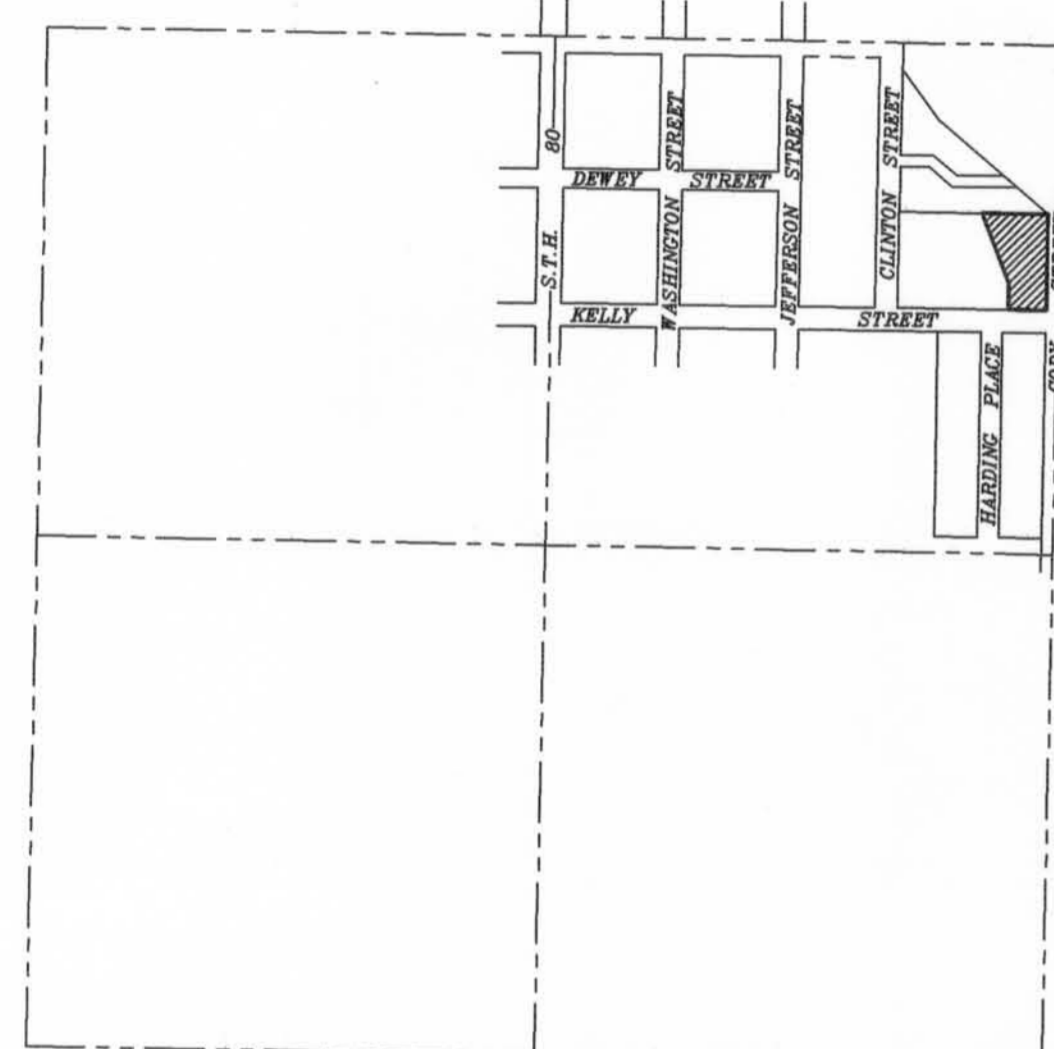


ALTA/ACSM LAND TITLE SURVEY for JAMES DEVELOPEMENT FIRM, INC

LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 36, T2N R1W, CITY OF CUBA CITY, GRANT COUNTY, WISCONSIN
 STREET ADDRESS: 420 E. KELLY STREET, CUBA CITY, WISCONSIN 53807

LOCATION SKETCH

SOUTHEAST 1/4, SECTION 36, T2N R1W,
 CUBA CITY, GRANT COUNTY, WISCONSIN
 (SCALE 1" = 500')



LOT 1
 C.S.M. NO. 528

TOTAL LAND AREA
 0.7196 ACRES±
 31,347 SQ.FT.±

NOTE:
 According to the City records, Cable TV,
 Telephone and Electric are in the same trench.

NOTES OF SURVEY: BOUNDARY SURVEY AND FOUNDATION:

1. Legal description - Noted hereon.
2. No easements of record provided. 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.
3. Recorded restrictions - none supplied.
4. Dimensions to improvements are rounded to the closest foot.
5. According to the City of Cuba City Director of Public Works, a rear setback variance was obtained.

