

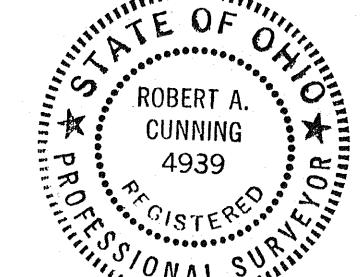
TRACT ONE DESCRIPTION

Situated in the Village of Lexington, County of Richland, State of Ohio, and being a part of Outlot 72, and being further described as follows:
 Commencing at a railroad spike set at the intersection of Fox Road (50' wide) and the west line of lands now or formerly owned by Howard W. and Venice Dove;
 Thence North 00° 00' 00" West along the west line of said Dove lands passing thru a 5/8" water pipe found at a distance of 21.29 feet, a total distance of 106.62 feet to a survey marker set at the point of beginning of the tract herein described, said point being the northwest corner of said Dove lands;
 Thence continuing North 00° 00' 00" West a distance of 315.00 feet to a 1/2" rebar found;
 Thence South 89° 45' 37" East a distance of 300.00 feet to a 1/2" rebar found, said point also being on the west line of lands now or formerly owned by the Church of Christ;
 Thence South 00° 06' 24" West along the west line of said Church of Christ lands, a distance of 190.00 feet to a survey marker set;
 Thence South 44° 41' 13" East along said Church of Christ lands, passing thru a survey marker set at a distance of 76.07 feet, a total distance of 109.15 feet to a point in the centerline of State Route 42, Delaware Street (66' wide);
 Thence South 49° 19' 53" West along the centerline of State Route 42, Delaware Street (66' wide), a distance of 202.00 feet to a point;
 Thence North 41° 12' 08" West along the east line of said Dove lands, a distance of 33.00 feet to a survey marker set;
 Thence northwesterly along a curve to the right having an arc length of 68.37 feet, a radius of 209.85 feet, a delta of 18° 40' 05", a chord bearing North 31° 52' 05" West and a chord distance of 88.07 feet to a survey marker set at the northeast corner of said Dove lands;
 Thence North 89° 00' 38" West along the north line of said Dove lands, a distance of 165.54 feet to the survey marker set at the point of beginning, containing 2.453 acres of land more or less, subject to all highways, easements and use restrictions of record.
 This description is based upon an actual field survey. All bearings are based on the west line of Lexington Care, Ltd., Tract One, bearing being North 00° 00' 00" West as called for in Deed Volume 821 Page 588.
 Bearings are for the determination of angles only.
 Survey marker set indicates a 5/8" diameter by 30" long rebar with cap stamped "Richland Eng. RLS 4939".
 Deed Volume 821 Page 588.

TRACT TWO
 Situated in the Village of Lexington, County of Richland, and State of Ohio and being a part of Outlot 72 and being further described as follows:
 Commencing at a railroad spike set at the intersection of Fox Road (50' wide) and the west line of lands now or formerly owned by Howard W. and Venice Dove;
 Thence North 00° 00' 00" West along the west line of said Dove lands passing thru a 5/8" water pipe found at a distance of 21.29 feet, a total distance of 421.62 feet to a survey marker set at the point of beginning of the tract herein described;
 Thence North 00° 06' 27" East a distance of 279.94 feet to a 1/2" rebar found;
 Thence South 89° 46' 13" East along the south line of lands now or formerly owned by The Church of Christ, a distance of 300.00 feet to a 1/2" rebar found;
 Thence South 00° 06' 24" West along the west line of said Church of Christ lands, a distance of 280.00 feet to a 1/2" rebar found;
 Thence North 89° 45' 37" West a distance of 300.00 feet to the 1/2" rebar found at the point of beginning, containing 1.928 acres of land more or less, subject to all highways, easements, and use restrictions of record.
 This description is based upon an actual field survey. All bearings are based on the west line of Lexington Care, Ltd., Tract One, bearing being North 00° 00' 00" West as called for in Deed Volume 821 Page 588.
 Bearings are for the determination of angles only.
 Official Record Volume 128 Page 447.
 Permanent Parcel No. 048-27-122-001

