

ALTA/ACSM LAND TITLE SURVEY OF WITTWER APARTMENTS

PREPARED FOR R.C. SHUTTER INC., PROPERTY LOCATED IN SECTION 7 T3N R8E, VILLAGE OF MONTICELLO, GREEN COUNTY, WISCONSIN

PROPERTY ADDRESS: 120 SOUTH MAIN ST, MONTICELLO, WISCONSIN, 53570

DESCRIPTION PROVIDED:

A parcel of land located in all of Outlot 95, part of Outlot 100, and Outlot 104 of Assessor's Plat of the Village of Monticello, Green County, Wisconsin, to-wit:

Beginning at the Northeast corner of Lot 1 of Block 2 of J.F. Sears Addition to the Village of Monticello; thence S 89° 37' 06" W, 49.62 feet; thence N 00° 29' 34" E, 127.30 feet; thence S 89° 31' 00" W, 9.50 feet; thence N 02° 29' 00" W, 34.00 feet; thence N 89° 33' 00" W, 122.50 feet; thence N 02° 23' 37" E, 55.84 feet; thence S 89° 33' 00" E, 229.10 feet; thence S 01° 01' 19" E, 84.71 feet; thence S 89° 45' 22" E, 115.92 feet; thence S 01° 02' 00" E, 127.50 feet; thence S 88° 56' 05" W, 170.38 feet to the point of beginning.

Containing 1.021 acres more or less.

Formerly described as:

The South Eight-Five and one-half (85 1/2) feet of Outlot 100 of the Assessor's Plat of the Village of Monticello, Green County, Wisconsin. Starting at the Northeast corner of the Southwest quarter (SW1/4) of the Southeast quarter (SE1/4) of Section Seven (7), Town Three (3) North, Range Eight (8) East, thence South 256 feet, thence South 88° 58' West 554 feet to point of beginning; thence South 88° 35' West 220 feet; thence North 127.5 feet, thence South 89° 31' West 9.5 feet; thence North 0° 29' West, 34 feet, thence North 89° 33' West 122.5 feet, thence North 0° 29' West, 56 feet, thence South 89° 33' East 166.5 feet, thence South 0° 58' East 65.5 feet, thence South 89° 17' East 181 feet, thence South 1° 02' East 127.5 feet to point of beginning. Being part of Outlots 95 and 104, Assessor's Plat and unplatted property, Village of Monticello, Green County, Wisconsin.

GENERAL NOTES:

- All measured and recorded dimensions are the same unless noted otherwise.
- There is no visible evidence of cemeteries or burial grounds on the subject property.
- No monuments shown have identification numbers.
- There was no observable evidence of earth moving work, building construction or building additions within recent months.
- There were no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction.
- There was no observable evidence of recent street or sidewalk construction or repairs.
- There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- The utility locations shown hereon were determined by observable above ground evidence only. The surveyor was not provided with underground plans or above-ground markings to determine any subsurface locations.

NOTES OF SURVEY:

- Easements of record were provided by the Client. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- Recorded restrictions and access limitations - none supplied.
- Dimensions of improvements are rounded to the closest 1/10 of a foot.
- The location of underground utilities as shown hereon are based on markings after clearance of Digger's Hotline (unless noted otherwise). Digger's Hotline Clearance No. 825-6769 cleared on 10/18/02. No excavations were made during the progress of this survey to locate buried utilities. Before excavations are begun, DIGGER'S HOTLINE should be contacted.
- Field measurements were taken.
- The Original Platted lot lines were not shown on this survey due to inaccuracies of the Original Plat. The boundaries of this survey were established from the description provided and a previous survey by D. William Karns of Karns & Associates Inc. dated November 30, 1979, with a last revised date of December 1, 1979. Field verify all existing utility locations prior to any construction. DIGGER'S HOTLINE should be contacted prior to any construction at 1-800-242-8511.

