

TABLE A NOTES:

C2779

- 3.) THIS PROPERTY IS LOCATED IN THE ZONE X (AREAS NOT LOCATED INSIDE THE 500-YEAR FLOOD) AS PER FLOOD INSURANCE RATE MAP FOR ONEIDA COUNTY, WISCONSIN, MAP NO. 55085C0326B WITH AN EFFECTIVE DATE OF AUGUST 5, 1991.
- 6.) PER THE CITY OF RHINELANDER BUILDING INSPECTION DEPARTMENT AND CITY ORDINANCES: THIS PARCEL IS ZONED R-3 GENERAL RESIDENCE DISTRICT. THE APPROVED SETBACKS FOR BUILDINGS IS FRONT YARD = 20 FT, INTERIOR SIDE YARD = 6 FEET PLUS 1 FOOT FOR EACH 3 FEET BY WHICH THE BUILDING HEIGHT EXCEEDS 25 FEET, CORNER SIDE YARD = 15 FEET PLUS 1 FOOT FOR EACH 5 FEET BY WHICH THE BUILDING HEIGHT EXCEEDS 25 FEET, REAR YARD = 20 FEET. BUILDING HEIGHT RESTRICTION IS A MAXIMUM OF THREE STORIES OR 45 FEET.
- 9.) THIS PROPERTY HAS 45 REGULAR PARKING STALLS AND 3 HANDICAP PARKING STALLS LOCATED IN AN OUTSIDE PARKING LOT. THE TOTAL NUMBER OF PARKING STALLS FOR THIS SITE IS 48 STALLS.
- 10.) THIS PROPERTY HAS NO PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
- 11.) ALL UTILITIES SHOWN ON THIS SURVEY WERE FIELD LOCATED FROM GROUND MARKINGS PLACED BY THE UTILITY COMPANIES OR THEIR AGENTS OR ESTABLISHED FROM PLANS PROVIDED BY OTHERS, EXCEPT WERE SNOW OR OTHER OBSTACLES MAY HAVE OBSCURED THE LOCATION OF THE UTILITIES. IT IS THE RESPONSIBILITY OF THE OWNERS/CONTRACTORS TO CALL DIGGERS HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES BEFORE ANY CONSTRUCTION OR EXCAVATING IS DONE. 1-800-242-8511 DIGGERS HOTLINE TICKET #20130702063 & 20130702113.
- 12.) THIS SURVEY MEETS ALL REQUIREMENTS AS SPECIFIED BY THE CLIENT FOR HUD SURVEYS.
- 16.> THERE IS N□ □BSERVED EVIDENCE □F CURRENT EARTH M□VING W□RK, BUILDING C□NSTRUCTI□N □R BUILDING ADDITI□NS.
- 17.) THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- 18.) THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL
- 19.) THERE IS NO WETLAND OR POTENTIAL WETLAND AREAS LOCATED ON THIS PROPERTY PER THE WISCONSIN DNR SURFACE WATER DATA VIEWER WETLAND AND WETLAND INDICATORS MAPS. THE SURVEYOR IS ONLY SUPPLYING INFORMATION FROM AN OUTSIDE SOURCE. ONLY A WETLAND DELINEATOR CAN MAKE AN OFFICIAL DETERMINATION BY FIELD VERIFYING THERE ARE NO WETLANDS PRESENT ON SITE
- 20.) THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY THAT ARE DISCLOSED IN THE RECORD DOCUMENTS OR OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

