

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 02 2015

MERCER COUNTY
TAX MAP DEPARTMENT

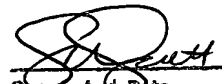
TRANSFERRED

JAN 02 2015

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

\$ 13,300.00

Exemption paragraph, conveyance fee _____
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 316,
202 Rendell E. Grapner Mercer County Auditor.

 1/2/15
Deputy Aud. Date

LIMITED WARRANTY DEED

Ohio Rev. Code § 6302.07

DIAMOND SENIOR LIVING, LLC, a Delaware limited liability company, for valuable consideration paid, receipt of which is hereby acknowledged, grants, with limited warranty covenants, to FINANCING VI HEALTHCARE PROPERTY, L.L.C., a Delaware limited liability company, whose tax-mailing address is c/o Aviv REIT, Inc., 303 West Madison Street, Suite 2400, Chicago, Illinois 60606, the following real property (the "Property"):

See Exhibit A attached hereto and incorporated herein by this reference

subject to the Permitted Exceptions described on Exhibit B, attached hereto and incorporated herein by this reference.

Prior Instrument References: Book 209, Page 1, and Instrument Number 200600006385, of the Mercer County, Ohio Official Records.

Executed this 17 day of December, 2014.

[Signature Page Follows]

CHICAGO TITLE INSURANCE CO.
555140567

After recording, please return this document to:
Post Closing Department
Chicago Title Insurance Company-National Division
10 S. LaSalle Street, Suite 3100
Chicago, IL 60603
ATTN: KATHY KELLY

Site 06
The Laurels of Shane Hill
Maplewood of Shane's Village

**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL 1:

Situated in the Township of Dublin, County of Mercer and State of Ohio:

And known as being part of the Southeast quarter of Section 29, Township 4 South, Range 2 East, Dublin Township, Mercer County, Ohio, being a combination of a 5 acre parcel (Deed Volume 258, Page 171) and a 3 acre parcel (Official Records Volume 18, Page 342) both granted to Shane Hill Nursing Home, Inc., and being more particularly described by metes and bounds as follows:

Beginning at an ODOT monument (found) at the Northeast corner of said Southeast quarter;

Thence Southerly with the East line of said Southeast quarter (legal centerline of State Route 118) at South 00 deg. 16' 00" East, 667.84 feet to a PK nail of record at the Southeast corner of said 3 acre parcel. At 417.40 feet, this course passes through a PK nail of record at the Southeast corner of said 5 acre parcel;

Thence Westerly with the South line of said 3 acre parcel at North 89 deg. 54' 00" West, 521.80 feet to an iron rod (found) at the Southwest corner of said 3 acre parcel. At 40.00 feet, this course passes through an iron rod (found) in the West right-of-way line of State Route 118;

Thence Northerly with the West line of both the 3 acre and 5 acre parcels at North 00 deg. 16' 00" West, 667.84 feet to a concrete monument (found). At 250.44 feet, this course passes through an iron rod (found) at the Northwest corner of said 3 acre parcel, which point is also the Southwest corner of said 5 acre parcel;

Thence Easterly with the North line of said 5 acre parcel, which by record is the North line of said Southeast quarter at South 89 deg. 54' 00" East, 521.80 feet to the point of beginning. At 481.80 feet, this course passes through a concrete monument (found) in the Westerly right-of-way line of State Route 118);

This parcel contains a gross area of 8 acres, of which 0.613 of an acre is subject to the right-of-way of State Route 118, leaving a net area of 7.387 acres, subject to any other legal easements or restrictions of record.

This description is based on surveying work by Kohli & Kaliher Associates, Inc., through May 5, 2000. Bearings are based on the existing deed bearing for said centerline of State Route 118;

PARCEL 2:

Together with that certain Easement to The Laurels of Rockford, Inc., filed for record June 1, 2000, in OR Book 111, Page 869, of the Mercer County Records:

Situated in the Township of Dublin, County of Mercer and State of Ohio:

And known as being an easement to encompass various sewer lines through the grantor's lands and between the Shane Hill Nursing Home property and Eichler Ditch, situated in the Southeast quarter

of Section 29, Township 4 South, Range 2 East, Dublin Township, Mercer County, Ohio, more particularly described by metes and bounds as follows:

Beginning at the Northwest corner of the Shane Hill Nursing Home property, which point is 521.80 feet Westerly from the Northeast corner of the Southeast corner of said Section 29;

Thence Southerly with the West line of said Shane Hill Nursing Home property a distance of about 423 feet to a point that is 25 feet Southerly from an Easterly extension of the line of an 8-inch field tile;

Thence Westerly on a course that is 25 feet Southerly from and parallel with said 8-inch field tile a distance of about 790 feet to the centerline of Eichler Ditch;

Thence Northerly with the meanderings of the centerline of Eichler Ditch a distance of about 423 feet to a point in the North line of said Southeast quarter;

Thence Easterly with said North line of Southeast quarter a distance of about 950 feet to the point of beginning. This easement area contains an area of about 8.59 acres, subject to any legal easements or restrictions of record.

10731 State Route 118
Rockford, Ohio 45882

PPN: 07-058600.0000 (as to 5.00 acres) *MAP # 02-29-400-003*

10701 State Route 118
Rockford, Ohio 45882

PPN: 07-058300.0300 (as to 3.00 acres) *MAP # 02-29-400-004*

The BASIS OF BEARINGS for the within described parcels of land is South 00 deg. 16' 00" East, as the Easterly line of subject parcel, and is the same bearing recorded in Deed Volume 258, page 171, of Mercer County records.

**EXHIBIT B
PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year of 2014 and subsequent years, a lien not yet due and payable;
2. The exact amount of acreage of the Property;
3. Any lease, grant, exception or reservation of minerals or mineral rights together with any rights appurtenant thereto;
4. Easement to the State of Ohio, filed for record March 13, 1951, in Volume 164, Page 106, of the Mercer County Records;
5. Easement to The Laurels of Rockford, Inc., filed for record June 1, 2000, in OR Book 111, Page 869, of the Mercer County Records;
6. Rights of the public, State of Ohio and the municipality in and to that part of the land taken or used for State Route 118;
7. Memorandum of Lease between Laurel Realty Properties, LLC and LHCC Properties, LLC dated January 4, 2006 and recorded January 25, 2006 in Volume 209, Page 6 of the Mercer County, Ohio Recorder's Official Records;
8. Sublease Agreement dated July 1, 2014 by and between LHCC Properties, LLC, as sublandlord, and The Laurels of Rockford, Inc., as subtenant; and
9. All matters disclosed by the survey prepared by Timothy A. Finke, Registered Surveyor No. 8392 of Avalon Land Surveying, dated October 19, 2014 and last revised December 5, 2014, identified as Job No. 1625 and CreSurveys Project No. 14-0182-Site #6.