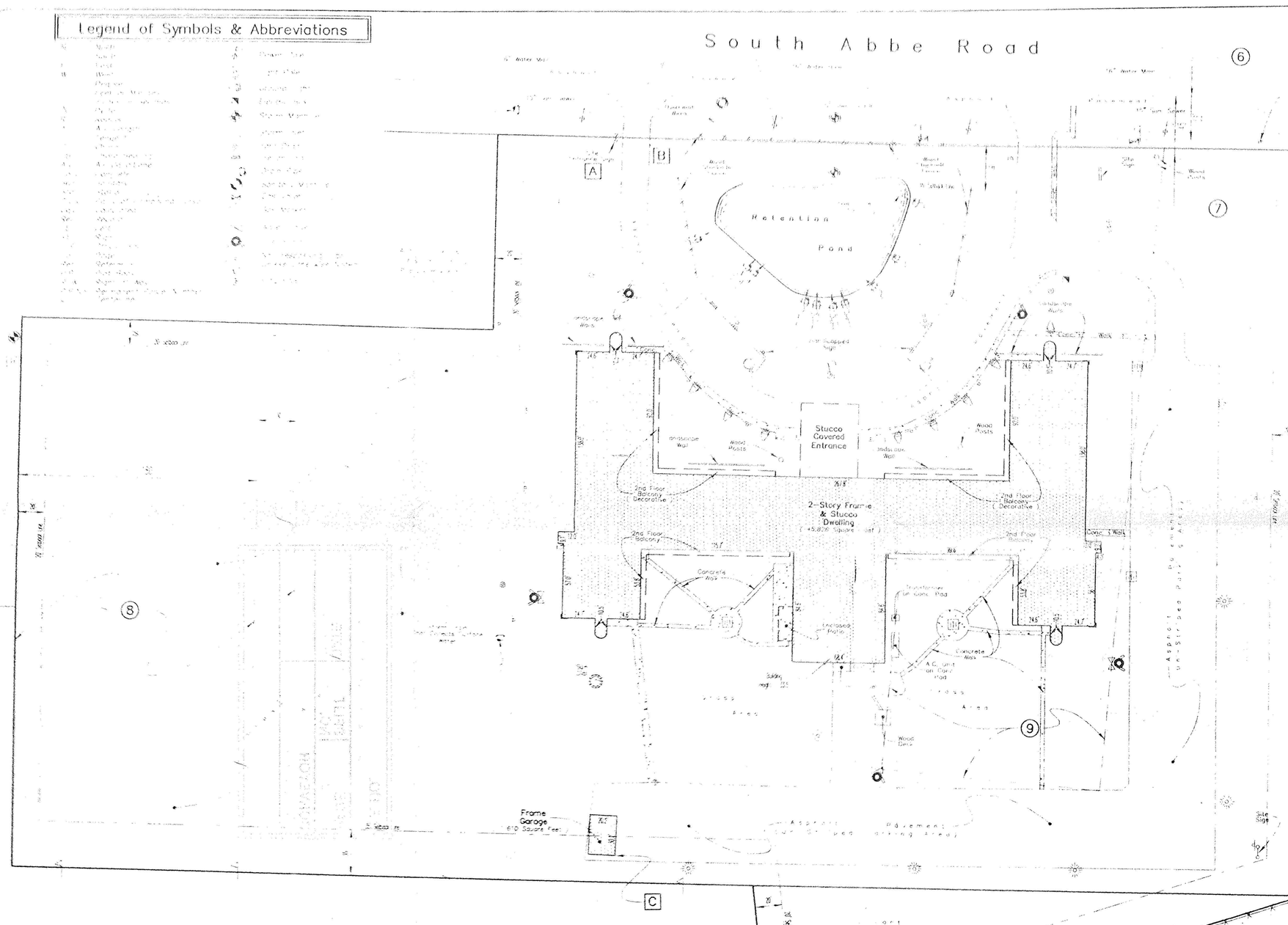
Legend of Symbols & Abbreviations



Miscellaneous Notes

(MN1) Some features shown on this plat may be shown out of scale for clarity

(MN2) Dimensions on this plat are expressed feet and decimal parts thereof unless otherwise noted. Monuments were found at points where indicated.

● - indicates iron pin or pipe as noted
○ - indicates iron pin set unless otherwise noted

Note: All iron pins set are 5/8 inch diameter x 30 inches in length rebar with a plastic cap bearing the name of the company that prepared this plat.

