

ALTA / NSPS LAND TITLE SURVEY



PROJECT INFORMATION
PROJECT NUMBER 1721140

SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

- To:
- (i) First American Title Insurance Company
 - (ii) Merrill Housing Authority
 - (iii) Park Place & Westgate, LLC
 - (iv) Winconsin Circle L.L.P., its successors and assigns
 - (v) Enterprise Housing Partners XXIX Limited Partnership
 - (vi) Enterprise Housing Partners XXVI Limited Partnership
 - (vii) U.S. 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 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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 10(b), 11, 13, 14, 16, 17, 18, 19, 20, 21(a), 21(b), 21(c), 21(d), 21(e), 21(f), 21(g) & 21(h) of Table A thereof. The field work was completed on August 8, 2017.

Ryan Wilgren
Ryan Wilgren, P.L.S. No. S-2647
License Expires: January 31, 2018
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 1721140



Date of Plat or Map: 10/24/17

LANDS DESCRIBED IN COMMITMENT NO. NCS-812429-MAD PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF OCTOBER 04, 2017.

PARCEL III: (1705-1709 Water St.)

Lot One (1), Certified Survey Map No. 2601 recorded in the Office of the Register of Deeds for Lincoln County, Wisconsin on July 5, 2017, in Volume 15 of Certified Survey Maps, Page 70, as Document No. 525322, located in the City of Merrill, Lincoln County, Wisconsin.

Formerly Described As:

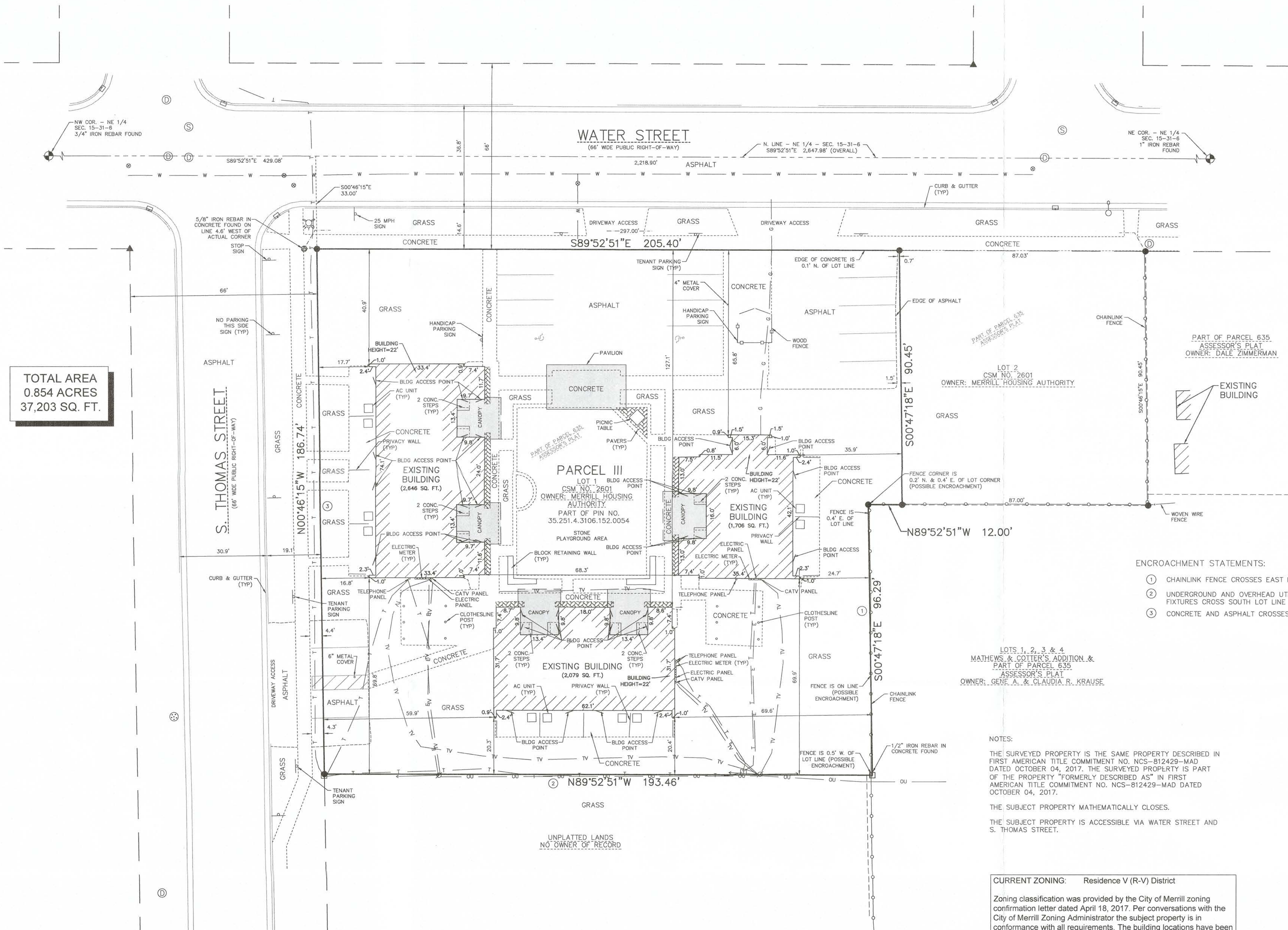
THAT PART OF PARCEL 635 OF ASSESSOR'S PLAT, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF LOT 4, BLOCK 11, MATHEWS AND COTTERS ADDITION; THENCE N 0°57' W, ALONG THE WEST LINE OF JOHN ST., 187.00 FEET TO THE SOUTH LINE OF WATER STREET; THENCE WEST ALONG THE SOUTH LINE OF WATER ST., 99.00 FEET, TO THE PLACE OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE S 0°57' E 90.45 FEET; THENCE WEST 99.00 FEET; THENCE S 0°57' E 96.55 FEET TO THE NORTH LINE OF MATHEWS AND COTTERS ADDITION; THENCE WEST 198.00 FEET TO THE EAST LINE OF THOMAS ST., THEN N 0°57' W ALONG THE EAST LINE OF THOMAS ST., 187.00 FT. TO THE SOUTH LINE OF WATER ST.; THENCE EAST ALONG SOUTH LINE OF WATER ST., 297.00 FEET TO THE PLACE OF BEGINNING.

