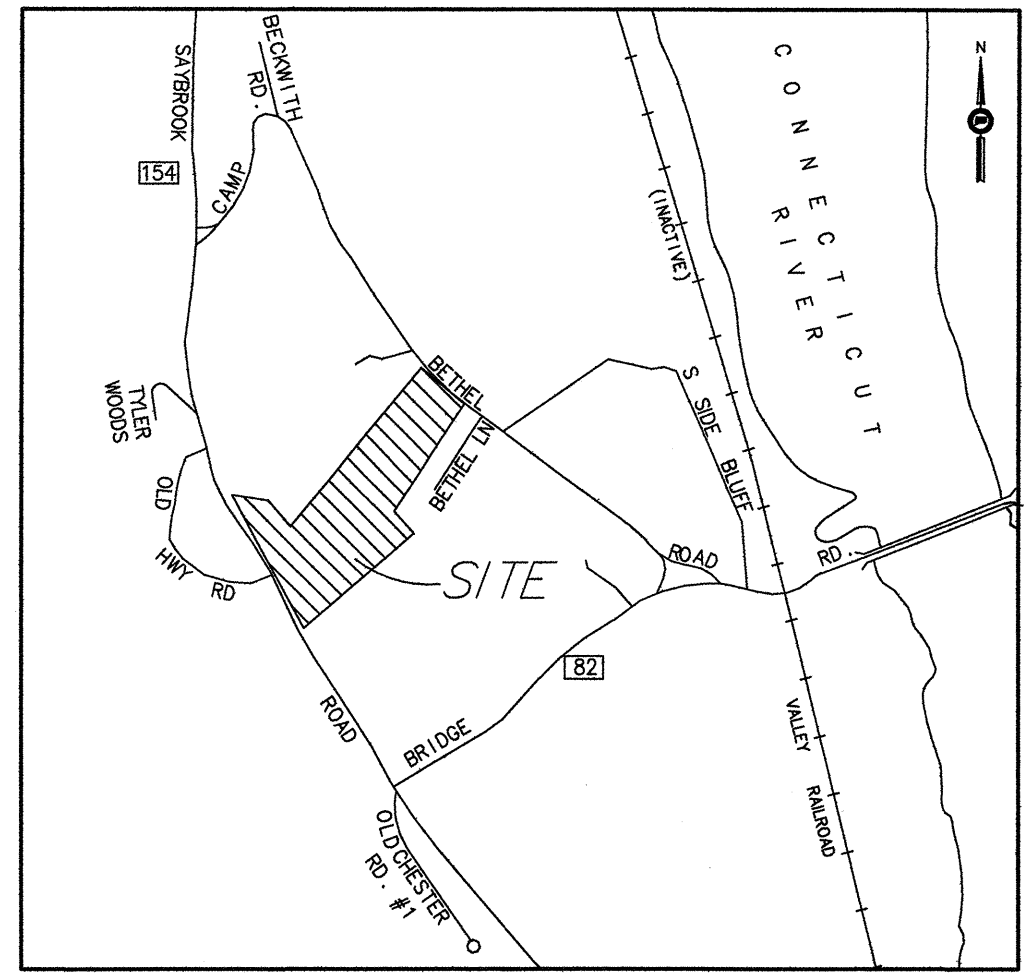


CONTINUING CARE RESIDENTIAL COMMUNITY; sec. 13A (WITHIN C-1 ZONING DISTRICT)		
MINIMUM LOT AREA	5 ACRES	12.29 ACRES
MINIMUM LOT WIDTH	100'	690'
FRONT SETBACK	30'	222.6'
SIDE SETBACK	10'	33.7'
REAR SETBACK	20'	590.3'
MAX. BUILDING COVERAGE	40%	14.1%
max. building height, from adj. gnd.	35'	34.75'
MAX. TOTAL COVERAGE (BUILDING, PORCHES & PARKING)	75%	23.9%
PARKING REQ.	1 SPACE/DWELLING UNIT	74 REG, 14 HC

