

# ALTA/NSPS LAND TITLE SURVEY

The legal Description of Record as Contained within a Commitment for Title Insurance provided to the Surveyor by First American Title Insurance Company, an Authorized Agent for Commonwealth Insurance Company.

Commitment Number NCS-914085-04-MPLS Effective Dated: July 03, 2018 at 7:30 A.M.  
TAX ID No.: ZA428900001

For reference purposes only.  
Property Address:  
211 and 311 Curtis Street, Lake Geneva, WI.

## EXHIBIT 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.

## NOTES CORRESPONDING TO SCHEDULE 2 SECTION 2 ITEMS

ITEMS 1-14 ARE CONSIDERED GENERAL IN NATURE OR NON-SURVEYED RELATED AND ARE NOT LISTED.

## GENERAL NOTES

- (A) EXHIBIT A LEGAL DESCRIPTION, SCHEDULE B SECTION 2 NOTES AND SUMMARY OF ZONING LETTER ARE REPRODUCED EXACTLY FROM THE TITLE POLICY AND ZONING LETTER PROVIDED FOR THIS SURVEY.
- (B) 12" PVC DRAIN PIPE INSTALLED TO DRAIN SUBJECT PARCEL. PERMISSIBLE EASEMENTS IF ANY, NOT PROVIDED TO THE SURVEYOR.
- (C) 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. LANDSCAPING REMAINS AS OF 7/27/18.
- (D) DRAINAGE DITCH CROSSED SUBJECT PARCEL AS SHOWN, LANDSCAPING AND BIRD FEEDERS TO NORTH OF DITCH BY ADJOINERS. WOODEN PRIVACY FENCE ON THE SOUTH SIDE OF THE DRAINAGE DITCH, AS SHOWN, APPEARS TO BE USED BY OWNERS OF SUBJECT PARCEL.
- (E) LAWN FOR LOT 43 OF HIGHLANDS OF LAKE GENEVA EXTENDS ONTO SUBJECT PARCEL AS SHOWN.
- (F) LANDSCAPING (MULCH AND SMALL PINE TREES) BY OTHERS LIES INTO SUBJECT PARCEL.
- (G) NEIGHBOR OF THE PROPERTY TO THE NORTH SPOKE WITH FIELD CREW ON AUGUST 2, 2018, STATING THAT HE MOWS THE LAWN TO THE NORTH EDGE OF ASPHALT DRIVEWAY. BIRD FEEDER IS LOCATED ON SUBJECT PROPERTY AS SHOWN.

## TABLE A NOTES

- ITEM 1 - MONUMENTS PLACED OR EXISTING AS DEPICTED ON THIS SURVEY.
- ITEM 2 - ADDRESS OF PROPERTY LISTED IN TITLE AND ON MAP AS PROVIDED IN TITLE COMMITMENT PROVIDED.
- ITEM 3 - SUBJECT PARCEL SURVEYED IS LOCATED IN FEMA FLOOD ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM MAP NUMBER 55127C0333D EFFECTIVE DATE OCTOBER 2, 2009.
- ITEM 4 - GROSS LAND AREA = 206,245 SQ. FT. (4.735 ACRES).
- ITEM 6(a) - ZONING LETTER DATED AUGUST 8, 2018 HAS BEEN PROVIDED TO SURVEYOR AS LISTED BELOW.
- ITEM 6(b) - NO ZONING SETBACK REQUIREMENTS ARE SET FORTH IN ZONING LETTER.
- ITEMS 7(a), 7(b)(1) AND 7(c) - EXTERIOR DIMENSIONS OF ALL BUILDINGS; EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL AND MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE AS SHOWN HEREON.
- ITEM 8 - SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK HAVE BEEN SHOWN HEREON.
- ITEM 9 - 52 REGULAR AND 2 HANDICAP PARKING STALLS OBSERVED.
- ITEM 11 - SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.6 OF THE 2016 ALTA/NSPS STANDARDS TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, THUS AFFECTING THE ASSESSMENT OF THE LOCATION OF THE UTILITIES.
- ITEM 13 - NAMES OF ADJOINING LAND OWNERS ACCORDING TO CURRENT TAX RECORDS HAVE BEEN SHOWN HEREON.
- ITEM 16 - NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.
- ITEM 17 - NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.

