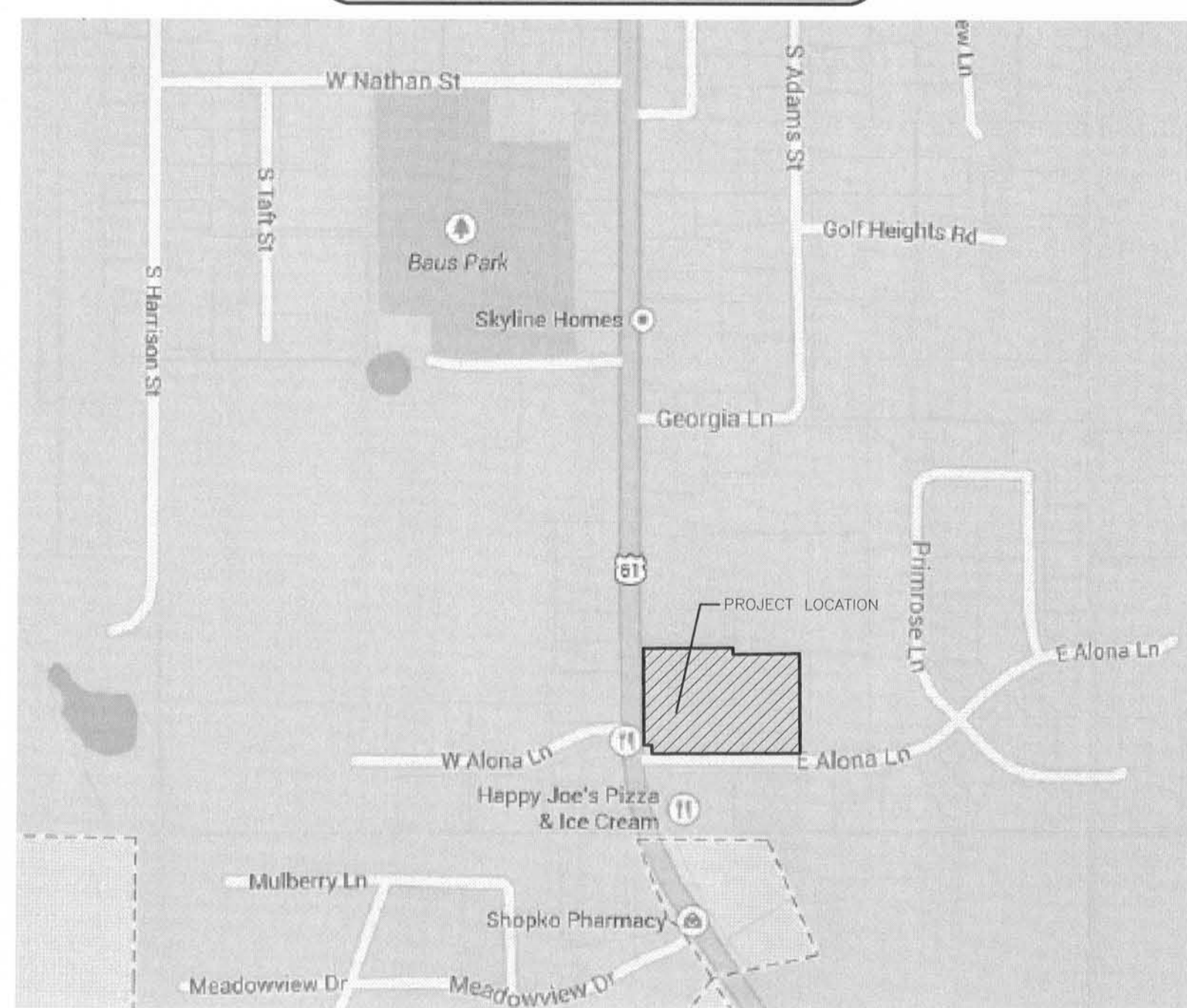


VICINITY MAP



ALTA/ACSM LAND TITLE SURVEY

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN BLOCK NINETY-FOUR (94) OF THE ASSESSMENT PLAT OF THE CITY OF LANCASTER, GRANT COUNTY, WISCONSIN, ALSO BEING IN THE S.E.1/4 OF THE N.E.1/4 OF SECTION 10, T4N, R3W, DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 10, THENCE SOUTH 89°27'35" WEST ALONG THE QUARTER LINE A RECORDED DISTANCE OF 1197.81 FEET TO THE POINT OF BEGINNING; THENCE NORTH 12°42'30" WEST 63.97 FEET TO THE POINT OF BEGINNING; THENCE ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 816.60 FEET (THE LONG CHORD OF WHICH BEARS NORTH 01°35'30" WEST 24.60 FEET) A DISTANCE OF 24.60 FEET; THENCE NORTH 89°59'20" WEST 22.23 FEET; THENCE NORTH 07°11'07" WEST 275.13 FEET; THENCE NORTH 89°59'20" EAST 255.84 FEET; THENCE SOUTH 02°02'20" WEST 18.50 FEET; THENCE NORTH 89°42'00" EAST 212.84 FEET; THENCE SOUTH 02°26'30" EAST 282.69 FEET; THENCE WEST 448.80 FEET TO THE POINT OF BEGINNING. EXCEPT COMMENCING AT A POINT ON THE EASTERLY BOUNDARY OF MADISON STREET IN THE CITY OF LANCASTER, WISCONSIN, WHICH IS 233.36 FEET NORTH AND 1263.85 FEET WEST OF THE EAST QUARTER CORNER OF SECTION 10, T4N, R3W OF THE 4TH PL., GRANT COUNTY, WISCONSIN; THENCE SOUTH 89°08' EAST 22.33 FEET; THENCE 74.76 FEET ALONG THE ARC OF A CURVE, CONCAVE EASTERLY OF RADIUS 816.60 FEET AND HAVING A LONG CHORD BEARING SOUTH 01°38' EAST 24.60 FEET; THENCE NORTH 