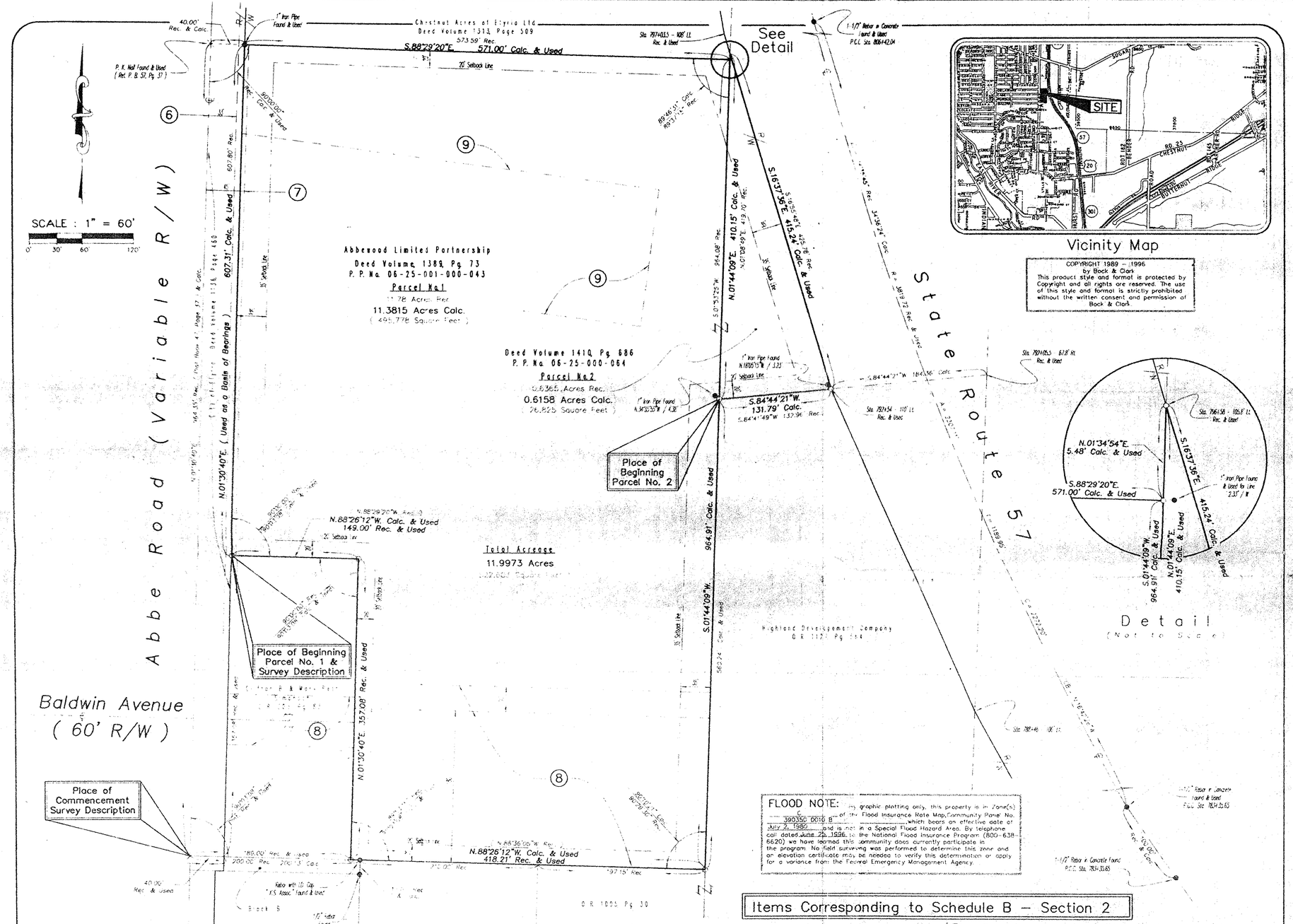

Vicinity Map

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FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 390350 0010 B which bears an effective date of July 2, 1980 and is not in a Special Flood Hazard Area. By telephone call dated June 25, 1996 to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

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** (522,803 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.

Rev 6/18/97 Corr TWT

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

STATE OF OHIO ROBERT A. DORNER 6943 REGISTERED SURVEYOR

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

SHEET 1 OF 2

Bock & Clark's National Surveyors Network
Consulting Engineers & Surveyors 1-800-787-8394 (330) 666-2292 Fax (330) 666-4229
537 N. Cleveland-Massillon Road Akron, Ohio 44333

E & S. Project No.96162

06-25-001-000-043,064