## SURVEYOR'S CERTIFICATE

To: Wisconsin Illinois Senior Housing, Inc., an Illinois not-for-profit corporation  
U.S. Bank, National Association, a national banking association, as Master Trustee,  
and/or its assigns, as their interests may appear  
First American Title Insurance Company, a Nebraska corporation

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 15 and 17 of Table A thereof.

The field work was completed on July 27, 2018.

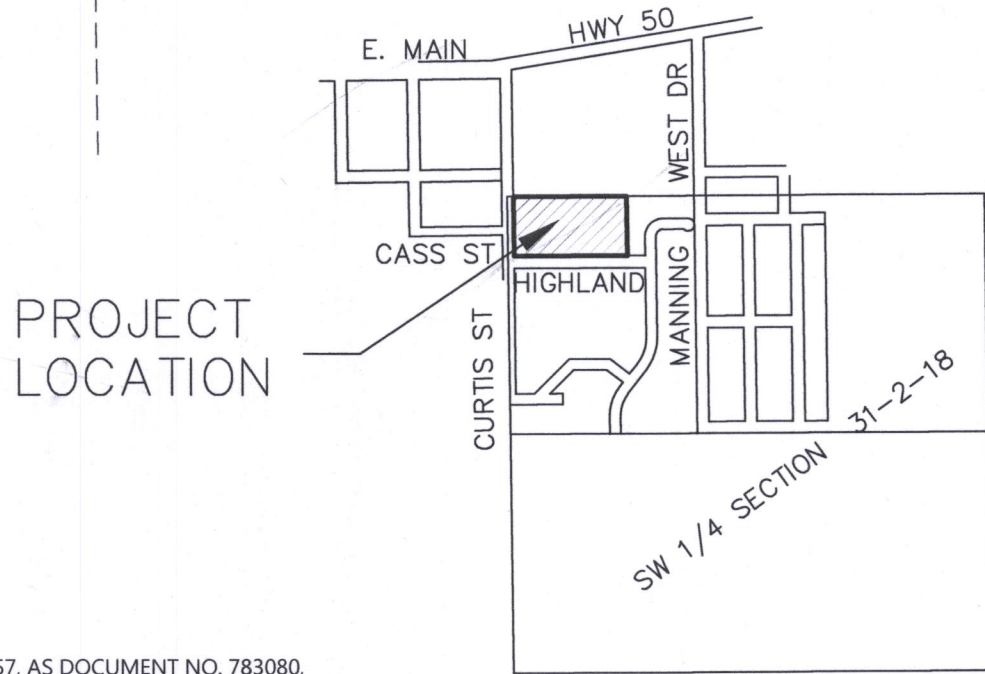
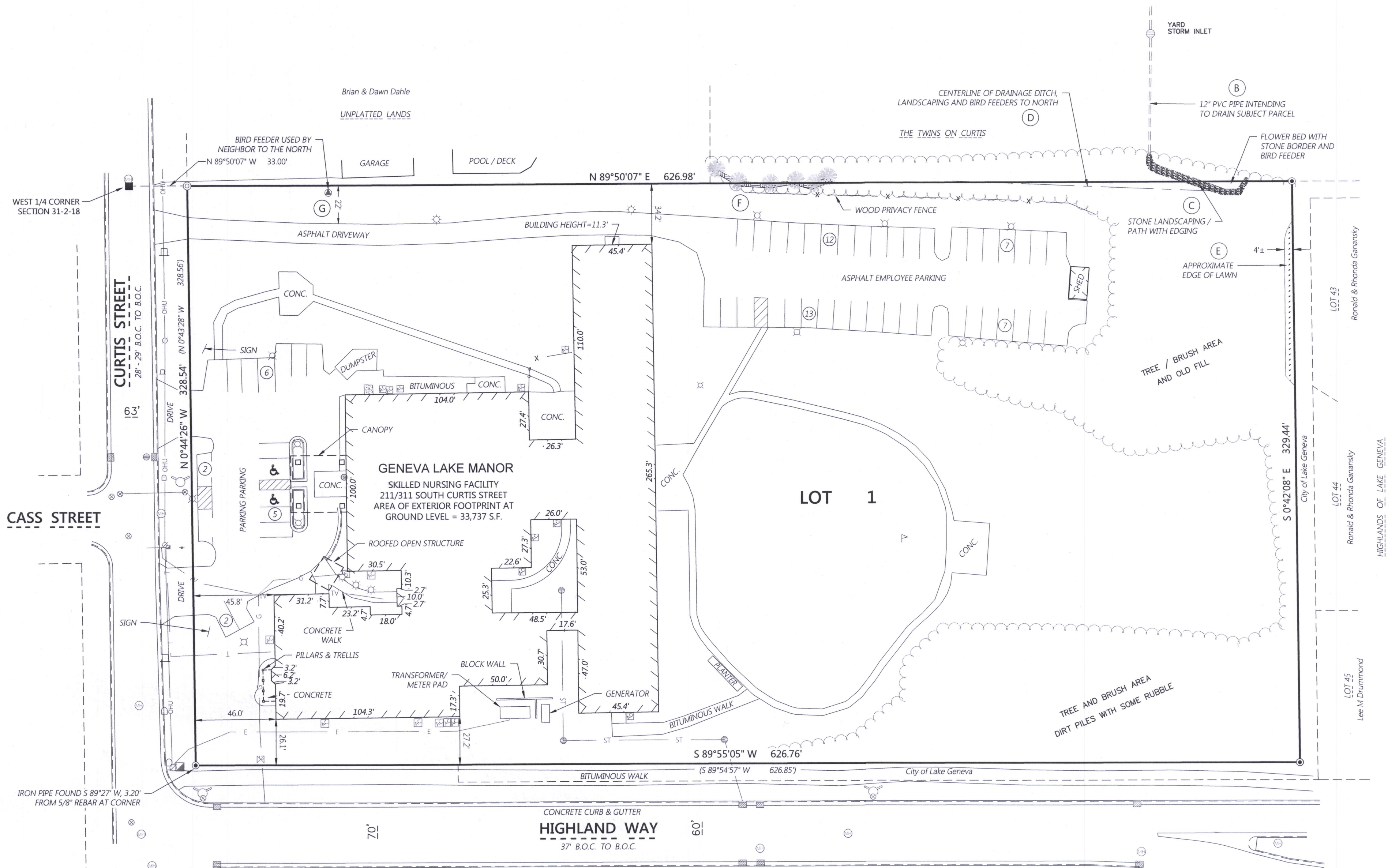
*Kristin Belongia*  
Kristin J. Belongia, P.L.S.  
Wisconsin Professional Land Surveyor S-2943  
Dated this 7th day of August, 2018.  
Revised this 22nd day of August, 2018.



