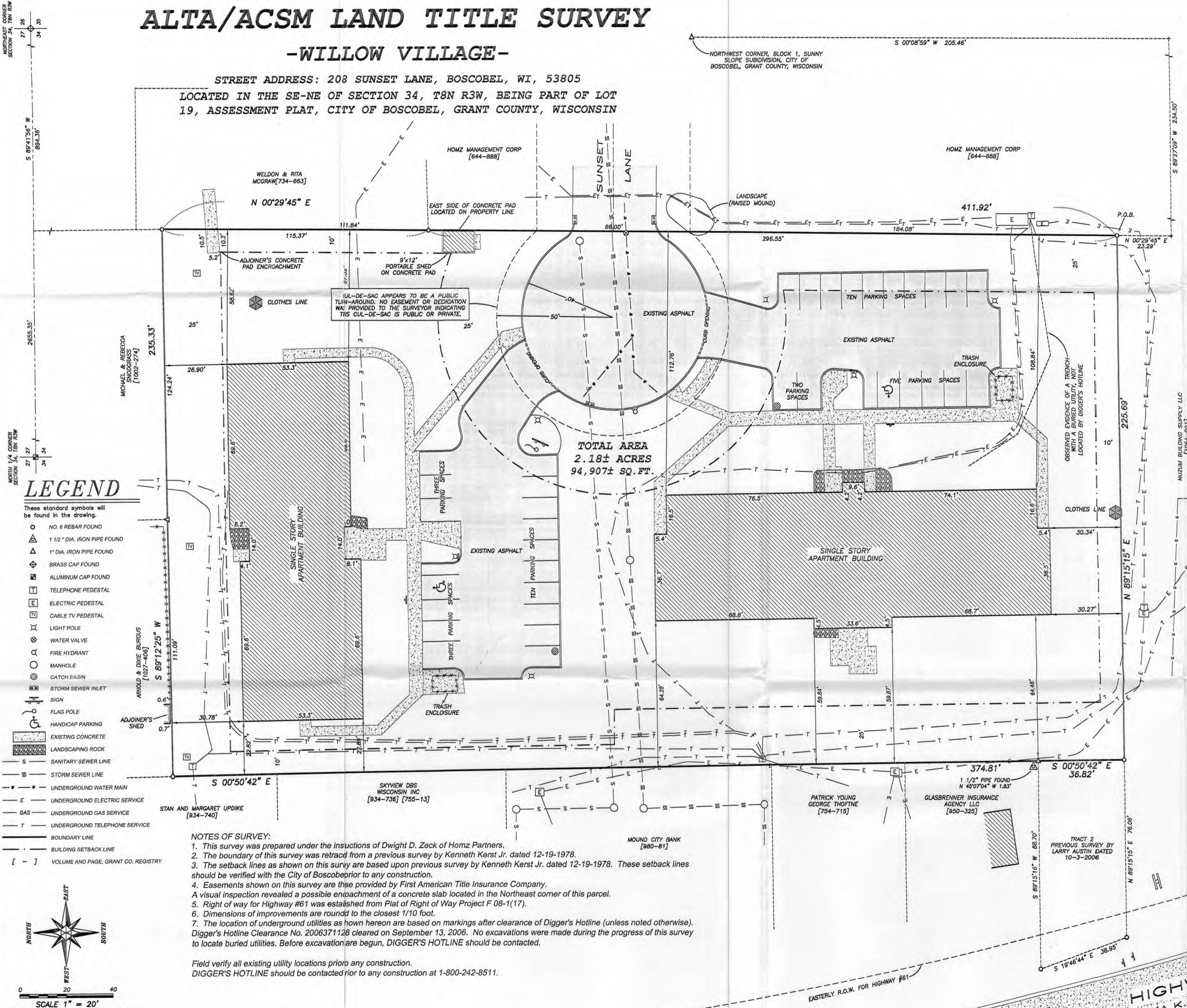
