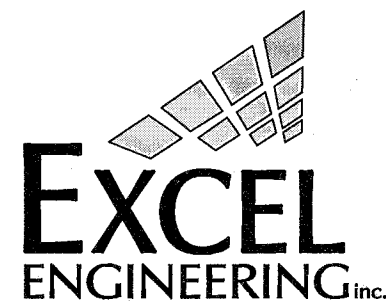
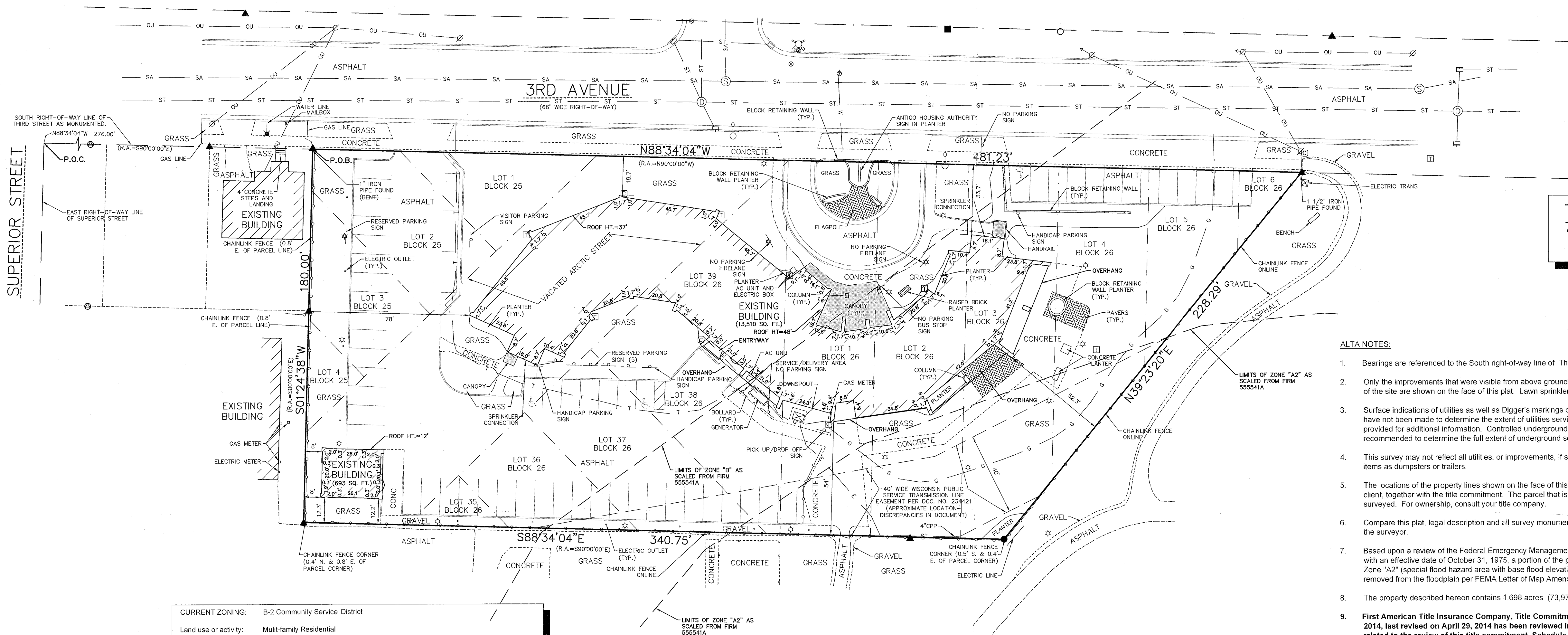


ALTA / ACSM LAND TITLE SURVEY



100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
FAX: (920) 926-9801

Always a Better Plan



TOTAL AREA
73,978 Sq. Ft.
1.698 acres

ALTA NOTES:

- Bearings are referenced to the South right-of-way line of Third Avenue, having an assumed bearing of North 88°-34'-04" West.
- 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 as well as Digger's 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 markings is recommended to determine the full extent of underground service and utility lines. Contact Diggers 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.
- Compare this plat, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
- Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map community panel 555541A with an effective date of October 31, 1975, a portion of the property falls within Zone "B" (areas of moderate flood hazard) and Zone "A2" (special flood hazard area with base flood elevations). The building located on the subject property has been removed from the floodplain per FEMA Letter of Map Amendment Case No. 13-05-8074A, dated October 22, 2013.
- The property described hereon contains 1.698 acres (73,978 sq. ft.), more or less.
- First American Title Insurance Company, Title Commitment No. NCS-619234-MKE, with an effective date of March 12, 2014, last revised on April 29, 2014 has been reviewed in conjunction with the preparation of this survey. Notes related to the review of this title commitment, Schedule B-II Exceptions are as follows:

- This item is not survey related and was not reviewed in conjunction with the preparation of this survey.*
- Visible easements or claims of easements, if any, have been identified by this survey.
- Visible encroachments, if any, have been identified by this survey.
- This item is not survey related and was not reviewed in conjunction with the preparation of this survey.*
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- The location of vacated Arctic Street has been depicted on this survey along with all visible improvements found at the time of survey.
- This item has been intentionally deleted.
- No visible evidence of any railroad switches, sidetracks and spur tracks were found on the subject property at the time of the survey.
- Utility Easement in favor of Wisconsin Public Services recorded as Document No. 234421. Easement location is depicted on this survey.*
- This item has been intentionally deleted.
- This item is not survey related and was not reviewed in conjunction with the preparation of this survey.*
- The fence location, block retaining upon 3rd Street and visible evidence of electric, telephone and gas utilities have been depicted on this survey.

- Other commitment items not specified hereon may not have been considered relevant to an ALTA/ACSM 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).
- At the time of this survey there was no visible sign of earth moving work, building construction, or building additions.
- Any proposed changes to the street right-of-way lines have not been disclosed by the City of Antigo or the current Title Commitment.
- Subject property contains 56 regular striped parking stalls and 3 handicap accessible striped parking stalls for a total of 59 striped parking stalls.
- No visible evidence of solid waste was found on the subject property during the time of survey. ALTA / ACSM "TABLE A", Item # 18 is limited to evidence that may be casually observed through the normal course of completing a survey without specific training beyond the practice of land surveying.
- Excel Engineering, Inc. carries a \$2,000,000 Professional Liability Insurance Policy. Certificate of Insurance will be provided upon request.
- Per the Department of Natural Resources Surface Water Data Viewer mapping application, no mapped wetlands exist on the subject property. A wetland delineation was not completed by or provided to Excel Engineering during the course of this survey.

RECORD # 40501

LANGLADE COUNTY SURVEYORS OFFICE

DATE FILED: 2/14/14 BY: P. TUSTY

CURRENT ZONING: B-2 Community Service District
Land use or activity: Multi-family Residential
Setbacks: Building: Front: None
Side: None
Rear: None
Max Building Height: None

The current zoning classification of the subject property was obtained from the City of Antigo on the date of this survey.

The Setbacks and the Bulk Requirements have been listed per the City of Antigo Zoning Code, obtained from the city website on the date of this survey.

SURVEYOR'S CERTIFICATE ALTA / ACSM Land Title Survey

- To:
- First American Title Insurance Company
 - Housing Authority of the City of Antigo, Wisconsin
 - Antigo Park View Apartments, LLC
 - PNC Real Estate Tax Credit Capital Institutional Fund 52 Limited Partnership, its successors and assigns
 - PNC Real Estate Tax Credit Capital Institutional Fund 47 Limited Partnership, its successors and assigns
 - Columbia Housing SLP Corporation, its successors and assigns
 - PNC Bank, National Association, its successors and assigns

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, effective February 23, 2011, and includes items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 8, 9, 11(b), 13, 14, 16, 17, 18, 19, 20(a) & 21 of Table A thereof. The field work was completed on August 02, 2013.

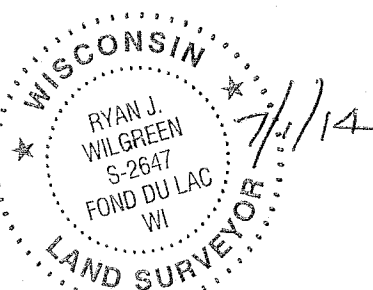
LANDS DESCRIBED IN SCHEDULE "A" OF TITLE COMMITMENT NO. NCS-619234-MKE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF MARCH 12, 2014, LAST REVISED ON APRIL 29, 2014:

A parcel of land being, all of Lot One (1) and part of Lots Two (2), Three (3) and Four (4) in Block Twenty-five (25) of the Original Plat of the Village of Antigo, now City of Antigo, Langlade County, Wisconsin, part of Lots (1), Two (2), Three (3), Four (4), Five (5), Six (6), Thirty-four (34), Thirty-five (35), Thirty-six (36) and Thirty-seven (37), and all of Lots Thirty-eight (38) and Thirty-nine (39) in Block Twenty-six (26) of said Plat, and part of vacated Arctic Street, said land being more particularly described as follows:

Commencing at the intersection of the East line of Superior Street and the South line of Third Avenue in said City; thence South 90°-00'-00" East along the South line of Third Avenue a distance of 276.00 feet to the point of beginning; thence South 00°-00'-00" East along a line that is parallel to the East line of Superior Street a distance of 180.00 feet; thence South 90°-00'-00" East along a line that is parallel to Third Avenue a distance of 340.75 feet to the West line of the Chicago and Northwestern railroad right-of-way; thence Northeasterly along the said West line of the railroad right-of-way approximately 235 feet to the South line of Third Avenue; thence South 90°-00'-00" West along the South line of Third Avenue a distance of 481.23 feet to the point of beginning.

Address: 535 3rd Ave, Antigo, WI
Tax ID No.: 2010906.001

Ryan J. Wilgreen, R.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 1307000



LEGEND:	
⊗	WATER VALVE IN BOX
×	WATER SERVICE VALVE
⊠	EXISTING CURB INLET
⊗→	UTILITY POLE WITH GUY WIRE
○	STREET LIGHT
⊠	TELEPHONE PEDESTAL
⊠	ELECTRIC TRANSFORMER
⊠	CABLE TV PEDESTAL
☆	EXISTING LIGHT POLE
⊠	EXISTING SIGN
♿	HANDICAP PARKING STALL
■	1" REBAR FOUND
□	MAG NAIL FOUND
○	1" SQUARE ROD FOUND
⊙	RAILROAD SPIKE FOUND
▲	1" IRON PIPE FOUND
●	3/4" REBAR SET WEIGHING 1.50 LB/FT.
—○—	EXISTING STORM SEWER AND MANHOLE
—○—	EXISTING SANITARY SEWER AND MANHOLE
—W—	EXISTING WATER LINE AND HYDRANT
—OU—	EXISTING OVERHEAD UTILITY LINE
—E—	EXISTING UNDERGROUND ELECTRIC CABLE
—T—	EXISTING UNDERGROUND TELEPHONE CABLE
—G—	EXISTING UNDERGROUND GAS LINE
=====	EXISTING CURB AND GUTTER
----	RIGHT-OF-WAY LINE
----	ADJACENT PROPERTY LINE
—○—○—	EXISTING CHAINLINK FENCE
----	PROPERTY LINE

R.A. = RECORDED AS

1" = 30'
SCALE
30' 0 30' 60'
FEET

NOTE:
EXISTING UTILITIES SHOWN ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS AND FIELD MEASUREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SEWER AND WATER FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

OWNER:

PROJECT:
ANTIGO HOUSING AUTHORITY
535 3RD AVENUE
ANTIGO, WI 54409

SHEET ISSUE:

MARCH 14, 2014

SEE TITLE SHEET TO CONFIRM
THAT THIS SHEET HAS BEEN
ISSUED FOR CONSTRUCTION

REVISIONS:

03/18/2014
05/13/2014
07/01/2014

JOB NUMBER:

1307000

SHEET

AL