

LEGAL DESCRIPTIONS

ASSESSOR'S PLAT 9, LOT 59
A.P. 9 PORTION OF LOT 59
(INCLUDING PORTION OF FORMER LOT 57)
BOOK 802 PAGE 175

A certain lot or parcel of land with the buildings and improvements thereon situated on the westerly side of South County Trail (Route 2) and the easterly side of Barber's Pond Road, in the Town of South Kingstown, County of Washington and State of Rhode Island, said lot being more particularly bounded and described as follows, viz:
Beginning at a point on the westerly side of aforesaid South County Trail (Route 2), said point being opposite centerline of highway station 652+00.25, 80' right at the northeasterly corner of land owned by Darroll O. & Joan A. Smith, and also being the most southeasterly corner of the parcel herein described;
Thence: N.61°28'00"W, with aforesaid Smith land one hundred eighty-four and ninety-three one hundredths (184.93') feet to the easterly side of Barber's Pond Road;
Thence: N.07°34'42"E, with said Barber's Pond Road for six and fifty-three one hundredths (6.53') feet to a point;
Thence: N.12°04'16"E, twenty-two and eighty-four one hundredths (22.84') feet to a point;
Thence: N.10°29'52"E, twenty-nine and thirty-five one hundredths (29.35') feet to a point;
Thence: N.06°43'41"E, thirty-four and seventy-three one hundredths (34.73') feet to a point;
Thence: N.09°49'00"E, twenty-three and nine one hundredths (23.09') feet to a point at land now or formerly of Catherine F. & Dennis A. Pierce;
Thence: S.61°28'00"W, with aforesaid Pierce land for one hundred sixteen and twenty-one one hundredths (116.21') feet to the westerly side of Barber's Pond Road;
Thence: N.28°32'00"E, one hundred fifty (150.00') feet;
Thence: N.61°28'00"W, one hundred forty-nine and sixty-one one hundredths (149.61') feet to the easterly side of aforesaid Barber's Pond Road, the last three (3) lines bounded by said Pierce land;
Thence: N.17°35'57"E, with said Barber's Pond Road for twenty-eight and fifty-six one hundredths (28.56') feet to a point;
Thence: N.23°10'58"E, one hundred three and sixty-six one hundredths (103.66') feet to a point;
Thence: N.25°33'00"E, sixty-two and eighty-one one hundredths (62.81') feet to a point;
Thence: N.28°36'24"E, sixty-five and sixty-two one hundredths (65.62') feet to a point;
Thence: N.31°37'22"E, seventy-two and forty-four one hundredths (72.44') feet to a point;
Thence: N.32°09'09"E, one hundred forty-nine and fifty-one one hundredths (149.51') feet to land owned by Robert G. & Edith L. Judd, the last six (6) lines bounded by aforesaid easterly side of Barber's Pond Road;
Thence: S.57°40'10"E, with said Judd land three hundred ninety-nine and eighty-two one hundredths (399.82') feet to the westerly side of aforesaid South County Trail (Route 2);
Thence: S.39°30'00"W, with said South County Trail (Route 2) seven hundred twenty-seven and ninety-one one hundredths (727.91') feet to the point or place of beginning.

A.P. 9 REMAINDER OF LOT 59
(REMAINDER OF FORMER LOT 57)
BOOK 802 PAGE 177

A certain lot or parcel of land situated on the easterly side of Barber's Pond and the westerly side of Barber's Pond Road, in the Town of South Kingstown, County of Washington and State of Rhode Island, said lot being more particularly bounded and described as follows, viz:
Beginning at a point on the easterly side of Barber's Pond at the most northwesterly corner land owned by Darroll O. & Joan A. Smith, said point being the most southwesterly corner of the parcel herein described;
Thence: N.00°23'54"E, with said Barber's Pond twenty-four and ninety-four one hundredths (24.94') feet;
Thence: N.19°18'36"E, fifty-two and ninety-one one hundredths (52.91') feet;
Thence: N.10°08'29"E, nineteen and sixty-eight one hundredths (19.68') feet;
Thence: N.17°53'13"E, seventeen and forty-three one hundredths (17.43') feet, to land owned by Catherine F. & Dennis A. Pierce, the last four (4) lines bounded by said Barber's Pond;
Thence: S.61°28'00"W, with aforesaid Pierce land six (6.00') feet to the westerly side of said Barber's Pond Road;
Thence: S.15°16'16"W, with the westerly side of Barber's Pond Road eleven and thirty-four one hundredths (11.34') feet;
Thence: S.09°48'00"W, twenty-six and eight one hundredths (26.08') feet;
Thence: S.06°43'41"W, thirty-four and forty-nine one hundredths (34.49') feet;
Thence: S.10°29'52"W, twenty-seven and forty-eight one hundredths (27.48') feet;
Thence: S.12°04'16"W, sixteen and eighty-three one hundredths (16.83') feet to land of aforesaid Smith;
Thence: N.61°28'00"W, with said Smith land thirteen, and thirty-nine one hundredths (13.39') feet to the westerly side of aforesaid Barber's Pond and the place or point of beginning.

