

Notes Corresponding to Schedule B

8. Right-of-Way and/or Easement for transmission and/or distribution of electric energy, including underground facilities, if any, granted to Ohio Public Service Company, by instrument dated September 30, 1927, filed October 20, 1927, and recorded in Miscellaneous Book 11, Page 30, of the Lorain County Records. AFFECT OF OVERHEAD LINES AND FIXTURES ALONG EASTERLY LINE OF ABBE ROAD UNKNOWN, LIMITS OF TERRES PARCEL THEREIN NOT SPECIFICALLY DESCRIBED
9. Easement and/or Right-of-Way for pipe line purposes, together with all appurtenances, granted to The Ohio Fuel Gas Company, dated February 14, 1949, filed March 14, 1949, and recorded in Deed Volume 458, Page 340, of the Lorain County Records. BLANKET IN NATURE, AFFECT UNKNOWN, LIMITS OF 34 ACRE LAKOCY PARCEL NOT SPECIFICALLY DESCRIBED
10. Easement and/or Right-of-Way for pipe line purposes, together with all appurtenances, granted to The Ohio Fuel Gas Company, dated October 14, 1954, filed January 13, 1955, and recorded in Deed Volume 617, Page 544, of the Lorain County Records. BLANKET IN NATURE, AFFECT UNKNOWN, LIMITS OF 18 ACRE MOOSE LODGE PARCEL NOT SPECIFICALLY DESCRIBED
11. Easement and/or Right-of-Way for pipe line purposes, together with all appurtenances, granted to The Ohio Fuel Gas Company, dated October 13, 1954, filed January 11, 1955, and recorded in Deed Volume 617, Page 548, of the Lorain County Records. BLANKET IN NATURE, AFFECT UNKNOWN, LIMITS OF 34 ACRE LAKOCY PARCEL NOT SPECIFICALLY DESCRIBED
12. Easement and/or Right-of-Way for distribution and operation of telephone lines, together with all appurtenances, granted to The Elyria Telephone Company, dated July 11, 1978, filed September 8, 1978, and recorded in Deed Volume 1216, Page 101, of the Lorain County Records. AFFECT OF BURIED TELEPHONE LINES UNKNOWN, LIMITS OF 34 ACRE LAKOCY PARCEL NOT SPECIFICALLY DESCRIBED
13. Reciprocal Parking and Access Easement by and among Lorain Medical Investors Limited Partnership, Lorain Medical Investors, LLC, and Elyria Retirement Investors, LLC, dated November 29, 2001, filed January 22, 2002, and recorded in Instrument Number 2002-0804880, of the Lorain County Records. AFFECTS BLANKET IN NATURE OVER SUBJECT PARCEL AND SOUTHERLY ADJOINER
14. Reciprocal Use and Drainage Easement by and between Elyria Retirement Investors, LLC, and Lorain Medical Investors, LLC, dated May 15, 2003, filed June 5, 2003, and recorded in Instrument Number 2003-0920429, of the Lorain County Records. AFFECTS BLANKET IN NATURE OVER SUBJECT PARCEL AND SOUTHERLY ADJOINER
15. DELETED Easement to Ohio Edison Company dated June 12, 1956, filed July 26, 1956, and recorded in Volume 669, Page 587, of the Lorain County Records. AFFECT UNKNOWN, LIMITS OF LAKOCY/TERRES PARCEL NOT SPECIFICALLY DESCRIBED
16. Easement to Ohio Edison Company dated June 23, 1986, filed July 2, 1986, and recorded in Volume 1400, Page 328, of the Lorain County Records. PLOTTED AND SHOWN

Parking

Regular/Visitor	130 Spaces
Handicap	003 Spaces
Garage	030 Spaces
Totals	163 Spaces

Basis of Bearing:

The Basis of Bearing is Grid North, Ohio State Plane Coordinate system, North Zone (3401), NAD 1983 (2011). Distances are shown in ground.

Flood Note

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map No. 3909300227D which bears an effective date of August 19, 2008 and is not in a Special Flood Hazard Area.