ZONING:

R-3 MULTI-FAMILY RESIDENTIAL DISTRICT
 Lot Width = 100'
 Lot Area = 15,000 sq. ft.
 with no less than 2,000 sq. ft. per efficiency
 2,500 sq. ft. per one bedroom unit
 3,000 sq. ft. per two bedroom unit

BUILDING AREA:
 Minimum 500 sq. ft. per family
 Maximum Height 35 feet

YARDS:
 Street: 35' minimum
 Rear: 50' minimum
 Side: 20' each

DESCRIPTION PROVIDED:

"Lot Two (2), Volume 4 Certified Survey Maps, Pages 76-77, Map No. 528; said map being located in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4), Section Thirty-six (36), Township Two (2) North, Range One (1) West, 4th p.m., Grant County, Wisconsin."

UTILITY EASEMENTS:

All being Parcels of land located in the NE 1/4 of the SE 1/4 of Section 36, T 2 N, R 1 W, of the 4th P.M., City of Cuba City, Grant County, Wisconsin, said parcels being located in Lot(s) 1 (and/or) 2 of Certified Survey Map No. 528, Grant County Registry, Lancaster, Wisconsin, and each being described as follows:

Electric Utility Easement
 A twenty foot (20') wide parcel of land the centerline of which is to be described as follows:
 Commencing at the Southwest (SW) corner of said Lot 2, said corner being the point of beginning;
 Thence N 00°43'26" E 70.50' along a Westerly line of said Lot 2;
 Thence N 21°12'02" W 192.67' along a Westerly line of said Lot 2 to the terminus point, the side margins of the easement strip are lengthened or shortened to terminate at the landowners property lines that are intersected by the above described reference line.

Water and Sewer Service Utility Easement
 Commencing at the Southeast Corner of said Lot 1, said corner being the point of beginning;
 Thence N 89°33'37" W 20.00' along the South line of said Lot 1;
 Thence N 05°09'12" E 101.18' to an Easterly line of said Lot 1;
 Thence S 21°12'02" E 32.64' along said Easterly line of Lot 1;
 Thence S 00°43'26" W 70.50' along an Easterly line of said Lot 1 to the point of beginning.

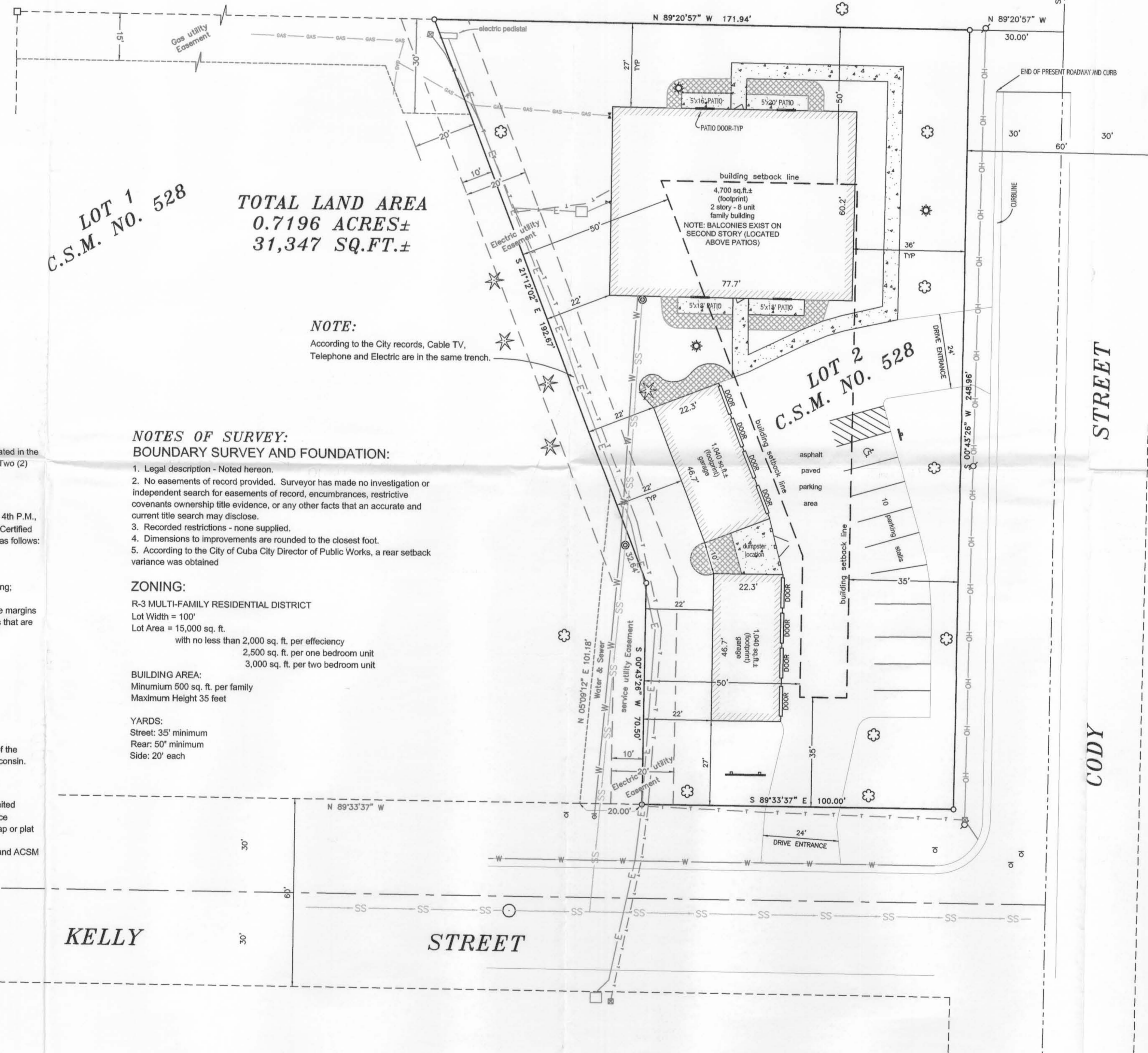
Gas Utility Easement
 The North 15' of said Lot 1 and the Easterly 20' (measured perpendicularly from the East line) of the North 30' of said Lot 1 of Certified Survey Map No. 528, Grant County Registry, Lancaster, Wisconsin.

