BILL GARRETT, Davidson County
Trans:T20090054566 DEEDWARR
Recvd: 08/10/09 14:54 19 pgs
Fees:98.00 Taxes:17575.00
20090810-0075237

This Instrument Prepared By:

Robert C. Goodrich Jr.
Stites & Harbison PLLC
401 Church Street, Suite 800
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**PARCEL NO.**
Fifth Third Bank, N.A. MD B9997B 999 Vanderbilt Beach Rd. Naples, FL 34108	Same	Map 117-11, Parcel 28

UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF TENNESSEE
NASHVILLE DIVISION

IN RE:	)	
	)	
EASTER SEALS TENNESSEE, INC.,	)	**CASE NO. 3:09-BK-05597**
	)	
Debtor.	)	CHAPTER 11
	)	JUDGE PAINE

DEBTOR-IN-POSSESSION DEED

Pursuant to 11 U.S.C. § 363 and to the *Order (I) Approving Sale of Property Free and Clear of All Liens, Claims, Encumbrances, and Interests, Except Permitted Encumbrances, Pursuant to 11 U.S.C. §363 and (II) Approving Compromise and Settlement of Claim* entered on July 28, 2009 (Docket No. 92) (herein "Sale Order," a copy of which is attached as *Exhibit 1* hereto), EASTER SEALS TENNESSEE, INC., a Tennessee not for profit corporation, as debtor and debtor-in possession ("Grantor"), does hereby grant, bargain, sell, transfer, assign and convey to FIFTH THIRD BANK, N.A. ("Grantee"), its right, title and interest in and to the following described real property in Davidson County, Tennessee (the "Land"):

TRACT NO. 1: Being Lot Nos. 196 and 197 on the Plan of the unrecorded portion of Noel's Subdivision of Watkins Grove, described according to a survey made by W. B. Southgate, Civil Engineer, October ___, 1915, as follows:

Beginning at the southwest corner of Woodmont Boulevard or Avenue and Benham Street; thence with the southerly margin of said Boulevard, westwardly 200 feet; thence at right angles, southwardly 355 feet; thence at right angles, eastwardly 200 feet to the westerly margin of Benham Street; thence with said Street, northwardly 355 feet to the beginning.

TRACT NO. 2: Being Lot No. 198 on the Map of Noel's Subdivision of Watkins Grove, not of record, and described as follows:

Beginning at a point in the westerly margin of Benham Street at the corner of Lot Nos. 197 and 198, being 355 feet south of the south margin of Woodmont Boulevard; thence with the line between Lots 197 and 198, westerly 200 feet to a point at the corner of said lots and of Lots 217 and 218; thence with the line between Lots 198 and 217, southerly 200 feet to a point, the corner of Lots 198 and 199; thence with the line between said lots easterly 200 feet to the westerly margin of Benham Street; thence with the margin of the same, northerly 200 feet to the beginning.

TRACT NO. 3: Land in Davidson County, Tennessee, being Lot Nos. 199 and 200, on the Map of Noel's Subdivision of Watkins Grove, not of record, and described as follows:

Beginning at northwest corner of Graybar Lane and Benham Avenue; thence with the westerly margin of Benham Avenue, northerly 400 feet to a point, thence with the line between Lot Nos. 198 and 199, westerly 200 feet to a point, the corner of Lots 198, 199, 217 and 216; thence southerly, along the easterly line of Lots 216 and 215, and along the westerly lines of Lots 199 and 200, 400 feet to the north margin of Graybar Lane; thence with the northerly margin of the same easterly 200 feet to the beginning.

