Record Description

PARCEL ONE

Situated in the State of Ohio, County of Franklin, City of Dublin, being a part of Virginia Military Survey No. 3010, being a part of Reserve "D" of Indian Run Meadows Section 5, as said Reserve is shown and delineated upon the recorded plat thereof, of record in Plat Book 65, page 65, Franklin County Recorder's Office, also being all of the 3.473 Acre tract conveyed to KF Associates as shown of record in Official Record Volume 10534F12 and being more particularly described as follows:

Beginning at an iron pipe set at the southwest corner of said Reserve "D", the northwest corner of Reserve "C" of said subdivision, the southwest corner of said 3.473 Acre tract also being on the east right-of-way line of Muirfield Drive (100 feet wide) said iron pipe also being the northwest corner of a 4.914 Acre tract conveyed to Brand Road Investments Company as shown of record in Official Records Volume 3790J13;

Thence, along part of the west line of said Reserve "D", along the west line of said 3.473 Acre tract, along the east line of said Muirfield Drive, along a curve to the left having a radius of 2,050 feet, a delta angle of 09° 06' 41", a chord bearing and distance of North 35° 39' 56" East, 325.66 feet (Deed calc North 35° 38' 29" East, 325.88 feet) to an iron pipe set at the northwest corner of said 3.473 Acre tract, also being the southwest corner of a 3.473 Acre tract conveyed to Interstate Retirement Assets, Inc. as shown of record in Official Record Volume 28091E13.

Thence, across said Reserve "D", along the north line of said 3.473 Acre tract, along the south line of said 3.473 acre tract conveyed to said Interstate Retirement Assets, Inc., South 60° 52' 02" East, 400.77 feet (Deed Calc South 60° 55' 03" East, 401.99 feet) to an iron pipe set at the northeast corner of said 3.473 Acre tract, the southeast corner of said 3.473 Acre tract conveyed to said Interstate Retirement Assets, Inc. also being on the west line of Lot 257 of said subdivision, also being on the east line of said Reserve "D";

Thence, along part of the east line of said Reserve "D", along the east line of said 3.473 Acre tract, along part of the west line of said Lot 257, along the west lines of Lots 258 and 224 and along part of the west line of Lot 223 of said subdivision, South 26° 33' 27" West, 395.93 feet (Deed Calc South 26° 42' 34" West, 396.50 feet) to an iron pipe set at the southeast corner of said 3.473 Acre tract, also being the northeast corner of said 4.914 Acre tract, also being the southeast corner of said Reserve "D", the northeast corner of said Reserve "C";

Thence, along the south line of said Reserve "D", along the north line of said Reserve "C", along the south line of said 3.473 Acre tract, the north line of said 4.914 Acre tract, North 51° 47' 59" West, 449.92 feet (Deed calc North 51° 47' 59" West, 450.00 feet) to the PLACE OF BEGINNING CONTAINING 3.464 ACRES. Iron pipes set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. #6579".

PARCEL TWO (APPURTENANT EASEMENT)

Together with a non-exclusive beneficial easement for ingress and egress as set forth in that certain Grant of Reciprocal Easements for Driveway Purposes and Agreement to Jointly Maintain Demised Easement Areas (referenced as "Ingress/Egress Easement No. 1" therein), of record in Official Record 35000E18, Recorder's Office, Franklin County, Ohio, further described as follows:

INGRESS/EGRESS EASEMENT No. 1

Situated in the State of Ohio, County of Franklin, City of Dublin, being a strip of land located within that 3.473 acre tract of land as described in a deed to Residential Properties, Inc., of record in Official Records Volume 33689F06, also being located within Reserve "D" as shown and delineated on the plat "Indian Run Meadows Section 5" of record in Plat Book 65, pages 65, 66, and 67, Recorder's Office, Franklin County, Ohio, said strip being more particularly described as follows:

Beginning at a point in the northerly right-of-way line of Muirfield Drive (100.00 feet in width) at the southwesterly corner of said 3.473 acre tract and the northwesterly corner of a 3.473 acre tract of land as described in a deed to KF Associates of record in Official Records Volume 10534F12.

