

ALTA/ACSM LAND TITLE SURVEY

KNOWN AS 917 EAST MILWAUKEE STREET, CITY OF WHITEWATER, WISCONSIN.

PARCEL A: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, IN BLOCK 11, OF S.C. HALL'S ADDITION TO THE CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN; THENCE EAST 5 RODS (82.50 FEET) TO THE WEST LINE OF LAND FORMERLY OWNED BY SHERMAN; THENCE NORTH 5 RODS (82.50 FEET) TO THE SOUTH LINE OF LAND FORMERLY OWNED BY HALVERSON; THENCE WEST 5 RODS (82.50 FEET) TO THE WEST LINE OF LOT 1; THENCE SOUTH ALONG THE WEST LINE OF LOT 1 TO THE PLACE OF BEGINNING; ALSO A STRIP OF LAND 1 ROD (16.50 FEET) WIDE OFF FROM THE EAST END OF LOT 1 AND A STRIP 2 RODS (33.00 FEET) WIDE OFF FROM THE WEST END OF LOT 2 IN SAID BLOCK 11 AND OF EQUAL LENGTH WITH THE LAND FIRST ABOVE DESCRIBED; ALSO A PART OF LOT 1 AFORESAID, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1 AND RUNNING THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT, 12 RODS (198.00 FEET); THENCE EASTERLY AND AT RIGHT ANGLES WITH THE WEST LINE OF SAID LOT, 4 RODS (66.00 FEET); THENCE NORTHERLY AND PARALLEL WITH THE WEST LINE OF SAID LOT TO THE SOUTH LINE OF MILWAUKEE STREET; THENCE WESTERLY ON THE SOUTH LINE OF MILWAUKEE STREET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM ALL THAT PART DESCRIBED IN AWARD OF COMPENSATION RECORDED ON DECEMBER 11, 1978 IN VOLUME 224 OF RECORDS, PAGE 823, AS DOCUMENT NO. 4160.

PARCEL B: A PART OF LOTS 1 AND 2, ALL OF LOT 3 AND PART OF LOT 4, IN BLOCK 11 OF S.C. HALL'S ADDITION TO THE CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, TO WIT: BEGINNING 33 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID LOT 2, 163.40 FEET; THENCE WEST ALONG A LINE LOCATED 198.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 1 AND AT RIGHT ANGLES TO THE WEST LINE OF SAID LOT 1, 65.70 FEET TO A POINT LOCATED 66.00 FEET EAST OF THE WEST LINE OF LOT 1; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 1, 180.54 FEET TO THE SOUTH LINE OF MILWAUKEE STREET; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF MILWAUKEE STREET 269.00 FEET TO THE CENTERLINE OF A DITCH; THENCE SOUTH ALONG THE CENTERLINE OF SAID DITCH 138.80 FEET TO THE NORTHWEST CORNER OF LOT 6, IN SAID BLOCK 11; THENCE WESTERLY ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 6, 94.03 FEET TO THE WEST LINE OF SAID LOT 4; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 4, 14.16 FEET TO THE NORTH LINE OF CLAY STREET; THENCE WEST ALONG THE NORTH LINE OF CLAY STREET 99.00 FEET TO THE PLACE OF BEGINNING.

