

# ALTA/ACSM Land Title Survey

of

A parcel of land described in Exhibit A of Title Commitment No. 05009466-650 August 4, 1999 and Endorsement dated August 11, 1999 issued by Evans Title Companies a division of First American Title Insurance Company as follows:

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°50'07" 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.

Tax Key No. ZYUP 00112

Parcel Address: 211 Curtis Street

The above mentioned title commitment lists the following easements and/or restrictions:

- 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. 1 case parcel and easements shown.
- According to Flood Insurance Rate Map of the County of Walworth, Community Panel Number 550462 0130 B Effective date: August 15, 1983, this site falls in Zone C, areas of minimal flooding.
- This site is zoned Planned Office (PO). Listed below is the basic zoning information taken from municipal codes, which may not include all regulations that apply. Facilities existing prior to the adoption of the Zoning Ordinance on May 1, 1997 may not be subject to density, intensity and parking restrictions.  
Front Setback - 25' Minimum Lot Area - 20,000 sq. ft. Maximum Acc. Bldg. Coverage - 10%  
Sideyard Setback - 10' Minimum Lot Width - 100' Minimum Landscaped Srf. Ratio - 50%  
Rearyard Setback - 30' Minimum Street Frontage - 50' Sideyard Setback acc. Structure - 3'  
Maximum Height - 35' Maximum Building Coverage - 40% Rearyard Setback acc. Structure - 3'  
Minimum Paved Surface Setback - 5' side or rear, 10' street Maximum Height acc. Structure - 15'  
Minimum Offstreet Parking - 1 space/6 beds plus 1 for staff
- There are 24 regular parking spaces and 1 handicapped parking space marked on this site.
- 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 or 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 an Urban 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 hereon 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 material thereof are correctly shown, (d) except as shown hereon, there are no visible encroachments onto the Property or protrusions therefrom, there are no visible improvements on the Property and there are no visible easements or rights-of-way on the Property, (e) the size, location, and type of improvements are as shown hereon, and all are located within the distances indicated, (f) the distance from the nearest intersecting street or road is shown, (g) the Property has direct and unimpeded access to and from a public roadway, (h) all recorded easements and other exceptions, as noted in the Evans Title Companies a division of First American Title Insurance Company Commitment for Title Insurance no. 05009466-650 dated August 4, 1999 and Endorsement dated August 11, 1999, have been correctly plotted hereon and that, except as shown, the Property on the survey is the same as that described in Schedule A of the Title Commitment, (i) the boundaries, 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 0130 B, Effective date: August 15, 1983, which map panel covers the area in which the Property is situated.

August 12, 1999

Douglas G. Olson  
Wisconsin Registered Land Surveyor - 2093

## Jensen & Olson Land Surveying, LLC

45 South Wisconsin Street P.O. Box 322

Elkhorn, Wisconsin. 53121

Telephone: (414) 723-3434

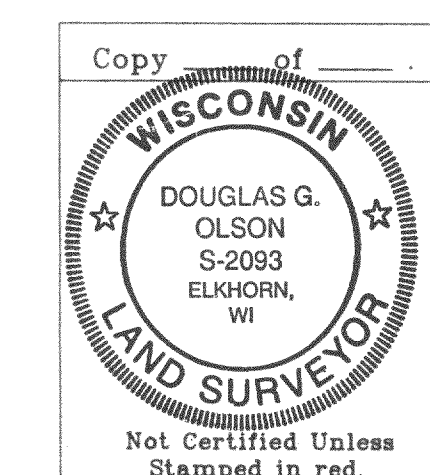
Facsimile: (414) 723-8044

Mapping date: August 12, 1999.

Revisions:

Legend

- 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
- Handicapped Parking
- Set Iron Rod, 3/4" diameter



Scale in Feet  
1" = 30'



Note: This survey plat is not certified unless signed and sealed in red ink.

