

ALTA/ACSM LAND TITLE SURVEY

CONTAINING: 461,570 SQ. FT. - 10.60 ACRES TOTAL

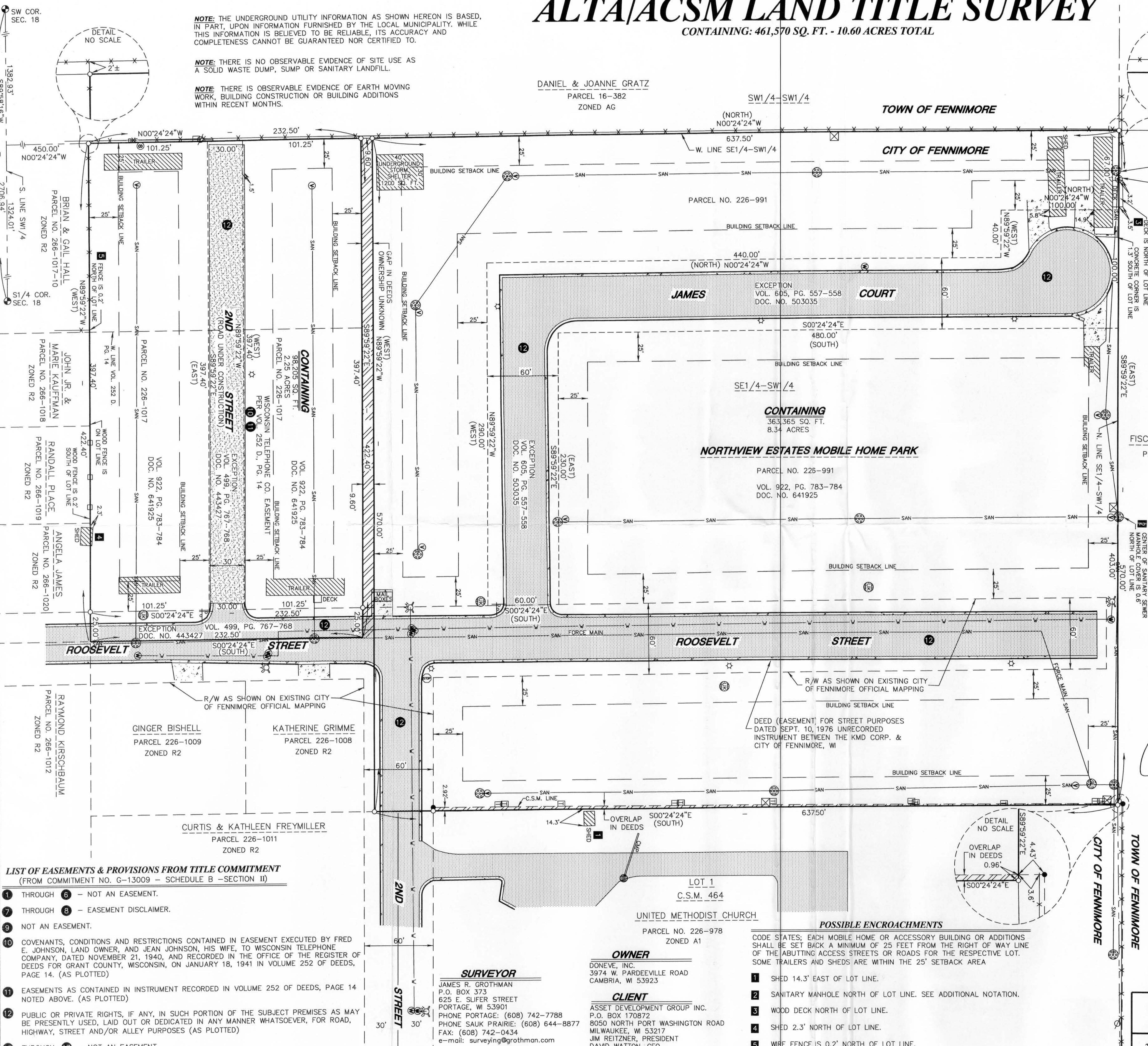
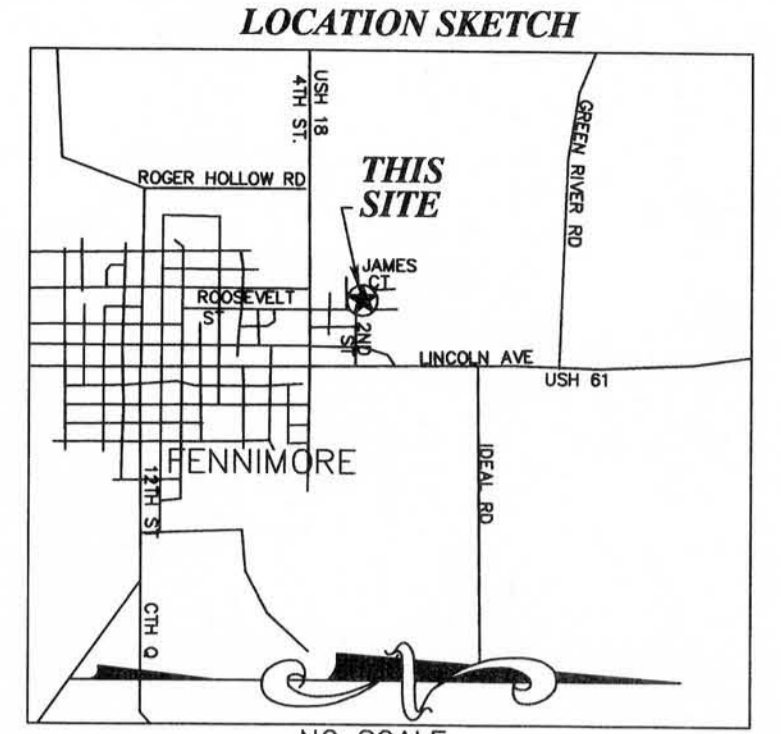
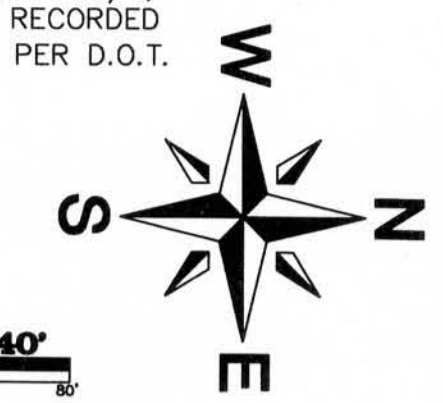
NOTE: THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

