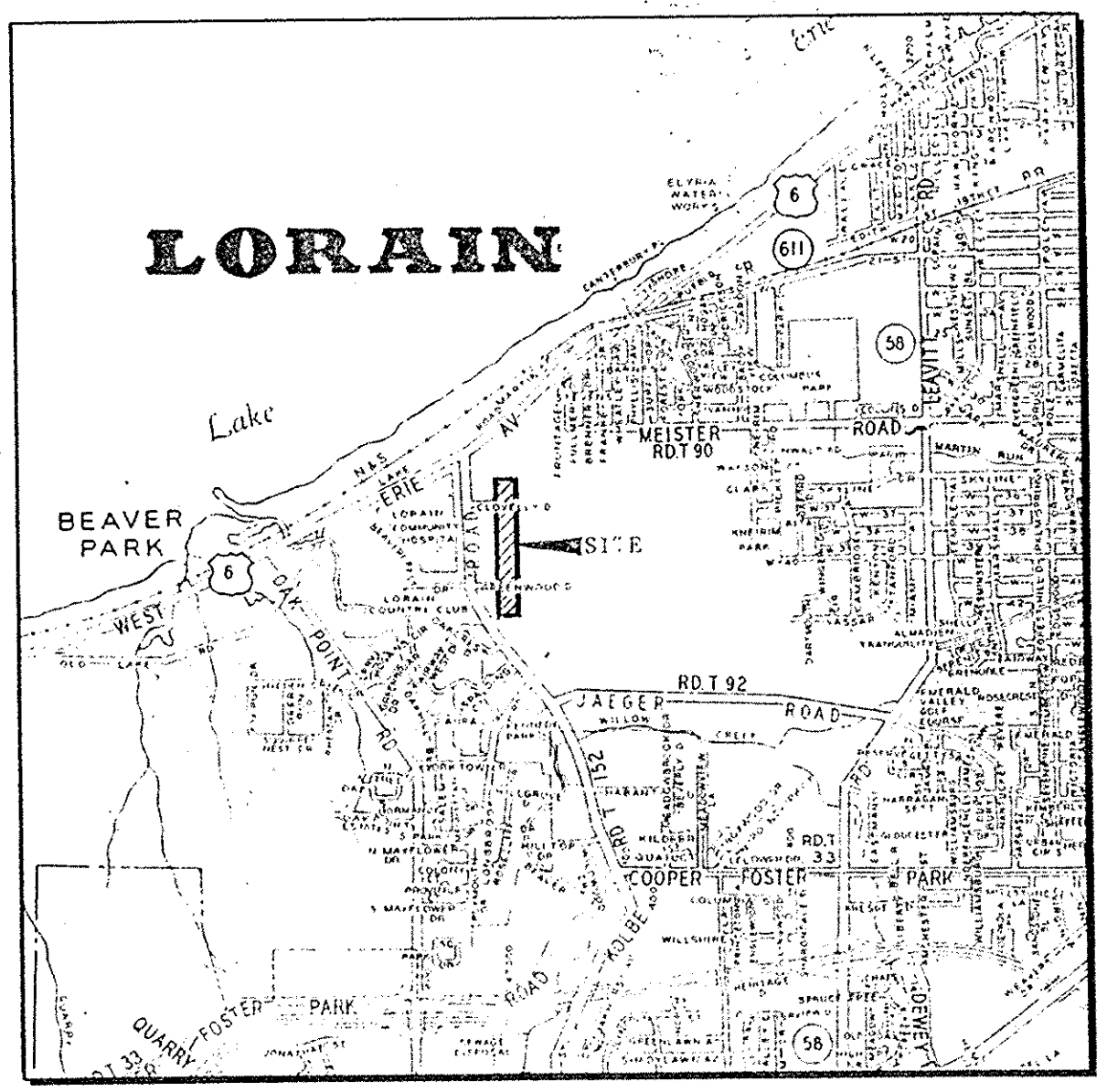


LORAIN LAND DEVELOPMENT  
INST. NO. 20000710758  
S 00°12'22" W 3260.48' OBS.