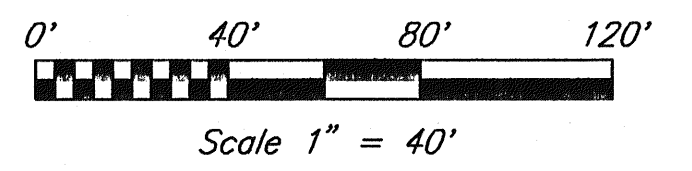
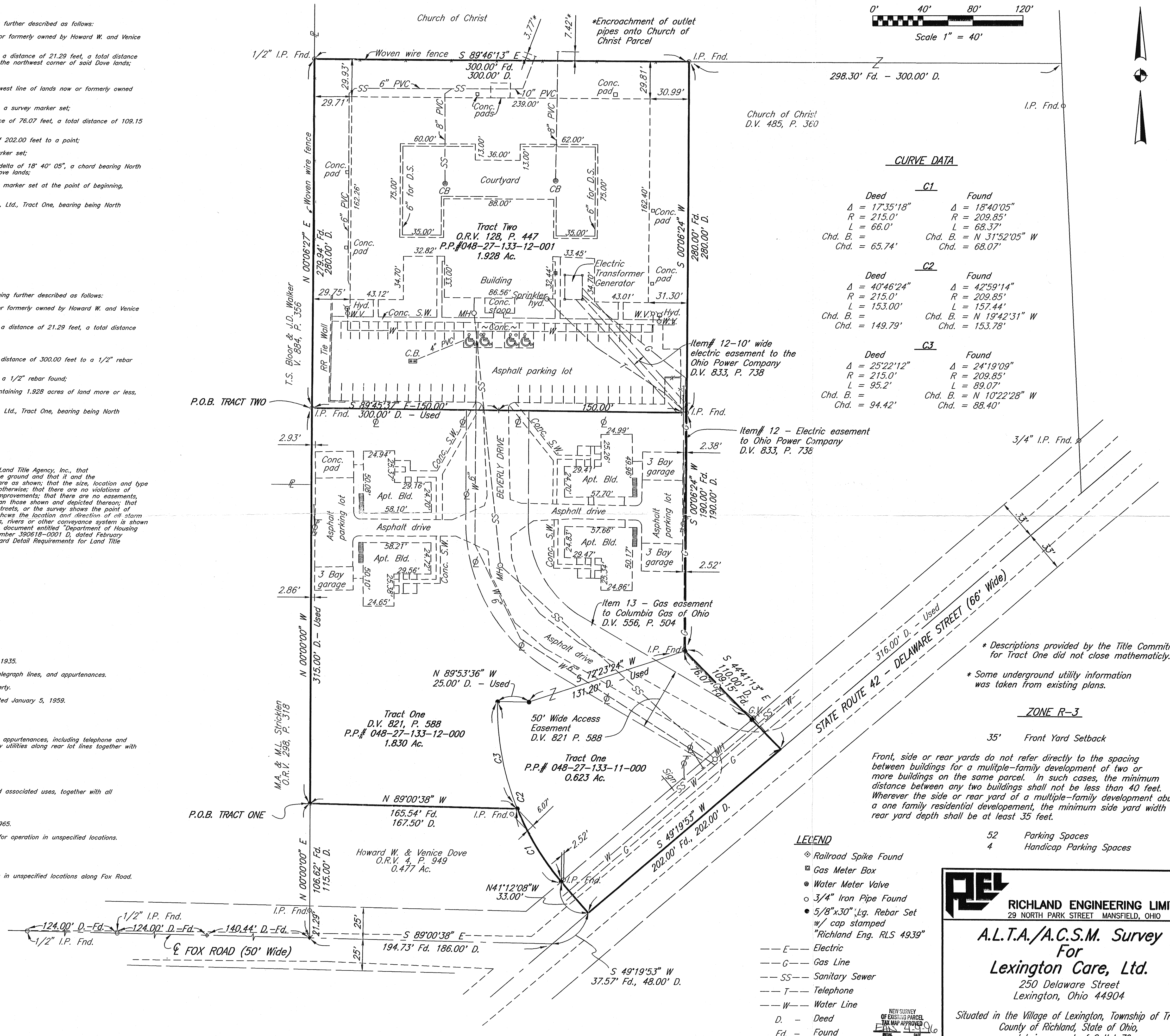
I hereby certify to Lexington Care, Ltd., an Ohio Limited Liability Company, and Bank One, Akron, NA, and ALPHA Land Title Agency, Inc., that the survey prepared by me entitled "A.L.T.A./A.C.S.M. Survey for Lexington Care, Ltd." was actually made upon the ground and that it and the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are as shown; that the size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property unless shown otherwise; that there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings and improvements; that there are no easements, encroachments or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that all utility services required for the operations of the premises either enter the premises through adjoining public streets, or the survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land; that the survey shows the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage; that any discharge into streams, rivers or other conveyance system is shown on the survey; and that the parcels described hereon do not lie within flood hazard areas in accordance with the document entitled "Department of Housing and Urban Development, Federal Insurance Administration - Special Flood Hazard Area Maps" Community Panel Number 390618-0001 D, dated February 27, 1981 Zone C (area of minimal Flood Hazards). This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1992.

