

**Items Corresponding to Schedule B-II:**

- Terms, conditions, restrictions, and provisions relating to the use and maintenance of the easement described as Parcel II of the subject premises as contained in Warranty Deed executed by Charles L. Steidinger and Velma J., his wife, to REGS, LTD., a Corporation, dated April 9, 1968 and recorded in the office of the Register of Deeds for Grant County, Wisconsin, on April 9, 1968 in Volume 434 of Records, page 51, as Document No. 411987. (Plotted) (Affects subject property).
- Provision for assessment liens as contained in instrument recorded as Document No. 411987 noted above. (Plotted) (Affects subject property).
- Terms, conditions, restrictions and provisions relating to the use and maintenance of the easement described as the East 129.00 feet of Parcel II of the subject premises contained in Agreement executed by and between Charles L. Steidinger and Velma, his wife, Wayne L. Bottomley and Richard N. Doeringfeld, and Regs Limited, a Wisconsin corporation, dated June 26, 1969, and recorded in said Register's office on July 15, 1969 in Volume 448 of Records on page 358 as Document No. 417740. (Also see Assignment of Agreement Rights from REGS, LTD., a corporation, to Health Group Inc., a Tennessee corporation, its successors and assigns, dated March 2, 1984 and recorded in said Register's office on March 5, 1984 in Volume 599 of Records on page 137, as Document No. 499500. (Plotted) (Affects subject property).
- Provision for assessment liens as contained in instrument recorded as Document No. 417740 noted above. (Plotted) (Affects subject property).
- Covenants, conditions and restrictions contained in Reciprocal Easement Agreement executed by and between POSS General Partners, a Wisconsin general partnership, and HCR Limited Partnership I, a Delaware limited partnership, dated November 6, 1992, and recorded in said Register's office on November 17, 1992 in Volume 702 of Records, page 239 as Document No. 555036. The above described Reciprocal Easement Agreement was assigned by Poss LLC, the successor in interest to POSS General Partners, a Wisconsin general partnership, to Pine Ridge Estates Condominiums, by an Assignment of Easement dated October 25, 2001 and recorded in said Register's office on November 14, 2001 in Volume 895 of Records, page 29 as Document No. 633946. (Plotted) (Affects subject property).
- Easements as contained in instrument recorded as Document No. 633946 noted above. (Plotted) (Affects subject property).
- Provision for assessment liens as contained in instrument recorded as Document No. 633946 noted above. (Plotted) (Affects subject property).

**Statement Of Encroachments:**

- Encroachment by transformer onto subject property by 3.8'.
- Encroachment by subject's rip rap onto abutting lands to the North by 5.5'.
- Encroachment by subject's asphalt pavement onto abutting lands to the South by 2.2'.
- Encroachment by subject's light standard onto abutting lands to the South by 0.3'.
- Encroachment by subject's hydrant onto abutting lands to the South by 1.3'.
- Encroachment by subject's garage into side yard setback by 9.5'.
- Encroachment by subject property's parking onto abutting lands to the North by 16.5', across a 162' stretch beginning 150' from the Northeast corner of the subject property and running west. Possibly an existing easement for this encroachment.

**Utility Information:**

Utilities were located by observed evidence.

**Miscellaneous Notes:**

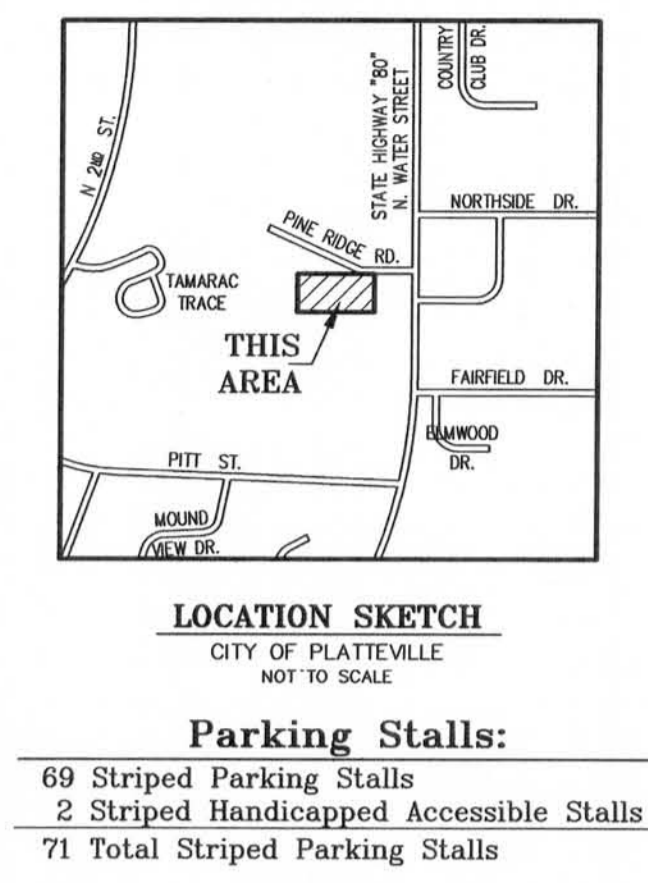
- All field measurements matched record dimensions within the precision requirements of ALTA/ACSM specifications.
- There were no cemeteries or burial grounds observed in the field or information regarding cemeteries or burial grounds found in the recorded documents provided.
- There was no observable evidence of earth moving work or building construction on the date of the survey, June 27, 2007.

Scale 1"=60'

LEGEND:

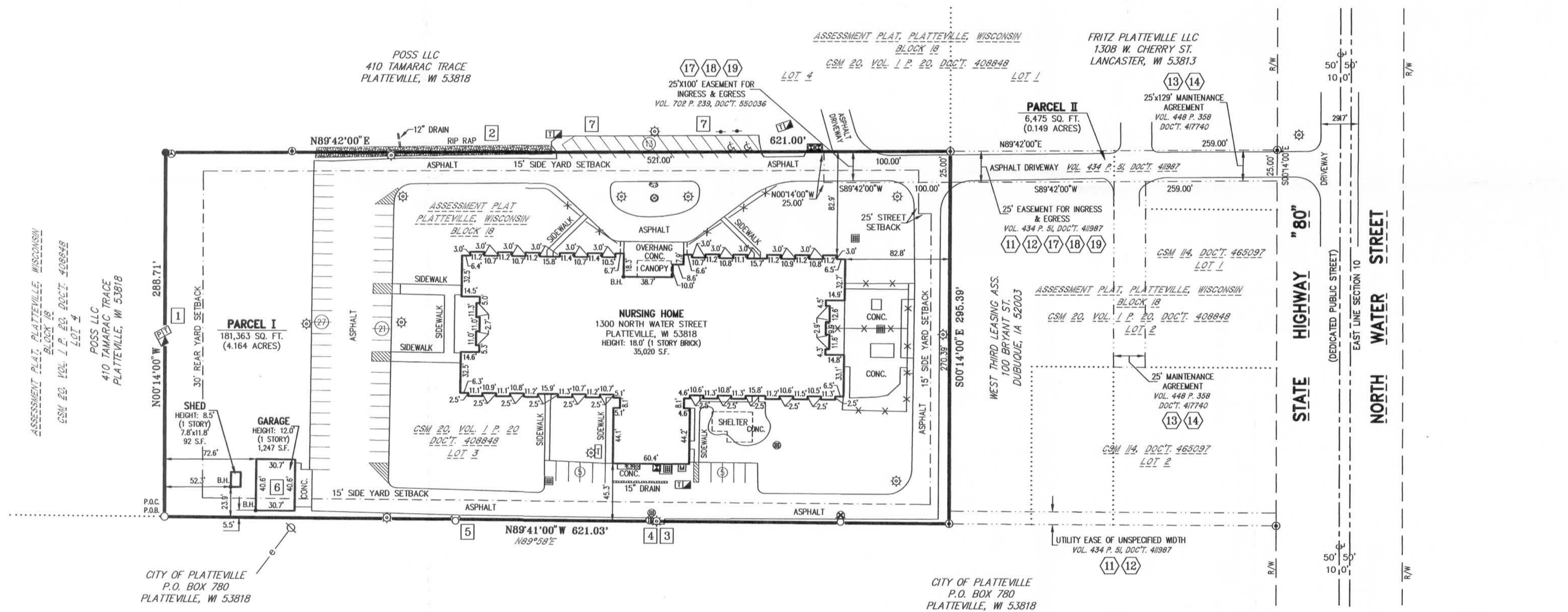
- 3/4"x24" ROUND IRON ROD SET-1.502 LB/FT.
- 3/4" ROUND IRON ROD FOUND
- 1/2" IRON ROD FOUND
- 1" IRON PIPE FOUND
- POWER POLE
- LIGHT STANDARD
- TRANSFORMER
- ELECTRIC PEDESTAL
- ELECTRIC METER
- FLOOD LIGHT
- TELEPHONE JUNCTION BOX
- MANHOLE
- VENT
- CATCH BASIN
- HYDRANT
- WATER MAIN VALVE
- GAS REGULATOR
- SIGN
- FLAG POLE
- 1/4" G UNIT
- MAILBOX
- AERIAL ELECTRIC LINE
- FENCE
- PREVIOUSLY RECORDED AS (000)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- B.H. BUILDING HEIGHT LOCATION
- R/W RIGHT-OF-WAY

BASIS FOR BEARINGS:  
THE WEST LINE OF STATE HIGHWAY "80", ASSUMED TO BEAR N00°14'00"W.



**LOCATION SKETCH**  
CITY OF PLATTEVILLE  
NOT TO SCALE

**Parking Stalls:**  
69 Striped Parking Stalls  
2 Striped Handicapped Accessible Stalls  
71 Total Striped Parking Stalls



**Zoning Information:**

STATUS	ZONED	1-1 INSTITUTIONAL DISTRICT	DISTRICT	CITY OF PLATTEVILLE
PERMITTED USE	REQUIRED	OBSERVED	DIRECTOR COMMUNITY PLANNING & DEVELOPMENT	75 W. BRONSON STREET PLATTEVILLE, WI 53818-0780
MINIMUM LOT AREA	(1)	181,363	PERSON CONTACTED	JOSEPH R. CARROLL
MINIMUM FRONTAGE	NONE	25'	DATED CONTACT	JULY 3, 2007
MINIMUM LOT WIDTH	NONE	288.71'	PHONE / FAX NUMBER	PHONE: (608) 348-9741
MAX. BUILDING COVERAGE	(3)	20% (BLDG)	EMAIL ADDRESS	corroll@platteville.org
MAX. BUILDING HEIGHT	35'	18.0'	NOTES:	1. DETERMINED BY BUILDING PLACEMENT ON THE SITE AS WELL AS THE SETBACK REQUIREMENTS.
PARKING REGULAR	(2)	69		2. 1 SPACE FOR EACH 3 BEDS PLUS 1 SPACE FOR EACH 3 EMPLOYEES PLUS 1 SPACE FOR EACH PHYSICIAN.
PARKING HANDICAP	(2)	2		3. LOT COVERAGE (BUILDING & PARKING) - MAXIMUM 70%
PARKING TOTAL	(2)	71		

**FLOOD NOTE:**  
By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 550154 0002 B, which bears an effective date of September 29, 1996 and is not in a Special Flood Hazard Area. By telephone call dated July 9, 2007 to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

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**ESP GROUP, INC.**  
**LAMPERT-LEE & ASSOCIATES**  
ENGINEERS • SURVEYORS • PLANNERS

10968 Highway 54 East • Wisconsin Rapids, WI 54494-8718  
715-424-3131 or 715-344-0068 • FAX 715-423-8774

DRAWN BY: JIM BRASEL  
FIELD DATA BY: K.A. & C.S.  
DATE: JUNE 26, 2007  
CHECKED BY: rsv DATE: 11/15/07

DWG. DATE: NOV. 28, 2007  
DWG. NO. 9291-A-1-D  
PROJECT NO. 07-115  
PLAN SHEET SHEET 1 OF 1 SHEET(S)

**Record Legal Description:**

**PARCEL I:**  
Part of Block 18 of the Assessment Plat of the City of Platteville, Grant County, Wisconsin, designated as Lot 3 on Certified Survey Map No. 20 recorded in the Grant County Registry as Document No. 408848.

**PARCEL II:**  
A non-exclusive easement for the benefit of Parcel I for ingress and egress over and across the following described premises, to-wit: Part of Block 18 of the Assessment Plat of the City of Platteville, Grant County, Wisconsin, designated as the North 25 feet of Lot 2 of Certified Survey Map No. 114, recorded in the Grant County Registry as Document No. 465097, intending to describe the same easement as contained in Warranty Deed recorded in the Grant County Registry in Volume 434 of Records, page 51, as Document No. 411987, which connects Parcel I above and Wisconsin State Trunk Highway 80 (a/k/a North Water Street).

**As-Surveyed Legal Description**

All of Lot 3, CSM 20, Part of Block 18, Assessment Plat of the City of Platteville, Being part of the NE1/4SE1/4, Section 10, T3N, R1W, City of Platteville, Grant County, Wisconsin. Commencing at the iron pipe stake on the Southwest corner of Lot 3, CSM 20 and the Point of Beginning of the following description;

Thence N00°14'00"W along the West line of Lot 3, CSM 20, 288.71 feet to an iron rod stake on the Northwest corner of said Lot 3;

Thence N89°42'00"E along the North line of Lot 3, CSM 20, 621.00 feet to an iron rod stake on the Northeast corner of said Lot 3 and the Northwest corner of Lot 1, CSM 114;

Thence S00°14'00"E along the East line of Lot 3, CSM 20 and the West line of Lot 1, CSM 114, 295.39 feet to an iron rod stake on the Southeast corner of said Lot 3 and the Southwest corner of said Lot 1;

Thence N89°41'00"W along the South line of Lot 3, CSM 20, 621.03 feet to the Point of Beginning, containing 181,363 square feet or 4.164 acres.

This description describes the same property as insured in Chicago Title Insurance Company Commitment Number G-12721 an effective date of May 22, 2007 at 8:00 A.M.

**ALTA/ACSM Land Title Survey**

**Manor Care Project**  
HHCC-Platteville / Facility No. 3111  
1300 North Water Street, Platteville, WI 53818

Surveyor's Certification

To: HCR ManorCare Properties, LLC, a Delaware limited liability company, JPMorgan Chase Bank, N.A., ("JPMorgan"), Column Financial, Inc., ("Column"), and Bank of America, N.A., ("BoA") and their successors and/or assigns, Stewart Title Insurance Company, Fidelity National Title Insurance Company, First American Title Insurance Company, Chicago Title Insurance Company, Commonwealth Land Title Insurance Company and Bock & Clark Corporation.

The undersigned certifies that to the best of his professional knowledge, information and belief, this map or plat and the Survey on which it is based were made on the date shown below of the premises specifically described in Commitment No. G-12721 dated May 22, 2007 at 8:00 A.M. and were made: (i) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005; (ii) in accordance with the "Survey Requirements for the Manor Care Surveys dated 6/13/07," and includes Items 1, 2, 3, 4, 6, 7a, 7b1, 7c, 8, 9, 10, 11a, 13 and 14 of Table A specifically defined therein, and (iii) Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the 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.

The survey was made on the ground on June 27, 2007 by me or under my supervision and correctly shows the legal description and the land area of the subject Property, the location and type of all visible above-ground buildings, structures and other improvements (including sidewalks, curbs, parking areas and spaces and fences) situated on the subject Property, and any other matters situated on the subject Property.

Except as shown on the survey, there are no visible easements or rights of way of which the undersigned has been advised.

There are no party walls and no observable, above ground encroachments (a) by the improvements on the subject Property upon adjoining properties, streets, alleys, easements, or rights of way, or (b) by the improvements on any adjoining properties, streets, or alleys upon the subject Property.

The location of each easement, right of way, servitude, and other matter (above or below ground) affecting the subject Property and listed in the title insurance commitment no. G-12721 dated May 22, 2007 at 8:00 A.M., issued by Chicago Title Insurance Company with respect to the subject Property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The Property shown on the survey is the Property described in that title commitment. The location of all improvements on the subject Property is in accord with minimum setback, side yard and rear yard lines, provisions and restrictions of record for the subject Property referenced in such title commitment.

The subject Property has direct access to and from a duly dedicated and accepted public street or highway.

The subject Property does not visibly serve any adjoining property for drainage, utilities, structural support or ingress or egress.

The record description of the subject Property forms a mathematically closed figure.

Thomas J. Tzinski  
Registration No. 2636  
In the State of Wisconsin  
Date of Survey: July 5, 2007  
Date of Last Revision: November 28, 2007

Bock & Clark NSN Project No. 20071021-38  
Survey Performed By: \_\_\_\_\_ Page 1 of 1

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**Bock & Clark's National Surveyors Network**  
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