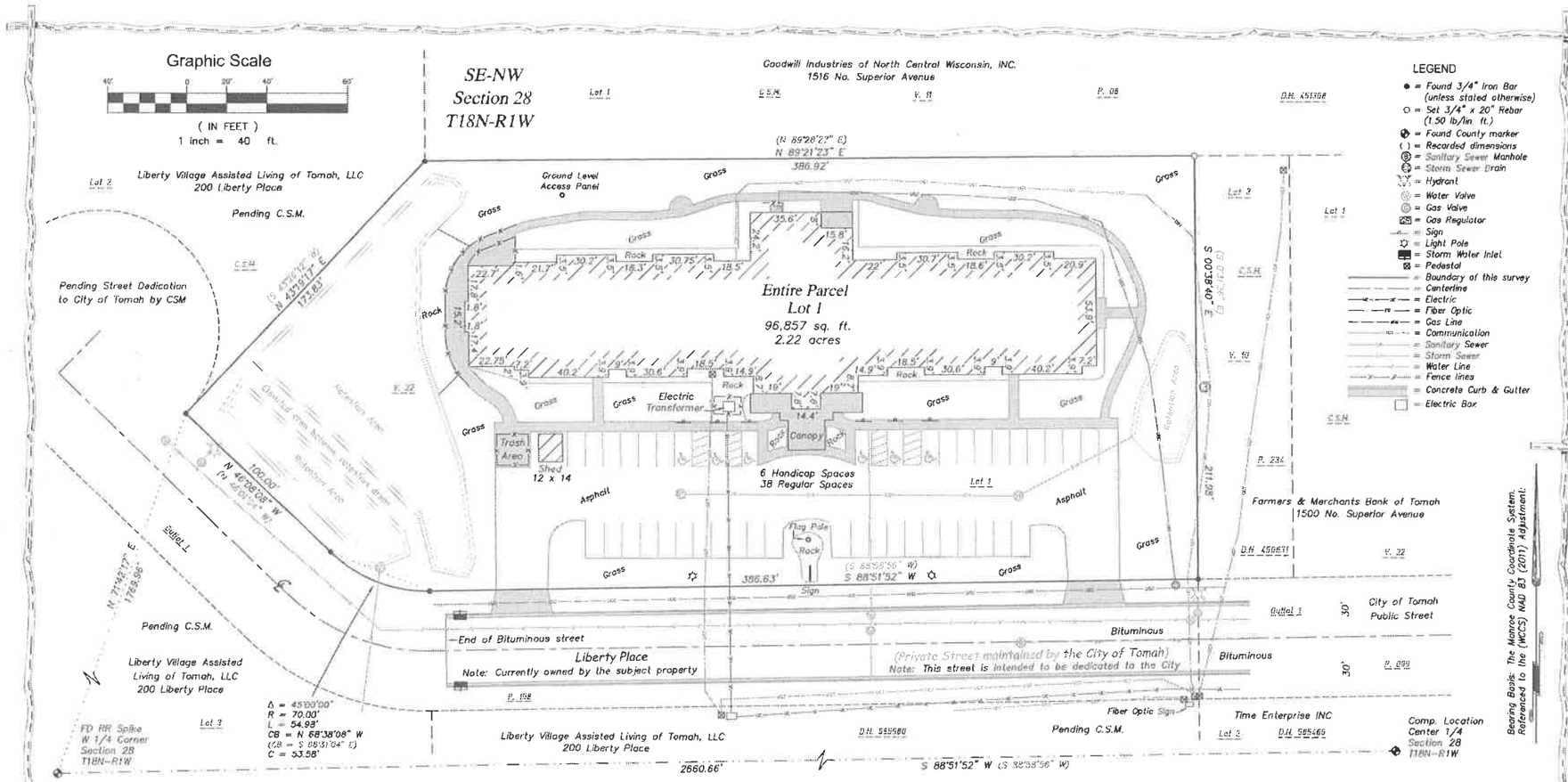
CSR 2767

FILED MAY 5, 2020



LEGEND

- ● = Found 3/4" Iron Bar (unless stated otherwise)
- ○ = Set 3/4" x 20" Rebar (1.50 lb/lin. ft.)
- = Found County marker
- ( ) = Recorded dimensions
- = Sanitary Sewer Manhole
- = Storm Sewer Drain
- = Hydrant
- = Water Valve
- = Gas Valve
- = Gas Regulator
- = Sign
- = Light Pole
- = Storm Water Inlet
- = Pedestal
- = Boundary of this survey
- = Centerline
- = Electric
- = Fiber Optic
- = Gas Line
- = Communication
- = Sanitary Sewer
- = Storm Sewer
- = Water Line
- = Fence lines
- = Concrete Curb & Gutter
- = Electric Box

CR LS Coulee Region Land Surveyors
917 SOUTH 4TH STREET - P.O. BOX 1954
LA CROSSE, WISCONSIN 54601
PHONE (608) 784-1614 FAX (608) 784-1408
www.couleeregionlandsurveyors.com

ALTA/NSPS Land Title Survey

U.S. Department of Housing and Urban Development "HUD"

also Gersham Investment Corp.

Surveyor's Certificate

To: Liberty Village Assisted Living of Tomah, LLC, a Wisconsin limited liability company; First American Title Insurance Company; U.S. Department of Housing and Urban Development ("HUD"); Gershman Investment Corp:

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/NSPS Land Title Surveys," jointly established and adopted by ALTA/NSPS in 2016, and includes items: 1,2,3,4,6(a),6(b),7(a),8,9,10(a),11,12,13,16,17,18 & 19 of Table A thereof. The fieldwork was completed March 12th to March 20th, 2020.

