

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. NA 23722 - SCHEDULE A

All of those lots or parcels of land located in Delaware County, Pennsylvania and more particularly described as follows:

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground, situate in Haverford Township, Delaware County, Pennsylvania, described in accordance with and shown on a certain Plan #8748, Sheet 1, dated July 14, 1983 prepared by SMC Martin Inc., Consulting Engineers and Land Surveyors, King of Prussia, Pennsylvania as follows, to wit:

BEGINNING at a spike set in the bed of Darby Road a corner of land now or late of Barry and Carol Hershoner; thence extending through the bed of Darby Road the following nine courses and distances: (1) South 64 degrees 26 minutes 59 seconds East 314.75 feet to a point; (2) South 37 degrees 12 minutes 11 seconds East crossing Darby Road 252.73 feet to a corner of a stone wall; (3) South 49 degrees 56 minutes 19 seconds East recrossing Darby Road 270.86 feet to a point; (4) South 50 degrees 09 minutes 47 seconds East 332.50 feet to a point; (5) South 51 degrees 04 minutes 54 seconds East 231.31 feet to a point; (6) South 62 degrees 33 minutes 17 seconds East 134.10 feet; (7) South 62 degrees 26 minutes 15 seconds East 260.25 feet to a point; (8) South 45 degrees 06 minutes 40 seconds East 237.37 feet to a point and (9) South 32 degrees 30 minutes 30 seconds East, 639.08 feet to a point in the intersection of Darby and Marple Roads; thence along the title line of Marple Road the following three courses and distances: (1) South 74 degrees 31 minutes 06 seconds West 313.87 feet to a spike found; (2) South 72 degrees 28 minutes 25 seconds West 745.21 feet to a spike found; and (3) South 74 degrees 10 minutes 30 seconds West 294.13 feet to a spike found; thence leaving Marple Road; North 55 degrees 33 minutes 15 seconds West 377.69 feet to an iron pin found on line with land now or late of Haverford State Hospital; thence along said lands North 33 degrees 37 minutes 00 seconds East, 73.25 feet to a concrete monument found; thence still by same North 70 degrees 37 minutes 30 seconds West 574.21 feet to an iron pin passing over a concrete monument, 147.98 feet for the terminus of this line; still by same, North 70 degrees 48 minutes 31 seconds West 819.77 feet to a stone found; thence still by same, North 45 degrees 43 minutes 36 seconds 468.60 feet to a point on line with lands of aforementioned Barry and Carol Hershoner; thence along said land the following nine courses and distances: (1) North 47 degrees 36 minutes 31 seconds East 337.23 feet to a point; (2) South 44 degrees 07 minutes 34 seconds East 60.55 feet to an iron pin found on the Easterly side of a certain stone wall; (3) along said wall North 34 degrees 07 minutes 31 seconds East 13.79 feet to an iron pin found; (4) still along said wall, North 46 degrees 03 minutes 11 seconds East 109.16 feet to an iron pin found; (5) still by same, North 53 degrees 27 minutes 31 seconds East 15.05 feet to an iron pin found; (6) leaving said wall, North 15 degrees 30 minutes 51 seconds East, 210.55 feet to an iron pin found; (7) North 12 degrees 37 minutes 59 seconds West 220.31 feet to a point; (8) North 10 degrees 37 minutes 01 seconds East 220.31 feet to a point; and (9) North 44 degrees 41 minutes 01 seconds East 240.73 feet to the point and place of BEGINNING.

