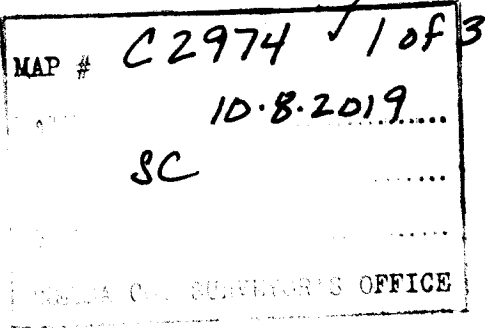


C2974
10f3

ADDRESSES IN TITLE

1205-1207, 1221-1223, 1305-1307, 1405-1407 & 1321-1323 Tracy Street,
1312-1314, 1216-1218 & 1204-1206, 1304-1306 Phillips Street, 327-329,
338-340, 316-318, 326-328, 339-341 Sumac Trail,
314-316, 315-317, 325-327, 338-340, 326-328, 339-341 Cranberry Lane,
315-317, 327-329, 339-341 Crescent Street, Rhinelander, WI



ALTA/NSPS LAND TITLE SURVEY

Project Name: Highland Estates I & II
WHEDA Project Number: Project No. 269/Loan No. 6451
Type and number of housing units: 46 multifamily units (23 duplexes)
Name of present owner of the surveyed property: (same as party in possession) Wisconsin Housing Preservation Corp.

Parcel 1

Lots 1, 9 and 11, Block 2, Highland Estates in the City of Rhinelander, according to the recorded plat thereof.

Lots 1, 2, 5, 7, 8, and 10, Block 3, Highland Estates in the City of Rhinelander, According to the recorded plat thereof.

Lots 1, 2, 4, 5, 6, 7 and 10, Block 4, Highland Estates in the City of Rhinelander, According to the recorded plat thereof.

Parcel 4

Lot 10, Block 2; Lots 3, 4, 6 and 9, Block 3; Lots 3, 8 and 9, Block 4; all in Highland Estates, in the City of Rhinelander, according to the recorded plat thereof.

Prepared for: Axley Brynelson, LLP

Survey No. 167932-RMK

A. Basis of Bearings

Bearings are based on the South line of Tracy Street, which is assumed to bear North 89°46'36" East, Wisconsin County Coordinate System (WCCS).

B. Title Commitment

This survey was prepared based on First American Title Insurance Company title commitment number NCS-967825-MAD, effective date of August 14, 2019, which lists the following easements and/or restrictions from schedule B-II:

1-3, 5, 9. Visible evidence shown, if any.

4, 6-8, 17-18, 20. Not survey related.

10. Rights and easements, if any, in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the subject premises. Does not affect site by location - there are no railroad tracks abutting this property.

11. Right of Way Easement dated July 27, 1988 and recorded August 1, 1988 at 11:27 AM in Volume 584 Records, page 492 as Document No. 369358 by and between Voss & Gerrard Housing Company and Rhinelander Telephone Co., Inc., a Wisconsin Corporation. Affects site by location - shown.

12. 10 foot Utility Easement as shown on the Plat of Highland Estates. Affects site by location - shown.

13. Flowage rights contained in Warranty Deed from Edward D. Brown et al to The Pelican Boom Company, dated March 7, 1887 and recorded in the Oneida County Registry on March 7, 1887 in Volume 1 Deeds, page 20. Does not affect site by location - property does not abut the Wisconsin River.

14. Restriction described in Quit Claim Deed dated June 20, 1978 and recorded in the Oneida County Registry on July 6, 1978 at 1:50 PM in Volume 424 Records, page 165 as Document No. 291970, made by City of Rhinelander, a municipal corporation to Mason/Barbara Partnership, a Wisconsin Limited Partnership. Does not affect site by location - affects parcels 2 & 3 which are not a part of this survey.

15. Flowage Rights described in Quit Claim Deed from Cornelia S. Crofoot to Rhinelander Paper Company & Pelican Boom Company dated November 5, 1906 and recorded November 15, 1906 in Volume 53 Deeds, page 18 as Document No. 28872, Oneida County Records. Does not affect site by location - this property is not in Fractional Section 1, Township 36 North, Range 8 East.