Thence along said right-of-way with the arc of a curve to the left having a radius of 2,050.00 feet, a central angle of 0° 37' 57", a chord bearing North 28° 47' 36" East, a chord distance of 22.63 feet to a point;

Thence, through said Residential Properties, Inc., tract the following courses:

1. South 60° 55' 03" East, a distance of 117.11 feet to a point;
2. South 29° 04' 57" West, a distance of 22.63 feet to a point on the common line between said tracts;

Thence North 60° 55' 03" West, along said common line, a distance of 117.00 feet to the PLACE OF BEGINNING.

PARCEL THREE (APPURTENANT EASEMENT)

INGRESS/EGRESS EASEMENT No. 2

Together with all of the Grantor's rights under an Easement Parcel for the Rights of Ingress and Egress granted pursuant to that certain Grant of Reciprocal Easement for Driveway purposes and Agreement to Jointly Maintain Demised Easement Areas filed at Instrument No. 199805180119987, Franklin County, Ohio Records, further described as follows:

Situated in the State of Ohio, County of Franklin, City of Dublin, being a strip of land located within that 4.914 acre tract as described in a deed to Brand Road Investment Co., Ltd. of record in Official Records Volume 3790J16, also being located within Reserve "C" as shown and delineated on the plat "Indian Run Meadows Section 5" a subdivision of record in Plat Book 65, Pages 65, 66, and 67, Recorder's Office, Franklin County, Ohio, said strip being more particularly described as follows:

Beginning at a point in the easterly right-of-way line of Muirfield Drive (100 feet in width) at the northwesterly corner of Reserve "C" and the southwesterly corner of a 3.473 acre tract as described in a deed to KF Associates, of record in Official Records Volume 10534F12;

Thence South 51° 47' 59" East, along the common line between said 3.473 acre tract and Reserve "C", a distance of 119.22 feet to a point;

Thence through Reserve "C" the following courses:

1. South 38° 12' 01" West, a distance of 23.00 feet to a point;
2. Thence North 51° 47' 59" West, a distance of 119.38 feet to a point in said northerly right-of-way line;

Thence along said right-of-way line with the arc of a curve to the left, having a radius of 2,050.00 feet, a central angle of 0° 38' 34", a chord which bears North 38° 32' 33" East, a chord distance of 23.00 feet to the place of beginning.

The above legal description describes all of the land listed in the Schedule A of Lawyer's Title Insurance Company Commitment No. 05-30889, bearing an effective date of November 1, 2005.

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FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 39049C0107H, which bears an effective date of March 16, 2004 and is not in a Special Flood Hazard Area. By telephone call dated October 27, 2005, to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Miscellaneous Notes

- (MN1) Some features on this plat may be shown out of scale for clarity.
- (MN2) Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Monuments were found at points indicated.
- (MN3) The Basis of Bearing for this survey is the East line of the subject property, bearing S26°33'27"W.
- (MN4) All field measurements matched record dimensions within the precise requirements of ALTA/ACSM specifications unless otherwise noted.
- (MN5) No posted address was observed at time of survey.
- (MN6) All of the various survey monuments shown on this plat as found and/or used are in good condition, apparently undisturbed, unless otherwise noted.
- (MN7) No evidence of earth moving work, building construction or building additions were observed.
- (MN8) No evidence of changes to the right of way lines or recent street or sidewalk construction were observed.
- (MN9) No evidence of the site being used as a solid waste dump, sump or sanitary landfill was observed.
- (MN10) No evidence of the site being used as a cemetery was observed.
- (MN11) Total Area = 150,887 SqFt
  3.464 Acres

Items Corresponding to Schedule B

- (8) 8. 50' setback and electric easement, as shown of record in Plat Book 65, page 65, Franklin County records. Items affect subject property and are plotted hereon.
- (9) 9. Grant of Reciprocal Easements for Driveway Purposes between KF Associates and Residential properties, Inc., and terms and conditions set forth therein, recorded at Official Record 35000E18, Franklin County records. Item affects subject property and is plotted hereon.
- (11) 11. Electric Easement granted to Columbus and Southern Ohio Electric Company, recorded at Official Record 8680C15, Franklin County records. Item affects subject property and is plotted hereon.
- (12) 12. Electric Easement granted to Columbus and Southern Ohio Electric Company, recorded at Official Record 9214C03, Franklin County records. Item affects subject property and is plotted hereon.
- (13) 13. Reciprocal Easement for Driveway Purposes between Nationwide Health Properties, Inc., and National Assisted Living Limited Partnership recorded at Instrument No. 199805180119987, Franklin County records. Item affects subject property and is plotted hereon.
- (14) 14. Right-of-Way Easement granted to Columbus Southern Power, recorded at Instrument No. 199802060027855, Franklin County records. Item affects subject property and is plotted hereon.