PREMISES "B"

ALL THAT CERTAIN lot or parcel of land, Situated in the Township of Haverford, County of Delaware and Commonwealth of Pennsylvania as shown on a Plan of Survey and topography dated November 11, 1986, prepared by Chambers Associates, Inc., Centre Square, Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point in the centerline of Darby Road (33' wide) widened to (50') as per Pennsylvania Department of Highways, a corner of Haverford State Hospital; thence extending along said centerline of Darby Road South 64 degrees 27 minutes 00 seconds East a distance of 105.85 feet to a point in the same; thence through the Southwesterly side of Darby Road and along lands of Linden Associates South 44 degrees 41 minutes 01 seconds West, a distance of 240.73 feet to a spike found; thence still along lands of Linden Associates the following eight courses and distances: (1) South 10 degrees 37 minutes 01 seconds West a distance of 220.31 feet to a spike found; thence (2) South 12 degrees 37 minutes 59 seconds East a distance of 220.31 feet to an iron pin found; thence (3) South 15 degrees 30 minutes 15 seconds West a distance of 210.55 feet to an iron pin found; thence (4) South 53 degrees 27 minutes 31 seconds West a distance of 15.05 feet to a point; thence (5) South 46 degrees 03 minutes 11 seconds West a distance of 103.06 feet to a point; thence (6) South 34 degrees 07 minutes 31 seconds West a distance of 13.79 feet to a point; thence (7) North 44 degrees 07 minutes 34 seconds West a distance of 60.55 feet to a point; thence (8) South 47 degrees 36 minutes 31 seconds West a distance of 337.23 feet to an iron pin found; a corner of the Haverford State Hospital; thence along the said lands the three following courses and distances: (1) North 49 degrees 38 minutes 04 seconds West a distance of 442.77 feet to a stone monument found; thence (2) North 45 degrees 37 minutes 00 seconds East a distance of 630.45 feet to a stone monument found; thence (3) North 44 degrees 40 minutes 28 seconds East a distance of 567.42 feet to the first mentioned point and place of BEGINNING.

BEING known as 3300 Darby Road, Haverford, Pennsylvania.

BEING the same premises which Host Marriott Corporation, a Delaware corporation by Quit Claim Deed dated 3/26/1998 and recorded 4/24/1998 in the County of Delaware in Volume 1708 page 730, granted and conveyed unto Marriott Continuing Care Inc., in fee.

SYMBOL LEGEND

- Schedule B-Section II Item
- Encroachment or Projection
- No. of Regular Parking Spaces
- Satellite Dish
- Manhole
- Fire Hydrant
- Power Pole
- Light Pole
- Water Meter
- Water Valve
- Handicap Parking
- Telephone
- Sign
- Iron Pin Found as Noted
- 1/2" Rebar Set
- Electric Meter of Transformer
- Gas Meter
- Catch Basin
- Overhead Utility
- Handicap Parking Space
- Found
- Curb
- Leader Arrow
- Point of Beginning
- Right-of-Way
- Record

MISCELLANEOUS NOTES

- There is direct Access to the Property, via Darby Road being a dedicated Public Right-of-Way.
- The current zoning classification allows for the current use of the subject property to be used as an assisted living facility.
- The locations of utilities shown on the survey are from visible evidence.
- The posted address on site is 3300 Darby Road.
- All utilities enter the property via a public right-of-way.
- All storm water from the property drains into the public right-of-way.

FLOOD ZONE

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X (Areas of 500 year flood) according to the Flood Insurance Rate Map for the Township of Haverford Community Panel No. 42045C 0015D Effective Date 09-30-1993.

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. NA 23722 - SCHEDULE B

3. Rights granted to Philadelphia Electric Company and Bell Telephone Company as in Deed Book 1085, page 96. DOES AFFECT - BLANKET IN NATURE - CONTAINS NO PLOTTABLE ITEMS.

4. Rights granted to Philadelphia Electric Company as in Volume 640, page 2302. SKETCH REFERENCED WAS NOT PROVIDED.

5. Rights granted to Bell Telephone Company of Pennsylvania as in Volume 875, pages 13, 18, 23, 25, 30 and 35. DOES AFFECT - PLOTTED AND SHOWN HEREON.

6. Rights granted to Philadelphia Suburban Water Company as in Volume 588, page 2099 and as in Volume 849, page 458. DOES AFFECT - PLOTTED AND SHOWN HEREON. (EASEMENT RECORDED IN VOL. 588, PG. 2099 HAS BEEN ABANDONED PER VOL. 1814, PG. 1282).

