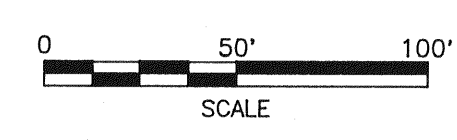
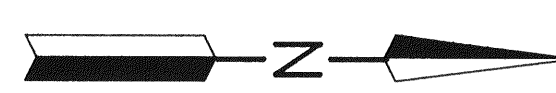
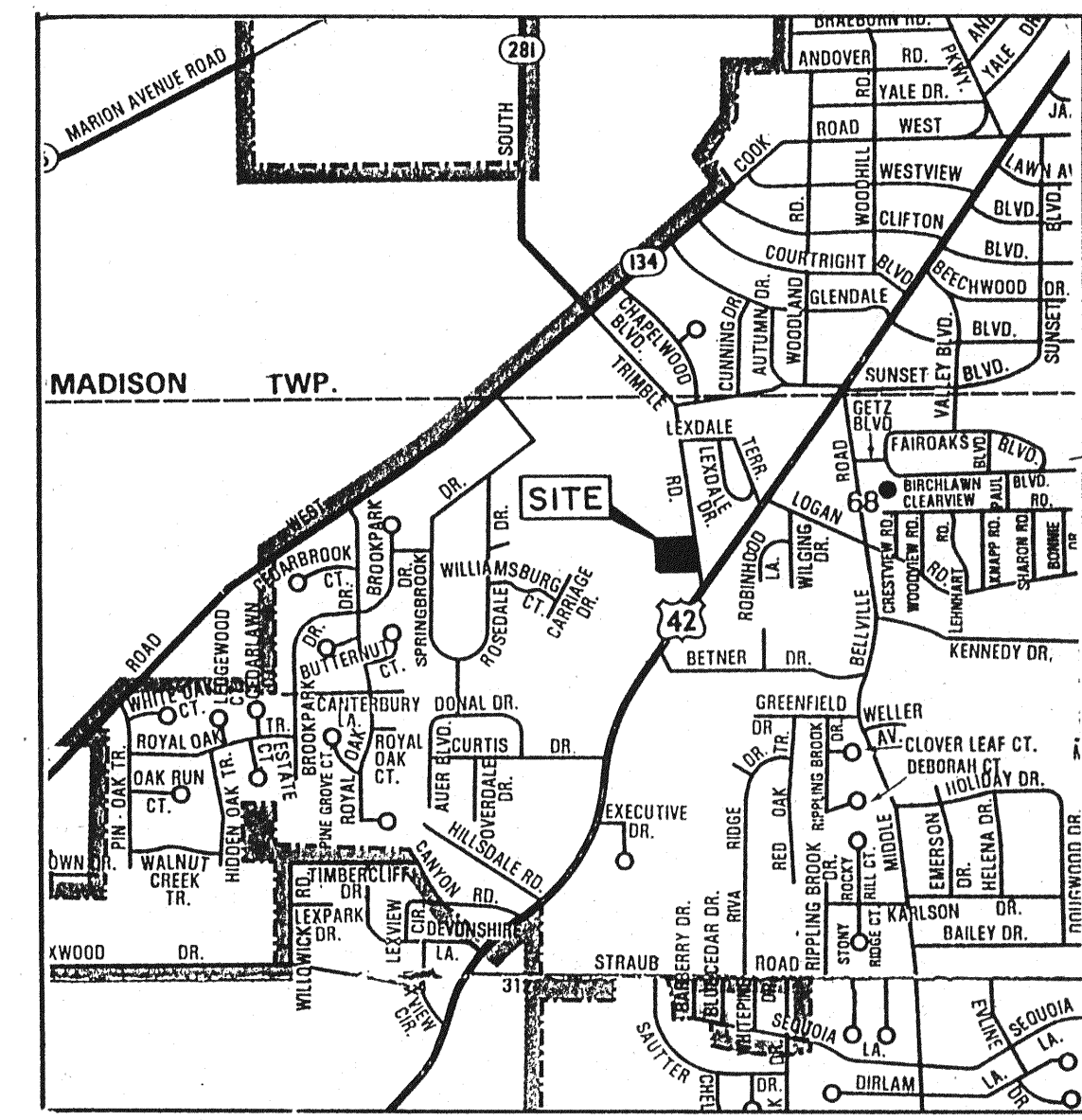
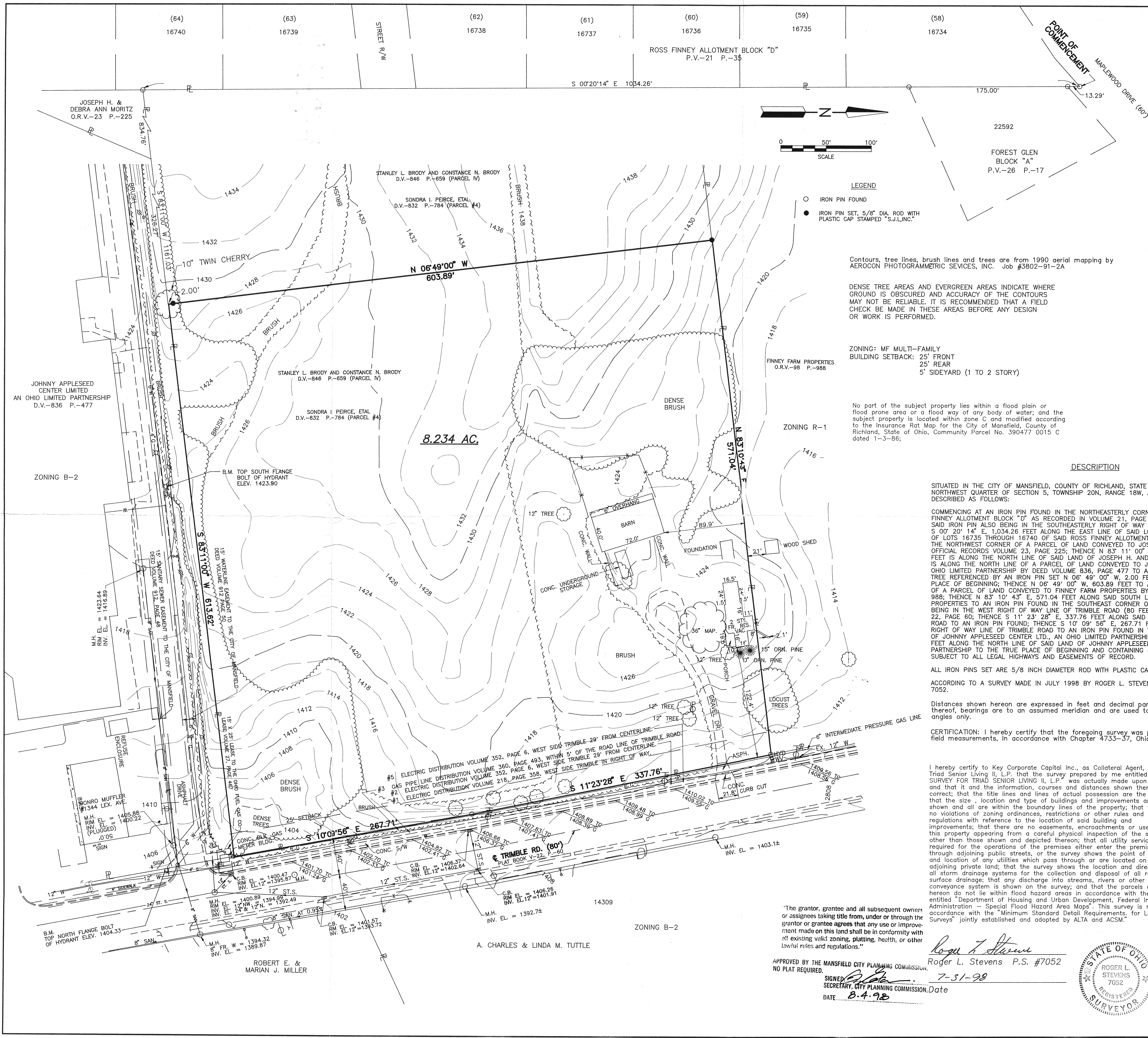