O.L. 1 TRACT 3  
O.L. 5 TRACT 3  
DOROTHY ERHART  
DEED VOL. 954, PG. 994



VICINITY MAP  
SCALE 1" = 3000'

**ZONING INFORMATION:**  
SUBJECT PROPERTY ZONED R-1B RESIDENTIAL DISTRICT.  
SINGLE FAMILY RESIDENTIAL DEVELOPMENT.

**AREA AND HEIGHT REGULATIONS:**  
MINIMUM LOT AREA 9,100 SQ. FT.  
MINIMUM LOT WIDTH AT BUILDING SETBACK LINE 70 FEET  
MINIMUM LOT DEPTH 120 FEET  
MINIMUM FRONT YARD SETBACK 40 FEET  
(OR ESTABLISHED SETBACK LINE)  
MINIMUM REAR YARD DEPTH 35 FEET  
MINIMUM SIDE YARD WIDTH:  
(1) ATTACHED GARAGE - 2 SIDE YARDS, ONE NOT LESS THAN 6 FEET, ONE NOT LESS THAN 8 FEET.  
(2) NO ATTACHED GARAGE - 2 SIDE YARDS, ONE NOT LESS THAN 6 FEET, ONE NOT LESS THAN 10 FEET.  
CORNER LOTS - MINIMUM SIDE YARD TO ADJACENT STREET 25 FEET  
MAXIMUM LOT COVERAGE INCLUDING ACCESSORY BUILDINGS 35 PERCENT  
MAXIMUM BUILDING HEIGHT 2-1/2 STORIES OR 35 FEET

**ALTA/ACSM LAND TITLE SURVEY**

BEING A PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 1, TRACT NO. 3, NOW IN THE CITY OF LORAIN  
STATE OF OHIO  
SCALE: 1" = 100'

COUNTY OF LORAIN  
JANUARY 31, 2001

MADE FOR AND AT THE INSTANCE OF  
**LORAIN LAND DEVELOPMENT COMPANY**  
(AN OHIO LIMITED LIABILITY COMPANY)  
**FIRST AMERICAN TITLE INSURANCE COMPANY**  
**MIDLAND TITLE SECURITY, INC.**

THIS IS TO CERTIFY TO THE ABOVE NAMED PARTIES, THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED, WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 10, 11(1) AND 13 OF TABLE A THEREOF PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATED OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS.

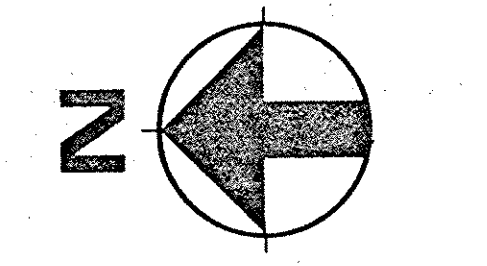
THAT THE PROPERTY SURVEYED IS LOCATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBERS 390351-0004 C AND 390351 0005 C, BEARING EFFECTIVE DATE MARCH 3, 1992.

THE TERM CERTIFY, AS USED IN THIS STATEMENT, IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR, WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED BY OTHERS, WHICH IS USED AS A BASIS TO FORMULATE THE SURVEYOR'S OPINION.

