

ALTA/ACSM LAND TITLE SURVEY

Of Property located at 211 Curtis Street, City of Lake Geneva, Walworth County, Wisconsin.
The Legal Description of Record as Contained within a Commitment for Title Insurance provided
to the Surveyor by First American Title Insurance Company. Commitment No. NCS-430500-06-MPLS
Effective date: February 19, 2010 at 7:30 A.M.

SCHEDULE 'A' LEGAL DESCRIPTION

Lot One (1), Certified Survey Map No. 4289 recorded in Volume 27 of Certified Survey Maps, page 257
as Document No. 783080, located in the City of Lake Geneva, Walworth County, Wisconsin.
FORMER TAX ID No.: NLY 3100007A & ZYUP 00112
NEW TAX ID No.: ZA428900001

GENERAL NOTES AND POSSIBLE ENCROACHMENTS

- 1 AREA OF REPORTED WATER WELL, IT IS NOT KNOWN IF ABANDONED.
- 2 39 REGULAR AND 1 HANDICAP PARKING STALLS OBSERVED.
- 3 GENEVA LAKE MANOR SIGN, 0.3'± LIES WITHIN CURTIS STREET.
- 4 A PORTION OF 8 PARKING STALLS LIE WITHIN CURTIS STREET RIGHT OF WAY.
- 5 LANDSCAPING WITHIN CURTIS STREET RIGHT OF WAY.
- 6 12" PVC DRAIN PIPE INSTALLED TO DRAIN SUBJECT PARCEL.
PERMISSIBLE EASEMENTS IF ANY, NOT PROVIDED TO THE SURVEYOR.
- 7 APPARENT LANDSCAPING BY OTHERS ON SUBJECT PARCEL.
IT WAS REPORTED BY LAKE GENEVA MANOR ADMINISTRATOR, STEPHANIE SHERMAN,
ON 3/23/10, THAT GENEVA LAKE MANOR DOES NOT MAINTAIN SAID AREA.
- 8 LAWN FOR LOT 43 OF HIGHLANDS OF LAKE GENEVA EXTENDS ONTO SUBJECT PARCEL.
- 9 LANDSCAPING (MULCH & SMALL PINE TREES) FROM ADJOINER LIES ONTO SUBJECT PARCEL.
- 10 THERE WAS NO OBSERVED EVIDENCE OF BUILDING CONSTRUCTION OR EARTH MOVING AS OF MARCH 23, 2010.
- 11 IT DOES NOT APPEAR THAT THE SUBJECT PARCEL HAS BEEN USED AS SOLID WASTE DUMP OR SANITARY
LAND FILL. THERE IS SOME EVIDENCE OF CONCRETE RUBBLE WITHIN THE OLD FILL AREA.

ZONING INFORMATION

(P-O) PLANNED OFFICE

BASED ON A PHONE CONVERSATION WITH THE CITY OF LAKE GENEVA ZONING ADMINISTRATOR,
BARNEY BRUGGER, ON MARCH 17, 2010, THE APPLICABLE ZONING SETBACK AND BULK REQUIREMENTS
LISTED BELOW WERE TAKEN FROM CHAPTER 98-105(3B)(3) OF THE ZONING ORDINANCE AS PUBLISHED
ON THE CITIES WEBSITE.

THE LIST INCLUDES BASIC ZONING INFORMATION WHICH MAY NOT INCLUDE ALL REGULATIONS THAT
APPLY. CONTACT BARNEY BRUGGER AT 262-248-3911 FOR OFFICIAL INTERPRETATION OF THE ORDINANCE.