(MN3) Bearings are referred to an assumed meridian and are used to denote angles only. The basis of bearings for this survey is N.01°-30'-40" E., as the easterly right-of-way line of Abbe Road, as evidenced by monuments found, and is the same bearing as found in Deed Volume 1389, Page 73 of the Lorain County Records of Deeds.

(MN4) The parcel described in Deed Volume 1389, Page 73 is on a different bearing system then the parcel described in Deed Volume 1410, Page 686.

(MN5) The posted address of the subject property is 1210 S. Abbe Road.

(MN6) The maximum building height is 33.5 feet observed at the easterly building entrance.

(MN7) According to Mukund R. Moghe, Project Engineer for the City of Elyria, the subject property is not located in an area subject to a moratorium or rationing of water or sewer or other utility services, and is not located within a historical, restricted parking or other special district.

Zoning Information

According to Mukund R. Mogher, Project Engineer for the City of Elyria (216) 322-5464, on June 24, 1996, the subject property is Zoned MR-1 Multi-Family Residential District and is subject to the following restrictions

PERMITTED USES	Multi-Family residential dwellings, Accessory uses, Planned Unit Developments.
MINIMUM LOT AREA	2 Acres
MINIMUM FRONTAGE	200 feet
MINIMUM FRONT YARD	50 feet
MINIMUM SIDE YARD	20 feet.
MINIMUM REAR YARD	35 feet
BULK RESTRICTIONS	
Maximum Total Gross Floor Area	9,000 sq. ft. per net acre (20.6% of net land area)
Minimum Livable Open Space	50% of net land area
MAXIMUM BUILDING HEIGHT	3 stories or 40 feet
PARKING REQUIREMENTS	(1) one and one-half parking spaces shall be provided for each efficiency suite. (2) one and three-quarters parking spaces shall be provided for each one bed-room unit (3) Two parking spaces shall be provided for each two or more bedroom units

Because there may be a need for an interpretation of the applicable zoning codes, we refer you to the City of Elyria and the applicable codes.

Statement of Encroachments

A — Subjects entrance sign encroaches into the right of way of Abbe Road a maximum distance of 2.6 feet.

B — Subjects wood stockade fence encroaches into the right of way of Abbe Road a maximum distance of 3.5 feet.

C — Subjects frame, pole garage encroaches over the minimum rear setback line a maximum distance of 14.6 feet.

D — Subjects no trespassing sign encroaches into the right of way of Abbe Road a maximum distance of 4.6 feet.

Parking Information

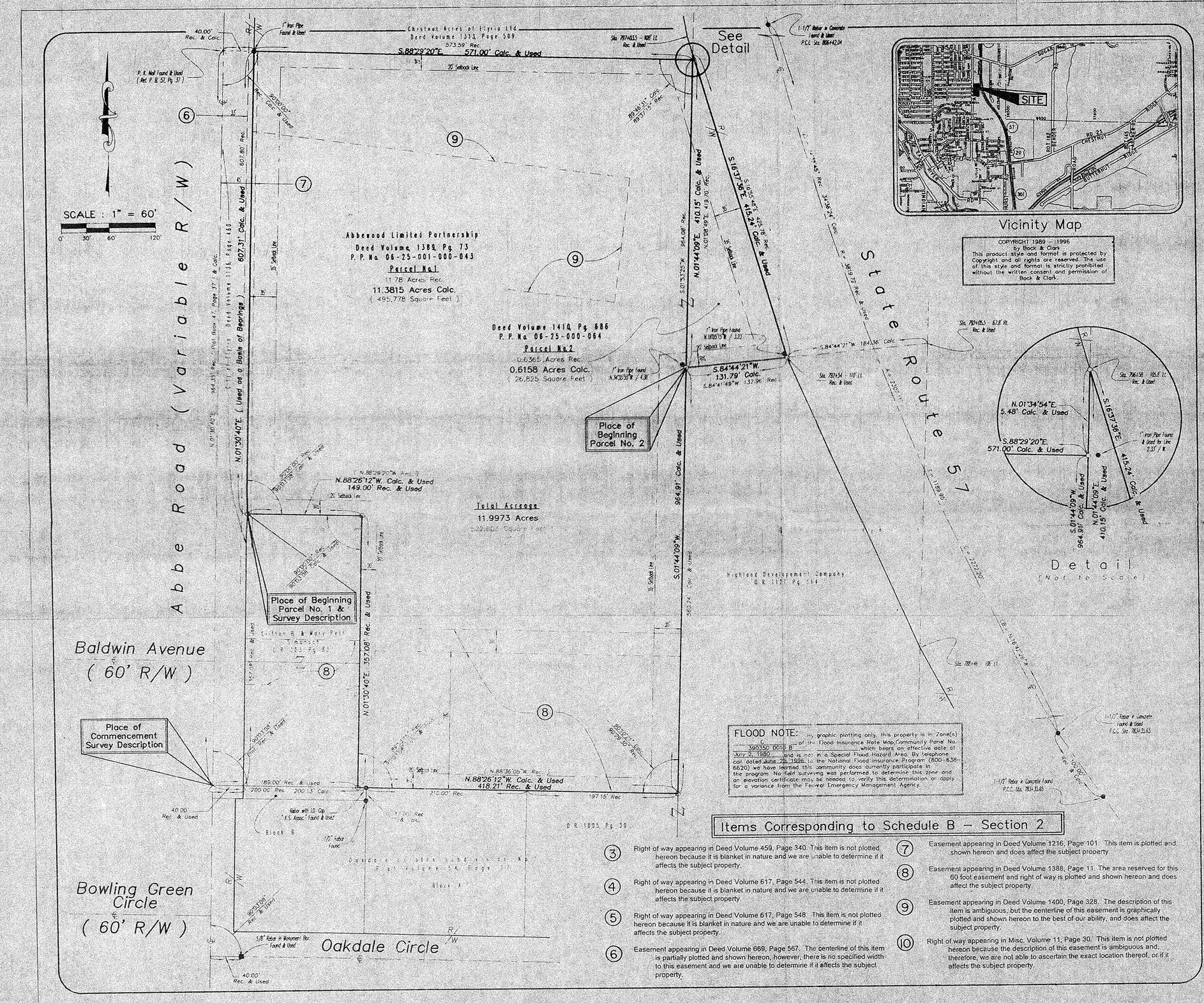
Regular Striped Parking Spaces = 11
Handicapped Striped Parking Spaces = 2