UTILITY PROVIDER'S:

ELECTRIC LINE: ALLIANT ENERGY
GAS LINE: WE ENERGIES
TELEPHONE: TDS TELECOM

FLOOD NOTE:

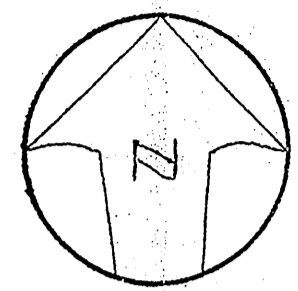
By graphic plotting only, this property is in Zone No of the Flood Insurance Rate Map, Community Panel No. 550 163 0001, which bears an effective date of July 16, 1993 and is not in a Special Flood Hazard Area. By telephone call dated to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

LEGEND

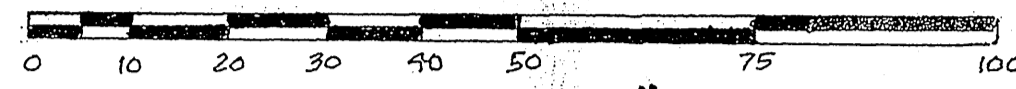
- These standard symbols will be found in the drawing.
- NO. 6 REBAR FOUND
 - △ 3/4" IRON PIPE FOUND
 - IRON STAKE FOUND
 - WOOD PRIVACY FENCE
 - ⊥ LIGHT POLE
 - UNDERGROUND ELECTRIC
 - ⊞ ELECTRIC TRANSFORMER
 - UNDERGROUND TELEPHONE
 - ⊞ TELEPHONE PEDESTAL
 - UNDERGROUND GAS SERVICE
 - SANITARY SEWER
 - MANHOLE - AS DESIGNATED
 - ▨ EXISTING CONCRETE
 - ▨ EXISTING ASPHALT
 - EXISTING UTILITY POLE
 - EXISTING OVERHEAD UTILITY LINE

ZONING DATA

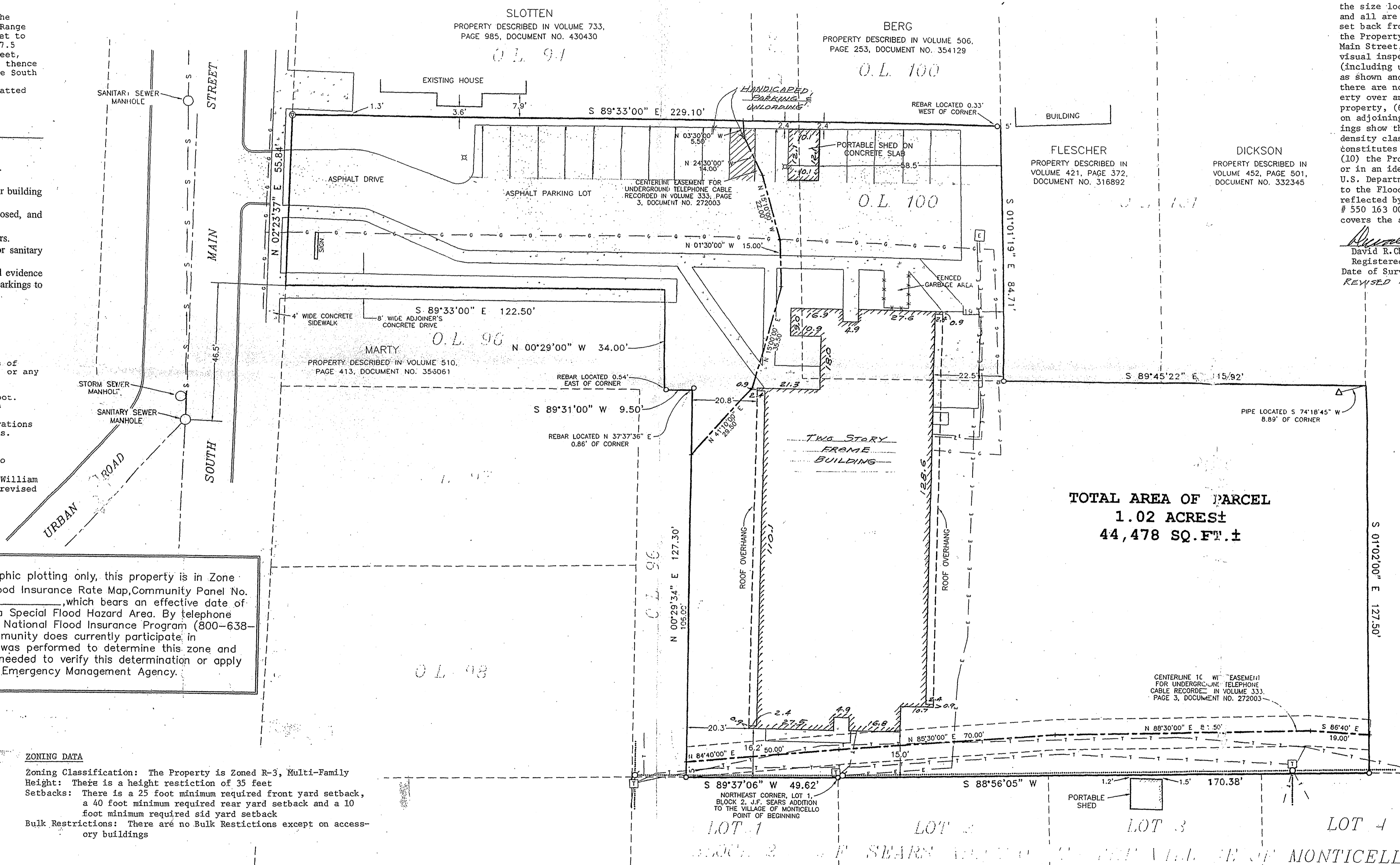
Zoning Classification: The Property is Zoned R-3, Multi-Family
Height: There is a height restriction of 35 feet
Setbacks: There is a 25 foot minimum required front yard setback, a 40 foot minimum required rear yard setback and a 10 foot minimum required side yard setback
Bulk Restrictions: There are no Bulk Restrictions except on accessory buildings



