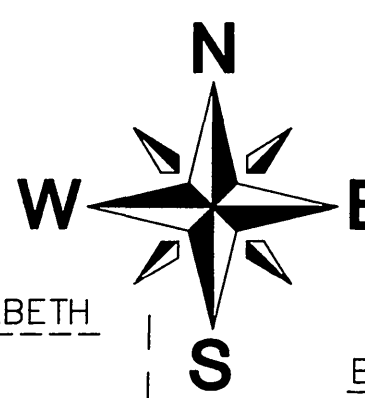


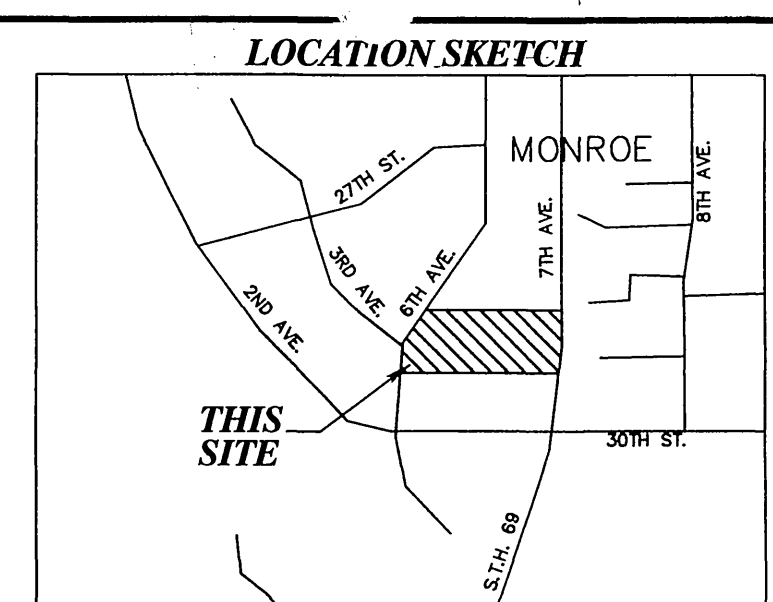
# ALTA/ACSM LAND TITLE SURVEY

TOTAL AREA: 93,965 SQ. FT. - 2.16 ACRES



BASIS OF BEARINGS: IS THE NORTH LINE OF C.S.M. NO. 1363, WHICH IS RECORDED TO BEAR S89°17'41"E.

SCALE: 1" = 20'



DAVID KEMPEL  
PARCEL NO. 3727  
ZONED R-2

LOT 8  
ROGER & PAMELA MAYER  
PARCEL NO. 3728  
ZONED R-2

WILFRED PHILLIPS  
PARCEL NO. 3744  
ZONED R-2

EVELYN JACOBS  
PARCEL NO. 3744.1  
ZONED R-2

LOT 7

W 1/4 COR.  
SEC. 3

UNIT 1  
ELSIE MEIER  
PARCEL NO. 3737  
ZONED PUD

UNIT 2  
MARIAN PLACE  
PARCEL NO. 3737.1  
ZONED PUD

DONALD & ARDELLE  
SUBDIVISION  
UNIT 5  
DONALD & ARDELLE SELLNOW  
PARCEL NO. 3737.11  
ZONED PUD

UNIT 6  
WAYNE & FRANCES  
JENSEN  
PARCEL NO. 3737.12  
ZONED PUD

UNIT 9  
ERWIN & ELIZABETH  
PANKAU  
PARCEL NO. 3737.13  
ZONED PUD

UNIT 10  
BERNARD & LOUISE RIVERS  
PARCEL NO. 3737.14  
ZONED PUD

VALLEY VIEW ADDITION NO. 1

AVENUE

3RD AVENUE

6TH AVENUE

P.O.B.

LOT 1

KAREN MAU-BOLL  
PARCEL NO. 2354.0161  
ZONED R-2

LOT 2

RANDALL & TERESA GOBELI  
PARCEL NO. 2354.0162  
ZONED R-2

POSSIBLE ENCROACHMENTS

- 1 LANDSCAPING SOUTH OF LOT LINE.
- 2 WOOD RETAINING WALL 0.3' NORTH OF LOT LINE.
- 3 CONCRETE SIDEWALK IS 0.7' WEST OF LOT LINE.

LOT 1  
C.S.M. 1363  
PARCEL NO. 3738  
ZONED R-3

LOT 3

RANDALL & TERESA GOBELI  
PARCEL NO. 2354.0163  
ZONED GBD

LOT 3

FLOOD ZONE  
THIS PARCEL FALLS WITHIN ZONE "C" PER FEMA MAP COMMUNITY NO. 550162 0003 C, PANEL NOT PRINTED, EFFECTIVE DATE DECEMBER 1, 1982.

ZONING  
THIS PROPERTY IS ZONED R-3 MULTI-FAMILY RESIDENTIAL DISTRICT AND ALLOWS FOR CURRENT USE.