Total Striped Parking Spaces = 13

Using the City of Elyria's Requirement of 9' x 18' per Parking Space, There is an Estimated 164 Spaces Available in Unmarked Parking Areas.

ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR:
Life Care Centers of America
DATE: JUNE 24, 1996 — REVISED JULY 11, 1996
B. & C. Project No.96162 — Sheet 2 of 2

Bock & Clark's National Surveyors Network
Consulting Engineers & Surveyors 1-800-787-8397, (330) 666-7578, (Fax (330)-666-4229)
537 North Cleveland - Massillon Road, Akron, Ohio 44333



Items Corresponding to Schedule B – Section 2

(3) Right of way appearing in Deed Volume 459, Page 340. This item is not plotted hereon because it is blanket in nature and we are unable to determine if it affects the subject property.

(4) Right of way appearing in Deed Volume 617, Page 544. This item is not plotted hereon because it is blanket in nature and we are unable to determine if it affects the subject property.

(5) Right of way appearing in Deed Volume 617, Page 548. This item is not plotted hereon because it is blanket in nature and we are unable to determine if it affects the subject property.

(6) Easement appearing in Deed Volume 669, Page 567. The centerline of this item is partially plotted and shown hereon, however, there is no specified width to this easement and we are unable to determine if it affects the subject property.

(7) Easement appearing in Deed Volume 1216, Page 101. This item is plotted and shown hereon and does affect the subject property.

(8) Easement appearing in Deed Volume 1388, Page 11. The area reserved for this 60 foot easement and right of way is plotted and shown hereon and does affect the subject property.

(9) Easement appearing in Deed Volume 1400, Page 328. The description of this item is ambiguous, but the centerline of this easement is graphically plotted and shown hereon to the best of our ability, and does affect the subject property.

(10) Right of way appearing in Misc. Volume 11, Page 30. This item is not plotted hereon because the description of this easement is ambiguous and, therefore, we are not able to ascertain the exact location thereof, or if it affects the subject property.

Survey Description

Situated in the State of Ohio, County of Lorain, City of Elyria, being part of Original Elyria Township Lot No. 1, East of Black River, and more fully described as follows:

Commencing for Reference at a point on the centerline of Abbe Road at the northwesterly corner of Block B of Oakdale Estates Subdivision No. 1, as recorded in Lorain County Plat Volume 54, Page 37;

Thence, South 88°-26'-12" East along the northerly line of Block B, a distance of 40.00 feet to the easterly right-of-way line of Abbe Road (variable right-of-way) as described in the deed to the City of Elyria as recorded in Volume 1136, Page 460;

Thence, North 01°-30'-40" East along said right-of-way line, a distance of 357.08 feet to an iron pin set at the northwesterly corner of a parcel of land, now or formerly in the name of Clifton B. and Mary Beth Simonson as recorded in Official Records Volume 303, Page 837 and the **TRUE PLACE of BEGINNING** of the parcel herein to be described;