16. Nonexclusive Installation and Service Agreement recorded May 1, 2015 as Document No. 749084. Affects site by location - general in nature, cannot be plotted.

19. Right-of-Way Easement recorded August 1, 1998 in Volume 584 of Records, Page 491 as Document No. 369357 and by between Voss & Gerrard Housing Company II and Rhinelander Telephone Co., Inc. (Affects Parcel 4). Affects site by location - shown.

21. Land Use Restriction Agreement recorded February 17, 1999 as Document No. 497641. Affects site by location - general in nature, cannot be plotted.

22. Nonexclusive Installation and Service Agreement between Charter Cable Partners, LLC and WHPC- Highland Estates II, recorded December 21, 2009 as Document No. 685354. (Affects Parcel 4). Affects site by location - general in nature, cannot be plotted.

23. Nonexclusive Installation and Service Agreement between Charter Cable Partners, LLC and WHPC, recorded May 01, 2015 as Document No. 249085. (Affects Parcel 4). Affects site by location - general in nature, cannot be plotted.

24. Matters set forth below, as shown on survey by R.A. Smith, Inc. dated July 30, 2019, last revised August 16, 2019, as Survey No. 167932-RMK:

- Utility lines servicing the Land run through the land of others without recorded easement. Affects site by location - shown.

25. Does not affect site by location - affects parcels 2 & 3 which are not a part of this survey.

C. Flood Note

According to flood insurance rate map of the City of Rhinelander, community panel number 55085C0593C, effective date of May 16, 2013, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)

D. Parking Spaces

There are no regular and no handicapped parking spaces marked on this site. Each building has 2 garage parking spaces and the frame garage on Lot 1, Block 2 has 2 garage parking spaces for a total of 48 garage parking spaces.

E. Municipal Zoning

The zoning information listed is taken from a Zoning Letter prepared by the City of Rhinelander, dated July 26, 2019 - site is zoned R-2 Residential. Per the letter the project is in compliance with all parking requirements. Per the letter the project is in compliance with all dimensional requirements including, but not limited to, minimum lot area, height limitations, maximum floor area ratio, setback requirements, and density requirements.

F. Notes

There is no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

There is no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

There is no evidence of wetland flags on the site observed in the process of conducting the fieldwork.

Minor shortage & overage were measured in the Blocks, Lot pro-rata was used to establish the boundary lines.

No as-built plans were provided that shows the sanitary sewer or watermain laterals. The watermain laterals shown are per markings found in the field. Some utility lines shown per survey prepared by Russell Brown in 1999.

Wisconsin Housing Preservation Corp., a Wisconsin non-stock corporation is in possession of the surveyed property.

There are no bodies of water on the property.

There is no visible evidence of cemeteries or burial grounds on the property.

There are no offsite easements.

