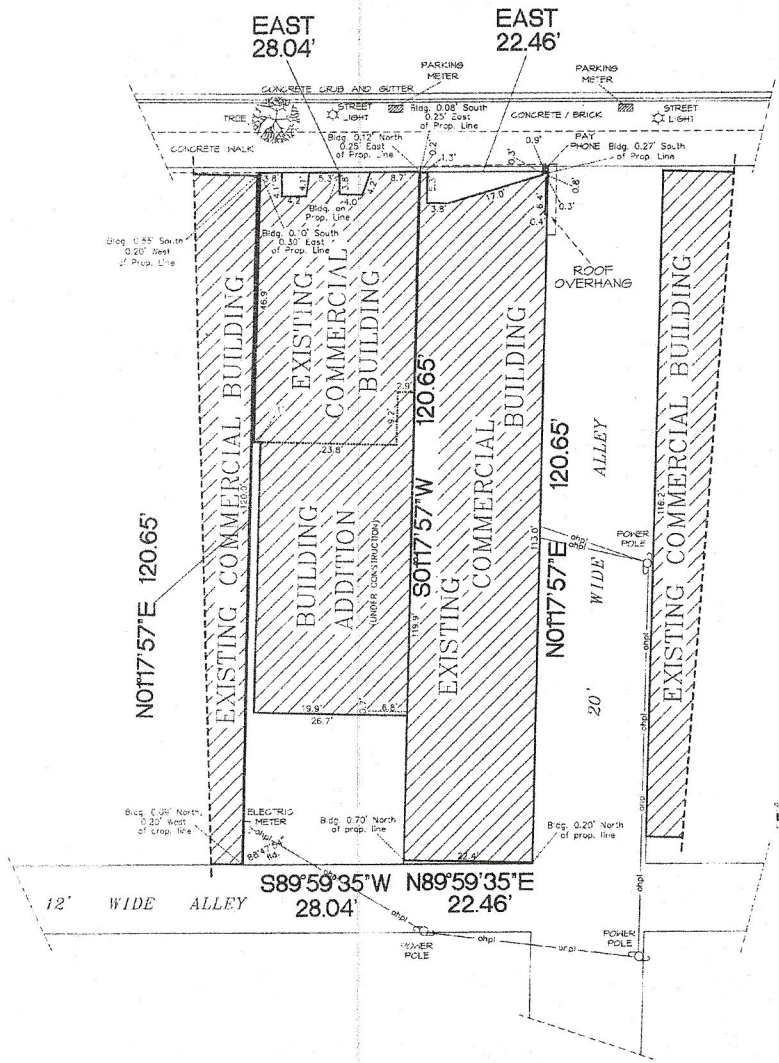
W. MITCHELL ST.

(70' WIDE PUBLIC R-O-W)



STATEMENT OF ENCROACHMENTS

NONE

ITEMS CORRESPONDING TO SCHEDULE B

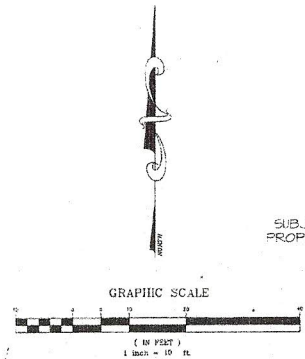
NONE

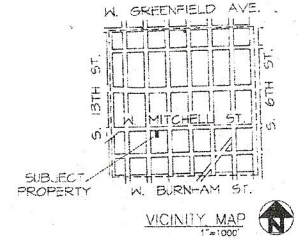
ZONING DATA

Current Zoning: LB2, Local Business 2
Setbacks: Front – Maximum equals the average of two neighboring properties
Rear and side - none
(Source: City of Milwaukee Zoning Department 414-286-8211)

PARKING AND BENCHMARK NOTE

NONE





VICINITY MAP
1"=1000'
NW 1/4 OF SECT. 5-6-22

Bearings hereon are based on the North Line of Lot 6 which is on an assumed bearing of Due East

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) C of the Flood Insurance Rate Map,Community Panel No. 550278 0016 D which bears an effective date of NOV. 19, 1982, and is not in a Special Flood Hazard Area. By telephone call dated N/A to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

LEGAL DESCRIPTION

PARCEL I: Lot 7 and the West 3 feet and ¼ inch of Lot 6, in Block 6, in Mitchell's Subdivision, a Subdivision of a part of the South 44.549 acres of the Northwest ¼ of Section 5, Township 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

PARCEL II: The East 22 feet and 5 ½ inches of Lot 6, in Block 6, in Mitchell's Subdivision, a Subdivision of a part of the South 44.549 acres of the Northwest ¼ of Section 5, Township 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

Tax Key No.: 461-0527-0 and 561-0588-100-2
Address: 1023-1025-1027 W. Historic Mitchell Street

Note1 The property hereon described is the same as the pertinent property as described in Chicago Title Insurance Company, Commitment No 107926-M, effective date August 8, 2002

Note 2 Survey traverse closure exceeds 1:15,000

Note 3 "The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities."

ALTA/ACSM LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE

I, Frederick W. Stelpflug, the undersigned, being a duly licensed and qualified surveyor in and for the State of Wisconsin, do hereby certify to Ameli N. Patel, Mitchell Bank, its successors and/or assigns, Chicago Title Insurance Company and anyone who purchases, mortgages or guarantees title to the above-described property within one year from the above-described land and improvements thereon on the 6th day of May 2003 and that this survey fully and correctly represents the above-described land. I have shown the location of the perimeter of the above-described land by courses and distances and all registered easements and all recorded easements and rights-of-way as described in the title insurance title (Commitment No 107925-M, effective date August 8, 2002) furnished to me by Chicago Title Insurance Company (with references to recording data). Unless otherwise shown, the physical evidence conforms with the recorded descriptions of those easements and rights-of-way. All of the buildings, structures and improvements on the above-described land are correctly depicted. All such buildings, structures and improvements are fully contained. I further certify that:

(1) There are no easements, right-of-way, party walls, encroachments onto adjoining property or streets, or encroachments onto the above-described land by buildings, structures or improvements situated on adjoining property except as shown on the survey.

(2) There are no streams, rivers, springs, ponds, lakes ditches, drains or wetlands or similarly restricted areas located or bordering on or running through the subject land except as noted on the survey.

(3) There are no gaps, gores, or overlaps between any parcels comprising the property or between the property and adjoining parcels, roads, streets, alleys or highways, except as noted on survey.

(4) All public roads, highways, streets, and alleys running adjacent to or upon the subject land and the respective centre lines and widths thereof are shown.

(5) All physical evidence of boundary lines and lines of possession or occupancy have been shown and proper notation made where in conflict with the legal description.

(6) There are no boundary line discrepancies and no deficiencies in the area of the land described in the legal description, and

(7) 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, ACSM and NSPS in 1999, and includes items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10, 13, 14, 15 and 16 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 certified that the survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Dated: May 6, 2003

Surveying Associates, Inc.

Frederick W. Stelpflug
Registered Land Surveyor S-1154
State of Wisconsin

P. O. BOX 26598
WAUWATOSA, WI 53226
(414) 257-2212 Fax: (414) 257-2440
EMAIL: sa@execpc.com

SURVEYING ASSOCIATES, INC.

Scale: 1"=20' Date: 5/09/03 Revised:
Project Number: 29667alt Field Book: PWS Drafted By: TLZ
Project Complete For: AMRIT PATEL