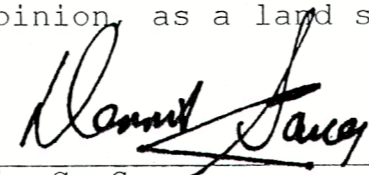


SURVEYOR'S CERTIFICATE

ALTA/ACSM Land Title Survey

I HEREBY CERTIFY TO: WHPC-University Gardens, LLC., a Wisconsin limited liability Company, M & I Marshall & Ilsley Bank and Chicago Title Insurance Company, Inc. Commitment No. 425622:

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.



Dennis C. Sauer
Registered Land Surveyor S-2421

November 9, 2006 Rev. 1-2-07
Date Recertified 6-12-07

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.

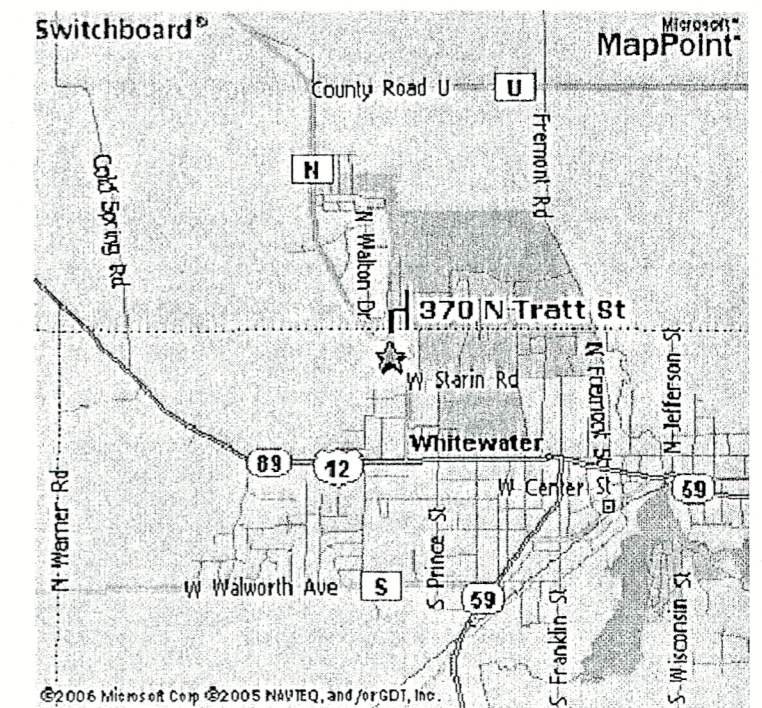
Tax Key No. WUP 00152

Address: 370 North Tratt Street, Whitewater, Wisconsin

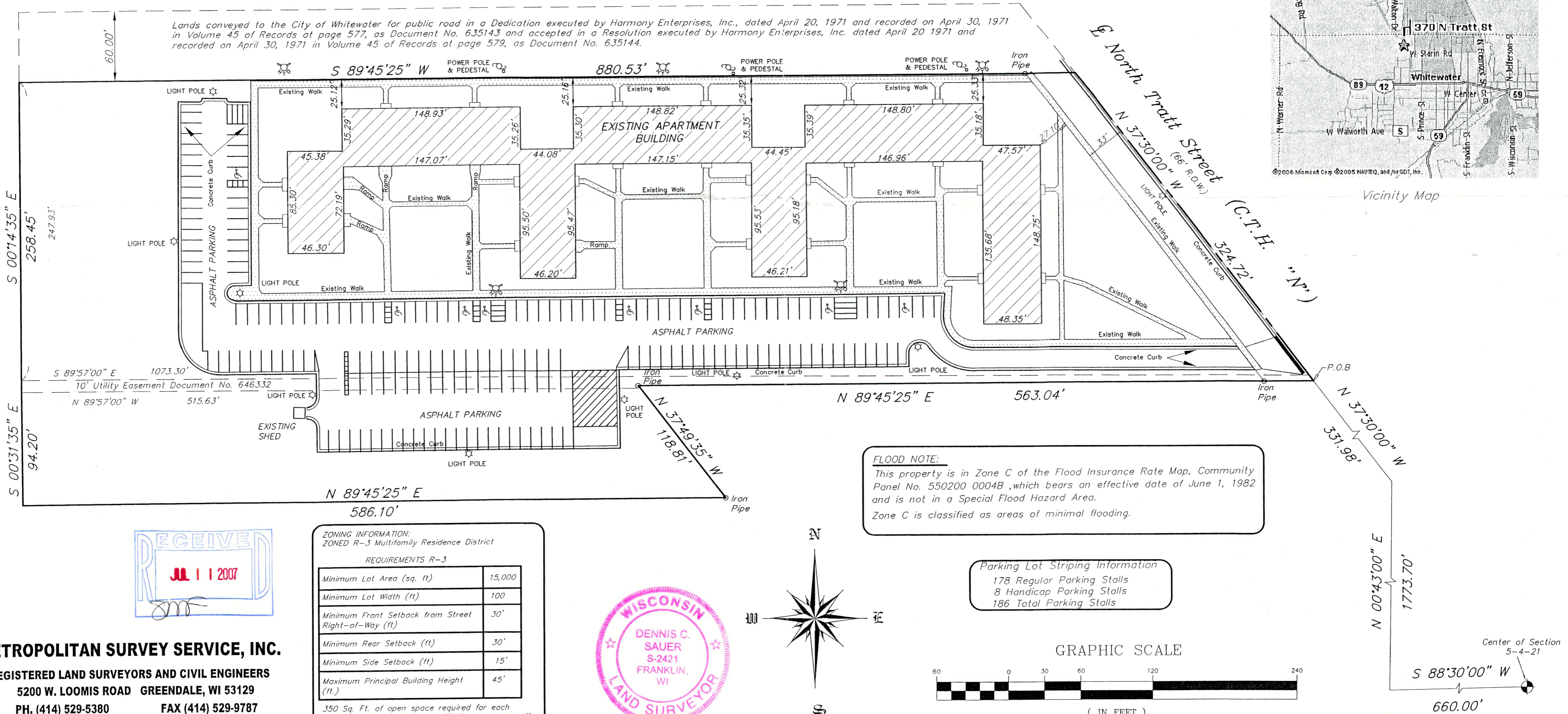
The above legal description describes the same property as insured in the title commitment referenced in the certification shown hereon.

SCHEDULE B-II EXCEPTIONS

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

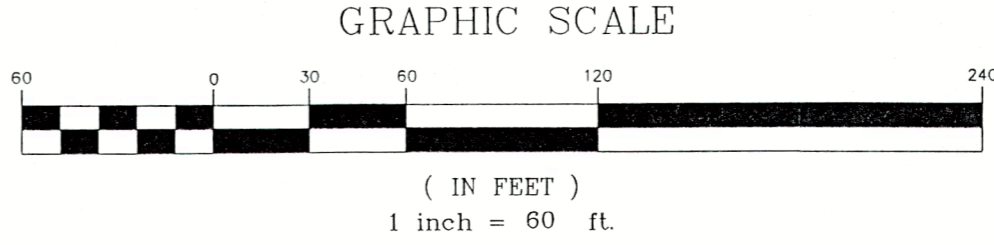


Vicinity Map



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 and is not in a Special Flood Hazard Area.
Zone C is classified as areas of minimal flooding.

Parking Lot Striping Information
178 Regular Parking Stalls
8 Handicap Parking Stalls
186 Total Parking Stalls



METROPOLITAN SURVEY SERVICE, INC.
REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS
5200 W. LOOMIS ROAD GREENDALE, WI 53129
PH. (414) 529-5380 FAX (414) 529-9787
email address survey@bizwi.rr.com

ZONING INFORMATION:
ZONED R-3 Multifamily Residence District
REQUIREMENTS R-3

Minimum Lot Area (sq. ft.)	15,000
Minimum Lot Width (ft)	100
Minimum Front Setback from Street Right-of-Way (ft)	30'
Minimum Rear Setback (ft)	30'
Minimum Side Setback (ft)	15'
Maximum Principal Building Height (ft.)	45'

350 Sq. Ft. of open space required for each dwelling unit for structures with two or more units.

Information Provided By:
City of Whitewater

Survey No. 100092

WUP-152

010-823