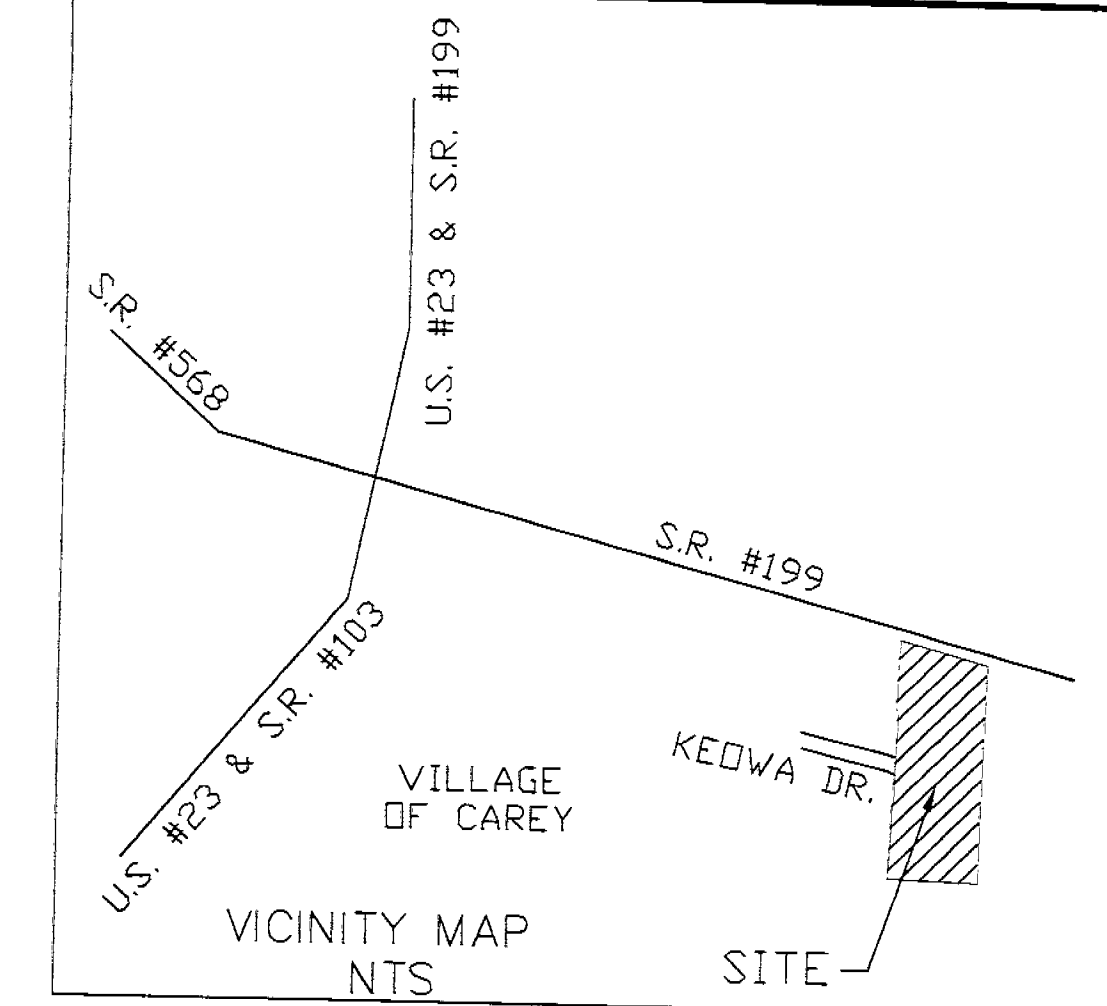


ALTA/ACSM LAND TITLE SURVEY

BEING LOT #7, IN THE WEAVER'S SUBDIVISION #1, AND LOT #14, 15, 16 AND PART OF LOT #17 IN THE WEAVER'S SUBDIVISION #2, AND A PORTION OF VACATED KEOWA DRIVE, AND PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 16, T1S, R13E, VILLAGE OF CAREY, CRAWFORD TOWNSHIP, COUNTY OF WYANDOT, STATE OF OHIO.