TRACT NOS. 1, 2 and 3 being the same property conveyed to Easter Seals Tennessee, Inc., by deed from Sertoma Club of Nashville of record as Instrument No. 20020717-0086143, Register's Office of Davidson County, Tennessee;

Together with all buildings, improvements and tenements now erected on the Land (the "Improvements");

Together with the following additional real estate interests, if any (the "Appurtenances"):

all heretofore or hereafter vacated alleys and streets abutting the Land, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock appurtenant to the Land;

Together with the following additional personal property, if any, located on the Land or in the Improvements (the "Personalty"):

(a) all fixtures, machinery and equipment, engines, boilers, incinerators, building materials, appliances and goods of every nature whatsoever now or hereafter located in, or on, or used or intended to be used in connection with the Land including, but not limited to, those for the purposes of supplying or distributing hearing, cooling, electricity, gas, water, air and light; and all elevators, and related machinery and equipment, fire prevention and extinguishing apparatus, security and access control apparatus, plumbing, bath tubs, water heaters, sinks, ranges, stoves, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains and curtain rods, miners, cabinets, paneling, rugs, attached floor coverings, furniture, pictures, antennas, trees and plants; and

(b) all of the items set forth on Schedule A hereto.

The term "Property" as used herein shall mean, collectively, the Land, the Improvements, the Appurtenances and the Personalty.

Grantor executes this Deed on behalf of itself and its bankruptcy estate. Pursuant to the terms of the Sale Order, this conveyance, transfer and assignment of the Property is and shall be free and clear of all liens, claims, interests, and encumbrances of every type and description, except for the following to which this conveyance shall be subject:

1. Ad valorem property taxes, if any, and interest and penalties thereon;

2. Easement for Storm Water Detention Agreement of record in Book 11599, page 320, in the Register's Office of Davidson County, Tennessee (the "Register's Office");

3. The following liens in favor of Grantee:

(a) Deed of Trust and Security Agreement dated July 17, 2002, recorded as Instrument No. 20020717-0086144 in the Register's Office;

(b) Construction Deed of Trust, Assignment of Rents and Security Agreement dated July 17, 2002, recorded as Instrument No. 20020717-0086145, in the Register's Office; as amended by Amendment to Construction Deed of Trust, Assignment of Rents and Security Agreement dated September 22, 2002, recorded as Instrument No. 20021001-0118993 in the Register's Office; as further amended by Second Amendment to Construction Deed of Trust, Assignment of Rents and Security Agreement dated November 6, 2003, recorded as Instrument No. 20031107-0163592, in the Register's Office; and as further as amended by Third Amendment to Construction Deed of Trust, Assignment of Rents and Security Agreement dated March 11, 2004, recorded as Instrument No. 20040311-0028366, in the Register's Office; and

(c) UCC-1 Fixture Filing Financing Statement recorded as Instrument No. 20070611-0069309.

IN WITNESS WHEREOF, the undersigned has set its hand on this the 31ST day of JULY, 2009.

EASTER SEALS TENNESSEE, INC.

By: Fred M Dowling

Its: CHIEF FINANCIAL OFFICER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Michelle R Anderson, a Notary Public of said County and State, personally appeared Fred M. Dowling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Financial Officer of EASTER SEALS TENNESSEE, INC., a Tennessee not for profit corporation, the within-named bargainor, and that he as such Chief Financial Officer executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, and on its behalf, by himself as Chief Financial Officer of EASTER SEALS TENNESSEE, INC., the corporation.

Witness my hand, at office in Nashville, Tennessee, this 31st day of July, 2009.

MICHELLE R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 8/23/2011

STATE OF TENNESSEE)

COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is Four Million Seven Hundred Fifty Thousand Dollars ($4,750,000.00).

Tricia L Swann

Sworn to and subscribed before me

this 5 day of August, 2009.

Amy Lockhart

Notary Public

My Commission Expires: 1-21-13



Exhibit 1

Sale Order

George C. Paine, II
US Bankruptcy Judge
Dated: 07/28/09

UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF TENNESSEE
NASHVILLE DIVISION

IN RE:	)	
	)	
EASTER SEALS TENNESSEE, INC.,	)	CASE NO. 3:09-BK-05597
	)	CHAPTER 11
Debtor.	)	JUDGE PAINE
	)	

ORDER GRANTING AMENDED MOTION FOR ORDER: (I) APPROVING SALE OF PROPERTY FREE AND CLEAR OF ALL LIENS, CLAIMS, ENCUMBRANCES, AND INTERESTS, EXCEPT PERMITTED ENCUMBRANCES, PURSUANT TO 11 U.S.C. §363, AND (II) APPROVING COMPROMISE AND SETTLEMENT OF CLAIM

This matter came before this Court on the Amended Motion of the Debtor and Debtor-in-Possession Easter Seals Tennessee, Inc. ("Debtor") for entry of an Order (I) Approving Sale of Property Free and Clear of All Liens, Claims, Encumbrances, and Interests, Except Permitted Encumbrances, Pursuant to 11 U.S.C. §363 and (II) Approving Compromise and Settlement of Claim ("Motion") (Docket Number 76). Unless otherwise defined herein, the capitalized terms used herein have the same meaning as given them in the Motion.