89°58' EAST 424.98 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°58' EAST 183.60 FEET; THENCE SOUTH 02°29' WEST 183.60 FEET; THENCE SOUTH 02°29' EAST 282.63 FEET TO THE POINT OF BEGINNING, SAID DESCRIBED TRACT BEING A PART OF BLOCK 94 OF THE ASSESSMENT PLAT OF THE CITY OF LANCASTER, GRANT COUNTY, WISCONSIN. ALSO EXCEPTING PREMISES CONVEYED FOR HIGHWAY AND/OR STREET PURPOSES AND RECORDED IN VOLUME 288 OF DEEDS, PAGE 542 AND IN VOLUME 405 OF RECORDS, PAGE 169.

LEGEND

- These standard symbols will be found in the drawing.
SANITARY SEWER
STORM SEWER
OVERHEAD UTILITIES
BURIED ELECTRIC
BURIED GAS
BURIED TELEPHONE
WATERMAIN
BURIED CABLE TV
EDGE OF BITUMINOUS
AIR CONDITIONING UNIT
SQUARE CATCH BASIN
GAS METER
GUARD POST
HYDRANT
POWERSPOLE
SANITARY MANHOLE
SIGN
TELEPHONE PEDESTAL
CABLE TV PEDESTAL
WATER SERVICE
WATER VALVE
BUSH/SHRUB
TREE
PINE TREE
3/4" O.D. X 18" IRON BAR SET WEIGHING 1.50 LBS/LIN. FT.
1-1/4" O.D. IRON PIPE FOUND
3/4" O.D. IRON BAR FOUND
ALUMINUM MONUMENT FOUND
RECORDED AS

UNDERGROUND UTILITIES

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT. SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS - LOCATIONS ARE APPROXIMATE. PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON MAP. CONTACT DIGGERS HOTLINE FOR LOCATIONS. FIELD VERIFY SANITARY AND STORM SEWER PIPE SIZE AND LOCATION. UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON MARKINGS BY DIGGERS HOTLINE. (TICKET #20144601328)