SUGGESTED LEGAL DESCRIPTION

LOTS 2 AND 3 AND THAT PART OF LOTS 1 AND 4 IN BLOCK 11 IN S.C. HALL'S ADDITION TO THE CITY OF WHITEWATER, BEING A SUBDIVISION IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 15 EAST, IN THE CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT BEING AT THE INTERSECTION OF THE NORTH LINE OF CLAY STREET WITH THE EAST LINE OF RICE STREET; THENCE NORTH 03°10'40" WEST ALONG THE WEST LINE OF LOT 1 AND THE EAST LINE OF RICE STREET 353.60 FEET TO A POINT, SAID POINT BEING 6.50 FEET SOUTH 03°10'40" EAST OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 78°50'20" EAST 8.19 FEET TO A POINT; THENCE NORTH 61°53'01" EAST 9.95 FEET TO A POINT ON THE SOUTHERLY LINE OF MILWAUKEE STREET, SAID POINT BEING 1.50 FEET SOUTH 78°50'20" EAST OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 78°50'20" EAST ALONG THE SOUTHERLY LINE OF MILWAUKEE STREET 49.69 FEET TO AN ANGLE POINT; THENCE SOUTH 78°59'58" EAST ALONG THE SOUTHERLY LINE OF MILWAUKEE STREET 269.93 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF LANDS DESCRIBED IN VOLUME 37 OF DEEDS ON PAGE 436 AND RECORDED AS DOCUMENT NO. 630066; THENCE SOUTH 02°53'51" EAST 138.38 FEET TO THE NORTHWEST CORNER OF LOT 6 IN SAID BLOCK 11; THENCE NORTH 87°28'25" WEST ON THE NORTH LINE OF SAID LOT 6 EXTENDED WESTERLY 94.04 FEET TO A POINT ON THE WEST LINE OF SAID LOT 4; THENCE SOUTH 02°34'28" EAST ALONG THE WEST LINE OF LOT 4 AFORESAID 147.53 FEET TO A POINT ON THE NORTH LINE OF CLAY STREET; THENCE SOUTH 86°37'32" WEST ALONG THE WEST LINE OF CLAY STREET 231.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 90,266 SQUARE FEET (2.0722 ACRES)

APRIL 1, 1997 BEST WESTERN COURTYARD INN SURVEY NO. 153855-MS

NOTES:

- BEARINGS ARE BASED ON THE EAST LINE OF RICE STREET WHICH IS ASSUMED TO BEAR NORTH 03°10'40" WEST
- THIS SURVEY WAS PREPARED BASED ON STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT NO. T-80245, EFFECTIVE DATE OF MARCH 4, 1997, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:
 - RIGHTS OF THE CITY OF WHITEWATER UNDER CONTRACT ENTERED INTO BY AND BETWEEN JAMES SHERMAN AND ANTE JOHNSON AND THE CITY OF WHITEWATER DATED MAY 6, 1897 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN ON NOVEMBER 2, 1897 IN VOLUME 75 OF MORTGAGES PAGE 459, AS DOCUMENT NO. 136407. (ITEM NO. 9) SHOWN
 - EASEMENT GRANTED BY MARY KEMPE, TO CITY OF WHITEWATER IN AN INSTRUMENT DATED NOVEMBER 8, 1887 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN ON NOVEMBER 13, 1957, IN VOLUME 519 OF DEEDS, PAGE 1, AS DOCUMENT NO. 495355. (ITEM NO. 10) SHOWN
- ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF WHITEWATER, COMMUNITY PANEL NO. 550200 0004 B, EFFECTIVE DATE OF JUNE 1, 1982, THIS SITE FALLS IN ZONE (C) AREAS OF MINIMAL FLOODING
- THERE ARE 57 REGULAR PARKING SPACES 1 HANDICAPPED SPACE MARKED ON THIS SITE
- THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY - SITE IS ZONED B-1 GENERAL BUSINESS DISTRICT

FRONT SETBACK - 20'
SIDEYARD SETBACK - 10'
REARYARD SETBACK - 20'
MAXIMUM HEIGHT - 35'

THE UNDERSIGNED BEING A REGISTERED SURVEYOR OF THE STATE OF WISCONSIN, HEREBY CERTIFIES TO WHITEWATER HOTELS, INC. A WISCONSIN CORPORATION, MERRILL LYNCH CREDIT CORPORATION, AND STEWART TITLE GUARANTY COMPANY AND EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AS OF THE DATE BELOW, AS FOLLOWS:

THIS PRINT OF SURVEY ACTUALLY WAS MADE ON THE GROUND ON APRIL 1, 1997 IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, WITH ACCURACY AND PRECISION REQUIREMENTS MODIFIED TO MEET CORRECT MINIMUM ANGULAR AND LINEAR TOLERANCE REQUIREMENTS OF THE STATE IN WHICH THE SUBJECT PROPERTY IS LOCATED, CONTAINS ITEMS 1, 2, 3, 4, 6, 7(A), 8, 9, 10, 11 AND 13 OF TABLE A THERETO, AND CORRECTLY SHOWS: (I) A FIXED AND DETERMINABLE POSITION AND LOCATION OF THE LAND DESCRIBED HEREIN (TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREON, THE "PROPERTY"), INCLUDING THE POSITION OF THE POINT OF BEGINNING; (II) THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE LAND; (III) ALL DIWWAYS OR OTHER CURB CUTS ALONG ANY STREET OR ALLEY UPON WHICH THE LAND ABUTS; (IV) THE LOCATION AND NAME OF ALL PUBLIC AND PRIVATE STREETS OR ALLEYS LOCATED THEREON OR ADJACENT THERETO, ALL OF WHICH ARE PUBLIC UNLESS OTHERWISE NOTED; (V) THE LOCATION, DIMENSION AND RECORDING DATA OF ALL EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS OF RECORD THEREON OR WITH RESPECT TO WHICH THE UNDERSIGNED HAS KNOWLEDGE; (VI) THE LOCATION AND DIMENSION OF ALL UNRECORDED EASEMENTS, PATHS, RIGHTS OF WAY AND PARTY WALLS TO THE EXTENT VISIBLE THEREON OR WITH RESPECT TO WHICH THE UNDERSIGNED HAS KNOWLEDGE; (VII) THE LOCATION OF APPLICABLE BUILDING RESTRICTION AND SETBACK LINES REQUIRED BY LOCAL ORDINANCES AND REGULATIONS; AND (VIII) THE LOCATION OF ALL ENCROACHMENTS OR OVERHANGS ONTO OR FROM THE PROPERTY. EXCEPT AS SHOWN ON THIS SURVEY, THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR BOUNDARY LINE CONFLICTS. EXCEPT AS SHOWN ON THE SURVEY, THE PROPERTY DOES NOT VISIBLELY SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES OR INGRESS OR EGRESS. THE PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC ROADWAY. THIS SURVEY REFLECTS BOUNDARY LINES OF THE LAND, WHICH "CLOSE" BY ENGINEERING CALCULATIONS. ALL VISIBLE UTILITY SERVICES TO THE PROPERTY EITHER ENTER THE PROPERTY THROUGH ADJOINING PUBLIC STREETS, OR THIS SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LAND TO THE EXTENT VISIBLE OR KNOWN TO THE UNDERSIGNED. THE PROPERTY DOES NOT LIE WITHIN A AREA DESIGNATED AS A FLOOD HAZARD AREA BY ANY MAP OR PUBLICATION OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY AND ONLY THE PROPERTY CONSTITUTES ONE TAX LOT. ALL ZONING USE AND DENSITY CLASSIFICATIONS ARE PROPERLY SHOWN HEREON. THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF THE COMMITMENT FOR TITLE INSURANCE NO. T-80245, DATED MARCH 4, 1997, ISSUED BY STEWART TITLE GUARANTY COMPANY, WITH RESPECT TO THE PROPERTY, AS WELL AS A COPY OF EACH INSTRUMENT LISTED THEREIN. THE LOCATION OF EACH EXCEPTION SET FORTH IN SUCH COMMITMENT, TO THE EXTENT IT CAN BE LOCATED, HAS (WITH RECORDING REFERENCE AND REFERENCE TO THE EXCEPTION NUMBER OF THE COMMITMENT) BEEN SHOWN HEREON. THE UNDERSIGNED FURTHER CERTIFIES THAT THIS SURVEY MEETS THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM) AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY, AND THE RATIO AND PRECISION OF THIS SURVEY IS AT LEAST 1 TO 15,000.

