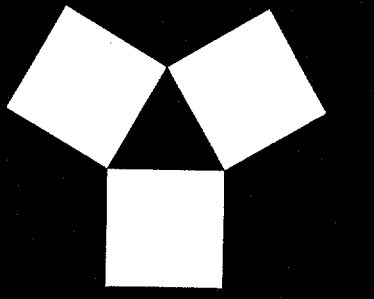


ALTA/ACSM LAND TITLE SURVEY

BEING ALL OF LOT 2, ELKHORN WEST, LOCATED IN THE SE 1/4 OF THE SE. 1/4
OF SECTION 35, T.3N., R.16E., CITY OF ELKHORN, WALWORTH CO., WI



**WELCH
HANSON
ASSOCIATES**

ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

355 AUSTIN CIRCLE, SUITE 100
DELAFIELD, WISCONSIN 53018
262-646-6855
FAX 262-646-6864
EMAIL INFO@WELCHHANSON.COM

SURVEYOR:
KEITH A. KINDRED, RLS 2082
WELCH HANSON ASSOCIATES
355 AUSTIN CIRCLE, SUITE 100
DELAFIELD, WI 53018
(262) 646-6855

SURVEY FOR:
C-CAP, INC.
259 W. BROADWAY, SUITE 100
WAUKESHA WI 53186
JOHNSON BANK
FIRST AMERICAN TITLE INSURANCE
COMPANY

LEGEND:

- - FOUND 1" IRON PIPE
- ## - SCHEDULE B-II (EXCEPTIONS)
- Q - HYDRANT
- W - WATER VALVE
- ☆ - LIGHT POLE
- ⊙ - STORM MANHOLE
- ⊠ - STORM INLET
- ⊕ - SANITARY MANHOLE
- ◇ - UTILITY BOX

LEGAL DESCRIPTION:

(SUPPLIED BY CLIENT)

UNIT 1, SEDGEMEADOW CONDOMINIUM, A CONDOMINIUM COMPRISING ALL OF LOT TWO (2), ELKHORN WEST, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 SE 1/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP THREE (3) NORTH, RANGE SIXTEEN (16) EAST, IN THE CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN, AND RELATED UNDIVIDED PERCENTAGE INTEREST IN ALL COMMON ELEMENTS AS SPECIFIED IN THE DECLARATION OF CONDOMINIUM OF SEDGEMEADOW CONDOMINIUM DATED SEPTEMBER 25, 2003, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY ON NOVEMBER 4, 2003, AS DOCUMENT NO. 582575.

TAX KEY NO. YSED 00001

NOTES:

- EASEMENT LOCATIONS BASED ON INFORMATION FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE POLICY NO. NCS-629144-MAD-C, DATED 10-01-2003
- SEE ZONING ORDINANCE FOR OTHER RESTRICTIONS

EXCEPTIONS:

(per commitment NCS-629144-MAD-C)

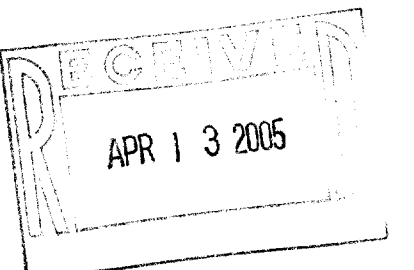
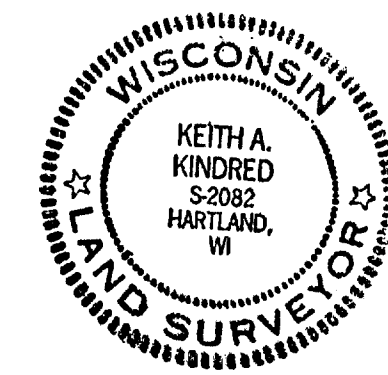
- Restrictions, conditions, covenants and provisions contained in Elkhorn West Multi-Family Planned Unit Development Agreement, Recorded January 21, 2000 in Volume 1731, as Document No. 435904.
- Easement Recorded May 28, 1999 in Volume 664, Page 328 as Document No. 417088.

To: C-Cap, Inc.
First American Title Insurance Company
Johnson Bank, its successors and/or assigns, as their interests may appear

This is to certify that this map or plat 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 2, 4, 7(a), 8, 10, and 11(a) 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 proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

