

SCHEDULE B-SECTION II EXCEPTIONS

10. The easement in favor of West Ohio Gas Company recorded in Records Volume 183, Page 548, affects the property and is shown hereon.
11. The easement in favor of The City of St. Mary's recorded in Records Volume 215, Page 646, affects the property and is shown hereon.

GENERAL SURVEY NOTES

1. The Basis of Bearings for this survey is the center line of Knoxville Rd. assumed to be S.63°34'00"E.
2. Utility Note: The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
3. This survey was made in accordance with laws and/or Minimum Standards of the State of Ohio.
4. The property described hereon is the same as the property described in Riverside Abstract Commitment No. RAOH-15001 with an effective date of February 24, 2014 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
5. Said described property is located within an area having a Zone Designation 'X' by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 39011C0080, with a date of identification of September 6, 1989, for Community No.390761 0880 C, in Auglaize County, State of Ohio, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
6. The Property has direct access to S.R. 29 (Knoxville Ave.), a dedicated public street.
7. The total number of striped parking spaces on the subject property is 61, including 2 designated handicap spaces.
8. There is no observed evidence of current earth moving work, building construction or building additions.
9. There are no proposed changes in street right of way lines, according to Auglaize County. There is no observed evidence of recent street or sidewalk construction or repairs.
10. There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.

LIST OF POSSIBLE ENCROACHMENTS

Northeast Corner of Property
An apparent 0.7' (2.5 ft²) encroachment was noted near the northeast corner of the property. There is also an apparent encroachment of a 4"x4" decorative wood post adjacent to the concrete. Apparent encroachments are shown on survey.

Southwest Corner of Property
Apparent building setback encroachments of (1) shed located along the west line of the property. Apparent encroachment are shown on survey.

ZONING INFORMATION

Zoning District: C-3 (Office - Medical Facilities)

Setbacks:
Front: 40 ft.
Side: 15 ft.
Rear: 40 ft.

