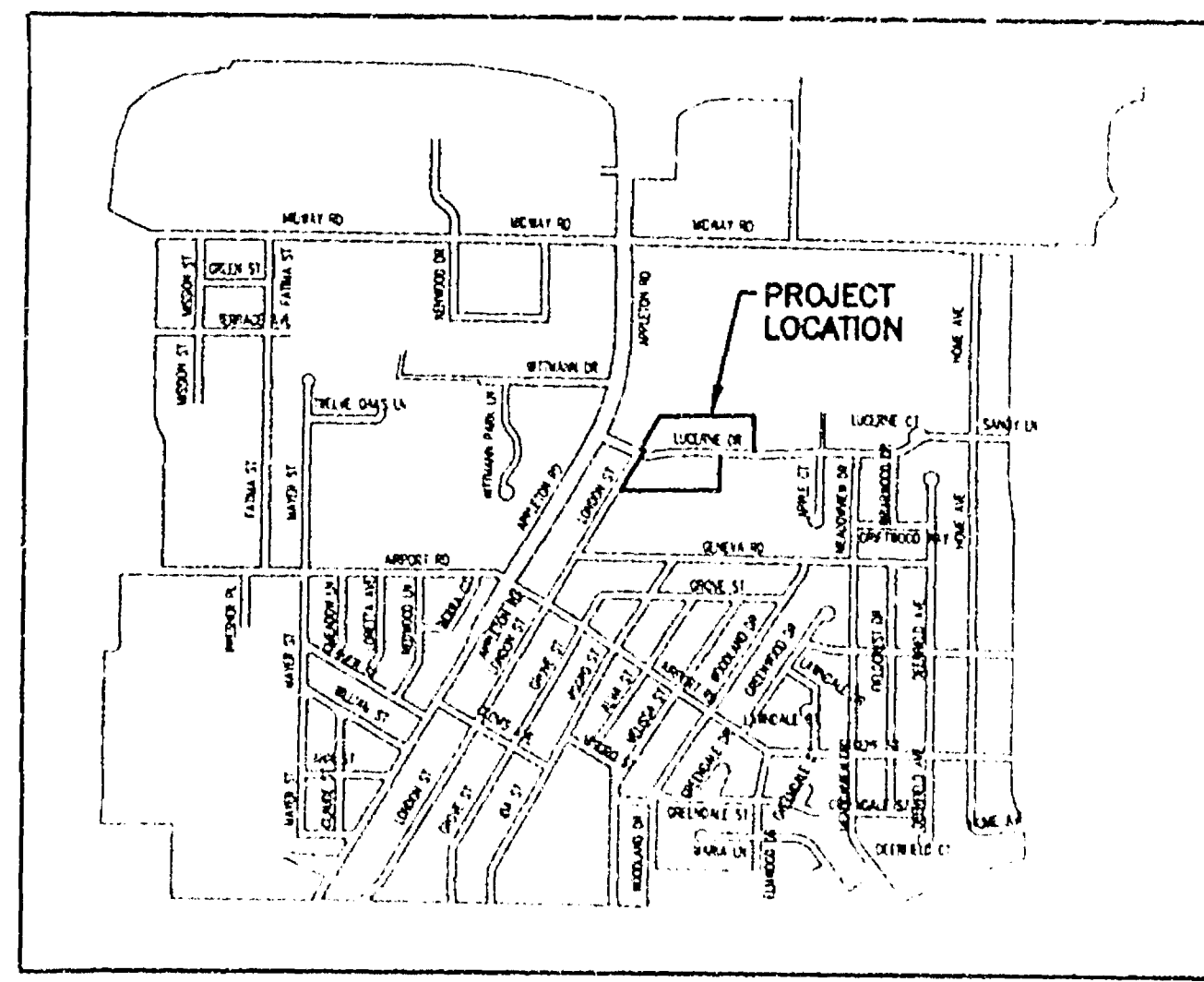
