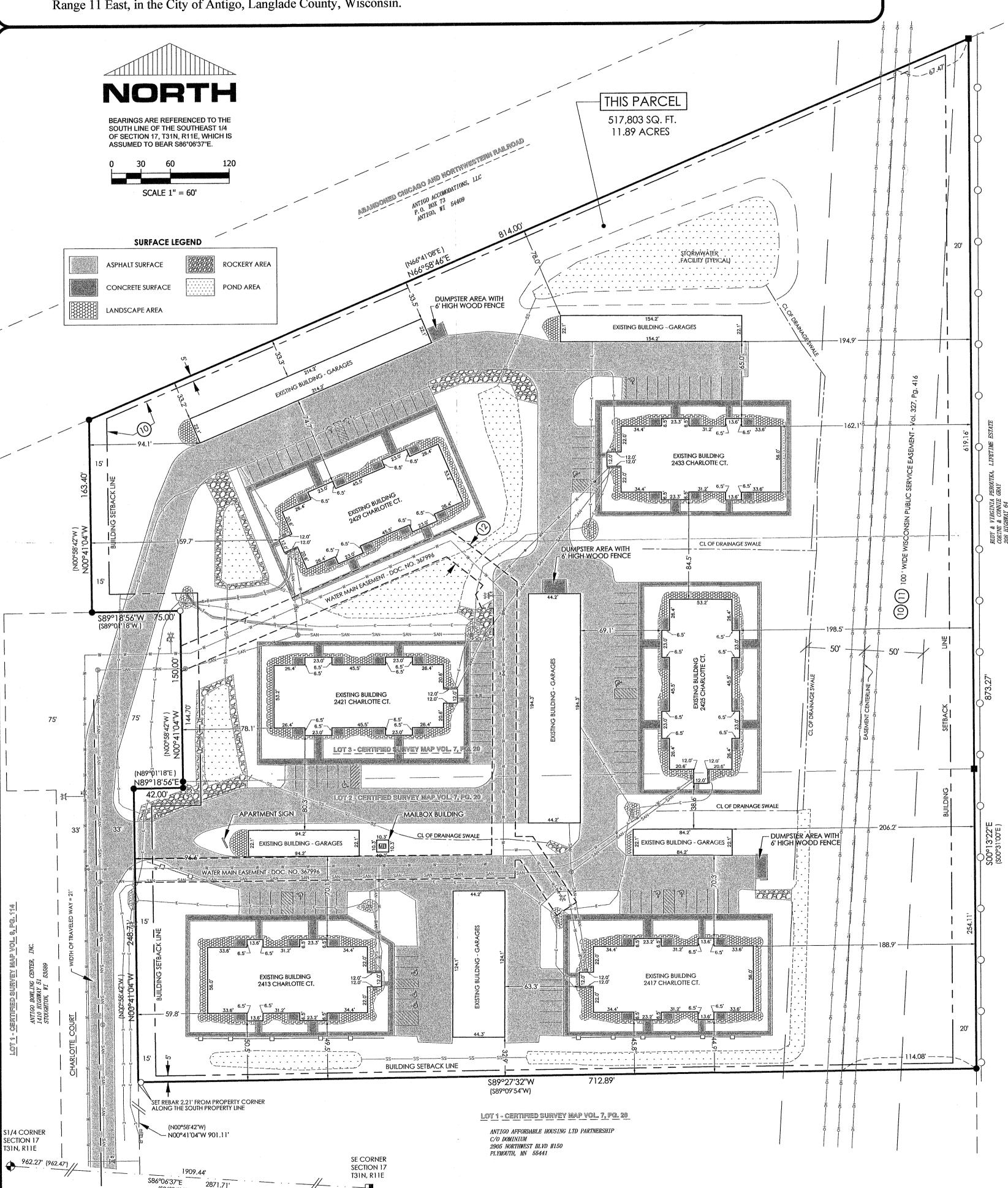
Lot 1 of a Certified Survey Map recorded in Volume 16 Certified Surveys, Page 130 as Document Number 417842, being all of Lots 2 and 3 of a Certified Survey Map recorded in Volume 7 Certified Surveys, Page 20 as Document Number 318519, being part of the NE 1/4 of the SE 1/4, part of the NW 1/4 of the 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.