LINE LEGEND

----SAN--- = SANITARY SEWER

----ST---- = STORM SEWER

---- W ---- = WATER MAIN --- T --- = UNDERGROUND COMMUNICATIONS

---- E ---- = UNDERGROUND ELECTRIC

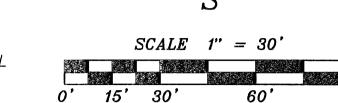
---- G ---- = UNDERGROUND GAS MAIN

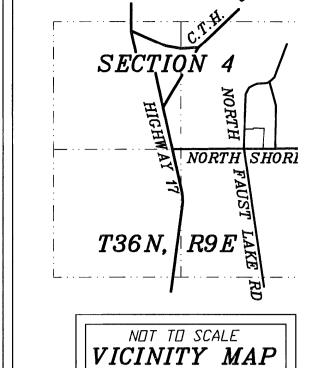
---X----X--- = FENCE

D/C = DECK ABOVE/CONCRETE BELOW

LEGEND

- O = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = F□UND 1" PIPE
- (##) = RECORDED AS
- + = STREET/PARKING SIGN
- = LIGHT POLE
- \bigcirc = MANHOLE
- Δ = FIRE HYDRANT
- Θ = GAS METER
- = UTILITY PEDESTAL \blacksquare = UTILITY BOX





DESCRIPTION OF TITLE RECORD: (LABELED PARCEL 'A' ON MAP)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ONEIDA, STATE OF WISCONSIN, AND IS DESCRIBED AS FOLLOWS:

A parcel of land located in the Southeast 1/4, Northeast 1/4, Section 4, Township 36 North, Range 9 East, City of Rhinelander, Oneida County, Wisconsin, described as follows: Commencing at the East 1/4 corner of said Section 4; thence S.89°15′23″W., a distance of 1350.23 feet to a railroad spike; thence N.02°04'12"E., a distance of 416.64 feet to a point; thence N.89°09'36"E., a distance of 28.52 feet to an iron pipe on the easterly right-of-way line of North Faust Lake Road; thence along said right-of-way line, S.01°46′06″W., a distance of 16.05 feet to an iron pipe and point of beginning; thence leaving said right-of-way line, N.89°09'36"E., a distance of 165.00 feet to a point; thence N.01°46′06″E., a distance of 16.05 feet to an iron pipe; thence N.89°09′36″E., a distance of 221.75 feet to an iron pipe; thence S.02°07′19″W., a distance of 384.93 feet to an iron pipe on the northerly right-of-way line of North Shore Drive; thence along said right-of-way line, S.89°28'46"W., a distance of 384.28 feet to a spike on the easterly right-of-way line of North Faust Lake Road; thence along said right-of-way line, N.01°46'06"E., a distance of 366.62 feet to the point of beginning.

DESCRIPTION AS SURVEYED:

A parcel of land located in the Southeast 1/4, Northeast 1/4, Section 4, Township 36 North, Range 9 East, City of Rhinelander, Oneida County, Wisconsin, more particularly described as follows:

Beginning at a found 1" iron pipe accepted as the southwest corner of Quit Claim Deed recorded as Document No. 662658 in Oneida County Register of Deeds, being located 384.28 feet easterly of the intersection of Northshore Road and North Faust Lake Road on the northerly right of way of North Shore Drive; thence S 89°28'46" W along said northerly right of way, 384.28 to the easterly right of way North Faust Lake; thence N 01°44'39" E along said right of way, 366.62 feet; thence N 89°09'15" E, 165.00 feet; thence N 01°33′35″ E, 16.05 feet; thence N 89°05′52″ E, 221.83 feet; thence S 02°06′00″ W, 385.19 feet to the point of beginning. This parcel contains 3.33 acres.

NOTES:

Corresponding to Schedule B-Section Two of Commitment No. NCS-589590-MAD issued by First American Title Insurance Company with an effective date of January 31, 2013.

