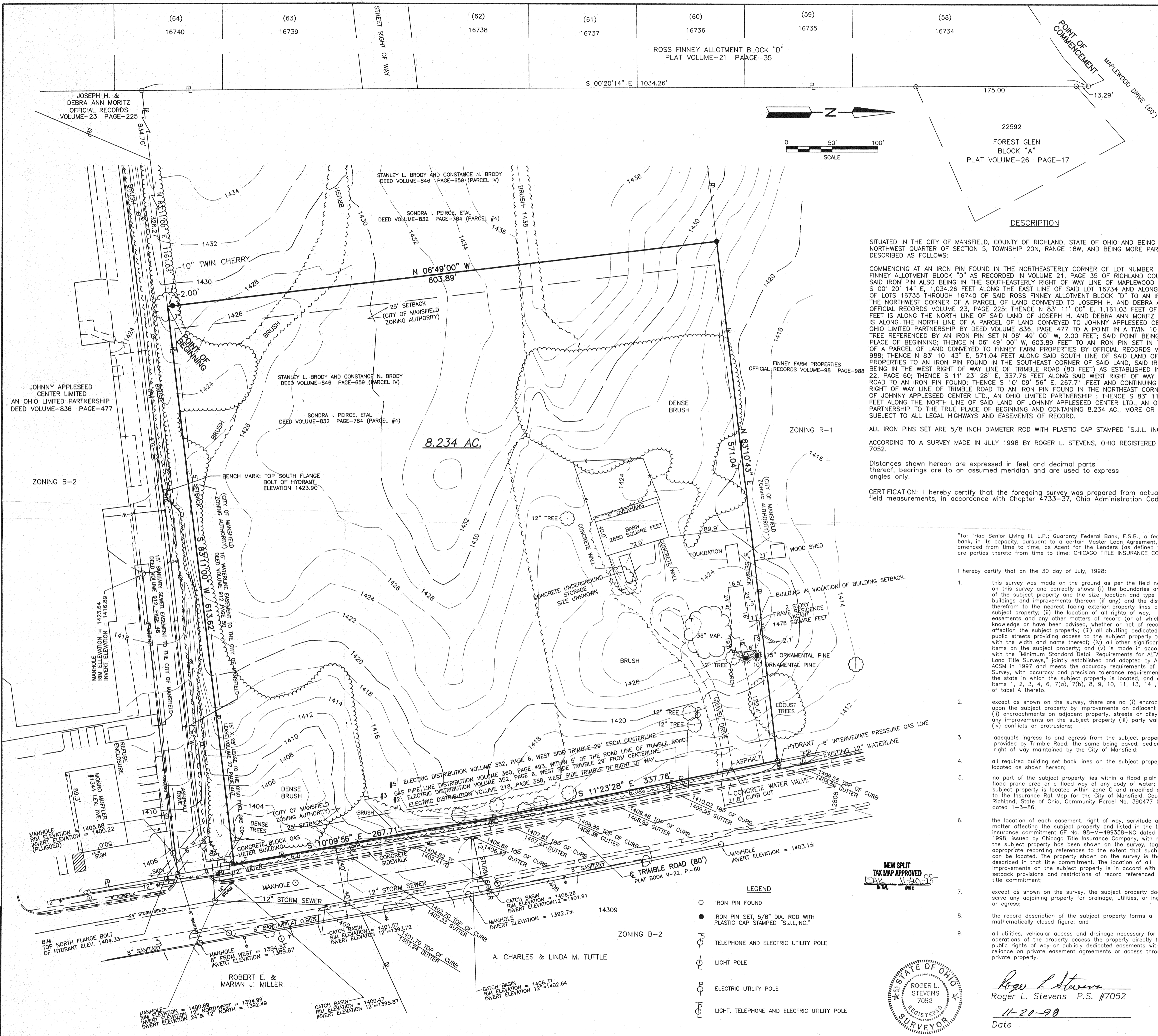


PART OF THE NW. 1/4 OF SECTION 5
TOWNSHIP-20N, RANGE-18W,
CITY OF MANSFIELD
RICHLAND CO., OHIO



DESCRIPTION

SITUATED IN THE CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO AND BEING PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 20N, RANGE 18W, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