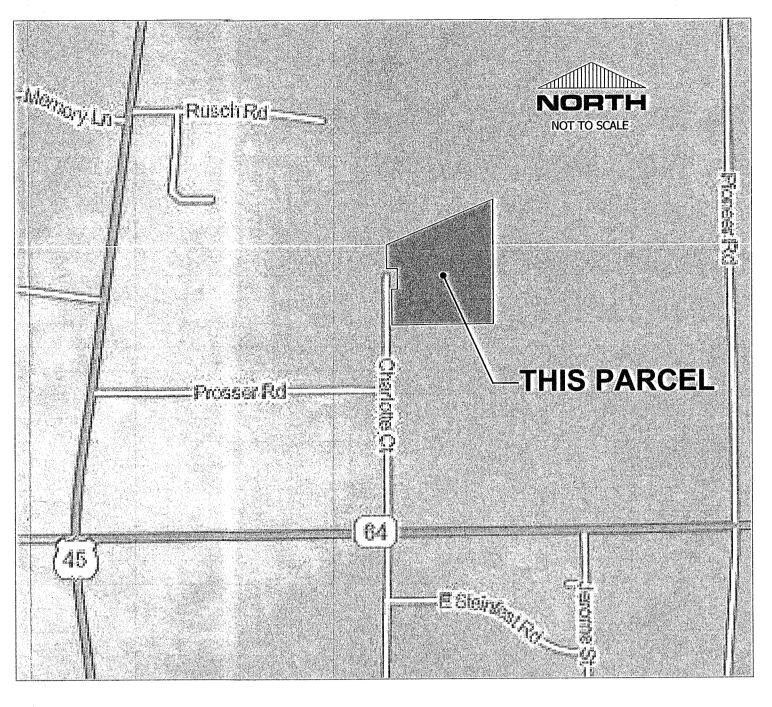
(\$86°24'15"E 2872.12')

### **EXCEPTIONS**

The following items were listed as exceptions on First American Title Insurance Company Title Commitment Number DTI-12207-12 dated April 20, 2012 at 7:00 a.m. Schedule B - Section II of the Title Commitment was used as the sole source of record encumbrances and Kramer Land Design Studio, LLC assumes no liability for errors or omissions therein. Those portions of the circled items listed below are shown hereon:

- Enchroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises. (After combining Lot 2 and 3 of the CSM recorded in vol. 7, pg. 20 into one lot with the CSM recorded in vol. 16, pg. 130, no enchroachments or discrepancies were observed or plotted on this map.)
- 7. Easements or claims of easements not shown by the public records. (None plotted.)
- 8. Any claim of adverse possession or prescriptive easement. (None plotted.)
- (10.) Reservations for easements, building setback lines, notes, restrictions, and other matters, if any, as may be set forth on the recorded plat and/or certified survey map of the subject property. (Easements and setbacks are shown.)
- (1) Easement to Wisconsin Public Service recorded in Vol. 327 Records Pg. 416, as Doc. No. 207103. (Electric transmission easement is shown.)
- (12) Easement to City of Antigo recorded as Doc. No. 367996. (Watermain easement is shown, however, an affidavit recorded as Doc. No. 386766 by the City of Antigo attorney denies acceptance by the
- 13. Non-Exclusive Installation and Service Agreement between CC VIII Operating, LLC and Antigo 84, 11C. recorded 03/18/2011 as Doc. No. 412710. (Blanket in nature - therefore not plotted hereon.)

# VICINITY MAP



#### LEGEND

- **=** SECTION CORNER FROM TIES
- ← = FOUND COTTON GIN SPIKE
- $\circ$  = 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
- [SERVICE PANEL] = WALL MOUNTED SERVICE PANEL
- S = STORM OR SEWER MANHOLE
- ₩ = 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
- -O = WOVEN WIRE FENCE - = SPLIT RAIL FENCE
- —— = BUILDING SETBACK LINE

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

#### 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 (MULI-FAMILY)

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)

## LEGAL DESCRIPTION:

The following legal description is shown on Exhibit A of First American Title Insurance Company Title Commitment Number DTI-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 SE 1/4, part 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 enchroachments 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 enchroachments 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.



Samuel I. Wenz, Wisconsin Land Surveyor 8-2221 Project Number: 12045

40493 LANGLADE COUNTY SURVEYORS OFFICE DATE FILED: 3/18/13 BY: D.TLUSTY



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