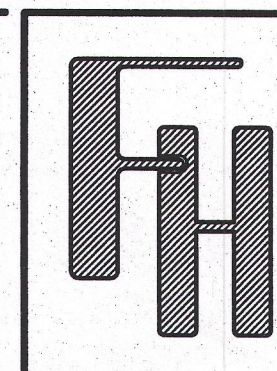
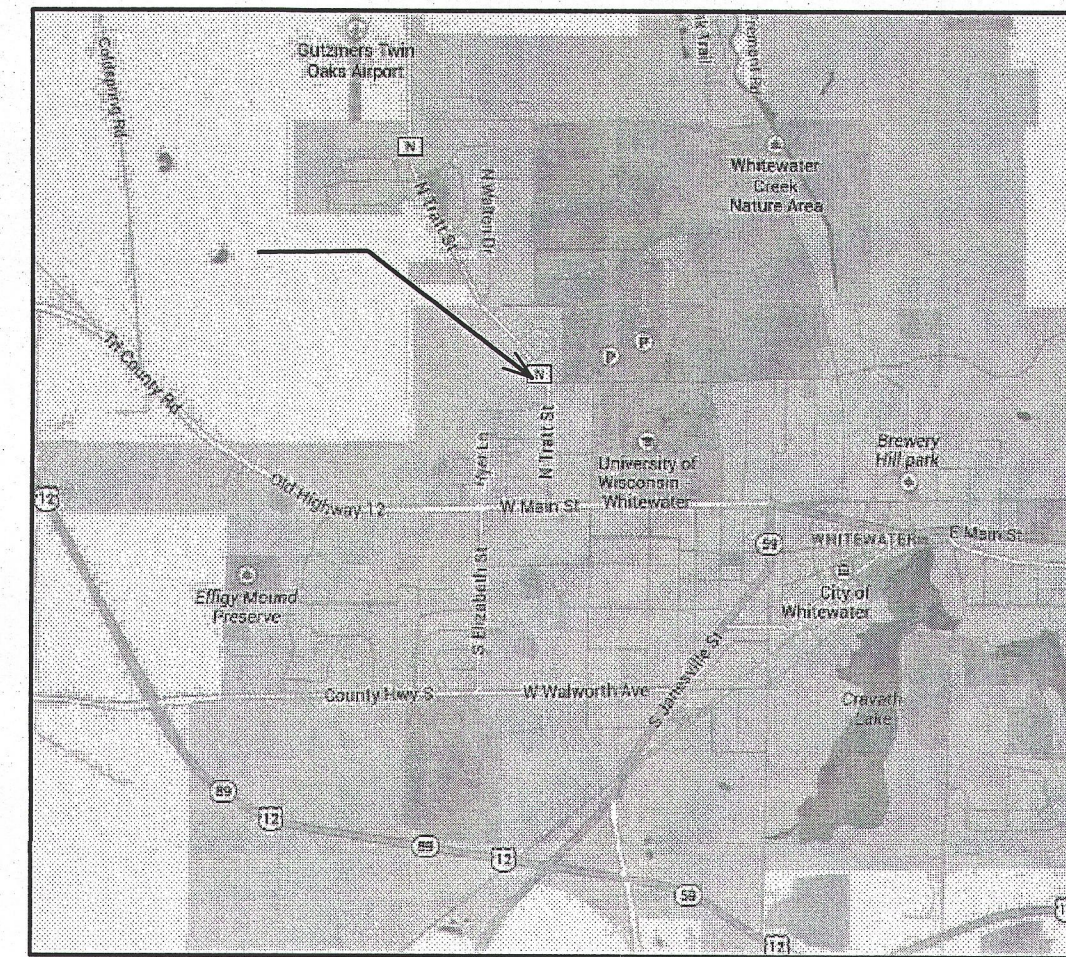


ALTA/ACSM LAND TITLE SURVEY

LOCATED IN PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWN 4 NORTH, RANGE 15 EAST, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN



- Conditional uses in the R-3 district include:
- Professional business offices in a building where the principal use is residential and fronts on an arterial street.
 - Multifamily dwellings and attached dwellings, one or four units, new construction only.
 - Walk-in type retail stores (food stores, businesses, gift shops, galleries, beauty shops and similar uses) located in a building where the principal use is residential and fronts on an arterial street.
 - Conditional use approval under this provision shall be granted for a specified use. Any subsequent change in use or expansion shall require additional conditional use approval.
 - Fraternity or sorority houses and group lodging facilities.
 - Any building over three stories or fifty feet.
 - Planned residential developments (see Section 19.21.080).
 - Conversion of existing structures resulting in more dwelling units.
 - Public and semipublic uses.
 - Name occupational/business office, in one and two-family dwellings.
 - Day care establishments.
 - The first wireless telecommunications facility located on an alternative support structure only, per the requirements of Chapter 23.32.
 - Real estate sales offices, subject to the following requirements:
 - They may be placed within a major subdivision with twenty or more lots or a multiple-family residential development with forty or more dwelling units.
 - They occupy a maximum of one building within any major subdivision, or one unit within any multiple-family residential development.
 - They shall be temporary and shall be removed or converted to a permitted use in the district no later than ninety days from the date when ninety percent of the lots or units within the subdivision or development are fully sold or leased, or the years from the date of initial establishment of the use, whichever comes first.
 - Before a building permit is issued, a deposit or other financial guarantee with a value of not less than two thousand dollars shall be required, with such deposit or guarantee retained by the city once the sales office is removed or converted to a permitted use in the district.
 - They shall not exceed seven hundred fifty square feet in floor area devoted to the sales office and related uses open to the public.
 - They shall be compatible in character, materials, placement, and design with other existing and planned buildings within the subdivision or development.
 - Signage shall be in accordance with standards for conditional uses in the district, per Section 23.02(2) of the Ord.

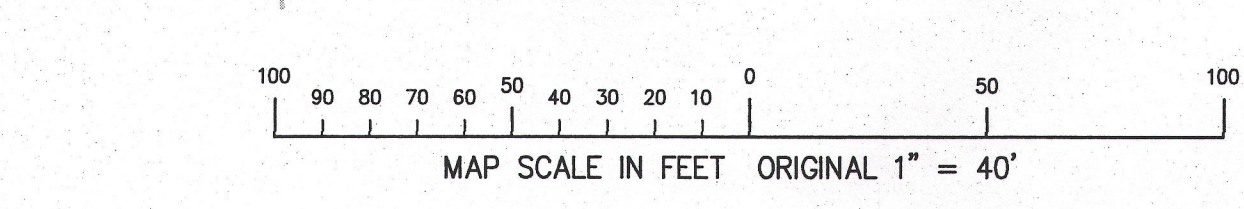
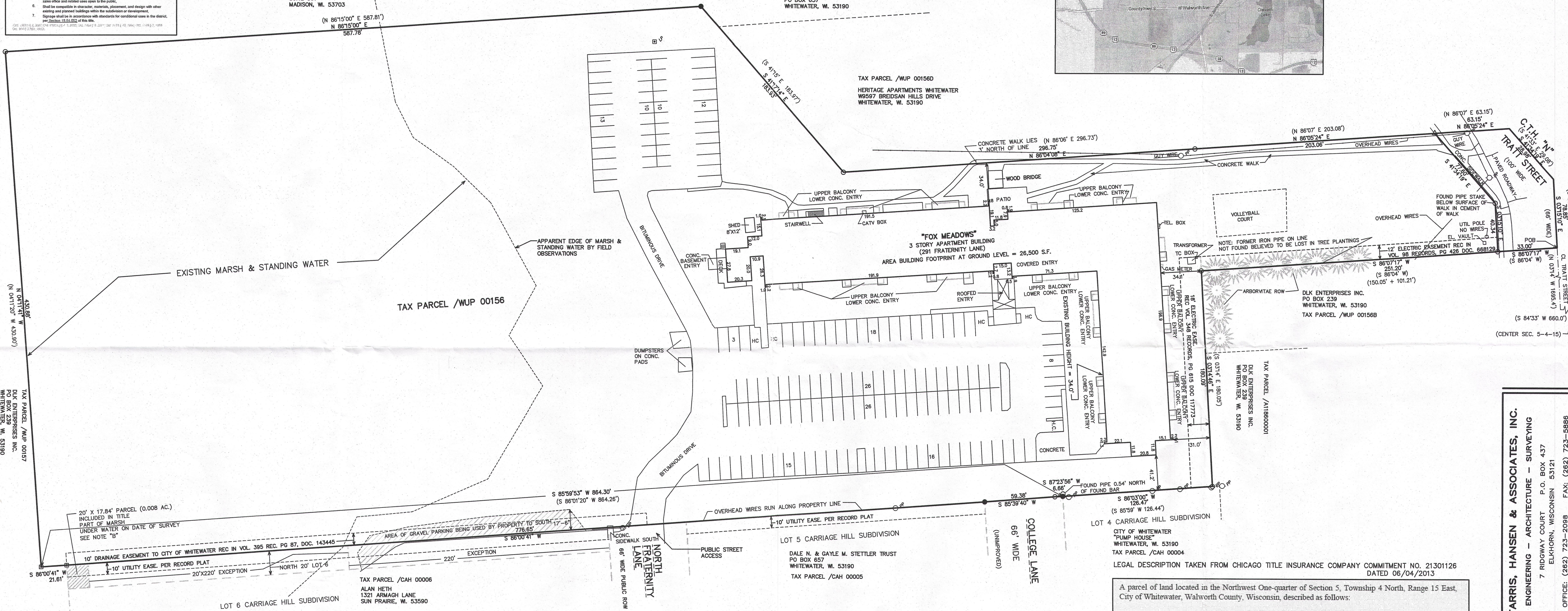
- 19.21.060 - Yard Requirements.**
- Front, thirty feet flat floor;
 - Side, fifteen feet; corner lots twenty-five feet;
 - Rear, thirty feet;
 - Show, seven-to-five feet;
 - Modifications to Minimum Required Yards. All structures within the R-3 district will be further required to comply with the sky exposure plane setback requirements (see graph attached to the ordinance codified in this section).
- (Ord. 99-4 § 2.3(1)(R), 1999)
- 19.21.080 - Building height.**
- Maximum building height in the R-3 district is forty-five feet or four stories.
- (Ord. 99-4 § 2.3(1)(R), 1999)

