

of

A parcel of land located in the Northwest 1/4 of the Southwest 1/4 of Section Thirty-one (31), Township Two (2) North Range Eighteen (18) East, City of Lake Geneva, Walworth County, Wisconsin, described as follows:

Begin at the West 1/4 corner of said Section 31; thence North 89°50'37" East, 659.85 feet; thence South 0°43'28" East, 329.39 feet; thence South 89°55'46" West, 466.86 feet; thence North 0°43'28" West, 59.97 feet; thence South 89°55'46" West, 193.00 feet; thence North 0°43'28" West, 268.34 feet to the point of beginning. EXCEPT the Westerly 33 feet known as Curtis Street.

Parcel Address: 211 Curtis Street

11. Terms and provisions of a lease dated March 8, 1982 executed by Otis L. Rice and Larry L. Rice, general partners d/b/a Quality Living Co. as lessor and Bonnie Elizabeth Enterprises, Inc. as lessee, recorded March 8, 1982. Lease parcel and easements shown.

1. According to Flood Insurance Rate Map of the County of Walworth, Community Panel Number 550462 01 30 B, Effective date: August 15, 1983, this site falls in Zone C-, areas of minimal flooding
2. This site is zoned Planned Office (PO). Listed below is the basic zoning information taken from municipal codes, on May 1, 1997 may not include all regulations that apply. Facilities existing prior to the adoption of the Zoning Ordinance from Sebak - 25' Minimum Lot Area - 10,000 sq. ft. Maximum Acc. Bldg. Coverage - 10% Sidesled Sebak - 10' Minimum Lot Width - 100' Maximum Landscaped Surf. Ratio - 50% Rearyard Sebak - 30' Minimum Street Frontage - 50' Sidesled Sebak acc. Structure - 3' Maximum Height - 35' Maximum Building Coverage - 40% Rearyard Sebak acc. Structure - 3' Minimum Paved Surface Sebak - 5' side or rear, 10' street Maximum Height acc. Structure - 15' Minimum Offset/Street Parking - 1 space/6 beds plus 1 for staff
3. There are 24 regular parking spaces and 1 handicapped parking space marked on this site

To: Wisconsin Illinois Senior Housing, Inc.
Norwest Bank Wisconsin National Association
Evans Title Companies, a division of First American Title Insurance Company

This is to certify that this map and plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1997, and includes Items 1, 2, 3, 4, 6, 7(a), (b)(1), 8, 9, 10, 11 and 13 of table A thereof; and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of the 1986 Survey, further the undersigned Wisconsin Registered Land Surveyor (the "Surveyor") hereby certifies that, to the best of his knowledge and belief, (a) this plat of survey and the property description set forth herein are correct and prepared from an actual on-the-ground survey of the real property (the "Property") shown hereon, (b) such survey was conducted by the Surveyor or under his supervision; (c) all monuments shown hereon actually exist, and the location, size and type of monument hereof are correctly shown, (d) except as shown hereon, there are no visible encroachments onto the Property or protrusions therefrom, (e) there are no visible improvements on the Property and there are no visible easements or rights-of-way on the Property, (f) there are no visible improvements or encroachments as shown hereon, and all are located within the distances indicated, (f) the distance from the nearest intersection street to road is shown, (g) the Property has direct and unimpeded access to and from a public roadway, (h) all recorded easements or exceptions, as noted in the Evans Title Companies a division of First American Title Insurance Company Commitment for Title Insurance #05009466-650 dated August 4, 1999 and Endorsement dated August 11, 1999, have been correctly plotted hereon and their boundaries as shown, the Property on the survey is the same as that described in Schedule A of the Title Commitment; (i) the exceptions, dimensions, and other details shown hereon are correct, and (j) this site falls in Zone C: areas of minimal flooding as reflected by Flood Insurance Rate Map of the County of Walworth, Community Panel Number 550462 (1) 30 B. Effective date: August 15, 1983, which map panel covers the area of which the Property is situated.