PART OF THE NW. 1/4 OF SECTION 5
TOWNSHIP-20N, RANGE-18W,
CITY OF MANSFIELD
RICHLAND CO., OHIO



LEGEND

- IRON PIN FOUND
- IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "S.J.L. INC."

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)

No part of the subject property lies within a flood plain or flood prone area of 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;

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' 56" 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.

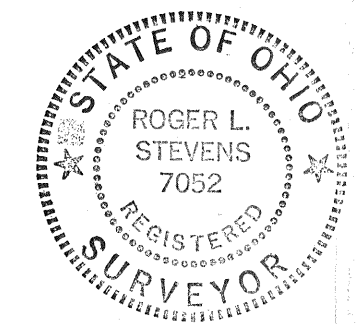
Distances shown hereon are expressed in feet and decimal parts thereof, bearings are to an assumed meridian and are used to express angles only.

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

I hereby certify to Key Corporate Capital Inc., as Collateral Agent, and to Triad Senior Living II, L.P., that the survey prepared by me entitled "ALTA SURVEY FOR TRIAD SENIOR LIVING II, L.P." was actually made upon the ground and that the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same; that the size location and type of buildings and improvements are as shown and all are within the boundary lines of the property; that there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said building and improvements; that there are no easements, encroachments or use 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." This survey is made in accordance with the "Minimum Standard Detail Requirements, for Land Title Surveys" jointly established and adopted by ALTA and ACSM."

"The grantor, grantee and all subsequent owners or assignees taking title from, under or through the grantor or grantee agrees that any use or improvement made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations."

APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION,
NO PLAT REQUIRED.
SIGNED: *Roger L. Stevens*
SECRETARY, CITY PLANNING COMMISSION, Date
DATE: 7-31-98



EASEMENTS AND LEASES

- #1. DEED VOLUME 218, PAGE 358, TO OHIO PUBLIC SERVICE COMPANY FOR LINES FOR THE DISTRIBUTION OF ELECTRIC AND APPURTENANCES.
- #2. DEED VOLUME 352, PAGE 6, TO OHIO EDISON COMPANY FOR LINES FOR THE DISTRIBUTION OF ELECTRIC AND APPURTENANCES.
- #3. DEED VOLUME 360, PAGE 493, TO OHIO FUEL GAS COMPANY GRANTING A RIGHT OF WAY FOR PIPE LINES AND APPURTENANCES.
- #4. DEED VOLUME 376, PAGE 73, TO OHIO EDISON COMPANY FOR LINES FOR THE DISTRIBUTION OF ELECTRIC. INCLUDES GRANTOR'S ENTIRE PROPERTY ALL STREETS ESTABLISHED OR MAY BE ESTABLISHED (ROSS FINNEY ALLOTMENT BLOCK "D").
- #5. DEED VOLUME 387, PAGE 426, TO OHIO EDISON COMPANY FOR LINES FOR THE DISTRIBUTION OF ELECTRIC CURRENT AND APPURTENANCES.
- #6. LEASE VOLUME 4, PAGE 441, TO LOGAN GAS COMPANY GRANTING THE RIGHT TO DRILL FOR AND PRODUCE OIL AND/OR GAS. COVERS ENTIRE PROPERTY.
- #7. 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.
- #8. LEASE VOLUME 7, PAGE 443, TO LOGAN NATURAL GAS AND FUEL COMPANY GRANTING THE RIGHT TO LAY PIPES AND APPURTENANCES.

SHAFFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.

CONSULTING ENGINEERS - SURVEYORS
MANSFIELD OHIO WOOSTER

ALTA SURVEY FOR
TRIAD SENIOR
LIVING II, L.P.

DRAWN R.L.S.	CHECKED R.L.S.	1" SCALE = 50'	7-
JOB NO. EM1419AL	SHEET 1	OF	