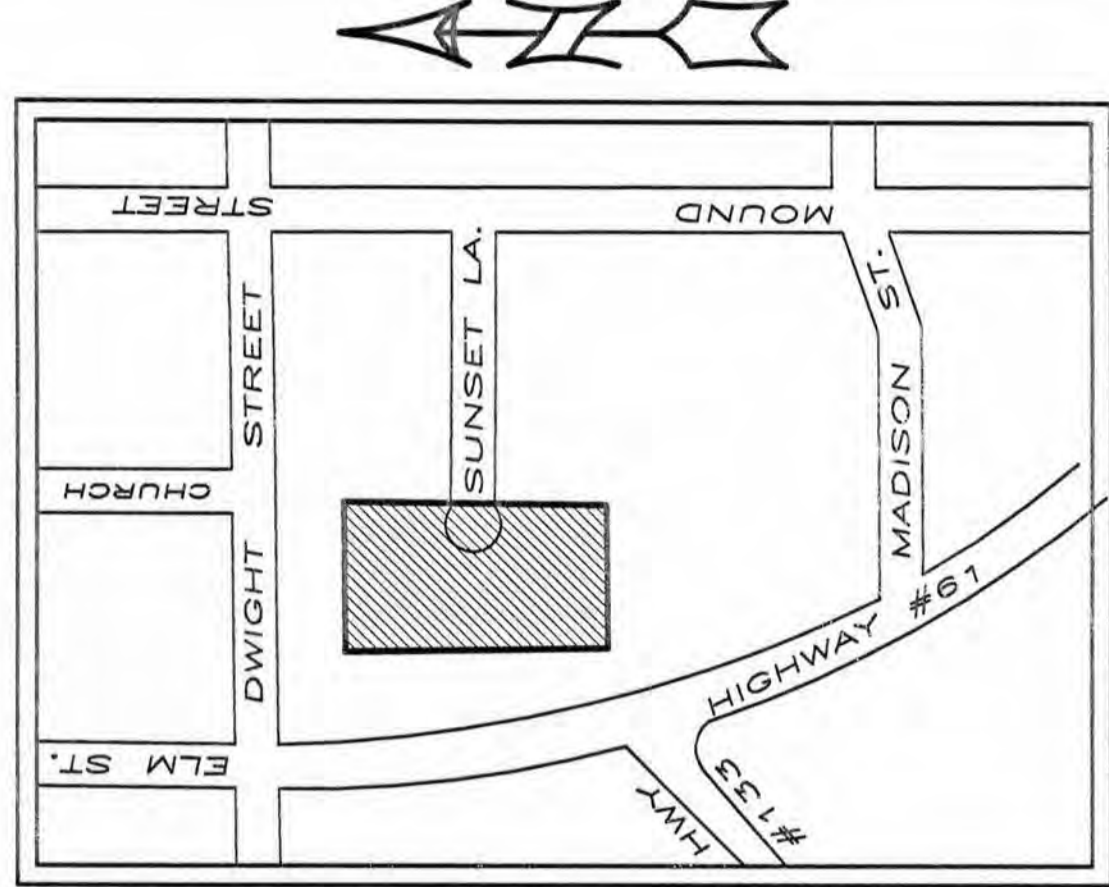


