

SURVEYOR'S CERTIFICATE:

To Fox Meadows Apartments, Whitewater, Wisconsin, GMAC Commercial Mortgage Corp., Walworth Security Title Company and Federal Home Loan Mortgage Corporation, I hereby certify that this map and the survey on which it is based was made in accordance with the "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), 8, 9, 10, 11, 12, 13, 14, 15 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, I further certify that the positional uncertainties resulting from the survey measurements made on the survey do not exceed the allowable positional tolerance and that this map is a true representation of the field survey made in January and February of 2002 by the order of Alan Heth and Gordon Hartmann of Fox Meadows Associates, a Wisconsin partnership and that this survey and map are correct to the best of my knowledge and belief.

I further certify that the improvements shown hereon in approximately the east 3/5 of the property are not in a Flood Hazard area and the remainder of the property in approximately the west 2/5 of the property is currently a wetland as observed in Jan. and Feb. of 2002 with the southwest part being observed as a ponding area with muskrat houses and cattail marshlands. This area drains to the west into stream and ditches flowing north. This area is a designated wetlands on the 1987 WIS. DNR Wetlands Inventory Map dated 7-2-87 in the City of Whitewater Planning Department.

Dated this 14th day of FEB, 2002

Alan L. Northrop
Glen L. Northrop S-982



PARCEL DESCRIPTION "A" FOR FUTURE SEPARATION FROM THIS TOTAL PARCEL BY CERTIFIED SURVEY MAP PENDING CITY APPROVAL.

Part of the NE 1/4 of the NW 1/4 of Section 5, T4N, R15E, City of Whitewater, Walworth County, Wisconsin more particularly described as follows:

Commencing at the center of said Section 5; thence S86° 33' W, 660.00' to centerline of Tratt St.; thence N3° 14' W, 1,695.4' along the centerline of Tratt St. to the place of beginning;

