

ALTA/ACSM LAND TITLE SURVEY

CLIENT: Extencicare Health Facilities, Inc.
SITE ADDRESS: 905 E. Geneva Street, City of Delavan, Walworth County, Wisconsin.

LEGAL DESCRIPTION
A parcel of land located in the SW 1/4 of Section 17, Town 2 North, Range 16 East, in the City of Delavan, County of Walworth, State of Wisconsin, described as follows, to-wit:
Commencing at the intersection of the North line of Geneva Street in said City of Delavan and the N-S 1/4 Section line of said Section 17; thence Westerly along the North line of said Geneva Street 805.50 feet to the place of beginning; thence North 0°11' West 250.00 feet; thence South 89°28' West 180.00 feet; thence South 0°11' East 250.00 feet to the North line of said Geneva Street; thence North 89°28' East along the North line of said Geneva Street 180.00 feet the place of beginning.
EXCEPTING THEREFROM those lands described in Warranty Deed recorded June 30, 1989 in Volume 460, Page 826, as Document No. 179895.

BASIS OF BEARINGS
Bearings are based on the North line of Geneva Street which is assumed to bear North 89°28' East.

TITLE COMMITMENT
This survey was prepared base on First American Title Insurance Company File No. 71448, effective date on September 17, 2010 which lists the following easements and/or restrictions from schedule B-II:

- Exceptions
- 2, 3, & 8 visible evidence shown, if any.
- 1, 4, 5, 6, 7, 9 & 10 not survey related.

FLOOD NOTE
According to the flood insurance rate map of the County of Milwaukee, Community Panel No. 55127C0169D, effective date of October 2, 2009, this site falls in Zone X (areas determined to be outside the 0.2% annual chance floodplain).

MUNICIPAL ZONING Chapter 24.403 INSTITUTIONAL RESIDENTIAL DISTRICT		
Zoning Use/District: IR (Institutional Residential District)	Required under Zoning Ordinances	Existing at Property
Minimum Front Yard Setback:	30 feet	47.86 feet
Minimum Rear Yard Setback:	25 feet	16.6 feet
Minimum Side Yard Setback:	10 feet	8.3 feet
Maximum Building Height:	50 feet	14.5 feet
Minimum Lot Area:	800 sq. ft. per dwelling unit	
Minimum Lot Width:	60 feet	180 feet
Maximum Floor Area Ratio (FAR):	.70	.47
Minimum Number of Off-Street Parking Spaces Required on the Lot:	Requirements are generally tied to the capacity of the use; the gross floor area of the use; or the number of employees which work at the subject property during the largest work shift.	

PARKING SPACES
There are 14 regular parking spaces and 1 handicap spaces marked on this site.

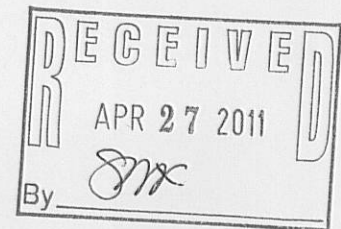
LAND AREA
The Land Area of the subject property is 43,510 square feet or 0.998 acres as described in the legal description.

No observable evidence of earth moving work, building construction or building additions within recent months.

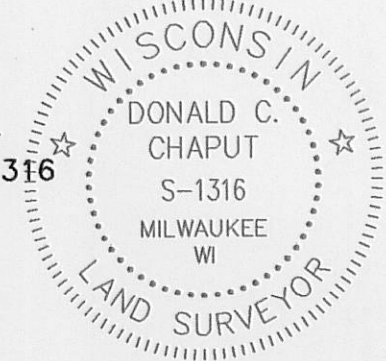
SURVEYORS CERTIFICATE
To: Extencicare Health Facilities, Inc.
The Private Bank and Trust Company
First American Title Insurance Company

"The undersigned hereby certifies, as of September 22, 2010, to The PrivateBank and Trust Company, First American Title Insurance Company, and their respective successors and assigns that he is a duly registered land surveyor of the State of Wisconsin, that this plot of survey is made on the ground and complies with the minimum standards established by said state for surveys and land surveyors and with the current Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys as adopted by The American Land Title Association and American Congress on Surveying and Mapping, for [urban/suburban/rural, as appropriate] surveys including items no. 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13 14, 15 and 16 of Table A thereto; that this survey is an accurate description and correctly shows the location of all buildings, structures, fences and other improvements situated on the subject property; and that, except as shown, there are no visible easements or rights of way across said property or any other easements or rights of way of which the undersigned has been advised, no party walls, no encroachments onto adjoining premises, streets or alleys by any of said buildings, structures or other improvements, and no encroachments onto said premises by buildings, structures or other improvements situated on adjoining premises. The property description contained herein is an accurate description of the premises surveyed and closes by engineering calculation. The premises do not serve any adjoining property for visible ingress and egress or any other purpose. All required building set-back lines on the premises are located as shown hereon. The premises have access to and from a publicly dedicated roadway maintained by governmental authority."