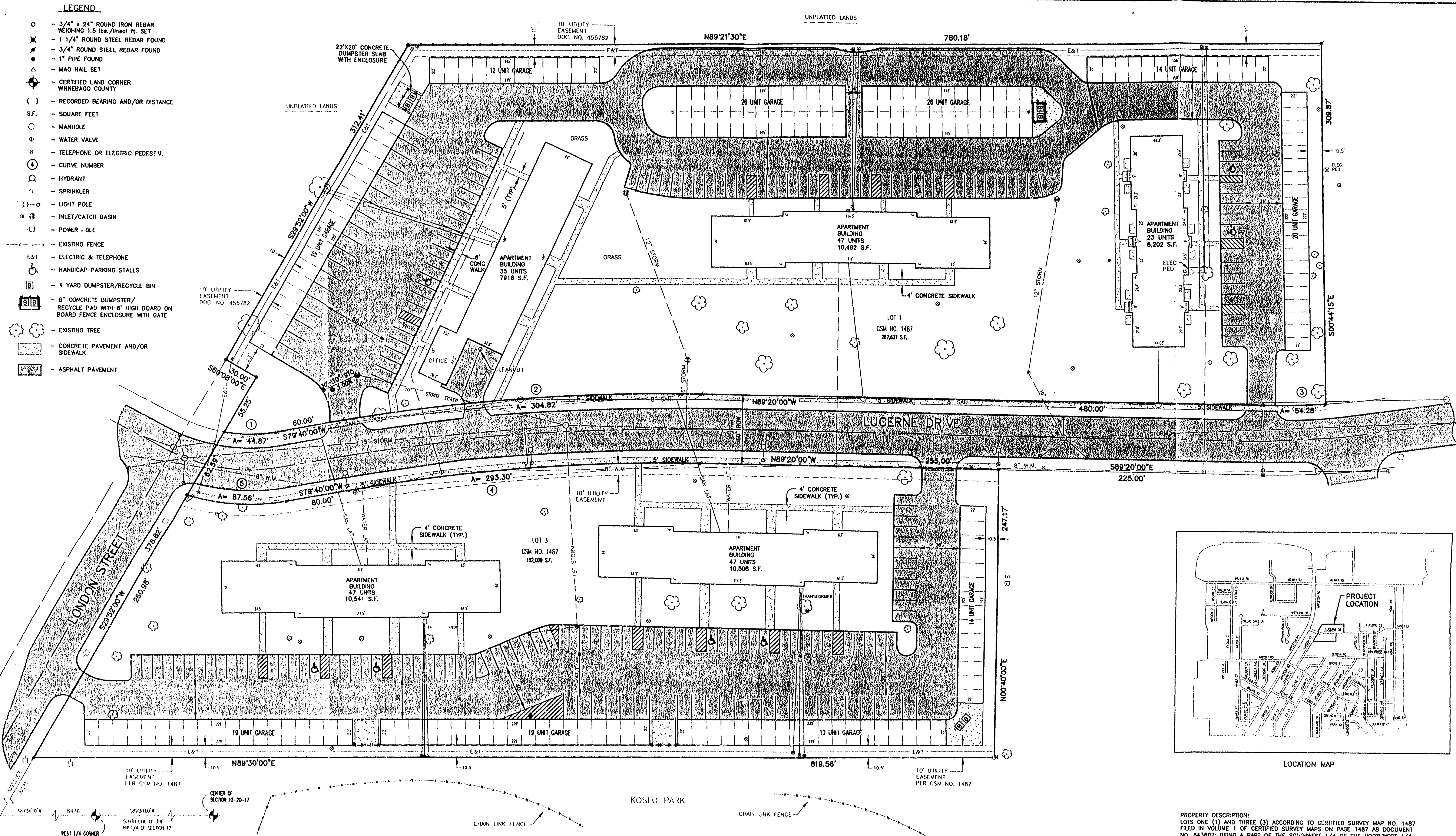




