

ALTA/ACSM LAND TITLE SURVEY

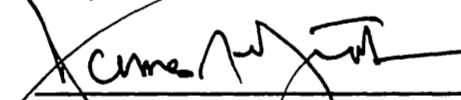
SURVEYOR'S CERTIFICATE

The undersigned, being a Registered Land Surveyor of the State of Wisconsin, certifies to:

**Nationwide Health Properties, Inc. a Maryland corporation, and its subsidiaries
First American Title Insurance Company & Talon Group**

- This map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association ("ALTA") and the American Congress on Surveying and Mapping ("ACSM") and National Society for Professional Surveyors, Inc. ("NSPS") in 2005, and include items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10, 11(a), and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, 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 upon the ground on **May 17, 2007** and correctly shows the area of the subject property, the location and type of all building, structures and other improvements situated on the subject property and any other matters situated on the subject property.
- Except as shown and/or depicted on the survey, there are no visible easements or rights of way of which the undersigned has been advised.
- Except as shown and/or depicted on the survey there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets, or alleys, or (b) by the improvements on adjoining properties, streets, or alleys upon the subject property.
- The location of each easement, right of way servitude, and other matter affecting the subject property and listed in the title insurance commitment dated **May 2, 2007**, issued by **First American Title Insurance Company & The Talon Group** 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 provisions and restrictions of record referenced in such title commitment.
- The subject property has access to and from a duly elected and accepted public street or highway.
- Except as shown and/or depicted on the survey, the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.
- Parking areas and, if striped the striping and the type (e.g. handicapped, motorcycle, regular etc.) and number of spaces are shown on the survey.
- The record description of the subject property forms a mathematically closed figure.
- The survey correctly indicates the zone designation of any area shown as being within a Special Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located.
- The property is located in zoning classification district **multi family residential**.
- The survey correctly indicates any zoning ordinances that affect the subject property and, except as indicated on the survey, the subject property complies therewith.

The parties listed above are entitled to rely on the undersigned's certificate as being true and accurate.


JAMES R. GROTHMAN
 Registered Land Surveyor, No. 1321
 Dated: May 22, 2007
 File No. 507-314



This property described and shown hereon is the same property described in **First American Title Insurance Company & Talon Group** title commitment No. **NU499569** dated **May 10, 2007**.

LEGAL DESCRIPTION

Lots One and Two of Certified Survey Map, No. 1363, as recorded in Volume Four of Certified Survey Maps of Green County on Page 282, being part of Lot Three of Block Four of Valley View Addition No. 1, City of Monroe, Green County, Wisconsin.

EXCEPT: Beginning at the Northwest corner of Lot Three, Block Four of Valley View Addition No. One, in F.L. 11, Section 3, Town 1 North, Range 7 East, City of Monroe, thence S 89 degrees 17' 41" E 452.02 feet; thence S 0 degrees 10' 05" W, 11.31 feet; thence Southerly, 352.32 feet along the arc of a curve to the right whose radius is 2043.48 feet and whose chord bears S 5 degrees 6' 26" W, 351.88 feet to the point of the point of beginning; thence N 89 degrees 15' 10" W, 30.41 feet; thence Northerly 176.35 feet along the arc of a curve to the left whose radius is 2013.48 feet and whose chord bears N 7 degrees 40' 37" E, 176.30 feet; thence S 89 degrees 15' 10" E, approximately 30.41 feet to the intersection with the eastern boundary line of the subject premises described herein; thence Southerly along said described eastern boundary line along the arc of a curve to the right whose radius is 2043.48 feet and whose chord bears S 5 degrees 06' 26" W to the point of beginning.

Being more particularly described as follows:

Beginning at the southwest corner of Lot 1, Certified Survey Map, No. 1363; thence northeasterly along a 176.85 foot radius curve to the right in the west line of said Lot 1 and the east right-of-way line of Sixth Avenue having a central angle of 34°33'46" and whose long chord bears North 18°01'43" East, 105.07 feet; thence North 35°18'36" East along the west line of said Lot 1 and the east right-of-way line of Sixth Avenue, 105.05 feet; thence South 89°17'41" East along the north line of Lots 1 and 2, Certified Survey Map, No. 1363, 446.99 feet to a point in the west right-of-way line of State Trunk Highway 69; thence South 00°44'56" West along the west right-of-way line of State Trunk Highway 69, 31.98 feet; thence Southwesterly along a 2,029.35 foot radius curve to the right in the west right-of-way line of State Trunk Highway 69 having a central angle of 04°23'08" and whose long chord bears South 02°56'30" West, 155.30 feet; thence North 89°15'10" West along the south line of Lots 1 and 2, Certified Survey Map, No. 1363 and the easterly extension thereof, 531.85 feet to the point of beginning. Containing 93,965 square feet, (2.16 acres), more or less.

LIST OF EASEMENTS & PROVISIONS FROM TITLE COMMITMENT (FROM COMMITMENT NO. NU499569 - SCHEDULE B-II)

PART ONE

- EASEMENT DISCLAIMER.
- NOT AN EASEMENT.
- EASEMENT DISCLAIMER.
- THROUGH 5.) - NOT AN EASEMENT.

PART TWO

- THROUGH 5.) - NOT AN EASEMENT.
- COVENANTS & RESTRICTIONS FOR VALLEY VIEW ADDITION NO. 1
- AGREEMENT IN FAVOR OF CITY OF MONROE AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN VOLUME 345 OF RECORDS, PAGE 843 AS DOCUMENT NO. 278662 (EXHIBIT "A" NOT PROVIDED)
- DEED BY CORPORATION IN FAVOR OF STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN VOLUME 636 OF RECORDS, PAGE 559 AS DOCUMENT NO. 404455. (AS PLOTTED)
- THE EAST 12 FEET OF LOT 2 OF CERTIFIED SURVEY MAP NO. 1363 AS DEPICTED ON SAID CERTIFIED SURVEY MAP TO BE USED FOR UTILITY PURPOSES. (AS PLOTTED)
- NO DIRECT VEHICULAR ACCESS TO S.T.H. 69 OR 30TH STREET, AS DEPICTED ON CERTIFIED SURVEY MAP NO. 1363. (AS PLOTTED)
- AS DEPICTED ON CERTIFIED SURVEY MAP NO. 1363 SEE SEPARATE DOCUMENT FOR TERMS AND CONDITIONS OF DRIVEWAY EASEMENT.
- RIGHTS OF OTHERS BY USE OF A BASE OF SIGN AS DEPICTED ON CERTIFIED SURVEY MAP NO. 1363. (NOT ON PROPERTY)
- BUILDING SET-BACK LINE OF 110 FEET FROM THE EAST LOT LINE AS DEPICTED ON THE PLAT OF VALLEY VIEW ADDITION NUMBER ONE AND ON CERTIFIED SURVEY MAP NO. 1363. (AS PLOTTED)
- A 33 FOOT DRIVEWAY EASEMENT TO LOT 2 OF CERTIFIED SURVEY MAP NO. 1363, AS DEPICTED ON SAID CERTIFIED SURVEY MAP. (AS PLOTTED)
- EASEMENT DISCLAIMER.
- THROUGH 17.) - NOT AN EASEMENT.

"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
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 www.themattewscpany.com

MARK	DATE	REVISION	BY	APVD

**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 2 OF 2

SURVEYOR
 JAMES R. GROTHMAN
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Field July 24, 2007 Lot 11 page 154