

METES AND BOUNDS DESCRIPTION OF 140 WATERFORD PARKWAY SOUTH

All that certain piece or parcel of land situated on the southerly side of Waterford Parkway South in the Town of Waterford County of New London and State of Connecticut, containing 8,222,461 square feet or 188.76 acres, and more particularly described as follows:

Beginning at a point on the southerly line of Waterford Parkway South said point being the northeasterly corner of land now or formerly the Coca-Cola Bottling Company of Northern New England, Inc. and a northwesterly corner of the herein described parcel of land;

Thence running along said southerly line of Waterford Parkway South the following five (5) courses and distances: north $78^{\circ}12'55''$ east a distance of 497.87 feet to a point; along a curve to the right having a radius of 433.95 feet, a delta angle of $68^{\circ}52'04''$, an arc length of 521.59 feet, and a chord bearing of south $67^{\circ}21'27''$ east a chord distance of 490.76 feet to a point; south $18^{\circ}27'47''$ west a distance of 66.90 feet to a point; south $71^{\circ}49'34''$ east a distance of 66.90 feet to a point; north $69^{\circ}33'38''$ east a distance of 35.49 feet to a point;

Thence running along land now or formerly State of Connecticut the following ten (10) courses and distances: south $15^{\circ}12'56''$ east a distance of 14.40 feet to a point; north $68^{\circ}04'55''$ east a distance of 138.97 feet to a point; north $63^{\circ}56'22''$ east a distance of 43.32 feet to a point; north $60^{\circ}15'52''$ east a distance of 223.49 feet to a point; south $12^{\circ}28'10''$ east a distance of 305.61 feet to a 1" iron pipe; south $13^{\circ}40'54''$ east a distance of 254.88 feet to a point; south $20^{\circ}58'08''$ east a distance of 100.15 feet to a 1" iron pipe; north $79^{\circ}06'42''$ east a distance of 385.00 feet to a point; north $75^{\circ}16'55''$ east a distance of 152.26 feet to a point; north $71^{\circ}50'20''$ east a distance of 204.20 feet to a 1" drill hole;

Thence running along land now or formerly Scott Gardiner the following seven (7) courses and distances: south $25^{\circ}56'50''$ east a distance of 203.14 feet to a point; south $10^{\circ}33'50''$ east a distance of 170.69 feet to a point; south $24^{\circ}09'29''$ east a distance of 194.15 feet to a point; south $10^{\circ}36'49''$ east a distance of 403.57 feet to a point; south $2^{\circ}22'38''$ west a distance of 131.50 feet to a 1" iron pipe; south $73^{\circ}39'02''$ west a distance of 141.67 feet to a point; south $65^{\circ}02'51''$ west a distance of 604.62 feet to a point;

Thence running along said land of Scott Gardiner and land now or formerly Jordan Battle and Krystal Elston, land now or formerly Gerard J. Farrell and Deborah M. Farrell, land now or formerly Brian P. Jones and Kris N. Jones, land now or formerly Olyn Contracting Company, partly by each, south $65^{\circ}42'43''$ west a distance of 784.16 feet to a point;

Thence running along said land of Olyn Contracting Company the following four (4) courses and distances: south $3^{\circ}16'28''$ west a distance of 902.94 feet to a 1" iron pipe; north $87^{\circ}36'50''$ east a distance of 23.20 feet to a point; south $13^{\circ}05'35''$ west a distance of 153.96 feet to a 1" iron pipe; south $3^{\circ}40'54''$ west a distance of 159.06 feet to a point;

Thence running along other land now or formerly Mathon Fund I, LLC being known as sixth tract as recorded in Vol. 838 at page 146, the following nine (9) courses and distances: south $87^{\circ}22'23''$ west a distance of 95.09 feet to a point; north $84^{\circ}22'27''$ west a distance of 17.56 feet to a point; south $67^{\circ}57'07''$ west a distance of 181.33 feet to a point; south $67^{\circ}09'25''$ west a distance of 158.08 feet to a point; south $81^{\circ}10'25''$ west a distance of 119.95 feet to a point; south $82^{\circ}46'25''$ west a distance of 56.48 feet to a point; south $81^{\circ}50'55''$ west a distance of 236.95 feet to a 1" drill hole; south $81^{\circ}51'55''$ west a distance of 705.64 feet to a point; south $80^{\circ}57'55''$ west a distance of 232.00 feet to a point;

