

DATE	4-28-14	2:09
BOOK	29138	394
STAMPS	-	26-
III		
MYSE		

DOCUMENT COVER SHEET

Document Title(s)(or transactions contained therein): Agreement
Grantor/Trustor/Mortgagor(s) ACTS Retirement-Life Communities, Inc. formerly known as Adult Communities Total Services, Inc.
Additional names on page _____ of document.
Grantee/Trustee/Mortgagee(s) John P. Parnell, unmarried
Additional names on page _____ of document.
Legal Description: 1. County: 2. Township: 3. Lot Number/or Acreage: 4. Subdivision Name: 5. Additional legal is on page _____ of document.
Assessor's Property Tax Parcel/Account Number(s)
Document Prepared By: Charles H. Cranford
Return Original Document To: Charles H. Cranford Box 129 Charlotte, NC

AGREEMENT

This Agreement is made this 24 day of April, 2014 by and between ACTS Retirement-Life Communities, Inc. (formerly known as Adult Communities Total Services, Inc.), a Pennsylvania corporation domesticated in North Carolina (herein "ACTS") and John P. Parnell (unmarried) of Mecklenburg, North Carolina (herein "Parnell").

STATEMENT OF PURPOSE AND RECITALS:

A. Parnell is the owner of a certain tract of land located in Matthews, North Carolina known as tax parcel numbers 227-027-31 and 227-027-42 on the tax records of Mecklenburg County, North Carolina (herein "Parnell Tracts"); and being more particularly described on Exhibit A attached hereto;

B. ACTS is the owner of a certain tract of land located in Matthews, North Carolina known tax parcel number 227-027-43 on the tax records of Mecklenburg County, North Carolina (herein "ACTS Tract"); and being more particularly described on Exhibit B attached hereto;

C. Parnell is the holder of an easement for purposes of ingress, egress and regress to the Parnell Tracts which easement is located on the ACTS Tract which easement is described in that certain deed recorded in Book 4132, page 194 in the Mecklenburg County Public Registry and which easement is more particularly described on Exhibit C attached hereto (herein "Access Easement");

D. Parnell desires that ACTS grant to Landtec Development, Inc. ("Landtec") a sewer easement across the ACTS Tract to serve the Parnell Tracts, said easement to be in the location hereinafter set forth;

E. The purpose of the sewer easement described in paragraph D above is so that the Parnell Tracts may be developed as a residential subdivision;

F. ACTS desires that Parnell release and terminate the Access Easement prior to the time that the Parnell Tracts are developed as a residential subdivision;

G. ACTS has agreed to grant to Landtec the sewer easement described in paragraph D above on the terms and conditions set forth hereinafter and in consideration Parnell has agreed to release and terminate the Access Easement on the terms and conditions set forth hereinafter.

H. The parties are entering into this Agreement in order to document their agreement with respect to the matters described in these Recitals.

6. Paragraph Headings. Paragraph headings relating to the contents of a particular paragraph have been inserted for convenience or reference only and are not to be construed as parts of the particular paragraph to which they refer.

7. Entire Agreement. This Agreement constitutes the entire agreement between the parties and the parties are not bound by any express or implied warranties, guaranties, statements or representations pertaining to the matters set forth herein that are not specifically set forth herein. This Agreement may be modified or amended only in writing signed by each of the parties hereto.

8. Recitals. The parties represent that their respective statements contained in the Recitals and Statement of Purpose are true and accurate to the best of their knowledge and such representations are to be considered a part of this Agreement.

9. Choice of Law. This Agreement shall be governed by and construed under the laws of the State of North Carolina.

10. Time of the Essence. Time is of the essence with respect to every provision of this Agreement.

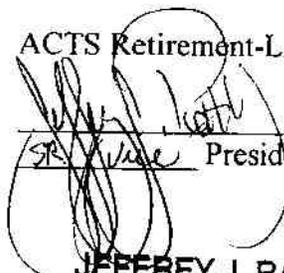
In Witness Whereof, the parties have caused this Agreement to be executed the day and year first above written.



John P. Parnell

Drawn By and Mail To:
Cranford, Buckley, Schultze,
Tomchin, Allen & Buie, P.A.
Charles H. Cranford
Box 129
Charlotte, NC

By:

ACTS Retirement-Life Communities, Inc.


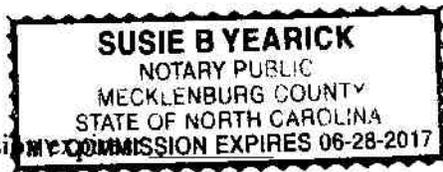
President
JEFFREY J. RATHFON
SR. V.P. REAL ESTATE AND DEVELOPMENT
ACTS RETIREMENT-LIFE COMMUNITIES, INC.®

STATE OF NORTH CAROLINA

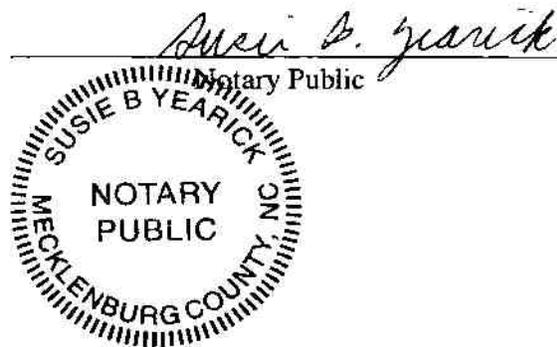
COUNTY OF MECKLENBURG

I, Susie B. Yearick, a Notary Public of the County and State aforesaid, certify that John P. Parnell personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this the 24 day of April, 2014.



My commission
(Notarial Seal)

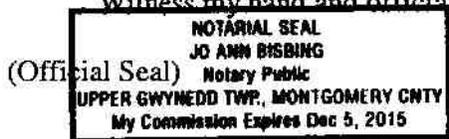


STATE OF Pennsylvania

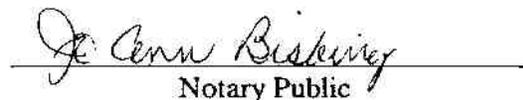
COUNTY OF Montgomery

I, JoAnn Bisbing, a Notary Public of the County and State aforesaid, certify that Jeffrey J. Rathfon personally appeared before me this day and acknowledged that he is So. Vice President of ACTS Retirement-Life Communities, Inc., a Pennsylvania corporation domesticated in North Carolina, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by him/her as its So. Vice President.

Witness my hand and official stamp or seal, this 15 day of April, 2014.



(Official Seal)



My commission expires: Dec. 5, 2015

EXHIBIT A

Tract 1:

BEGINNING at an old iron marking the southwesterly corner of the property of Mrs. E. A. Funderburk (now or formerly), said iron being also a corner of the property of Lloyd Bost (now or formerly) and running thence with a line of Mrs. E. A. Funderburk N. 32-14-10 W. 565.93 feet to an iron a corner of Hattie G. Welch property (now or formerly); thence with the Welch line S. 22-18-00 W. 319.49 feet to an old iron, another Welch corner; thence S. 15-20-40 E. 384.99 feet to a new iron; thence N. 59-38-20 E. 172.12 feet to the point or place of beginning, and containing 3.28 acres as shown on survey of the property of C. S. Reed by P. Donald Lawrence, dated October 23, 1975.

Tract 2:

BEGINNING at an old iron in the westerly terminus of Marion Drive, said old iron being located S 33-49 E 540.9 feet from a point in the centerline of the Matthews-Pineville Road (W.C. Highway #51), which said point marks the northwestern corner of the property conveyed to the party of the first part herein by deed recorded in Book 3531, Page 499 of the Mecklenburg County Public Registry, and running thence N 86-17 E 344.08 feet to an iron; S 57-26-30 E 80.06 feet to an iron; S 71-50 E 99.88 feet to an iron; S 48-14-30 E 96.35 feet to an iron; N 82-13-30 E 758.76 feet to an iron; S 15-24-30 E 384.94 feet to an iron; W 59-34-30 E. 15.0 feet to an iron; S 03-03 E 102.50 feet to an iron; S 64-12 W 145.0 feet to an iron; N 25-48 W 135.0 feet to an iron; S 76-53 W 265.0 feet to an iron; W 29-43 N 300.0 feet to an iron; W 39-13 W 286.0 feet to an iron; W 65-51 W 192.40 feet to an old iron, the point and place of BEGINNING, containing 6.38 acres, all as shown on survey for John P. Farrell and wife, dated November 14, 1978, prepared by Roscoe F. Maharis, R.C., together with a 15' easement for purposes of ingress, egress and regress to the property described above, the centerline of said 15' easement being more particularly described as follows: BEGINNING at a point in the centerline of the Matthews-Pineville Road, which point is located S 60-75-30 W 12.04 feet from the northernmost corner of the property described in deed recorded in Book 3541, Page 499 of the Mecklenburg County Public Registry, and running thence S 33-49 E 501.33 feet to a point; thence S 79-44-30 E 16.70 feet to a point in the westerly terminus of Marion Drive.