OBSERVED ENCROACHMENTS

- A ASPHALT AND PARKING STALL AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY ENDOACH INTO PUBLIC RIGHT OF WAY BY APPROXIMATELY 8.6' AND 10.3'.
B SIDEWALK BEGINS TO ENDOACH INTO SUBJECT PROPERTY APPROXIMATELY 83.6' NORTH OF THE SOUTHWEST PROPERTY CORNER. AT THE SOUTHWEST PROPERTY CORNER, SAID SIDEWALK ENDOACHES INTO SUBJECT PROPERTY BY APPROXIMATELY 1.7'.
C ASPHALT PARKING AREA ON THE SOUTH SIDE OF THE BUILDING ON THE SUBJECT PROPERTY ENDOACHES INTO PUBLIC RIGHT OF WAY BY APPROXIMATELY 13.0' AND 13.6'.

SURVEYOR'S NOTES

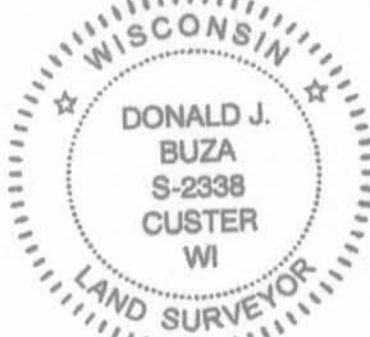
- 1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST-WEST 1/4 SECTION LINE OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 3 WEST, ASSUMED TO BEAR S 89°41'29" W.
4. AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK WITHIN RECENT MONTHS, AND NO OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
5. AT THE TIME OF THE ALTA SURVEY, THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
6. AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
7. AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE LOCATION OF CEMETERIES OR BURIAL GROUNDS.
8. AREA OF SUBJECT PROPERTY: 129,911 SQUARE FEET (2.982 ACRES).
9. PROPERTY IS IN FLOOD ZONE DESIGNATION "X", PER FEMA FLOOD INSURANCE RATE MAP NUMBER 5504300480E, EFFECTIVE DATE OF SEPTEMBER 2, 2011.
10. ADDRESS OF PROPERTY AS PROVIDED BY THE INSURER: 1350 SOUTH MADISON STREET, LANCASTER, WI 53813.
11. INFORMATION FOR CURRENT ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AS SET FORTH IN THAT CLASSIFICATION HAS NOT BEEN PROVIDED BY INSURER.
12. AT THE TIME OF THE ALTA SURVEY, THERE WERE NO WETLAND AREAS DELINEATED.
13. AT THE TIME OF THE ALTA SURVEY, THERE WERE 43 STANDARD PARKING SPACES OBSERVED AND 1 HANDICAP PARKING STALL OBSERVED, FOR A TOTAL OF 44 PARKING SPACES.

SCHEDULE B-2 EXCEPTIONS

FROM TITLE COMMITMENT NCS-701712-7-A-ME, EFFECTIVE DATE OF NOVEMBER 19, 2014 AT 2:30 A.M., PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WHICH LISTS NO EASEMENT EXCEPTIONS FROM SCHEDULE B, SECTION TWO.

SURVEYOR'S CERTIFICATE

TO: LANCASTER REAL ESTATE LLC, MISCAP FINANCIAL HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND ITS DIRECT AND INDIRECT SUBSIDIARIES, FIRST AMERICAN TITLE INSURANCE COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b(1), 7c, 8, 9, 10a, 10b, 11c, 11d, 13, 14, 15, 16, 17, 18, 19, 20a, 20b AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 10TH AND NOVEMBER 13-14, 2014.