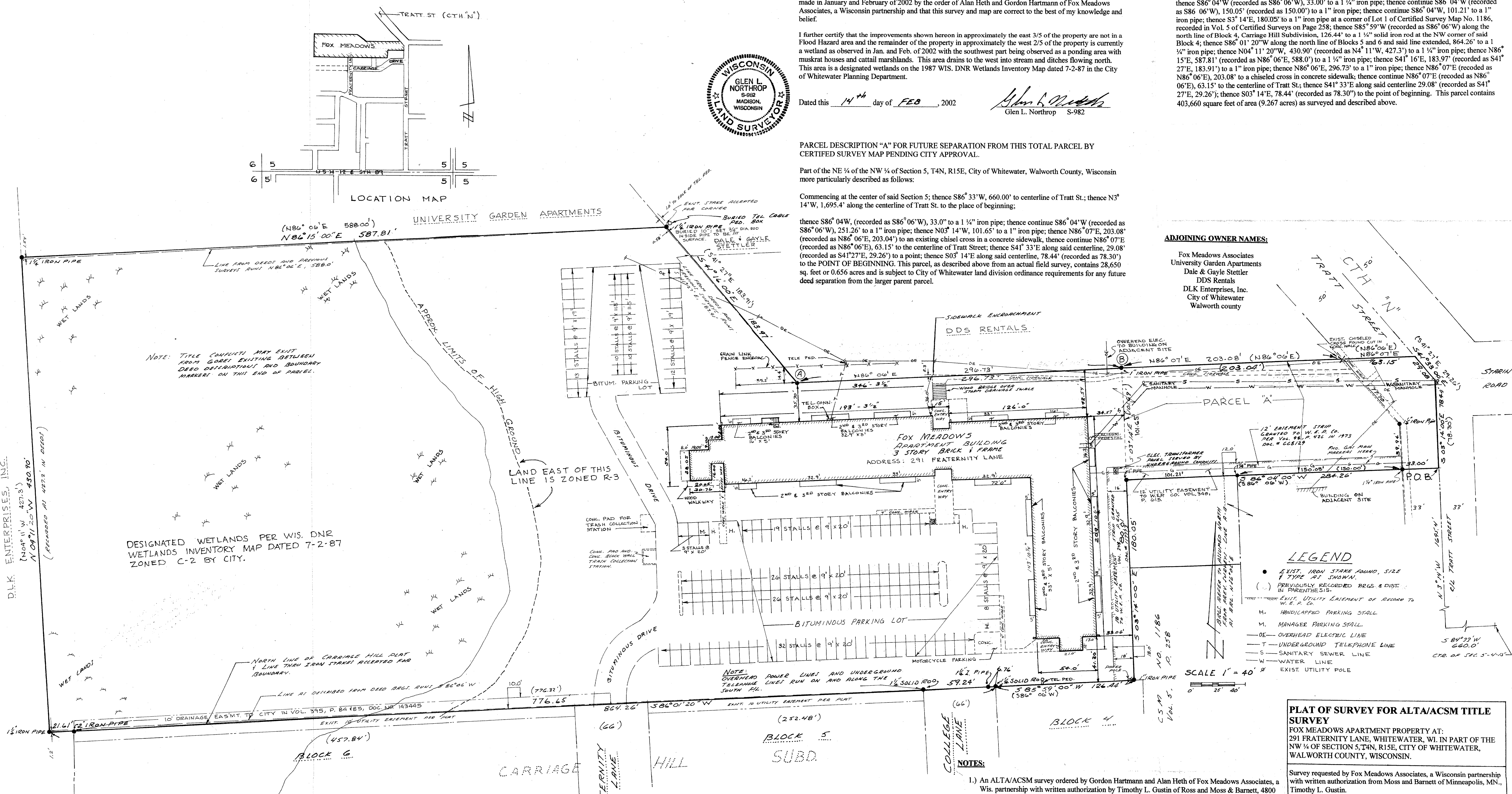
thence S86° 04' W, (recorded as S86° 06' W), 33.00' to a 1 1/2" iron pipe; thence continue S86° 04' W (recorded as S86° 06' W), 251.26' to a 1" iron pipe; thence N03° 14' W, 101.65' to a 1" iron pipe; thence N86° 07' E, 203.08' (recorded as N86° 06' E, 203.04') to an existing chisel cross in a concrete sidewalk, thence continue N86° 07' E (recorded as N86° 06' E), 63.15' to a point; thence S05° 14' E along said centerline, 29.08' (recorded as S41° 27' E, 29.26') to a point; thence S05° 14' E along said centerline, 78.44' (recorded as 78.30') to the POINT OF BEGINNING. This parcel, as described above from an actual field survey, contains 28,650 sq. feet or 0.656 acres and is subject to City of Whitewater land division ordinance requirements for any future deed separation from the larger parent parcel.

DESCRIPTION OF ABOVE PARCEL WRITTEN FROM A FIELD SURVEY CONDUCTED JULY AND AUGUST OF 1981 AND RE-SURVEYED FOR ALTA/ACSM CERTIFICATION IN JANUARY AND FEBRUARY, 2002.

A parcel of land located in the NW 1/4 of Section 5, T4N, R15E, City of Whitewater, Walworth County, Wisconsin described as follows:

Commencing at the center of said Section 5; thence S84° 33' W, 660.00' to centerline of Tratt St.; thence N3° 14' W, 1,695.4' along the centerline of Tratt St. to the place of beginning;