BEING a portion of the property conveyed to C.S. Reed by deed recorded in Book 911, Page 214 of the Mecklenburg County Public Registry, and being the property devised to Louis H. Parham, Jr., Trustee by the Will of Charles S. Reed (see Estate File No. 78-E-1224).

EXHIBIT B DEED BOOK PAGE

EXHIBIT A 5652 6742

to
GENERAL WARRANTY DEED
of
TOTAL CARE SYSTEMS OF GEORGIA, INC.
to
ADULT COMMUNITIES TOTAL SERVICES, INC.
Dated: November 11, 1987

BEGINNING at a point in the center line of the right-of-way of North Carolina Highway 51 located N. 60-29-53 E. 200.60 feet from a nail located at the intersection of the center line of the right-of-way of North Carolina Highway 51 with the center line (if extended) of the right-of-way of Bubbling Well Road; and runs thence with the center line of the right-of-way of North Carolina Highway 51 N. 60-29-53 E. 94.64 feet to a point; thence with the westerly boundary of the land conveyed to Donald Grey by deed recorded in Book 2874, Page 569, Mecklenburg County Public Registry, the westerly boundary of the land conveyed to Kathryn Adams by deed recorded in Book 4251, Page 574, Mecklenburg County Public Registry and the westerly terminus of Marlon Drive S. 33-26-19 E. 541.04 feet to an iron found in the northwesternmost corner of the land conveyed to John P. Parnell and wife, Wanda J. Parnell by deed recorded in Book 4132, Page 194, Mecklenburg County Public Registry; thence with the boundary of the land conveyed to John P. Parnell and wife, Wanda J. Parnell by deed recorded in Book 4132, Page 194, Mecklenburg County Public Registry seven (7) courses and distances as follows: (1) S. 65-41-58 E. 191.47 feet to an iron found; (2) S. 39-03-09 E. 286.07 feet to an iron found; (3) S. 29-33-39 E. 300.07 feet to an iron found; (4) N. 77-02-04 E. 264.99 feet to an iron found; (5) S. 25-39-20 E. 135.15 feet to an iron found; (6) N. 64-20-40 E. 144.50 feet to an iron set; and (7) N. 00-39-20 W. 102.84 feet to an iron found; thence with the southerly boundary of the land conveyed to John Phillip Parnell and wife, Wanda J. Parnell by deed recorded in Book 3813, Page 723, Mecklenburg County Public Registry N. 59-42-25 E. 357.32 feet to an iron found in a common corner of the land conveyed to John Phillip Parnell and wife, Wanda J. Parnell by deed recorded in Book 3813, Page 723, Mecklenburg County Public Registry, the land conveyed to Johnnie Thilling by deed recorded in Book 4947, Page 151, Mecklenburg County Public Registry and the Lloyd C. Bost Land; and runs thence with the westerly boundary of the Lloyd C. Bost Land S. 05-32-34 E. 622.57 feet to an iron found in the northwesterly corner of the Oris Johnson Land (see deeds recorded in Book 3300, Page 261, and Book 3156, Page 14, Mecklenburg County Public Registry); thence with the boundary of the Oris Johnson Land (see deeds recorded in Book 3300, Page 261 and Book 3156, Page 14, Mecklenburg County Public Registry) three (3) courses and distances as follows: (1) S. 05-34-31 E. 112.83 feet to a point; (2) S. 06-23-45 E. 787.19 feet to an iron found; and (3) S. 06-23-12 E. 456.33 feet to an iron found in the northerly boundary of the land described in Deed to Oris Johnson and wife recorded in Book 4604, Page 357, Mecklenburg County Public Registry; thence with the northerly boundary of the land described in deed to Oris Johnson and wife recorded in Book 4604, Page 357, Mecklenburg County Public Registry S. 80-01-00 W. 683.37 feet to an iron found in the center line of a creek at the southeasterly corner of the land conveyed to L. M. Bigham by deed recorded in Book 3855, Page 256, Mecklenburg County Public Registry; thence with the boundary of the Bigham Land three (3) courses and distances as follows: (1) N. 14-57-50 W. 749.64 feet to an iron set; (2) with the arc of a circular curve to the right having a radius of 251.57 feet, an arc distance of 209.30 feet to an iron set; and (3) S. 72-54-20 W. 143.10 feet to an iron set in the easterly boundary of Block A of the lots of Sardis Grove Subdivision shown on map recorded in Map Book 7, Page 421, Mecklenburg County Public Registry; thence with the westerly boundaries of the lots in Block A of Sardis Grove Subdivision as shown on map thereof recorded in Map Book 7, Page 421, Mecklenburg County Public Registry four (4) courses and distances as follows: (1) N. 31-50-55 W. 169.84 feet to an iron set; (2) N. 13-33-26 W. 1166.81 feet to an iron found; (3) N. 16-19-45 W. 706.30 feet to an iron set; and (4) N. 31-39-30 W. 537.28 feet to the BEGINNING, containing 49.528 acres, all as shown on that certain survey prepared by F. Donald Lawrence and Associates, P. A., dated August 8, 1985 and revised May 8, 1986.

DEED BOOK PAGE EXHIBIT C
4132 0194

INDIVIDUAL DEED

STATE OF NORTH CAROLINA
MECKLENBURG COUNTY

PRESENTED FOR RECORD
AND OTHER PURPOSES BY
Charles S. REED

Nov 29 2 01 PM '78

This Deed

Made this 22nd

CHAS. S. REED
MECKLENBURG CO. N.C.

November A. D. 1978 by and between

LEWIS H. FARRHAM, JR., Trustee under Trust Agreement by and between Charles S. Reed, as Grantor, and LEWIS H. FARRHAM, JR., as Trustee, dated the 24th day of February, 1973, and as Executor under the Will of Charles S. Reed,

of the County of Mecklenburg and State of North Carolina Part X of the first part, and

JOHN P. FARNELL and wife, MAWDA J. FARNELL

of the County of Mecklenburg and State of North Carolina Part X of the second part:

WITNESSETH, that the said part X of the first part, in consideration of One Dollar and other valuable considerations to him paid by the parties of the second part, the receipt of which is hereby acknowledged in a bargain and sold, and by these presents do hereby grant, bargain, sell and convey unto the said parties of the second part and their heirs, all that tract or parcel

of land, situate, lying and being in Providence Township Mecklenburg County, State of

North Carolina, and more particularly described as follows:

BEGINNING at an old iron in the westerly terminus of Marion Drive, said old iron being located S 33-49 E 540.9 feet from a point in the centerline of the Matthews-Pineville Road (N.C. Highway #51), which said point marks the northernmost corner of the property conveyed to the party of the first part herein by deed recorded in Book 3531, Page 499 of the Mecklenburg County Public Registry, and running thence N 88-17 E 344.08 feet to an iron; S 57-26-30 E 80.06 feet to an iron; S 71-50 E 99.88 feet to an iron; S 48-14-30 E 95.35 feet to an iron; N 42-13-30 E 258.76 feet to an iron; S 15-24-30 E 384.94 feet to an iron; N 39-34-30 E. 15.0 feet to an iron; S 01-03 E 102.50 feet to an iron; S 64-12 W 145.0 feet to an iron; N 75-48 W 135.0 feet to an iron; S 76-53 W 265.0 feet to an iron; N 29-43 W 300.0 feet to an iron; N 39-13 W 286.0 feet to an iron; N 65-51 W 191.40 feet to an old iron, the point and place of BEGINNING, containing 6.38 acres, all as shown on survey for John P. Farnell and wife, dated November 14, 1978, prepared by Heese F. McMoris, E.S., together with a 15' easement for purposes of ingress, egress and regress to the property described above, the centerline of said 15' easement being more particularly described as follows: BEGINNING at a point in the centerline of the Matthews-Pineville Road, which point is located S 60-35-30 W 12.04 feet from the northernmost corner of the property described in deed recorded in Book 3541, Page 499 of the Mecklenburg County Public Registry, and running thence S 33-49 E 501.13 feet to a point; thence S 79-44-30 E 16.70 feet to a point in the westerly terminus of Marion Drive.