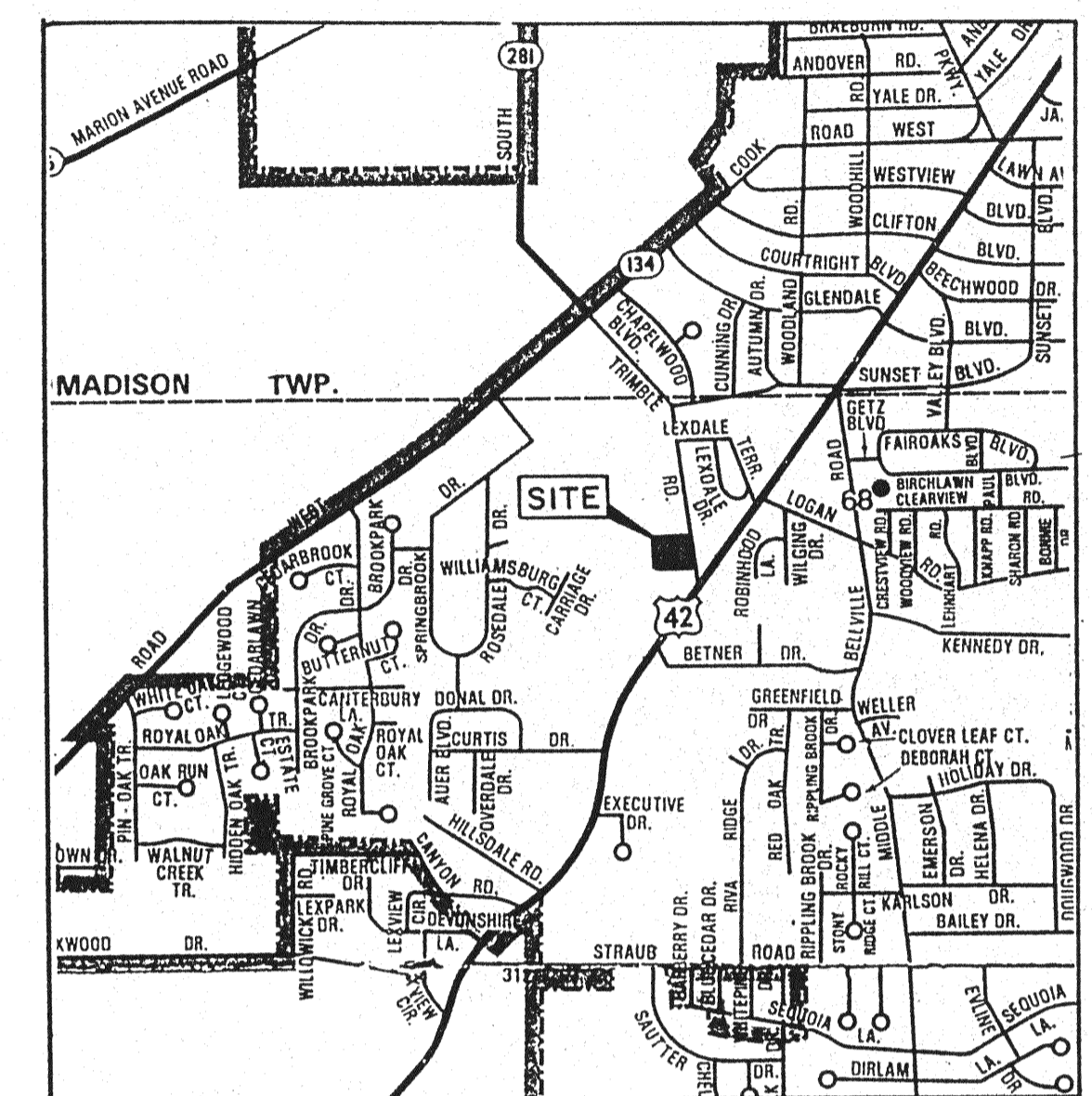
COMMENCING AT AN IRON PIN FOUND IN THE NORTHEASTERLY CORNER OF LOT NUMBER 16734 OF ROSS FINNEY ALLOTMENT BLOCK "D" AS RECORDED IN VOLUME 21, PAGE 35 OF RICHLAND COUNTY PLAT RECORDS, SAID IRON PIN ALSO BEING IN THE SOUTHEASTERLY RIGHT OF WAY LINE OF MAPLEWOOD DRIVE, THENCE S 00° 20' 14" E, 1,034.26 FEET ALONG THE EAST LINE OF SAID LOT 16734 AND ALONG THE EAST LINE OF LOTS 16735 THROUGH 16740 OF SAID ROSS FINNEY ALLOTMENT BLOCK "D" TO AN IRON PIN FOUND IN THE NORTHWEST CORNER OF A PARCEL OF LAND CONVEYED TO JOSEPH H. AND DEBRA ANN MORITZ BY OFFICIAL RECORDS VOLUME 23, PAGE 225; THENCE N 83° 11' 00" E, 1,161.03 FEET OF WHICH 834.76 FEET IS ALONG THE NORTH LINE OF SAID LAND OF JOSEPH H. AND DEBRA ANN MORITZ AND 326.27 FEET IS ALONG THE NORTH LINE OF A PARCEL OF LAND CONVEYED TO JOHNNY APPELSEED CENTER, LTD., AN OHIO LIMITED PARTNERSHIP BY DEED VOLUME 836, PAGE 477 TO A POINT IN A TWIN 10 INCH CHERRY TREE REFERENCED BY AN IRON PIN SET N 06° 49' 00" W, 2.00 FEET; SAID POINT BEING THE TRUE PLACE OF