NOTE: THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

NOTE: THERE IS OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

DANIEL & JOANNE GRATZ
PARCEL 16-382
ZONED AG

BASIS OF BEARINGS: IS THE SOUTH LINE OF THE SW 1/4, SECTION 18, WHICH IS RECORDED TO BEAR S89°58'16"W, PER D.O.T. PROJECT PLAT NO. 1650-00-21-4.10.



PARKING STALLS
REGULAR STALLS = 139 AND 5 GARAGES
PARKING STALL REQUIREMENTS
THERE SHALL BE A MINIMUM OF ONE OFF STREET PARKING SPACE PER LOT AND SUFFICIENT PARKING SPACES TO ACCOMMODATE ALL VEHICLES OWNED BY OCCUPANTS OF THE MOBILE HOMES.

ACCESS STATEMENT
ACCESS TO AND FROM SUBJECT PROPERTY "DIRECT" TO ROOSEVELT STREET, 2ND STREET AND JAMES COURT, A PUBLIC RIGHT OF WAY AS SHOWN.

FLOOD ZONE
THIS PARCEL FALLS WITHIN ZONE "C" A REGIONAL FLOOD ZONE PER FEMA MAP COMMUNITY PANEL NO. 555557 0200 B, EFFECTIVE DATE JUNE 19, 1985

ZONING
THIS PROPERTY IS ZONED A1 AGRICULTURAL DISTRICT AND ALLOWS FOR CURRENT USE. SEE NOTE BELOW.

SETBACKS
INSTRUCTED TO USE THE MOST RESTRICTIVE BUILDING SETBACKS PER MARGARET SPRAGUE, CITY OF FENNINGORE CLERK/TREASURER. SEE CITY OF FENNINGORE ZONING CODE SECTION 19.12(12.05)(12.06)

FRONT = 25 FEET
SIDE = 25 FEET
REAR = 25 FEET
MAX. BUILDING HEIGHT = 30 FEET

FLOOR SPACE AREA RESTRICTIONS = THE LOT FOR EACH MOBILE HOME UNIT SHALL BE A MINIMUM OF 7,200 SQ. FT. PER MARGARET SPRAGUE, CITY OF FENNINGORE CLERK/TREASURER. PHONE: 1-608-822-6119.

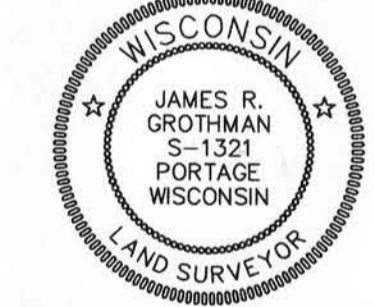
- LEGEND**
- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS./L.F.)
 - 3/4" IRON ROD FND.
 - ☆ ALUMINUM MON. FND.
 - ⊙ LIGHT POST
 - ⊗ POWER POLE
 - ⊕ GUY WIRE
 - ⊞ TELEPHONE PEDESTAL
 - ⊠ ELECTRIC BOX
 - ⊥ SIGN
 - ⊞ STOP SIGN
 - ⊞ WATER BOX
 - ⊞ SPIGOT
 - ⊞ FIRE HYDRANT
 - ⊞ VENT
 - ⊞ ROUND STORM DRAIN
 - ⊞ SANITARY SEWER MANHOLE
 - ⊞ LIFT STATION
 - ⊞ MANHOLE ORIGIN UNKNOWN
 - ⊞ SANITARY SEWER LINE
 - ⊞ WOOD FENCE
 - ⊞ WIRE FENCE
 - ⊞ WATER LINE
 - ⊞ OVERHEAD UTILITY LINE
 - ⊞ PREVIOUS SURVEY OR RECORD INFO
 - ⊞ ASPHALT SURFACE
 - ⊞ CONCRETE SURFACE
 - ⊞ GRAVEL SURFACE