BUILDING SETBACKS  
FRONT = 25 FEET  
SIDE = 6 FEET AND AN AGGREGATE OF 14 FEET  
REAR = 25 FEET  
MAX. BUILDING HEIGHT = NOT TO EXCEED 40 FEET OR 3 STORIES.  
FLOOR SPACE AREA RESTRICTIONS: FOR MULTIPLE FAMILIES, ONE THOUSAND FIVE HUNDRED (1,500) SQUARE FEET PER FAMILY OR DWELLING UNIT SHALL BE PROVIDED; PROVIDED, HOWEVER, THAT THIS REGULATION SHALL NOT APPLY TO HOTELS OR BOARDING HOUSES WHERE NO COOKING IS DONE IN ANY INDIVIDUAL ROOMS OR A SUITE. (10-21-1986), PER DAVE POWERS, CITY OF MONROE BUILDING INSPECTOR. PHONE 1-608-329-2518

PARKING STALLS  
HANDICAP STALLS = 1 STALL  
REGULAR STALLS = 15 STALLS  
PARKING STALL REQUIREMENTS:  
1 STALL FOR EACH FAMILY DWELLING UNIT, PLUS 1 STALL FOR EVERY 2 BEDROOMS.

ACCESS STATEMENT  
ACCESS TO AND FROM SUBJECT PROPERTY "DIRECT" TO 6TH AVENUE, A PUBLIC RIGHT OF WAY AS SHOWN.

NOTE: THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

NOTE: THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, PER CITY OF MONROE.

NOTE: THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

NOTE: THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

NOTE: STORM DRAINAGE APPEARS TO FLOW TO A PUBLIC RIGHT OF WAY AND TO NORTH AND SOUTH.

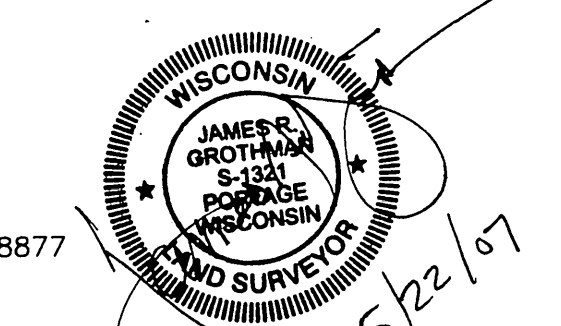
NOTE: ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT OF WAY.

NOTE: THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

RANDALL & TERESA GOBELI  
PARCEL NO. 2354.016  
ZONED GBD

- LEGEND
- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS./L.F.)
  - ⊗ SET CHISELED "X" IN CONCRETE
  - 3/4" IRON ROD FND.
  - ⊙ 7/8" IRON ROD FND.
  - ⦿ 1 1/4" IRON ROD FND.
  - ★ GROUND LIGHT
  - ⊕ LIGHT POST
  - ⚡ POWER POLE
  - Ⓣ TELEPHONE PEDESTAL
  - Ⓢ CABLE TELEVISION PEDESTAL
  - Ⓜ GAS METER
  - Ⓜ ELECTRIC METER
  - Ⓜ ELECTRIC BOX
  - Ⓜ AIR CONDITIONING UNIT
  - Ⓜ PVC PIPE ORIGIN UNKNOWN
  - Ⓜ MAILBOX
  - ♿ HANDICAP PARKING SIGN
  - ♿ HANDICAP PARKING STALL
  - ⊙ WATER BOX
  - ⊕ FIRE HYDRANT
  - Ⓜ WALL FIRE HYDRANT
  - Ⓜ CATCH BASIN
  - Ⓜ SQUARE STORM DRAIN
  - Ⓜ STORM SEWER MANHOLE
  - Ⓜ SANITARY SEWER MANHOLE
  - Ⓜ TELEPHONE MANHOLE
  - SAN — SANITARY SEWER LINE
  - SS — SANITARY SEWER LINE
  - W — WOOD FENCE
  - P — PLASTIC FENCE
  - W — WATER LINE
  - OHE — OVERHEAD UTILITY LINE
  - Ⓜ INDICATES NO PARKING
  - Ⓜ ASPHALT SURFACE
  - Ⓜ CONCRETE SURFACE
  - Ⓜ GRAVEL SURFACE

SURVEYOR  
JAMES R. GROTHMAN  
P.O. BOX 373  
625 E. SLIFER STREET  
PORTAGE, WI 53901  
PHONE PORTAGE: (608) 742-7788  
PHONE SAUK PRAIRIE: (608) 644-8877  
FAX: (608) 742-0434  
e-mail: surveying@grothman.com



"ALTA/ACSM LAND TITLE SURVEY"  
PREPARED FOR:  
THE MATTHEWS COMPANY Inc.  
National ALTA Survey Management

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708  
Tel: (714)-979-7181 Fax: (714)-641-2840  
www.themattthewscompany.com

MARK	DATE	REVISION	BY	AP'VD

NATIONWIDE HEALTH PROPERTIES, INC.

2800 6TH AVENUE  
MONROE, WI  
(HARBOR HOUSE OF MONROE)

SCALE: 1" = 20'	CHKD. / AP'VD:
DATE: MAY 24, 2007	APPROVED:
DWN. BY: DANIEL ABLEMAN	
CHKD. BY: JAMES R. GROTHMAN	SHEET 1 OF 2

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