Existing Square Footage of building(s): 27,816 ft²

Zoning Source: City of St. Mary's

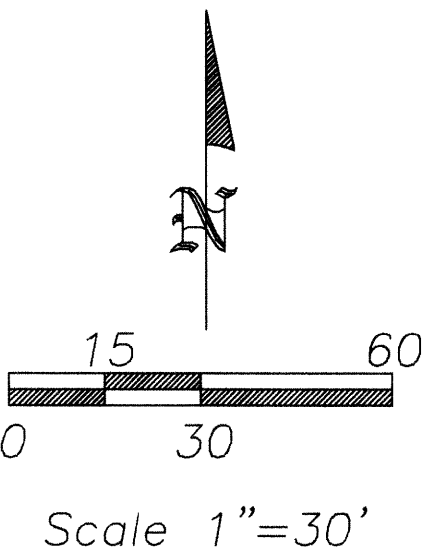
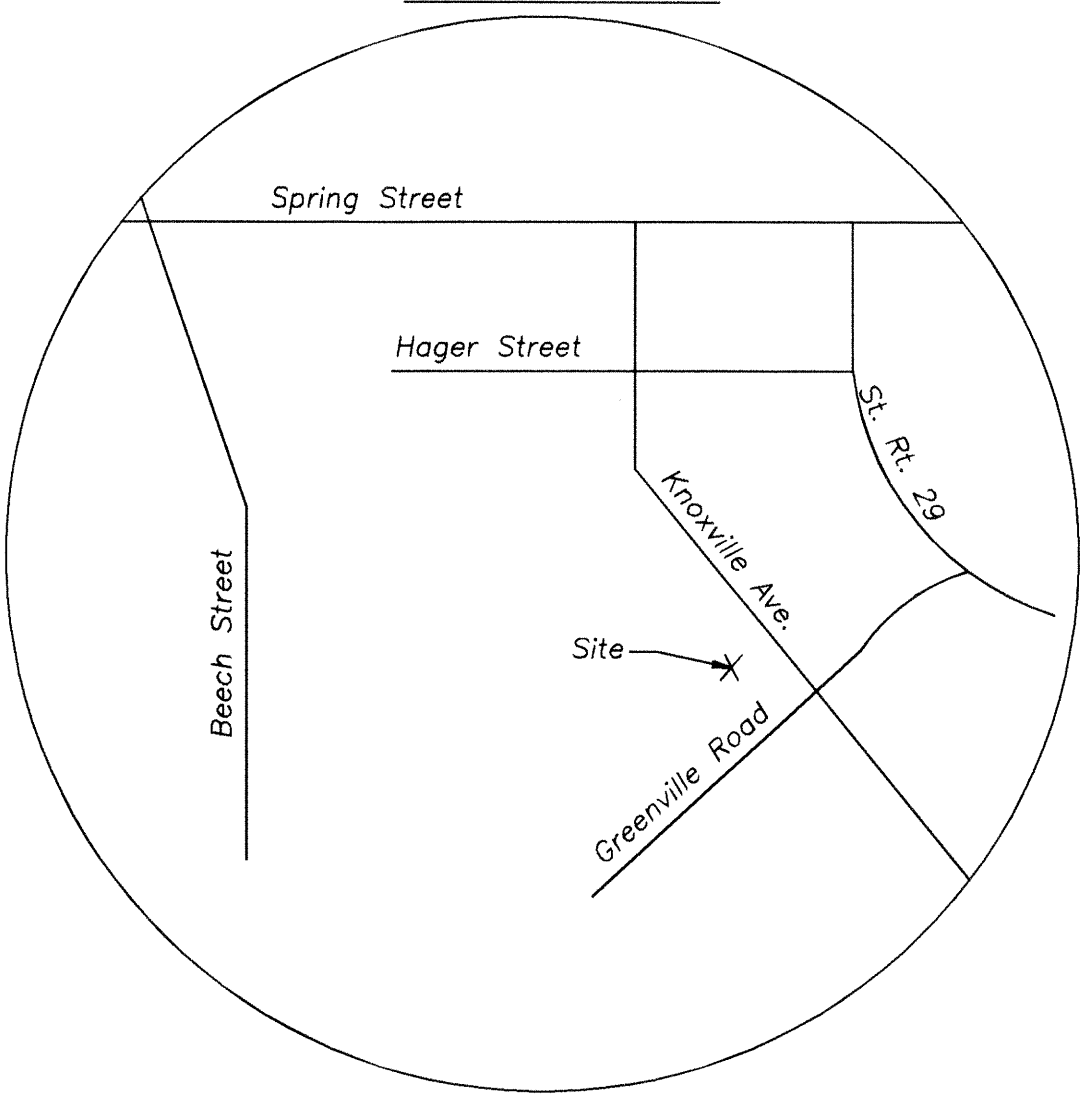
LAND AREA

Tract 1: 17,902 ft² (0.411 Ac.)
Tract 2: 156,294 ft² (3.588 Ac.)
Tract 1 & 2 Combined: 174,296 ft² (4.001 Ac.)
Right-of-Way: 12,000 ft² (0.275 Ac.)

ALTA/ACSM LAND TITLE SURVEY

Golden Living Center
1140 S. Knoxville, Ave.
St. Mary's, OH 45885

VICINITY MAP



SURVEYOR'S CERTIFICATE

To VLRE, LLC, GPH Saint Mary's, LLC, a Delaware limited liability company, Old Republic National Title Insurance Company, VLOP LLC, Riverside Abstract, Capital Funding, LLC, St. Mary's Health Facilities, LLC, and Citizens National Bank, ISAOA:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6b, 7(a)(b1)(c), 8, 9, 11(a), 13, 14, 16, 17, 18, and 20 of Table A hereof.

The field survey was completed on March 7th, 2014

Date of Plat or Map: May 27th, 2014

Clayton T. Bacon
Clayton T. Bacon, Reg. P.S. No. 6179 5-28-14



RECORD LEGAL DESCRIPTION

TRACT No. I

BEING A TRACT OF LAND IN THE SOUTHWEST QUARTER (1/4) OF SECTION TWO (2), TOWNSHIP FIVE (5) SOUTH, RANGE FOUR (4) EAST, ST. MARY'S TOWNSHIP, AUGLAIZE COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF STATE ROUTE 29 AND THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 2;

THENCE SOUTH 63° 34' EAST ALONG THE CENTERLINE OF STATE ROUTE 29 FOR A DISTANCE OF 400.00 FEET;

THENCE DUE SOUTH FOR A DISTANCE OF 347.65 FEET; THENCE DUE WEST FOR A DISTANCE OF 358.08 FEET TO THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 2;

THENCE DUE NORTH ALONG SAID WEST LINE FOR A DISTANCE OF 525.45 FEET TO THE PLACE OF BEGINNING.