6.609 ACRES (MEASURED)



SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF OHIO, CERTIFIES TO (1) LAWYER'S TITLE INSURANCE CORPORATION, (2) RE CAREY, INC., (3) BI COMMERCIAL, AND (4) GMAC COMMERCIAL MORTGAGE CORPORATION, AS FOLLOWS:

- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "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 1999 AND THIS SURVEY MEETS THE REQUIREMENTS FOR AN URBAN SURVEY AS DEFINED THEREIN.
- THE SURVEY WAS MADE ON THE GROUND ON JAN. 23, 2003 AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.
- (EXCEPT AS SHOWN ON THE SURVEY [SEE WEST PROPERTY LINE, AND BEING #15 IN THE SCHEDULE B-II OF TITLE COMMITMENT]), THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
- THERE ARE NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (B) BY THE IMPROVEMENTS AN ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY.
- THE LOCATION OF EACH EASEMENT, RIGHT-OF-WAY, SERVITUDE, AND OTHER MATTER AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT DATED JANUARY 17, 2003, ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, 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 NOT IN ACCORD WITH MINIMUM SETBACK PROVISIONS AND RESTRICTIONS OF RECORD REFERENCE IN SUCH TITLE COMMITMENT.
- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY KNOWN AS STATE ROUTE #199.
- (EXCEPT AS SHOWN ON THE SURVEY [SEE SCHEDULE B-II ITEM #15]), 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.
- NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.
- THIS CERTIFICATE RELATES TO THAT CERTAIN SURVEY NUMBERED 4274 AND DATED FEBRUARY 18, 2003, MADE BY VAN HORN, HOOVER & ASSOC., COVERING THE EAGLEWOOD CARE CENTER FACILITY.
- (EXCEPT AS SHOWN ON THE SURVEY [SEE SCHEDULE B-II ITEM #15]), THE SUBJECT PROPERTY IS NOT SERVED BY ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS. 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 WITHOUT RELIANCE ON PRIVATE EASEMENT AGREEMENTS OR ACCESS THROUGH PRIVATE PROPERTY.

THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

DATED: 3-12-03

EDWARD A. VAN HORN
REGISTRATION NO. 6563
STATE OF OHIO
REGISTERED SURVEYOR

4274

EDWARD A. VAN HORN, P.S.