ALTA/ACSM LAND TITLE SURVEY

-WILLOW VILLAGE-

STREET ADDRESS: 208 SUNSET LANE, BOSCOBEL, WI, 53805
LOCATED IN THE SE-NE OF SECTION 34, T8N R3W, BEING PART OF LOT 19, ASSESSMENT PLAT, CITY OF BOSCOBEL, GRANT COUNTY, WISCONSIN



TOTAL AREA
2.18± ACRES
94,907± SQ. FT.

LEGEND

- These standard symbols will be found in the drawing.
- NO. 6 REBAR FOUND
 - △ 1 1/2" DIA. IRON PIPE FOUND
 - ▲ 1" DIA. IRON PIPE FOUND
 - ◆ BRASS CAP FOUND
 - ◻ ALUMINUM CAP FOUND
 - TELEPHONE PEDESTAL
 - ⊞ ELECTRIC PEDESTAL
 - ⊞ CABLE TV PEDESTAL
 - LIGHT POLE
 - WATER VALVE
 - FIRE HYDRANT
 - MANHOLE
 - CATCH BASIN
 - STORM SEWER INLET
 - SIGN
 - FLAG POLE
 - HANDICAP PARKING
 - ▨ EXISTING CONCRETE
 - ▨ LANDSCAPING ROCK
 - S — SANITARY SEWER LINE
 - SS — STORM SEWER LINE
 - W — UNDERGROUND WATER MAIN
 - E — UNDERGROUND ELECTRIC SERVICE
 - G — UNDERGROUND GAS SERVICE
 - T — UNDERGROUND TELEPHONE SERVICE
 - — BOUNDARY LINE
 - — BUILDING SETBACK LINE
 - [-] VOLUME AND PAGE, GRANT CO. REGISTRY