Statement of Encroachments

No Encroachments or Violations were noted at time of survey.

Utility Notes

The location of the utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of subterranean uses.

From observed above ground appurtenances only as shown hereon, gas, electric, storm sewer, sanitary sewer and water lines and/or service is available for the subject property.

Except as shown on survey all utilities appear to be underground.

Zoning Information

According to the Dublin Economic Planning Commission, (614)410-4600 on October 27, 2005, the subject property is zoned PUD (Planned Unit Development), and is subject to the following restrictions:

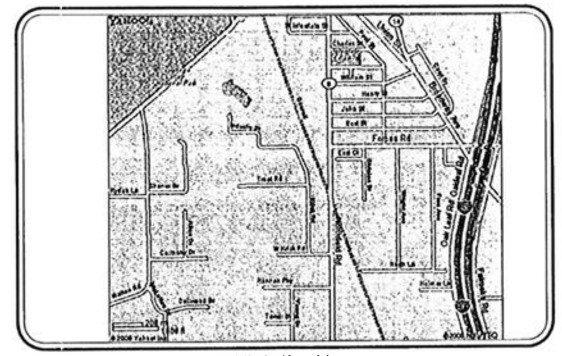
Height Restriction: 35 Feet
Setback Restrictions: Front Yard – 50 Feet
Side Yard – Structures: 25 Feet
Parking & Service Areas: 15 Feet
Rear Yard – Structures: 50 Feet
Parking & Service Areas: 50 Feet

Bulk Restrictions: No Restriction
Parking Restrictions: 1 Space per 6 beds plus 1 space per each employee on the largest shift

Parking Table

4 Handicapped Parking Spaces
39 Regular Parking Spaces

43 Total Marked Parking Spaces



Vicinity Map

Legend of Symbols & Abbreviations

Light Pole	Sign (As Noted)	Storm Manhole
Traffic Pole	Water Valve	Storm Inlet (Square)
Lamp Post	Fire Hydrant	Curb Storm Inlet
Ground Light	Siamese Fire Hydrant	Sanitary Clean Out
Telephone Box	Irregular Control Valve	Gas Meter
Electric Generator	Concrete Column	Centerline
Electric Box	Indicates Handicapped Parking	R/W Right of Way
Transformer	Set Iron Pin	
Found Iron Pin		
Found Drill Hole		

ALTA/ACSM Land Title Survey

American SL Project
Emerald Crossings
B&C Project No. 20051133, 0017
7220 Muirfield, Dublin, OH 43017

Surveyor's Certification

The undersigned, being a registered surveyor of the State of Ohio certifies to Brookdale Senior Living Inc., a Delaware corporation; AHC Acquisitions, Inc., a Delaware corporation; BLC Emerald Crossings, LLC, a Delaware limited liability company, its successors and assigns; Nationwide Health Properties, Inc., a Maryland corporation, and its successors and assigns; and Bock & Clark Corporation, that:

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 in 1999 by the American Land Title Association (ALTA), the American Congress on Surveying and Mapping (ACSM) and the National Society of Professional Surveyors (NSPS), meets the accuracy requirements of an urban survey, and includes Items 1 through 16 of Table A thereof (except for Item 5 relating to contours of the land). Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, the undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for the ALTA/ACSM Land Title Surveys."

The survey and the property description set forth hereon was prepared by me, a registered land surveyor in the State of Ohio. The survey was made on the ground on October 24, 2005 by an actual transit-tape survey and correctly shows the area of the subject property, the location and type of all buildings, parking areas (including number and type of spaces), structures and other improvements situated on the subject property, the distance from the improvements to exterior property lines, and any other matters situated on the subject property.

