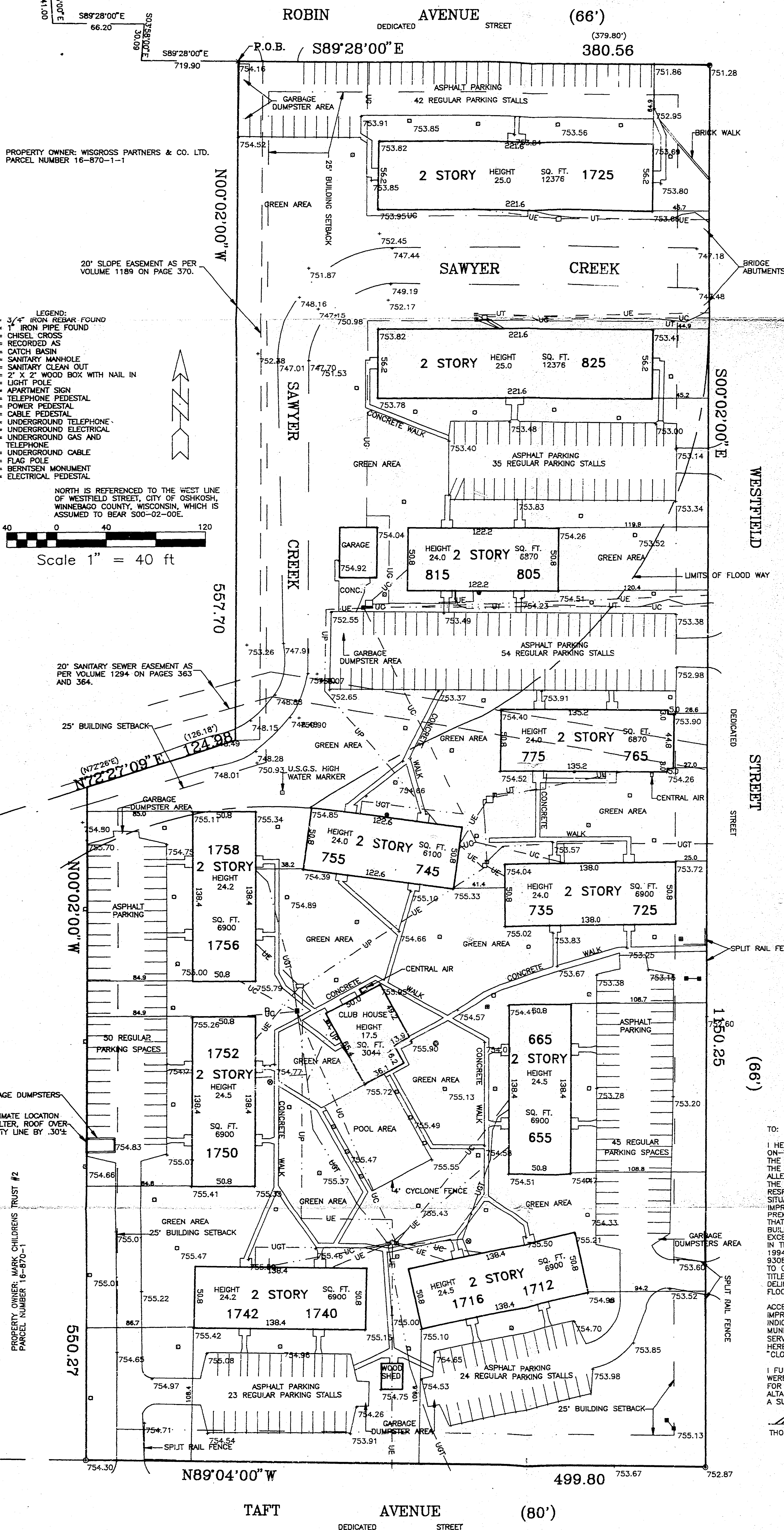


ALTA/ACSM LAND TITLE SURVEY: BROOKSIDE APARTMENTS
655, 665, 725, 735, 745, 755, 765, 775, 805, 815, AND 825 WESTFIELD ST.
1712, 1716, 1740, 1742, 1750, 1752, 1756, AND 1758 TAFT AVENUE
1725 ROBIN AVENUE