SURVEYOR'S CERTIFICATE

To: Wells Fargo Bank, National Association
Blackhawk Development Group, LLC, a Wisconsin limited liability
DonEve, Incorporated
Chicago Title Insurance Company
Grant County Abstract Company, Inc.

This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 2005 and includes items 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 10, 11(a) 16 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

James R. Grothman
JAMES R. GROTHMAN
Registered Land Surveyor, No. 1321
Dated: September 2, 2008
File No. 808-462



This property described and shown hereon is the same property described in Chicago Title Insurance Company, title commitment No. G13009 dated August 13, 2008.

LEGAL DESCRIPTION

Commencing at the Northwest corner of the S.E. 1/4 of the S.W. 1/4 of Section 18, T 6 N, R 2 W of the 4th P.M., in Grant County, Wisconsin; thence East 570 feet; thence South 637 1/2 feet; thence West 570 feet; thence North 637 1/2 feet to the place of beginning.

Also commencing at a point 450 feet North of the Southwest corner of the S.E. 1/4 of Section 18, T 6 N, R 2 W of the 4th P.M., Grant County, Wisconsin, thence running East 422 2/5 feet; thence North 232.5 feet; thence West 422 2/5 feet; thence South 232.5 feet to the place of beginning.

The above two parcels of land being located in the S.E. 1/4 of the S.W. 1/4 of Section 18, T 6 N, R 2 W of the 4th P.M., City of Fennimore, Grant County, Wisconsin.

EXCEPT that parcel of land conveyed to the Town of Fennimore for street purposes by Quit Claim Deed recorded in Volume 499 of Records, page 767.

Also EXCEPT that parcel of land conveyed to the City of Fennimore for street purposes by Deed recorded in Volume 605 of Records, page 557.

NO.	DATE	CERTIFICATE - SETBACK NOTE	SPH
1	9/4/08	REVISION	BY

- LIST OF EASEMENTS & PROVISIONS FROM TITLE COMMITMENT**
(FROM COMMITMENT NO. G-13009 - SCHEDULE B - SECTION II)
- 1 THROUGH 6 - NOT AN EASEMENT.
 - 7 THROUGH 8 - EASEMENT DISCLAIMER.
 - 9 NOT AN EASEMENT.
 - 10 COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN EASEMENT EXECUTED BY FRED E. JOHNSON, LAND OWNER, AND JEAN JOHNSON, HIS WIFE, TO WISCONSIN TELEPHONE COMPANY, DATED NOVEMBER 21, 1940, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR GRANT COUNTY, WISCONSIN, ON JANUARY 18, 1941 IN VOLUME 252 OF DEEDS, PAGE 14. (AS PLOTTED)
 - 11 EASEMENTS AS CONTAINED IN INSTRUMENT RECORDED IN VOLUME 252 OF DEEDS, PAGE 14 NOTED ABOVE. (AS PLOTTED)
 - 12 PUBLIC OR PRIVATE RIGHTS, IF ANY, IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR ROAD, HIGHWAY, STREET AND/OR ALLEY PURPOSES (AS PLOTTED)
 - 13 THROUGH 17 - NOT AN EASEMENT.

SURVEYOR
JAMES R. GROTHMAN
P.O. BOX 373
625 E. SLIFER STREET
PORTAGE, WI 53901
PHONE PORTAGE: (608) 742-7788
PHONE SAUK PRAIRIE: (608) 644-8877
FAX: (608) 742-0434
e-mail: surveying@grothman.com

CLIENT
ASSET DEVELOPMENT GROUP INC.
P.O. BOX 170872
8050 NORTH PORT WASHINGTON ROAD
MILWAUKEE, WI 53217
JIM REITZNER, PRESIDENT
DAVID WATTON, CFO

POSSIBLE ENCROACHMENTS

- 1 SHED 14.3' EAST OF LOT LINE.
- 2 SANITARY MANHOLE NORTH OF LOT LINE. SEE ADDITIONAL NOTATION.
- 3 WOOD DECK NORTH OF LOT LINE.
- 4 SHED 2.3' NORTH OF LOT LINE.
- 5 WIRE FENCE IS 0.2' NORTH OF LOT LINE.

NORTHVIEW ESTATES
2ND STREET & ROOSEVELT STREET
FENNINGORE, WI 53809

SCALE 1" = 40'
DATE 8-29-08
CHKD BY J.R.G.
SHEET 1 OF 1

G GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com