PIN NO.: part of 35.251.4.3106.152.0054

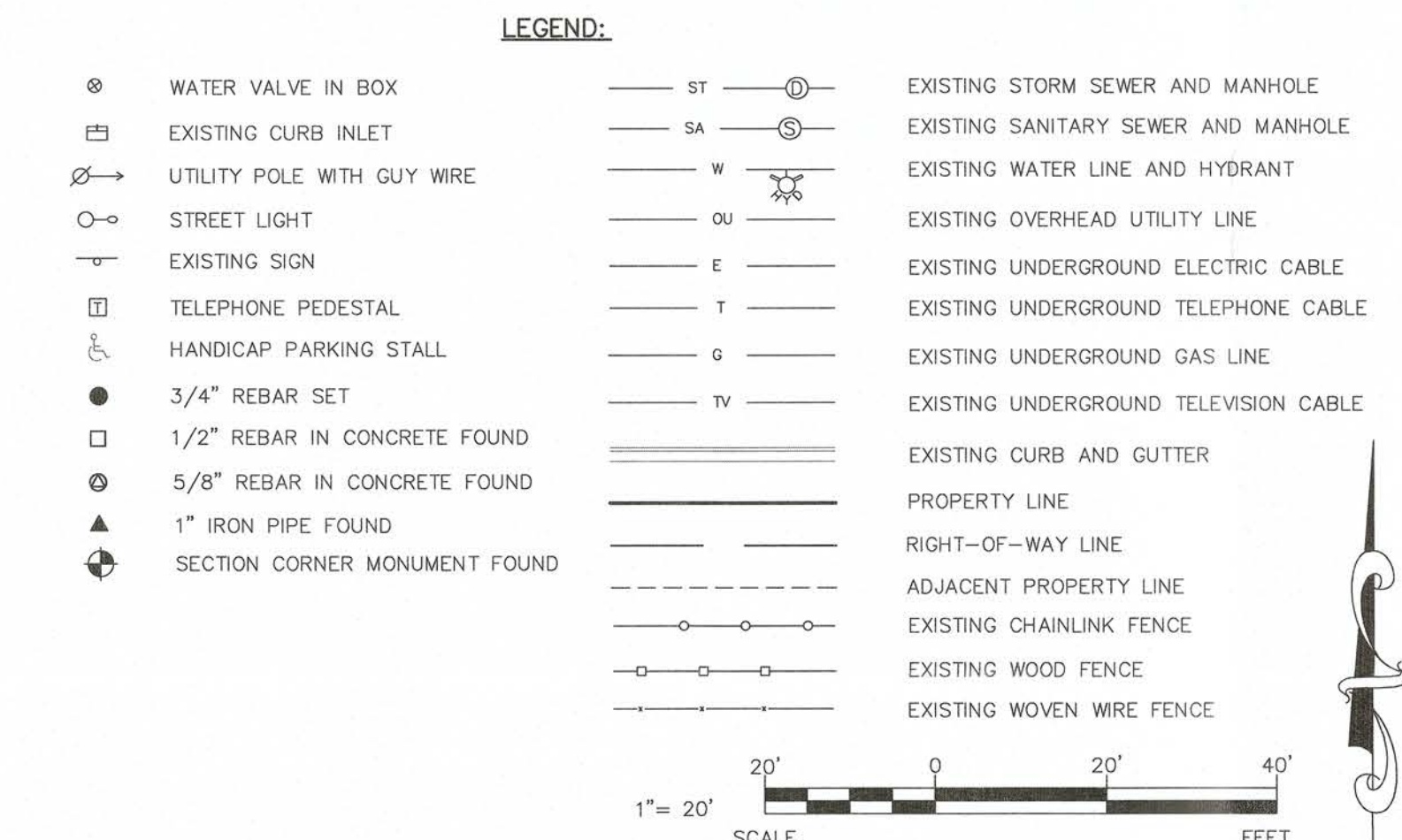