NOTE: ALL BEARINGS REFER TO THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 2 AS BEING DUE NORTH.

TRACT No. II:

BEING A PARCEL OF LAND IN ST. MARY'S TOWNSHIP, AUGLAIZE COUNTY, OHIO IN THE SOUTHWEST QUARTER (1/4) OF SECTION TWO (2), TOWNSHIP FIVE (5) SOUTH, RANGE FOUR (4) EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE INTERSECTION OF THE CENTERLINE OF STATE ROUTE 29 WITH THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 2;

THENCE SOUTH ALONG EXISTING LINE FENCE AND WEST LINE OF EAST ½ OF THE SOUTHWEST ¼ OF SECTION 2 A DISTANCE OF THE 525.45 FEET TO A POINT BEING 0.3 FEET EAST OF AN EXISTING IRON ROD AND BEING THE PLACE OF BEGINNING FOR THE PARCEL TO BE CONVEYED BY THIS INSTRUMENT;

THENCE EAST FOR A DISTANCE OF 358.08 FEET TO AN EXISTING IRON ROD;

THENCE SOUTH FOR A DISTANCE OF 50.00 FEET TO A POINT;

THENCE WEST FOR A DISTANCE OF 358.08 FEET TO A POINT IN AN EXISTING LINE FENCE AND WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 2.

THENCE NORTH ALONG THE SAID LINE FENCE AND WEST LINE FOR A DISTANCE OF 50.00 FEET TO THE PLACE OF BEGINNING.

NOTE: ALL BEARINGS REFER TO THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 2 AS BEING NORTH.

PARCEL NOS. K32-053-033-00 & K32-053-040-00
COMMONLY KNOWN AS: 1140 S. KNOXVILLE AVENUE, ST. MARY'S, OHIO 45885

PROPOSED COMBINED LEGAL DESCRIPTION

Being a parcel of land in the SW¼ of Section 2, T5S, R4E, St. Mary's Township, Auglaize Co., Ohio, more particularly described as follows:

Beginning at an existing iron pin at the intersection of the centerline of S.R. 29 with the west line of the E½ of the SW¼ of Section 2; thence the following courses;

