

FIRST AMERICAN TITLE INSURANCE COMPANY

COMMITMENT NO. 12565

SCHEDULE B - SECTION II ITEMS

ITEM NO. 8 - THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT IN FAVOR OF THE MARION-RESERVE POWER COMPANY AND RECORDED IN DEED BOOK VOLUME 250, PAGE 240. ANY ABOVE GROUND INDICATION OF THE UTILITY COVERED BY SAID EASEMENT HAS BEEN SHOWN.

SURVEYOR'S CERTIFICATE

TO: (THE "TENANT")
 MEDICAL ACQUISITION CORPORATION II (THE "LANDLORD")
 BDC DEVELOPMENT AND MANAGEMENT CO. (THE "DEVELOPER")
 RE: OUTLOOK POINTE AT MANSHIELD (THE "PREMISES")

I, ROBERT J. McAULEY, DO HEREBY CERTIFY TO THE LANDLORD, THE TENANT, THE DEVELOPER AND FIRST TITLE AMERICAN INSURANCE COMPANY, THAT I AM A REGISTERED SURVEYOR IN THE STATE OF OHIO AND THAT ON AUGUST 13, 1997 THE SURVEY ENTITLED "AL.T.A. SURVEY FOR BALANCED CARE CORPORATION," DATED SEPTEMBER 25, 1997 ACCOMPANYING THIS CERTIFICATE (THE "SURVEY") WAS ACTUALLY MADE ON THE PREMISES AND IS CORRECT ACCORDING TO THE RECORD DESCRIPTION ON THE PREMISES SHOWN ON SAID SURVEY.

I AGAIN INSPECTED THE PREMISES ON AUGUST 13, 1997 AND AT THAT TIME FOUND THE FOLLOWING IN POSSESSION OF THE PREMISES: CHARLES LEO GILBERT AND MARIAN ELIZABETH HENRY.

I FURTHER CERTIFY THAT AS OF THE DATE HEREOF, THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF:

A. THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME, AND CONFORM WITH THE LEGAL DESCRIPTION ON THE SURVEY, THAT THERE ARE NO BUILDINGS OR OTHER IMPROVEMENTS ON THE PREMISES AND THAT ALL ENCROACHMENTS, RECORDED EASEMENTS (AS SHOWN IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 12565), RIGHTS OF WAY OR USES WHICH AFFECT THE PREMISES ARE FULLY SHOWN ON THE ATTACHED SURVEY AND ANY ENCROACHMENTS BY THE PREMISES UPON ADJOINING PROPERTY, AND ALL PARTYWALLS AND PUBLIC UTILITY LINES ARE SHOWN ON THE ATTACHED SURVEY.

B. THE SURVEY SHOWS ON THE BASIS OF FIELD INSTRUMENT SURVEY, MADE IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1992, AND INCLUDES ITEMS 1 THRU 4, 6 THRU 11 AND 13 OF TABLE A THEREOF AND WAS PREPARED PURSUANT TO THE ACCURACY STANDARDS OF AN URBAN SURVEY (AS DEFINED THEREIN).

1. A FIXED AND DETERMINABLE POSITION AND LOCATION OF THE LAND DESCRIBED ON THIS SURVEY (INCLUDING THE POSITION OF THE POINT OF BEGINNING);

2. THE LOCATION OF ALL BUILDINGS AND VISIBLE STRUCTURES (IF ANY), AND OTHER VISIBLE, ABOVE-GROUND IMPROVEMENTS SITUATED ON THE PREMISES; AND

3. ALL DRIVEWAYS OR OTHER CUTS IN THE CURBS (IF ANY) ALONG ANY STREET UPON WHICH THE PREMISES ABUT.

EXCEPTIONS: NONE.