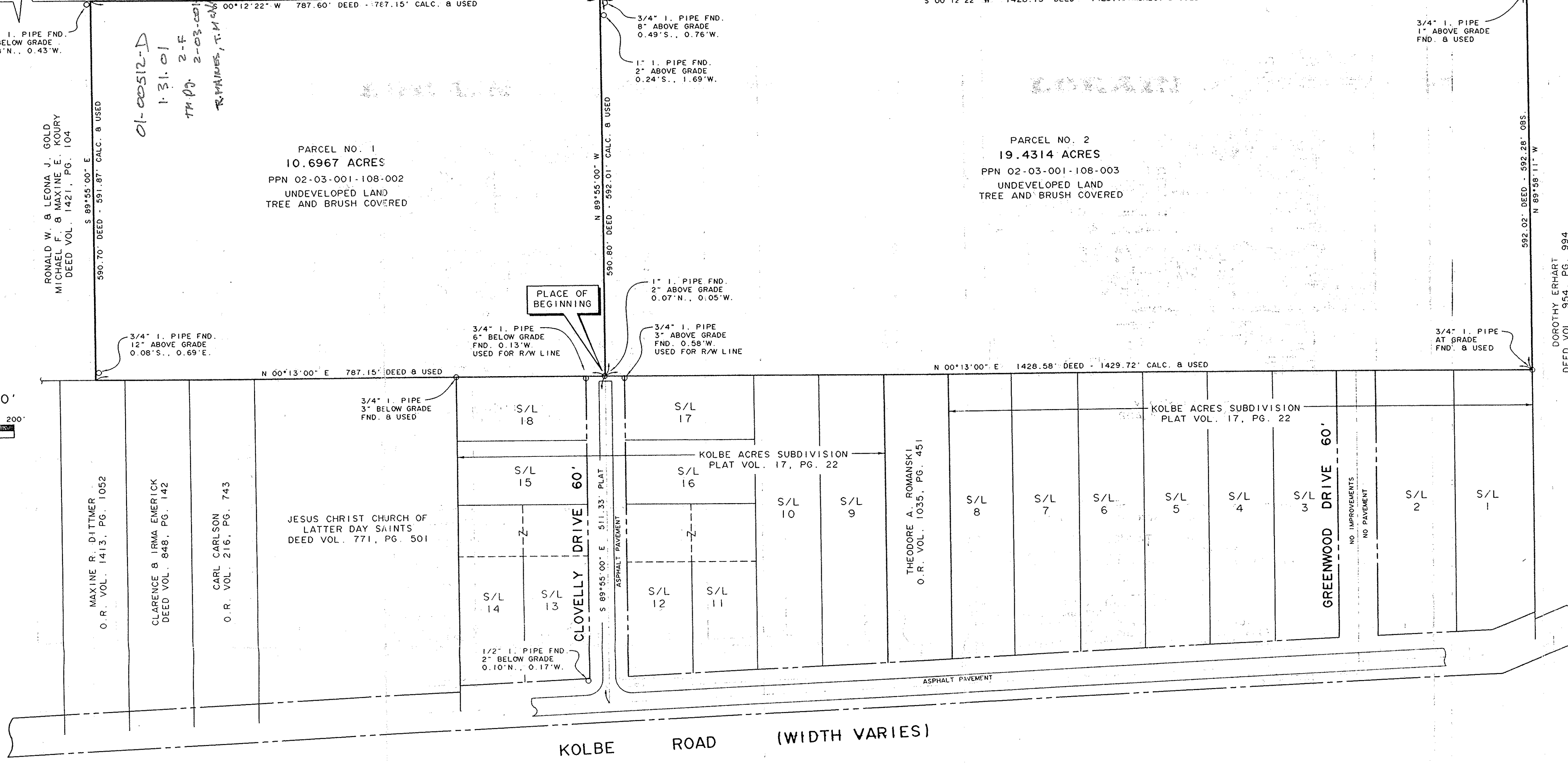
PREPARED BY  
**SEYMOUR D. WEISS & ASSOCIATES, INC.**  
CONSULTING ENGINEERS AND SURVEYORS  
5380 NAIMAN PARKWAY - SUITE G  
SOLON, OHIO 44139  
TEL: (440) 349-3400  
*Leslie P. Kent*  
LESLIE P. KENT  
PROFESSIONAL SURVEYOR NO. 6627



MIDLAND TITLE SECURITY, INC. - COMMITMENT NO. 10-61467



SCALE 1" = 100'  
0' 50' 100' 200'  
GRAPHIC SCALE



**LEGAL DESCRIPTION - PARCEL NO. 1**

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 1, TRACT NO. 3, FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER LINE OF CLOVELLY DRIVE, 60.00 FEET WIDE, AT THE EASTERLY LINE OF KOLBE ACRES SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN PLAT VOLUME 17, PAGE 22 OF THE LORAIN COUNTY RECORDS, SAID POINT BEING S 35° 37' 57" E, 0.08 FEET FROM AN IRON PIPE FOUND, SAID POINT ALSO BEING THE PLACE OF BEGINNING;

