

ALTA / ACSM LAND TITLE SURVEY

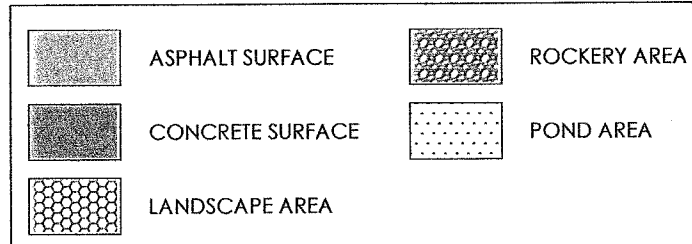
CHARLOTTE COURT LUXURY APARTMENT HOMES

Lot 1 of a Certified Survey Map recorded in Volume 16 Certified Surveys, Page 130 as Document Number 417842, being all of Lots 2 and 3 of a Certified Survey Map recorded in Volume 7 Certified Surveys, Page 20 as Document Number 318519, being part of the NE 1/4 of the SE 1/4, part of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4, and part of the SE 1/4 of the SE 1/4, all located in Section 17, Township 31 North, Range 11 East, in the City of Antigo, Langlade County, Wisconsin.



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 17, T31N, R11E, WHICH IS ASSUMED TO BEAR S88°06'37"E.

SURFACE LEGEND



THIS PARCEL
517,803 SQ. FT.
11.89 ACRES

LEGEND

- = SECTION CORNER FROM TIES
- = FOUND COTTON GIN SPIKE
- = SET 3/4" x 18" IRON REBAR
- = FOUND 1-1/2" O.D. IRON PIPE
- = FOUND 1" O.D. IRON PIPE
- (962.47') = PREVIOUSLY RECORDED AS

- = CABLE PEDESTAL
- = TELEPHONE PEDESTAL
- = ELECTRIC PEDESTAL
- = GAS METER
- = WALL MOUNTED SERVICE PANEL
- ☆ = LIGHT POLE
- ⊙ = STORM OR SEWER MANHOLE
- ⋈ = HYDRANT
- Ⓜ = MAILBOX
- ⊕ = VALVE

- OH — = OVERHEAD ELECTRIC LINES
- T — = UNDERGROUND COMMUNICATION
- W — = UNDERGROUND WATER MAIN
- G — = UNDERGROUND GAS
- SAN — = UNDERGROUND SANITARY SEWER
- SS — = UNDERGROUND STORM SEWER (12" HDPE)
- E — = UNDERGROUND ELECTRIC
- = WOVEN WIRE FENCE
- = SPLIT RAIL FENCE
- — — = BUILDING SETBACK LINE

LEGAL DESCRIPTION:

The following legal description is shown on Exhibit A of First American Title Insurance Company Title Commitment Number DTT-12207-12 commitment date April 20, 2012 at 7:00 a.m.

Lots 2 and 3 of the Certified Survey Map recorded on April 8, 1996 in the office of the Register of Deeds for Langlade County, Wisconsin in Volume 7 Certified Surveys, Page 20 as Document No. 318519, being all of Lot 1, Volume 7 Certified Survey Maps, Page 1, being part of the NE 1/4 of the SE 1/4, part of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4, and part of the SE 1/4 of the SE 1/4, all located in Section 17, Township 31 North, Range 11 East, in the City of Antigo, Langlade County, Wisconsin. (Lots 2 and 3 were combined into Lot 1 of a Certified Survey Map recorded in Volume 16, page 130 on May 15, 2012. This eliminated the lot line between Lots 2 and 3 along with any related setback encroachments and possible prescriptive easements for vehicular traffic crossing the line between Lot 2 and Lot 3.)

SURVEYOR'S CERTIFICATE:

I hereby certify to HUD, Antigo 84 LLC, a Wisconsin limited liability company, Dominion Title LLC, Oppenheimer Multifamily Housing and Healthcare Finance, Inc., and to their successors and assigns, that:
I made an on the ground survey per record description of the land shown hereon located in the City of Antigo, Langlade County, Wisconsin on May 3, 2012; and that this map was made in accordance with the HUD Survey Instructions and Report, HUD 92457M, and the requirements for an ALTA/ACSM Land Title Survey, as defined in the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 11(b), 12, 13, 16, 17, 18, 19 and 20(a) of Table A thereof.
To the best of my knowledge, belief and information, except as shown hereon: There are no encroachments either way across property lines; title lines and lines of actual possession are the same; and the premises are free of any 100 and 500 year return frequency flood hazard, and such flood free condition is shown on the Federal Flood Insurance Rate Map, Community Panel No. 5505760165B.



