Business Unlimited (BBU). As such,



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BBU will place the funds in escrow until such time as Juliano Associates LLC submits an invoice.

All invoices are due upon receipt. For the convenience of our clients, Juliano Associates LLC accepts all major credit and debit cards.

IN THE EVENT THAT SAID ACCOUNT IS UNPAID AFTER THE THIRTIETH DAY SUBSEQUENT TO THE DATE OF THE INVOICE, THE CLIENT WILL BE SUBJECT TO AND RESPONSIBLE FOR A MONTHLY SERVICE CHARGE OF ONE AND ONE-HALF PERCENT (1.5%) ON THE THEN UNPAID BALANCE (18% TRUE ANNUAL RATE). IN ADDITION, JULIANO ASSOCIATES, LLC WILL BE ENTITLED TO STOP WORK AND/OR WITHHOLD ANY AND ALL DOCUMENTS PREPARED FOR THE CLIENT INCLUDING DOCUMENTS FOR FILING ON THE PUBLIC LAND RECORDS WITHOUT BEING DEEMED IN BREACH OF CONTRACT OR LIABLE FOR ANY DAMAGES THAT MAY RESULT FROM STOPPING WORK AND/OR WITHHOLDING DOCUMENTS. IN THE EVENT THAT ANY PORTION OR ALL OF THE ACCOUNT REMAINS UNPAID NINETY (90) DAYS SUBSEQUENT TO THE FIRST BILLING DATE, THE CLIENT WILL PAY ALL COSTS OF THE COLLECTION INCLUDING REASONABLE ATTORNEY'S FEES.

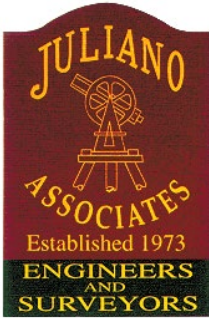
SCHEDULE:

We will commence work on the property and topographic survey within twenty (20) business days of notice to proceed. Notice to proceed is understood to be the receipt of the signed agreement and retainer payment by Juliano Associates LLC. The survey map depicting the existing conditions for the property will be completed no later than twenty (20) business days thereafter. Upon finalizing the survey, Juliano Associates anticipates completion of the engineering design drawings, calculations, and reports no longer than six (6) weeks later.

Please note that Juliano Associates LLC shuts down its office for the holiday season to provide our employees with the chance to spend time with their families, recharge, and find a better work-life balance. This year our offices will be closed starting December 23, 2024, and will reopen for business on January 6, 2025.

Inclement weather (i.e., snow, ice, rain) which is out of our control may delay the project. Should adverse weather conditions be encountered during work on the project, the Client will be notified in writing of any anticipated delays in completing the scope of services.

Please sign below and the accompanying document accepting the terms of this agreement and the general conditions. Return of the signed original agreement will constitute notice to proceed. We suggest that you make and retain a copy of this contract for your records.



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UNLESS NOTICE TO PROCEED IS RECEIVED WITHIN FIFTEEN (15) DAYS OF THE DATE OF THIS CONTRACT THIS OFFER OF SERVICES WILL EXPIRE.

Thank you for this opportunity to be of service and we look forward to working with you on this project. Should you have any questions, please do not hesitate to contact us accordingly.

Sincerely,

Annette S. Ellis

Juliano Associates, LLC
Annette S. Ellis, PE, MPA

Savas Ozuolmez dotloop verified
11/06/24 9:23 AM EST
DOT9-M8ZV-7MTQ-LELI

Accepted by: _____
Authorized Signatory (Please also print name) _____ Date _____

Please check this box if you would like to pay online with your credit card, debit card or electronic check. We will email you a private and secure payment link upon receipt of the signed agreement and we will upon completion of the survey email you a second payment link. (You do not need to check the box if paying by check)

The individual executing this Agreement, if acting on behalf of a partnership, corporation or funding agency represents that he/she has the authority to do so. This Agreement is not assignable, and no assignment will relieve the undersigned from any obligations under this Agreement. In the event that any provision of this Agreement shall be held to be invalid or unenforceable, all other provisions of this Agreement and the Terms and Conditions attached herewith, shall be valid and binding between the above referenced individual and/or entity (collectively referred to as the Client) and Juliano Associates LLC.