COURSE NO. 1 THENCE N-00° 13' 00"-E, ALONG SAID EASTERLY LINE OF KOLBE ACRES SUBDIVISION AND ALONG THE EASTERLY LINE OF A PARCEL OF LAND CONVEYED TO THE JESUS CHRIST CHURCH OF LATTER DAY SAINTS, BY DEED DATED APRIL 27, 1960 AND RECORDED IN DEED VOLUME 771, PAGE 501 OF THE LORAIN COUNTY RECORDS AND ALONG THE EASTERLY LINE OF A PARCEL OF LAND CONVEYED TO CARL CARLSON, BY DEED DATED AUGUST 18, 1989 AND RECORDED IN O.R. VOLUME 216, PAGE 743 OF THE LORAIN COUNTY RECORDS AND ALONG THE EASTERLY LINE OF A PARCEL OF LAND CONVEYED TO CLARENCE B. IRMA EMERICK, BY DEED DATED MAY 20, 1963 AND RECORDED IN DEED VOLUME 848, PAGE 142 OF THE LORAIN COUNTY RECORDS AND ALONG THE EASTERLY LINE OF A PARCEL OF LAND CONVEYED TO MAXINE R. DITTMER, BY DEED DATED NOVEMBER 11, 1995 AND RECORDED IN O.R. VOLUME 1413, PAGE 1052 OF THE LORAIN COUNTY RECORDS, 787.15 FEET TO A POINT THEREIN, SAID POINT BEING N-83° 17' 20"-W, 0.69 FEET FROM AN IRON PIPE FOUND, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO RONALD W. AND LEONA J. GOLD AND MICHAEL F. AND MAXINE E. KOURY, BY DEED DATED APRIL 30, 1987 AND RECORDED IN DEED VOLUME 1421, PAGE 104 OF THE LORAIN COUNTY RECORDS;

COURSE NO. 2 THENCE S-89° 55' 00"-E, ALONG THE SOUTHERLY LINE OF SAID LAND SO CONVEYED TO RONALD W. AND LEONA J. GOLD AND MICHAEL F. AND MAXINE E. KOURY, 591.87 FEET TO A POINT IN THE WESTERLY LINE OF A PARCEL OF LAND CONVEYED TO LORAIN LAND DEVELOPMENT, BY DEED DATED OCTOBER 6, 2000 AND RECORDED IN INSTRUMENT NO. 20000710758 OF THE LORAIN COUNTY RECORDS, SAID POINT BEING S-67° 34' 08"-E, 0.50 FEET FROM AN IRON PIPE FOUND;

COURSE NO. 3 THENCE S-00° 12' 22"-W, ALONG SAID WESTERLY LINE OF LAND SO CONVEYED TO LORAIN LAND DEVELOPMENT, 787.15 FEET TO A POINT THEREIN, SAID POINT BEING N-57° 19' 24"-E, 0.90 FEET FROM AN IRON PIPE FOUND;

COURSE NO. 4 THENCE N-89° 55' 00"-W, 592.01 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10.6967 ACRES, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD AND BEING ACCORDING TO A SURVEY DATED JANUARY 31, 2001 MADE BY LESLIE P. KENT, PROFESSIONAL SURVEYOR NO. 6627 OF SEYMOUR D. WEISS & ASSOCIATES, INC., CONSULTING ENGINEERS & SURVEYORS.