Surveyor's Legal Description

Situated in the City of Elyria, County of Lorain and State of Ohio, being part of Original Elyria Township Lot No. 1, East of Black River and being a revised description of a parcel conveyed to Elyria Retirement Investors, LLC in File 2002-0804876 & 2002-0804878 (P.N. 06-25-001-000-197) of the Lorain County Records and being more particularly described as follows:

BEGINNING at a 1" iron pin found at the northeast corner of Bentley Woods Condominium Phase 4 as recorded in Plat Vol. 59, Page 57-59 of said County Records, the same being the westerly line of State Route 57/State Route 301/US Route 20 (Variable Width limited access right of way, per ODOT Plan LOR-57-11.74) at Observed 109.50 feet left of Station 792+56.56;

Course No. 1: Thence along the northerly line of said Bentley Woods Phase 4, S84°22'42"W, a distance of 133.26 feet to a 1" iron pipe found at the northwest corner of said Bentley Woods Phase 4;

Course No. 2: Thence along the westerly line of said Bentley Woods Phase 4, S00°49'15"W, a distance of 181.73 feet to an iron pin set at the calculated northeast corner of a parcel conveyed to Lorain Medical Investors in File 2002-0804879 of said County Records, a 5/8" rebar was found S89°05'11"E, a distance of 2.00 feet;

Course No. 3: Thence along the northerly line of said Lorain Medical Investors parcel, N89°05'11"W, a distance of 394.77 feet to an iron pin in asphalt found;

Course No. 4: Thence continuing along the northerly line of said Lorain Medical Investors parcel, N117.74 feet along the arc of a tangent curve to the right, said curve having a radius of 75.00 feet, a delta of 89°56'48", and a chord which bears N44°06'16"W, a chord length of 106.02 feet to a railroad spike set;

Course No. 5: Thence continuing along the northerly line of said Lorain Medical Investors parcel, N00°52'08"E, a distance of 100.27 feet to a point in a pond, and passing on line an iron pin set at 80.27 feet;

Course No. 6: Thence continuing along the northerly line of said Lorain Medical Investors parcel, N89°07'52"W, a distance of 97.07 feet to a point in a pond, and passing on line an iron pin set at 77.07 feet;

Course No. 7: Thence along the easterly right of way of said South Abbe Road, N00°52'08"E 407.31 feet to a 1" iron pin found at the southwest corner of a parcel conveyed to Chestnut Acres Apartments, LLC in File 2015-0558629 of said County Records;

Course No. 8: Thence along the southerly line of said Chestnut Acres parcel, S89°07'52"E, a distance of 573.46 feet to the westerly right of way of said State Route 57 at a point 104.43 feet left of calculated Station 796+51.63, a 1" iron pipe was found N89°07'52"W, a distance of 0.30 feet and a 5/8" rebar was found N17°09'51"W, a distance of 54.76 feet at a calculated point 106.95 feet left of Station 797+04.86;

Course No. 9: Thence along the westerly right of way of said State Route 57, S17°08'47"E, a distance of 405.99 feet to the POINT OF BEGINNING, and containing 7.801 acres of land, more or less, as surveyed by Aletia J. Krejci, P.S. # S-8625 in June 2016, subject to any easements, restrictions, leases and/or right of ways of record.

Basis of Bearings is Grid North, Ohio State Plane North Zone (3401), NAD 83 (2011)(EPOCH2010). Distances are listed in ground. Iron pins set are 5/8"x30" rebar with cap stamped "KREJCI S-8625"

The above is a revised description of property described in Schedule A of Commonwealth Land Title Insurance Company, Title Commitment No. 16-004864 with an effective date of May 20, 2016.

Miscellaneous Notes

1. There is direct access to the subject parcel via Abbe Road, a public right-of-way. There is indirect access to the subject parcel per a Reciprocal Parking and Access Easement in Inst. 2002-0804880 over the southerly adjoiner parcel.
2. The locations of all utilities shown on the survey are from visible surface evidence & plans provided by individual utility companies per OUPS design ticket no. A614602883-00A.
3. The surveyor called OUPS 48 hours before fielding the site (ticket no. A614602874-00A), however, there were no utilities marked at the time of the survey.
4. The posted address on site 1210 South Abbe Road.
5. At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
6. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
7. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
8. At the time of this survey there was no observable surface evidence of cemeteries or family burial grounds located on the subject property.
9. The surveyor was not provided any documentation, was not made aware of and did not observe any above ground markings on the subject property with regards to wetlands on the subject property.
10. Table a item 21 Note: Per information provided and to the best of the surveyor's knowledge and belief, the subject property is not located in an area subject to a moratorium or rationing of water or sewer or other utility service.
11. Table a item 21 Note: Per information provided and to the best of the surveyor's knowledge and belief, the subject property is not located within any other special district such as but not limited to, any historical or restricted parking district.
12. The building within the REA was located by survey.
13. The Property surveyed, shown and described hereon is a revised description/plot of property described in Schedule A of Commonwealth Land Title Insurance Company, Title Commitment No. 16-004864 with an effective date of May 20, 2016.
14. The two overlap areas noted at the northeast corner of the subject property and on the eastern boundary line of the subject property have been identified as such due to conflicting historic legal descriptions for the subject property which were noted in the title commitment referenced in Note 13.

