

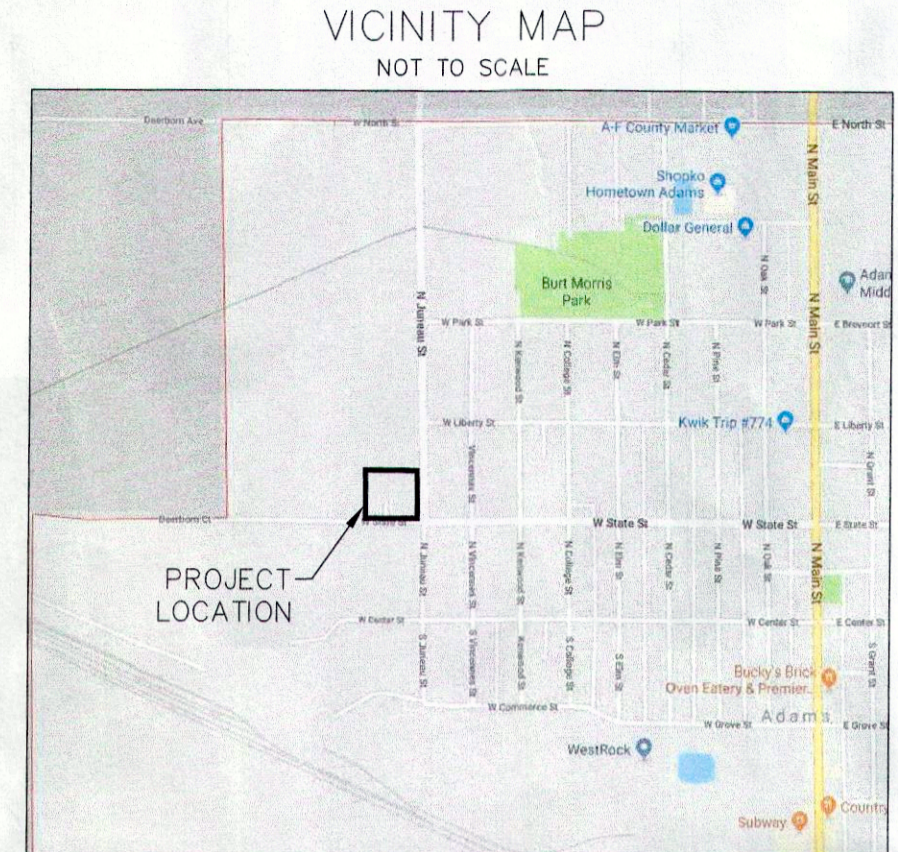
ALTA / NSPS LAND TITLE SURVEY



TOTAL AREA
2.011 ACRES
87,612 SQ. FT.

ALTA NOTES:

- Bearings are referenced to the Wisconsin County Coordinate System, Adams County. The East line of the Northwest 1/4 of Section 7-17-6 has a bearing of South 01°-05'-48" East.
- Only the improvements that were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
- Surface indications of utilities along with Digger's Hotline markings on the surveyed parcel have been shown. Offsite observations have not been made to determine the extent of utilities serving or existing on the property. Public records have not been provided for additional information. Controlled underground exploratory effort together with Digger's Hotline markings is recommended to determine the full extent of underground service and utility lines. Contact Digger's Hotline at 1-800-242-8511.
- This survey may not reflect all utilities, or improvements, if such items are hidden by landscaping, or areas covered by such items as dumpsters or trailers.
- The locations of the property lines shown on the face of this plat are based on the description and information furnished by the client, together with the title commitment. The parcel that is defined may not reflect actual ownership, but reflects what was surveyed. For ownership, consult your title company.
- Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map No. 55001C0255D with an effective date of June 17, 2008, the property falls within Zone "X" (Unshaded-areas determined to be outside the 0.2% annual chance flood hazard).
- The property described hereon contains 2.011 acres (87,612 sq. ft.) of land, more or less.
- Fidelity National Title Insurance Company, Commitment File No. 19-1070 and Commitment File No. 19-1070A, with a commitment effective date of October 14, 2019, has been reviewed in conjunction with the preparation of this survey. Notes related to the review of this title policy, Schedule B-II Exceptions are as follows:**
 - #12 Certified Survey Map filed for record May 6, 1994 at 11:50 a.m. as Adams County Survey Map No. 3078; Document No. 348061; Plat Volume 12, page 128, Adams County Records. **Certified Survey Map No. 3078 does not contain any matters to note or depict on this survey.**
- Other commitment items not specified hereon may not have been considered relevant to an ALTA/NSPS Land Title Survey, and have not been reviewed in conjunction with preparation of this plat (i.e. Annexation agreements, Leases, Mortgages, Liens, special assessments, covenants, trusts, unspecified or unrecorded rights).
- In regards to ALTA/NSPS "Table A", Item No. 9, the subject property contains 34 regular striped parking stalls and 3 handicap accessible striped parking stalls for a total of 37 striped parking stalls.
- In regards to ALTA/NSPS "Table A", Item No. 10(a) and Item No. 10(b), no party walls exist on the subject property. No other division walls were designated by the client or client's representative. Excel Engineering did not survey any specific walls designated by the client as part of ALTA / NSPS "Table A", Item No. 10(a) and 10(b).
- In regards to ALTA/NSPS "Table A", Item No. 13, adjacent owner information was taken from the Adams County GIS Website on the sheet issue date of this survey.
- In regards to ALTA/NSPS "Table A", Item No. 14, the subject property is at the Northwest corner of the intersection of W. State Street and N. Juneau Street.
- In regards to ALTA/NSPS "Table A", Item No. 16, at the time of this survey there was no visible sign of earth moving work, building construction, or building additions.
- In regards to ALTA/NSPS "Table A", Item No. 17, no proposed changes to the street right-of-way lines have been disclosed by the City of Adams or the current Title Commitment. There was no visible evidence of recent street or sidewalk construction at the time of the survey fieldwork.
- In regards to ALTA/NSPS "Table A", Item No. 18, no wetland flagging was observed on the subject property during the course of the survey fieldwork.
- In regards to ALTA/NSPS "Table A" Item No. 20, Excel Engineering, Inc. carries a \$2,000,000 Professional Liability Insurance Policy. Certificate of Insurance will be provided upon request.
- There was no visible evidence of a cemetery or burial ground observed on the subject property at the time of this survey. Evidence is limited to items casually observed through the normal course of completing a survey. No record documents related to cemeteries were provided to Excel Engineering, Inc.
- There are no visible bodies of water located on the subject property.
- This survey complies with Wisconsin Housing and Economic Development Authority Exhibit B survey requirements.



CURRENT ZONING: R-3 Multiple Family Residence District
Land use or activity: Apartment complex

Building Setbacks:
 Front: 25 feet
 Side: 15 feet (Principal Building), 3 feet except garages to be a minimum 5 feet from alley (Accessory Building)
 Rear: 25 feet (Principal Building), 5 feet (Accessory Building)

Maximum Building Height: 45 feet
Minimum Lot Area Per Family: 3,600 square feet
Minimum Lot Width: 70 feet
Minimum Width for Residential Home: 24 feet
Minimum Floor Area: 500 square feet
Required Number of Parking Spaces: 1.5 spaces per family

The current Zoning Setbacks and the Bulk Requirements have been listed per the Zoning Information Sheet provided by the client. This information sheet did not specifically determine the location of the side and rear lot lines. No additional research was completed by Excel Engineering, Inc. to determine the designation of the rear and side setback lines. The setback lines depicted on this survey are based this surveyor's professional opinion but may be subject to change if determined by the City of Adams.

NOTES:
 THE SURVEYED PROPERTY MATHEMATICALLY CLOSES.
 THE SURVEYED PROPERTY HAS VEHICULAR AND PEDESTRIAN ACCESS TO W. STATE STREET, A PUBLIC RIGHT-OF-WAY. THE SURVEYED PROPERTY HAS PEDESTRIAN ACCESS TO N. JUNEAU STREET, A PUBLIC RIGHT-OF-WAY.
 THE SURVEYED PROPERTY DOES NOT LIE WITHIN A PUBLIC RIGHT-OF-WAY.

POSSESSION NOTE:
 BASED ON INFORMATION OBTAINED THROUGH THE NORMAL COURSE OF CONDUCTING A SURVEY, NORTHLAND ADAMS APARTMENTS, LP, IS IN POSSESSION OF THE SUBJECT PROPERTY ON THE SHEET ISSUE DATE OF THIS SURVEY.