**LEGAL DESCRIPTION - PARCEL NO. 2**

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 1, TRACT NO. 3, FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER LINE OF CLOVELLY DRIVE, 60.00 FEET WIDE, AT THE EASTERLY LINE OF KOLBE ACRES SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN PLAT VOLUME 17, PAGE 22 OF THE LORAIN COUNTY RECORDS, SAID POINT BEING S 35° 37' 57" E, 0.08 FEET FROM AN IRON PIPE FOUND, SAID POINT ALSO BEING THE PLACE OF BEGINNING;

COURSE NO. 1 THENCE S-89° 55' 00"-E, 592.01 FEET TO A POINT IN THE WESTERLY LINE OF A PARCEL OF LAND CONVEYED TO LORAIN LAND DEVELOPMENT, BY DEED DATED OCTOBER 6, 2000 AND RECORDED IN INSTRUMENT NO. 20000710758 OF THE LORAIN COUNTY RECORDS, SAID POINT BEING N-57° 19' 24"-E, 0.90 FEET FROM AN IRON PIPE FOUND;

COURSE NO. 2 THENCE S-00° 12' 22"-W, ALONG SAID WESTERLY LINE OF LAND SO CONVEYED TO LORAIN LAND DEVELOPMENT, 1429.17 FEET TO AN IRON PIPE FOUND IN THE SOUTHERLY LINE OF THE AFOREMENTIONED ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 1;

COURSE NO. 3 THENCE N-89° 58' 11"-W, ALONG SAID SOUTHERLY LINE OF LOT NO. 1, 592.28 FEET TO AN IRON PIPE FOUND THEREIN, SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE AFOREMENTIONED KOLBE ACRES SUBDIVISION;

COURSE NO. 4 THENCE N-00° 13' 00"-E, ALONG THE EASTERLY LINE OF SAID KOLBE ACRES SUBDIVISION, 1429.72 FEET TO THE PLACE OF BEGINNING AND CONTAINING 19.4314 ACRES, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD AND BEING ACCORDING TO A SURVEY DATED JANUARY 31, 2001 MADE BY LESLIE P. KENT, PROFESSIONAL SURVEYOR NO. 6627 OF SEYMOUR D. WEISS & ASSOCIATES, INC., CONSULTING ENGINEERS & SURVEYORS.

**WARRANTY DEED**

KNOW ALL PEOPLE BY THESE PRESENTS:

That **The Lakeland Health Care Corporation**, a not-for-profit corporation incorporated under the laws of the State of Ohio, is the Grantor, and **Lorain Land Development, LLC**, an Ohio Limited Liability Company, is the Grantee,

whose Tax Mailing Address will be: 1250 Terminal Tower, 50 Public Square, Cleveland, OH 44113.