10. Public or Private rights, if any, in such portion of the subject premises as may be presently used, laid out, or dedicated in any manner whatsoever, for road or highway purposes including North Shore Drive and N. Faust Lake Road. (affects subject property but is blanket in nature)

11. Utility easement executed by Walter Wisnefske and Hazel Wisnefske, his wife to Rhinelander Telephone Company dated April 27, 1950 and recorded May 2, 1950 in Volume 161 Deeds, Page 490 as Document No. 142848. (No dimension given; described as telephone line poles along the westerly side of the SE ¼ of the NE ¼, no poles or underground telephone lines marked in field along this line; all telephone lines marked in the field are in the road right of way or connecting to this sites building as shown)

12. Mortgage from Our House, LLC to M&I Marshall & Ilsley Bank in the originally stated amount of \$5,015,000.00, dated June 1, 2007 and recorded June 5, 2007 at 12:18 PM, as Document No. 648842. Sald mortgage was modified in Modification of Mortgage dated April 1, 2008 and recorded April 9, 2008 at 1:17 PM as Document No. 661763, increasing amount to \$5,315,000.00. Said mortgage was assumed in Real Estate Mortgage Assumption Agreement, dated December 31, 2008 and recorded January 30, 2009 at 2:39 PM as Document No. 672185. (affects subject property but is blanket in nature)

13. Assignment of Rents executed by Dur House, LLC to M&I Marshall & Ilsley Bank dated June 1, 2007, recorded June 5, 2007 at 12:19 PM in Document No. 648843. (affects subject property but is blanket in nature)

14. Assignment of Rents executed by Milestone Senior Living, LLC to M&I Marshall & Ilsley Bank dated December 31, 2008, recorded January 30, 2009 at 2:40 PM in Document No. 672186. (affects subject property but is blanket in nature)

15. Cross-Collateralization and Default Agreement by and between Milestone Senior Living, LLC, a Wisconsin limited liability company, Milestone Management Services, LLC and Mark D. Burish and BMO Harris Bank N.A., dated February 9, 2012 and recorded March 7, 2012 at 2:35 PM as Document No. 712261. (affects subject property but is blanket in nature)

16. Rights of tenants, if any, in possession under unrecorded leases. (affects subject property but is blanket in nature)

GENERAL NOTES:

- 1.) THIS PROPERTY IS CONTIGUOUS TO AND HAS ACCESS TO NORTH SHORE DRIVE AND NORTH FAUST LAKE ROAD WITH NO GAPS OR GORES SEPARATING THEM.
- 2.> THIS PROPERTY APPEARS TO HAVE AN UNDERGROUND STORM WATER DRAINAGE SYSTEM. NO PLANS WERE PROVIDED TO ACCURATELY SHOW THIS SYSTEM ON THE MAP.
- 6.) THE PARCEL NUMBER FOR THIS PROPERTY IS RH 9104-0410.
- 7.) THE UTILITIES SERVICING THIS PROPERTY ARE ALL PUBLIC.

SURVEYOR'S CERTIFICATE:

I hereby certify to the U.S. Department of Housing and Urban Development (HUD); Milestone Senior Living. LLC; Milestone Rhinelander, LLC; Walker & Dunlop, LLC; First American Title Insurance Company, that:

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 included items 1, 2, 3, 4, 6(a)(b), 7(a), 8, 9, 10(a)(b), 11(b), 12, 13, 16, 17, 18, 19 and 20(a) of Table A thereof. The field work was completed on February 19 and 20, 2013.

> Williamson Surveying and Associates, LLC by Noa T. Prieve & Chris W. Adams

Date of Map April 22, 2013

Chris W. Adams S-2748 Registered Land Surveyor - Owner



WILLIAMSON SURVEYING & ASSOCIATES, 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 NDA T. PRIEVE & CHRIS W. ADAMS REGISTERED LAND SURVEYORS PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

MILESTONE SENIOR LIVING RHINELANDER A.L.T.A./A.C.S.M. SUF A parcel of land located in part of the SE ¼ of the NE ¼, in Section 4, T36N, R9E, in the City of Rhinelander, Oneida County, Wisconsin.

DATE	FEBRUARY 28, 2013	REVISION DATE: APRIL 10, 2013	CHECK BY	N. i
SCALE:	1" = 30'	REVISION DATE: APRIL 11, 2013	DRAWING NO.	13
DRAWN BY	CHRIS ADAMS	REVISION DATE: APRIL 22, 2013	SHEET	1