

GENERAL NOTES

1. Basis of Bearings: Being S 89°58'14" W, between the NW cor. of the South Half of Lot 545, a 5/8" Rebar found, and the NE cor. of the South Half of Lot 545, a 5/8" Rebar found. Determined by using the nearest NGS or GPS control station and the Trimble 4700 satellite receiver.
2. Gross area of Buildings: 21657 Square Feet.
3. There is visible evidence of earth moving near the Southwest corner of property.
4. There is no visible evidence of cemeteries.
5. There is no visible evidence of site being used as a sanitary land fill or dump.
6. There is no visible evidence of above ground utilities on subject property.

SCHEDULE B ITEMS

Schedule B Items as per Commonwealth Land Title Insurance Company dated July 22, 2002, Commitment No. 101673, as follows:

- Ⓜ Terms, conditions and provisions of the Easement for Electric Lines from Ray Hall and Bernice Hall, his wife, to the Consumers Public Power District, dated September 8, 1947 and filed September 12, 1947 in Miscellaneous Book 12, Page 217, in the office of the Register of Deeds of Fillmore County, Nebraska. Affects property but cannot be plotted because it blankets property.
- Ⓜ Terms, conditions and provisions of the Easement for Electric Lines from Gabe Sama (an unmarried person) to the Consumers Public Power District, dated September 8, 1947 and filed September 12, 1947 in Miscellaneous Book 12, page 217 in the office of the Register of Deeds of Fillmore County, Nebraska. Affects property but cannot be plotted because it blankets property.

ZONING INFORMATION

Zoned R-1, Residential District
 Setbacks: Front-25', Side-7', Rear-20', Height-35'.
 There are no bulk restrictions per zoning.
 Parking requirements: (1) space for every (2 1/2) beds and (1) space for each staff and employee on the largest shift.
 Contact: Gerald Slezak (County Surveyor)
 Phone: (402) 759-4982

FLOOD DATA

Subject property is not currently mapped for Flood Hazard Zone by FEMA-FIA.

UTILITY DISCLAIMER

THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE BY VISIBLE OBSERVATION. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

UTILITY COMPANIES

Gas
 Kinder Morgan Inc.
 106 W. Grove St.
 Sutton NE, 68979
 (402) 773-5258

Electric
 NPPD
 W. Highway 34
 York NE, 68467
 (402) 362-6681

Telephone
 Alltel
 125 S. 10th St.
 Geneva NE, 68361
 (402) 759-3111

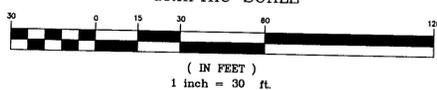
Cable
 Time Warner Cable
 114 W. 6th St.
 York NE, 68467
 (402) 362-6397

Water & Sewer
 Water Dept.
 204 S. Exeter Ave.
 Exeter NE, 68351
 (402) 266-4881

LEGEND / ACRONYM

- MONUMENT AS STATED
- MONUMENT SET
- △ ANGLE POINT
- ◆ BENCHMARK
- (R) RECORDED
- (M) MEASURED
- ☐ TRANSFORMER
- ☑ FIRE STATION
- ☑ STEEL COVER
- ☑ PUMP/MOTOR
- X - FENCE
- #### GUARD RAIL
- PK FUEL PUMP
- ROW RIGHT-OF-WAY
- ☎ POWERPOLE
- ☎ GUY WIRE
- ☎ LIGHT POLE
- ☎ STREET LIGHT POLE
- ☎ ELECTRIC BOX
- ☎ WATER LINE
- ☎ WATER VALVE
- ☎ WATER METER
- ☎ HYDRANT
- ☎ GAS VALVE
- ☎ GAS METER
- ☎ GAS LINE
- ☎ GATE
- ☎ FUEL CONNECTOR
- ☎ TELEPHONE MANHOLE
- SS— SAN/SEWER LINE
- ☎ SEWER MANHOLE
- ☎ CLEAN OUT
- ☎ CURB INLET
- ☎ CATCH BASIN
- ☎ OVERHEAD POWER
- ☎ STORM DRAIN MANHOLE
- ☎ WATER MANHOLE
- ☎ TELEPHONE RISER
- ☎ PAY PHONE
- ☎ TELEPHONE LINE
- STEEL POLES
- ☎ STOP SIGN
- ☎ TRAFFIC SIGNAL
- ☎ SIGN
- ☎ AIR CONDITION UNIT

GRAPHIC SCALE



PARKING SPACE TABLE

TYPE OF SPACE	TOTAL EXISTING	REQUIRED BY ZONING
REGULAR	16	See Site Data
HANDICAP	2	See Site Data
TOTAL	18	See Site Data