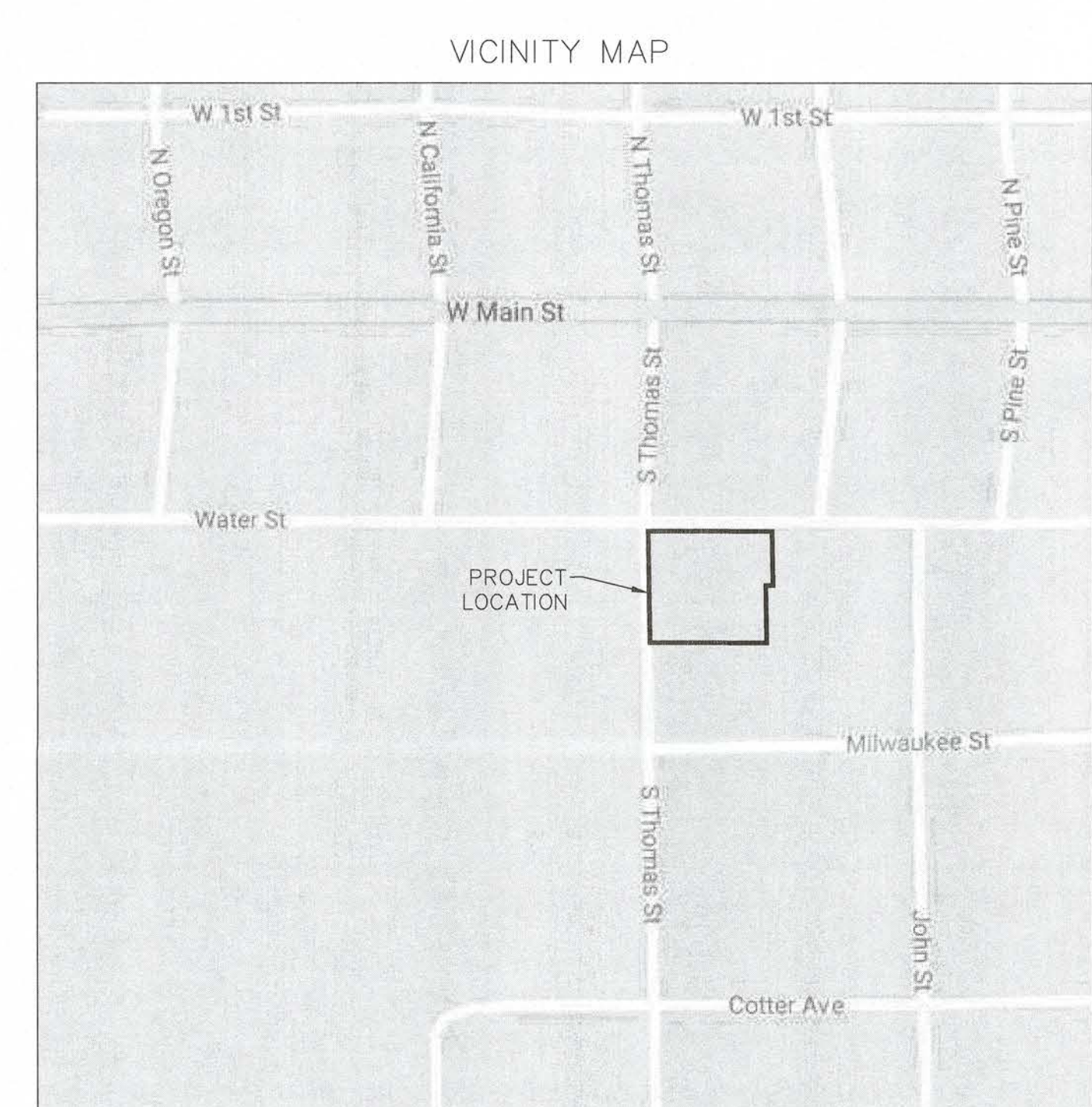
ALTA NOTES:

1. Bearings are referenced to the Wisconsin County Coordinate System, Lincoln County. The North line of Northeast 1/4 of Section 15-31-6, has a bearing of South 89°52'-51" East.
2. 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.
3. 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.
4. 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.
5. 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 does not reflect actual ownership, but reflects what was surveyed. For ownership, consult your title company.
6. Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map community panel 55069C0536D with an effective date of August 16, 2011, the property falls within Zone "X".
7. The property described hereon contains 0.854 acres (37,203 sq. ft.) of land, more or less.
8. First American Title Insurance Company, Commitment No. NCS-812429-MAD, with an effective date of October 04, 2017 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:
 - #22 Time Warner Cable Bulk Service Agreement recorded November 26, 1996, in Volume 580 of Records, Page 530, as Document No. 353973. Easement is general in nature and does not have a specific width or location to depict on this survey.
 - #27 Matters shown on CSM 2601. Certified Survey Map No. 2601 contains no additional items to depict on this survey.
 - #29 Matters set forth as shown on survey by Excel Engineering, Inc. Visible evidence of utilities has been depicted on this survey.
9. 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).
10. In regards to ALTA/NSPS "Table A", Item No. 9, the subject property wholly contains 11 regular striped parking stalls and 2 handicap accessible striped parking stalls for a total of 13 striped parking stalls. There are 4 additional parking stalls partially within the right-of-way of Thomas Street and the subject property.
11. In regards to ALTA/NSPS "Table A", Item No. 13, adjacent owner information was taken from the Lincoln County GIS Viewer Website on the sheet issue date of this survey.
12. In regards to ALTA/NSPS "Table A", Item No. 14, the subject property is located at the intersection of Water Street and South Thomas Street.
13. 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.
14. 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 Merrill or the current Title Commitment.
15. 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.
16. In regards to ALTA/NSPS "Table A", Item No. 19, there are no offsite easements or servitudes benefiting the surveyed property that are disclosed in record documents provided to Excel Engineering, Inc.
17. 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.
18. In regards to ALTA/NSPS "Table A", Item No. 21, the following optional items have been included:
 - a) All areas affected by any recorded restrictions or access limitations. Recorded restrictions and access limitations disclosed in the current title commitment have been depicted on this survey.
 - b) The locations of existing improvements as measured on each side to the nearest property line. Locations of existing improvements have been depicted and dimensioned on this survey.
 - c) The proposed locations of contemplated improvements. No proposed improvements were provided as part of this survey.
 - d) Interior lotlines, if any. There are no interior lotlines to depict on this survey.
 - e) Location of all buildings and improvements, as built, as measured on each side to the nearest property line. Locations of all buildings and improvements have been depicted and dimensioned on this survey.
 - f) All entrances to and exits from each building. Building access locations have been depicted on this survey.
 - g) All water retention areas and drainage water receptacles. Visible evidence of storm sewer structures has been depicted on this survey.
19. 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.



TOTAL AREA
0.854 ACRES
37,203 SQ. FT.

LS20



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.

LS20

RECEIVED BY LINCOLN COUNTY
SURVEYOR THIS 13TH DAY
OF November 20 17
Jerry Dault
COUNTY SURVEYOR

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE	MAY 24, 2017
REVISIONS	
	MAY 30, 2017
	AUG. 21, 2017
	SEPT. 13, 2017
	OCT. 16, 2017

SHEET INFORMATION

ALTA / NSPS
LAND TITLE SURVEY
SHEET NUMBER

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