Thence running along land now or formerly Mathon Fund I, LLC being known as third tract as recorded in Vol. 838 at Page 146, the following twenty (20) courses and distances: north $8^{\circ}26'48''$ west a distance

of 227.65 feet to a point; north 8°49'18" west a distance of 104.53 feet to a point; north 8°34'18" west a distance of 174.65 feet to a 1" drill hole; south 76°00'42" west a distance of 138.85 feet to a point; south 69°58'12" west a distance of 70.97 feet to a point; south 72°32'42" west a distance of 80.02 feet to a 1" drill hole; north 9°13'18" west a distance of 194.27 feet to a 1" drill hole; north 5°55'12" east a distance of 62.71 feet to a point; north 0°6'12" east a distance of 171.39 feet to a 1" drill hole; north 11°01'12" east a distance of 67.47 feet to a point; north 27°16'42" east a distance of 66.05 feet to a point; north 27°16'12" east a distance of 40.18 feet to a 1" drill hole; north 44°41'42" east a distance of 38.97 feet to a 1" drill hole; north 82°01'42" east a distance of 50.75 feet to a point; north 62°51'42" east a distance of 186.29 feet to a 1" drill hole; north 8°55'42" east a distance of 85.48 feet to a point; north 17°56'48" west a distance of 190.16 feet to a point; north 30°54'48" west a distance of 132.18 feet to a 1" drill hole; north 30°11'18" west a distance of 9.87 feet to a point; south 62°32'18" west a distance of 18.86 feet to a 1" iron pipe;

Thence running along land now or formerly Connecticut Assisted Living Investors, LLC the following four (4) courses and distances: north 27°27'42" west a distance of 457.20 feet to a point; north 24°42'24" west a distance of 288.97 feet to a point; north 25°13'59" west a distance of 171.47 feet to a point; north 25°29'01" west a distance of 171.82 feet to an iron pin;

Thence running along said land of the Coca-Cola Bottling Company of Northern New England, Inc. the following five (5) courses and distances: north 64°30'59" east a distance of 12.57 feet to a granite monument; north 80°24'29" east a distance of 1421.97 feet to a point; north 72°30'20" east a distance of 220.06 feet to a point; north 12°51'00" west a distance of 419.14 feet to a point; north 16°45'15" west a distance of 485.42 feet to the point and place of beginning.

METES AND BOUNDS DESCRIPTION OF 140 WATERFORD PARKWAY SOUTH

GENERAL INDUSTRIAL PARK ZONE (IP-1)

The portion of a piece or parcel of land situated on the southerly side of Waterford Parkway South in the Town of Waterford County of New London and State of Connecticut within the General Industrial Park Zone (IP-1) containing 704,864 square feet or 16.18 acres, and more particularly described as follows:

Beginning at a point on the southerly line of Waterford Parkway South said point being the northeasterly corner of land now or formerly the Coca-Cola Bottling Company of Northern New England, Inc. and a northwesterly corner of the herein described parcel of land;

Thence running along said southerly line of Waterford Parkway South the following five (5) courses and distances: north $78^{\circ}12'55''$ east a distance of 497.87 feet to a point; along a curve to the right having a radius of 433.95 feet, a delta angle of $68^{\circ}52'04''$, an arc length of 521.59 feet, and a chord bearing of south $67^{\circ}21'27''$ east a chord distance of 490.76 feet to a point; south $18^{\circ}27'47''$ west a distance of 66.90 feet to a point; south $71^{\circ}49'34''$ east a distance of 66.90 feet to a point; north $69^{\circ}33'38''$ east a distance of 35.49 feet to a point;