VAN HORN, HOOVER
& ASSOCIATES, INC.
SURVEYING & ENGINEERING
P.O. BOX 612
FINDLAY, OHIO 45839
(419) 423-5630

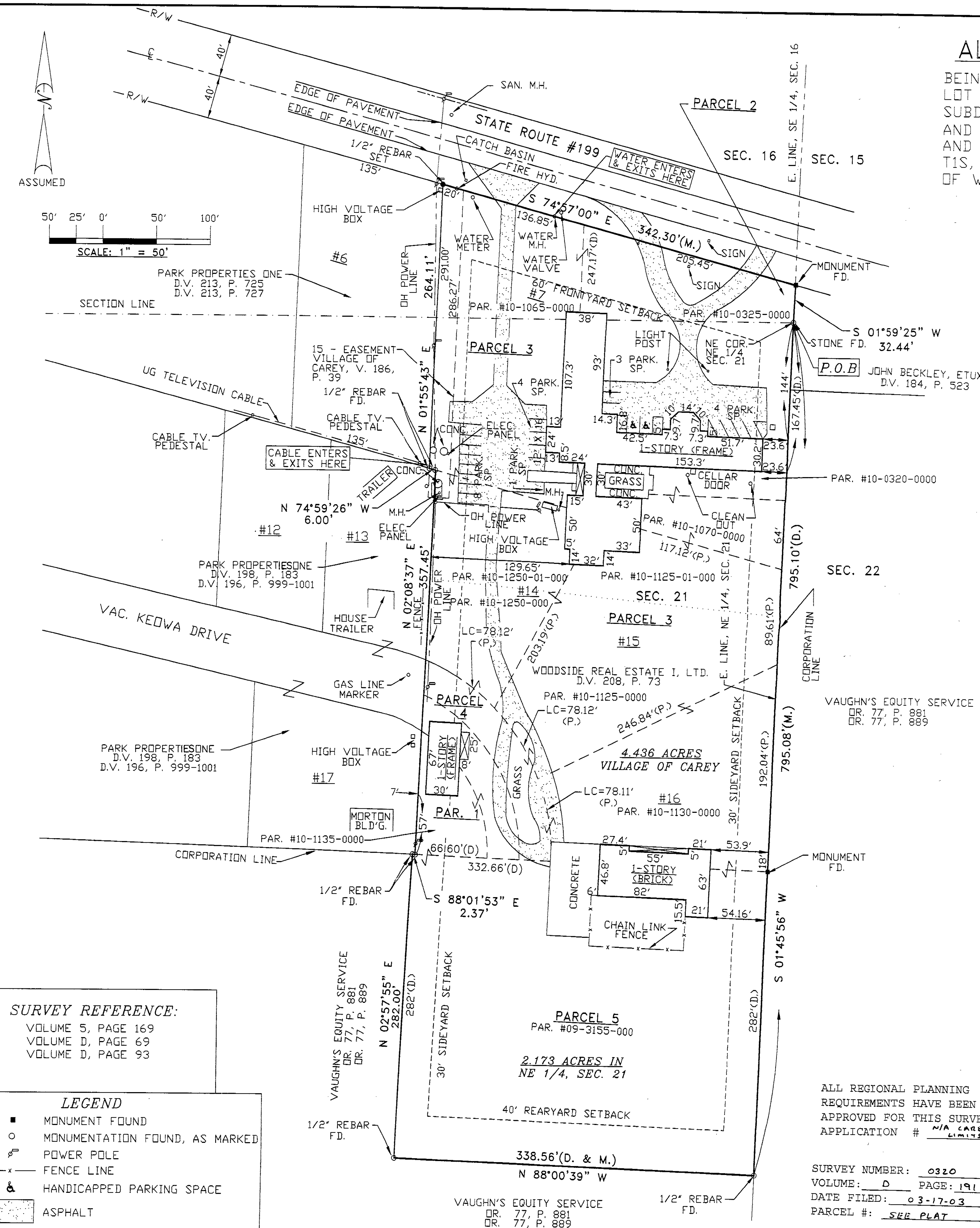
BUCHANAN INGERSOLL ATTORNEYS

821 FINDLAY ST. CAREY, OHIO

1" = 50'			
1-23-03			
DSC	EVH		

ALTA/ACSM TITLE SURVEY

PAGE 1 OF 2



SURVEY REFERENCE:
VOLUME 5, PAGE 169
VOLUME D, PAGE 69
VOLUME D, PAGE 93

LEGEND

- MONUMENT FOUND
- MONUMENTATION FOUND, AS MARKED
- POWER POLE
- FENCE LINE
- HANDICAPPED PARKING SPACE
- ASPHALT

ALL REGIONAL PLANNING
REQUIREMENTS HAVE BEEN
APPROVED FOR THIS SURVEY
APPLICATION # N/A CAREY
LIMITS

SURVEY NUMBER: 0320
VOLUME: D PAGE: 191-(162)
DATE FILED: 03-17-03
PARCEL #: SEE PLAT

ALTA/ACSM LAND TITLE SURVEY

BEING LOT #7, IN THE WEAVER'S SUBDIVISION #1, AND LOT #14, 15, 16 AND PART OF LOT #17 IN THE WEAVER'S SUBDIVISION #2, AND A PORTION OF VACATED KEOWA DRIVE, AND PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 16, AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 21, T1S, R13E, VILLAGE OF CAREY, CRAWFORD TOWNSHIP, COUNTY OF WYANDOT, STATE OF OHIO.