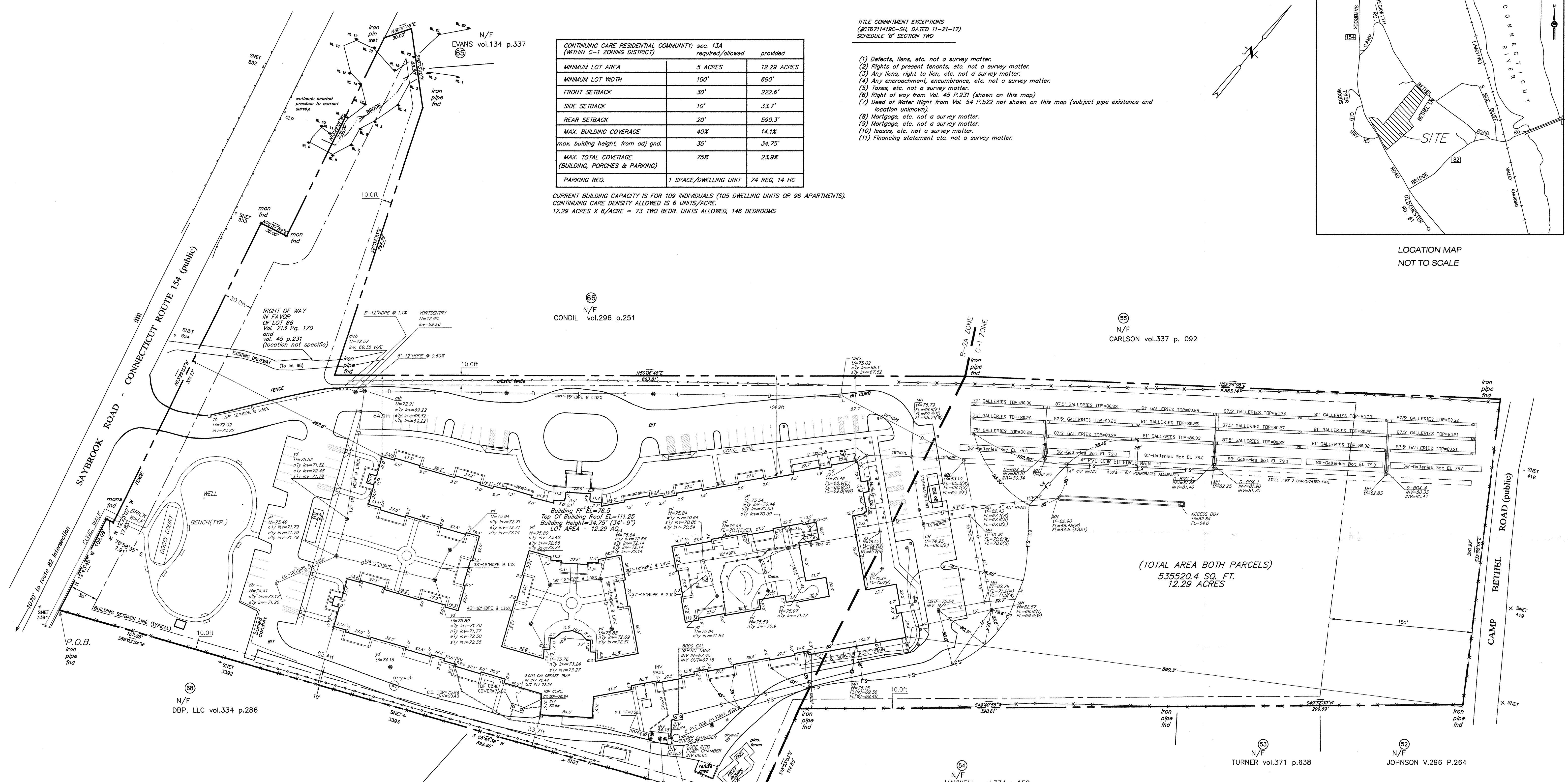
CURRENT BUILDING CAPACITY IS FOR 109 INDIVIDUALS (105 DWELLING UNITS OR 96 APARTMENTS).
CONTINUING CARE DENSITY ALLOWED IS 6 UNITS/ACRE.
12.29 ACRES X 6/ACRE = 73 TWO BEDR. UNITS ALLOWED, 146 BEDROOMS

