

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO: University Garden Apartments, a Wisconsin limited partnership and Wisconsin Title Service Company, Inc. Commitment No. 0512A0065:

That this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7(a), 8, 9, 10 and 11 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

November 9, 2006
Date

Dennis C. Sauer
Registered Land Surveyor S-2421

LEGAL DESCRIPTION

A parcel of land in the City of Whitewater, County of Walworth, State of Wisconsin, being in the Northwest 1/4 of Section 5, Town 4 North, Range 15 East, described as follows: Commencing at the center of said Section 5; thence S 88°30'00" W, 660.00 feet; thence N 0°43'00" E along the centerline of Tratt Street, 1773.70 feet; thence N 37°30'00" W along said centerline, 331.98 feet to the place of beginning of the lands to be described; thence continuing N 37°30'00" W along said centerline, 324.72 feet; thence S 89°45'25" W, 880.53 feet; thence S 0°14'35" E, 258.45 feet; thence S 0°31'35" E, 94.20 feet; thence N 89°45'25" E, 586.10 feet; thence N 37°49'35" W, 118.81 feet; thence N 89°45'25" E, 563.04 feet to the place of beginning. Excepting therefrom those lands conveyed to the City of Whitewater for public road in a Dedication executed by Harmony Enterprises, Inc., dated April 20, 1971 and recorded on April 30, 1971 in Volume 45 of Records at page 577, as Document No. 635143 and accepted in a Resolution executed by Harmony Enterprises, Inc. dated April 20 1971 and recorded on April 30, 1971 in Volume 45 of Records at page 579, as Document No. 635144.

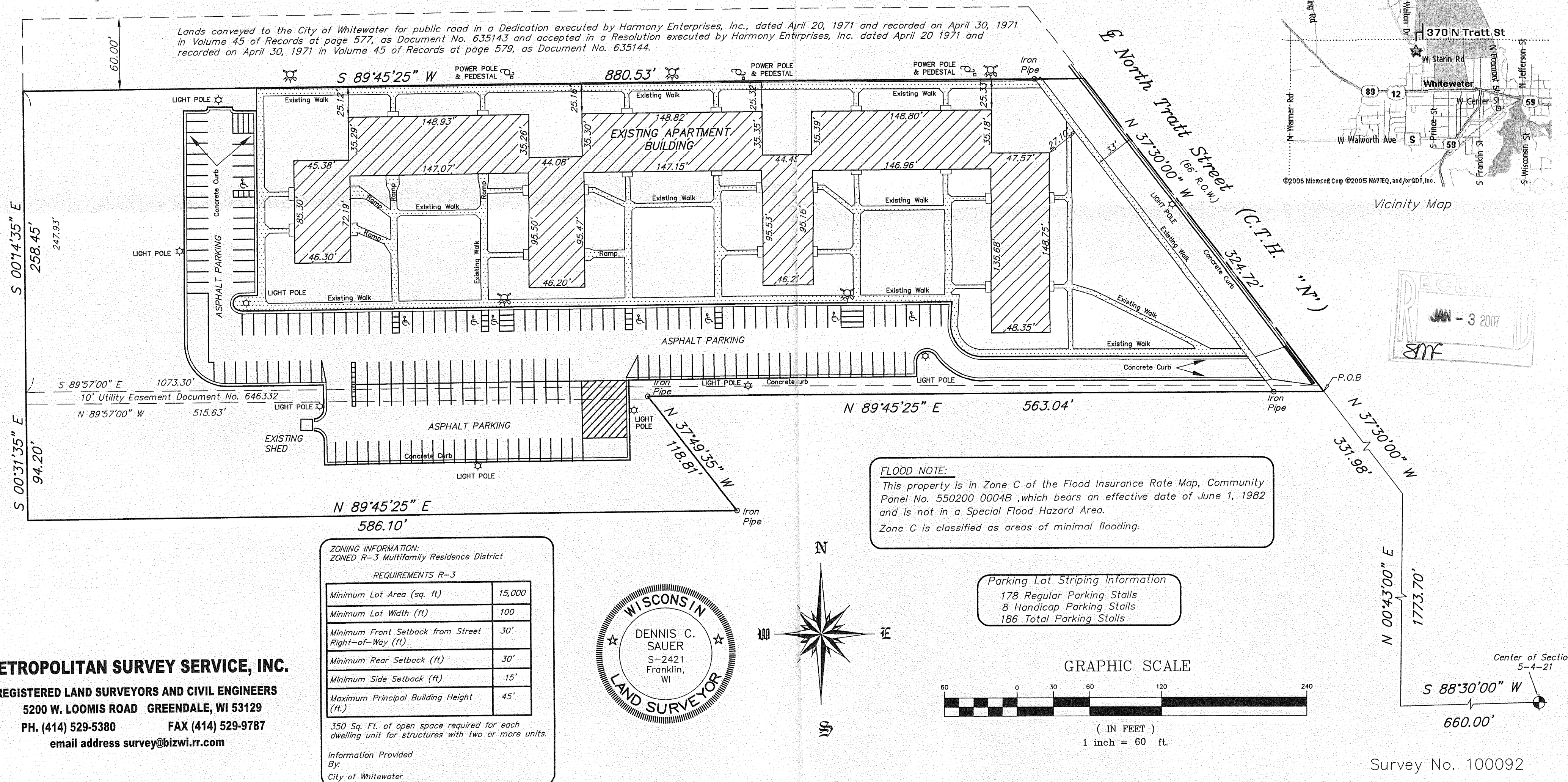
Tax Key No. WUP 152

Address: 370 North Tratt Street, Whitewater, Wisconsin

The above legal description describes the same property as insured in the title commitment referenced in the certification shown hereon.

SCHEDULE B-II EXCEPTIONS

16. Utility Easement recorded on February 8, 1972 in Volume 64 of Records at page 113A, as Document No. 646332.



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