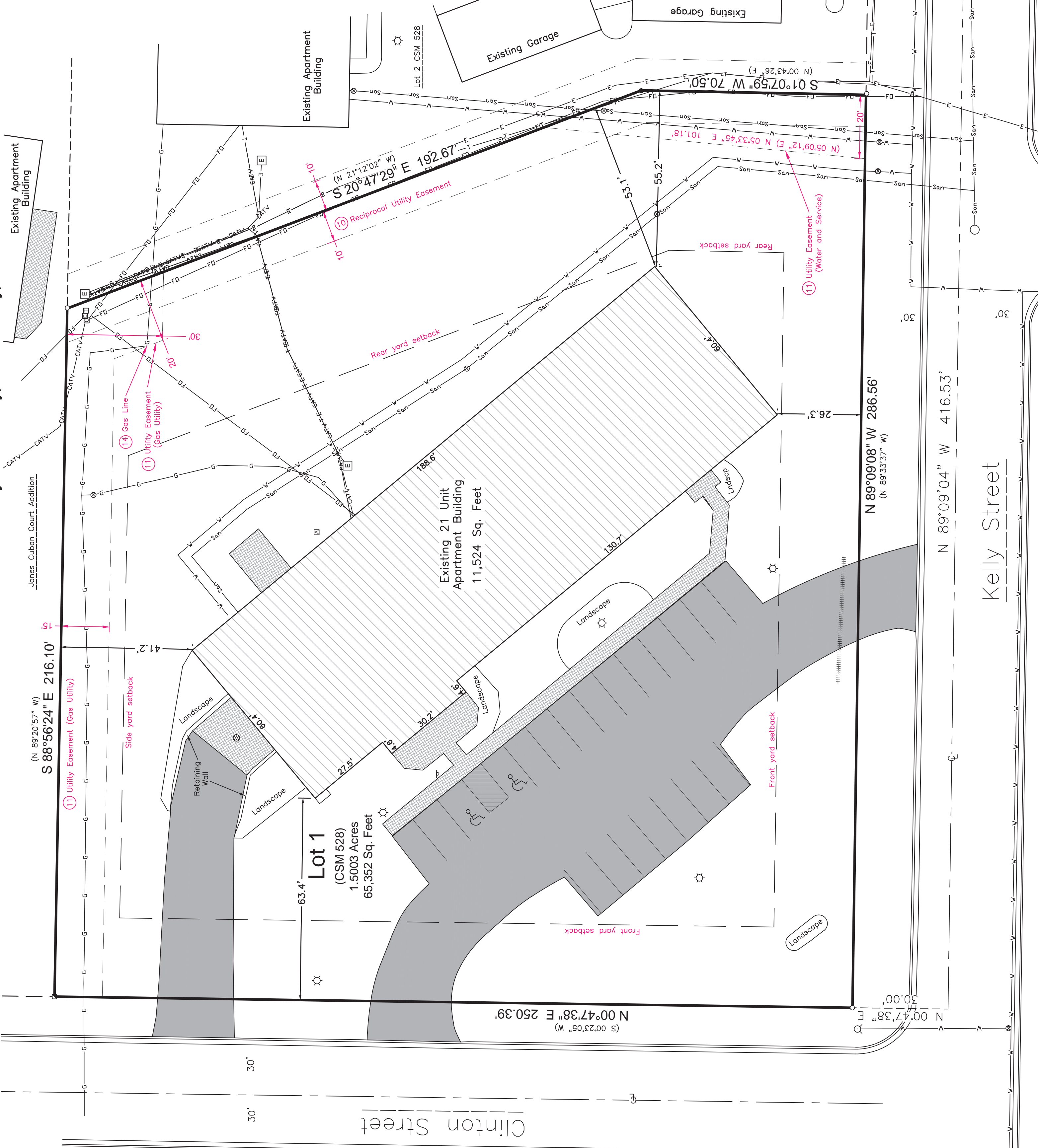


# ALTA/NSPS LAND TITLE SURVEY

Lot 1 of Certified Survey Map No. 528, filed in Vol. 4 of Certified Survey Maps, Pg. 76, Doc. No. 604609, being located in the NE1/4 of Section 36, Township 2 North, Range 1 West, of the 4th P.M., City of Cuba City, Grant County, Wisconsin.