TITLE COMMITMENT EXCEPTIONS
(#C18711419C-SH, DATED 11-21-17)
SCHEDULE 'B' SECTION TWO

- (1) Defects, liens, etc. not a survey matter.
- (2) Rights of present tenants, etc. not a survey matter.
- (3) Any liens, right to lien, etc. not a survey matter.
- (4) Any encroachment, encumbrance, etc. not a survey matter.
- (5) Taxes, etc. not a survey matter.
- (6) Right of way from Vol. 45 P.231 (shown on this map)
- (7) Deed of Water Right from Vol. 54 P.522 not shown on this map (subject pipe existence and location unknown).
- (8) Mortgage, etc. not a survey matter.
- (9) Mortgage, etc. not a survey matter.
- (10) Leases, etc. not a survey matter.
- (11) Financing statement etc. not a survey matter.



LOCATION MAP
NOT TO SCALE



(TOTAL AREA BOTH PARCELS)
535520.4 SQ. FT.
12.29 ACRES

NOTES:
Item 16: as of 12-10-2017 no earth moving work, building construction or building additions were observed.
Item 17: as of 12-10-2017 no evidence of recent street or sidewalk construction or repairs were observed.
Item 18: wetlands defined in field on this property on an earlier date have been shown on this map. Vertical and horizontal datum per map reference.
No encroachments onto this property were found.

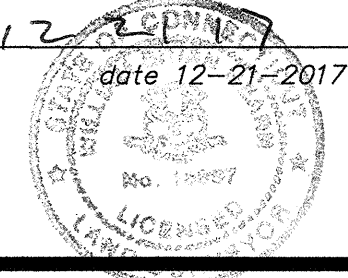
Said described property is located within an area having a flood zone designation X by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No.09007C0253G, with a date of identification of 8-28-2008, for Community Number 090063 in Middlesex County, State of Connecticut, which is the current Flood Insurance Rate Map for the community in which the said property is situated.

To (i) MCAP Sabine Pointe, LLC, (ii) SYNOVUS BANK, its successors and assigns, (iii) Fidelity National Title Insurance Company, and (iv) BridgeTrust Title Group;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 6(a), 6(b), 7(a), 8, 9, 10(a), 11, 13, 16, 17, 18 and 19 of Table A thereof.

The field work was completed on 12-8-2017.

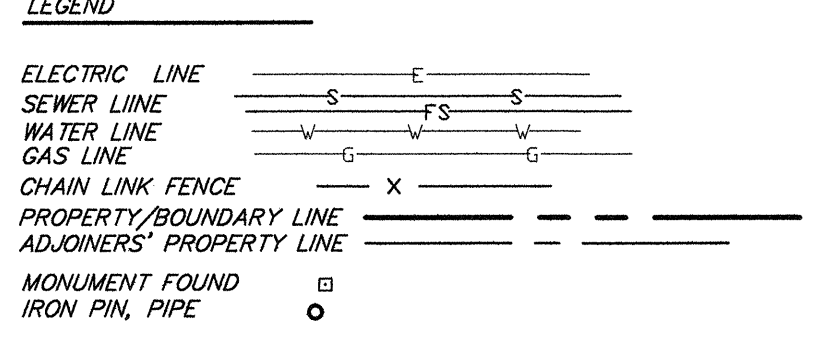
WILLIAM B. HEARN, L.S. #18,857
32 Ebony Lane
Ivoryton, Connecticut
06442
date 12-21-2017



