SURVEYOR'S CERTIFICATE

## ALTA/ACSM Land Title Survey

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 and in effect on the date of this 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 579, as Document No. 635144.

Tax Key No. WUP 152 Switchboard® Address: 370 North Tratt Street, Whitewater, Wisconsin MapPoint\* The above legal description describes the same property as insured in the title commitment referenced in the certification shown hereon. County Road U U SCHEDULE B-II EXCEPTIONS 16. Utility Easement recorded on February 8, 1972 in Volume 64 of Records at page 113A, as Document No. 646332. 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 Entirprises, Inc. dated April 20 1971 and 370 N Tratt St recorded on April 30, 1971 in Volume 45 of Records at page 579, as Document No. 635144. POWER POLE & PEDESTAL POWER POLE & PEDESTAL 880.53' X S 89'45'25" W LIGHT POLE X EXISTING APARTMÉNT /BUILDING/ 147.07 ©2006 Microsoft Corp ©2005 NAVTEQ, and/orGDT, II Existing Walk Vicinity Map Existing Walk LIGHT POLE 10' Utility Easement Document No. 646332 563.04 N 89'45'25" E N 89'57'00" W ASPHALT PARKING EXISTING 331.98 94.20 FLOOD NOTE: This property is in Zone C of the Flood Insurance Rate Map, Community Panel No. 550200 0004B , which bears an effective date of June 1, 1982 N 89°45'25" E and is not in a Special Flood Hazard Area. 586.10 Zone C is classified as areas of minimal flooding. N ZONING INFORMATION: ZONED R-3 Multifamily Residence District 00.43.00" REQUIREMENTS R-3 arking Lot Striping Information 15,000 WISCONS, Minimum Lot Area (sq. ft) 178 Regular Parking Stalls 8 Handicap Parking Stalls Minimum Lot Width (ft) 100 186 Total Parking Stalls Minimum Front Setback from Street DENNIS C. Right-of-Way (ft) SAUER Center of Section 30' S-2421 Minimum Rear Setback (ft) METROPOLITAN SURVEY SERVICE, INC. GRAPHIC SCALE 5-4-21 Franklin, 15' Minimum Side Setback (ft) S 88°30'00" REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS Maximum Principal Building Height 5200 W. LOOMIS ROAD GREENDALE, WI 53129 660.00' 350 Sq. Ft. of open space required for each PH. (414) 529-5380 FAX (414) 529-9787 ( IN FEET ) dwelling unit for structures with two or more units. 1 inch = 60 ft.email address survey@bizwi.rr.com Information Provided Survey No. 100092 City of Whitewater