7. Terms and conditions contained in Sanitary Sewer Easement Agreement as in Volume 1251, page 496. DOES AFFECT - PLOTTED AND SHOWN HEREON.

8. Terms and conditions contained in Right of Entry Agreement to UltraCom of Montgomery County, Inc., as in Volume 1595, page 1885. DOES AFFECT - BLANKET IN NATURE - CONTAINS NO PLOTTABLE ITEMS.

9. Terms and conditions contained in Land Development Agreement as in Volume 590, page 2269. DOES AFFECT - BLANKET IN NATURE - CONTAINS NO PLOTTABLE ITEMS.

10. Terms and conditions contained in Land Development and Financial Security Agreement as in Volume 1564, page 2038. DOES AFFECT - BLANKET IN NATURE - CONTAINS NO PLOTTABLE ITEMS.

11. Terms and conditions as disclosed on Plan as in Case 19, page 247. DOES AFFECT - PLOTTED AND SHOWN HEREON.

12. Abandonment of Easement between Philadelphia Suburban Water Company and Marriott Corporation dated 9/17/1997 and recorded 12/28/1998 in Volume 1814 page 1282 (as to Easement granted in Volume 588 page 2099). (Premises "A") DOES AFFECT - CONTAINS NO PLOTTABLE ITEMS.

13. Grant and Vacation of Easements between Marriott Continuing Care, Inc. and Philadelphia Suburban Water Company dated 6/9/1998 and recorded 12/28/1998 in Volume 1814 page 1300. (Premises "A") DOES AFFECT - PLOTTED AND SHOWN HEREON.

14. Grant and Vacation of Easements between Marriott Continuing Care, Inc. and Philadelphia Suburban Water Company dated 6/9/1998 and recorded 12/28/1998 in Volume 1814 page 1313. (Premises "A"). DOES AFFECT - PLOTTED AND SHOWN HEREON.

The property described and shown hereon is the same property described in First American Title Insurance Company title commitment no. NA 23722 dated September 30, 2002.

MARRIOTT INTERNATIONAL, INC

ZONING

R1 (Residential)
Maximum Building Height - 35' feet (3 Stories)
Building Setbacks - Front: 50' - Side: 20' - Rear: 40'
Parking Setbacks - Front: 50' - Side: 20' - Rear: 40'
Parking Ratio - 2 Spaces per dwelling unit.
Source: Zoning Office (610-446-1001)