Zoning

DATE: 06/12/2016	ZONE: R-MHL (Residential-Multi Household Low Density)		
ITEM	REQUIRED	OBSERVED	
PERMITTED USE	Yes	Apartments	Zoning Provided By: Elyria, OH Code of Ordinances Online
MIN. LOT AREA	30,000 SF	339,830 SF	
MIN. FRONTAGE	175	407.31'	
MAX. BLDG. COVERAGE	Not Provided	Areas as Shown	
MIN. SETBACKS FRONT	35'	51.3'	
MIN. SETBACKS SIDE	20'	26.5'	
MIN. SETBACKS REAR	35'	52.8'	
MAX. BUILDING HEIGHT	40'	41.7'	

Potential Encroachment Statement

Building within Ohio Edison easement in Vol. 1400, Pg. 328 a maximum distance of 77.3' shown.



Vicinity Map

Not to Scale

Utility List

Provided by OUPS:	Ohio Edison/First Energy 800-633-4766
Windstream Ohio	1-800-289-1901
Damage Prevention	Columbia Gas of Ohio/Lorain 440-240-1820
City of Elyria	Time Warner Cable 440-653-6917
Public Utility Department	440-326-1570

Pertinent Documents

- Plats as shown hereon
- Deeds as shown hereon
- Surveys 22264, 22283, 23093, 34215 & 42673 from Lorain County Engineer
- ODOT Plans LOR-57-11.72 available from ODOT District 3 Real Estate Division