6.609 ACRES (MEASURED)

LEGAL DESCRIPTION (DEED)

SITUATED IN THE VILLAGE OF CAREY, COUNTY OF WYANDOT AND STATE OF OHIO:

PARCEL 1 (PARCEL NUMBER 10-1135-000):

BEING THE EAST PART OF LOT NO. 17 IN WEAVER'S SUBDIVISION NO. 2 IN THE VILLAGE OF CAREY, WYANDOT COUNTY, OHIO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT NO. 17, RUNNING THENCE NORTH 88°02' WEST, ALONG THE SOUTH LINE OF SAID LOT, 66.60 FEET TO A POINT; THENCE NORTH 01°58' EAST, 114.08 FEET TO THE NORTH BOUNDARY OF SAID LOT; THENCE TO THE RIGHT, SOUTHEASTERLY ALONG AN ARC SUSTAINED BY A 131.0 FOOT RADIUS TO THE POINT OF BEGINNING, CONTAINING 0.0381 ACRES, MORE OR LESS.

PARCEL 2 (PARCEL NOS. 10-0320-000 AND 10-0325-000):

BEING A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21 AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 13 EAST, WYANDOT COUNTY, OHIO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE ON THE NORTHEAST CORNER OF SECTION 21; RUNNING THENCE SOUTH 1°25' WEST ALONG THE EAST LINE OF SAID SECTION 21, 167.45 FEET TO AN IRON PIN; THENCE NORTH 88°35' WEST, 200 FEET TO AN IRON PIN; THENCE NORTH 1°25' EAST, PARALLEL TO THE EAST LINE OF SECTION 21, 247.17 FEET TO AN IRON PIN IN THE SOUTH BOUNDARY LINE OF U.S. ROUTE 23; THENCE SOUTH 75°18'20" EAST ALONG SAID BOUNDARY LINE, 205.45 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 1°25' WEST, 32.55 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.03 ACRES.

PARCEL 3 (PARCEL NUMBERS 10-1075-000, 10-1065-000, 10-1250-01-000, 10-1125-01-000, 10-1250-000, 10-1125-000, 10-1130-000):

SITUATED IN THE VILLAGE OF CAREY, COUNTY OF WYANDOT AND STATE OF OHIO AND BEING LOT NUMBERED 7 IN WEAVER'S SUBDIVISION NO. 1 AND LOTS NUMBERED 14, 15 AND 16 IN WEAVER'S SUBDIVISION NO. 2.

PARCEL 4

THAT PORTION OF KEOWA DRIVE VACATED BY CASE NO. 73-CIV-28-17047 AS RECORDED IN VOLUME 4, PAGE 50 OF THE PLAT RECORDS RECORDED IN THE WYANDOT COUNTY RECORDER'S OFFICE AND LYING BETWEEN THE ABOVE PARCELS OF GROUND.

PARCEL 5 (PARCEL NO. 09-3155.00)

COMMENCING AT THE NORTHEAST CORNER OF SECTION 21, CRAWFORD TOWNSHIP, WYANDOT COUNTY, OHIO; THENCE SOUTHERLY ON THE EAST LINE OF SECTION 21, 513.1 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY ON THE EAST LINE OF SAID SECTION 21, 282 FEET TO A PIPE; THENCE TURNING RIGHT 90°24', 338.56 FEET TO A PIPE; THENCE TURNING RIGHT 90°48', 282 FEET TO A PIPE; THENCE TURNING RIGHT 89°12', 332.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.17 ACRES OF LAND, MORE OR LESS.

LEGAL DESCRIPTION (MEASURED)

SITUATED IN THE VILLAGE OF CAREY, CRAWFORD TOWNSHIP, COUNTY OF WYANDOT, STATE OF OHIO AND BEING LOT #7 IN WEAVER'S SUBDIVISION #1, ALSO LOT #14-16 AND PART OF LOT #17 IN WEAVER'S SUBDIVISION #2, AND A PORTION OF VACATED KEOWA DRIVE, ALSO BEING A PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 16, AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 21, T1S, R13 E, A TRACT OF LAND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE FOUND SET MARKING THE NORTHEAST CORNER OF THE NE 1/4 OF SECTION 21;

