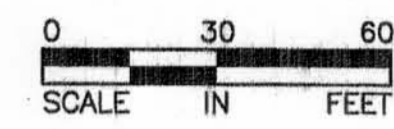


ALTA/ACSM Land Title Survey

GOLDEN LIVING CENTER - RIVERDALE

#966

1000 N. Wisconsin Avenue
Muscodia, Wisconsin



(As per Schedule A of Commitment from Chicago Title Insurance Company, File No. G-13485, effective date December 4, 2009):

ALL OF BLOCK TWENTY-TWO (22) AND THE EAST-WEST ALLEY INTERSECTING SAID BLOCK 22;
ALL OF BLOCK THIRTY-FIVE (35);
AND THAT PORTION OF UNIVERSITY STREET LYING BETWEEN SAID BLOCKS 22 AND 35,
ALSO THE EAST 9 FEET OF THE PARTIALLY VACATED WISCONSIN AVENUE ADJOINING THE
ABOVE DESCRIBED PREMISES.
ALL IN THE ORIGINAL PLAT IN THE VILLAGE OF MUSCODIA, GRANT COUNTY, WISCONSIN
ACCORDING TO THE RECORDED PLAT THEREOF.

TAX PARCEL NOS: 153-00043-0000
153-00056-0000
153-00057-0000
153-00058-0000

SURVEYOR'S CERTIFICATE

I hereby certify to:
The U.S. Department of Housing and Urban Development (HUD)
GPH Muscodia LLC, a Delaware limited liability company
Walker & Dunlop, LLC
Chicago Title Insurance Company, a Nebraska corporation and to their successors and assigns, that:
(a) I made an on the ground survey per record description of the land shown hereon located in Muscodia, Grant County, WI, on October 18, 2005 and updated on January 19, 2010; and it and this map were made in accordance with the requirements for an ALTA/ACSM Land Title Survey, as defined in the 2005 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys.
(b) To the best of my knowledge, belief and information, except as shown hereon: there are no encroachments either way across property lines; there are no encroachments of any structures over any applicable set back lines or upon any easements; title lines and lines of actual possession are the same; and the premises are subject to a 500 year return frequency flood hazard, and such flood condition is shown on the Federal Flood Insurance Rate Map, Community Panel No. 550153 0001 B.
By: *[Signature]*
(Seal) Name: Kurt M. Kitch
Date: January 19, 2010

This is to certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2005, and includes items 1 through 13 (except for sub-items 7b and 7c), 16, 17 and 18 of Table A thereof. 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.

SCHEDULE B-2 EASEMENT NOTES

1. Fee simple ownership is vested in GPH Muscodia LLC, a Delaware limited liability company, on date of Survey.
2. Area of property is 139,870 sq. ft. or 3.21 acres.
3. Zoning information shown on the survey is same as PZR report for site No. 38871 dated August 12, 2005.
4. The address of the property is 1000 North Wisconsin Ave., Muscodia, WI. 53573.
5. Above ground utility locations have been field located as shown. The underground public utilities shown have been located from survey information and previous survey records. The surveyor has not physically located the underground utilities. Prior to any excavation, contact Wisconsin Diggers Hotline for an on-site location (800-242-8511).
6. Items pertaining to Schedule B-Section II of Commitment to Title from Chicago Title Insurance Company, File No. G-13485, effective date December 4, 2009:
Item 11 - Property subject to Easements, if any, of the public or any school district, utility, municipality, or person, as provided in Section 68.1005 (2) of the Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements or services in that portion of the subject premises which were formerly a part of Wisconsin Avenue now partially vacated, per document dated November 14, 1995, in Volume 773 of Records, Page 727, as Document No. 566844, as shown hereon.
Item 12 - Property subject to Easements, if any, of the public or any school district, utility, municipality, or person, as provided in Section 68.1005 (2) of the Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements or services in that portion of the subject premises which were formerly the east-west alley in Block 22 and Block 35 now vacated, per document dated January 17, 1973, in Volume 484 of Records, Page 369, as Document No. 434594. Vacated alley location and related document number is shown hereon.

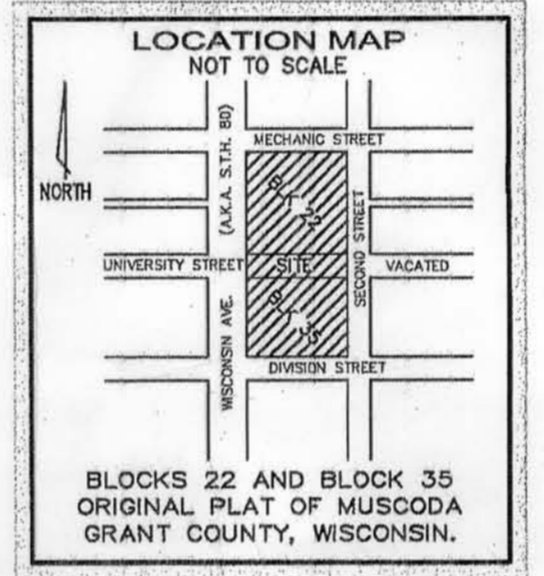
No.	REVISIONS	Date
1.	Minor revisions	3/22/2010

COORDINATED BY:
SMITH-ROBERTS
NATIONAL CORPORATION
100 NE 5th Street
OKLAHOMA CITY, OK 73104
800.411.2010
www.smith-roberts.com

ALTA/ACSM LAND TITLE SURVEY
GOLDEN LIVING CENTER - RIVERDALE
1000 N. Wisconsin Avenue
Muscodia, Grant County, Wisconsin
January 19, 2010
FHA#: 075-22028 PROPERTY ID: #966 RLK PROJECT: 2010-006L

RLK
INCORPORATED
6110 Blue Circle Drive • Suite 100 • Minnetonka, MN 55343
Duluth, MN
Ham Lake, MN
Minnetonka, MN
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Fax: 952.933.1153
www.rlkinc.com

VICINITY MAP



ZONING INFORMATION

ZONING DATA
per Village of Muscodia dated 1977
DISTRICT: C (Commercial)
BUILDING SETBACK REQUIREMENTS: FRONT: 10 FEET SIDE: 0 FEET REAR: 0 FEET
MAX. BLDG. HEIGHT: none
AREA RESTRICTIONS: 75' min. width
BUILDING DENSITY: none listed
PARKING REQUIREMENTS no formulas (parking is regulated)

LAND AREA:

Area of the property:
139,870 sq. ft. or 3.21 acres

LEGEND OF SYMBOLS:

- = 2" REBAR MONUMENT FOUND
- = SANITARY SEWER MANHOLE
- ⊕ = HYDRANT
- ⊗ = CATCH BASIN
- ⊖ = ELECTRIC POWER POLE
- = GUY WIRE
- ⊥ = SIGN
- ⊥ = GATE VALVE
- ⊕ = WATER POST INDICATOR VALVE
- ⊗ = HANDICAPPED PARKING
- ⊖ = ELECTRIC POST
- ⊕ = GAS METER
- ⊗ = ELECTRIC TRANSFORMER BOX
- ⊖ = ELECTRICAL BOX
- ⊕ = ELECTRIC METER
- ⊗ = GUARD POST
- ⊖ = LIGHT POLE
- ⊕ = AIR CONDITIONING UNIT
- ⊗ = FLAG POLE
- ⊖ = ROOF DRAIN
- ⊕ = CLEAN OUT
- ⊗ = TELEPHONE BOX
- ⊖ = WATER CURB STOP
- ⊕ = TREE
- ⊗ = BUSH
- ⊖ = AUTO SPRINKLER
- ⊕ = POST INDICATOR VALVE
- OE = OVERHEAD ELECTRIC LINE
- UG = UNDERGROUND GAS LINE
- UT = UNDERGROUND TELEPHONE LINE
- UE = UNDERGROUND ELECTRIC LINE

LIST OF ENCROACHMENTS:

The following list of encroachments: None on date of survey.

GENERAL SURVEY NOTES:

1. The Basis of Bearings for this survey is:
For the purposes of this survey the North line of Block 22, ORIGINAL PLAT IN THE VILLAGE OF MUSCODIA, Grant County, Wisconsin is assumed to bear S89°59'10"E.
2. Utility Note: The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
3. Site contains 39 parking stalls.

Map 24, 2010 1:1 Scale
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