BEGINNING; THENCE N 06° 49' 00" W, 603.89 FEET TO AN IRON PIN SET IN THE SOUTH LINE OF A PARCEL OF LAND CONVEYED TO FINNEY FARM PROPERTIES BY OFFICIAL RECORDS VOLUME 98, PAGE 988; THENCE N 83° 10' 43" E, 571.04 FEET ALONG SAID SOUTH LINE OF SAID LAND OF FINNEY FARM PROPERTIES TO AN IRON PIN FOUND IN THE SOUTHEAST CORNER OF SAID LAND, SAID IRON PIN ALSO BEING IN THE WEST RIGHT OF WAY LINE OF TRIMBLE ROAD (80 FEET) AS ESTABLISHED IN PLAT VOLUME 22, PAGE 60; THENCE S 11° 23' 28" E, 337.76 FEET ALONG SAID WEST RIGHT OF WAY LINE OF TRIMBLE ROAD TO AN IRON PIN FOUND; THENCE S 10° 09' 58" E, 267.71 FEET AND CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF TRIMBLE ROAD TO AN IRON PIN FOUND IN THE NORTHEAST CORNER OF SAID LAND OF JOHNNY APPELSEED CENTER LTD., AN OHIO LIMITED PARTNERSHIP; THENCE S 83° 11' 00" W, 613.62 FEET ALONG THE NORTH LINE OF SAID LAND OF JOHNNY APPELSEED CENTER LTD., AN OHIO LIMITED PARTNERSHIP TO THE TRUE PLACE OF BEGINNING AND CONTAINING 8.234 AC., MORE OR LESS, AND SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