Record Legal Description

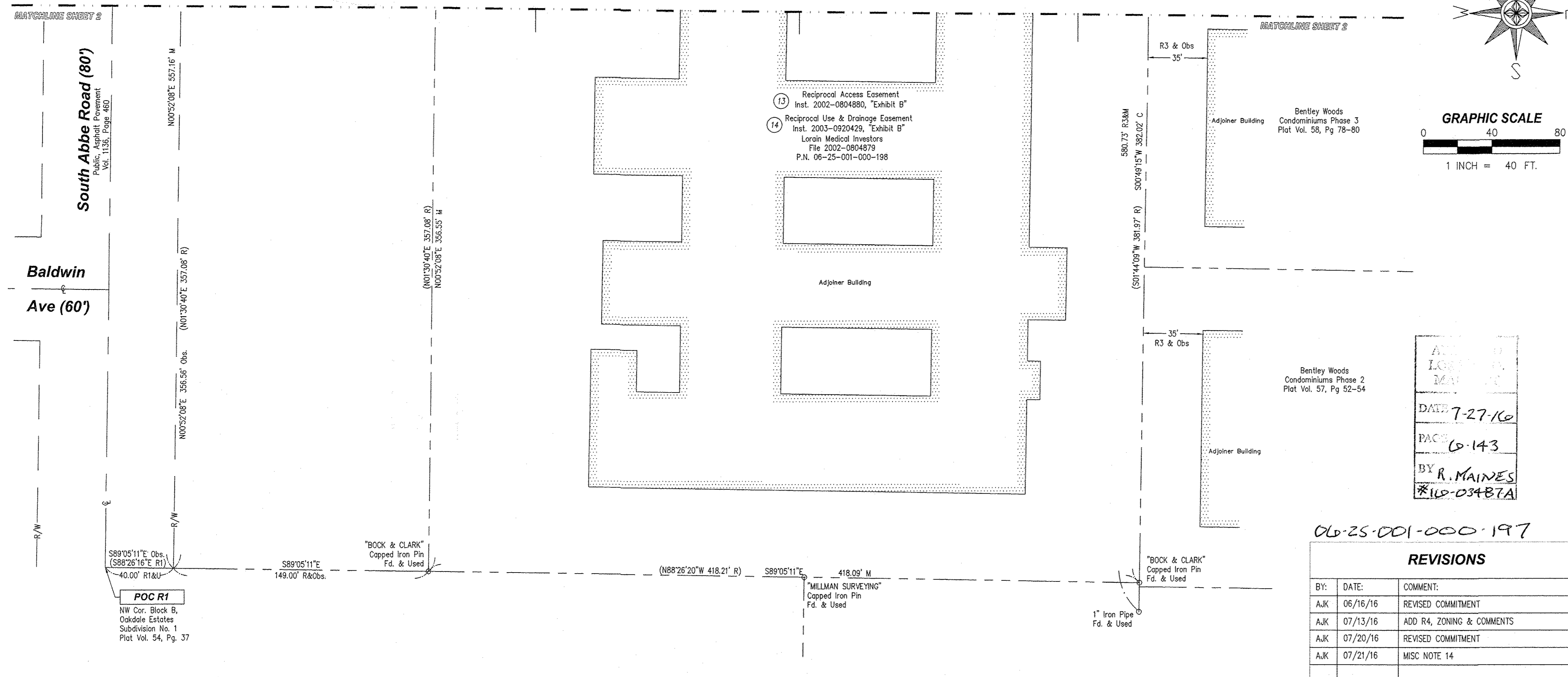
EXHIBIT A

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 DAKDALE ESTATES SUBDIVISION NO. 11 AS RECORDED IN LORAIN COUNTY PLAT VOLUME 54, PAGE 37; THENCE, SOUTH 88° 26' 16" 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 557.08 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 THE 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 407.31 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°55'45" 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, A DISTANCE OF 396.71 FEET TO A 5/8" REBAR SET ON THE WEST LINE OF BENTLEY WOODS CONDO PHASE 4, RECORDED IN DEED VOLUME 59, PAGE 57 OF LORAIN COUNTY RECORDS; THENCE, ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 117.74 FEET, CONTAINING A RADIUS OF 75.00 FEET, DELTA OF 89° 56' 52", TANGENT OF 74.93 FEET, CHORD OF 106.02 AND A CHORD BEARING OF NORTH 43° 27' 46" WEST, TO A P.K. NAIL SET; THENCE, NORTH 01° 30' 40" EAST, A DISTANCE OF 100.27 FEET TO A P.K. NAIL SET; THENCE, NORTH 88° 29' 20" WEST, A DISTANCE OF 97.07 FEET TO A 5/8" IRON REBAR SET, TO THE PLACE OF BEGINNING AND CONTAINING 7.8204 ACRES (340,759 SQUARE FEET) OF LAND, MORE OR LESS.

TOGETHER WITH THE APPURTENANT RECIPROCAL PARKING AND ACCESS RIGHTS AS SET FORTH IN THAT CERTAIN RECIPROCAL PARKING AND ACCESS EASEMENT BY AND AMONG LORAIN MEDICAL INVESTORS LIMITED PARTNERSHIP, LORAIN MEDICAL INVESTORS, LLC, AND ELYRIA RETIREMENT INVESTORS, LLC, DATED NOVEMBER 29, 2001, FILED JANUARY 22, 2002, AND RECORDED IN INSTRUMENT NUMBER 2002-0804880, OF THE LORAIN COUNTY RECORDS.

PPN: 06-25-001-000-197
PROPERTY ADDRESS: 1210 ABBE ROAD S, ELYRIA, OHIO



ALAINA J. KREJCI
REGISTERED PROFESSIONAL SURVEYOR
DATE: 7-27-16
PAGE: 0-143
BY: R. MAINES
*ID: 03487A

06-25-001-000-197

REVISIONS		
BY:	DATE:	COMMENT:
AJK	06/16/16	REVISED COMMITMENT
AJK	07/13/16	ADD R4, ZONING & COMMENTS
AJK	07/20/16	REVISED COMMITMENT
AJK	07/21/16	MISC NOTE 14

ALTA/NSPS Land Title Survey

The Abbewood Retirement Center

Project #16-0751 - Site #001
1210 South Abbe Road
Elyria, OH 44035
County of Lorain

To Commonwealth Land Title Insurance Company, Elyria Retirement Investors, LLC, a Tennessee limited liability company, Life Care Centers of America, Inc., Fannie Mae, and their successors and assigns; Greystone Servicing Corporation, Inc.; and CRESURVEYS, LTD.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b(1), 7c, 8, 9, 10(a), 11, 13, 14, 15, 16, 19 & 21 of Table A thereof. The field work was completed on May 31, 2016.

Alaina J. Krejci
Surveyor's signature
STATE OF OHIO
ALAINA J. KREJCI
S-8625
REGISTERED PROFESSIONAL SURVEYOR

Aletia J. Krejci, P.S.
265 16TH ST. NE
New Philadelphia, OH 44663
(330) 603-0264

Surveyor License #: S-8625
Date of plat: June 13, 2016
Date of last revision: July 21, 2016

Sheet 1 of 2

PLEASE DIRECT ALL INQUIRIES FOR THIS SURVEY TO:

CRESURVEYS
EMAIL: INFO@CRESURVEYS.COM
PHONE: (330) 777-0502
24 N. High Street, Suite 103, Akron, OH 44308

(330) 777-0502