Douglas G. Olson
Wisconsin Registered Land Surveyor - 2093

45 South Wisconsin Street P.O. Box 322

Telephone: (414) 723-3434

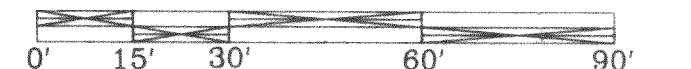
Facsimile: (414) 723-8044

Legend

Found County S
Found Iron Pipe

- Found County Section Corner
- Found Iron Pipe
- Found Iron Rod
- () Recorded Information
- ✕ Utility Pole or Light Pole
- Utility Pedestal
- ◇ Hydrant
- ▬ Concrete Surface
- ▬ Asphalt Surface
- ▬ Gravel Surface
- *+ Fence
- (H) Handicapped Parking
- ✕ Set Iron Rod, 3/4" diameter

Scale in Feet
1" = 30'

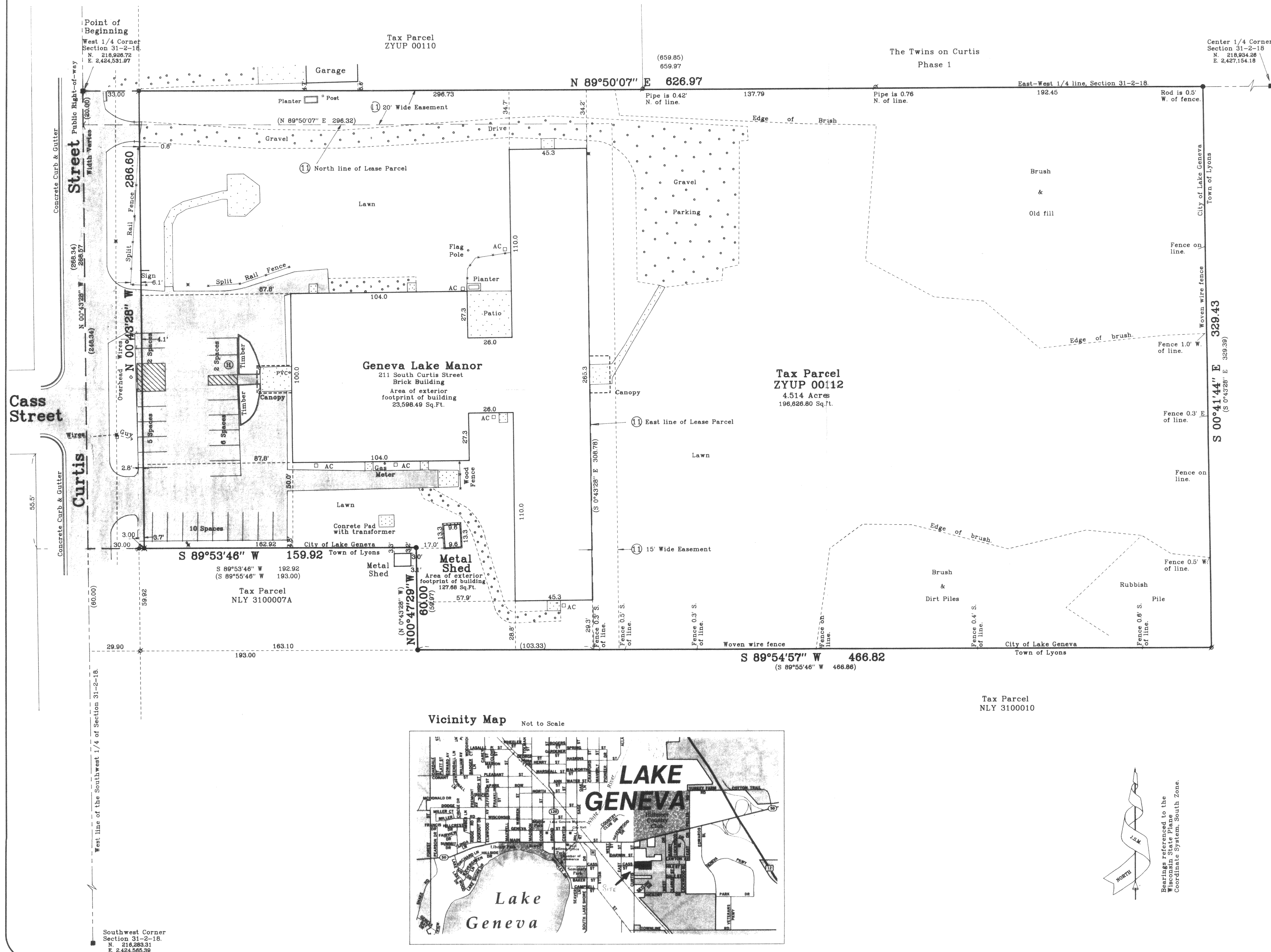


Note: This survey is subject to Wisconsin lien laws.
This Plat of Survey is the notice of intent
to file lien. Lien waiver required.

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Surveyed for: **Wisconsin Illinois Senior Housing**
13185 West Green Mountain Drive
Lakewood, Colorado. 80228

Job Reference Number: 1999.043



ZYUP-112