COMMUNITY LAND SURVEYING
 145 South 8th Street
 Lincoln, NE 68504
 Phone: (402) 943-8811
 Fax: (402) 943-8811

LINCOLN OFFICE
 1232 High Street, Suite 3
 Lincoln, NE 68510
 Phone: (402) 943-8811
 Fax: (402) 943-8811

SEWARD OFFICE
 1824 North 8th Street
 Seward, NE 68424
 Phone: (402) 943-8811
 Fax: (402) 943-8811

BEATRICE OFFICE
 1232 High Street, Suite 3
 Beatrice, NE 68310
 Phone: (402) 943-8811
 Fax: (402) 943-8811

Job #15024-02A

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LEGAL DESCRIPTION (SCHEDULE A)

The South half (S1/2) of Lot 545 and the North half (N1/2) of Lot 546, and all that portion of vacated Arapahoe Street lying adjacent to and between said Lots 545 and 546 in the Original Town of Exeter, Fillmore County, Nebraska, situated upon the Southeast Quarter (SE 1/4) of Section Twenty (20), Township Eight (8) North, Range One (1) West of the 6th P.M., Fillmore County, Nebraska.
 This is the same description as stated in the Commonwealth Land Title Insurance Company, Commitment No. 101673, with an effective date of July 22, 2002.

LEGAL DESCRIPTION (MEASURED)

South half of Lot 545 and North half of Lot 546, Exeter and all that portion of Arapahoe Street (now vacated) lying adjacent to and between said Lot 545 and Lot 546 in the Original Town of Exeter, situated upon part of the Southeast Quarter (SE 1/4) of Section 20, Township 8 North, Range 1 West of the Sixth P.M., in Fillmore County, Nebraska, being more particularly described as follows:

Beginning at the Southeast corner of the North half of Lot 546, a found 5/8" rebar; thence northerly N 00°03'46" W, on the East line of Lots 546 & 545, 333.96 feet, to a found 5/8" rebar, also being the Northeast corner of the South half of Lot 545; thence westerly S 89°58'14" W, on the North line of said South half of Lot 545, 299.96 feet, to a found 5/8" rebar, also being the Northwest corner of said South half of Lot 545; thence southerly on the West line of Lots 545 & 546, S 00°06'02" E, 333.63 feet, to a found 5/8" rebar, also being the Southwest corner of the North half of Lot 546; thence easterly on the South line of the North half of Lot 546, S 89°58'00" E, 299.74 feet to the point of beginning.

Containing 100,089 square feet or 2.298 acres, more or less.

STATEMENT OF ENCROACHMENTS

There were no visibly observed encroachments.

SURVEYOR'S CERTIFICATION

I hereby certify to the US Department of Housing and Urban Development (HUD), Commonwealth Land Title Insurance Company, Love Funding Corporation, their successors and assigns, Five Star Quality Care, their successors and assigns, that:

I made an on the ground survey per record description of the land shown hereon located in Exeter, Fillmore County, Nebraska, on July 24, 2002, and that it and this map was made in accordance with the HUD Survey Instructions and Report, form HUD-2457, and the requirement for an Urban Survey, and defined in the Minimum Standard dated 1999.

To the best of my knowledge, belief and information, except as shown hereon: There are no encroachments either way across property lines, title lines and lines of actual possession are the same. Additionally, I certify that this map or plot and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM, and NSPS in 1999, and includes items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10, 11(a) (location of utilities per visible, above-ground, on-site observation), 13, 14, and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.



James M. Malone
 L.S. NEBRASKA #440
 Date: Oct. 17, 2002

ALTA/ACSM LAND TITLE SURVEY

Since 1978

DENHAM LAND SURVEYORS, LLC

1733 WINCHESTER ROAD
 HUNTSVILLE, ALABAMA 35811
 (256) 851-2623
 (256) 851-2633 Fax
 chris@denham-surveyors.com
 www.denham-surveyors.com

Point of Beginning For Your Surveying Needs

PROJECT
 HEALTHCARE PROJECT

PROJECT LOCATION
 425 S. EMPIRE AVE
 EXETER, NE
 FILLMORE COUNTY

DENHAM PROJECT NO. 02087-06

PREPARED FOR
FIVE STAR QUALITY CARE

DRAWN BY: JKH

APPROVED BY: JMM

DATE OF FIELD WORK COMPLETION: 7/24/02

REVISION: COMMENTS **DATE:** 9/25/02

REVISION: **DATE:**

REVISION: **DATE:**