NOTES OF SURVEY:

- This survey was prepared under the instructions of Dwight D. Zeck of Homz Partners.
- The boundary of this survey was retraced from a previous survey by Kenneth Kerst Jr. dated 12-19-1978.
- The setback lines as shown on this survey are based upon previous survey by Kenneth Kerst Jr. dated 12-19-1978. These setback lines should be verified with the City of Boscobel prior to any construction.
- Easements shown on this survey are those provided by First American Title Insurance Company.
- A visual inspection revealed a possible encroachment of a concrete slab located in the Northeast corner of this parcel.
- Right of way for Highway #61 was established from Plat of Right of Way Project F 08-1(17).
- Dimensions of improvements are rounded to the closest 1/10 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. 2006371128 cleared on September 13, 2006. No excavations were made during the progress of this survey to locate buried utilities. Before excavation are begun, DIGGER'S HOTLINE should be contacted.

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.

DESCRIPTION:
(TRACT 1 OF A PREVIOUS SURVEY BY LARRY AUSTIN DATED OCTOBER 3, 2006.)
Part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-four (34), Town Eight (8) North, Range Three (3) West of the 4th P.M., City of Boscobel, Grant County, Wisconsin, containing 2.18 acres, more or less, and being described as follows: Commencing at the Northwest corner of Block 1, of Sunny Slope Subdivision of said City of Boscobel; thence South 00° 08' 59" West 205.46' along the West line of said Block 1; thence South 89° 27' 09" West 234.50'; thence North 00° 29' 45" East 23.29' to the point of beginning; thence North 00° 29' 45" East 411.92'; thence South 89° 12' 25" West 235.33'; thence South 00° 50' 42" East 374.81'; thence continuing South 00° 50' 42" East 36.82'; thence North 89° 15' 16" East 225.69' to the point of beginning. Being designated on the Assessor's Plat of the City of Boscobel as part of Lot 19, Section 34.

SURVEYOR'S CERTIFICATE:
To Wisconsin Housing Preservation Corp., Wisconsin Housing and Economic Development Authority and First American Title Insurance Company:
This is to certify 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 NSPS, in 2005, and includes Items 1, 2, 3, 4, 6, 7a, 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.
Dated this 14th day of September, 2006.
Revised this 4th day of October, 2006. *LL*

Larry L. Austin
Larry L. Austin, Surveyor
License No. S-1903



ZONING: Information was provided by the City of Boscobel:
R-2 - MULTIFAMILY RESIDENTIAL DISTRICT
Minimum Lot Area and Width:
Single Unit Housing
= 6,000 sq.ft. lot area
= 60' lot width
Two Unit Housing
= 4,000 sq.ft. per unit lot area
= 60' lot width
Three-Four Unit Housing
= 3,000 sq.ft. per unit lot area
= 70' lot width
Five or More Unit Housing
= 2,500 sq.ft. per unit lot area
= 70' lot width

All apartments and living quarters in multiple family housing shall have a minimum floor area of at least 800 sq.ft.; all detached single family dwellings shall have a minimum floor area of at least 1,000 sq.ft.
One bedroom or efficiency = 560 sq.ft.
Two bedroom apartment = 800 sq.ft.
Three or more bedrooms = 1,000 sq.ft.

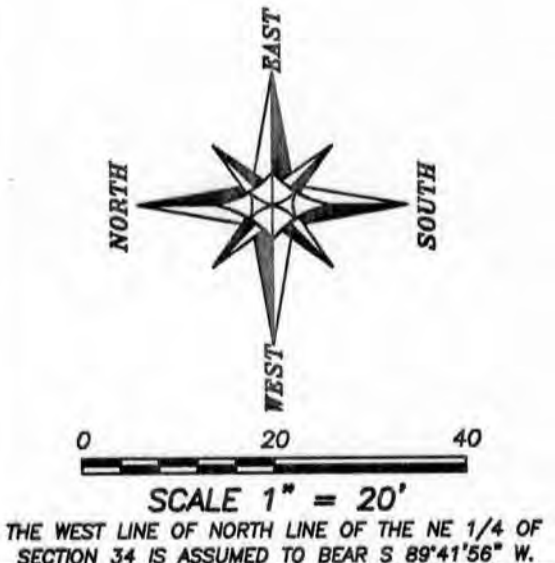
Minimum Front Yard = 25 ft.
Minimum Side Yard = 10 ft. or half the building height, whichever is greater
Minimum Rear Yard = 35 ft.
Maximum Building Height = 40 ft.
SIZE AND PLACEMENT OF ACCESSORY BUILDINGS.
Accessory buildings which are not part of the principal building shall not occupy more than 30% of the area of the required rear yard; shall not be more than 15 ft. high and shall not be nearer than 3 ft. to any lot line.