The Court makes the following findings of fact and conclusions of law:

A. The Motion was filed and duly served in accordance with Bankruptcy Rules 2002, 6004, 9014 and 9019.

B. This Court has jurisdiction over this matter pursuant to 28 U.S.C. § 1334. This is a core proceeding under 28 U.S.C. § 157(b)(2). Venue is proper in this District pursuant to 28 U.S. C. §§ 1408 and 1409.

C. The Debtor holds fee simple interest in and to the Woodmont Property and is authorized to convey marketable title to Fifth Third or its designee free and clear of liens, claims, encumbrances, and interests in accordance with 11 U.S.C. § 363, subject to the terms hereof.

D. The Debtor is entitled to the relief sought in the Motion as it is in the best interests of creditors and is in the best interests of the Debtor's estate. The relief requested herein is within the proper exercise of the Debtor's business judgment as debtor in possession. The Credit purchase terms set forth in the Motion are fair and reasonable under the circumstances.

E. Fifth Third or its designee is acquiring the Woodmont Property in good faith in accordance with 11 U.S.C. § 363(m).

IT IS THEREFORE **ORDERED** THAT:

1. Any and all objections to the Motion or the relief requested therein that have not been withdrawn, waived, or settled, are hereby overruled.

2. The provisions of 11 U.S.C. § 363(f) have been satisfied.

3. The Debtor is hereby authorized and directed to convey all of its right, title and interest in and to the Woodmont Property, except for any items of personalty that the parties agree to exclude from the sale, to Fifth Third or its designee free and clear of all liens, claims, encumbrances, and interests, except that the Woodmont Property shall remain subject to the Woodmont Deed of Trust Liens in favor of Fifth Third and other matters expressly approved by Fifth Third as described in a debtor in possession deed from Debtor and/or bill of sale, the form and substance of which must be satisfactory to Fifth Third (collectively the "Deed"). Additionally, Fifth Third may condition its acceptance of the Woodmont Property on the Woodmont Property being in substantially the same condition as it was on the Petition Date on the date the Deed is tendered to it and on the Debtor's compliance with the terms of this Order. The date of Fifth Third's acceptance of the Deed is herein referred to as the "Conveyance Date."

4. The Credit purchase terms set forth in the Motion are fair and reasonable under the circumstances of this case.

5. The purpose of making this conveyance subject to the Woodmont Deed of Trust Liens is to protect Fifth Third and/or its designee from any claims of persons who assert that they are not bound by the terms of this Order and allege claims to or interests in the Woodmont Property. Fifth Third may release the Woodmont Deed of Trust Liens at any time. Neither any foreclosure of the Woodmont Deed of Trust Liens, regardless of the sale price, nor any release(s) of the Woodmont Deed of Trust Liens shall affect or reduce either the Indebtedness remaining after the Credit or the allowed claim of Fifth Third established pursuant to the terms of this Order.

6. On or prior to the Conveyance Date, the Debtor shall use reasonable efforts to locate and deliver or cause to be delivered to Fifth Third or its designee copies of all (i) service contracts and maintenance contracts for the Woodmont Property and its operation (collectively, the "Service Contracts"), (ii) site plans, architectural drawing, mechanical plans and equipment warranties, roof and other warranties, surveys, studies and other agreements and information in its possession affecting the Woodmont Property. After the Conveyance Date, the Debtor shall use reasonable efforts to locate and deliver to Fifth Third or its designee such other items in its possession or control as Fifth Third or its designee may reasonably request that relate to the Woodmont Property and its operation.