BEING a portion of the property conveyed to C.S. Reed by deed recorded in Book 311, Page 214 of the Mecklenburg County Public Registry, and being the property devised to Lewis H. Farrham, Jr., Trustee by the Will of Charles S. Reed (see Estate File No. 78-E-1224).

DEED BOOK PAGE
4132 0195

TO HAVE AND TO HOLD the aforesaid tract of land
of land and all privileges and appurtenances thereto belonging to the said
parties of the second part
heirs and assigns, to their only use and behoof forever.
And the party of the first part for himself
his heirs, executors and administrators, covenants with the said parties of
the second part their heirs and assigns, that he is seized of said premises
in fee, and has right to convey the same in fee simple; that the same are free and clear
from all incumbrances, and that he will warrant and defend the said title to the same
against the lawful claims of all persons whomsoever.



IN TESTIMONY WHEREOF, the said party of the first part to these presents has
hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered
in the presence of

[Signature] (Seal)
Lewis H. Parham, Jr. Trustee and
Recorder (Seal)

(Seal)
(Seal)

STATE OF North Carolina
County of Mecklenburg

ss.

I, Elsie Serft, a Notary Public for said County and State, do hereby certify that Lewis H. Parham, Jr., Trustee under Trust Agreement by and between Charles S. Reed, Grantor, and Lewis H. Parham, Jr., as Trustee, dated the 24th day of February, 1973, and as Executor and under the Will of Charles S. Reed, personally appeared before me this day and acknowledged the due execution of the foregoing (or annexed) instrument.

Let the instrument with the certificate be registered.

WITNESS my hand and Notarial seal, this 22nd day of November, A. D. 1978

Harriet
Notary Public
My commission expires: 10-6-81

STATE OF _____
County of _____

ss.

I, _____, do hereby certify that _____ and _____, personally appeared before me this day and acknowledged the due execution of the foregoing (or annexed) instrument.

Let the instrument and the certificate be registered.

WITNESS my hand and _____, this _____ day of _____, A. D. 19_____

INDIVIDUAL	RECORDED IN BOOK	Register of Deeds	1.00
Deed	OF DEEDS ON PAGE		5.00
			6.00
			63.50

STATE OF North Carolina
County of Mecklenburg

ss.

The foregoing (or annexed) certificate of Elsie Serft, a Notary Public for said County and State is certified to be correct.

This 29th day of November, A. D. 1978

Charles H. Crowder, Register of Deeds
By Charles J. Adams

Page 27

EXHIBIT D

EASEMENT AGREEMENT

A Portion of Tax Lot Number: 227-027-43 Property Address: Plantation Estates Drive, Matthews, NC

Brief Description for the Index: near Plantation Estates Drive, Matthews, NC

THIS GRANT OF EASEMENT is made this ___ day of April, 2014, by and between ACTS Retirement-Life Communities, Inc.(formerly Adult Communities Total Services, Inc.), a Pennsylvania corporation domesticated in North Carolina (hereinafter referred to as GRANTOR) and Landtec Development, Inc., a North Carolina corporation, Mecklenburg County, North Carolina (hereinafter referred to as GRANTEE).

The designation GRANTOR and GRANTEE, as used herein, shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

Said GRANTOR, in consideration of Ten Dollars (\$10.00), to be paid by Grantee, the GRANTOR has bargained and sold, and by these presents does bargain, sell, and convey to said GRANTEE and its successors the right to use, for the purpose of laying, constructing, and maintaining a sanitary sewer line(s), that certain strip or parcel of land 20 feet in width for the permanent easement and 45 feet in width for the temporary construction easement, in or near the City of Charlotte, County of Mecklenburg and State of North Carolina, more particularly described as follows.

THAT PORTION of land so labeled on the map attached hereto and incorporated by reference, said map having been prepared by or for the City of Charlotte.

GRANTOR understands and agrees that the consideration amount covers and includes all improvements located within the easement area or areas unless stated otherwise.

GRANTEE shall have such right of ingress, egress, and regress over and upon any lands of the GRANTOR adjacent to or in the vicinity of the easement areas as may be necessary for the purposes of locating, laying, constructing, reconstructing, inspecting, operating, extending, maintaining, and otherwise keeping open and in good repair the sanitary sewer line(s), water

line(s), or meter(s) for which the easement is granted. If adequate access is not provided by established means of approach, the GRANTOR shall be compensated for any damage resulting at any time from the exercise of the right of ingress, egress, and regress hereby granted. In the event of disagreement at any time as to the amount of any such damage, one arbitrator shall be selected by the GRANTOR, one by the GRANTEE, and a third, if necessary, by the two so selected, and that the decision in writing of two of said arbitrators shall be final and binding upon the parties hereto.

It is further understood that the GRANTOR shall erect no permanent structure of any kind over or across this Easement. For purposes of this Easement, permanent structure includes, but is not limited to: buildings, tennis courts, and swimming pools. Neither may water be ponded or impounded over or across said Easement.

This Easement may be assigned to the City of Charlotte, NC.

TO HAVE AND TO HOLD, the land hereinbefore described unto the GRANTEE, its successors and assigns, for the aforesaid uses and purposes and none other.

ACTS Retirement-Life Communities, INC. (SEAL)

By: _____
_____ President

STATE OF _____

COUNTY OF _____

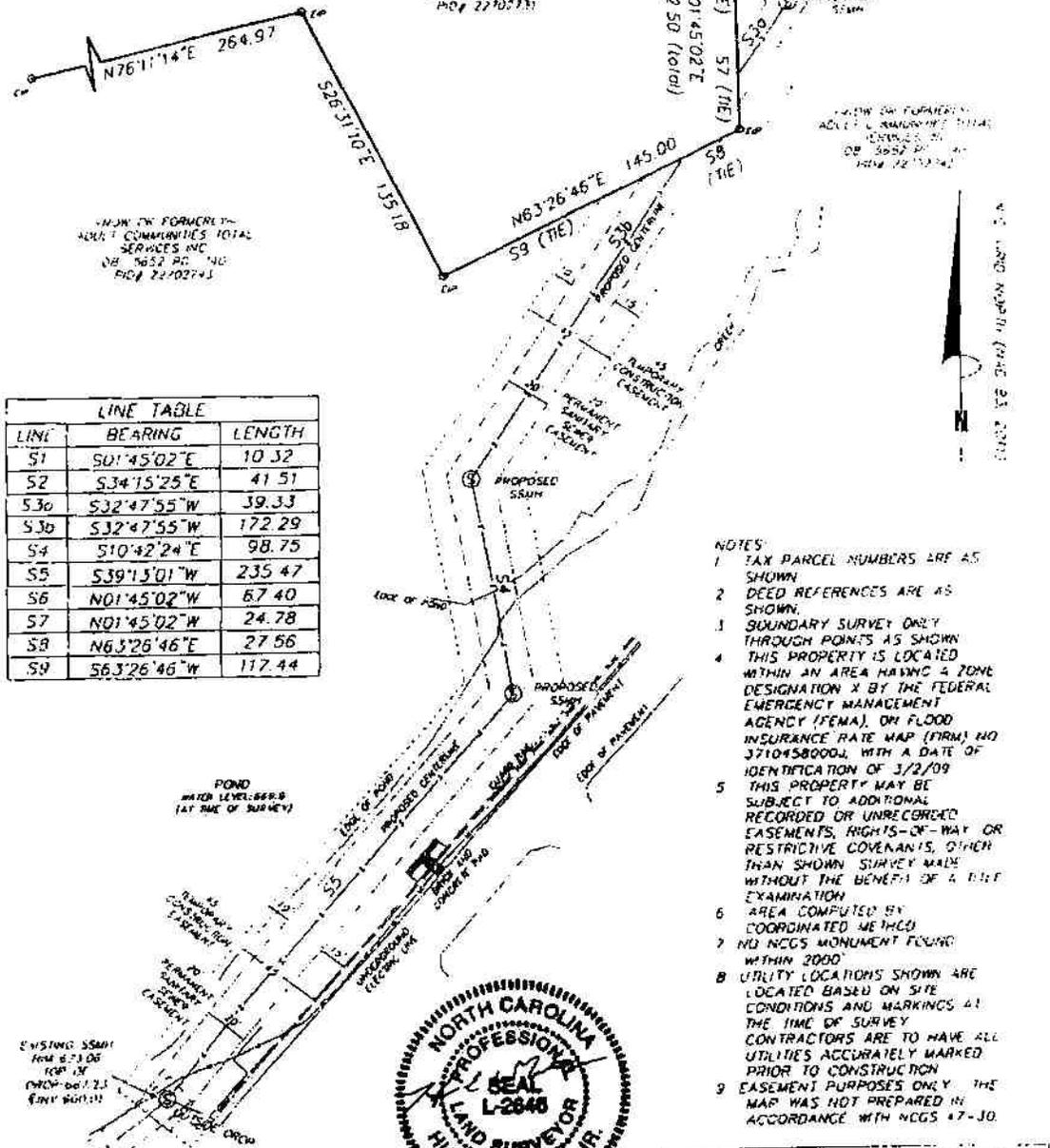
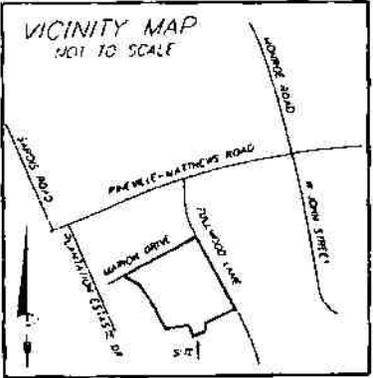
I, _____, a Notary Public of the County and State aforesaid, certify that _____ personally known by me, personally appeared before me this day and acknowledged that he is _____ President of ACTS Retirement-Life Communities, Inc., a Pennsylvania corporation domesticated in North Carolina, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by him/her as its _____ President.