SURVEYOR'S CERTIFICATE:

I hereby certify to US BANK, Arlington Investments WI-XII, Limited Partnership, a Wisconsin limited partnership, Title Professionals and Abstract Company, and Commonwealth Land Title Insurance Company, that this is a true and correct survey of the attached legal description and that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1999, and includes Items 7a, 8, 10 and 11a and 11b of Table A thereof."

Dated this 6th day of November, 2000.
 Revised this 11th day of December, 2000.
 Revised this 2nd day of January, 2001

LARRY L. AUSTIN
 GRANT COUNTY REGISTER
 LARRY L. AUSTIN, Surveyor
 License No. S-1603
 Austin Engineering, LLC
 4211 Hwy. 81 E
 Lancaster, WI 53813
 Phone 608-723-6363
 Fax 608-723-6702



LEGEND

- These standard symbols will be found in the drawing.
- ◆ EXISTING BAR WITH LAFAYETTE COUNTY ALUMINUM CAP
 - EXISTING NO. 6 REBAR
 - ☼ LIGHT POLE
 - ⊕ UTILITY POLE
 - OH — OVERHEAD ELECTRIC
 - T — UNDERGROUND TELEPHONE SERVICE
 - ⊞ TELEPHONE PEDESTAL
 - E — UNDERGROUND ELECTRIC SERVICE
 - ELECTRIC PEDESTAL
 - ⊖ ELECTRIC METER
 - GAS — UNDERGROUND GAS SERVICE
 - ⊞ GAS METER
 - MANHOLE
 - ⊕ SANITARY SEWER CLEAN OUT
 - ⊕ WATER VALVE
 - W — WATER MAIN
 - ☼ DECIDUOUS TREE
 - ☼ CONIFEROUS TREE
 - ⊞ WOOD CHIPS
 - ⊞ SIGN
 - ⊞ HANDICAP PARKING
 - ⊞ EXISTING CONCRETE
 - ⊞ WOOD PRIVACY FENCE
 - — — BOUNDARY LINE
 - · — · — R.O.W. LINE
 - TYP TYPICAL

0 20 40
 SCALE 1" = 20'

Bearings referenced to the East line of the SE 1/4 of Section 36 which is assumed to bear S 00° 43' 26" W.

ALTA/ACSM LAND TITLE SURVEY for
 JAMES DEVELOPEMENT FIRM, INC
 LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 36,
 T2N R1W, CITY OF CUBA CITY, GRANT COUNTY, WISCONSIN

AUSTIN ENGINEERING, LLC
 4211 HWY 81 E, LANCASTER, WI 53813
 PHONE 608-723-6363 FAX 608-723-6702

FIELDBOOK: 9823 DRAWN BY: AJ AUSTIN
 C:\AJA\T2NR1W\31 APPROVED: LL AUSTIN
 C:\AJA\T2NR1W\36BB-WILLOWBROOK CREW: SA - TF