FLOOD ZONE DESIGNATION: This parcel is located in Zone X of the Flood Insurance Rate Map, Community-Panel Number 550148 0001 D, Map Revised October 6, 1998.

ALTA/ACSM LAND TITLE SURVEY
-WILLOW VILLAGE-
PROPERTY ADDRESS: 208 SUNSET LANE,
BOSCOBEL, WISCONSIN, 53805
LOCATED IN THE SE-NE OF SECTION 34, T8N R3W, BEING PART OF LOT 19, ASSESSMENT PLAT, CITY OF BOSCOBEL, GRANT COUNTY, WISCONSIN

Austin Engineering LLC 4211 HWY 81 E
LANCASTER, WI 53813
PHONE 608-723-6563
FAX 608-723-6702

PROJECT NO: 06e220 DRAWN BY: AJ AUSTIN
FIELDBOOK: TDSR APPROVED: LL AUSTIN
G:\BOSCOBEL\HOMZ CREW: SA - BD
H:\PLAT\BOSCOBEL\OUT\LOTS\06e220-HOMZ SHEET 1 OF 1

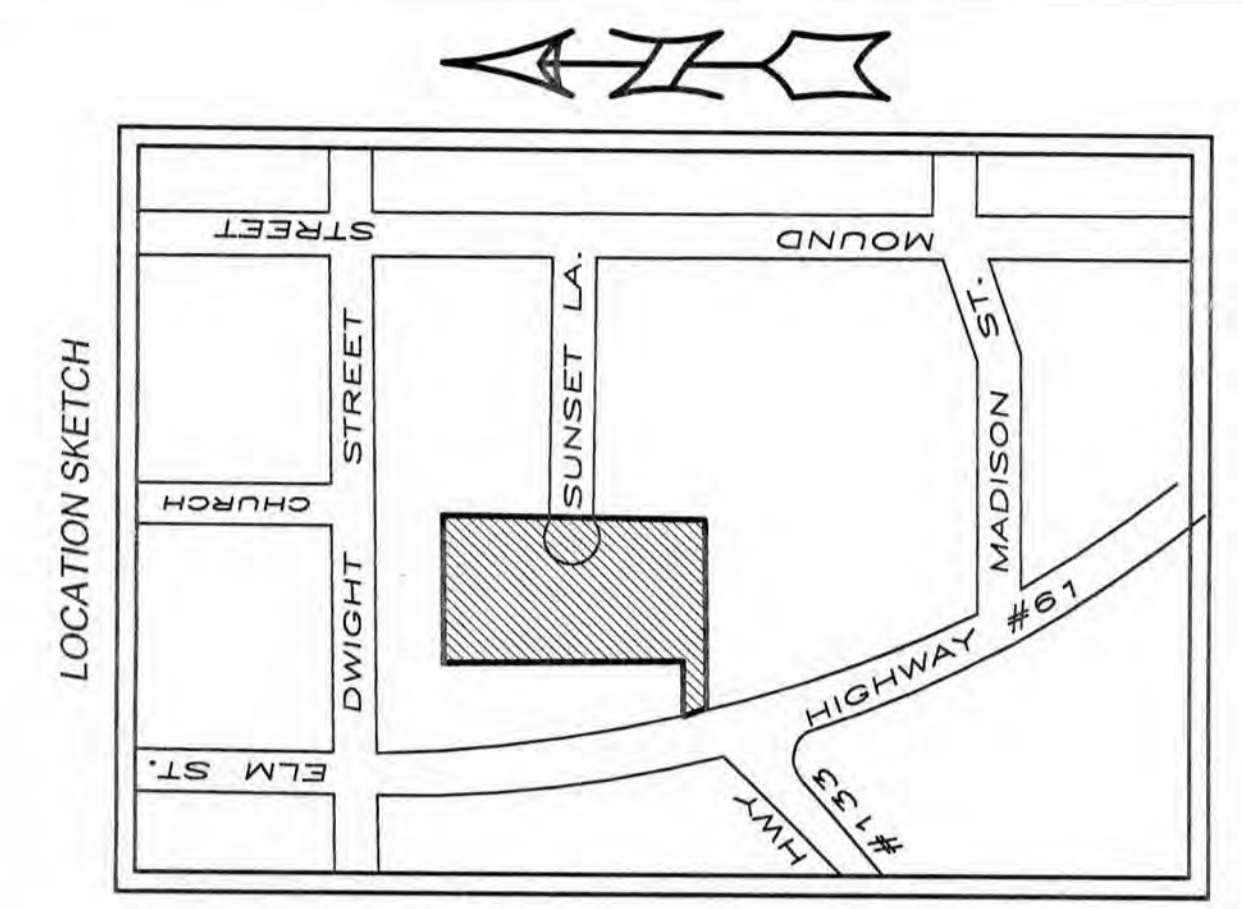


ALTA/ACSM LAND TITLE SURVEY

-WILLOW VILLAGE-

STREET ADDRESS: 208 SUNSET LANE, BOSCOBEL, WI, 53805
LOCATED IN THE SE-NE OF SECTION 34, T8N R3W, BEING PART OF LOT 19, ASSESSMENT PLAT, CITY OF BOSCOBEL, GRANT COUNTY, WISCONSIN

NORTHWEST CORNER, BLOCK 1, SUNNY SLOPE SUBDIVISION, CITY OF BOSCOBEL, GRANT COUNTY, WISCONSIN



SEE COPY REVISED 10-4-2006

DESCRIPTION: (PARCEL NO. 2 OF WARRANTY DEED RECORDED IN VOLUME 529, PAGE 430 AS DOCUMENT NO. 460814, GRANT COUNTY REGISTRY)
Part of the S.E. 1/4 of the N.E. 1/4 of Section 34, T 8 N, R 3 W of the 4th P.M., in the City of Boscobel, Grant County, Wisconsin, described as follows, to-wit: Commencing at the Northwest corner of Block 1, of Sunny Slope Subdivision of said City of Boscobel; thence South 00° 08' 59" West 205.46 feet along the West line of said Block 1; thence South 89° 27' 09" West 234.50 feet; thence North 00° 29' 45" East 23.29 feet to the point of beginning; thence North 00° 29' 45" East 411.92 feet; thence South 89° 12' 25" West 235.33 feet; thence South 00° 50' 42" East 374.81 feet; thence South 89° 15' 16" West 88.70 feet to the Easterly right-of-way limit of U.S.H. No. 61; thence South 19° 46' 44" East 38.95 feet; thence North 89° 15' 16" East 301.75 feet to the point of beginning. Being designated on the Assessor's Plat of the City of Boscobel as part of Lot 19, Section 34.

SURVEYOR'S CERTIFICATE:
To Wisconsin Housing Preservation Corp., Wisconsin Housing and Economic Development Authority and First American Title Insurance Company:
This is to certify 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 NSPS, in 2005, and includes Items 1, 2, 3, 4, 6, 7a, 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.
Dated this 14th day of September, 2006.