Date of survey: September 22, 2010

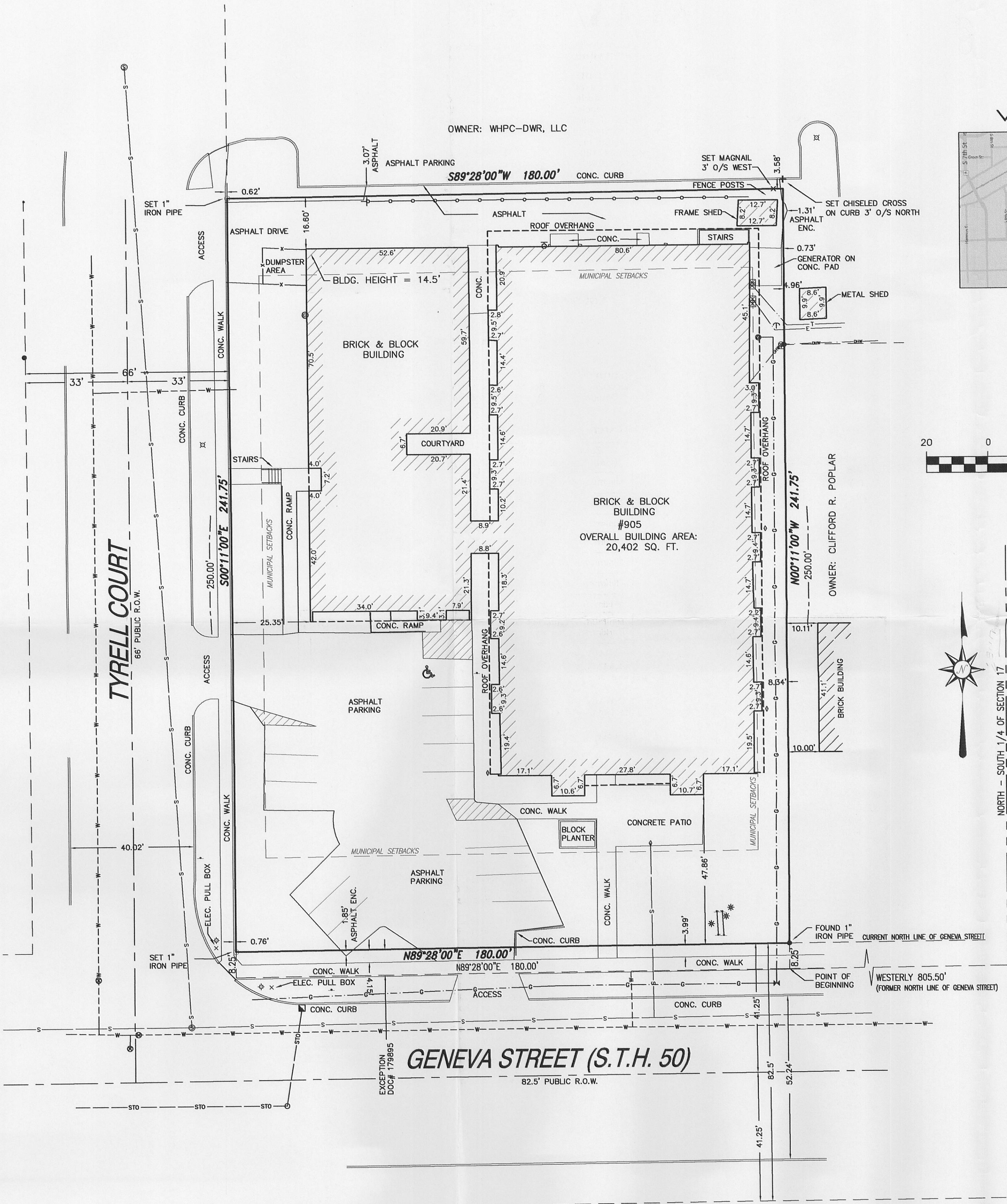


Donald C. Chaput
Registered Land Surveyor
Registration Number S-1316

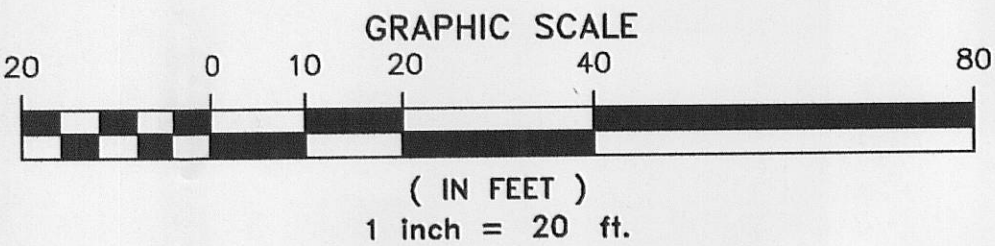
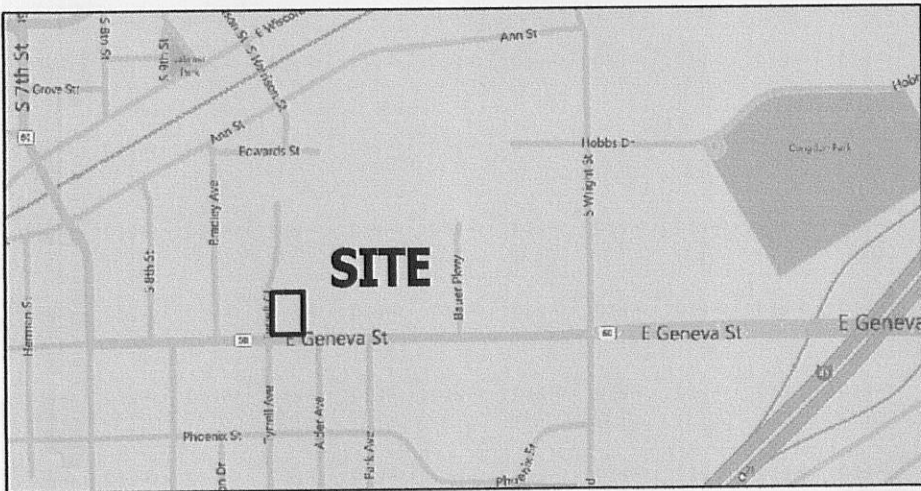


CHAPUT LAND SURVEYS LLC
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MILWAUKEE, WI 53204
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Drawing No. 1058-tjn



VICINITY MAP



LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- + INDICATES SET CHISELED CROSS
- ⊙ SANITARY MANHOLE
- ⊙ ROOF CONDUCTOR CLEANOUT
- ⊙ M.I.S. MANHOLE
- ⊙ UNKNOWN MANHOLE
- ⊙ STORM MANHOLE
- ⊙ INLET (ROUND)
- ⊙ INLET (SQUARE)
- ⊙ STORM SEWER END SECTION
- ⊙ GAS VALVE
- ⊙ GAS METER
- ⊙ WATER VALVE