PROPERTY DESCRIPTION:
 LOTS ONE (1) AND THREE (3) ACCORDING TO CERTIFIED SURVEY MAP NO. 1487
 FILED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 1487 AS DOCUMENT
 NO. 843607; BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4
 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 17 EAST, IN THE CITY OF
 MENASHA, WINNEBAGO COUNTY, WISCONSIN.

CURVE 1:
 RADIUS= 128.50'
 CENTRAL ANGLE= 20°00'26"
 CHORD BEARING= S89°10'13"W
 CHORD LENGTH= 44.87'
 ARC LENGTH= 44.87'

CURVE 2:
 RADIUS= 1587.70'
 CENTRAL ANGLE= 11°00'00"
 CHORD BEARING= S89°10'00"W
 CHORD LENGTH= 304.33'
 ARC LENGTH= 304.82'

CURVE 3:
 RADIUS= 688.84'
 CENTRAL ANGLE= 04°39'00"
 CHORD BEARING= S89°10'30"W
 CHORD LENGTH= 54.26'
 ARC LENGTH= 54.28'

CURVE 4:
 RADIUS= 1527.70'
 CENTRAL ANGLE= 11°00'00"
 CHORD BEARING= N89°10'00"E
 CHORD LENGTH= 292.85'
 ARC LENGTH= 293.30'

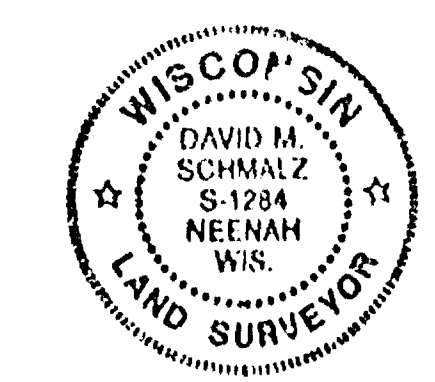
CURVE 5:
 RADIUS= 188.58'
 CENTRAL ANGLE= 26°36'18"
 CHORD BEARING= S89°10'15"E
 CHORD LENGTH= 66.78'
 ARC LENGTH= 87.56'

NOTES:
 PROPERTY ZONED R-4 MULTI-FAMILY.
 MINIMUM FRONT YARD SETBACK - 20'
 MINIMUM SIDE YARD SETBACK - 8' EACH SIDE
 MINIMUM REAR YARD SETBACK - 25'
 MINIMUM SIDE YARD AND REAR YARD OF DETACHED
 GARAGES, ACCESSORY BUILDING AND USES
 - 3' SIDE YARD
 - 3' REAR YARD
 -199 TOTAL HOUSING UNITS
 THIS SURVEY WAS PREPARED USING A TITLE POLICY
 PREPARED BY SCHMITT TITLE & ESCROW CORP. AS
 POLICY NO. 941385 DATED MARCH 22, 2001. THE
 LEGAL DESCRIPTION ON THIS SURVEY DESCRIBES
 THE SAME PROPERTY AS IN THE TITLE POLICY.
 WITHIN THE LAST TWO YEARS SITE IMPROVEMENTS
 CONSISTED OF THE CONSTRUCTION OF 186 GARAGE
 UNITS, AND IMPROVEMENTS TO SIDEWALKS, PARKING
 LOTS AND LANDSCAPING.
 THERE ARE NO PROPOSED CHANGES IN THE
 STREET RIGHT-OF-WAY LINES FOR THE NEAR
 FUTURE. WITHIN THE LAST TWO YEARS RECENT
 CONSTRUCTION OF SIDEWALKS EXISTS ALONG THE
 NORTH AND SOUTH SIDES OF LUCERNE DRIVE.