C. NO VISIBLE EVIDENCE OF POSSIBLE EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PREMISES EXIST;

D. NO EASEMENTS OR RIGHTS-OF-WAY OVER ADJUTING PROPERTIES ARE REQUIRED FOR (I) ACCESS TO AND EGRESS FROM THE PREMISES, (II) DRAINAGE OF SURFACE OR OTHER WATER OFF THE PREMISES, (III) ANY UTILITIES WHICH SERVE THE PREMISES AND (IV) STORM SEWER AND SANITARY SEWER FACILITIES SERVING THE PREMISES EXCEPT: NONE.

E. NO OTHER EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PREMISES EXIST OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OR WHICH ARE OF RECORD EXCEPT AS INDICATED IN TITLE COMMITMENT NO. 12565 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

F. NO FENCES, WATERWAYS, DITCHES, PONDS, BUILDING RESTRICTIONS (OR IF BUILDING RESTRICTION LINES EXIST, THE LINES HAVE NOT BEEN VIOLATED), OR PARTYWALLS AFFECTING THE PREMISES EXIST EXCEPT: NONE.

G. NO ENCROACHMENTS, PROTRUSIONS, OVERLAPS, OR OVERHANGS OF ANY IMPROVEMENTS LOCATED ON THE PREMISES EXIST UPON ANY EASEMENTS ENCUMBERING OR APPURTENANT TO THE PREMISES, ANY RIGHTS-OF-WAY, OR ADJACENT LAND EXCEPT: NONE.

H. NO ENCROACHMENTS, PROTRUSIONS, OVERLAPS, OR OVERHANGS OF ANY IMPROVEMENT LOCATED ON ADJACENT LAND EXIST UPON THE PREMISES OR ANY EASEMENTS ENCUMBERING OR APPURTENANT TO THE PREMISES EXCEPT: NONE.

I. THE SURVEY REFLECTS BOUNDARY LINES OF THE PREMISES WHICH CLOSE BY CALCULATION;

J. WITHOUT INTENDING TO LIMIT ANY OF THE FOREGOING CERTIFICATIONS, I MADE A SPECIFIC EXAMINATION WITH RESPECT TO THE FOLLOWING ITEMS AND REPORT AS FOLLOWS (INDICATE "NONE" OR IDENTIFY SPECIFIC MATTERS, AS APPROPRIATE):

1. RIGHTS-OF-WAY, OLD HIGHWAYS, OR ABANDONED ROADS, LANES OR DRIVEWAYS, DRAINS, SEWER, WATER, GAS OR OIL PIPE LINES ACROSS THE PREMISES: NONE EXCEPT PUBLIC UTILITY LINES IN WALKER LAKE ROAD.
2. SPRINGS, STREAMS, RIVERS, LAKES, SWAMPS OR DRAINAGE DITCHES LOCATED BORDERING ON OR RUNNING THROUGH THE PREMISES: NONE.
3. CEMETERIES OR FAMILY BURIAL GROUNDS LOCATED ON THE PREMISES: NO VISIBLE EVIDENCE.
4. TELEPHONE, TELEGRAPH OR ELECTRIC POWER POLES, WIRES OR LINES OVERHANGING OR CROSSING OR LOCATED ON THE PREMISES: NONE. [NO POLES ON PREMISES - THEY ARE ALL IN ADJOINING ROAD.]
5. JOINT DRIVEWAYS OR WALKWAYS AND PARTY WALLS OR RIGHTS-OF-SUPPORT AFFECTING THE PREMISES: NONE.
6. ENCROACHMENTS OR OVERHANGING PROJECTIONS BURDENING THE PREMISES OR APPURTENANT TO THE PREMISES: NONE.
7. PHYSICAL EVIDENCE OF BOUNDARY LINES: NONE - NEW SPILT MONUMENTS PLACED BY THE UNDERSIGNED.
8. PROPOSED CHANGES IN STREET LINES: NONE.
9. DISPUTED BOUNDARIES: NONE.

ALL OF THE SAME FOUND TO EXIST ARE SHOWN UPON THE SURVEY.

K. THE PREMISES ARE IN A B-2 GENERAL BUSINESS DISTRICT ZONING DISTRICT UNDER THE APPLICABLE ZONING ORDINANCE OF THE VILLAGE OF ONTARIO, WHICH DISTRICT ALLOWS THE CURRENT USE OF THE IMPROVEMENTS LOCATED ON THE PREMISES. THE FOLLOWING OVERLAY DISTRICTS INCLUDE THE PREMISES: NONE.