Witness my hand and official stamp or seal, this _____ day of April, 2014.

(Official Seal)

Notary Public

My commission expires: _____



LINE	BEARING	LENGTH
S1	S01°45'02"E	10.32
S2	S34°15'25"E	41.51
S3a	S32°47'55"W	39.33
S3b	S32°47'55"W	172.29
S4	S10°42'24"E	98.75
S5	S39°15'01"W	235.47
S6	N01°45'02"W	67.40
S7	N01°45'02"W	24.78
S8	N63°26'46"E	27.56
S9	S63°26'46"W	117.44

- NOTES:
- TAX PARCEL NUMBERS ARE AS SHOWN.
 - DEED REFERENCES ARE AS SHOWN.
 - BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
 - THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 37104580004, WITH A DATE OF IDENTIFICATION OF 3/2/09.
 - THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN SURVEY MADE WITHOUT THE BENEFIT OF A DUE EXAMINATION.
 - AREA COMPUTED BY COORDINATED METHOD.
 - NO NCGS MONUMENT FOUND WITHIN 2000'.
 - UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AND MARKINGS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.
 - EASEMENT PURPOSES ONLY. THE MAP WAS NOT PREPARED IN ACCORDANCE WITH NCGS 47-30.



CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT
ENGINEERING DIVISION
CHARLOTTE, NORTH CAROLINA

PLANTATION ESTATES DRIVE
TOWN OF WATKINS, MECKLENBURG COUNTY, NC

PROPERTY OF
ADULT COMMUNITIES TOTAL SERVICES INC

DATE: 6/11/14

SCALE: 1"=60'

CAROLINA SURVEYORS, INC.
P.O. BOX 343 FARMVILLE, N.C. 27834-0343
PHONE: 811-1111 FAX: 811-1111
WEBSITE: WWW.CSINC.COM

COPY	
DATE	4-28-14
BOOK	29138
STAMPS	—
	26
J. DAVID GRANBERY REGISTERED PROFESSIONAL MECKLENBURG COUNTY, NC	

EASEMENT AGREEMENT

A Portion of Tax Lot Number: 227-027-43 Property Address: Plantation Estates Drive, Matthews, NC

Brief Description for the Index: near Plantation Estates Drive, Matthews, NC

THIS GRANT OF EASEMENT is made this 24 day of April, 2014, by and between ACTS Retirement-Life Communities, Inc. (formerly Adult Communities Total Services, Inc.), a Pennsylvania corporation domesticated in North Carolina (hereinafter referred to as GRANTOR) and Landtec Development, Inc., a North Carolina corporation, Mecklenburg County, North Carolina (hereinafter referred to as GRANTEE).

The designation GRANTOR and GRANTEE, as used herein, shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

Said GRANTOR, in consideration of Ten Dollars (\$10.00), to be paid by Grantee, the GRANTOR has bargained and sold, and by these presents does bargain, sell, and convey to said GRANTEE and its successors the right to use, for the purpose of laying, constructing, and maintaining a sanitary sewer line(s), that certain strip or parcel of land 20 feet in width for the permanent easement and 45 feet in width for the temporary construction easement, in or near the City of Charlotte, County of Mecklenburg and State of North Carolina, more particularly described as follows.

THAT PORTION of land so labeled on the map attached hereto and incorporated by reference, said map having been prepared by or for the City of Charlotte.

GRANTOR understands and agrees that the consideration amount covers and includes all improvements located within the easement area or areas unless stated otherwise.

GRANTEE shall have such right of ingress, egress, and regress over and upon any lands of the GRANTOR adjacent to or in the vicinity of the easement areas as may be necessary for the purposes of locating, laying, constructing, reconstructing, inspecting, operating, extending,

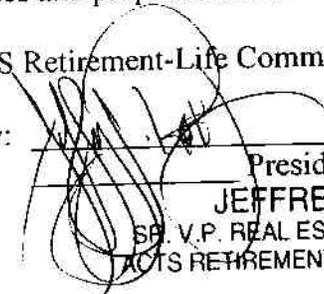
maintaining, and otherwise keeping open and in good repair the sanitary sewer line(s), water line(s), or meter(s) for which the easement is granted. If adequate access is not provided by established means of approach, the GRANTOR shall be compensated for any damage resulting at any time from the exercise of the right of ingress, egress, and regress hereby granted. In the event of disagreement at any time as to the amount of any such damage, one arbitrator shall be selected by the GRANTOR, one by the GRANTEE, and a third, if necessary, by the two so selected, and that the decision in writing of two of said arbitrators shall be final and binding upon the parties hereto.

It is further understood that the GRANTOR shall erect no permanent structure of any kind over or across this Easement. For purposes of this Easement, permanent structure includes, but is not limited to: buildings, tennis courts, and swimming pools. Neither may water be ponded or impounded over or across said Easement.

This Easement may be assigned to the City of Charlotte, NC.

TO HAVE AND TO HOLD, the land hereinbefore described unto the GRANTEE, its successors and assigns, for the aforesaid uses and purposes and none other.

ACTS Retirement-Life Communities, INC. (SEAL)

By:  _____
President

JEFFREY J. RATHFC

SR. V.P. REAL ESTATE AND DEVT
ACTS RETIREMENT-LIFE COMMUNIT

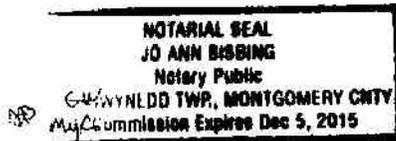
STATE OF Pennsylvania

COUNTY OF Montgomery

I, JoAnn Bisbing, a Notary Public of the County and State aforesaid, certify that Jeffrey J. Rathfc personally known by me, personally appeared before me this day and acknowledged that he is SR. Vice President of ACTS Retirement-Life Communities, Inc., a Pennsylvania corporation domesticated in North Carolina, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by him/her as its SR. Vice President.

Witness my hand and official stamp or seal, this 15 day of April, 2014.