Dated this 15th day of May, 2012

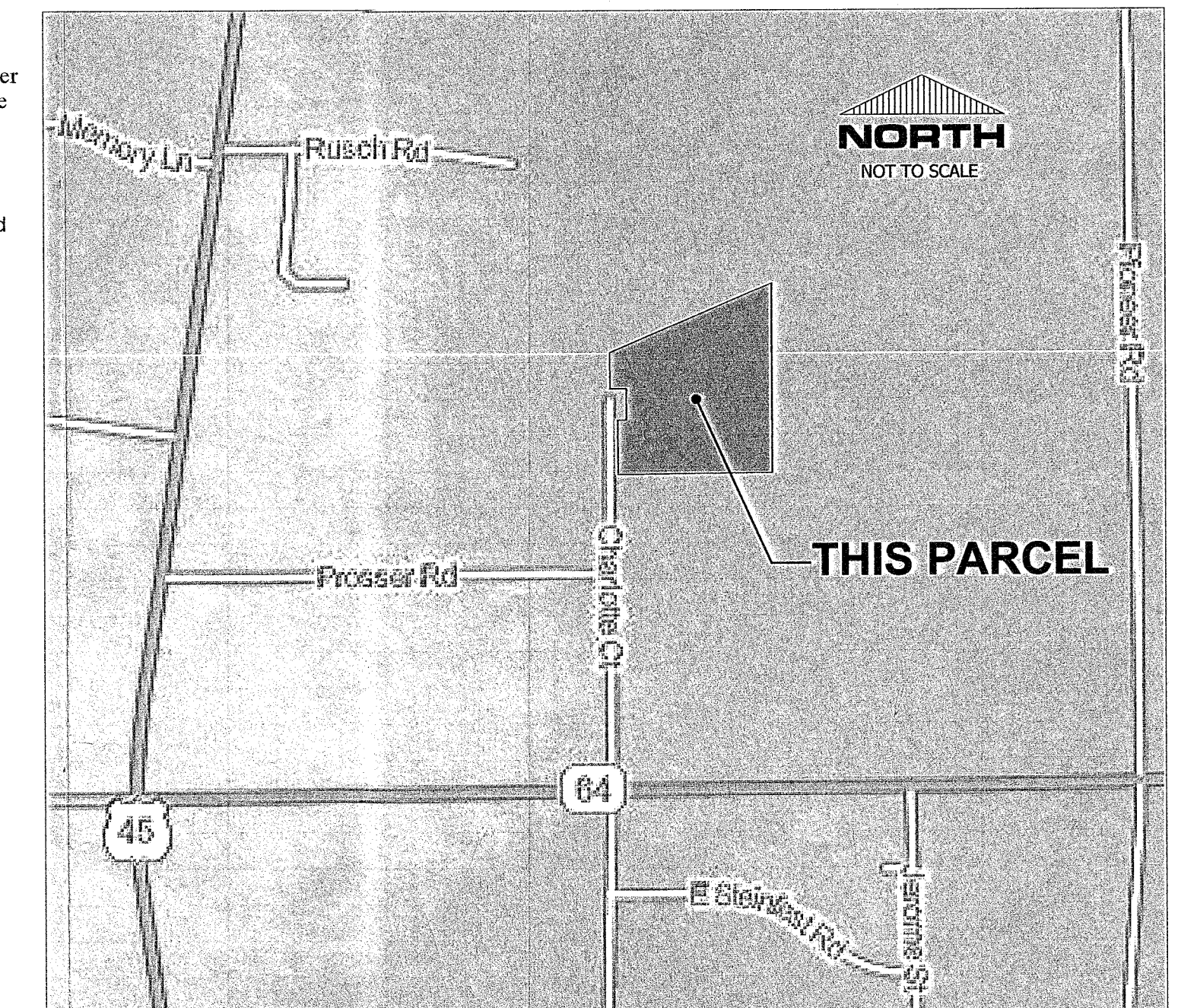
Samuel I. Wenz
Samuel I. Wenz, Wisconsin Land Surveyor, S-2221
Project Number: 12045

RECORD # 40493
LANGLADE COUNTY SURVEYORS OFFICE
DATE FILED: 3/18/13 BY: D. TUSTY

KRAMER LAND DESIGN STUDIO

1818 BRACKETT AVENUE • EAU CLAIRE, WI 54701
PH: (715) 831-0654 • FX: (715) 831-6270 • EMAIL: INFO@KLDSTUDIO.COM

VICINITY MAP



UTILITY NOTE

UTILITIES SHOWN HEREON ARE BASED ON MARKINGS SET BY DIGGERS HOTLINE TICKET NUMBERS 2012-18-03776, AND 2012-18-03859. THEY WERE INSTRUCTED TO LOCATE ALL UTILITIES WITHIN THE ADJOINING RIGHT-OF-WAY OF THE STREET, AND THE ENTIRE LOT. KRAMER LAND DESIGN STUDIO, LLC IS NOT LIABLE FOR ERRORS OR OMISSIONS IN THE MARKINGS. THE LOCATIONS SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY - DIGGERS HOTLINE (1-800-242-8511) IS TO BE NOTIFIED AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.

FLOOD PLAIN INFORMATION

THIS AREA FALLS OUTSIDE THE 100 YEAR FLOOD PLAIN AND IS SHOWN AS ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 550576, PANEL 0165B, EFFECTIVE DATE: SEPTEMBER 28, 1990.

PARKING STALLS

89 + 12 ADA PARKING STALLS = 101 TOTAL PARKING STALLS (DOES NOT INCLUDE ANY PARKING INSIDE GARAGES)

ZONING CLASSIFICATION

THE FOLLOWING SETBACK REQUIREMENTS ARE PER JERRY WILLHELM, CITY BUILDING INSPECTOR, CITY OF ANTIGO (715) 623-3633, EXT 134:

PRESENT ZONING = R - 4 GENERAL RESIDENTIAL (MULTI-FAMILY)

SETBACKS

FRONT YARD = 15'
SIDE YARD = 5'
REAR YARD = 20'

HEIGHT RESTRICTION - 35' (ALL BUILDINGS CONFORM TO THIS RESTRICTION)

FLOOR SPACE AREA RESTRICTION - NONE

FLOOR AREA RATIO - 1.8 (USED TO INCREASE BUILDING SIZE BASED ON LOT SQUARE FOOTAGE)