- UNDERGROUND UTILITY INFORMATION HAS BEEN DETERMINED FROM ACTUAL FIELD LOCATION AND/OR MAPPING FROM THE UTILITY COMPANIES, THEREFORE EXACT LOCATION MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION DIGGERS HOTLINE MUST BE CALLED FOR FIELD LOCATING.
- BENCHMARK: OPEN ARROW ON THE NORTH SIDE OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF ROBIN AVENUE, WEST OF THE WEST PROPERTY LINE, ELEVATION = 756.83 (NAVD DATUM)
- OPEN ARROW ON THE EAST SIDE OF FIRE HYDRANT ON THE WEST SIDE OF WESTFIELD STREET IN FRONT OF APARTMENT "E", ELEVATION = 753.42 (NAVD DATUM)
- GAS MAIN EASEMENT AS PER VOLUME 1020 ON PAGE 287 DOES NOT AFFECT SUBJECT PROPERTY.
- ALL PHASES I THROUGH IV WILL HAVE AN EASEMENT ACROSS PROPERTY FOR THE BENEFIT OF PROVIDING ACCESS TO SUCH RECREATIONAL FACILITIES AS PER VOLUME 1365 ON PAGE 362, DOCUMENT NUMBER 441263, AND DOCUMENT NUMBER 495973.
- LIMITATIONS IMPOSED UPON INGRESS TO AND EGRESS FROM THE SUBJECT PREMISES TO U.S. HIGHWAY 41 AS PER DOCUMENT NUMBER 407966 AND 408510 DOES NOT AFFECT SUBJECT PROPERTY.
- DUE TO SNOW COVER AND PILES LOCATING OF UTILITIES, EDGE OF PAVEMENT AND OTHER ITEMS AT OR NEAR GROUND LEVEL WAS DIFFICULT THEREFORE THIS DRAWING MAY NOT BE ACCURATE WITH RESPECT TO THOSE ITEMS
- 272 PARKING STALLS REQUIRED TO COMPLY WITH PRESENT ZONING, 288 STALLS PRESENT.
- 543,000 SQUARE FEET OF LOT AREA REQUIRED TO COMPLY WITH PRESENT ZONING REQUIREMENTS, DEVELOPMENT HAS BEEN GRANDFATHERED AS LEGAL NON CONFORMING DUE TO ZONING CHANGE.
- REGIONAL FLOOD PLAIN ELEVATION BASED ON D.N.R. STUDY DATED 2/24/92 AND ADOPTED BY CITY OF OSHKOSH (NAVD DATUM), FLOOD PLAIN 754.0 EAST SIDE AND 756.0 WEST SIDE OF SUBJECT PROPERTY.

THAT PART OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 15, T18N, R16E, IN THE SIXTEENTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
VIZ: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION; THENCE SOUTH 4 DEGREES 13 MINUTES EAST, 134.1 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES EAST, 66.2 FEET; THENCE SOUTH 3 DEGREES 58 MINUTES EAST, 30.09 FEET, TO THE SOUTH LINE OF ROBIN AVENUE; THENCE SOUTH 89 DEGREES 28 MINUTES EAST, ALONG THE SOUTH LINE OF SAID ROBIN AVENUE, 719.9 FEET, THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 28 MINUTES EAST, ALONG THE SOUTH LINE OF SAID ROBIN AVENUE, 380.56 FEET, RECORDED AS 379.8 FEET, TO THE WEST LINE OF WESTFIELD STREET; THENCE SOUTH 0 DEGREES 2 MINUTES EAST, ALONG THE WEST LINE OF SAID WESTFIELD STREET, 1150.25 FEET TO THE NORTH LINE OF TAFT AVENUE; THENCE NORTH 89 DEGREES 4 MINUTES WEST, ALONG THE NORTH LINE OF SAID TAFT AVENUE, 499.8 FEET; THENCE NORTH 0 DEGREES 2 MINUTES WEST, PARALLEL WITH THE WEST LINE OF SAID WESTFIELD STREET, 550.27 FEET, TO THE CENTERLINE OF SAWYER CREEK; THENCE NORTH 72 DEGREES 27 MINUTES 9 SECONDS EAST, RECORDED AS NORTH 72 DEGREES 26 MINUTES EAST, ALONG THE CENTERLINE OF SAWYER CREEK, AS NOW LOCATED, 124.98 FEET, RECORDED AS 126.18 FEET; THENCE NORTH 0 DEGREES 2 MINUTES WEST, PARALLEL WITH THE WEST LINE OF SAID WESTFIELD STREET, 557.7 FEET, TO THE PLACE OF BEGINNING.