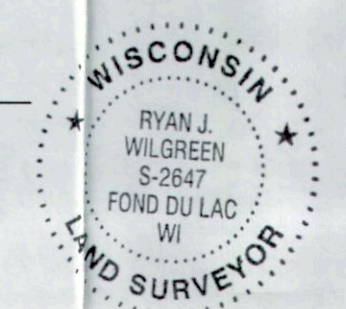
POSSIBLE VISIBLE ENCROACHMENTS:
 1 UNDERGROUND TELEVISION CABLE LINE CROSSES WESTERLY LOT LINE
 2 BLOCK RETAINING WALL/APARTMENT SIGN CROSSES SOUTHERLY LOT LINE
 3 UNDERGROUND UTILITY LINES CROSS EASTERLY AND SOUTHERLY LOT LINES

SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

- To:
- Fidelity National Title Insurance Company
 - Wisconsin Housing and Economic Development Authority, its successors and assigns (WHEDA)
 - Northland Adams Apartments, LP, a Wisconsin limited partnership
 - WC Oak Ridge Limited Partnership a Wisconsin limited partnership
 - Alliant Credit Facility II, LLC, its successors and/or assigns as their interests may appear
 - Alliant Credit Facility ALP II, LLC, its successors and/or assigns as their interests may appear
 - West Union Bank, its successors and/or assigns, as their interests may appear
 - United States of America, acting through Rural Housing Service, United States Department of Agriculture, its successors and/or assigns, as their interests may appear

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 10(b), 11, 12, 13, 14, 16, 17, 18, 19 & 20 of Table A thereof. The field work was completed on November 4, 2019.

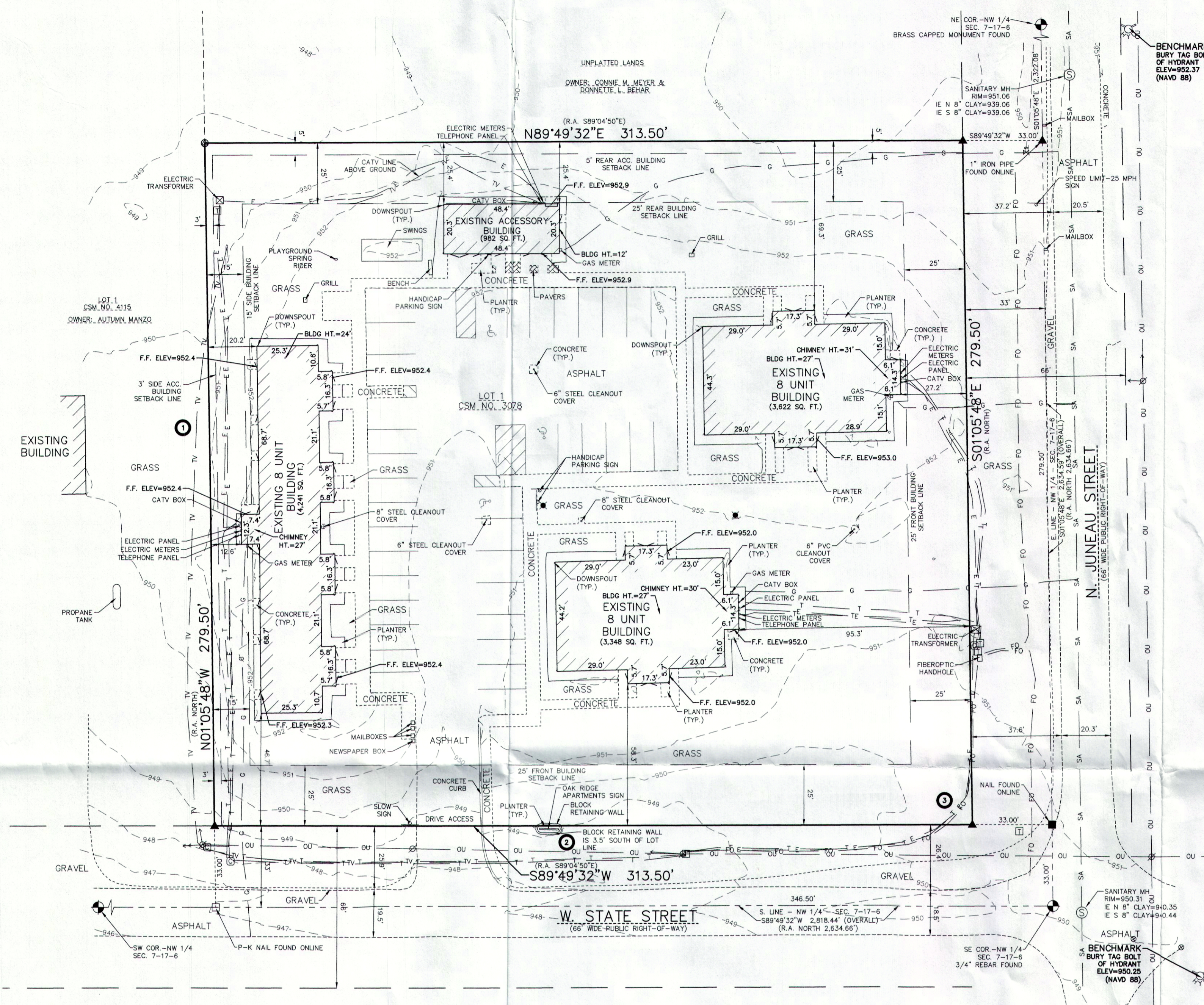
Ryan Wilgreen, P.L.S. No. S-2647
 ryan.w@excelengineer.com
 Excel Engineering, Inc.
 Fond du Lac, Wisconsin 54935
 Project Number: 1927760