(Official Seal)



JoAnn Bisbing
Notary Public

My commission expires Dec 5, 2015

Drawn By and Mail To:
Cranford, Buckley, Schultze, Tomchin, Allen & Buie, P.A.
Charles H. Cranford
Box 129
Charlotte, NC



BLUEWATER
DESIGN - BUILD

CURRENT

2013-608

5/29/2014

May 28, 2014

PLANTATION ESTATES SITE REZONING DEFERRAL REQUEST LETTER #3

Project: Plantation Estates Property Rezoning
733 Plantation Estates Drive, Matthews, NC
BWDB Project No. – 001-01-011

Subject: Plantation Estates Rezoning Decision Deferral Request

Purpose: Request for Rezoning Decision Deferral
ACTS Retirement Life Communities
Matthews Rezoning Application # 2013-608

To: Jay Camp, Senior Planner – Town Of Matthews

Dear Jay,

ACTS Retirement Life Communities and Bluewater Design-Build respectfully request that the pending decision currently scheduled for June 9th by the Matthews Town Council be deferred for another month to the July 14th Board Meeting so that ACTS and their Consultants may have more time to work with the Town Manager on the new rezoning condition of the additional right-of-way required for the future Town Greenway to be located on the Plantation Estates Property, which would require revisions to the Site Plan and the Development Standards for the Rezoning Project. The Sewer Easement Agreement has been executed. I will be present for the July 14th Meeting.

Thank you for assisting us with the proper filing and distribution of this letter and confirming the receipt of this request. Please contact me at 704-685-1825, or B.Romano@BluewaterDB.com.

Respectfully Submitted,
Bluewater Design-Build, LLC

Bob Romano

Robert J. Romano, AIA, NCARB, A-DBIA, CCCA, EDAC, LEED AP BD+C
Project Manager

Cc: Jeff Rathfon, SVP – ACTS Real Estate Development
Steve Messer, ED – ACTS Plantation Estates CCRC
Matt Langston, ASLA – Landworks Design Group



BLUEWATER
DESIGN - BUILD

May 1, 2014

PLANTATION ESTATES SITE REZONING DEFERRAL REQUEST LETTER #2

Project: Plantation Estates Property Rezoning
733 Plantation Estates Drive, Matthews, NC
BWDB Project No. – 001-01-011

Subject: Plantation Estates Rezoning Decision Deferral Request

Purpose: Request for Rezoning Decision Deferral
ACTS Retirement Life Communities
Matthews Rezoning Application # 2013-608

To: Jay Camp, Senior Planner – Town Of Matthews

Dear Jay,

ACTS Retirement Life Communities and Bluewater Design-Build respectfully request that the pending decision currently scheduled for May 12th by the Matthews Town Council be deferred for another month to the June 9th Board Meeting so that ACTS and their Consultants may have more time to work with the Town Manager on the new rezoning condition of the additional right-of-way required for the future Town Greenway to be located on the Plantation Estates Property, which would require revisions to the Site Plan and the Development Standards for the Rezoning Project. The Sewer Easement Agreement has been executed. I will not be present for the May 12th Meeting.

Thank you for assisting us with the proper filing and distribution of this letter and confirming the receipt of this request. Please contact me at 704-685-1825, or B.Romano@BluewaterDB.com.

Respectfully Submitted,
Bluewater Design-Build, LLC

Bob Romano

Robert J. Romano, AIA, NCARB, A-DBIA, CCCA, EDAC, LEED AP BD+C
Project Manager

Cc: Jeff Rathfon, SVP – ACTS Real Estate Development
Steve Messer, ED – ACTS Plantation Estates CCRC
Matt Langston, ASLA – Landworks Design Group

**BLUEWATER**
DESIGN - BUILD

April 1, 2014

PLANTATION ESTATES SITE REZONING DEFERRAL REQUEST LETTER

Project: Plantation Estates Property Rezoning
733 Plantation Estates Drive, Matthews, NC
BWDB Project No. – 001-01-011

Subject: Plantation Estates Rezoning Decision Deferral Request

Purpose: Request for Rezoning Decision Deferral
ACTS Retirement Life Communities
Matthews Rezoning Application # 2013-608

To: Jay Camp, Senior Planner – Town Of Matthews

Dear Jay,

ACTS Retirement Life Communities and Bluewater Design-Build respectfully request that the pending decision currently scheduled for April 14th by the Matthews Town Council be deferred for another month to the May 12th Board Meeting so that ACTS and their Consultants may have more time to complete the required Sewer Easement Agreement and evaluate the recently requested new rezoning condition of the additional right-of-way required for the future Town Greenway to be located on the perimeter of the Plantation Estates Property from Fullwood Lane to the Genesis Property located on Bubbling Well Road, which would require revisions to the Site Plan and the Development Standards for the Rezoning Project. I will still be present for the April 14th Meeting.

Thank you for assisting us with the proper filing and distribution of this letter and confirming the receipt of this request. Please contact me at 704-685-1825, or B.Romano@BluewaterDB.com.

Respectfully Submitted,
Bluewater Design-Build, LLC

Bob Romano

Robert J. Romano, AIA, NCARB, A-DBIA, CCCA, EDAC, LEED AP BD+C
Project Manager

Cc: Jeff Rathfon, SVP – ACTS Real Estate Development
Steve Messer, ED – ACTS Plantation Estates CCRC
Matt Langston, ASLA – Landworks Design Group

Application number
2013-608
For office use only

List reason(s) why zoning should be changed (use separate sheet if necessary):

SEE SEPARATE SHEET

Signature of property owner (must be original)

JEFFREY J. RATHFON
SR. V.P. REAL ESTATE AND DEVELOPMENT
ACTS RETIREMENT-LIFE COMMUNITIES, INC.®
Print name of property owner

Acts Retirement Life

Property owner's mailing address

PO Box 90 / 375 Morris Road

Property owner's mailing address, continued

West Point, PA 19486-0090

Property owner's mailing address, continued

*JJRathfon@actslife.org
215-661-8330*

Property owner's phone number/email address

Signature of property owner (must be original)

Print name of property owner

Property owner's mailing address

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Signature of agent (if any)

Print name of agent

Robert J. Romano

Agent's mailing address

PO Box 955

Agent's mailing address, continued

Davidson NC 28036

Agent's mailing address, continued

Bluewater Design-Build

*704-685-1825
b.romano@bluewaterdb.com*

Agent's phone number/email address

Petitioner other than owner (if any)

Print name of petitioner

Petitioner's mailing address

Petitioner's mailing address, continued

Petitioner's mailing address, continued

Petitioner's phone number/email address

List reason(s) why zoning should be changed (use separate sheet if necessary):

The bulk of the property in this rezoning is zoned "C", which is an archaic zoning category that Town of Matthews staff is actively working to eliminate.

This rezoning petition would bring the ACTS-owned properties under a common, current zoning category that matches their existing use.

Additionally, this petition allows for the relocation and expansion of the existing healthcare service provided to residents by adding a new healthcare building. This petition also identifies areas for potential future expansion of services to residents and additional residential units within the existing Continuing Care Retirement Community use.

Explanation of the zoning request:

Our rezoning petition proposes to change the zoning (C) of an existing, ongoing use (Continuing Care Retirement Community, or CCRC), to a "contemporary" zoning category (R/I-CD) for the Town of Matthews, to help bring it into conformance with the current zoning categories the Town uses. From a land-use standpoint, the Petitioner proposes to continue forward with the CCRC use.

Additions and changes to the CCRC development are necessary in order to respond to the market and demographic requirements of the CCRC residents.

We believe that this proposed rezoning is reasonable and in conformance with adopted development goals and policies of the Town of Matthews.

Application number
2013-608
For office use only

SUMMARY OF THE REZONING PROCESS

PETITIONER: Fill in dates for each action below before filing application. Refer to the current Planning Department rezoning schedule for correct dates.

PROPERTY OWNERS: These dates are assumed to be correct at the time of zoning application submittal but are subject to revision. Contact the Planning Department (704-847-4411, extension 224) for verification.