ZONING LETTER SUMMARY  
PROPERTY ADDRESS: 211 & 311 CURTIS STREET, LAKE GENEVA, WISCONSIN  
LEGAL DESCRIPTION: LOT 1, CSM NO. 4289 RECORDED IN VOLUME 27 AT PAGE 257, AS DOCUMENT NO. 783080, WALWORTH COUNTY, WISCONSIN  
TAX ID NUMBER: ZA428900001

AUTHORIZED BY FRED WALLING, ZONING ADMINISTRATOR FOR THE CITY OF LAKE GENEVA, DATED AUGUST 8, 2018.

- THE ZONING CODE AFFECTING THE PREMISES IS PLANNED OFFICE (PO).
- THE PREMISES, AND ITS CURRENT USE AS A 60-BED SKILLED NURSING FACILITY KNOWN AS GENEVA LAKE MANOR LOCATED AT THE ABOVE-REFERENCED ADDRESS, COMPLY WITH THE APPLICABLE ZONING CODES, CITY ORDINANCES AND BUILDINGS, ENVIRONMENTAL AND ENERGY CODES, ORDINANCES AND REGULATIONS: YES.
- THERE ARE NO VARIANCES, CONDITIONAL USE PERMITS OR SPECIAL USE PERMITS REQUIRED FOR THE CONSTRUCTION OF THE IMPROVEMENTS ON THE PREMISES OR ITS USES. IF THERE ARE, SPECIFY THE SAME AND THE RELEVANT TERMS OR OTHERWISE CHECK HERE: NONE.
- THE PREMISES COMPLY WITH THE SUBDIVISION ORDINANCES AFFECTING IT AND CAN BE CONVEYED WITHOUT THE FILING OF A PLAT OF REPLAY OF THE PREMISES: YES.
- THE PREMISES COMPLY WITH ALL SETBACK AND PARKING LAWS AND REGULATIONS: YES. SPECIFICALLY, SETBACKS AFFECTING THE PREMISES ARE AS FOLLOWS:
- THE PREMISES ARE LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD PLAIN: NO.
- THERE ARE NO PROPOSALS FOR WIDENING, CLOSING (INCLUDING TEMPORARY CLOSINGS) OR REALIGNMENT OF ACCESS OR ABUTTING ROADS. IF THERE ARE, SPECIFY THE SAME AND ITS TERMS OR OTHERWISE CHECK HERE: NONE.
- THERE ARE NO CONTEMPLATED PENDING SPECIAL ASSESSMENTS AFFECTING THE PREMISES: NO.
- ALL APPROPRIATE AND REQUIRED CITY PERMITS, LICENSES AND APPROVALS HAVE BEEN PROVIDED FOR THE PRESENT USE OF THE PREMISES: YES.
- IN THE EVENT ALL OR A PORTION OF THE PREMISES IS DESTROYED BY FIRE OR OTHER CASUALTY, THE PREMISES MAY BE RESTORED TO ITS PRESENT CONDITION AND DENSITY: YES.



VICINITY MAP  
NOT TO SCALE

- LEGEND
- 3/4" Iron Rebar Found or As Noted
  - Concrete Monument with Disk
  - Record Information

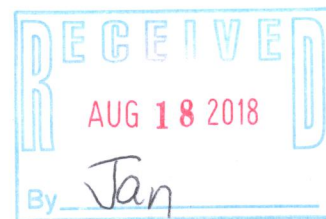


DIGGERS HOTLINE TICKET NUMBER 20183009354  
START DATE: July 27, 2018 at 1:54 PM

- LEGEND
- Existing Telephone
  - Existing Telephone Pedestal
  - Existing Overhead Power
  - Existing Utility Pole
  - Existing Guy Wire
  - Existing Electric
  - Existing Ground Light
  - Existing Light Pole
  - Existing Air Conditioner
  - Existing Cable Television
  - Existing Gas Main
  - Existing Gas Meter
  - Existing Gas Valve
  - Existing Watermain
  - Existing Water Valve
  - Existing Fire Hydrant
  - Existing Storm Sewer
  - Existing Curb Inlet
  - Existing Round Inlet
  - Existing Storm Manhole
  - Existing Tree Line
  - Existing Fence
  - Existing Sign
  - Existing Mailbox
  - Existing Flag Pole

Scale: 1" = 40'

BEARING REFERENCES TO THE NORTH LINE OF  
C.S.M. 4289 BEING N 89°50'07" E WISCONSIN STATE  
PLANE COORDINATE SYSTEM SOUTH ZONE



FOR THE EXCLUSIVE USE OF:  
Messerli | Kramer  
1400 Fifth Street Towers  
100 South Fifth Street  
Minneapolis, MN 55402

ORDER NO: 33080  
BOOK SEE FILE  
FIELD CREW: DGM  
DRAWN BY: DGM/KJB

**Batterman**  
engineers surveyors planners

2857 Bartells Drive  
Beloit, Wisconsin 53511  
608.365.4464  
www.rhbatterman.com