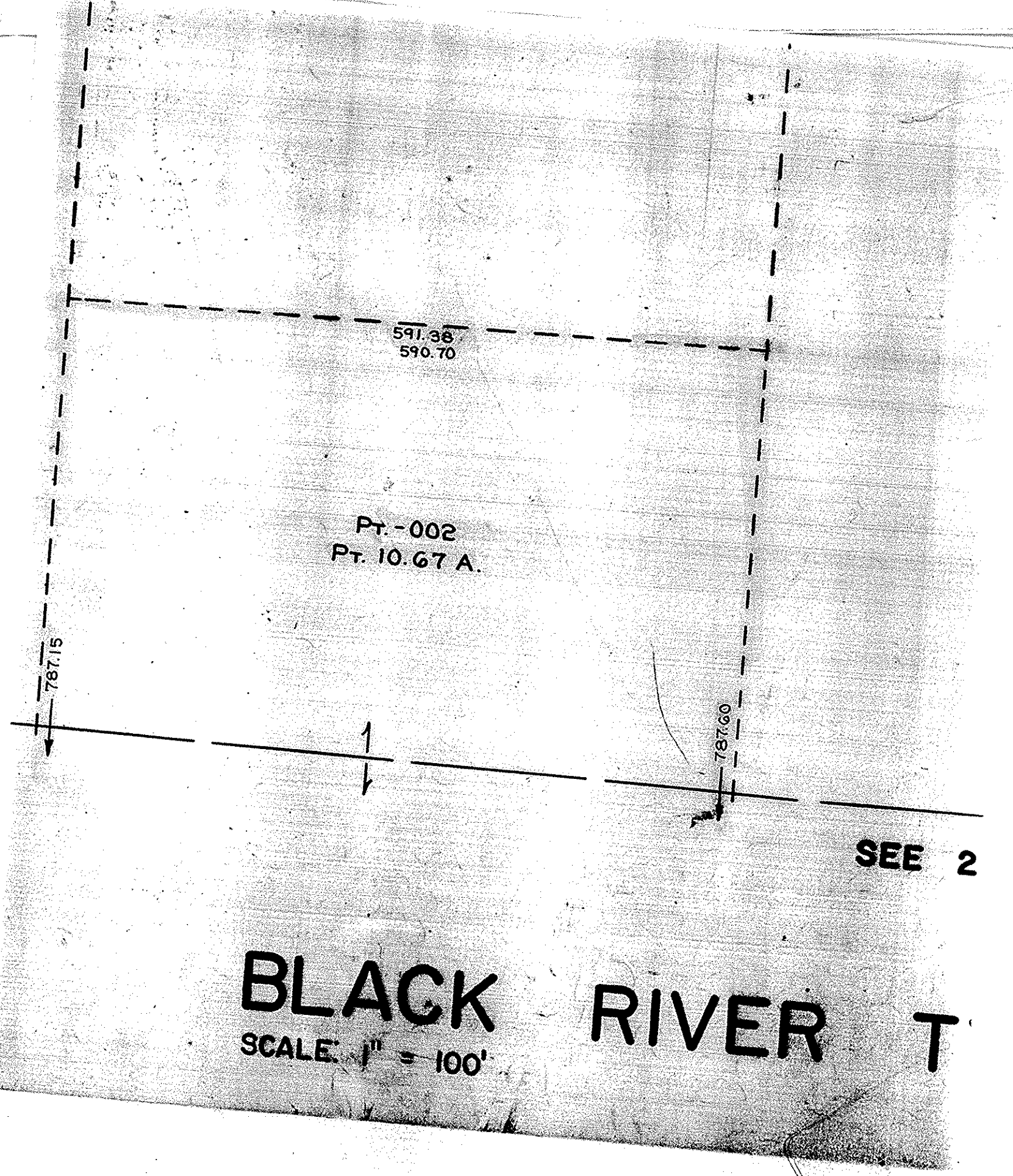
does give, grant, bargain, sell and convey unto the said Grantee and its successors and assigns, the premises (herein called "Premises") situated in the City of Lorain, County of Lorain and State of Ohio, described on Exhibit A, which is attached hereto and incorporated herein by reference.

To have and to hold the above-granted and bargained Premises, with the appurtenances thereunto belonging, unto the said Grantee and its successors and assigns, forever. And the said Grantor does for itself and its successors and assigns covenant with the said Grantee, its successors and assigns, that at and until the encroaching of these presents, it is well seized of the Premises as a good and indefeasible estate in fee simple, and has good right to bargain and sell the same in the manner and form as above written; and that the same are free and clear from all encumbrances, whatsoever, except taxes and assessments, which are a lien, or which have not been certified to the Auditor or have been certified but have not been placed on the duplicate or have been deferred, but are not yet due and payable, except zoning restrictions, easements, restrictions, conditions, and covenants of record, and that it will warrant and defend said Premises with the appurtenances thereunto belonging, unto the said Grantee, its successors and assigns, forever, against all lawful claims and demands whatsoever, except those noted above.

IN WITNESS WHEREOF, the Grantor has set its hand this 8<sup>th</sup> day of February, 2001.

Signed and Acknowledged In The Presence of:  
*Marked Collett*  
(Signature of First Witness)  
*Paul C. Balcom*  
(Signature of Second Witness)

THE LAKELAND HEALTH CARE CORPORATION  
By: *Paul C. Balcom*  
Paul C. Balcom



P.P. NO. 02-03-001-108-002 & -003	
SPLIT #	DATE OF SURVEY 1-31-01
01-00512-D	
MAP PAGE 2-F	2-03-001-B
SURVEYOR LESLIE P. KENT	

**BLACK RIVER T**  
SCALE 1" = 100'

SEE 2