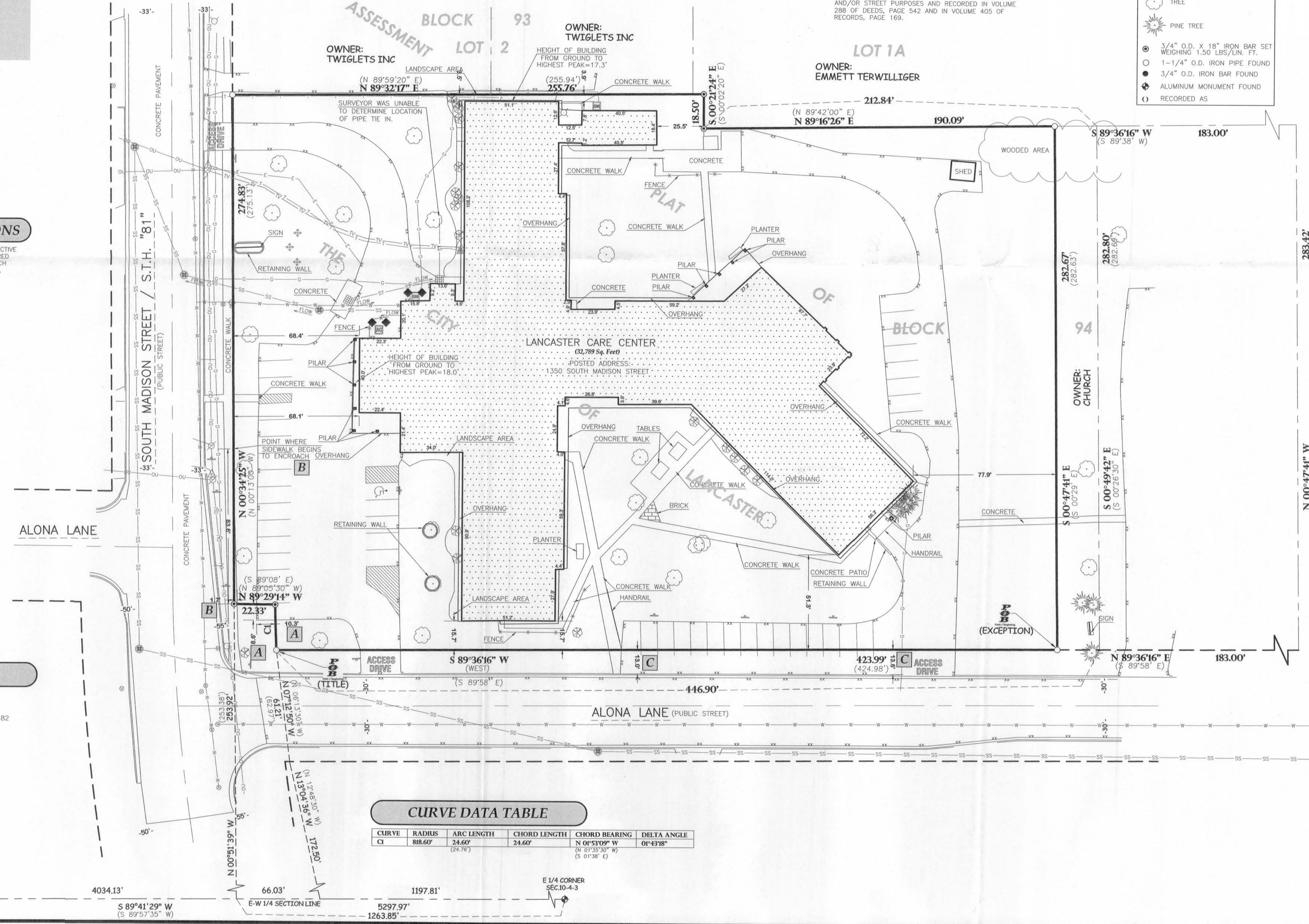
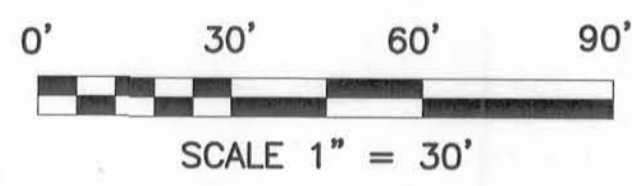


SURVEYOR

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CURVE DATA TABLE

Table with 6 columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Row 1: C1, 816.60, 24.67, 24.67, 01°38'00" W, 01°38'00" W.



Vertical sidebar containing project information: CHECKED: DONALD J. BUZA, DRAWN: TRAVIS PLANTICO, DATE: 12-2-14, PROJECT NO. 14-022. Project name: ALTA/ACSM RICE MANAGEMENT LANCASTER CARE CENTER CITY OF LANCASTER GRANT COUNTY, WISCONSIN. Surveyor logo: Point of Beginning.