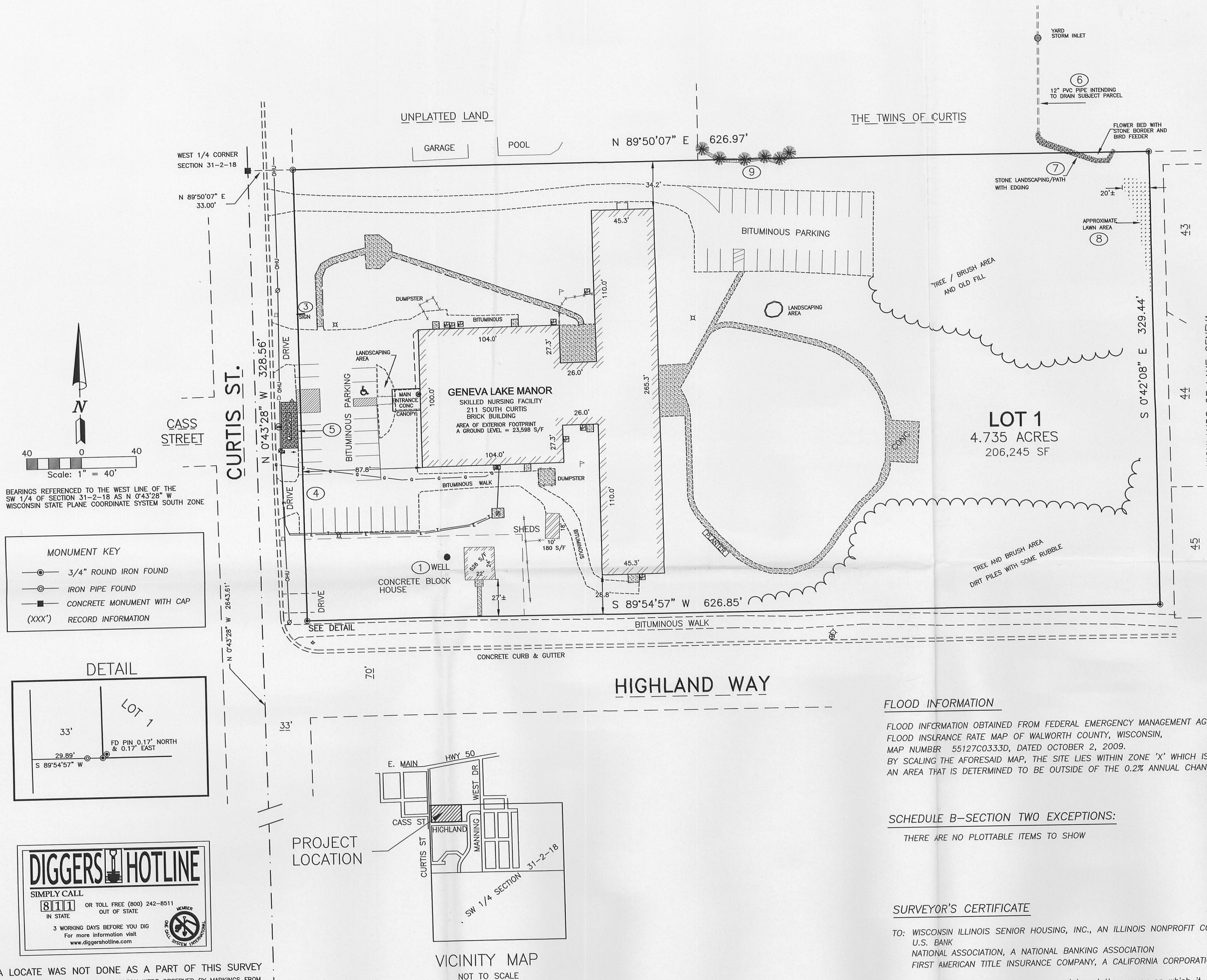
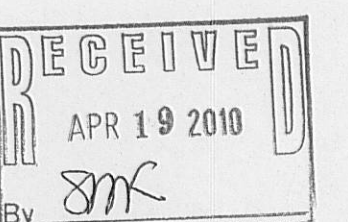
3. Regulations Applicable to Institutional Residential Uses:

- a. Residential Density and Intensity Requirements:
Institutional Residential Development:
Minimum Zoning District Area: 40,000 square feet
Maximum Gross Density (MGD): up to 50.00 per limits of the conditional
use permit
Minimum Landscape Surface Ratio (LSR): 50%
Maximum Building Coverage: 40%
Maximum Accessory Building Coverage: 10%

b. Residential Bulk Requirements:

- A: Minimum Lot Area: 20,000 sf
B: Minimum Lot Width: 100 feet
C: Minimum Street Frontage: 50 feet
Minimum Setbacks: (Note: below, along zoning district boundaries.)
E: Front or Street Side Lot Line to House: 25 feet, 40 feet for a lot adjacent
to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
F: Front or Street Side Lot Line to Garage: 25 feet, 40 feet for a lot adjacent
to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
G: Side Lot Line to House or Garage: 10 feet
H: Total of Both Sides, Lot Lines to House/Garage: 20 feet
I: Rear Lot Line to House or Garage: 30 feet
J: Side Lot Line to Accessory Structure: 3 ft from property line, 5 ft from alley
K: Rear Lot Line to Accessory Structure: 3 ft from property line, 5 ft from alley
L: Peripheral Setback: See 98-61 0(4)(b) along zoning district boundary
M: Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street
N: Minimum Dwelling Unit Separation: 20 feet
O: Maximum Height of Dwelling Unit: 35 feet, greater with conditional use permit
P: Maximum Height of Accessory Structure: 15 feet
Q: Minimum Number of Off-Street Parking Spaces Required on the Lot
(Includes garage, drives, & all designated parking surfaces): 3
R: Minimum Dwelling Core Dimensions: 24 feet by 40 feet
S: Minimum Roof Pitch: 3 : 12
T: Minimum Eave Width: 18 inches

- c. Residential Landscaping Requirements: Not applicable for singlefamily.
See Nonresidential Landscaping Requirements for Two- & Multifamily Residential
- d. Residential Performance Standards: (See Article VII)
- e. Residential Signage Regulations: (See Article VIII)



FLOOD INFORMATION

FLOOD INFORMATION OBTAINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAP OF WALWORTH COUNTY, WISCONSIN,
MAP NUMBER 55127C0333D, DATED OCTOBER 2, 2009.
BY SCALING THE AFORESAID MAP, THE SITE LIES WITHIN ZONE 'X' WHICH IS DEFINED AS
AN AREA THAT IS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SCHEDULE B-SECTION TWO EXCEPTIONS:

THERE ARE NO PLOTTABLE ITEMS TO SHOW

SURVEYOR'S CERTIFICATE

TO: WISCONSIN ILLINOIS SENIOR HOUSING, INC., AN ILLINOIS NONPROFIT CORPORATION
U.S. BANK
NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION
FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION

This is to certify that this map or plot and the survey on which it is based
were made in accordance with "Minimum Standard Detail Requirements for
ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005,
and includes items 1, 2, 3, 4, 6, 7a, 7b(1), 8, 9, 10, 11a, 16 and 18 from Table A.

Pursuant to the Accuracy Standards as adopted by ALTA and NSPS
and in effect on the date of this certification, undersigned further certifies
that in my professional opinion, as a land surveyor registered in the state of Wisconsin,
the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Robert Leuenberger, R.L.S.
Wisconsin Land Surveyor S-1244
Dated this 23rd day of March, 2010.



LEGEND			
AIR CONDITIONER	TELEPHONE PEDESTAL	PARKING LOT LIGHT	STOP LIGHT
BOLLARD	ROUND INLET	HYDRANT	PULL BOX
CLEANOUT	ELECTRIC METER	MAILBOX	WATER VALVE
ELECTRIC BOX	GAS METER	SIGN	
FLAGPOLE	SANITARY MANHOLE	UTILITY POLE	
BURIED GAS	BURIED TELEPHONE	FENCING	
WATER MAIN/SERVICE	BURIED ELECTRIC	OVERHEAD UTILITIES	

ORDER NO. 30867
FOR: WISCONSIN ILLINOIS SENIOR HOUSING, INC.
211 CURTIS STREET
LAKE GENEVA, WI

BOOK 533 PG 5
File Name: J:\30850-30899\30867\30867.dwg
Plotted on 3/25/10 at 8:30:29.