PARKING TABLE

- Regular Parking Spaces
- Handicap Spaces
- Total Parking Spaces

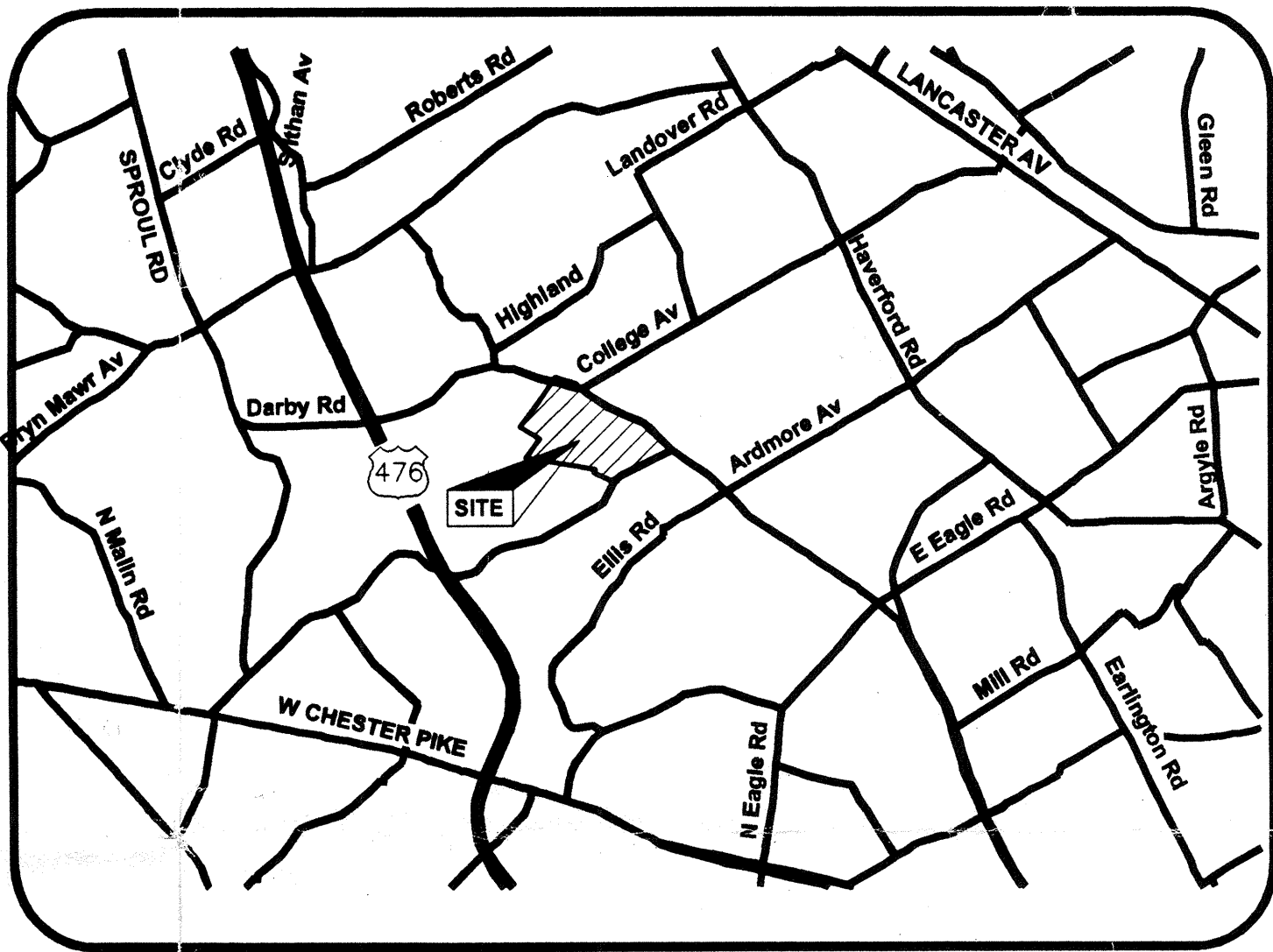
ENCROACHMENTS

1

Subject's parking violates the parking setback per current zoning ordinance as shown.

BASIS OF BEARINGS

The Basis of Bearings for this survey is S 64°26'59" E, as located within the bed of Darby Road, as referenced in recorded deed Volume 445, Page 328.



VICINITY MAP

SURVEYOR'S CERTIFICATE

I hereby certify to Bank of America, N.A., as Administrative Agent, its successors and/or assigns, ONL Retirement M33 Pennsylvania, LP, Marriott Continuing Care, Inc., a Delaware corporation, Bank of America, N.A., as Administrative Agent, its successors and/or assigns and First American Title Insurance Company that the survey for this plan was made on the ground under my supervision from a recorded description in deed of record in Book 474, Page 2142, Records of Delaware County, Pennsylvania, and that the angular and linear measurements and all other matters shown hereon are correct. I further certify that this survey made under my supervision on November 14, 2002, correctly shows the total area of the property in acres and in square feet, the exact dimensions and location of improvements, walkways, paved areas and parking areas; all other matters on the ground which may adversely affect title to the subject property, the exact relation of buildings and other structures to the property lines of the land indicated hereon, the exact location of visible and recorded easements and other matters of record affecting the subject property. I further certify that there are no encroachments of adjoining buildings or structures onto said land nor overlap of buildings or structures from said land other than as shown; that adequate ingress and egress to the subject property are provided by Darby Road, as shown on the survey, the same being paved, dedicated public rights of way; that the location of all improvements on the subject property is in accord with all applicable zoning laws regulating the use of the subject property and with all applicable laws containing minimum set back provisions and covenants and restriction of record; that the subject property does not serve any adjoining property for drainage ingress and egress or for any other purpose, and that the property is not in a flood plain (as shown by Map No. 42045C 0015D of Haverford Township, as dated September 30, 1993); this survey is made in accordance with the current "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established by ALTA, ACSM and NSPS in 1999; and 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 proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys".