Thence running along land now or formerly State of Connecticut the following six (6) courses and distances: south $15^{\circ}12'56''$ east a distance of 14.40 feet to a point; north $68^{\circ}04'55''$ east a distance of 138.97 feet to a point; north $63^{\circ}56'22''$ east a distance of 43.32 feet to a point; north $60^{\circ}15'52''$ east a distance of 223.49 feet to a point; south $12^{\circ}28'10''$ east a distance of 305.61 feet to a point; south $13^{\circ}40'54''$ east a distance of 212.08 feet to a point;

Thence running in a westerly direction through the subject parcel the following two (2) courses and distances: south $89^{\circ}30'02''$ west a distance of 977.16 feet to a point; south $78^{\circ}12'55''$ west a distance of 362.45 feet to a point on a division line between the herein described land and land now or formerly Coca-Cola Bottling Company of Northern New England, Inc;

Thence running along said land of the Coca-Cola Bottling Company of Northern New England, Inc. the following two (2) courses and distances: north $12^{\circ}51'00''$ west a distance of 116.43 feet to a point; north $16^{\circ}45'15''$ west a distance of 485.42 feet to the point and place of beginning.

METES AND BOUNDS DESCRIPTION OF 140 WATERFORD PARKWAY SOUTH
MULTI-FAMILY RESIDENTIAL DISTRICT (I-MF)

The portion of a piece or parcel of land situated on the southerly side of Waterford Parkway South in the Town of Waterford County of New London and State of Connecticut within the Multi-Family Residential District (I-MF) containing 4,269,832 square feet or 98.02 acres, and more particularly described as follows:

Beginning at a point on a division line between the herein described land and land now or formerly State of Connecticut said point being a southeasterly corner of the proposed General Industrial Park Zone (IP-1);

Thence running along land now or formerly State of Connecticut the following five (5) courses and distances: south 13°40'54" east a distance of 42.80 feet to a point; south 20°58'08" east a distance of 100.15 feet to a 1" iron pipe; north 79°06'42" east a distance of 385.00 feet to a point; north 75°16'55" east a distance of 152.26 feet to a point; north 71°50'20" east a distance of 204.20 feet to a 1" drill hole;

Thence running along land now or formerly Scott Gardiner the following seven (7) courses and distances: south 25°56'50" east a distance of 203.14 feet to a point; south 10°33'50" east a distance of 170.69 feet to a point; south 24°09'29" east a distance of 194.15 feet to a point; south 10°36'49" east a distance of 403.57 feet to a point; south 2°22'38" west a distance of 131.50 feet to a 1" iron pipe; south 73°39'02" west a distance of 141.67 feet to a point; south 65°02'51" west a distance of 604.62 feet to a point;

Thence running along said land of Scott Gardiner and land now or formerly Jordan Battle and Krystal Elston, land now or formerly Gerard J. Farrell and Deborah M. Farrell, land now or formerly Brian P. Jones and Kris N. Jones, land now or formerly Olyn Contracting Company, partly by each, south 65°42'43" west a distance of 784.16 feet to a point;

Thence running along said land of Olyn Contracting Company south 3°16'28" west a distance of 350.00 feet to a point;

Thence running in a westerly direction through the subject parcel the following three (3) courses and distances: north 86°43'32" west a distance of 356.57 feet to a point; north 24°30'12" west a distance of 925.86 feet to a point; south 80°20'49" west a distance of 1461.27 feet to a point on a division line between the herein described land and land now or formerly Connecticut Assisted Living Investors, LLC;

Thence running along land now or formerly Connecticut Assisted Living Investors, LLC the following four (4) courses and distances: north 27°27'42" west a distance of 117.68 feet to a point; north 24°42'24" west a distance of 288.97 feet to a point; north 25°13'59" west a distance of 171.47 feet to a point; north 25°29'01" west a distance of 171.82 feet to an iron pin;

Thence running along said land of the Coca-Cola Bottling Company of Northern New England, Inc. the following five (5) courses and distances: north 64°30'59" east a distance of 12.57 feet to a granite monument; north 80°24'29" east a distance of 1421.97 feet to a point; north 72°30'20" east a distance of 220.06 feet to a point; north 12°51'00" west a distance of 302.71 feet to a point;

Thence running in an easterly direction through the subject parcel the following two (2) courses and distances: north 78°12'55" east a distance of 362.45 feet to a point; north 89°30'02" east a distance of 977.16 feet to the point and place of beginning.