Larry L. Austin
Larry L. Austin, Surveyor
License No. S-1903



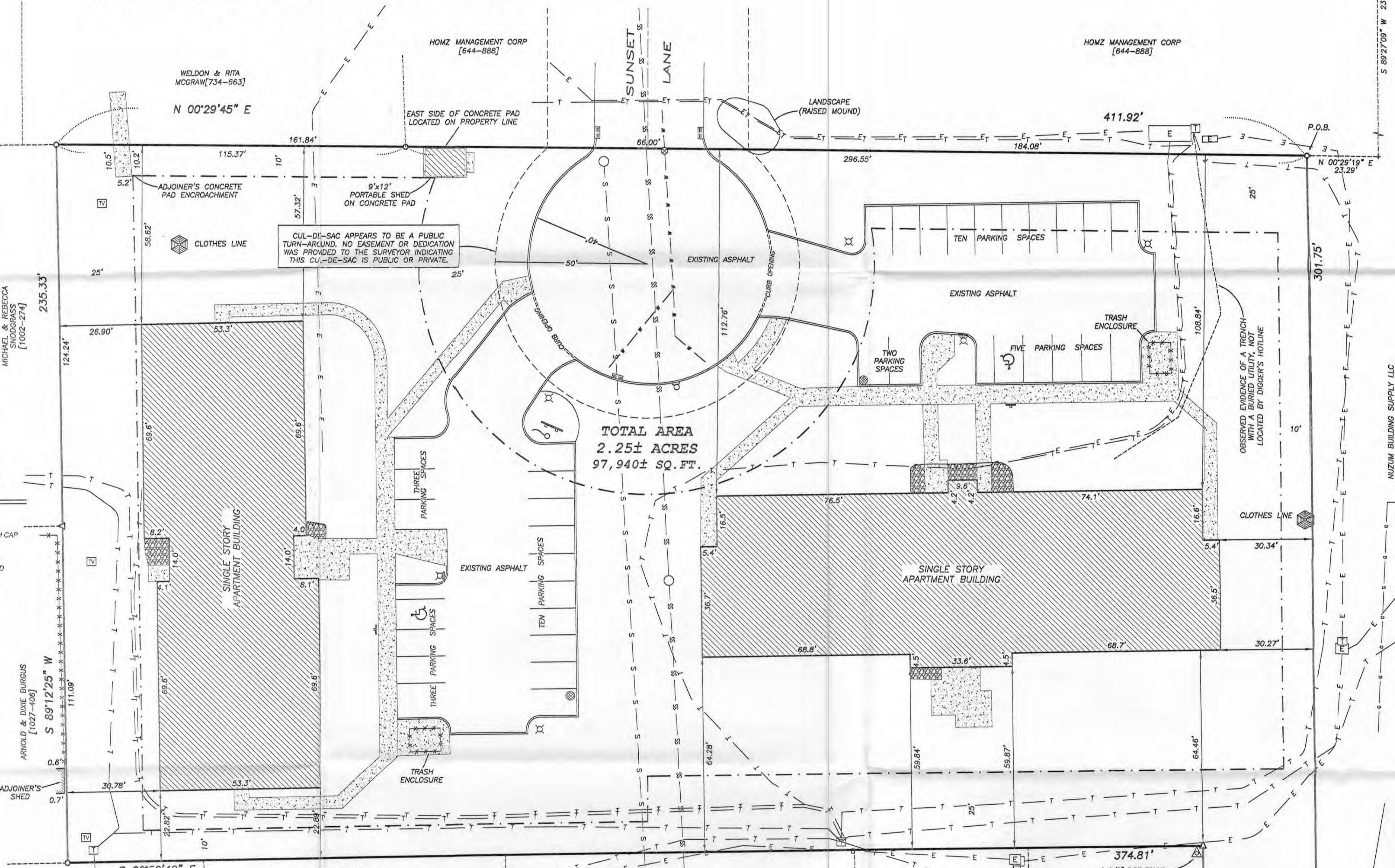
ZONING: Information was provided by the City of Boscobel:
R-2 - MULTIFAMILY RESIDENTIAL DISTRICT
Minimum Lot Area and Width:
Single Unit Housing = 6,000 sq. ft. lot area = 60' lot width
Two Unit Housing = 4,000 sq. ft. per unit lot area = 60' lot width
Three-Four Unit Housing = 3,000 sq. ft. per unit lot area = 70' lot width
Five or More Unit Housing = 2,500 sq. ft. per unit lot area = 70' lot width

All apartments and living quarters in multiple family housing shall have a minimum floor area of at least 800 sq. ft.; all detached single family dwellings shall have a minimum floor area of at least 1,000 sq. ft.
One bedroom or efficiency = 560 sq. ft.
Two bedroom apartment = 800 sq. ft.
Three or more bedrooms = 1,000 sq. ft.

Minimum Front Yard = 25 ft.
Minimum Side Yard = 10 ft. or half the building height, whichever is greater
Minimum Rear Yard = 35 ft.
Maximum Building Height = 40 ft.

SIZE AND PLACEMENT OF ACCESSORY BUILDINGS.
Accessory buildings which are not part of the principal building shall not occupy more than 30% of the area of the required rear yard; shall not be more than 15 ft. high and shall not be nearer than 3 ft. to any lot line.