Application submitted to and accepted by the Town of Matthews 11-27-13

Town Board of Commissioners formally accepts application and sets Public Hearing date 12-9-13

Notices sent via mail to affected/adjacent property owners on or before 1-27-14

Protest petition filed with Planning Department by 5:00 pm on 2-5-14

Public hearing: petitioner may give explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning 2-10-14

Town Planning Board reviews petition, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request 2-25-14

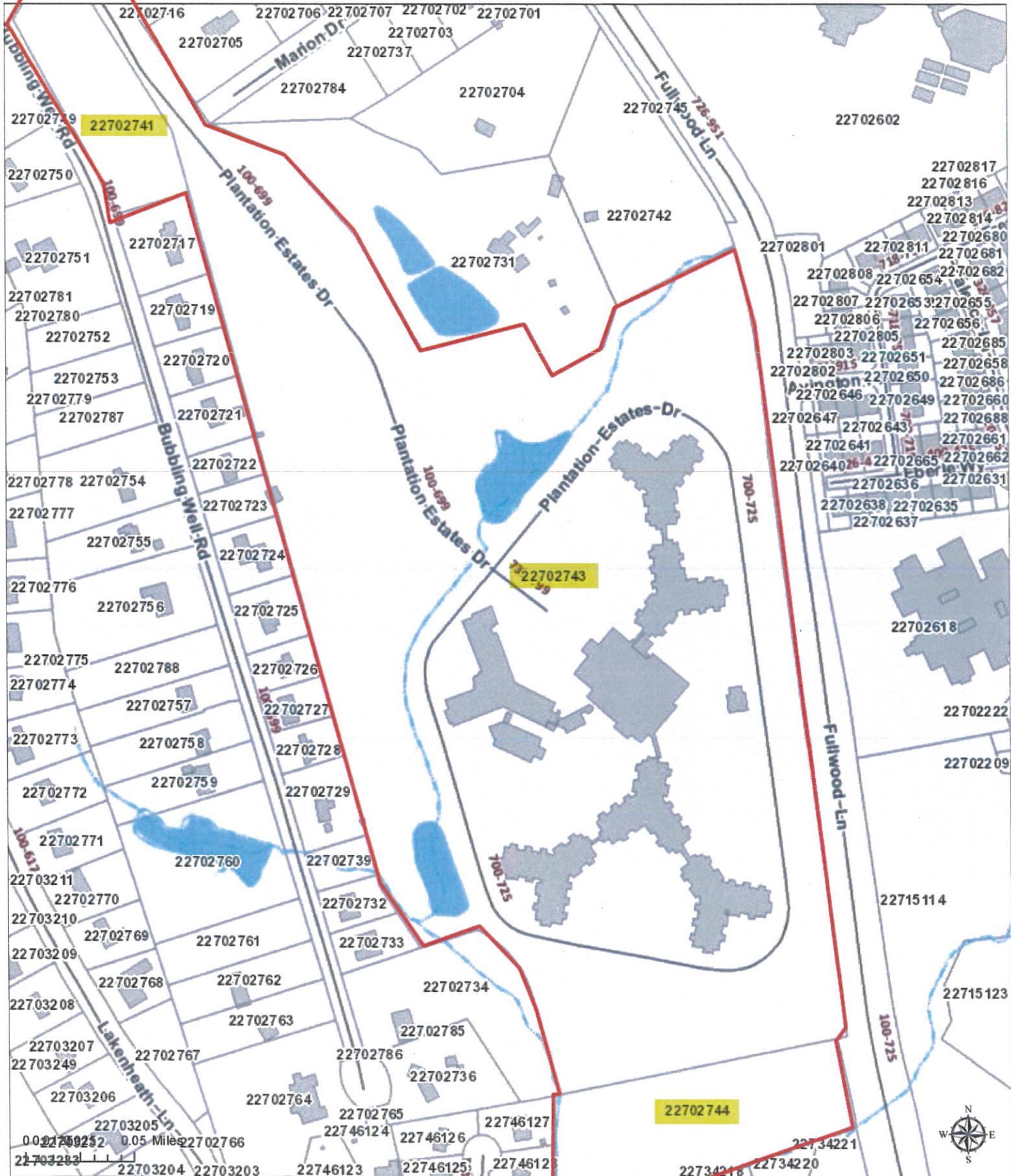
Town Board of Commissioners approves or denies application 3-10-14

GENERAL STATUTE 160A-385: CHANGES.

- (a) Zoning ordinances may from time to time be amended, supplemented, changed, modified or repealed. In case, however, of a qualified protest against a zoning map amendment, that amendment shall not become effective except by favorable vote of three-fourths of all the members of the city council. For the purposes of this subsection, vacant positions on the council and members who are excused from voting shall not be considered "members of the council" for calculation of the requisite supermajority. To qualify as a protest under this section, the petition must be signed by the owners of either (i) twenty percent (20%) or more of the area included in the proposed change or (ii) five percent (5%) of a 100-foot wide buffer extending along the entire boundary of each discrete or separate area proposed to be rezoned. A street right of way shall not be considered in computing the 100-foot buffer area as long as that street right of way is 100 feet wide or less. When less than an entire parcel of land is subject to the proposed zoning map amendment, the 100-foot buffer shall be measured from the property line of that parcel. In the absence of evidence to the contrary, the city may rely on the county tax listing to determine the "owners" of potentially qualifying areas. The foregoing provisions concerning protests shall not be applicable to any amendment which initially zones property added to the territorial coverage of the ordinance as a result of annexation or otherwise, or to an amendment to an adopted (i) special use district, (ii) conditional use district, or (iii) conditional district if the amendment does not change the types of uses that are permitted within the district or increase the approved density for residential development, or increase the total approved size of nonresidential development, or reduce the size of any buffers or screening approved for the special use district, conditional use district, or conditional district.
- (b) Amendments in zoning ordinances shall not be applicable or enforceable without consent of the owner with regard to buildings and uses for which either (i) building permits have been issued pursuant to GS 160A-417 prior to the enactment of the ordinance making the change or changes so long as the permits remain valid and unexpired pursuant to GS 160A-418 and unrevoked pursuant to GS 160A-422 or (ii) a vested right has been established pursuant to GS 160A-385.1 and such vested right remains valid and unexpired pursuant to GS 160A-385.1

Polaris 3G Map – Mecklenburg County, North Carolina PE Healthcare

Date Printed: 11/25/2013 11:39:21 AM



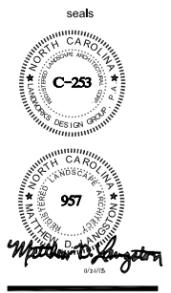
This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