Edward E. Northrop

Edward E. Northrop
Date: November 18, 2002
License No. 036946-E
for and on behalf of Millman Surveying, Inc.



3300 Darby Road, Haverford, PA

"ALTA / ACSM LAND TITLE SURVEY"

PREPARED FOR:

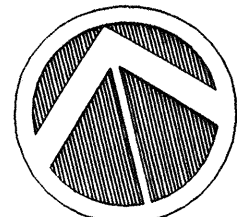


The Matthews Company, Inc.

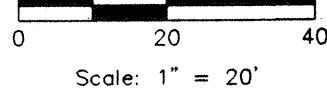
National ALTA Survey Management
17220 Newhope Street, Suites 108-110
Fountain Valley, CA 92708
(714) 979-7161 (714) 641-2840 Fax
www.themathewscompany.com

| | | | |
|--|-----------------|----------|--------|
| | | | |
| 12/16/02 | CLIENT COMMENTS | | |
| MARK | DATE | REVISION | BY |
| | | | AP/VJD |
| MARRIOTT INTERNATIONAL, INC | | | |
| 3300 Darby Road Haverford, PA (The Quadrangle) | | | |
| SCALE: 1" = 100' | CHKD./AP'VD: | | |
| DATE: 11-14-02 | APPROVED: | | |
| DWN. BY: JLV | UNIT: | | |
| CHKD. BY: DJM | | | |