7. The Woodmont Property is located on Woodmont Boulevard, Nashville, Tennessee and is described as follows ("Woodmont Property"):

> TRACT NO. 1: Being Lot Nos. 196 and 197 on the Plan of the unrecorded portion of Noel's Subdivision of Watkins Grove, described according to a survey made by W. B. Southgate, Civil Engineer, October ___, 1915, as follows:
>
> Beginning at the southwest corner of Woodmont Boulevard or Avenue and Benham Street; thence with the southerly margin of said Boulevard, westwardly 200 feet; thence at right angles, southwardly 355 feet; thence at right angles, eastwardly 200 feet to the westerly margin of Benham Street; thence with said Street, northwardly 355 feet to the beginning.

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TRACT NOS. 1, 2 and 3 being the same property conveyed to Easter Seals Tennessee, Inc., by deed from Sertoma Club of Nashville of record as Instrument No. 20020717-0086143, Register's Office of Davidson County, Tennessee;

Together with all buildings, improvements, and tenements now or hereafter erected on the property, and all heretofore or hereafter vacated alleys and streets abutting the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock appurtenant to the property, and all fixtures, machinery and equipment, engines, boilers, incinerators, building materials, appliances and goods of every nature whatsoever now or hereafter located in, or on, or used or intended to be used in connection with the property, including, but not limited to, those for the purposes of supplying or distributing hearing, cooling, electricity, gas, water, air and light; and all elevators, and related machinery and equipment, fire prevention and extinguishing apparatus, security and access control apparatus, plumbing, bath tubs, water heaters, sinks, ranges, stoves, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains and curtain rods, miners, cabinets, paneling, rugs, attached floor coverings, furniture, pictures, antennas, trees and plants.

8. The Woodmont Deed of Trust Liens are described as follows:

(a) *Deed of Trust and Security Agreement* dated July 17, 2002, recorded as Instrument No. 20020717-0086144 in the Register's Office of Davidson County, Tennessee (the "Davidson County Register's Office"); and

(b) *Construction Deed of Trust, Assignment of Rents and Security Agreement* dated July 17, 2002, recorded as Instrument No. 20020717-0086145, in the Davidson County Register's Office; as amended by *Amendment to Construction Deed of Trust, Assignment of Rents and Security Agreement* dated September 22, 2002, recorded as Instrument No. 20021001-0118993 in the Davidson County Register's Office; as further amended by *Second Amendment to Construction Deed of Trust, Assignment of Rents and Security Agreement* dated November 6, 2003, recorded as Instrument No. 20031107-0163592, in the Davidson County Register's Office; and as further as amended by *Third Amendment to Construction Deed of Trust, Assignment of Rents and Security Agreement* dated March 11, 2004, recorded as Instrument No. 20040311-0028366, in the Davidson County Register's Office.

9. Regardless of the Conveyance Date, Debtor shall have the right to continue to occupy the building it presently occupies on the Woodmont Property until July 31, 2009 (the "Occupancy Period"), and on that date shall deliver possession of the occupied portion of the Woodmont Property to Fifth Third or its designee broom clean and in the same condition as exists on the Conveyance Date. During such Occupancy Period, Debtor may occupy and use the occupied portion of the Woodmont Property in compliance with all applicable laws and ordinances and for the same purposes for which it is presently used. Borrower shall maintain insurance during its occupancy of the Woodmont Property to protect Fifth Third from all claims and liability whatsoever resulting from injury to persons and damage to property resulting from its acts or omissions and acts or omission of its officers, employees, agents, visitors, guests, invitees, permittees and others who might be present on the occupied portion of the Woodmont

Property with the express or implied permission or under the authority of Debtor. Debtor shall pay all ordinary expenses of using and maintaining the Woodmont Property during the Occupancy Period including, without limitation, liability insurance costs, utilities and Service Contracts, and restoring it to broom clean condition as of the Conveyance Date, provided, however, that Debtor shall have no obligation to continue landscaping or lawn service during the Occupancy Period.

