

ALTA/ACSM LAND TITLE SURVEY

KNOWN AS 511 AND 527 AUTUMN DRIVE, CITY OF DELAVAN, WISCONSIN.

COMMITMENT NO. 9-8195

PARCEL A:
LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 2528, BEING A DIVISION OF OUTLOT ONE (1), BLOCK FOUR (4), CHESTNUT RIDGE SUBDIVISION WEST LOCATED IN THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION THIRTEEN (13), IN TOWNSHIP TWO (2) NORTH, RANGE FIFTEEN (15) EAST, IN THE CITY OF DELAVAN, COUNTY OF WALWORTH, STATE OF WISCONSIN, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY ON NOVEMBER 23, 1994 IN VOLUME 12 OF CERTIFIED SURVEY MAPS ON PAGES 283, 284 AND 285, AS DOCUMENT NO. 287095.

PARCEL B:
NON-EXCLUSIVE EASEMENTS CONTAINED IN A CROSS-USE EASEMENT AGREEMENT FOR CHESTNUT RIDGE APARTMENTS DATED NOVEMBER 20, 1995 AND RECORDED ON DECEMBER 5, 1995 IN VOLUME 638 OF RECORDS AT PAGE 564, AS DOCUMENT NO. 318383, CONSENT TO CROSS-USE EASEMENT AGREEMENT DATED DECEMBER 4, 1995 AND RECORDED ON DECEMBER 6, 1995 IN VOLUME 638 OF RECORDS AT PAGE 642, AS DOCUMENT NO. 318423.

COMMITMENT NO. 9-8196

PARCEL A:
LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 2528, BEING A DIVISION OF OUTLOT ONE (1), BLOCK FOUR (4), CHESTNUT RIDGE SUBDIVISION WEST LOCATED IN THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION THIRTEEN (13), IN TOWNSHIP TWO (2) NORTH, RANGE FIFTEEN (15) EAST, IN THE CITY OF DELAVAN, COUNTY OF WALWORTH, STATE OF WISCONSIN, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY ON NOVEMBER 23, 1994 IN VOLUME 12 OF CERTIFIED SURVEY MAPS ON PAGES 283, 284 AND 285, AS DOCUMENT NO. 287095.

PARCEL B:
NON-EXCLUSIVE EASEMENTS CONTAINED IN A CROSS-USE EASEMENT AGREEMENT FOR CHESTNUT RIDGE APARTMENTS DATED NOVEMBER 20, 1995 AND RECORDED ON DECEMBER 5, 1995 IN VOLUME 638 OF RECORDS AT PAGE 564, AS DOCUMENT NO. 318383, CONSENT TO CROSS-USE EASEMENT AGREEMENT DATED DECEMBER 4, 1995 AND RECORDED ON DECEMBER 6, 1995 IN VOLUME 638 OF RECORDS AT PAGE 642, AS DOCUMENT NO. 318423.

SEPTEMBER 30, 1997 PASZKO & COMPANY, INC. SURVEY NO. 156182-LMS

NOTES:

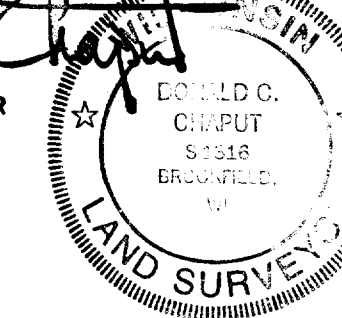
- BEARINGS ARE BASED ON CERTIFIED SURVEY MAP NO. 2528.
- THIS SURVEY WAS PREPARED BASED ON WISCONSIN TITLE SERVICE COMPANY, INC., AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NOS. 9-8195 AND 9-8196, EFFECTIVE DATE OF OCTOBER 27, 1997, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:
 - CROSS-USE EASEMENT AGREEMENT FOR CHESTNUT RIDGE APARTMENTS RECORDED ON DECEMBER 5, 1995 IN VOLUME 638 OF RECORDS AT PAGE 564, AS DOCUMENT NO. 318383. SHOWN.
 - LAND USE RESTRICTION AGREEMENT RECORDED ON DECEMBER 19, 1995 IN VOLUME 638 OF RECORDS AT PAGE 2811, AS DOCUMENT NO. 318249. NOT SHOWN, CANNOT BE PLOTTED - GENERAL IN NATURE.
 - RESERVATION FOR UTILITY EASEMENT AFFECTING THE NORTH 8 FEET AND EAST 10 FEET OF THE PREMISES DESCRIBED IN SCHEDULE A HEREOF, AS SHOWN ON THE RECORDED PLAT OF CERTIFIED SURVEY MAP NO. 2528 AND ON THE RECORDED PLAT OF CHESTNUT RIDGE SUBDIVISION WEST. SHOWN.
- ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF DELAVAN, COMMUNITY PANEL NO. 580483 0001 B, EFFECTIVE DATE OF SEPTEMBER 1, 1983, THIS SITE FALLS IN ZONE (C) AREAS OF MINIMAL FLOODING.
- THERE ARE 56 REGULAR PARKING SPACES AND 2 HANDICAPPED SPACES MARKED ON LOT 1, CERTIFIED SURVEY MAP NO. 2528 AND THERE ARE 50 REGULAR PARKING SPACES AND 3 HANDICAPPED SPACES MARKED ON LOT 2, CERTIFIED SURVEY MAP NO. 2528.
- THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY - SITE IS ZONED RM-12
FRONT SETBACK - 30' OFF OF STREET
SIDEYARD SETBACK - 10'
REARYARD SETBACK - 25'

TO: CHESTNUT RIDGE LIMITED PARTNERSHIP I, A WISCONSIN LIMITED PARTNERSHIP, MULTI FAMILY CAPITAL MARKETS, INC., ITS SUCCESSORS AND/OR ASSIGNS, AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992 AND INCLUDES ITEMS 1, 3, 4, 6, 7A, 8, 9, 10, 11A AND 13 OF TABLE "A" THEREOF, AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SEPTEMBER 30, 1997

DONALD C. CHAPUT
REGISTERED LAND SURVEYOR
REGISTRATION NO. 5-1316

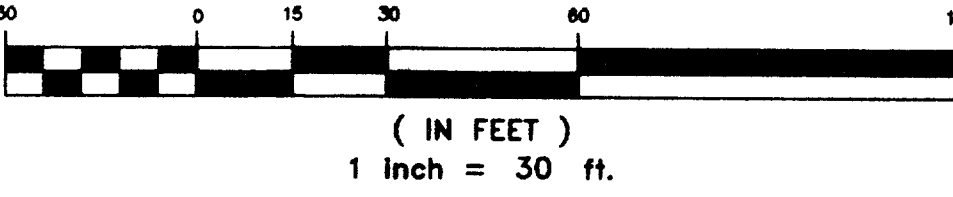


LEGEND

- CATCH BASIN
- STORM MANHOLE
- UTILITY POLE
- METAL POLE
- TELEPHONE PEDESTAL
- CABLE T.V. PEDESTAL
- MANHOLE (UNKNOWN)
- GAS METER



GRAPHIC SCALE



AUTUMN DRIVE

CREEK ROAD

National Survey & Engineering

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XA-2528-1
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002-1693