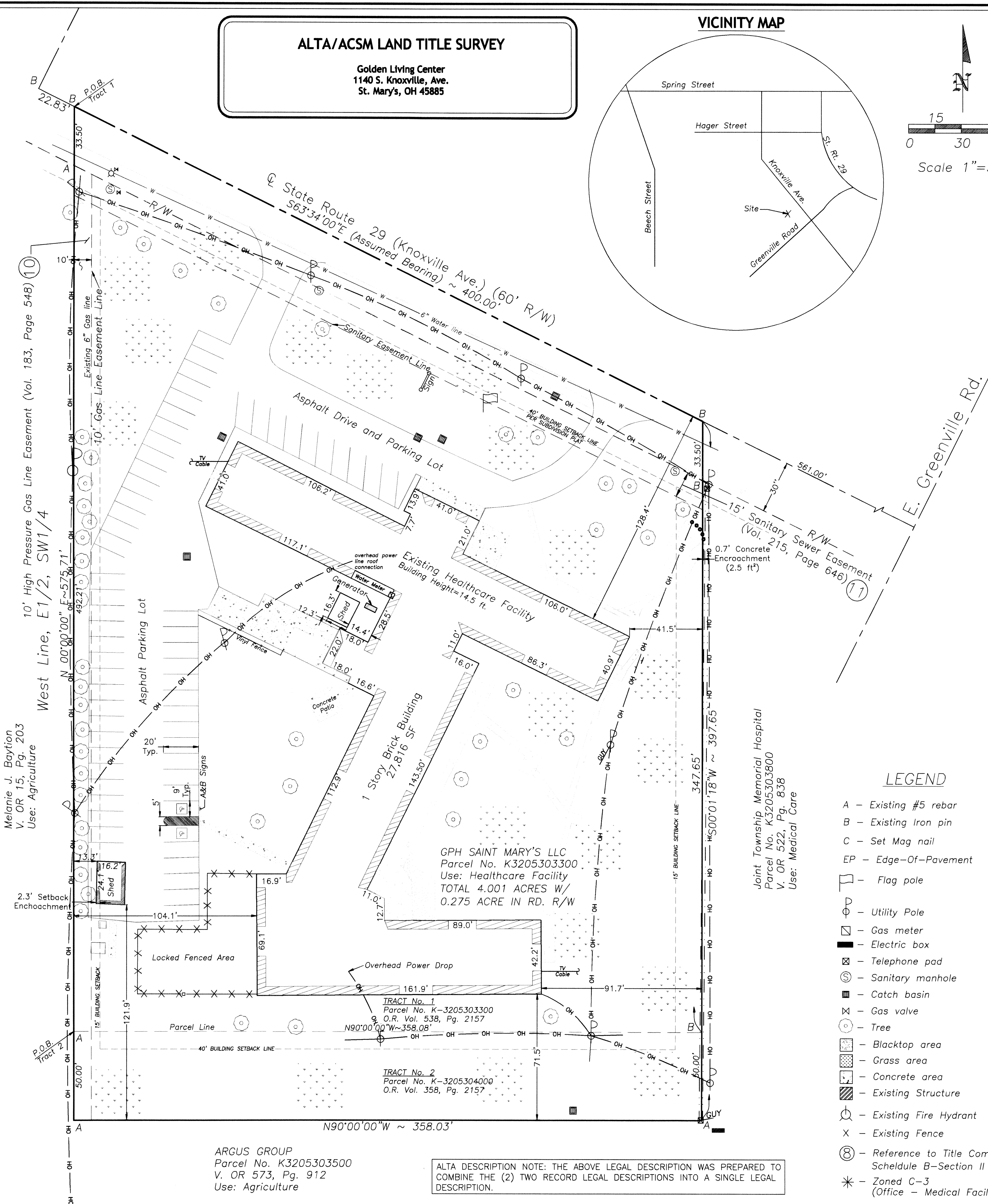
- S.63°-34'-00"E., (assumed bearing) along the centerline of S.R. 29 (Knoxville Ave.), 400.00' to an existing iron pin;
- S.0°-01'-18"W., 397.65' to an existing #5 rebar, passing over an existing iron pin on the south R/W line of S.R. 29 at 33.50' and at 347.65';
- S.90°-00'-00"W., 358.03' to an existing #5 rebar;
- N.0°-00'-00"E., 575.71' to the POINT OF BEGINNING, passing over an existing #5 rebar at 50.00' and at 542.21' on the south R/W line of S.R. 29.

The above-described parcel contains 4.001 acres, more or less, subject to all legal highways and easements of record at the time of the survey. 0.275 acre is in road right-of-way.

Previous Deed Volume is O.R. Vol. 538, Pg. 2157 (Parcel No. K-3205303300) and O.R. Vol. 358, Pg. 2157 (Parcel No. K-3205304000).

This description and plat is based on a survey performed on March 7, 2014 by Bacon & Associates, LLC, under the direction of Clayton T. Bacon, P.S. No. 6179.

Prepared By:
BACON & ASSOCIATES, LLC
750 N. Eastown Rd., Elida, Ohio 45807
Ph. 419. 999.3756 - F 419. 999.2523 - baconassociates.com



LEGEND

- A - Existing #5 rebar
- B - Existing Iron pin
- C - Set Mag nail
- EP - Edge-Of-Pavement
- Flag pole
- Utility Pole
- Gas meter
- Electric box
- Telephone pad
- Sanitary manhole
- Catch basin
- Gas valve
- Tree
- Blacktop area
- Grass area
- Concrete area
- Existing Structure
- Existing Fire Hydrant
- Existing Fence
- Reference to Title Commitment Schedule B-Section II Exceptions
- Zoned C-3 (Office - Medical Facilities)

ARGUS GROUP
Parcel No. K3205303500
V. OR 573, Pg. 912
Use: Agriculture

ALTA DESCRIPTION NOTE: THE ABOVE LEGAL DESCRIPTION WAS PREPARED TO COMBINE THE (2) TWO RECORD LEGAL DESCRIPTIONS INTO A SINGLE LEGAL DESCRIPTION.