Bearings referenced to the North line of Lots 2-4 of Block 2 of J.F. Sears Addition to the Village of Monticello, Green County, Wisconsin, which is assumed to bear S 88° 56' 05" West.



SCALE: 1" = 20'



TOTAL AREA OF PARCEL
1.02 ACRES ±
44,478 SQ. FT. ±

SURVEYOR'S CERTIFICATION

The undersigned hereby certifies to W H P C-Monticello, LLC and Green County Title & Abstract, Inc. that this plat of survey and the survey on which it was based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1999; meets the accuracy requirements of an urban survey, as defined therein; and includes items 1, 2, 3, 4, 6, 7a, 8, 9 and 10 of Table A thereof, and (b) this plat of survey and the property description set forth hereon ("Property") was prepared by me, a registered land surveyor in the State of Wisconsin and was actually made upon the ground. In addition, the undersigned hereby certifies that (1) the information, courses and distances shown on this survey are correct, (2) the size location and type of improvements are shown hereon and all are located within the boundaries of the Property and set back from the Property lines the distances indicated, (3) the Property is contiguous to, and has access to and from Main Street, a public roadway, (4) based on an above ground visual inspection there are no easements or encumbrances (including utility lines) affecting the Property other than as shown and depicted on this survey, (5) other than shown, there are no encroachments of any improvements on this Property over any easements or encumbrances, or into adjoining property, (6) there are no encroachments of any improvements on adjoining property onto the Property, (7a) that all buildings show their outside dimensions, (8) all zoning, use and density classifications are shown thereon, (9) the Property consists of one contiguous parcel without gaps or gore, and (10) the Property is not located in a 100-Year Flood Plain or in an identified "flood prone area", as defined by the U.S. Department of Housing and Urban Development, pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Community Panel # 550 163 0001 dated July 18, 1983, which such map panel covers the area in which the Property is situated.

David R. Cheney
David R. Cheney, S-45
Registered Wisconsin Land Surveyor
Date of Survey 11-14-2005
REVISED 11-17-05 DC



KUBLY
PROPERTY DESCRIBED IN VOLUME 379,
PAGE 794, DOCUMENT NO. 296189

O.L. 103

J.F. SEARS ADDITION TO THE VILLAGE OF MONTICELLO W.P.S.
RECEIVED FOR RECORD ON THE 13TH DAY OF DECEMBER,
1900 AND RECORDED IN VOLUME 3 OF PLATS ON PAGE 11,
GREEN COUNTY REGISTER'S OFFICE.

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