thence S86° 04' W (recorded as S86° 06' W), 33.00' to a 1 1/2" iron pipe; thence continue S86° 04' W (recorded as S86° 06' W), 150.05' (recorded as 150.00') to a 1" iron pipe; thence continue S86° 04' W, 101.21' to a 1" iron pipe; thence S3° 14' E, 180.05' to a 1" iron pipe at a corner of Lot 1 of Certified Survey Map No. 1186, recorded in Vol. 5 of Certified Surveys on Page 258; thence S85° 59' W (recorded as S86° 06' W) along the north line of Block 4, Carriage Hill Subdivision, 126.44' to a 1 1/2" solid iron rod at the NW corner of said Block 4; thence S86° 01' 20" W along the north line of Blocks 5 and 6 and said line extended, 864.26' to a 1 1/2" iron pipe; thence N04° 11' 20" W, 430.90' (recorded as N4° 11' W, 427.3') to a 1 1/2" iron pipe; thence N86° 15' E, 587.81' (recorded as N86° 06' E, 588.0') to a 1 1/2" iron pipe; thence S41° 16' E, 183.97' (recorded as S41° 27' E, 183.91') to a 1" iron pipe; thence N86° 06' E, 296.73' to a 1" iron pipe; thence N86° 07' E (recorded as N86° 06' E), 203.08' to a chiseled cross in concrete sidewalk, thence continue N86° 07' E (recorded as N86° 06' E), 63.15' to the centerline of Tratt St.; thence S41° 33' E along said centerline 29.08' (recorded as S41° 27' E, 29.26'); thence S03° 14' E, 78.44' (recorded as 78.30') to the point of beginning. This parcel contains 403,660 square feet of area (9.267 acres) as surveyed and described above.



NOTE: TITLE CONFLICTS MAY EXIST FROM COBEI EXISTING BETWEEN DEED DISTRIBUTION AND BOUNDARY MARKERS ON THIS END OF PARCEL.

DESIGNATED WETLANDS PER WIS. DNR WETLANDS INVENTORY MAP DATED 7-2-87 ZONED C-2 BY CITY.

ADJOINING OWNER NAMES:

- Fox Meadows Associates
- University Garden Apartments
- Dale & Gayle Stettler
- DDS Rentals
- DLK Enterprises, Inc.
- City of Whitewater
- Walworth county

LEGEND

- EXIST. IRON STAKE FOUND, SIZE & TYPE AS SHOWN.
- () PREVIOUSLY RECORDED BRGS. & DIST. IN PARENTS'S SURV.
- EXIST. UTILITY EASEMENT OF RECORD TO W.E.P. CO.
- H. HANDICAPPED PARKING STALL
- M. MANAGER PARKING STALL
- OE OVERHEAD ELECTRIC LINE
- T UNDERGROUND TELEPHONE LINE
- S SANITARY SEWER LINE
- W WATER LINE
- EXIST. UTILITY POLE

SCALE 1" = 40'

PLAT OF SURVEY FOR ALTA/ACSM TITLE SURVEY
FOX MEADOWS APARTMENT PROPERTY AT:
291 FRATERNITY LANE, WHITEWATER, WI. IN PART OF THE NW 1/4 OF SECTION 5, T4N, R15E, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

Survey requested by Fox Meadows Associates, a Wisconsin partnership with written authorization from Moss and Barnett of Minneapolis, MN., Timothy L. Gustin.

Surveyed by Glen L. Northrop, S-982 dba ABEX Survey Company, 101 E. Main St., P.O. Box 369, Cambridge, Wisconsin, 53523. Tel. 608-423-3331.

Field Survey complete: 2-04-02	ORDER NO AB 2826-02 Drg. No. 2826 SHEET 1 OF 1
Drafting complete: 2-13-02	
Print Issue date: 2-14-02	

- NOTES:**
- 1) An ALTA/ACSM survey ordered by Gordon Hartmann and Alan Heth of Fox Meadows Associates, a Wis. partnership with written authorization by Timothy L. Gustin of Ross and Moss & Barnett, 4800 Wells Fargo Center, 90 S. Seventh St., Minneapolis, MN. 55402-4129
 - 2) The westerly part of this property in wetlands is zoned C-2 with the east part with building and other improvements zoned R-3 for multifamily residence. The setback restrictions for R-3 are: side 15'; rear 30'; height 45' or four stories; buildings must meet city exposure plane setback requirements set forth in zoning code. This building meets all current City code requirements for setbacks, building height and open space area.
 - 3) Total number of parking spaces: 139 regular; 20 compact cars; 6 motorcycle; 4 handicapped.
 - 4) This survey is requested to and meets the requirements set forth in the checklist received for the Federal Home Loan Mortgage Corporation.
 - 5) This property is not designated a "Special Flood Hazard Area". FIRM PANEL NO. W550200-004 B DATE JUNE 1982.