PARCEL_ID	OWNER_NAME	MAILING_ADDRESS	CITY	STATE	ZIP_CODE
21302113	THEODORE HARAKAS AND ELIZABETH HARAKAS	139 MATTHEWS TOWNSHIP PKWY	MATTHEWS	NC	28105-1548
21302132	RONALD B WILLIAMS AND CONSTANCE WINTERS	101 CHARING CROSS DR	MATTHEWS	NC	28105
21302134	GLADYS RENE MICHAEL AND EDWARD G MICHAEL	8924 PROVIDENCE ESTATES CT	CHARLOTTE	NC	28270
21302171	HUSEYIN B OGUZ	1131 MOURFIELD RD	KNOXVILLE	TN	37922
21302173	DAVID C JR MACKEY	133 MATTHEWS TOWNSHIP PKWY	MATTHEWS	NC	28105
22702705	WILLIAM G PALMER AND LARA M RHODES	720 MARION DR	MATTHEWS	NC	28105
22702716	DONALD D GREY AND PARILEE G GREY	208 MATTHEWS TOWNSHIP PKWY	MATTHEWS	NC	28105-1549
22702717	VALENTIN MOLDOVAN AND FLORETINA MOLDOVAN	217 BUBBLING WELLRD	MATTHEWS	NC	28105
22702719	GORDON H KENYON AND THELMA W KENYON	225 BUBBLING WELL RD	MATTHEWS	NC	28105-5680
22702720	MARION M JR HARGETT AND MARY DAWNE	301 BUBBLING WELL RD	MATTHEWS	NC	28105
22702721	JUDITH W R/T MCLENDON AND (JUDITH W MCLENDON TST)	317 BUBBLING WELL RD	MATTHEWS	NC	28105
22702722	EMILYE E HOPKINS	329 BUBBLING WELL RD	MATTHEWS	NC	28105-5682
22702724	STEVE FRIEDLAND AND JENNIFER FRIEDLAND	341 BUBBLING WELL RD	MATTHEWS	NC	28105
22702725	JAMES PATRICK HOGAN AND MARGUERITE P HOGAN	417 BUBBLING WELL RD	MATTHEWS	NC	28105
22702726	LOCKE C & WIFE LONG AND DEBORAH F	423 BUBBLING WELL RD	MATTHEWS	NC	28105-5684
22702727	RICHARD BARNARD AND MELANIE M BARNARD	435 BUBBLING WELL RD	MATTHEWS	NC	28105
22702728	ERICA R BOWLES	441 BUBBLING WELL RD	MATTHEWS	NC	28105
22702728	ERICA R BOWLES	441 BUBBLING WELL RD	MATTHEWS	NC	28105
22702729	DWIGHT M JR HINTON AND SHERRY T HINTON	525 BUBBLING WELL RD	MATTHEWS	NC	28105
22702731	JOHN P PARNELL AND WANDA J PARNELL	PO BOX 1153	MATTHEWS	NC	28106-1153
22702732	FLORIAN BALAJ AND OLTITA BALAJ	543 BUBBLING WELL RD	MATTHEWS	NC	28105
22702733	ROBERT E PIERCE AND EMMA M PIERCE	601 BUBBLING WELL RD	MATTHEWS	NC	28105
22702734	KURT D NEWMAN AND MARY D NEWMAN	607 BUBBLING WELL RD	MATTHEWS	NC	28105
22702736	DEAN P BIGHAM	625 BUBBLING WELL RD	MATTHEWS	NC	28105
22702749	FAMILY TRUST GREENE AND (DENNIS &PATSY GREENE TR OR TS	130 BUBBLING WELL RD	MATTHEWS	NC	28105
22702750	LARRY D POWELL AND BETTY J POWELL	140 BUBBLING WELL RD	MATTHEWS	NC	28105
22702751	R L WILLIAMS AND JANE W WILLIAMS	PO BOX 1038	MATTHEWS	NC	28106
22702759	MARTY PAUL HODGE AND DEBORAH K HODGE	440 BUBBLING WELL RD	MATTHEWS	NC	28105-5683
22702762	JOSEPH C TURNER	600 BUBBLING WELL RD	MATTHEWS	NC	28105
22734214	MICHAEL S BURNHAM AND DANIELLE K BURNHAM	312 DEMAREE LN	MATTHEWS	NC	28105
22734215	MATTHEW M EITEL AND TESSA C DYER	310 DEMAREE LN	MATTHEWS	NC	28105
22734216	ANN CELESTE GREER AND WILLIAM DEAN MACMINN	306 DEMAREE LN	MATTHEWS	NC	28105
22734217	WESLEY B WARD AND ANDREA L WARD	302 DEMAREE LN	MATTHEWS	NC	28105
22734218	J BRIAN DEGEORGE AND PAMELA A DEGEORGE	222 DEMAREE LN	MATTHEWS	NC	28105
22734219	LARRY M ROSS AND MELISSA A ROSS	216 DEMAREE LN	MATTHEWS	NC	28105
22734220	JAMES C UNDERWOOD AND MAVIS L UNDERWOOD	208 DEMAREE LN	MATTHEWS	NC	28105
22734221	WARREN G BENDER AND SUSAN C BENDER	204 DEMAREE LN	MATTHEWS	NC	28105
22746125	LYNDA MANGANELLO-PEARL	431 BIRKENHEAD LN	MATTHEWS	NC	28105
22746126	ROBERT M SOELL AND MICHELLE DAY SOELL (H/W)	425 BIRKENHEAD LN	MATTHEWS	NC	28105
22746127	CRAIG ALAN KAUFMANN	424 BIRKENHEAD LANE	MATTHEWS	NC	28105
22746128	GARY N TURNER AND KELLY S TURNER (H/W)	420 BIRKENHAND LN	MATTHEWS	NC	28105
22746129	TRACY TODD JR STARCHER AND JULIE A STARCHER	412 BIRKENHEAD LN	MATTHEWS	NC	28105
22746130	ELIZABETH H FIELDER	406 BIRKENHEAD LN	MATTHEWS	NC	28105
22746131	DAVID N MEEKS AND KIMBERLY P MEEKS (H/W)	400 BIRKENHEAD LN	MATTHEWS	NC	28105



PLANTATION ESTATES
 CONTINUING CARE
 RETIREMENT COMMUNITY
 MATTHEWS, NC
 REZONING APPLICATION #XXX

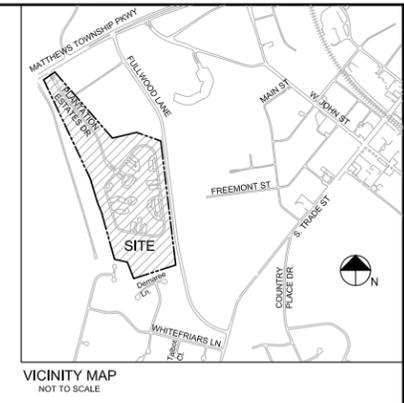
COVER SHEET



REVISIONS
 No. Date Description

Project Manager: MDL
 Drawn By: MDL
 Checked By:
 Date: 11/21/13
 Project Number: 13048
 Sheet Number:

REZONING SUBMITTAL PLANTATION ESTATES CONTINUING CARE RETIREMENT COMMUNITY MATTHEWS, NORTH CAROLINA



VICINITY MAP
NOT TO SCALE

Development Standards:

1. General Provisions
 - 1.1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Matthews Zoning Code. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site and building elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of §153.201 (E) of the Zoning Code.
 - 1.2. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.
2. Purpose

The purpose of this Rezoning application is to provide for the expansion of an existing Continuing Care Retirement Community. To achieve this purpose, the application seeks the rezoning of the site to the R-1 (CD) district.
3. Permitted Uses

Uses allowed on the property included in this Petition will be a continuing care retirement community and related accessory uses as are permitted in the R-1 (CD) district and as described in §153.195.
4. Transportation
 - 4.1. The site will have access via existing or already-approved driveways to Matthews Township Parkway and to Fullwood Lane, as generally identified on the concept plan for the site.
 - 4.2. Parking areas are generally indicated on the concept plan for the site.
5. Architectural Standards
 - 5.1. The development of the site will be governed by the district regulations of the Zoning Ordinance for the R-1 (CD) district and by the scale and character represented by the building elevations attached as part of the plan.
 - 5.2. Per Matthews Zoning Code §153.195 (A)(5), All building forming a part of a continuing care retirement community site shall be compatible in appearance and quality through the use of similar building materials, colors, architectural features and styles. The building roof plan, elevation, and perspective drawings are only shown for illustrative purposes and are subject to change.

SITE DATA

TAX PARCELS:	22702741, 22702743, 22702744
SITE AREA:	APPROXIMATELY 56.88 ACRES (GROSS)
EXISTING ZONING:	C, R-15, R-20
PROPOSED ZONING:	R-1 (CD)
MINIMUM SIDE YARD:	50'
MINIMUM SETBACK:	50'
MINIMUM REAR YARD:	50'
MINIMUM UNOBSTRUCTED OPEN SPACE (% OF SITE):	50%
MAXIMUM HEIGHT:	40'

SHEET SCHEDULE

RZ-1	COVER SHEET
RZ-2	EXISTING CONDITIONS
RZ-3	SITE PLAN
RZ-4	BUILDING PERSPECTIVE

RESIDENTIAL LAND USES:

Approximate Existing Unit Count:	361 Independent Living
Approximate Proposed Unit Count:	42 Independent Living
Total Approximate Final Unit Count:	410 Independent Living
Total Percentage Increase Final Unit Count:	13% Independent Living
Approximate Existing Floor Area:	462,000 Square Feet (4 Story Buildings)
Approximate Proposed Floor Area:	88,000 Square Feet (3 Story Buildings)
Total Approximate Final Floor Area:	550,000 Square Feet
Total Percentage Increase Final Floor Area:	19% Square Feet
Approximate Existing Building Foot Print:	115,000 Square Feet
Approximate Proposed Building Foot Print:	35,000 Square Feet
Total Approximate Final Building Foot Print:	150,000 Square Feet
Total Percentage Increase Final Building Foot Print:	29% Square Feet

NON-RESIDENTIAL LAND USES:

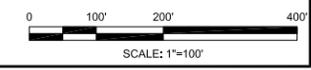
Approximate Existing Medical Facility Bed Count:	140 (60 Assisted Living + 80 Skilled Nursing)
Approximate Proposed New Medical Bed Count:	120 (New Skilled Nursing Medical Building)
Approximate Renewed Medical Facility Bed Count:	80 (Renovated Assisted Living Building)
Total Approximate Final Medical Bed Count:	200 (Assisted Living + Skilled Nursing)
Total Percentage Increase Final Medical Bed Count:	40% (Assisted Living + Skilled Nursing)
Approximate Existing Medical Facility Floor Area:	75,000 Square Feet (2 Story Building)
Approximate Existing Commons Floor Area:	55,000 Square Feet (1 Story Building)
Total Approximate Existing Combined Floor Area:	130,000 Square Feet
Approximate Proposed Medical Facility Floor Area:	120,000 Square Feet (2 Story Building)
Approximate Proposed Commons Floor Area:	25,500 Square Feet (1 Story Building)
Total Approximate Proposed Combined Floor Area:	152,500 Square Feet
Total Approximate Proposed Final Floor Area:	282,500 Square Feet
Total Percentage Increase Proposed Final Floor Area:	117% Square Feet
Approximate Existing Combined Building Foot Print:	92,500 Square Feet
Approximate Proposed Combined Building Foot Print:	26,500 Square Feet
Total Approximate Combined Building Foot Print:	119,000 Square Feet
Total Percentage Increase Combined Final Foot Print:	100% Square Feet

COMBINED STRUCTURE LAND USES:

Total Approximate Final IL Unit Count:	410 (Independent Living)
Total Approximate Final CCRC IL Unit + Bed Count:	200 (Assisted Living + Skilled Nursing)
Total Approximate Final CCRC IL Unit + Bed Count:	610 IL+AS+SN (Approximately 950 Residents)
Total Approximate Existing CCRC Mixed Count:	501 IL+AS+SN (Approximately 700 Residents)
Total Percentage Increase Final CCRC Mixed Count:	22% (Approximately 150 New Residents)
Total Approximate Final Residential Floor Area:	550,000 Square Feet
Total Approximate Final Non-Residential Floor Area:	282,500 Square Feet
Total Approximate Combined Final Floor Area:	832,500 Square Feet
Total Approximate Combined Existing Floor Area:	592,000 Square Feet
Total Percentage Increase Combined Final Floor Area:	40% Square Feet
Total Approximate Final Residential Building Foot Print:	150,000 Square Feet
Total Approximate Final Non-Residential Building Foot Print:	119,000 Square Feet
Total Approximate Combined Final Structural Foot Print:	335,000 Square Feet
Total Approximate Combined Existing Structural Foot Print:	207,500 Square Feet
Total Percentage Increase Combined Final Structural Foot Print:	62% Square Feet

COMBINED MAXIMUM UNIT COUNT & MINIMUM PARKING SPACE TABLE:

	Component	Parking Spaces
Total Independent Living Units (1,1/1 Unit):	410 Units	450
Total Medical Facility Beds (1/4 Beds):	200 Beds	50
Total Combined IL + HC + Staff (Staff/2):	200 Staff	100 (Staff Verify)
Total Parking Required:		600
Total Parking Proposed:		1,000
Total Parking Existing:		918
Total Proposed New Spaces:		82
Total Percentage Existing Accessory Use Floor Area to Total Floor Area:		9% (Zoning<20%)
Total Percentage Proposed Accessory Use Floor Area to Total Floor Area:		9% (Zoning<20%)
Total Percentage Existing Open Space:		91%
Total Percentage Proposed Open Space:		89%



RZ-1



**PLANTATION ESTATES
CONTINUING CARE
RETIREMENT COMMUNITY**
MATTHEWS, NC
REZONING APPLICATION #XXX

**REZONING
SITE PLAN**



Description

By

Date

No.

Project Manager: MDL

Drawn By: MDL

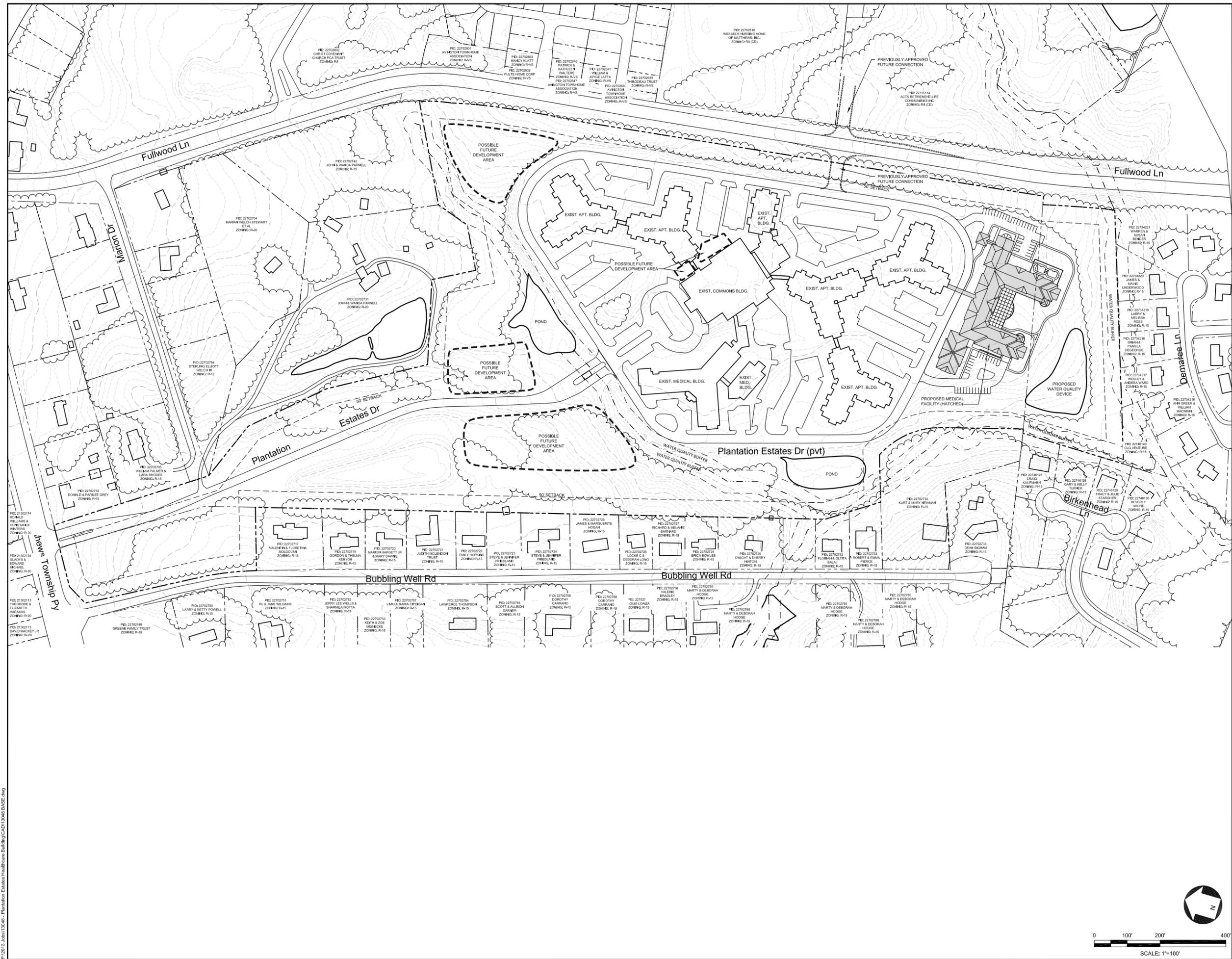
Checked By:

Date: 11/21/13

Project Number: 13048

Sheet Number:

RZ-3





Landworks
Design Group, P.A.
7621 Little Ave., Suite 110
Charlotte, NC 28226
704-641-1004 Fax: 704-641-1004



BLUEWATER
DESIGN - BUILD

ACTS
Retirement-Life
Communities*

PLANTATION ESTATES
CONTINUING CARE
RETIREMENT COMMUNITY
MATTHEWS, NC
REZONING APPLICATION #XXX

**BUILDING
PERSPECTIVE**

seals

Description

By

Date

No.

Project Manager: RJR

Drawn By: SPC

Checked By:

Date: 11/21/2013

Project Number:

Sheet Number:

RZ-4

CONCEPTUAL ILLUSTRATION
SUBJECT TO CHANGE