L. THE FOLLOWING PROVISIONS OF THE ZONING ORDINANCE APPLY TO THE PREMISES:

1. FRONT YARD SET BACK: 30'
- REAR YARD SET BACK: 30'
- SIDE YARD SET BACK: 8'
- SIDE YARD ADJUTING RESIDENTIAL USE: 30'
2. MAXIMUM HEIGHT: 75'
- MAXIMUM BULK COVERAGE (F.A.R.): NONE
- MAXIMUM AREA COVERAGE: NONE
3. MINIMUM LOT SIZE: 15,000 SQ. FT.
- MINIMUM FRONTAGE: 100'
4. ON-SITE PARKING REQUIREMENTS: 1 SPACE PER EMPLOYEE
1 SPACE PER FOUR PATIENTS OR RESIDENTS
5. NONE. LIMITATION ON NUMBER OF DWELLINGS
6. OTHER: NONE

M. THE UNDERSIGNED HAS EXAMINED THE ABOVE PROVISIONS AND ALL OTHER APPLICABLE MATERIALS RELATIVE TO THOSE TYPES OF RESTRICTIONS AND REQUIREMENTS SOMETIMES REFERRED TO AS USE, DIMENSIONAL, BULK AND PARKING RESTRICTIONS AND REQUIREMENTS WHICH RELATED TO THE PREMISES AND HAS DETERMINED THAT THE SURVEY AND THE EXISTING IMPROVEMENTS SHOWN THEREON CONFORM TO ALL OF THE RESTRICTIONS AND REQUIREMENTS WHICH ARE APPLICABLE TO THE PREMISES UNDER THE TERMS AND APPLICABLE ZONING ORDINANCE AS OF THIS DATE.

N. THE PREMISES SHOWN ON THE SURVEY HAS ACCESS TO AND FROM A DEDICATED PUBLIC ROADWAY KNOWN AS WALKER LAKE ROAD (L.H. 140), AS APPROVED BY THE VILLAGE OF ONTARIO, WHICH ACCESS BETWEEN THE PREMISES AND SAID ROADWAY AS SHOWN UPON SAID SURVEY EXIST, WITHOUT RESTRICTION, AND IS SUFFICIENT TO MEET THE REASONABLE NEEDS OF THE CURRENT OR PROPOSED USE, AS THE CASE MAY BE, OF THE PREMISES AND ALL APPLICABLE REQUIREMENTS OF PUBLIC AUTHORITIES.

O. WATER SUPPLY, SANITARY WATER, SANITARY SEWER, STORM DRAINAGE, ELECTRICITY, GAS AND OTHER UTILITIES ARE AVAILABLE IN THE RIGHT OF WAY WHICH ADJOINS THE LINES OF THE PREMISES, AS SHOWN ON THE FACE OF THE SURVEY AND THE BUILDING IMPROVEMENTS WILL BE CONNECTED AND TIED TO THE SAME.

P. ALL EASEMENTS AND OTHER RIGHTS IN THE TITLE REPORT SUBMITTED TO THE UNDERSIGNED WHICH ARE CAPABLE OF LOCATION ON A SURVEY HAVE BEEN LOCATED ON THE SURVEY, UNLESS OTHERWISE SHOWN AND DETAILED ON THE SURVEY, NO EASEMENTS OVER LAND OF OTHERS ARE REQUIRED FOR:

1. ACCESS TO AND EGRESS FROM THE PREMISES;
2. DRAINAGE OF SURFACE OR OTHER WATER OFF THE PREMISES;
3. ANY UTILITIES WHICH SERVE THE PREMISES AND SAID IMPROVEMENTS, SUCH AS WATER, ELECTRICITY, GAS OR TELEPHONE; OR
4. STORM SEWER AND SANITARY FACILITIES SERVING THE PREMISES AND SAID IMPROVEMENTS.