ALL IRON PINS SET ARE 5/8 INCH DIAMETER ROD WITH PLASTIC CAP STAMPED "S.J.L. INC."

ACCORDING TO A SURVEY MADE IN JULY 1998 BY ROGER L. STEVENS, OHIO REGISTERED SURVEYOR NO. 7052.

Distances shown hereon are expressed in feet and decimal parts thereof, bearings are to an assumed meridian and are used to express angles only.

CERTIFICATION: I hereby certify that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administration Code.



ACCORDING TO A SURVEY MADE IN JULY 1998 BY ROGER L. STEVENS, OHIO REGISTERED SURVEYOR NO. 7052.

Distances shown hereon are expressed in feet and decimal parts thereof, bearings are to an assumed meridian and are used to express angles only.

CERTIFICATION: I hereby certify that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administration Code.

To: Triad Senior Living III, L.P.; Guaranty Federal Bank, F.S.B., a federal savings bank, in its capacity, pursuant to a certain Master Loan Agreement, as may be amended from time to time, as Agent for the Lenders (as defined therein) that are parties thereto from time to time; CHICAGO TITLE INSURANCE COMPANY

I hereby certify that on the 30 day of July, 1998:

- this survey was made on the ground as per the field notes shown on this survey and correctly shows (i) the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon (if any) and the distance therefrom to the nearest facing exterior property lines of the subject property; (ii) the location of all rights of way, easements and any other matters of record (or of which I have knowledge or have been advised, whether or not of record) affecting the subject property; (iii) all abutting dedicated public streets providing access to the subject property together with the width and name thereof; (iv) all other significant items on the subject property; and (v) is made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1997 and meets the accuracy requirements of an Urban Survey, with accuracy and precision tolerance requirements of the state in which the subject property is located, and contains items 1, 2, 3, 4, 6, 7(a), 7(b), 8, 9, 10, 11, 13, 14, 15 and 16 of table A thereto.
- except as shown on the survey, there are no (i) encroachments upon the subject property by improvements on adjacent property, (ii) encroachments on adjacent property, streets or alleys by any improvements on the subject property (iii) party walls, or (iv) conflicts or protrusions;
- adequate ingress to and egress from the subject property is provided by Trimble Road, the same being paved, dedicated public right of way maintained by the City of Mansfield;
- all required building set back lines on the subject property are located as shown hereon;
- no part of the subject property lies within a flood plain or flood prone area or a flood way of any body of water; and the subject property is located within zone C and modified according to the Insurance Rat Map for the City of Mansfield, County of Richland, State of Ohio, Community Parcel No. 390477 0015 C dated 1-3-86;
- the location of each easement, right of way, servitude and other matter affecting the subject property and listed in the title insurance commitment of No. 98-14-499358-NC dated June 19, 1998, issued by Chicago Title Insurance Company, with respect to the subject property has been shown on the survey, together with appropriate recording references to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment;
- except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress;
- the record description of the subject property forms a mathematically closed figure; and
- all utilities, vehicular access and drainage necessary for the operations of the property access the property directly through public rights of way or publicly dedicated easements without reliance on private easement agreements or access through private property.

Contours, tree lines, brush lines and trees are from 1990 aerial mapping by AEROCON PHOTOGRAMMETRIC SERVICES, INC. Job #3802-91-2A

DENSE TREE AREAS AND EVERGREEN AREAS INDICATE WHERE GROUND IS OBSCURED AND ACCURACY OF THE CONTOURS MAY NOT BE RELIABLE. IT IS RECOMMENDED THAT A FIELD CHECK BE MADE IN THESE AREAS BEFORE ANY DESIGN OR WORK IS PERFORMED.

ZONING: MF MULTI-FAMILY
BUILDING SETBACK: 25' FRONT
25' REAR
5' SIDEYARD (1 TO 2 STORY)

EASEMENTS AND LEASES

- DEED VOLUME 218, PAGE 358, TO OHIO PUBLIC SERVICE COMPANY FOR LINES FOR THE DISTRIBUTION OF ELECTRIC AND APPURTENANCES.
- DEED VOLUME 352, PAGE 6, TO OHIO EDISON COMPANY FOR LINES FOR THE DISTRIBUTION OF ELECTRIC AND APPURTENANCES.
- DEED VOLUME 360, PAGE 493, TO OHIO FUEL GAS COMPANY GRANTING A RIGHT OF WAY FOR PIPE LINES AND APPURTENANCES.
- DEED VOLUME 376, PAGE 73, TO OHIO EDISON COMPANY FOR LINES FOR THE DISTRIBUTION OF ELECTRIC. INCLUDES GRANTOR'S ENTIRE PROPERTY ON ALL STREETS ESTABLISHED OR MAY BE ESTABLISHED (ROSS FINNEY ALLOTMENT DEED VOLUME 387, PAGE 426, TO OHIO EDISON COMPANY FOR LINES FOR THE DISTRIBUTION OF ELECTRIC CURRENT AND APPURTENANCES.
- LEASE VOLUME 4, PAGE 441, TO LOGAN GAS COMPANY GRANTING THE RIGHT TO DRILL FOR AND PRODUCE OIL AND/OR GAS. COVERS ENTIRE PROPERTY.
- LEASE VOLUME 5, PAGE 255, TO THE TIDE WATER PIPE COMPANY GRANTING THE RIGHT TO LAY PIPE AND TELEGRAPH LINE ALONG THE NORTH LINE OF THE ORIGINAL FINNEY PROPERTY.
- LEASE VOLUME 7, PAGE 443, TO LOGAN NATURAL GAS AND FUEL COMPANY THE RIGHT TO LAY PIPES AND APPURTENANCES.

SHAFFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.

CONSULTING ENGINEERS - SURVEYORS
MANSFIELD OHIO WOOSTER

**ALTA SURVEY FOR
TRIAD SENIOR
LIVING III, L.P.**

ROGER L. STEVENS
SHAFFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.
P.O. BOX 3598
MANSFIELD, OHIO 44907
(419) 756-7302 PHONE NO.
(419) 756-0867 FAX NO.
EM1419A JOB NUMBER