10. As a condition of Fifth Third's permitting Debtor to remain on a portion of the Woodmont Property during the Occupancy Period, Debtor shall indemnify, defend, and hold Fifth Third harmless from all claims, loss or damage of every kind and nature that may occur on or in connection with the occupied portion of the Woodmont Property during the Occupancy Period as a result of Debtor's negligence or willful actions, whether to persons or property.

11. Debtor's obligations and liability hereunder shall continue during any holdover occupancy after the Occupancy Period; however, this sentence shall not be construed to grant Debtor any right to a holdover beyond the Occupancy Period unless Fifth Third otherwise agrees in writing.

12. Effective as of the Conveyance Date:

(a) the Indebtedness, totaling $10,330,029.87, plus attorney fees and expenses incurred by Fifth Third before the Petition Date (to be determined at a later date), shall be reduced by the Credit, for an allowed claim of $5,580,029.87, plus attorney fees and expenses incurred by Fifth Third before the Petition Date. The Indebtedness is an allowed secured claim to the extent of the value of the Lebanon Property and an allowed unsecured claim to the extent it exceeds the value of the Lebanon Property. Value shall be determined in accordance with applicable bankruptcy law;

(b) Fifth Third's remaining secured claim secured by the Lebanon Property under the Lebanon Deed of Trust shall be and remain a first priority, perfected secured claim, not subject to any prior or equal claims, and not subject to avoidance, offset, defense, counterclaim, or reduction, except by a reduction of the Indebtedness by cash payment after the date of this Order; and

(c) Without further notice or action, Fifth Third and/or its designee and Fifth Third's officers, attorneys, directors, employees, predecessors, assigns, affiliates, and agents, shall be and hereby are released from all liability and any and all claims, counterclaims, defenses, affirmative defenses, and rights of setoff whatsoever relating to, all acts, events, conduct, or other matters whatsoever occurring at or prior to the Conveyance Date, including without limitation any avoidance or other actions arising under the Bankruptcy Code, including without limitation sections 541, 544, 547, 548, 549, 550 and 551 thereof.

13. Except as otherwise provided herein, effective upon the Conveyance Date, all persons and entities are forever prohibited and enjoined from commencing or continuing in any manner any action or other proceeding, whether in law or equity, in any judicial, administrative, arbitral or other proceeding against Fifth Third and/or its designee or either of their respective assignee(s), successors and assigns, or the Woodmont Property, with respect to any lien, claim encumbrance, or interest, other than Permitted Encumbrances approved by Fifth Third, arising under, out of, in connection with or in any way relating to the Debtor, Fifth Third and/or its designee, the Woodmont Property, or the operation of the Woodmont Property prior to the Conveyance Date.

14. Pursuant to Bankruptcy Rule 6004(h), this Order shall become effective immediately upon entry and shall not be stayed.

15. A certified copy of this Order may be filed with the appropriate Register of Deeds Office and/or recorded with the appropriate court clerk to act to cancel any and all encumbrances except for the Permitted Encumbrances.

This order was signed and entered electronically as indicated at the top of the first page.

APPROVED FOR ENTRY:

/s/David P. Cañas
Glenn Benton Rose
David P. Cañas
Tracy M. Lujan
Tennessee Bar I.D. 016623
HARWELL, HOWARD, HYNE,
GABBERT, & MANNER P.C.
315 Deaderick Street, Suite 1800
Nashville, TN 37238
dpc@h3gm.com
Phone: (615) 256-0500; Fax: (615) 251-1058

Attorneys for Debtor

417896-1

This Order has Been electronically signed. The Judge's signature and Court's seal appear at the top of the first page.
United States Bankruptcy Court.