ASSESSOR'S PLAT 9, LOT 82
A.P. 9 LOT 82
BOOK 802 PAGE 176

A certain lot or parcel of land situated on the easterly side of Barber's Pond and the westerly side of Barber's Pond Road, in the Town of South Kingstown, County of Washington and State of Rhode Island, said lot being more particularly bounded and described as follows, viz:
Beginning at a point on the easterly side of Barber's Pond, said point being the most northwesterly corner of land owned by Catherine F. & Dennis A. Pierce and also being the most southwesterly corner of the parcel herein described;
Thence: N.57°20'50"E, with aforesaid Barber's Pond eight and ninety-six (8.96') one hundredths to a point;
Thence: N.18°55'44"E, seventy-four and eighty-six one hundredths (74.86') feet;
Thence: N.40°18'14"E, thirty-two and seventeen one hundredths (32.17') feet;
Thence: N.22°14'53"E, eighty-four and twenty-eight one hundredths (84.28') feet;
Thence: N.44°34'00"W, eighteen and eighteen one hundredths (18.18') feet;
Thence: N.18°33'22"W, nineteen and thirty-two one hundredths (19.32') feet;
Thence: N.43°44'14"E, seventy-nine and seventy-seven one hundredths (79.77') feet;
Thence: N.14°27'54"E, thirty-six and fifteen one hundredths (36.15') feet;
Thence: N.38°12'56"E, forty and twenty-one one hundredths (40.21') feet to land owned by Robert G. & Edith L. Judd, the last nine (9) lines bounded by the aforesaid Barber's Pond;
Thence: S.57°27'51"E, with aforesaid Judd land thirty-three and fifty-six one hundredths (33.56') feet to the westerly side of aforesaid Barber's Pond Road;
Thence: S.32°09'09"W, with said Barber's Pond Road thirty-three one hundredths (33.33') feet;
Thence: S.31°37'22"W, seventy-three and eighty-one one hundredths (73.81') feet;
Thence: S.28°36'24"W, sixty-seven and seventy-four one hundredths (67.74') feet;
Thence: S.25°33'00"W, sixty-four and seventy-one one hundredths (64.71') feet;
Thence: S.23°10'58"W, one hundred six and forty-three one hundredths (106.43') feet;
Thence: S.17°35'57"W, twenty-two and seventy-nine one hundredths (22.79') feet to land of aforesaid Pierce, the last six (6) lines bounding along said Barber's Pond Road;
Thence: N.61°28'00"W, with said Pierce land twenty-one and forty-one one hundredths (21.41') feet to the easterly side of Barber's Pond and the place or point of beginning.

NOTE:
PARCEL AREAS:

ASSESSOR'S PLAT 9, LOT 59
A.P. 9 PORTION OF LOT 59
(INCLUDING PORTION OF FORMER LOT 57)
Area: 4.95 Acres ±

A.P. 9 REMAINDER OF LOT 59
(REMAINDER OF FORMER LOT 57)
Area: 1,308 Square Feet ±
Total Area: 4.98 Acres ±

ASSESSOR'S PLAT 9, LOT 82
Containing: 8,816 Square Feet more or less.

CERTIFICATION

I, TIMOTHY S. TARBOX, OF ANDREWS SURVEY & ENGINEERING, INC. HEREBY CERTIFY TO ALLEN'S HEALTH CENTER, INC. (DBA) SOUTH COUNTY NURSING AND REHABILITATION CENTER, RUGGIERO BROCHU, CONNECTICUT ATTORNEYS TITLE INSURANCE COMPANY, HOUSING & HEALTHCARE FINANCE, LLC, AND SECRETARY OF HOUSING AND URBAN DEVELOPMENT, THEIR SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR, THAT:

(a) ANDREWS SURVEY & ENGINEERING MADE AN ON THE GROUND SURVEY PER RECORD DESCRIPTION OF THE LAND SHOWN HEREON LOCATED IN SOUTH KINGSTOWN, WASHINGTON COUNTY, RHODE ISLAND, COMPLETED ON SEPTEMBER 22, 2005, AND THAT IT AND THE MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR ALLEN'S HEALTH CENTER, INC. DBA/SOUTH KINGSTOWN NURSING AND REHABILITATION CENTER, SOUTH KINGSTOWN, R.I. DATED NOVEMBER 1, 1999, UPDATED: SEPTEMBER 28, 2005" WERE MADE IN ACCORDANCE WITH THE HUD SURVEY INSTRUCTIONS AND CERTIFICATE, FORM HUD-2457, AND MET THE REQUIREMENTS FOR AN ALTA/ACSM LAND TITLE SURVEY, AS DEFINED IN THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS DATED 1992.