TAX PARCEL /WUP 00152
 WPCO-UNIVERSITY GARDEN LLC
 2 E MIFFLIN ST.
 SUITE 801
 MADISON, WI. 53703

TAX PARCEL /WUP 00156C
 DALE N. & GAYLE M. STETTLER TRUST
 PO BOX 657
 WHITEWATER, WI. 53190

TAX PARCEL /WUP 00156D
 HERITAGE APARTMENTS WHITEWATER
 W6597 BREIDSON HILLS DRIVE
 WHITEWATER, WI. 53190

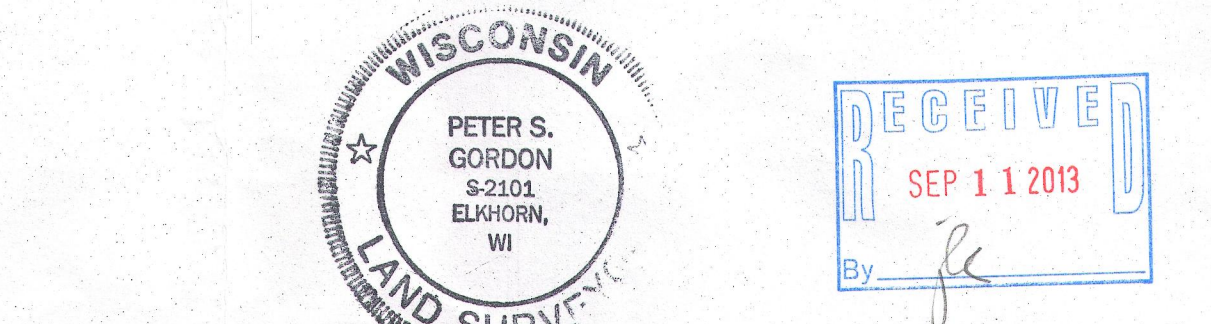
TAX PARCEL /WUP 00156B
 DLK ENTERPRISES INC.
 PO BOX 239
 WHITEWATER, WI. 53190



- LEGEND**
- = FOUND IRON PIPE STAKE
 - = FOUND IRON REBAR STAKE
 - = MONUMENT RECORD POSITION UNDER WATER ON DATE OF SURVEY
 - △ = FOUND CHISELED "X"
 - (XXX) = RECORDED AS
 - PP = POWER POLE
- GROSS AREA SURVEYED = 9.27 ACRES
 NET (EXCLUSIVE OF ROAD ROW) = 9.16 ACRES
 BOTH AREAS EXCLUDE LANDS DISCUSSED IN NOTE B

SURVEYOR'S NOTES:

- THE SOUTHWEST 2 MONUMENTS LIE IN THE MARSH AND WERE UNDER WATER ON THE DATE OF THIS SURVEY.
- THE TITLE LEGAL DESCRIPTION INCLUDES A PARCEL WHICH TRACKS AS A 20 X 17.84 PARCEL (GROSS HATCHED ON THIS SURVEY). COUNTY TAX MAPS DO NOT SHOW THIS NOR DOES A PRIOR SURVEY OF FOX MEADOWS BY GLEN L. NORTHRUP DATED FEB. 14, 2002.
- ALL LANDS SURVEYED ARE PART OF ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD PER FIRM (FLOOD INSURANCE RATE MAP) MAP NUMBER 55127C00090, ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED OCTOBER 2, 2009.
- EXISTING ZONING IS R-3, MULTIFAMILY
- THE PROPERTY DIRECTLY ABUTS STREETS, AND HAS DIRECT ACCESS ONTO NORTH FRATERNITY LANE AS SHOWN.
- THE MULTIFAMILY USE OF THE PROPERTY WOULD MEAN THIS WAS A CONDITIONAL USE PARCEL. NO INFORMATION PROVIDED RELATIVE TO ANY CONDITIONS OF APPROVAL FOR THE CONDITIONAL USE.
- TITLE EXCEPTIONS 16, 17, & 18 ARE SHOWN ON THE SURVEY. EXCEPTION 19 IS AN AGREEMENT THAT CANNOT BE DEPICTED ON THE SURVEY.
- THERE IS NO OBSERVABLE EVIDENCE OF ANY CEMETERY OR BURIAL GROUNDS.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THE NUMBER OF REGULAR PARKING SPACES ARE 157 AND 5 HANDICAP SPACES FOR A TOTAL OF 162 SPACES. THE NUMBER OF PARKING SPACES REQUIRED IS GOVERNED BY CHAPTER 19.51 OF THE CITY MUNICIPAL CODE. NO CERTIFICATION AS TO WHETHER THIS MEETS THE CITY PARKING REQUIREMENT IS GIVEN.
- NO OFFSITE EASEMENTS SERVE THE SURVEYED PROPERTY.



SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, PETER S. GORDON, A REGISTERED SURVEYOR OF THE STATE OF WISCONSIN, CERTIFIES TO CHICAGO TITLE INSURANCE COMPANY, CANTOR COMMERCIAL REAL ESTATE LENDING, L.P., ITS SUCCESSORS AND ASSIGNS CLG WHITEWATER LLC AND SUSQUEHANNA SILVERADO II LLC

AS FOLLOWS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 18, 20(a) AND 20(b) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 25, 2013.

DATE: AUGUST 5, 2013

REVISOR 8/19/2013
 GENERAL NOTES PER REVIEW COMMENTS
 REVISED 08-30-2013
 CHANGE 1 NAME

Peter S. Gordon
 R.L.S. 2101

A parcel of land located in the Northwest One-quarter of Section 5, Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin, described as follows:

Commencing at the center of said Section 5; thence South 84 degrees 33' West, 660.0 feet to centerline of Tract Street; thence North 3 degrees 14' West, 1695.4 feet along the centerline of Tract Street to the place of beginning; thence South 86 degrees 04' West, 33.0 feet to a 1.25 inch iron pipe found; thence continue South 86 degrees 04' West, 150.05 feet to a 1.0 inch pipe found; thence continue South 86 degrees 04' West, 101.21 feet to a 1.0 inch iron pipe found; thence South 3 degrees 14' East, 180.05 feet to a 1.0 inch pipe found at a corner of Lot 1 of Certified Survey Map No. 1186, recorded in Volume 5 of Certified Surveys on page 258; thence continue South 85 degrees 59' west along the North line of Lot 4 (formerly referred to as Block 4); Carriage Hill Subdivision, 126.44 feet to a 1.25 inch solid iron rod found at the Northwest corner of said Lot 4 (formerly referred to as Block 4); thence South 86 degrees 01' 20" 11 West, along the North line of Lots 5 and 6 (formerly referred to as Blocks 5 and 6) and said line extended 864.26 feet to a 1.25 inch iron pipe found; thence North 4 degrees 11' 20" West, 430.90 feet to a 1.25 inch iron pipe found; thence North 86 degrees 15' East, 587.81 feet to a 1.25 inch iron pipe found; thence South 41 degrees 16' East, 183.97 feet to a 1.0 inch iron pipe found; thence North 86 degrees 06' East, 296.73 feet to a 1.0 inch iron pipe found; thence continue North 86 degrees 07' East, 63.15 feet to a chiseled cross in concrete sidewalk; thence continue North 86 degrees 07' East, 63.15 feet to the centerline of Tract Street; thence South 41 degrees 33' East along said centerline 29.08 feet; thence South 3 degrees 14' East, 78.44 feet to the point of beginning.

AND

The North 20 feet of Lot 6, Carriage Hill Subdivision excepting therefrom the East 220 feet located in the Northwest 1/4 of the Northwest 1/4 of Section 5, T4N, R15E, City of Whitewater, Wisconsin;

EXCEPTING

A 20 foot x 220 foot parcel abutting the East 220 feet of Lot 6, Carriage Hill Subdivision in the Northwest 1/4 of the Northwest 1/4 of Section 5, T4N, R15E, City of Whitewater, Walworth County, Wisconsin.

Tax Key No. /WUP 00156

FARRIS, HANSEN & ASSOCIATES, INC.
 ENGINEERING - ARCHITECTURE - SURVEYING
 7 RIDGWAY COURT P.O. BOX 437
 ELKHORN, WISCONSIN 53121
 OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS
PROJECT NO. 8817
DATE 06-20-2013
SHEET NO. 1 OF 1