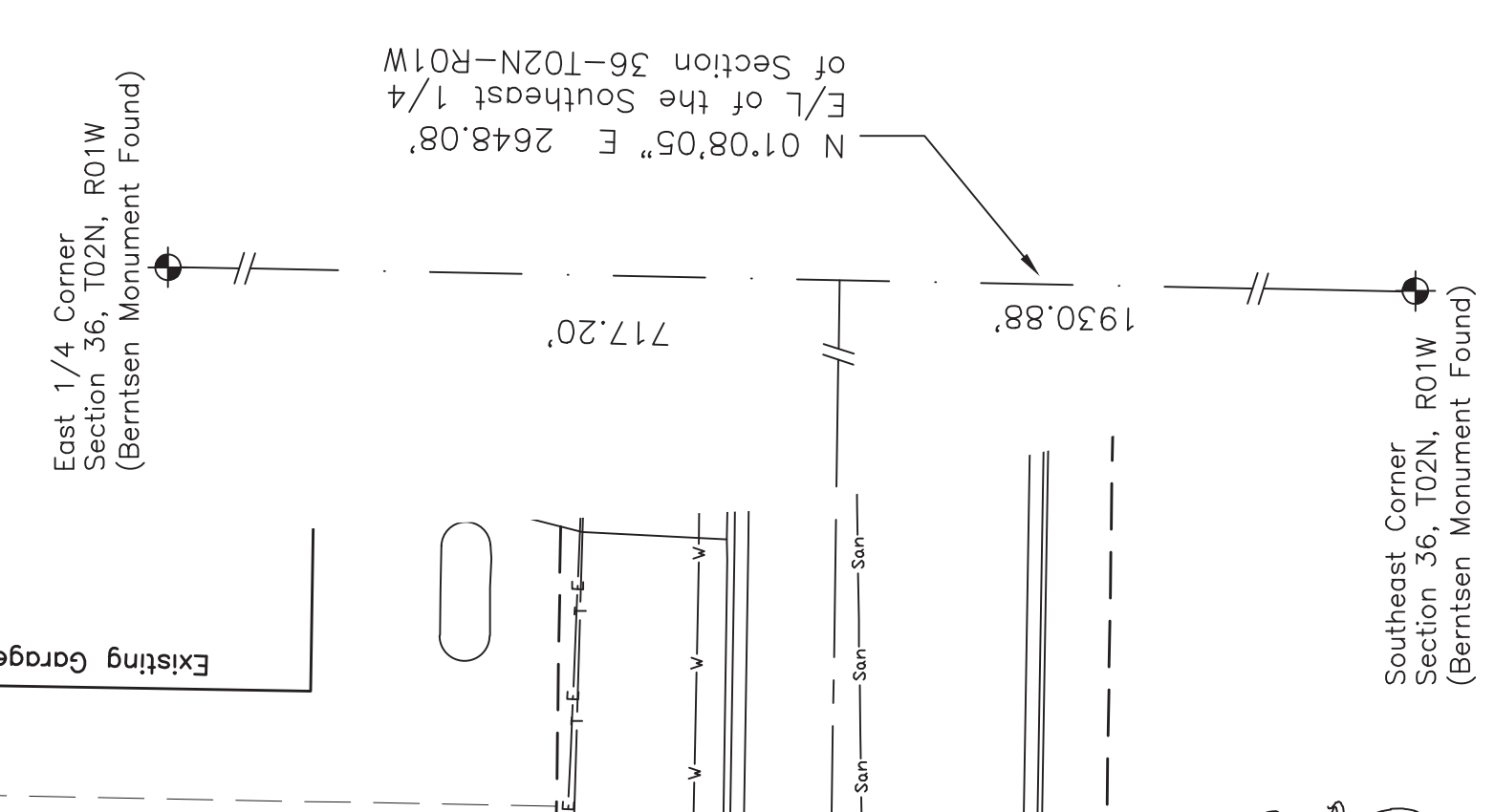
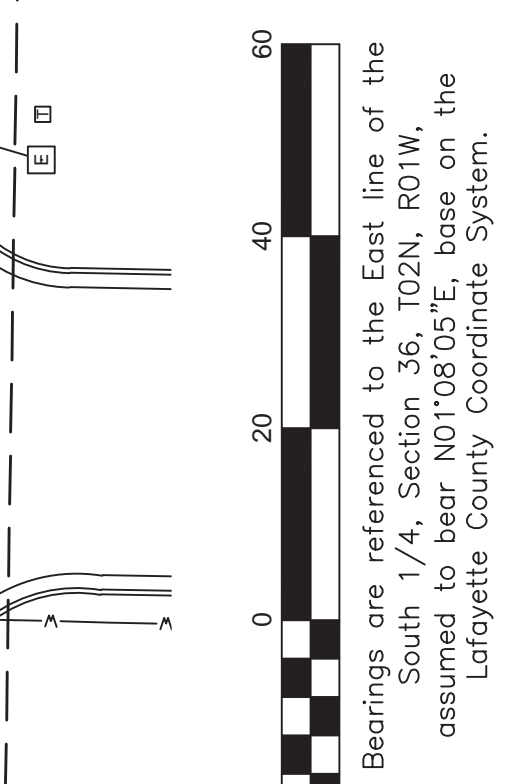
RECEIVED  
By Land Information Office at 9:09 am, Aug 03, 2018

42012



### LEGEND

○	Sanitary MH / Tank / Base	□	CATV Pedestal
○	Clean Out / Curb Stop / Full Box	□	Gas Regulator
○	Storm Manhole	○	Sign
○	Carls Base / Yard Drain	○	Post / Guard Post
○	Water MH / Well	○	Air Conditioner
○	Hydrant	○	Telephone Pedestal
○	Utility Valve	○	3/4" x 18" Steel Rebar @ 1.50bs.LF SET
○	Utility Meter	○	3/4" Rebar Found
○	Light Pole / Signal	○	2" Iron Pipe Found
○	Electric Pedestal	○	Government Corner
○	Electric Transformer	○	Recorded AS
○	Underground Cable TV	○	Underground Electric
○	Underground Fiber Optic	○	Overhead Electric Lines
○	Storm Sewer	○	Underground Electric
○	Underground Gas Line	○	Underground Telephone
○	Water Main	○	Existing Easement Line
○	Culvert	○	Asphalt Pavement
○	Concrete Pavement	○	



### Legal Description

(Per Commitment File No.: DM0001777 with an effective date of July 26, 2018)

**PARCEL I:**  
Lot 1 of Certified Survey Map No. 528, filed in Vol. 4 of Certified Survey Maps, Pg. 76, Doc. No. 604609, being located in the NE1/4 of the SE1/4 of Section 36, Township 2 North, Range 1 West, of the 4th P.M., City of Cuba City, Grant County, Wisconsin.

**PARCEL II:**  
Tax Parcel No. 211-00797-0000  
Property Address: 714 S. Clinton Street, Cuba City, WI 53807 (for informational purposes only)

**PARCEL III:**  
Also including a nonexclusive Ingress/Egress Easement for the benefit of such real property for pedestrian and vehicular access purposes over the following described lands:  
Outlot 1 of Certified Survey Map No. 528, filed in Vol. 4 of Certified Survey Maps, Pg. 76, Doc. No. 604609, being located in the NE1/4 of the SE1/4 of Section 36, Township 2 North, Range 1 West, of the 4th P.M., City of Cuba City, Grant County, Wisconsin.

### Surveyor's Certificate

To: Premier Real Estate Management, LLC, a Wisconsin limited liability company; Premier Cuba City 21, LLC, a Wisconsin limited liability company; Dominion Title & Exchange Services, LLC, a Wisconsin limited liability company; Waukesha State Bank, its successors and/or assigns, and 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 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)(2), 8, 9, 11, 14, 16, 17, 18, 19 and 20 Table A thereof. The field work was completed on June 21, 2018. 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 professional in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date of Map: 08/1/2018  
Surveyor: Scott R. Anderson  
Firm: SRA  
Last Saved by: Scott  
Page: 1 of 1

## Maplewood Glen - Senior Living

City of Cuba City, Grant County, WI  
For: Premier Real Estate Management LLC

General Notes:  
1. Parcels are currently Zoned: R-3 (PER provided Zoning Letter - dated 5/14/2018)  
2. Zoning Setback:  
Front Yard: 25 Feet  
Side Yard: 20 Feet  
Rear Yard: 50 Feet  
Height: 35 Feet  
3. Subject Site is Mapped as: Area of minimal flooding, per FIRM Map No. 550430.0775 E with and effective date of Oct 2, 2011.  
4. Total land area is 65,351 Square Feet (1,500 Acres)  
5. Parking Stalls:  
Regular (Outside) 19 Stalls  
Regular (Garage) 10 Stalls  
Disabled (Outside) 2 Stalls  
Disabled (Garage) 1 Stall  
Total 32 Stalls  
6. Kelly Street and Clinton Street are adjacent to site as mapped.  
7. There is no evidence of recent earth moving work, building construction, or building additions observed while performing fieldwork for this survey.  
8. There are no current proposed street changes per discussion with City Planning Department.  
9. There are no delineation markings observed while performing survey fieldwork.  
10. Item 7(b)(2) was checked but no other areas were specified by client.  
11. Existing utilities shown are indicated in accordance with available records and field measurements. Obtain exact locations & elevations of all utilities, including sewer & water from the owners of the respective utilities. To contact Digger's Hotline, call 811.

First American Title Insurance Company by Dominion Title & Exchange Services, LLC  
File No. DM0001777 (Rev. No. 1) - Notes to Schedule B - II

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:  
4, 6, 7, 8, 12, and 15 = Items that cannot be shown on a map.

- Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the land.  
(No Burden to Subject Parcel)
- Easements or encumbrances that are not shown by the Public Records.  
(No Burden to Subject Parcel)
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflict in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.  
(No Burden to Subject Parcel)
- Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.  
(No Burden to Subject Parcel)
- Restrictions, notes, easements, building setback lines and other matters as may be shown on the recorded plat/certified survey map of the subject property.  
(CSM 528 does not map any restrictions, notes, easements or setbacks)
- Reciprocal Utility Line Easement and Maintenance Agreement recorded in Vol. 863, Pg. 700, as Doc. No. 624831  
(Mapped and labeled on this survey)
- Utility Easement recorded in Vol. 863, Pg. 704, as Doc. No. 624832  
(Mapped and labeled on this survey)
- Terms and provisions of easement for ingress and egress purpose as set forth in Warranty Deed recorded in Vol. 834, Pg. 841, as Doc. No. 612854.  
NOTE: Said Warranty Deed having been re-recorded previously as Doc. No. 616646, correcting the name of the grantee within the original filing as Doc. No. 603794.  
(This easement no longer exists, said easement was to terminate upon the dedication to the City of Cuba City for street purposes of Kelly Street. This dedication was done by Doc. No. 671193 - Conveyance for Highway Purpose)
- Matters as referenced on survey dated 10/11/2001 prepared by Larry L. Austin, relating to gas line crossing property outside of easement. (Listed on prior title - no survey located).  
(Gas line as field located on 06/21/18 per markings; the gas lines falls within the easement)

DAVEL ENGINEERING & ENVIRONMENTAL, INC.  
CIVIL ENGINEERING CONSULTANTS  
1811 Roche Street, Menasha WI 54952  
Ph: 920-991-1866 Fax: 920-830-9595  
www.davel.pro

Aug 01, 2018 - 11:09 PM J:\Projects\5560pr\dwg\Corrison\5560ALTA-1777.dwg

## ALTA / NSPS Land Title Survey

(714 S. Clinton Street, Cuba City, WI 53807)