(a) I MADE A CAREFUL INSPECTION OF SAID PREMISES AGAIN ON DECEMBER 22, 2010, AND IT AND THE MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR ALLEN'S HEALTH CENTER, INC. DBA/SOUTH KINGSTOWN NURSING AND REHABILITATION CENTER, SOUTH KINGSTOWN, R.I. DATED SEPTEMBER 28, 2005, REVISED JANUARY 7, 2011, REVISED FEBRUARY 8, 2011" WERE MADE IN ACCORDANCE WITH THE HUD SURVEY INSTRUCTIONS FOR HEALTH CARE FACILITIES INSURED UNDER SECTION 232 LEAN PROGRAMS DATED DECEMBER 2008, AND THE REQUIREMENTS FOR AN ALTA/ACSM LAND TITLE SURVEY, AS DEFINED IN THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS DATED 2005.

(b) TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, EXCEPT AS SHOWN HEREON, THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES; THERE ARE NO ENCROACHMENTS OF ANY STRUCTURES OVER ANY APPLICABLE SETBACK LINES OR UPON ANY EASEMENTS, EXCEPT AS SHOWN; TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME, AND THE PREMISES ARE FREE OF ANY 100 / 500 YEAR RETURN FLOOD HAZARD, AND SUCH CONDITION IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 44009C0090H AND 44009C0093H DATED OCTOBER 19, 2010.

(c) THE PROPERTY LOCATED AT 2115 SOUTH COUNTY TRAIL, SOUTH KINGSTOWN, RHODE ISLAND IS THE SAME AS THE LAND DESCRIBED IN THOSE CERTAIN PARCELS DESCRIBED IN THAT DEED RECORDED IN BOOK 802 PAGES 174-177 OF THE SOUTH KINGSTOWN LAND EVIDENCE RECORDS AND ALSO DELINEATED ON THIS SURVEY PLAN.