J.N. 23832



NORTH



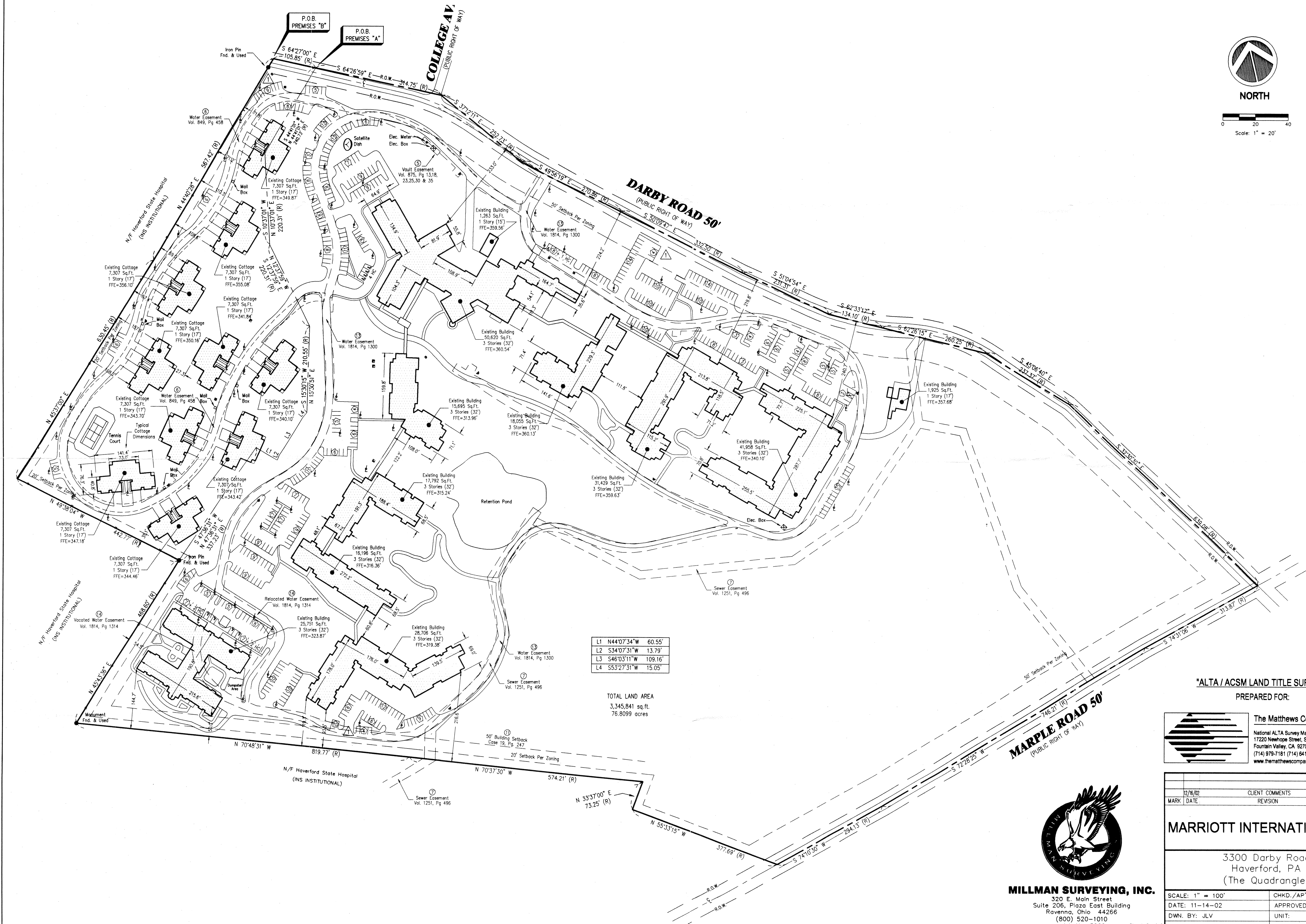
MILLMAN SURVEYING, INC.

320 E. Main Street
Suite 206, Plaza East Building
Ravenna, Ohio 44266
(800) 520-1010
Job No. 3900

Sheet 1 of 2



Scale: 1" = 20'

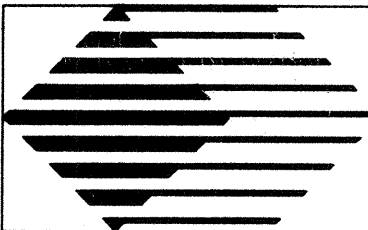


| | |
|----|----------------|
| L1 | N 44°07'34\"/> |
|----|----------------|

TOTAL LAND AREA
3,345,841 sq. ft.
76.8099 acres

"ALTA / ACSM LAND TITLE SURVEY"

PREPARED FOR:



The Matthews Company, Inc.
National ALTA Survey Management
17220 Newhope Street, Suites 108-110
Fountain Valley, CA 92708
(714) 979-7181 (714) 641-2840 Fax
www.themathewscorporation.com



MILLMAN SURVEYING, INC.

320 E. Main Street
Suite 206, Plaza East Building
Ravenna, Ohio 44266
(800) 520-1010
Job No. 3900

Sheet 2 of 2

| | | | | | | | | | |
|--|----------|-----------------|--|--|--------------|--|--|----|-------|
| | | | | | | | | | |
| | 12/16/02 | CLIENT COMMENTS | | | | | | | |
| MARK | DATE | REVISION | | | | | | BY | AP'VD |
| MARRIOTT INTERNATIONAL, INC | | | | | | | | | |
| 3300 Darby Road Haverford, PA (The Quadrangle) | | | | | | | | | |
| SCALE: 1" = 100' | | | | | CHKD./AP'VD: | | | | |
| DATE: 11-14-02 | | | | | APPROVED: | | | | |
| DWN. BY: JLV | | | | | UNIT: | | | | |
| CHKD. BY: DJM | | | | | | | | | |

J.N. 23832