THENCE FROM THE ABOVE DESCRIBED POINT OF BEGINNING, AND ALONG THE EAST LINE OF THE NE 1/4 OF SECTION 21 AND ALONG THE EAST LINE OF LOTS #15 AND 16 IN SAID WEAVER'S SUBDIVISION #2, AS RECORDED IN VOLUME 3 OF PLATS, PAGES 198 & 199 AND SLIDE NOS. 444 & 445 OF THE WYANDOT COUNTY PLAT RECORDS, S 01°45'56" W, A DISTANCE OF 795.08 FEET TO A 1/2" REBAR FOUND SET;

THENCE N 88°00'39" W, A DISTANCE OF 338.56 FEET TO A 1/2" REBAR FOUND SET;

THENCE N 02°57'55" E, A DISTANCE OF 282.00 FEET TO A 1/2" REBAR FOUND SET ON THE SOUTH LINE OF LOT #17 IN SAID WEAVER'S SUBDIVISION #2, ALSO BEING THE CORPORATION LINE OF THE VILLAGE OF CAREY;

THENCE ALONG SAID SOUTH LINE OF LOT #17, ALSO ALONG SAID CORPORATION LINE, S 88°01'53" E, A DISTANCE OF 2.37 FEET TO A 1/2" REBAR FOUND SET;

THENCE N 02°08'37" E, A DISTANCE OF 357.45 FEET TO A 1/2" REBAR FOUND SET MARKING THE NORTHWEST CORNER OF LOT #14 IN SAID WEAVER'S SUBDIVISION #2;

THENCE ALONG THE SOUTH LINE OF LOT #7 IN THE WEAVER'S SUBDIVISION #1 AS RECORDED IN VOLUME 3 OF PLATS, PAGES 148 AND 149 AND SLIDE NOS. 392, AND 393 OF THE WYANDOT COUNTY PLAT RECORDS, N 74°59'26" W, A DISTANCE OF 6.00 FEET TO A 1/2" REBAR FOUND SET MARKING THE SOUTHWEST CORNER OF SAID LOT #7;

THENCE ALONG THE WEST LINE OF LOT #7 IN SAID WEAVER'S SUBDIVISION #1, N 01°55'43" E, A DISTANCE OF 264.11 FEET TO A 1/2" REBAR SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE #199, AND MARKING THE NORTHWEST CORNER OF SAID LOT #7;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE #199, ALSO BEING THE NORTH LINE OF SAID LOT #7 AND EXTENDED, S 74°57'00" E, A DISTANCE OF 342.30 FEET TO A MONUMENT FOUND SET ON THE EAST LINE OF THE SE 1/4 OF SECTION 16;

THENCE ALONG THE EAST LINE OF THE SE 1/4 OF SECTION 16, S 01°59'25" W, A DISTANCE OF 32.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.609 ACRES OF LAND, MORE OR LESS, OF WHICH 4.436 ACRES LIES IN THE CORPORATION LIMITS OF THE VILLAGE OF CAREY, 2.173 ACRES LIES IN THE NE 1/4 OF SECTION 21, SUBJECT HOWEVER TO ALL LEGAL HIGHWAYS AND PRIOR EASEMENTS OF RECORD.

NOTE: ALL BEARINGS USED ARE BASED ON PRIOR SURVEYS AND PLATS OF RECORD, AND ARE ASSUMING THE EAST LINE OF THE NE 1/4 OF SECTION 21 BEARING S 01°45'56" W, AND ARE FOR THE PURPOSE OF DESCRIPTION ONLY.

DEED REFERENCE: PLAT OF WEAVER'S SUBDIVISION #1 - VOLUME 3, P. 148 & 149, SLIDE NOS. 392 & 393.

PLAT OF WEAVER'S SUBDIVISION #2 - VOLUME 3, P. 198 & 199, SLIDE NOS. 444 & 445.

WOODSIDE REAL ESTATE I, LTD. - DEED VOLUME 208, PAGE 73.

ACREAGE BREAKDOWN

PAR. #10-1135-0000- LOT 17 E. PT.
0.238 ACS.