Thence, **North 01°-30'-40" East**, continuing along said right-of-way line, a distance of **607.31 feet (formerly a record distance of 607.80 feet)** to a 1 inch iron pipe found (a PK nail was found North 88°-29'-20" West at 40.00 feet);

Thence, **South 88°-29'-20" East**, along the southerly line of a parcel of land, now or formerly in the name of Chestnut Acres of Elyria, Ltd. as recorded in Deed Volume 1313, Page 509, a distance of **571.00 feet** (formerly a record distance of 573.59 feet) to an iron pin set (a 1 inch iron pipe was found South 88°-29'-20" East at 2.33 feet;

Thence, **North 01°-34'-54" East** along an easterly line of said Deed Volume 1313, Page 509, a distance of **5.48 feet** to an iron pin set on the southwesterly right-of-way line of State Route 57, 105.8 feet left of centerline station 796+58;

Thence, **South 16°-37'-36" East** along said right-of-way line, a distance of **415.24 feet** (formerly a record bearing and distance of South 16°-55'-48" East, 425.78 feet) to an iron pin set 110 feet left of centerline station 792+54 (a 1 inch iron pipe was found North 18°-05'-15" West at 3.23 feet);

Thence, **South 84°-44'-21" West**, along the northerly line of a parcel of land, now or formerly in the name of Highland Development Company as recorded in Official Records Volume 1127, Page 564, a distance of **131.79 feet** (formerly a record bearing and distance of South 84°-41'-49" West, 132.96 feet) to an iron pin set (a 1 inch iron pipe was found North 34°-37'-55" West at 4.38 feet);

Thence, **South 01°-44'-09" West** (formerly a record bearing of South 01°-53'-25" West) along the westerly line of said Official Records Volume 1127, Page 564, a distance of **560.24 feet** to an iron pin set;

Thence, **North 88°-26'-12" West** (formerly a record bearing of North 88°-36'-05" West) along the northerly line of a parcel of land, now or formerly in the name of Highland Development Company as recorded in Official Records Volume 1005, Page 30, the northerly lines of Blocks A and B of aforesaid Oakdale Estates Subdivision No. 1, passing over a rebar with ID cap "K.S. Assoc." found at 407.08 feet, a distance of **418.21 feet** to an iron pin set;

Thence, **North 01°-30'-40" East** along the easterly line of aforesaid Clifton E. and Mary Beth Simonson parcel of land, a distance of 357.08 feet to an iron pin set;

Thence, **North 88°-26'-12" West** (formerly a record bearing of North 88°-29'-20" West) along the northerly line of said Simonson parcel a distance of **149.00 feet** to the place of beginning and containing **11.9973 acres** (522,603 square feet) of land, more or less, as calculated by the above courses which were determined within the precision requirements of an Urban Class ALTA/ACSM Land Title Survey of 1992 by Robert A. Dorner, Ohio Registered Professional Surveyor No. S-6943, for and on behalf of **Bock & Clark** in June of 1996 under Project No. 96162.

This description describes all that property described in Lawyer's Title Insurance Corporation's Case No. LC-112210, bearing an effective date of May 28, 1996, at 7:59 a.m. and all that property described in Lorain County Deed Volume 1389, Page 73, and Volume 1410, Page 686.

Revised 7/11/96

ALTA/ACSM Land Title Survey

for

LIFE CARE CENTERS OF AMERICA
B&C Project No. 96674
Site: The AbbeWood
1210 South Abbe Road
Elyria, Lorain County, Ohio

Based Upon Title Report/Commitment No. LC-112210 of Lawyers Title Insurance Corporation bearing an effective date of May 28, 1996 at 7:59 a.m.

Surveyor's Certification

SEE ATTACHMENT "A" FOR SURVEYOR'S CERTIFICATE

Robert A. Dorner
Ohio Registered Professional Surveyor No. S-6943
Date of Survey: June 24, 1996
Date of Last Revision JULY 11, 1996

Prepared by:
Bock & Clark
537 N. Cleveland-Massillon Rd.
Akron, Ohio 44333
(330) 665-4832

STATE OF OHIO — ROBERT A. DORNER — 6943 — REGISTERED SURVEYOR

SHEET 1 OF 2

Bock & Clark's National Surveyors Network
Consulting Engineers & Surveyors 1-800-787-8397, (330) 666-7578, (Fax (330)-666-4229)
537 North Cleveland - Massillon Road, Akron, Ohio 44333

E & S. Project No.96162