Date: 4/1/2020
Christopher W. Fechner
Professional Land Surveyor
Registration No. PLS # 2448

The 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys are effective February 23, 2016. As of that date, all previous versions of the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys are superseded by these 2016 standards.

Adopted by the Board of Governors, American Land Title Association, on October 8, 2015.

American Land Title Association, 1828 L St., N.W., Suite 705, Washington, D.C. 20036.

Adopted by the Board of Directors, National Society of Professional Surveyors on October 9, 2015.

National Society of Professional Surveyors, Inc., a member organization of the American Congress on Surveying and Mapping, 6 Montgomery Village Avenue, Suite 403, Gaithersburg, MD 20879

LIST OF ITEMS CORRESPONDING TO SCHEDULE "B"

1) 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: None noted by this surveyor.

2) Easements, claims of easements or encumbrances that are not shown in the public records: This item is not plotted because the surveyor has no knowledge of any such claims.

3) 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: This item is plotted hereon. The retention area on the East side of the property encroaches by 2.58 feet. Please note this is the top extent of the retention area. The water level at the date of this survey did not encroach to the East adjoiner. (3)

4) Any lien, or right to a lien for services: This item is not plotted because this surveyor has no knowledge of any lien or any such rights.

5) Defects, liens, encumbrances, adverse claims: This item is not plotted because this surveyor has no knowledge of any such claims.

9) Reservations for easements, building setback lines and other matters shown on the recorded Certified Survey Map recorded June 26, 2008 in Volume 22, Page 108 as Document No. 585580: The wetland area portrayed on said CSM does not affect the subject property. Note: No evidence of a recent delineation was observed for this survey.

10) Oil, gas and/or mineral interests granted or reserved in Document No. 209098 and Statements of Mineral Claims in Document Nos. 383264 and 559924: This item is blanket in nature and affects the subject property. No mining or gas exploration activity was observed at the time of this survey. Note: The original rights were granted in 1941 to The Federal Land Bank of Saint Paul and who's successor in 2008 is AGRIBANK, FCB.
Note: See item 11.
Continued:

Legal Description

Lot 1, Certified Survey Map recorded in the Office of the Register of Deeds for Monroe County, Wisconsin on June 26, 2008 in Volume 22 of Certified Survey Maps, Page 108 as Document No. 585580, being part of Lots Two(2), Three(3) and Four(4) of Monroe County Certified Survey Map recorded in Volume 10 CSM, on Page 234 as Document No. 450631, located in the SE 1/4 of the NW 1/4, Section 28, Township 18 North, Range 1 West, in the City of Tomah, Monroe County, Wisconsin.

Subject to any easements, covenants and restrictions of record.

This is the exact property listed in Title Commitment No: NCS-1001103-STLO issued by First American Title Insurance Company National Commercial Services with an effective date of February 14, 2020 at 8:00 AM

Continued:

11) Oil, gas and/or mineral interests granted or reserved in Document No. 587846: These gas and/or mineral rights of AGRIBANK, FCB no longer exist and were Quit Claimed to the subject property by this instrument. Therefore this item is not plotted and does not affect the subject property.

12) Easement granted to Northwest Telephone Company recorded in Document No. 298086: This easement is blanket in nature and affects the subject property. It does not define any particular areas, widths or alignments. All utilities marked upon the subject property by Digger's Hotline ticket No. 20201101338 are plotted hereon.

13) Easement granted to North-west Telephone Company recorded in Document No 325794: This easement is blanket in nature and affects the subject property. It does not define any particular areas, widths or alignments. All utilities marked upon the subject property by Digger's Hotline ticket No. 20201101338 are plotted hereon.

14) Covenants, conditions, restrictions and easements, if any, as set forth in Nonexclusive Installation and Service Agreement recorded in Document No. 668647: This item affects the subject property. The Agreement allows CC Vill Operating, LLC to use, maintain, install and provide any needed services associated with their utility upon the property. All utilities marked upon the subject property by Digger's Hotline ticket No. 20201101338 are plotted hereon.

18) Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 or the Packers and Stockyards Act or under similar state laws: This item is not plotted because the surveyor has no knowledge of any such trusts or liens.

3 WORKING DAYS BEFORE YOU DIG
CALL DIGGERS HOTLINE
1-800-242-8511

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

Utilities shown as marked per Diggers Hotline ticket number 20201101338, dated 3 /12 /2020.

Flood Zone "X"
Area of minimal flood hazard
Panel No. 55081 C0245D
Eff. Date 1/20/2010

No recent earth moving noted at the time of this survey.

No right-of-way changes known to surveyor.

No wetland delineations were observed at the time of this survey.

No appurtenant easements visible.

A zoning report was not provided to this surveyor for this survey.

SURVEY FOR

Liberty Village Assisted Living of Tomah, LLC

Lot 1, C.S.M., V. 22, P. 108, D.N. 585580;
Located in the SE 1/4 - NW 1/4, Sec. 28, T18N-R1W;
City of Tomah, Monroe County, Wisconsin
200 Liberty Place

DRAWN BY:	DATE:	REVIEWED BY:	DATE:	SCALE:	DREW:
CF TS	4/1/2020			1" = 40'	RC CF TS

PROJECT NO.: S-7648

SHEET 1 OF 1