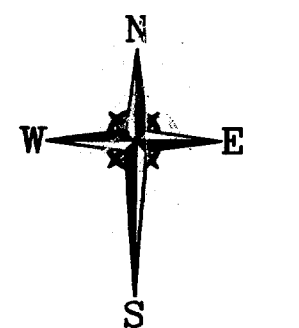
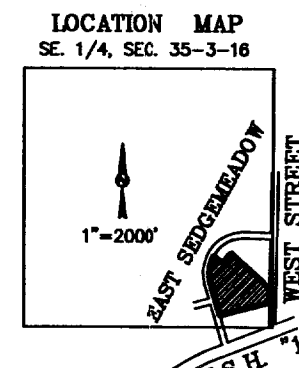
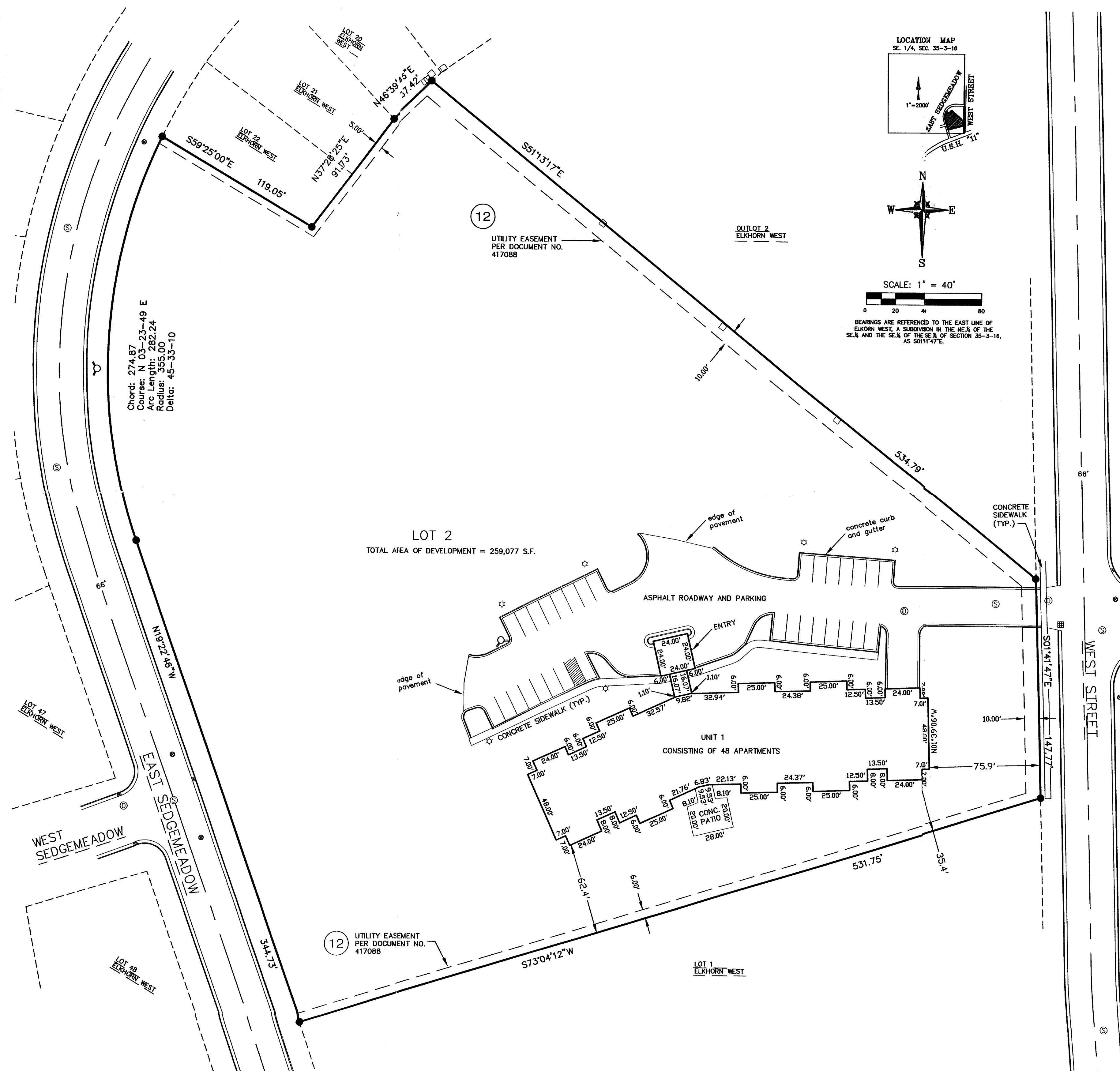
DATED THIS 11th DAY OF August, 2004

Keith A. Kindred
KEITH A. KINDRED, RLS 2082



PROJECT: 14100
FILE: 14100 ALTA
PATH: P\14100
DATED: AUGUST 10, 2004

SHEET 1 OF 1



SCALE: 1" = 40'
BEARINGS ARE REFERENCED TO THE EAST LINE OF ELKHORN WEST, A SUBDIVISION IN THE NE 1/4 OF THE SE 1/4 AND THE SE 1/4 OF SECTION 35-3-16, AS S01N147°E.

Chord: 274.87
Course: N 03°23'49" E
Angle: 182.24
Radius: 355.00
Delta: 45°33'10"

LOT 2
TOTAL AREA OF DEVELOPMENT = 259,077 S.F.

UNIT 1
CONSISTING OF 48 APARTMENTS

LOT 1
ELKHORN WEST

UTILITY EASEMENT
PER DOCUMENT NO.
417088

OUTLOT 2
ELKHORN WEST

ASPHALT ROADWAY AND PARKING

CONC. PATIO

CONCRETE
SIDEWALK
(TYP.)

WEST STREET

EAST SEDGEMEADOW

WEST
SEDGEMEADOW

YSED 00001

004-1836