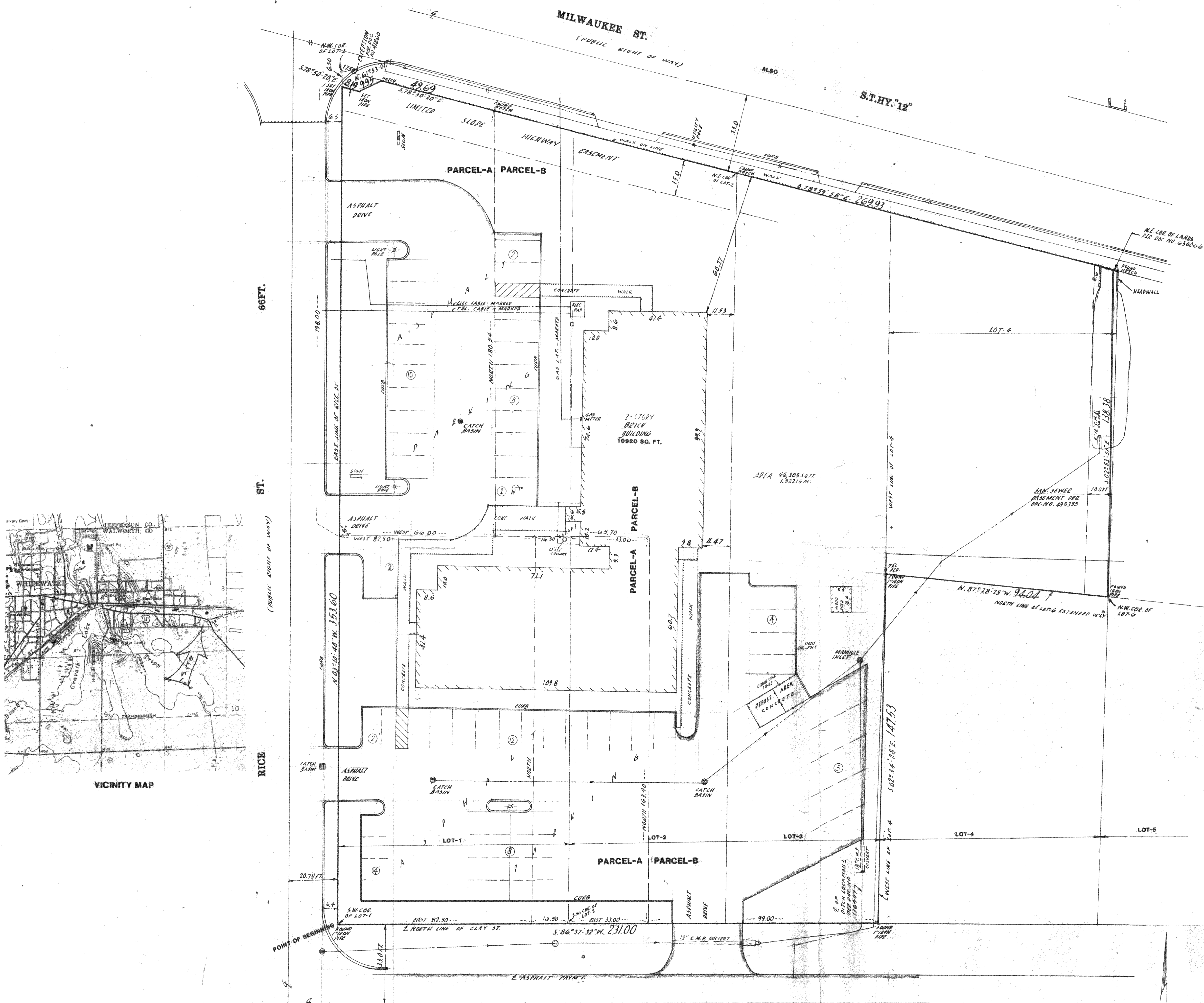
THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR OTHERWISE TAKE THE TITLE THERETO, WITHIN ONE YEAR FROM DATE HEREOF.

APRIL 1, 1997

Donald C. Chaput
DONALD C. CHAPUT
REGISTERED LAND SURVEYOR
REGISTRATION NO. S-1316

DONALD C. CHAPUT
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(SEAL)



HAS-65
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SCALE: 1" = 20'