By: *Robert A. Cunningham*
 Robert A. Cunningham, RLS 4939
 Date: 4 April 1997
 Richland Engineering Limited
 29 North Park Street
 Mansfield, Ohio 44902



Title Commitment Order Number CA027205
 Schedule B, Part II

- Item #9 - Deed Volume 209, Page 176 - Easement to the Ohio Bell Telephone Company, dated March 19, 1935.
 Perpetual easement to construct, reconstruct, operate and maintain and remove telephone and telegraph lines, and appurtenances.
 These lines are within or adjacent to the Delaware Street right of way and encumbers said property.
- Item #10 - Deed Volume 464, Page 334 - Assignment of easement to the Ohio Bell Telephone Company, dated January 5, 1959.
 Assignment of lease from the Ohio Bell Telephone to the Mansfield Telephone Company.
- Item #11 - Deed Volume 552, Page 151 - Easement to The Ohio Power Company, dated October 16, 1964.
 Easement to construct, operate and maintain or remove an electric power line with all necessary appurtenances, including telephone and telegraph lines, in unspecified locations within Outlot 72, covers installation of facilities for use by utilities along rear lot lines together with permission to overhang lots where necessary, for the installation of street lighting.
 This easement encumbers the subject parcel.
- Item #12 - Deed Volume 833, Page 738 - Easement to The Ohio Power Company, dated March 4, 1983.
 New O.V.H.D. primary and 10' wide underground easement for the distribution of electric energy and associated uses, together with all appurtenances to said distribution.
 This easement encumbers the subject parcel.
- Item #13 - Deed Volume 556, Page 504 - Right of Way to Columbia Gas of Ohio, Inc., dated February 9, 1965.
 Right of way to construct, maintain, operate, repair a pipe line with an appurtenance necessary for operation in unspecified locations.
 This right of way encumbers said parcel.
- Item #14 - Deed Volume 406, Page 107 - Right of way to the Ohio Power Company, dated May 20, 1955.
 Right of way to construct, maintain, operate and repair an electric power line with appurtenances in unspecified locations along Fox Road.
 This right of way encumbers said parcel.



CURVE DATA

C1	
Deed	Found
Δ = 17°35'18"	Δ = 18°40'05"
R = 215.0'	R = 209.85'
L = 66.0'	L = 68.37'
Chd. B. = 65.74'	Chd. B. = N 31°52'05" W Chd. = 68.07'

C2	
Deed	Found
Δ = 40°46'24"	Δ = 42°59'14"
R = 215.0'	R = 209.85'
L = 153.00'	L = 157.44'
Chd. B. = 149.79'	Chd. B. = N 19°42'31" W Chd. = 153.78'

C3	
Deed	Found
Δ = 25°22'12"	Δ = 24°19'09"
R = 215.0'	R = 209.85'
L = 95.2'	L = 89.07'
Chd. B. = 94.42'	Chd. B. = N 10°22'28" W Chd. = 88.40'

- LEGEND**
- ⊠ Railroad Spike Found
 - ⊠ Gas Meter Box
 - ⊠ Water Meter Valve
 - 3/4" Iron Pipe Found
 - 5/8"x30" Lg. Rebar Set w/ cap stamped "Richland Eng. RLS 4939"
 - E--- Electric
 - G--- Gas Line
 - SS--- Sanitary Sewer
 - T--- Telephone
 - W--- Water Line
 - D. - Deed
 - Fd. - Found



A.L.T.A./A.C.S.M. Survey
 For
Lexington Care, Ltd.
 250 Delaware Street
 Lexington, Ohio 44904
 Situated in the Village of Lexington, Township of Troy,
 County of Richland, State of Ohio,
 and being a part of Outlot 72.

Job No. 96027LEX Date 04/13/96 Drawn By WM,RE,MM,LS