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

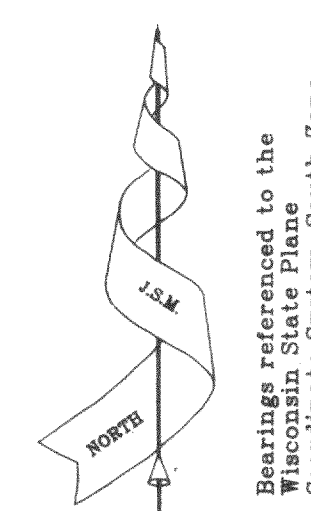
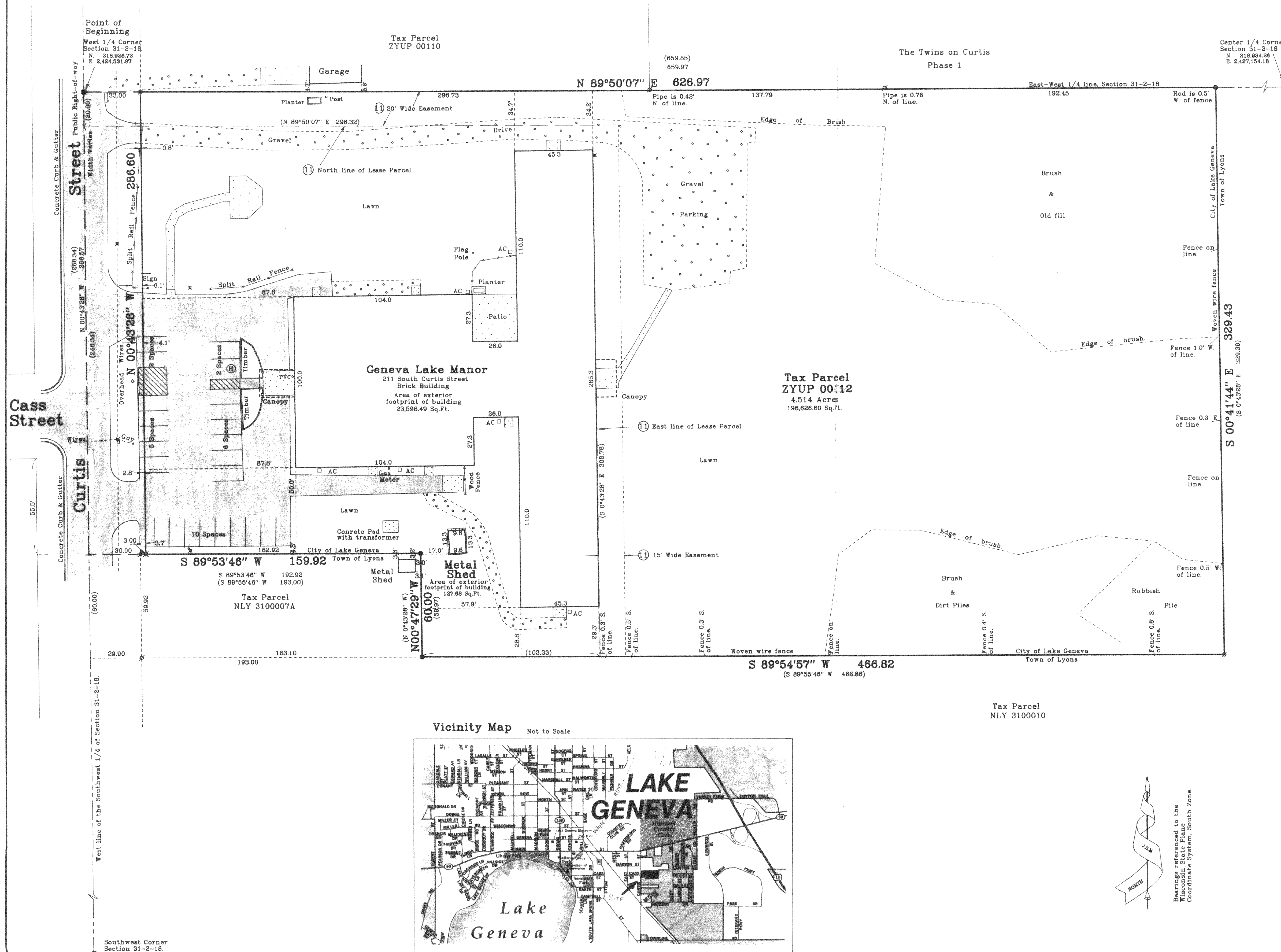
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Surveyed for: **Wisconsin Illinois Senior Housing**  
13185 West Green Mountain Drive  
Lakewood, Colorado. 80228

Sheet no. 1 of 1 Sheets

Job Reference Number: 1999.043



ZYUP-112