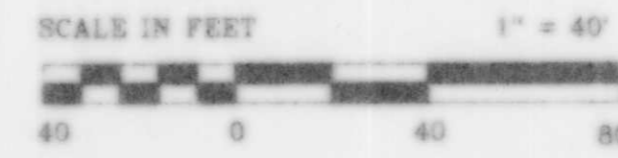
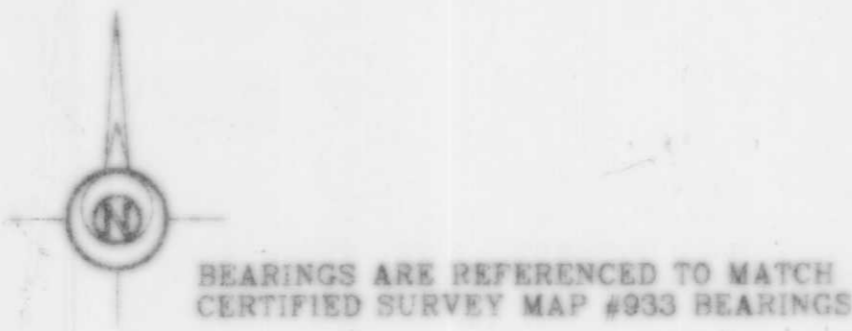


LEGAL DESCRIPTION

LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 603, AS RECORDED MAY 9, 1996, IN VOLUME 4 OF C.S. PAGE 296, AS DOCUMENT #049030 LINCOLN COUNTY REGISTRY, BEING PART OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO.605, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 13, TOWN 31 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN

SEWER DATA
STORM SEWER
STO A UNDER BITUMINOUS NOT VERIFIED
STO B RIM = 1295.88 INV = 1293.38 N.S.
STO C RIM = 1297.52 INV = 1294.96 N.S.
IN 1 A RIM = 1297.77 INVERT NOT VERIFIED UNDER GRAVEL AND LID
SANITARY SEWER
SAN 1 RIM = 1299.57 INV = 1288.82 N.S.
SAN 2 RIM = 1297.95 INV = 1290.09 N.S.
SAN 3 RIM = 1299.35 INVERT NOT VERIFIED UNDER GRAVEL



BENCHMARKS
BM 1 NORTH BOLT ON TOP FLANGE OF HYDRANT LOCATED WEST SIDE OF MARTIN STREET 25+/- NORTH OF NORTHWEST PROPERTY CORNER ELEVATION = 1301.67 (USGS)
BM 2 NORTH BOLT ON TOP FLANGE OF HYDRANT LOCATED WEST SIDE OF MARTIN STREET 250+/- SOUTH OF NORTHWEST PROPERTY CORNER ELEVATION = 1300.15 (USGS)

CERTIFICATION
This is to certify to
Merrill Affordable Housing Limited Partnership,
Renaissance Real Estate, LLC,
Associated Commercial Mortgage Inc., a Wisconsin Corporation,
and
Lincoln County Abstract Company

that this map or plat and the survey on which it is based were made (1) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992 and pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of a Class A Survey, as defined therein and includes items 1, 2, 3, 4, 6, 7(1), 9, 10, 11(b)(c)(d) and 13 of Table A thereof.

Daniel W. Hoel May 16, 1996
Daniel W. Hoel S-1786 Date

ITEM 3
Property is in Zone X which is not located in a Flood Hazard Area as per Flood Insurance Rate Map Community Panel No. 55565 001 B for the City of Merrill, Lincoln County, Wisconsin

ITEM 4
Property contains 103,899 square feet / 2.385 acres

ITEM 6
Property and surrounding property is zoned R-5 (Multi-family District)
Building Setbacks per City of Merrill Zoning Ordinance (Zoning R-5)
Minimum front yard 20 feet
Minimum side yard 10 feet
Minimum rear yard 20% of total depth
Maximum height 35 feet

ITEM 11
Utility locations shown are based on actual field location and/or mapping from the respective utility companies, therefore the locations shown on this drawing cannot be guaranteed. Contact Diggers Hotline prior to construction.



RECEIVED AT LINCOLN COUNTY COURTHOUSE THIS 8th DAY OF May 1996
TAX DESCRIPTION OFFICE



LEGEND

1" x 24" iron pipe set	1" x 14" x 30" rebar set
6" x 6" rebar set	6" x 6" rebar set
1" x 14" rebar set	1" x 14" rebar set
2" iron pipe set	2" iron pipe set
4" iron pipe set	4" iron pipe set
6" iron pipe set	6" iron pipe set
8" iron pipe set	8" iron pipe set
10" iron pipe set	10" iron pipe set
12" iron pipe set	12" iron pipe set
14" iron pipe set	14" iron pipe set
16" iron pipe set	16" iron pipe set
18" iron pipe set	18" iron pipe set
20" iron pipe set	20" iron pipe set
22" iron pipe set	22" iron pipe set
24" iron pipe set	24" iron pipe set
26" iron pipe set	26" iron pipe set
28" iron pipe set	28" iron pipe set
30" iron pipe set	30" iron pipe set
32" iron pipe set	32" iron pipe set
34" iron pipe set	34" iron pipe set
36" iron pipe set	36" iron pipe set
38" iron pipe set	38" iron pipe set
40" iron pipe set	40" iron pipe set
42" iron pipe set	42" iron pipe set
44" iron pipe set	44" iron pipe set
46" iron pipe set	46" iron pipe set
48" iron pipe set	48" iron pipe set
50" iron pipe set	50" iron pipe set
52" iron pipe set	52" iron pipe set
54" iron pipe set	54" iron pipe set
56" iron pipe set	56" iron pipe set
58" iron pipe set	58" iron pipe set
60" iron pipe set	60" iron pipe set
62" iron pipe set	62" iron pipe set
64" iron pipe set	64" iron pipe set
66" iron pipe set	66" iron pipe set
68" iron pipe set	68" iron pipe set
70" iron pipe set	70" iron pipe set
72" iron pipe set	72" iron pipe set
74" iron pipe set	74" iron pipe set
76" iron pipe set	76" iron pipe set
78" iron pipe set	78" iron pipe set
80" iron pipe set	80" iron pipe set
82" iron pipe set	82" iron pipe set
84" iron pipe set	84" iron pipe set
86" iron pipe set	86" iron pipe set
88" iron pipe set	88" iron pipe set
90" iron pipe set	90" iron pipe set
92" iron pipe set	92" iron pipe set
94" iron pipe set	94" iron pipe set
96" iron pipe set	96" iron pipe set
98" iron pipe set	98" iron pipe set
100" iron pipe set	100" iron pipe set

L208A

Martenson & Eisele, Inc.
Consulting Engineering & Land Surveying
1919 American Court
Neenah, WI 54956
Ph: (414) 731-0381

ALTA / ACSM LAND SURVEY

ALL OF LOT 1 AND 2 OF CERTIFIED SURVEY MAP #603 BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 13, TOWN 31 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN

SURVEY FOR: RENAISSANCE REAL ESTATE, LLC
570 DICK MALLEREN
PO BOX 2756
OSHKOSH, WISCONSIN

331-104a