- ⊙ HYDRANT
- ⊙ WATER MANHOLE
- ⊙ WATER SERVICE CURB STOP
- ⊙ WELL HEAD
- ⊙ STAND PIPE
- ⊙ WALL INDICATOR VALVE
- ⊙ POST INDICATOR VALVE
- ⊙ LIGHT POLE
- ⊙ SPOT/YARD LIGHT
- ⊙ UTILITY POLE
- ⊙ GUY POLE
- ⊙ GUY WIRE
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC PEDESTAL
- ⊙ ELECTRIC METER
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ CABLE PEDESTAL
- ⊙ CONTROL BOX
- ⊙ FIBER OPTIC SIGN
- ⊙ TRAFFIC LIGHT
- ⊙ COMMUNICATION MANHOLE
- ⊙ BOLLARD
- ⊙ SOIL BORING/MONITORING WELL
- ⊙ WATER SURFACE
- ⊙ WETLANDS FLAG
- ⊙ MARSH
- ⊙ FLAGPOLE
- ⊙ PARKING METER
- ⊙ SIGN
- ⊙ MAILBOX
- ⊙ RAILROAD CROSSING SIGNAL
- ⊙ HANDICAP SPACE
- ⊙ CONIFEROUS TREE
- ⊙ DECIDUOUS TREE
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC