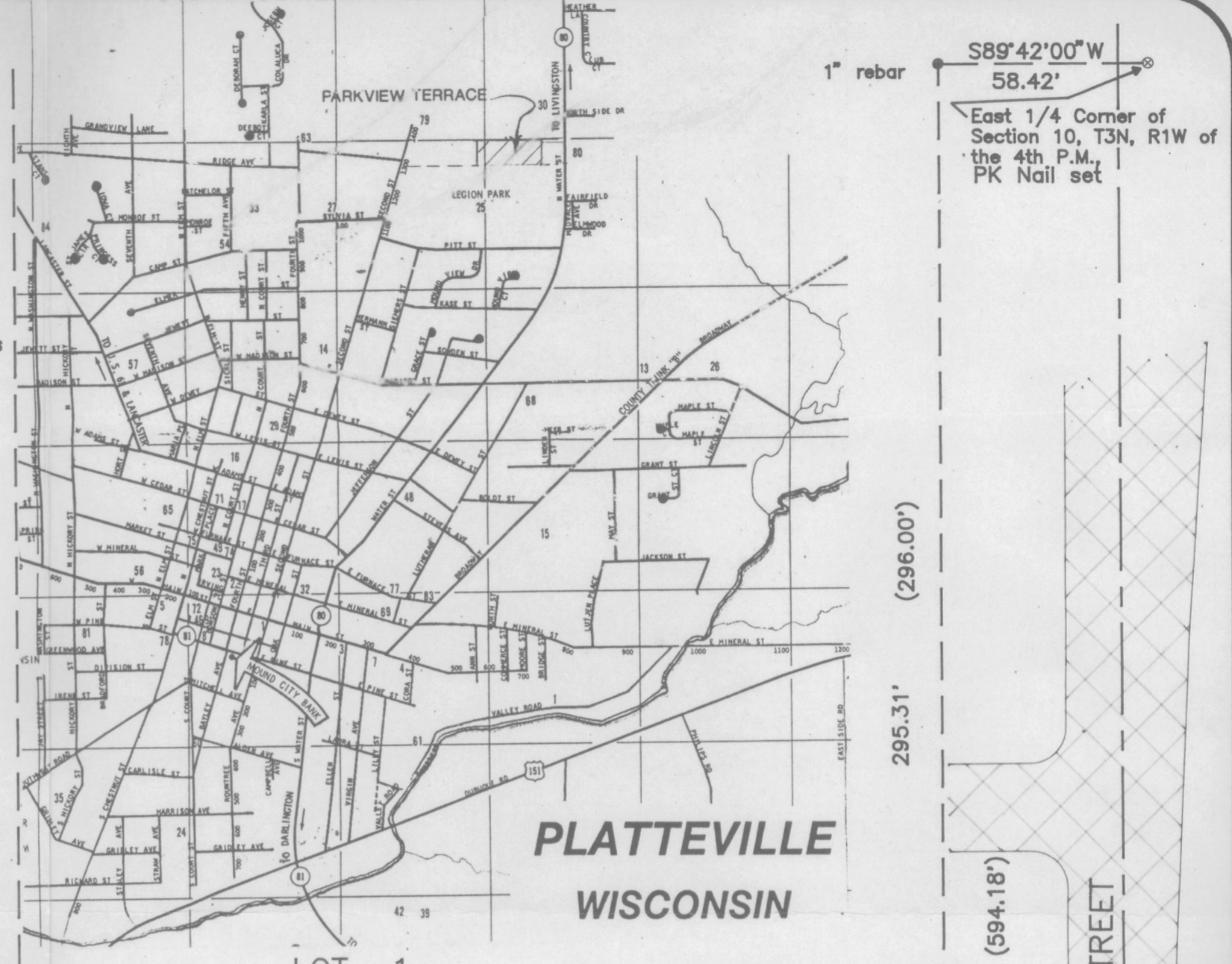


- LIST OF ENCROACHMENTS**
- (A) Subject Property's 8" storm sewer discharge pipe encroaches 16.6 feet on Lot 4, Certified Survey Map No. 20, Grant County.
 - (B) Subject Property's light pole encroaches 17.1 feet on Lot 4, Certified Survey Map No. 20, Grant County.
 - (C) Subject Property's bituminous pavement encroches 0.3 feet on Lot 4, Certified Survey Map No. 20, Grant County.
 - (D) Subject Property's bituminous pavement encroches 1.3 feet on Lot 4, Certified Survey Map No. 20, Grant County.
 - (E) Subject Property's hydrant encroaches 0.5 feet on Block 17, Assessment Map of Platteville.
 - (F) Subject Property's light pole and base encroaches 2.25 feet on Block 17, Assessment Map of Platteville.
 - (G) Subject Property's bituminous encroches on Lot 2, Certified Survey Map No. 114, Grant County, as shown.
 - (H) Subject Property's light pole base encroaches 1.0 feet on Block 17, Assessment Map of Platteville.

- NOTES CORRESPONDING TO SCHEDULE B ITEMS**
- (3) The parcel, an easement for ingress and egress and an easement for parking purposes are plotted, but the right to lay or cause to be laid, gas electrical, water and sewer lines is not plotted because the description of this easement is ambiguous and I am not able to determine the limits of this easement.
 - (4) The Agreement recorded in Volume 599 of Records Page 137 is plotted hereon.



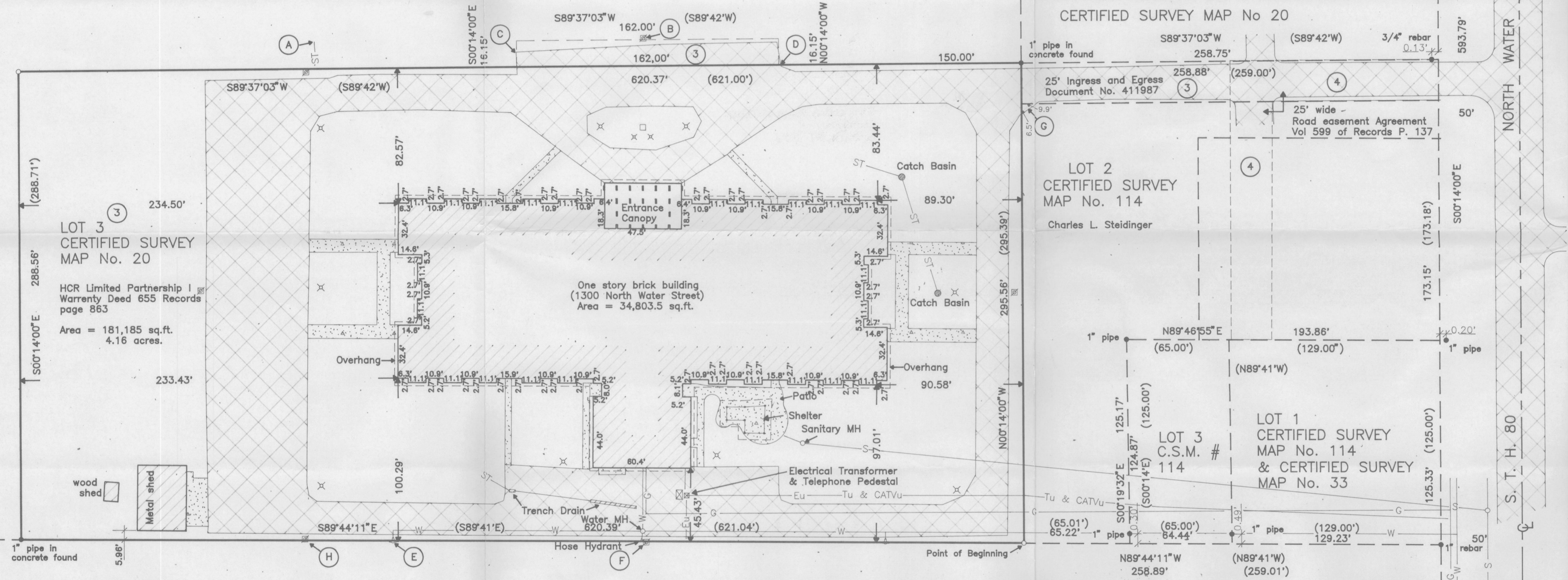
**LOT 4
CERTIFIED SURVEY MAP No 20**

Charles L. Steidinger

**LOT 2
CERTIFIED SURVEY MAP No. 114**

Charles L. Steidinger

**PLATTEVILLE
WISCONSIN**



The locations of existing utilities installations as shown on this drawing were obtained from the records of municipality and local utility records. The accuracy of these records cannot be guaranteed or certified to. There may be other underground utility installations within the project area that are not shown.

ZONING AND SETBACK NOTE

This parcel is zoned I-1, Institutional District
 Yards: Street = 25 feet
 Rear = 30 feet
 Sides = one foot for each foot adjacent building height, but in no case less than 15 feet.
 (building height is 19.9')
 The building meets dimensional requirements on all sides regardless of which sides are considered street, rear or sides.
 INFORMATION FROM CITY OF PLATTEVILLE

FLOOD NOTE

By graphic plotting only, this property is not in a Flood Hazard area as indicated on HUD FIA Flood Hazard Boundary Map No. H 01, for the City of Platteville, Grant County, WI, Dated May 28, 1976.

Note:
 1. Lot 2, Certified Survey Map No. 20 has been subdivided into Lots 1, 2 and 3, Certified Survey Map No. 114, Grant County, Wisconsin



SITE No. 122

ARNOLD & O'SHERIDAN, INC.
 CONSULTING ENGINEERS
 815 FORWARD DRIVE MADISON, WISCONSIN 53711
 608-271-9651 JOB NO. 90500-C-1

LEGAL DESCRIPTION

Lot 3, Certified Survey Map No. 20, Grant County, Wisconsin, to-wit:

Commencing at a PK nail at the East 1/4 corner of Section 10, T3N, R1W of the 4th P.M., Grant County;

Thence S89°42'00"W, 58.42 feet to a found 1" rebar at the west right of way line of S.T.H. 80;

Thence S00°14'00"E, 593.79 feet (594.18') along the west right of way line of S.T.H. 80 to a 1" rebar;

Thence N89°44'11"W, (N89°41'W), 258.89 feet (259.01') to a 7/8" X 24" rebar set at the southeast corner of said Lot 3, Certified Survey Map No. 20, Grant County, and the point of beginning;

Thence N00°14'00"W, 295.56 feet (295.39') to a found 1" iron pipe in concrete;

Thence S89°37'03"W, (S89°42'W), 620.37 feet (621.00') to a 7/8" X 24" rebar set;

Thence S00°14'00"E, 288.56 feet (288.71') to a found 1" iron pipe in concrete;

Thence S89°11'E, (S89°41'E), 620.39 feet (621.04') to the point of beginning.

This parcel contains 181,185 sq.ft. - 4.16 acres.

Together with an easement for ingress and egress to the above described parcel over the north 25 feet of Lot 2, Certified Survey Map No. 114, Grant County, connecting the tract above described with S.T.H. 80, said easement is intended to be the same as described in Document No. 411987, recorded in the Office of Register of Deeds in Grant County, Wisconsin.

Together with the right to lay or cause to be laid gas, electrical, water and sewer lines, pipes and mains on, under, through and across the southerly edge of Lot 2, Certified Survey Map No. 20, Grant County, Wisconsin.

Together with an easement for parking purposes in, to, upon and over the following described lands situated in Grant County, Wisconsin, to-wit: Commencing at the N.E. Corner of Lot 3, Certified Survey Map No. 20, Grant County, Wisconsin; thence S89°37'03"W, (S89°42'W) 150.00 feet to the point of beginning; thence continuing S89°37'03"W, (S89°42'W) 162.00 feet; thence N00°14'00"W, 16.15 feet; thence N89°37'03"E, (N89°42'E) 162.00 feet; thence S00°14'00"E, 16.15 feet to the point of beginning. This easement is to be used for the parking of motor vehicles, including the right to surface said area with a suitable surfacing and to maintain the same in a suitable state of repair for parking purposes.

This description is intended to describe all the property described in the title commitment identified as Midwest Title Corporation case 4230TR and all the property as described in the Warranty Deed recorded in Volume 655 of Records page 863, Document No. 530184, Grant County, Wisconsin.

ALTA/ACSM LAND TITLE SURVEY

Health Care and Retirement Corporation of America
 SITE NO. 122

Facility Name: Parkview Terrace LP
 City of Platteville
 County of Grant
 State of Wisconsin
 Lawyers Title ID No. 18177

To Financial Security Assurance, Inc., Health Care and Retirement Corporation of America, and Lawyers Title Insurance Corporation:
 This is to certify to the best of my professional knowledge, information, and belief that 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 Lawyers Title Commitment No. 4230TR, Dated 12/14, 1990, and in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1988; meets the accuracy requirements of a Class A Survey, as defined therein, and includes items 1, 2, 3, 4, 5, 7, 8, 9, 10 and 11 of Table 3 thereof and;

- a. was prepared in accordance with the "Survey Requirements For Health Care & Retirement Corporation Surveys" dated 11/30/90 and contains and shows all information required thereby;
- b. the measured boundary line dimensions and courses together form a mathematically closed figure with a tolerance of plus or minus 0.01 feet;
- c. this survey map correctly represents the facts found on the date of the survey

The undersigned understands and agrees that the parties to whom this certification is addressed will be relying upon this certification in incurring financial obligations with respect to the subject property and that this survey map has been prepared for their respective benefits in anticipation of their reliance thereon.

Donald L. Paulson 12/28/90
 DONALD L. PAULSON date

Registered Surveyor No. S-728
 In the State of Wisconsin
 Date of Survey 12/20/90
 Date of Last Revision

Network Project No. 90246 SHEET 1 OF 1

BOCK & CLARK'S NATIONAL SURVEYORS NETWORK
 ENGINEERS & SURVEYORS (800-362-8996) (FAX: 216-666-4229)
 537 N. CLEVELAND - MASSILLON RD., AKRON, OHIO 44313



ARNOLD AND O'SHERIDAN, INC. CONSULTING ENGINEERS
815 FORWARD DRIVE MADISON, WISCONSIN 53711 608-271-9651

December 28, 1990

DEC 31 1990

RECEIVED

Mr. Carl M. Clark
Bock & Clark
537 North Cleveland-Massillon Road
Akron, OH 44313

RE: Site 122
Platteville, Wisconsin

Dear Mr. Clark:

In accordance with our contract we have surveyed Site 122 at Platteville, Wisconsin. Enclosed herewith are nine (9) prints of our Drawing #90500-C-1 showing the results. Also enclosed herewith are two sets of photos of the building on the subject site and one copy of the surveys report.

If you should have any questions or desire any additional information, please do not hesitate to contact us.

Sincerely,

Donald L. Paulson

Donald L. Paulson, L.S.
ARNOLD AND O'SHERIDAN, INC.
Consulting Engineers

DLP:lrn

cc w/print:

Bill Van Deest
Midwest Title Corp.
129 South Jefferson Street
Lancaster, WI 53813

w/print:

✓ Grant County Surveyor's Office
Courthouse
Lancaster, WI 53813

OFFICES IN:
Facsimile Nos:

MADISON
608-271-7284

MILWAUKEE
414-783-5121