Except as shown on the survey, 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 on adjoining properties, streets or alleys upon the subject property.

The location of each easement, dedication, right of way, license, servitude, and other matter (above or below ground) affecting the subject property and listed in the title insurance commitment dated November 1, 2005, issued by Lawyer's Title Insurance Company with respect to the subject property, or of which the undersigned has knowledge, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located, and, to the extent such matters cannot be located, we have made reference to such fact in the notes to the survey. 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 or imposed by Franklin County, Ohio.

The subject property has access to and from a duly dedicated and accepted public street or highway and the name of and distance to such street or highway is shown on the survey together with the applicable recording information for the dedication of such street or highway.

Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress, and, except as shown on the survey, none of the utilities serving the subject property enter the subject property from an adjoining property other than through an easement naming Franklin County, as the grantee. The direction of flow and points of ingress and egress of all utility lines are as shown on the survey.

The record description of the subject property forms a mathematically closed figure. The property constitutes one contiguous parcel without gaps or gores.

The survey correctly identifies and delineates any portion of the property that lies within an area designated as a flood hazard area, 100-Year Flood Plain or flood prone area under the Flood Disaster Protection Act of 1973 or in Zones A, A1-30, AH, AO, A99, V1-V30 or M as designated on the Flood Insurance Rate Map, as reflected by Flood Insurance Rate Map Panel #39049C0107H dated March 16, 2004 which such map panel covers the area in which the property is situated.

All zoning requirements related to building setbacks, parking and building height, and the zoning use and density classification are shown hereon.

The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

Revised Under Adam D. Treat
Ohio Professional Surveyor No. 8058
Originally surveyed under Roger Woodlif
Ohio Professional Surveyor No. 5945
Date of Survey: October 24, 2005
Date of Update: March 9, 2006
Date of Last Revision: May 1, 2006
Network Project No. 20051133-0017

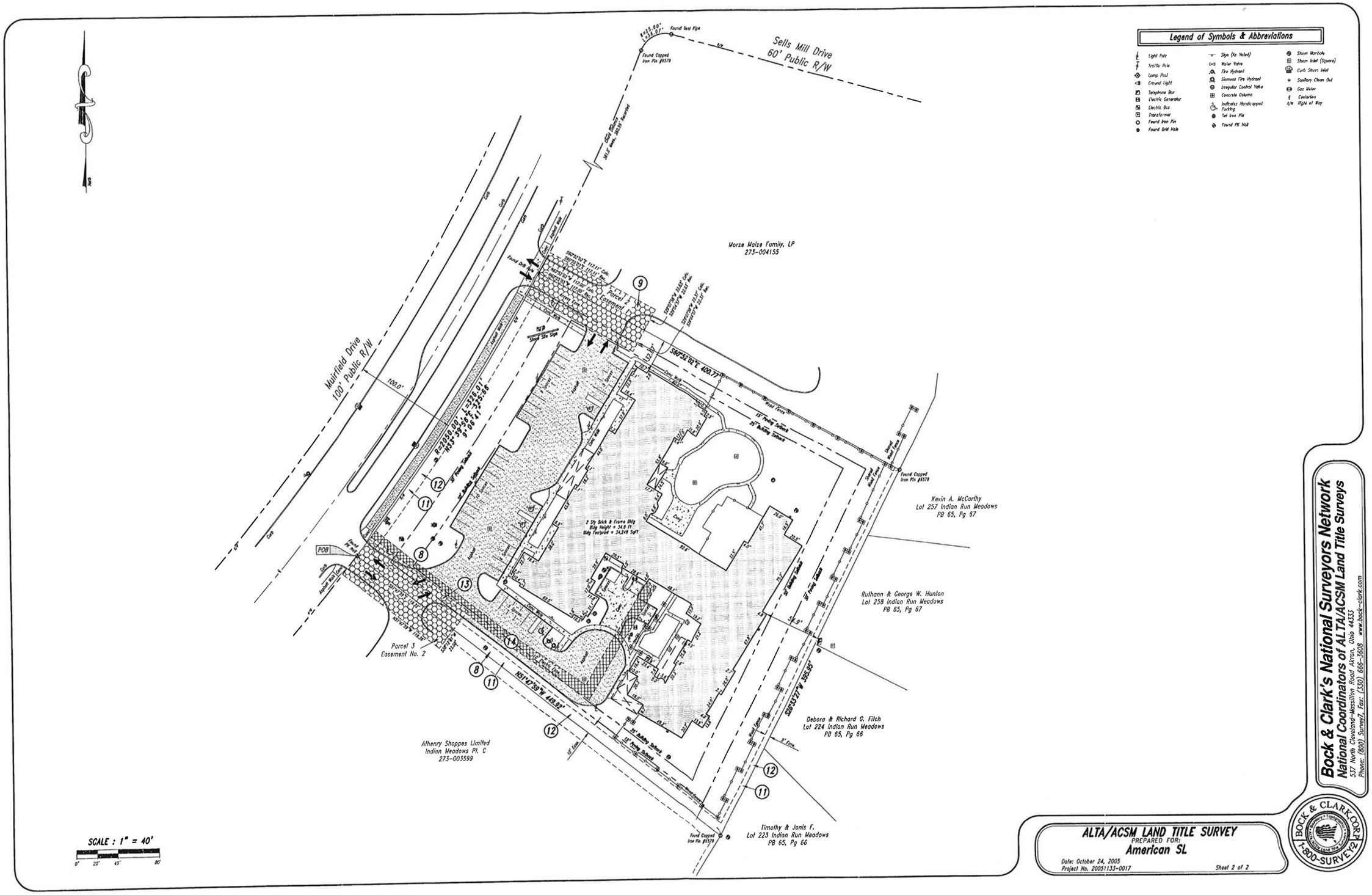
STATE OF OHIO
ADAM D. TREAT
8058
REGISTERED
PROFESSIONAL SURVEYOR

Survey Performed By: Bock & Clark Corp.
537 North Cleveland Massillon Road
Akron, Ohio 44333
Phone: 800.787-8391
Fax: 330.665-3354
Email: bislk@1800surveys.com

Sheet 1 of 2

Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland-Massillon Road Akron, Ohio 44333
Phone: (800) Survey7, Fax: (330) 666-3608 www.bock-clark.com

BOCK & CLARK CORP
1-800-SURVEY2



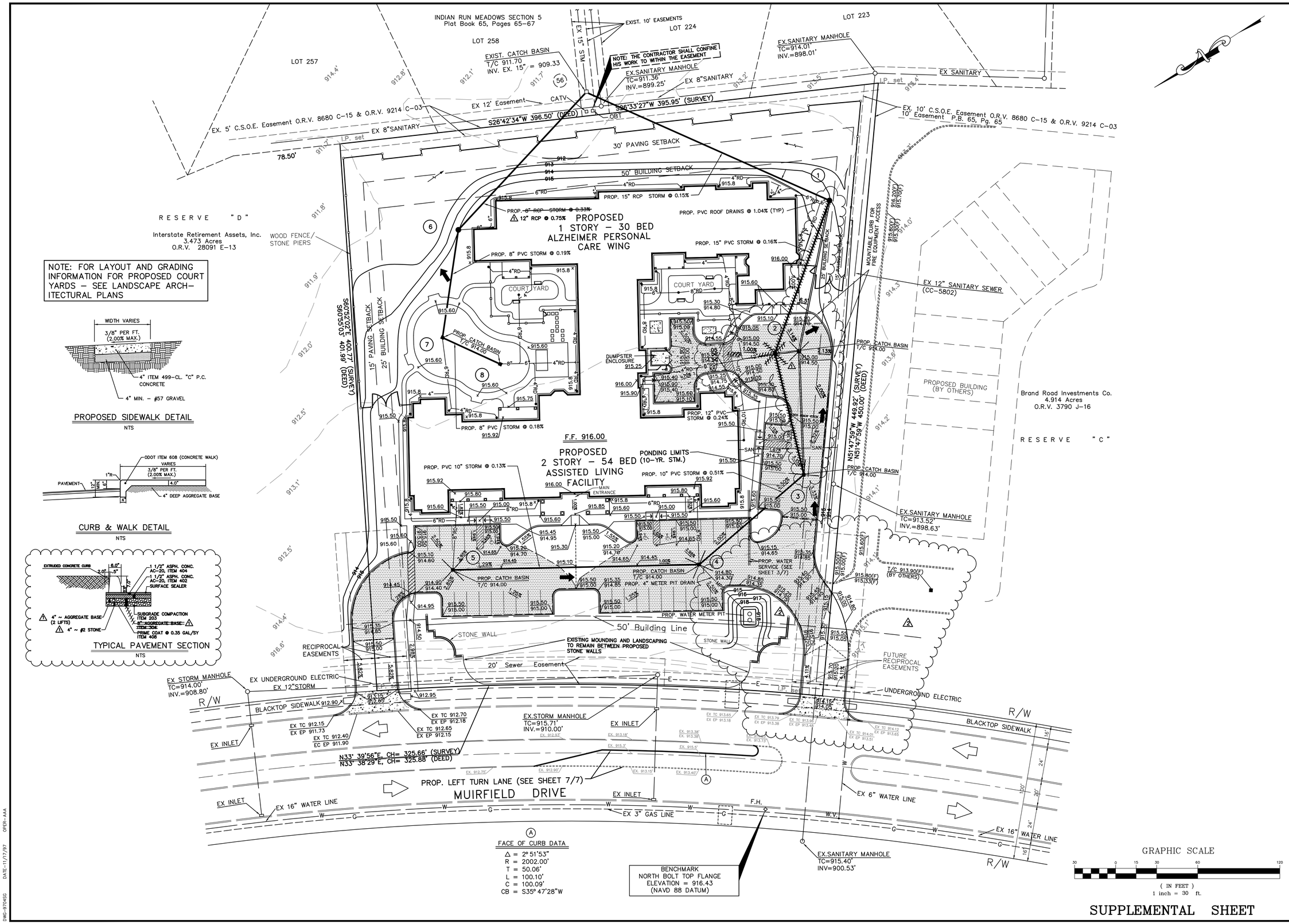
Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland-Massillon Road Akron, Ohio 44333
Phone: (800) Surveyx, Fax: (330) 666-3608 www.bock-clark.com

BOCK & CLARK CORP. 1-800-SURVEYX

ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR:
American SL

Date: October 24, 2005
Project No. 20051133-0017

Sheet 2 of 2



WIDTH VARIES
3/8" PER FT. (2.00% MAX.)
4" ITEM 499-CL. "C" P.C. CONCRETE
4" MIN. – #57 GRAVEL

PROPOSED SIDEWALK DETAIL
NTS

ODOT ITEM 608 (CONCRETE WALK)
VARIES
3/8" PER FT. (2.00% MAX.)
PAVEMENT
4" DEEP AGGREGATE BASE

CURB & WALK DETAIL
NTS

EXTRUDED CONCRETE CURB
1 1/2" ASPH. CONC. AC-20, ITEM 404
1 1/2" ASPH. CONC. AC-20, ITEM 402
SURFACE SEALER
4" ~ AGGREGATE BASE (2 LIFTS)
4" ~ #2 STONE
SUBGRADE COMPACTION ITEM 203
6" AGGREGATE BASE ITEM 304
PRIME COAT @ 0.35 GAL/SY ITEM 408

TYPICAL PAVEMENT SECTION
NTS

REVISIONS

DATE	BY	DESCRIPTION
9-29-97	DMT	12" REV. STORM PIPING CB 3 TO MH 1, MH 6 TO EX. CB
11-17-97	DMT	REVISED SOUTH ENTRANCE DRIVE GRADES CREATED SUPPLEMENTAL SHEET

M-E Civil Engineering, Inc.
Engineers & Surveyors
635 Brooksedge Boulevard
Westerville, OH 43081
614-818-4900
Fax 818-4901

M-E CIVIL ENGINEERING

DUBLIN, OHIO
LIBERTY HEALTHCARE
ASSISTED LIVING FACILITY
SITE GRADING PLAN

DESIGN	DRAFT	CHECK
DMT	KEN	RAH

JOB NO.: 973004
DATE: JULY 22, 1997
SCALE:
HORIZONTAL: 1" = 30'
VERTICAL:
PRINT DATE:
SHEET NO.: 3A/7

DWG-9704SG DATE-11/17/97 OPER-AAA