Date of Plat or Map: 11/11/19

LANDS DESCRIBED IN COMMITMENT FILE NO. 19-1070 AND COMMITMENT FILE NO. 19-1070A, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH A COMMITMENT EFFECTIVE DATE OF OCTOBER 14, 2019;

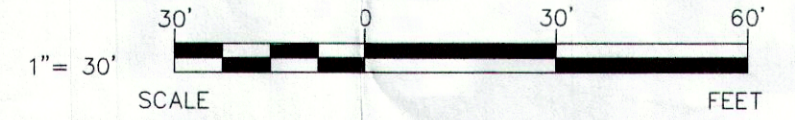
Lot One (1) of Adams County Certified Survey Map No. 3078 as recorded May 6, 1994 at 11:50 a.m. in Volume 12 of Certified Surveys on Page 128 as Document No. 348061. All being in the City of Adams, County of Adams, State of Wisconsin.



LEGEND:

⊗	WATER VALVE IN BOX	— SA —	EXISTING SANITARY SEWER AND MANHOLE
✕	WATER SERVICE VALVE	— OU —	EXISTING OVERHEAD UTILITY LINE
⊕	EXISTING WATER HYDRANT	— FO —	EXISTING UNDERGROUND FIBER OPTIC LINE
⊕	UTILITY POLE WITH GUY WIRE	— E —	EXISTING UNDERGROUND ELECTRIC CABLE
⊕	TELEPHONE PEDESTAL	— T —	EXISTING UNDERGROUND TELEPHONE CABLE
⊕	ELECTRIC TRANSFORMER	— G —	EXISTING UNDERGROUND GAS LINE
⊕	CABLE TV PEDESTAL	— TV —	EXISTING UNDERGROUND TELEVISION CABLE
⊕	EXISTING SIGN	—	EXISTING CURB AND GUTTER
♿	HANDICAP PARKING STALL	—	PROPERTY LINE
⊕	P-K NAIL FOUND	—	RIGHT-OF-WAY LINE
⊕	1-1/2" IRON PIPE FOUND	—	ADJACENT PROPERTY LINE
⊕	1" IRON PIPE FOUND	—	EXISTING GROUND CONTOUR
⊕	SPIKE FOUND		
⊕	SECTION CORNER MONUMENT FOUND		
R.A.	RECORDED AS		

NOTE:
 SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.



Project Name: Oak Ridge
Property Address: 904 W. State Street, Adams, Adams County, Wisconsin
Property Owner: Northland Adams Apartments, LP
WHEDA Project No.: 6456
Housing Type: Maj Family
Housing Units: 24

PROJECT INFORMATION

ALTA/NSPS LAND TITLE SURVEY
OAK RIDGE APARTMENTS
 904 W. STATE STREET • ADAMS, WI

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE	JUNE 19, 2019
REVISIONS	
	NOV. 5, 2019
	NOV. 7, 2019

JOB NUMBER

1927760

SHEET NUMBER

AL

POS07170621002