PAR. #10-0320-0000- PT. NE 1/4, NE 1/4, SEC. 21
0.755 ACS.

PAR. #10-0325-0000 - LND. E. PT. SE 1/4, SEC. 16
0.272 ACS.

PAR. #10-1065-0000 - LOT 7 NW PT.
0.809 ACS.

PAR. #10-1070-0000 NE 1/4, SEC. 21
0.186 ACS.

PAR. #10-1250-01-000 - LOT 14 N PT.
0.283 ACS.

PAR. #10-1250-000 - LOT 14 S. PT.
0.261 ACS.

PAR. #10-1125-01-000 - LOT 15 N PT.
0.263 ACS.

PAR. #10-1125-0000 - LOT 15 S. PT.
0.667 ACS.

PAR. #10-1130-0000 - LOT 16
0.702 ACS.

PAR. #09-3155-000 - LND NE COR. S PT. NE 1/4, SEC. 21
2.173 ACS.

SCHEDULE B - SECTION II

13. RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS AND/OR OTHER CONDITIONS AS SHOWN ON PLAT OF WEAVER'S SUBDIVISION, OF RECORD IN PLAT VOLUME 3, PAGES 148 AND 149 AND SLIDE NOS. 392 AND 393, WYANDOT COUNTY RECORDS. (NOTHING TO PHYSICALLY SHOW)

14. RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS AND/OR OTHER CONDITIONS AS SHOWN ON PLAT OF WEAVER'S SUBDIVISION NO. 2, OF RECORD IN PLAT VOLUME 3, PAGES 198 AND 199 AND SLIDE NOS. 444 AND 445, WYANDOT COUNTY RECORDS. (NOTHING TO PHYSICALLY SHOW)

15.) - EASEMENT: FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF SANITARY SEWER LINE AND PUMP STATION RECORDED IN VOLUME 186, PG. 39 PERTAINING TO LOT #7 IN WEAVER'S SUBD. #1, PARCEL 3.

NOTES:

1. THE PLAT OF WEAVER'S SUBDIVISION #1 WAS RECORDED IN VOLUME 3 OF PLATS, PAGES 148 AND 149 AND SLIDE NOS. 392 AND 393.

2. THE PLAT OF WEAVER'S SUBDIVISION #2 WAS RECORDED IN VOLUME 3 OF PLATS, PAGES 198 AND 199 AND SLIDE NOS. 444 AND 445.

CURRENT ZONING FOR THIS PROPERTY IS B2 - HIGHWAY & GENERAL BUSINESS.

SETBACKS: FRONT - 60'
SIDE - 30'
REAR - 40'
HEIGHT RESTRICTION - 2 STORIES - 35'
BULK RESTRICTION - 25% OF LOT

THIS TRACT IS LOCATED WITHIN ZONE C, AS DELINEATED ON THE VILLAGE OF CAREY FLOOD INSURANCE RATE MAP / FLOOD HAZARD BOUNDARY MAP PANEL # 390590-0001 DATED 10-15-85 AND ALSO ON THE COUNTY OF WYANDOT FLOOD INSURANCE RATE MAP / FLOOD HAZARD BOUNDARY MAP PANEL # 390787-0025C DATED 9-18-87 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONE C IS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS "AREA OF MINIMAL FLOODING".

SURVEY NUMBER: 0320
VOLUME: 0 PAGE: 191 - (262)
DATE FILED: 03-17-03
PARCEL #: SEE PLAT

ALL REGIONAL PLANNING REQUIREMENTS HAVE BEEN APPROVED FOR THIS SURVEY APPLICATION # NA CAREY LIMITS



EDWARD A. VAN HORN, P.S.

VAN HORN, HOOVER
& ASSOCIATES, INC.
SURVEYING & ENGINEERING
P.O. BOX 612
FINDLAY, OHIO 45839
(419) 423-5630

BUCHANAN INGERSOLL ATTORNEYS
821 FINDLAY ST. CAREY, OHIO

1" = 50'			
1-23-03			
DSC	EVH		

ALTA/ACSM TITLE SURVEY

PAGE 2 OF 2

4274