NO OFF-SITE EASEMENTS ARE REQUIRED OVER THE LAND OF OTHERS TO SERVE THE PREMISES AND SAID IMPROVEMENTS, OR IF SUCH OFF-SITE EASEMENTS ARE REQUIRED, THEY ARE SHOWN ON THE SURVEY AND DULY RECORDED EASEMENTS HAVE BEEN OBTAINED FROM ALL LAND OWNERS WHOSE PROPERTY ARE AFFECTED.

Q. THE UNDERSIGNED IS FAMILIAR WITH THE ON-THE-GROUND CONDITIONS OF THE PREMISES, AND THE ON-THE-GROUND CONDITIONS OF THE PREMISES ARE SUCH THAT PROVISIONS OF LAW RELATING TO THE FILLING, DREDGING, EXCAVATION OR OTHER USAGE OF LANDS CLASSIFIED AS WETLANDS OR LANDS WHICH ARE SUBJECT TO PERIODIC FLOODING OR HAVE THEREON STANDING OR MOVING BODIES OF WATER ARE NOT APPLICABLE TO THE PREMISES. NO PORTION OF THE PREMISES IS WITHIN 100 FEET OF THE 100-YEAR STORM ELEVATION OF SUCH BODY OF WATER OF SUCH WETLANDS.

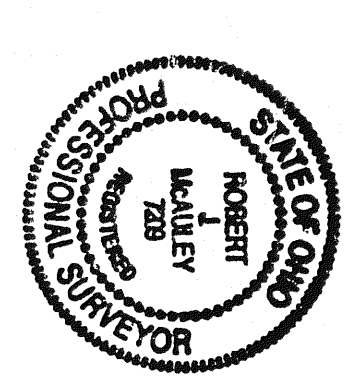
R. AS OF THE DATE OF THE SURVEY, THE PREMISES DOES NOT LIE WITHIN ANY FLOOD PLAIN OR FLOOD-PRONE AREA, OR A FLOOD PLAIN AREA HAVING SPECIAL FLOOD HAZARDS IDENTIFIED AS SUCH UNDER THE FLOOD DISASTER PROTECTION ACT OF 1973.

S. THE UNDERSIGNED HAS REVIEWED THE MOST RECENT FLOOD INSURANCE RATE MAP ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THE NATIONAL FLOOD INSURANCE PROGRAM APPLICABLE TO THE PREMISES AND HAS DETERMINED THAT THE PREMISES IS IN ZONE C.

T. THIS CERTIFICATE IS BEING GIVEN TO THE LANDLORD, THE TENANT AND THE DEVELOPER, INCIDENT TO THE COMPLETION OF ARRANGEMENTS BETWEEN THE LANDLORD, THE DEVELOPER AND THE TENANT, INCIDENT TO THE ACQUISITION AND LEASING OF THE PREMISES AND THE PROPOSED PROVISION OF FUNDS BY THE LESSOR FOR CONSTRUCTION OF IMPROVEMENTS ON THE PREMISES, AND IT IS INTENDED THAT THE LANDLORD, THE DEVELOPER AND THE TENANT SHALL RELY UPON THE CONTENTS AND ACCURACY OF THIS CERTIFICATE IN CONCLUDING SUCH ARRANGEMENTS.

ROBERT J. McAULEY
 R.J.S. 7209

25 September 1997
 DATE



VILLAGE OF ONTARIO
 APPROVED 9/25/97
 DATE ZONING INSPECTOR

PEI
 RICHLAND ENGINEERING LIMITED
 MANSFIELD, OHIO

FOR
 A.L.T.A. SURVEY
 BALANCED CARE CORPORATION

SITUATED IN THE VILLAGE OF ONTARIO,
 COUNTY OF RICHLAND, STATE OF OHIO
 AND BEING A PART OF THE SOUTHWEST QUARTER OF
 SECTION 12, TOWNSHIP 21, RANGE 19.

DESIGNED BY/AMY TRACED CHECKED REVIEWED DATE 9/00/90

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