TAX KEY NUMBER: 916-0871-0000
505,159 SQUARE FEET (11.5968 ACRES) MORE OR LESS

SURVEYOR'S CERTIFICATE

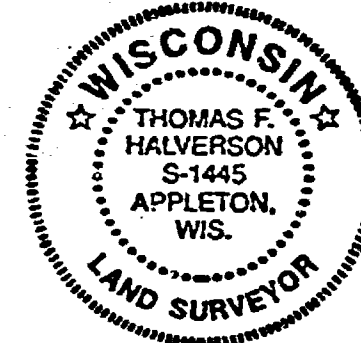
TO: EQUITABLE LIFE INSURANCE COMPANY OF IOWA

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY OF THE SUBJECT PREMISES; THAT THE SAME ACCURATELY SHOWS THE LOCATION OF THE BOUNDARIES OF THE SUBJECT PREMISES AND THE LOCATION OF ALL STREETS, HIGHWAYS, ALLEYS AND PUBLIC WAYS CROSSING OR ABUTTING SAID PREMISES; THAT THE DIMENSIONS OF THE IMPROVEMENTS AND THE LOCATION THEREOF WITH RESPECT TO THE BOUNDARIES ARE ACCURATELY SHOWN AS THE SAME WERE SITUATED ON MARCH 5, 1994; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS APPURTENANT TO ADJOINING PREMISES UPON THE SUBJECT PREMISES, NOR FROM THE SUBJECT PREMISES UPON ADJOINING PREMISES; THAT ALL BUILDINGS AND STRUCTURES LIE WHOLLY WITHIN ALL APPLICABLE BUILDING RESTRICTION LINES, IF ANY, AND DO NOT VIOLATE ANY RESTRICTIONS, EXCEPT AS NOTED ON DRAWING OR OTHER RECORDED AGREEMENT SET FORTH IN THE TITLE COMMITMENT FOR THE SUBJECT PREMISES DATED FEBRUARY 25, 1994, ISSUED TO YOU BY SCHMITT TITLE & ESCROW (THE "FILE NUMBER 930848"); THAT ALL EASEMENTS AND RIGHT OF WAY WHICH ARE APPURTENANT TO OR BURDEN THE SUBJECT PREMISES AND (I) ARE REFERRED TO IN THE TITLE COMMITMENT, OR (II) ARE APPARENT FROM A VISUAL INSPECTION, ARE DELINEATED HEREON; AND THAT THE SUBJECT PREMISES ARE IN A SPECIAL FLOOD HAZARD AREA.

ACCESS TO AND EGRESS FROM THE SUBJECT PREMISES AND THE IMPROVEMENTS AND STRUCTURES THEREON ARE PROVIDED VIA THE MEANS INDICATED HEREON. MUNICIPAL WATER, MUNICIPAL STORM SEWER AND MUNICIPAL SANITARY SEWER FACILITIES AND TELEPHONE, GAS AND ELECTRIC SERVICES OF PUBLIC UTILITIES ARE AVAILABLE IN THE LOCATIONS INDICATED HEREON. THIS SURVEY REFLECTS BOUNDARY LINES OF THE PREMISES WHICH "CLOSE" BY ENGINEERING CALCULATIONS.

I FURTHER CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1988; AND MEET THE ACCURACY REQUIREMENTS OF A CLASS A SURVEY, AS DEFINED THEREIN.

THOMAS F. HALVERSON RLS-1445 DATED 3/17/94



SECURITY MANAGEMENT CO.

505 N. WESTFIELD
OSHKOSH, WISCONSIN 54901

CAROW LAND SURVEYING CO., INC.

1837 W. WISCONSIN AVE., P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE 414-731-4168 FAX 731-5673

INT.	DATE	REVISIONS

CITY OF OSHKOSH Sec 15 T18N R16E 16th Ward