FLOOD ZONE DESIGNATION: This parcel is located in Zone X of the Flood Insurance Rate Map, Community-Panel Number 550148 0001 D, Map Revised October 6, 1998.



TOTAL AREA
2.25± ACRES
97,940± SQ. FT.

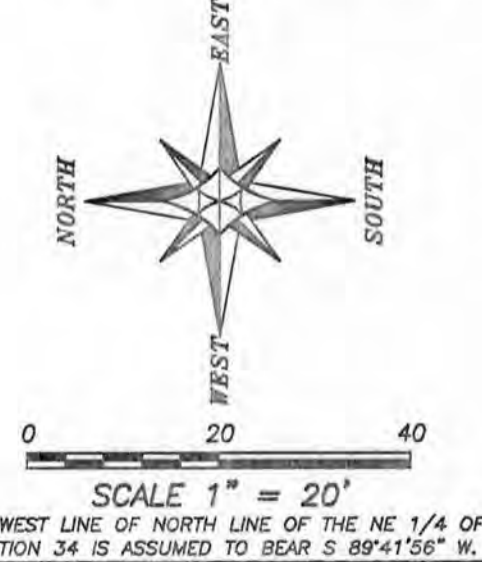
LEGEND

- NO. 6 x 24" REBAR SET WITH CAP
- NO. 8 REBAR FOUND
- 1 1/2" DIA. IRON PIPE FOUND
- 1" DIA. IRON PIPE FOUND
- BRASS CAP FOUND
- ALUMINUM CAP FOUND
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- CABLE TV PEDESTAL
- LIGHT POLE
- WATER VALVE
- FIRE HYDRANT
- MANHOLE
- CATCH BASIN
- STORM SEWER INLET
- SIGN
- FLAG POLE
- HANDICAP PARKING
- EXISTING CONCRETE
- LANDSCAPING ROCK
- SANITARY SEWER LINE
- STORM SEWER LINE
- UNDERGROUND WATER MAIN
- UNDERGROUND ELECTRIC SERVICE
- UNDERGROUND GAS SERVICE
- UNDERGROUND TELEPHONE SERVICE
- BOUNDARY LINE
- BUILDING SETBACK LINE
- VOLUME AND PAGE, GRANT CO. REGISTRY

NOTES OF SURVEY:

- This survey was prepared under the instructions of Dwight D. Zeck of Homz Partners.
- The boundary of this survey was retraced from a previous survey by Kenneth Kerst Jr. dated 12-19-1978.
- The setback lines as shown on this survey are based upon previous survey by Kenneth Kerst Jr. dated 12-19-1978. These setback lines should be verified with the City of Boscobel prior to any construction.
- Easements shown on this survey are those provided by First American Title Insurance Company. A visual inspection revealed a possible encroachment of a concrete slab located in the Northeast corner of this parcel.
- Right of way for Highway #61 was established from Plat of Right of Way Project F 08-1(17). The description provided makes a call to the right of way. The location of the right of way appears to encroach onto the existing right of way as established from the above mentioned Right of Way plat.
- Dimensions of improvements are rounded to the closest 1/10 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. 20063711208 cleared on September 13, 2006. 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 verify all existing utility locations prior to any construction.
DIGGER'S HOTLINE should be contacted prior to any construction at 1-800-242-8511.



ALTA/ACSM LAND TITLE SURVEY
-WILLOW VILLAGE-
PROPERTY ADDRESS: 208 SUNSET LANE,
BOSCOBEL, WISCONSIN, 53805
LOCATED IN THE SE-NE OF SECTION 34, T8N R3W, BEING PART OF LOT 19, ASSESSMENT PLAT, CITY OF BOSCOBEL, GRANT COUNTY, WISCONSIN

Austin Engineering Inc.
4211 HWY 81 E
LANCASTER, WI 53813
PHONE 608-723-8383
FAX 608-723-6702

PROJECT NO: 06s220
FIELDBOOK: TDSR
G: BOSCOBEL/HOMZ
H: PLAT/BOSCOBEL/OUTLOTS/06s220-HOMZ

DRAWN BY: AJ AUSTIN
APPROVED: LL AUSTIN
CREW: SA - BD

SHEET 1 OF 1