Schedule A

Inventory

Main (front) Building

Main Administrative Lobby

2 sofas
2 burgundy leather chairs
2 leather chairs
1 phone
2 four shelf bookcases

Backroom

1 computer desk
1 office chair
1 phone

Room 301 Clayton and Michelle McWhorter

2 desks
1 two drawer filing cabinet
2 office desk chairs

Room 303

1 L shaped computer desk
1 computer chair

Right Back Office (in 303) "Armiger"

1 nice seven shelf book case

4th Floor

Room 400

1 five shelf bookcase
1 four shelf bookcase

"Rita's Office" within 400

1 leg press machine
1 military press style seat
1 flat bench seat
1 flat bench seat with bar holder
1 small trampoline
2 full free weight rack
2 trackmaster treadmills
1 sprint cross trainer
1 stair master
1 lifecycle 5500 R. stationary bike
1 two drawer filing cabinet
2 office desk chairs
1 phone

1 large flat padded table
1 four drawer filing cabinet
1 multicenter station including lat pulldown, seated row, chest press, bicep curl, chest flys
1 set of barbell free weight bars 20-100 lbs
1 Polk therapy machine

Arthritis Pain Center Rehab Waiting Area

15 individual seating chairs
2 three seat benches
2 straight desk 4 ft. tables

Side room

1 two drawer filing cabinet
1 chair

Room 204-205 Rehab

1 full length pull door storage cabinet
2 scanner/fax machines
2 hydro collators
1 gibson commercial freezer
1 padded flat table
1 wheelchair
3 exercise balls
4 non mechanical stair steppers
1 easystand 5000 aid
1 Haster 131 W mail machine
1 half length pullout door cabinets

Side room

3 Toshiba super g3 copiers

Kent and Becky Harrell Community Room

16 seating chairs (some of black chairs belong to silvesneakers and are possibly subject to silvesneakers' rights)
Various light free weights and weigh belts

3rd Floor

Room – Pool

40 Floatation devises
1 lifeguard chair
1 wooden safcty board
1 plastic storage bin for toys
1 stationary exercise bike
Various water weights
5 seating chairs
1 portable aquatic lift –subject to possible rights of donor

Room next to front pool

1 office desk
1 bookcase
2 radios
1 four drawer filing cabinet

1 two drawer filing cabinet
1 office chair

Reception Area by Front Pool

1 L shaped desk
1 office chair
1 computer – ASF computer
6 leather reception chairs
3 trashcans
1 phone
1 printer – ASF printer
2 filing cabinets
2 corner coffee tables
2 cork mounted bulletin boards

Men's Locker Room

1 large table with plastic padded mat top
3 chairs in shower
2 flat plastic tables in shower
1 biohazard waste bin

Women's Locker Room

1 whirlpool humidifier
1 shower seat
1 biohazard waste bin
1 large flat padded table
1 chair in bathroom

Center Entrance

1 M and M candy dispenser
2 chairs
1 wheelchair
1 information whiteboard

Fitness Center

1 leg extension machine
1 scifit bike machine (broken)
1 scale
1 leg curl machine

Room down hall from 401

1 L shaped desk
1 large flat table

Room 404

1 U shaped computer desk
1 two drawer filing cabinet
2 office chairs

Janitor's Closet

1 flat grey table

Room 403

1 L shaped computer desk
1 seating chair

1 phone

"Mary's Office" 4th Floor

1 small filing cabinet
1 phone
1 L shaped computer desk
1 four drawer filing cabinet

5th Floor

Hallway

1 office desk chair
1 green four drawer filing cabinet

Workroom

2 IBM typewriters

Room 503

1 Ushaped computer desk

Window file room

2 four drawer filing cabinets

Fred's Office

1 U shaped desk

Room 500

1 L shaped desk
1 wood straight computer table

Child Care Center (back) Building

Basement

10 seating chairs
Various small storage items

Peak a boo Parrots

3 large children play toys

Kitchen

1 Frigidaire deluxe frigerator

The Amazon

5 wheelchairs
3 seating chairs
4 children's highchairs
6 office desk chairs

File room

1 Imagistics copier
1 harmon kardon computer speakers

Directors Office

1 L shaped computer desk
1 four shelf bookcase

Internal room next to Amazon

Various toys

Workroom

3 computer monitors, dell

1 flat zebra themed table

Casting room

1 flat padded table

Frist room

1 Imagistics copier

Shara Singers

1 gait keeper treadmill

1 amtryke

Jungle Gym

Various play equipment, exercise mats, inner tubes

Storage next to Jungle Gym Room

10 walking aids

Various toys

1 floor cabinet

Summit Explorers

4 wooden chairs

Staff Lounge

1 bunn coffee maker