TIMOTHY S. TARBOX, PROFESSIONAL LAND SURVEYOR REGISTRATION #1894 DATE

LEGEND

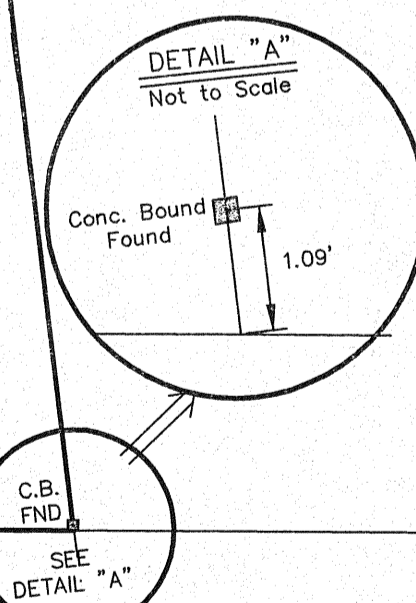
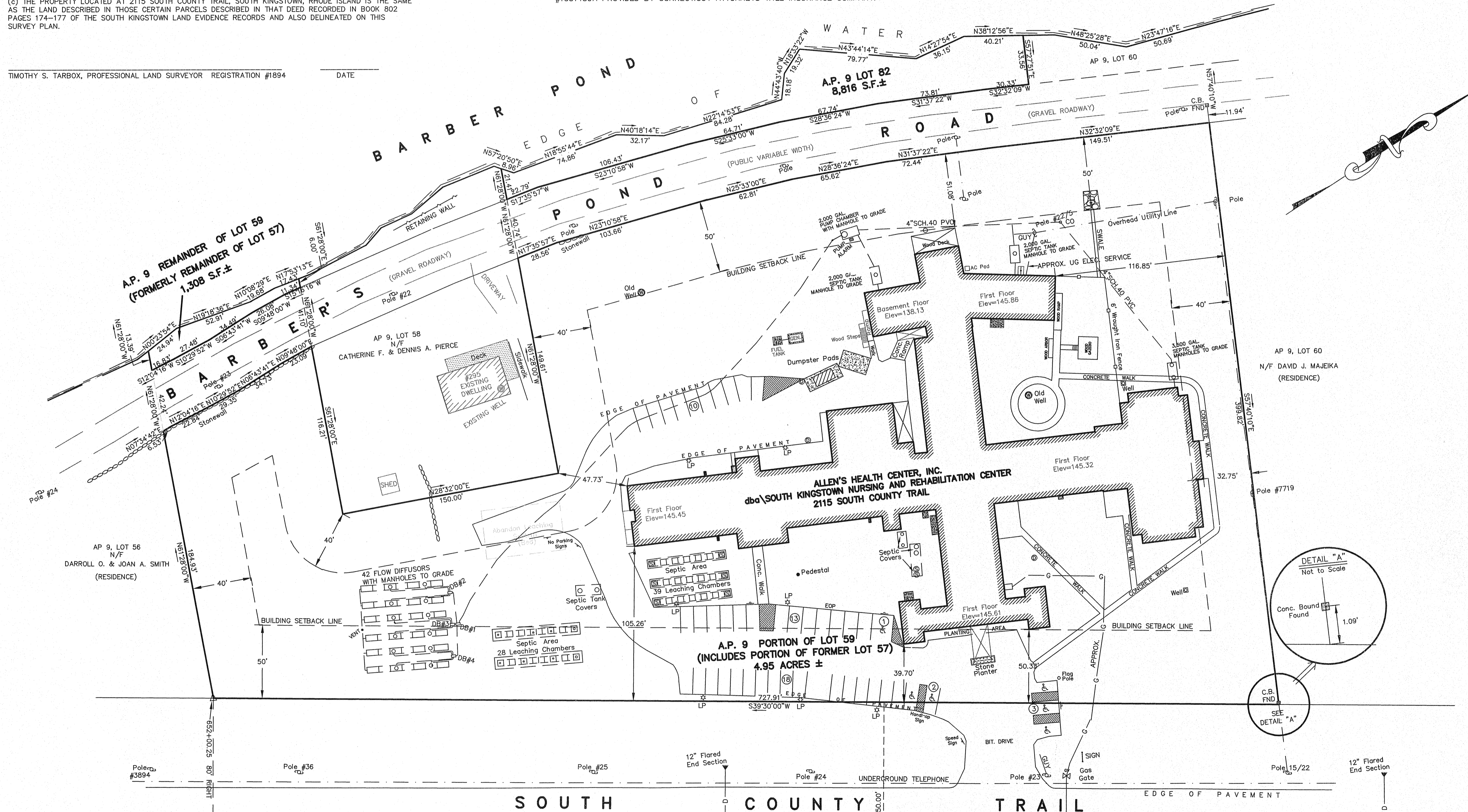
- EXISTING SEWER MANHOLE
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EXISTING DRAINAGE MANHOLE
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EXISTING SEWER LINE
EXISTING DRAINAGE LINE
EXISTING SEWER MANHOLE
EXISTING BUILDING SETBACK LIMITS

PLAN NOTES

ASSESSORS PLAT 9, LOTS 59 AND 82 ARE ZONED: R-80 THE PROPERTY ON WHICH THE HEALTH CENTER RESIDES (4.95 ACRE PARCEL) IS IN A ZONE C.(THE 1,308 SF PARCEL) & (THE 8,816 SF PARCEL) APPEAR TO LIE IN ZONE A. PER PANEL NUMBER 445407 0015 D

TOTAL PARKING SPACES 48 (42 SPACES + 6 HANDICAP)

THERE ARE NO SURVEY RELATED SCHEDULE B EXCEPTIONS INCLUDED IN POLICY #1031459A PROVIDED BY CONNECTICUT ATTORNEYS TITLE INSURANCE COMPANY.



OWNER OF RECORD:
ALLEN'S HEALTH CENTER, INC.
P.O. BOX 307
WEST KINGSTOWN, R.I. 02892

SOUTH KINGSTOWN ASSESSORS INFORMATION:
A.P. 9, PARCELS 59 & 82
TOTAL AREA: 5.18 ACRES ±

SOUTH KINGSTOWN ZONING INFORMATION:
ZONE: R80
MINIMUM AREA: 80,000 S.F.
MINIMUM FRONTAGE: 200'
SETBACKS: FRONT 50', SIDE 40', REAR 50'
MAXIMUM HEIGHT: 35'

DEED REFERENCE:
BK. 802, PG. 178;

NOTE:
NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS WAS FOUND AT THE TIME OF SURVEY.

NOTE:
NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL WAS FOUND AT THE TIME OF SURVEY.

ALTA/ACSM LAND TITLE SURVEY
FOR
ALLEN'S HEALTH CENTER, INC.
dba SOUTH KINGSTOWN NURSING AND REHABILITATION CENTER
SOUTH KINGSTOWN, R.I.
SEPTEMBER 28, 2005
REVISED JANUARY 7, 2011
REVISED FEBRUARY 8, 2011

ANDREWS SURVEY & ENGINEERING, INC.
PO BOX 312, 104 HENDON STREET
UXBRIDGE, MASSACHUSETTS 01569
(508)271-3897

TIMOTHY S. TARBOX
No. 1894
PROFESSIONAL LAND SURVEYOR