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LOW DENSITY RESIDENTIAL DISTRICT (R-40)

A portion of a piece or parcel of land situated on the southerly side of Waterford Parkway South in the Town of Waterford County of New London and State of Connecticut within the Low Density Residential District (R-40), containing 3,247,765 square feet or 74.56 acres, and more particularly described as follows:

Beginning at a point on a division line between the herein described land and land now or formerly Olyn Contracting Company said point being a southeasterly corner of the proposed Multi-Family Residential District (I-MF);

Thence running along said land now or formerly Olyn Contracting Company the following four (4) courses and distances: south 3°16'28" west a distance of 552.94 feet to a 1" iron pipe; north 87°36'50" east a distance of 23.20 feet to a point; south 13°05'35" west a distance of 153.96 feet to a 1" iron pipe; south 3°40'54" west a distance of 159.06 feet to a point;

Thence running along other land now or formerly Mathon Fund I, LLC being known as sixth tract as recorded in Vol. 838 at page 146, the following nine (9) courses and distances: south 87°22'23" west a distance of 95.09 feet to a point; north 84°22'27" west a distance of 17.56 feet to a point; south 67°57'07" west a distance of 181.33 feet to a point; south 67°09'25" west a distance of 158.08 feet to a point; south 81°10'25" west a distance of 119.95 feet to a point; south 82°46'25" west a distance of 56.48 feet to a point; south 81°50'55" west a distance of 236.95 feet to a 1" drill hole; south 81°51'55" west a distance of 705.64 feet to a point; south 80°57'55" west a distance of 232.00 feet to a point;

Thence running along land now or formerly Mathon Fund I, LLC being known as third tract as recorded in Vol. 838 at Page 146, the following twenty (20) courses and distances: north 8°26'48" west a distance of 227.65 feet to a point; north 8°49'18" west a distance of 104.53 feet to a point; north 8°34'18" west a distance of 174.65 feet to a 1" drill hole; south 76°00'42" west a distance of 138.85 feet to a point; south 69°58'12" west a distance of 70.97 feet to a point; south 72°32'42" west a distance of 80.02 feet to a 1" drill hole; north 9°13'18" west a distance of 194.27 feet to a 1" drill hole; north 5°55'12" east a distance of 62.71 feet to a point; north 0°6'12" east a distance of 171.39 feet to a 1" drill hole; north 11°01'12" east a distance of 67.47 feet to a point; north 27°16'42" east a distance of 66.05 feet to a point; north 27°16'12" east a distance of 40.18 feet to a 1" drill hole; north 44°41'42" east a distance of 38.97 feet to a 1" drill hole; north 82°01'42" east a distance of 50.75 feet to a point; north 62°51'42" east a distance of 186.29 feet to a 1" drill hole; north 8°55'42" east a distance of 85.48 feet to a point; north 17°56'48" west a distance of 190.16 feet to a point; north 30°54'48" west a distance of 132.18 feet to a 1" drill hole; north 30°11'18" west a distance of 9.87 feet to a point; south 62°32'18" west a distance of 18.86 feet to a 1" iron pipe;

Thence running along land now or formerly Connecticut Assisted Living Investors, LLC north 27°27'42" west a distance of 339.52 feet to a point;

Thence running in an easterly direction through the subject parcel the following three (3) courses and distances: north 80°20'49" east a distance of 1461.27 feet to a point; south 24°30'12" east a distance of 925.86 feet to a point; south 86°43'32" east a distance of 356.57 feet to the point and place of beginning.