THERE IS NO VISIBLE EVIDENCE OF SITE USE AS A
 SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL
 WITHIN THE SUBJECT PROPERTY.
 UNDERGROUND UTILITY INFORMATION HAS BEEN
 OBTAINED THRU MAPPING FROM THE RESPECTIVE
 UTILITY COMPANIES AND/OR FIELD LOCATING
 THEREFORE EXACT LOCATION MAY NOT BE SHOWN.
 PRIOR TO CONSTRUCTION DODGERS HOTLINE MUST
 BE CALLED FOR FIELD LOCATING.
 TOTAL AREA OF PROPERTY=10.322 ACRES
 HARD SURFACE: 5.84 ACRES (56.5%)
 GREEN SPACE: 4.48 ACRES (43.4%)
 199 UNITS = 19.3 UNITS/ACRE
 -HARD SURFACE INCLUDES BUILDINGS, GARAGES,
 PARKING LOTS, DRIVEWAYS, SIDEWALKS, STAIRS,
 AND RAMPS
 -GREEN SPACE INCLUDES LAWN, LANDSCAPING,
 AND PARKING LOT GREEN SPACE.

THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A
 ZONE DESIGNATION C (AREA OF MINIMAL FLOODING) BY THE
 FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). ON FLOOD
 INSURANCE RATE MAP NO. 005 C WITH A DATE OF
 IDENTIFICATION OF JANUARY 5, 1984 PER MAP INDEX PAGE, FOR
 COMMUNITY NO. 55010 IN WINNEBAGO COUNTY, WISCONSIN,
 WHICH IS THE CURRENT FLOOD INSURANCE RATE
 MAP OF THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
 PARKING STALLS:
 - STANDARD PARKING STALLS = 189
 - HANDICAPPED STALLS = 7
 - GARAGE UNITS = 188

BEARINGS ARE REFERENCED TO
 THE SOUTH LINE OF THE
 NORTHWEST 1/4 OF SECTION 12,
 TOWNSHIP 20 NORTH, RANGE 17
 EAST, CITY OF MENASHA,
 WINNEBAGO COUNTY, WISCONSIN,
 WHICH IS ASSUMED TO BEAR
 S89°30'00"W.
 SURVEY FOR: RICHARD SHEVELAND
 13105 VANDERBILT DR. #401
 NAPLES, FLORIDA 34110
 (941) 594-5915
 FAX (941) 594-5915
 LONDON PLACE APARTMENTS
 1000 LUCERNE DRIVE
 MENASHA, WI 54952
 (920) 725-8500
 FAX 725-8910



THIS IS TO CERTIFY TO:
 LONDON PLACE, LLC
 FEDERAL HOME LOAN MORTGAGE CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS
 CHICAGO TITLE INSURANCE COMPANY (SCHMITT TITLE & ESCROW CORP.)
 THAT THIS MAP 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, ACSM AND NSPS IN 1997, AND INCLUDES ITEMS 1, 2, 3,
 4, 6, 7(c), 8, 9, 10, 13, 14, 15 AND 16 OF TABLE A THEREOF, AND PURSUANT TO THE
 ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF
 THIS CERTIFICATION) OF AN URBAN SURVEY.
 DATED: 4-11-01
 David M. Schmalz
 DAVID M. SCHMALZ RLS-1284
 McMAHON ASSOCIATES, INC.)

SCALE	DATE	PROJECT NO.	FILE NO.
1" = 40'	APRIL 11, 2001	S083 91220.00	CAD
DRAWN	DATE	NO.	REVISION
MJA/DEW			
CHECKED			
DMS			

McMAHON ASSOCIATES, INC. provides this map and the survey on which it is based in accordance with the "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(c), 8, 9, 10, 13, 14, 15 AND 16 OF TABLE A THEREOF, AND PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

McMAHON ASSOCIATES, INC. ENGINEERS & SURVEYORS
 1445 McMAHON DRIVE
 NEENAH, WI 54956
 P.O. Box 1025 Neenah, WI 54957-1025
 TEL: 920-751-4200 FAX: 920-751-4284