N/F
DBP, LLC vol.334 p.286

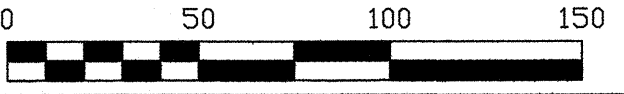
Vesting Deed Description
All that certain piece or parcel of land located in the Town of Haddam, County of Middlesex, and State of Connecticut and described as follows:
A certain piece or parcel of land, with the buildings thereon standing, located in the Town of Haddam, County of Middlesex, and State of Connecticut and being bounded and described as follows:
Commencing at a point in the easterly line of Saybrook Road, which point marks the southwest corner of the premises herein described and the northwest corner of land now or formerly of Duane W. Brookes; thence running easterly along land now or formerly of Duane W. Brookes, 70.8 feet to a point in the westerly line of land now or formerly of Turner; thence running northerly along the westerly line of land now or formerly of Turner and land now or formerly of Maxwell, 114.6 feet to a point; thence running westerly along land now or formerly of Maxwell, land now or formerly of Brookes and land now or formerly of Tuttle, 68.3 feet to a point in the westerly line of Camp Bethel Road; thence running northerly along the westerly line of Camp Bethel Road, 30.0 feet to a point marking the southwest corner of land now or formerly of Caston; thence running southerly along land now or formerly along land now or formerly of said Caston; and land now or formerly of Conell et al., 126.9 feet to a point; thence running northerly along land now or formerly of said Conell et al. at 84.2 feet to a point; thence running northerly along land now or formerly of said Conell et al. at 83.5 feet to a point; thence running southerly along land now or formerly of Evans et al. at 30.0 feet to a point in the easterly line of Saybrook Road; thence running southerly 200.0 feet to a point; thence running westerly 30.0 feet to a point; thence running southerly, 331.2 feet to a point; thence running westerly 7.61 feet to a point; thence running southerly 108.1 feet to the point of beginning, the last five courses being along the westerly line of Saybrook Road.

Property described in the as-measured deed description is the same property as the property conveyed to MCAP Sabine Pointe LLC, A Delaware limited liability company by Statutory Form Warranty Deed dated September 25, 2009 from Carmen Cocconio Realty Holdings LLC, a Connecticut limited liability company, and recorded as Instrument No. 209010502 in Vol. 332, Page 744 with the Town Clerk of Haddam, Connecticut.



MAP REFERENCES
"ASSISTED LIVING FACILITY 1556 SAYBROOK ROAD - ROUTE 154 HADDAM, CONNECTICUT ALTA / ACSM LAND TITLE SURVEY"
WARREN SURVEYING, 138 HIDDEN LAKE ROAD, HIGGANUM, CT 06441 (860)345-7311
JUNE 6 2008, REVISED SEPT. 18, 2009 SCALE 1" = 50' SH 1 OF 1"
TAX ASSESSORS MAP NUMBER 49

MAP SHOWING PROPERTY OF CLARE SMITH CAMP BETHEL ROAD AND SAYBROOK ROAD HADDAM, CONN. SCALE 1"=40' DEC. 20, 1999 BY: JOHN L. THOMSON
CONNECTICUT STATE HIGHWAY DEPARTMENT
RIGHT OF WAY MAP
TOWN OF HADDAM
MIDDLESEX TURNPIKE
FROM EAST HADDAM ROAD NORTHERLY TO TYLERVILLE CEMETARY
ROUTE NO. 10
SCALE 1"=40'
NUMBER 819 SHEET NO. 1 OF 2
TOWN CLERK MAP NUMBERS 123A 1217 1707



ALTA/NSPS LAND TITLE SURVEY
No. 1556 SAYBROOK ROAD
HADDAM, CONNECTICUT
PROPERTY OF
MCAP Sabine Pointe, LLC
PREPARED FOR
COMMONWEALTH SENIOR LIVING
534 EAST MAIN STREET
Charlottesville, VA 22902
DATE: 12-21-2017 SCALE: 1"=50'