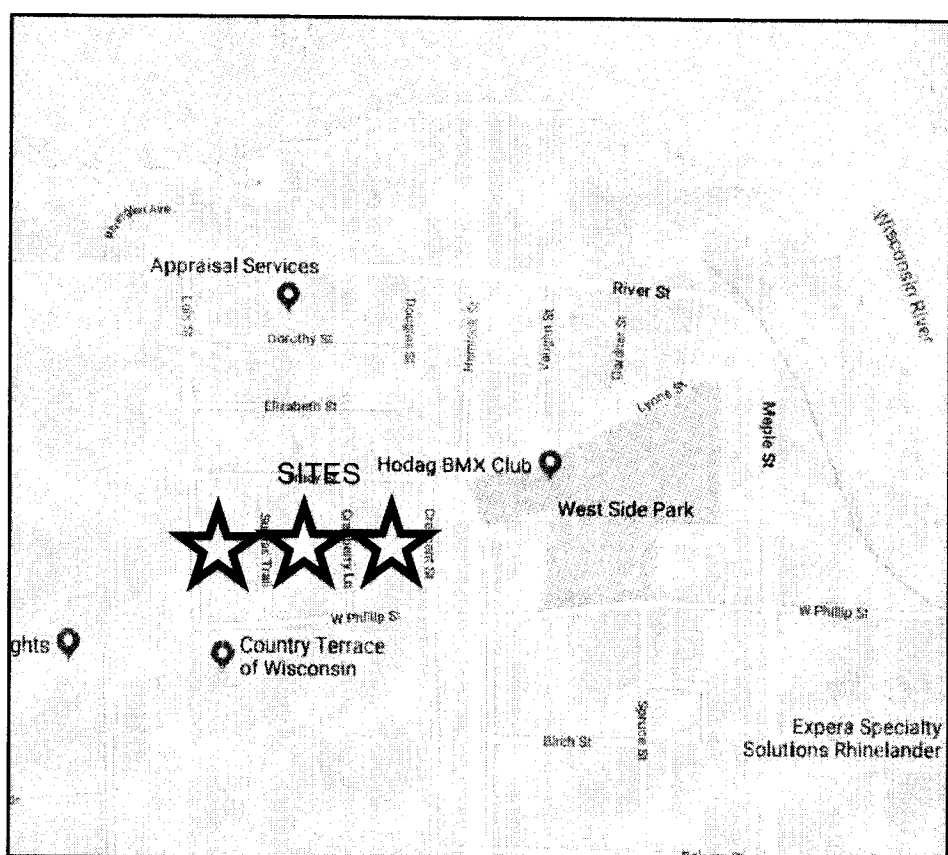
Total area = 414,840 square feet or 9.5234 acres.

G. Possible encroachments

Utility lines cross this property that are not in an easement.

LEGEND

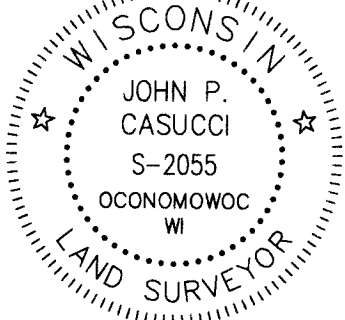
- BOLLARD
- ✦ SOIL BORING/MONITORING WELL
- ✦ FLAGPOLE
- ✦ MAILBOX
- ✦ SIGN
- AIR CONDITIONER
- CONTROL BOX
- ✦ TRAFFIC SIGNAL
- ✦ RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- ✦ POWER POLE
- ✦ GUY POLE
- ✦ GUY WIRE
- ✦ LIGHT POLE
- ✦ SPOT/VAULT/PEDESTAL LIGHT
- ✦ HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY VAULT
- ✦ GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- ✦ STORM SEWER END SECTION
- SANITARY MANHOLE
- ✦ SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- ✦ WELL
- ✦ WATER SURFACE
- ✦ WETLANDS FLAG
- ✦ MARSH
- ✦ CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- EDGE OF TREES
- s — SANITARY SEWER
- sro — STORM SEWER
- w — WATERMAIN
- g — MARKED GAS MAIN
- e — MARKED ELECTRIC
- omw — OVERHEAD WIRE
- b — BUREAU ELEC. SERV.
- t — MARKED TELEPHONE
- tv — MARKED CABLE TV LINE
- fo — MARKED FIBER OPTIC
- 780 — INDICATES EXISTING CONTOUR ELEVATION
- x 780.55 — INDICATES EXISTING SPOT ELEVATION



To: Central States Affordable Housing Fund III, A Limited Partnership, its affiliates, successors and/or assigns; BCCC, Inc. its affiliates, successors and/or assigns; WHPC-Rhinelander, LLC, a Wisconsin limited liability company; Wisconsin Housing and Economic Development Authority, its successors and/or assigns (WHEDA); Axley Brynelson, LLP and First American Title Insurance Company

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), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16, 17, 18, 19 and 20 of Table A thereof and Items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 14, 15, 16, 17, 18, 19 and 20 of WHEDA's Exhibit B Land Title Survey Requirements. The fieldwork was completed on July 19, 2019.

Date of Plat or Map: July 30, 2019
Revision to Map: August 16, 2019
Revision to Map: September 3, 2019



John P. Casucci
Professional Land Surveyor
Registration Number 2055
john.casucci@rasmith.com

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CREATIVITY BEYOND ENGINEERING

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(262) 781-1000
rasmith.com

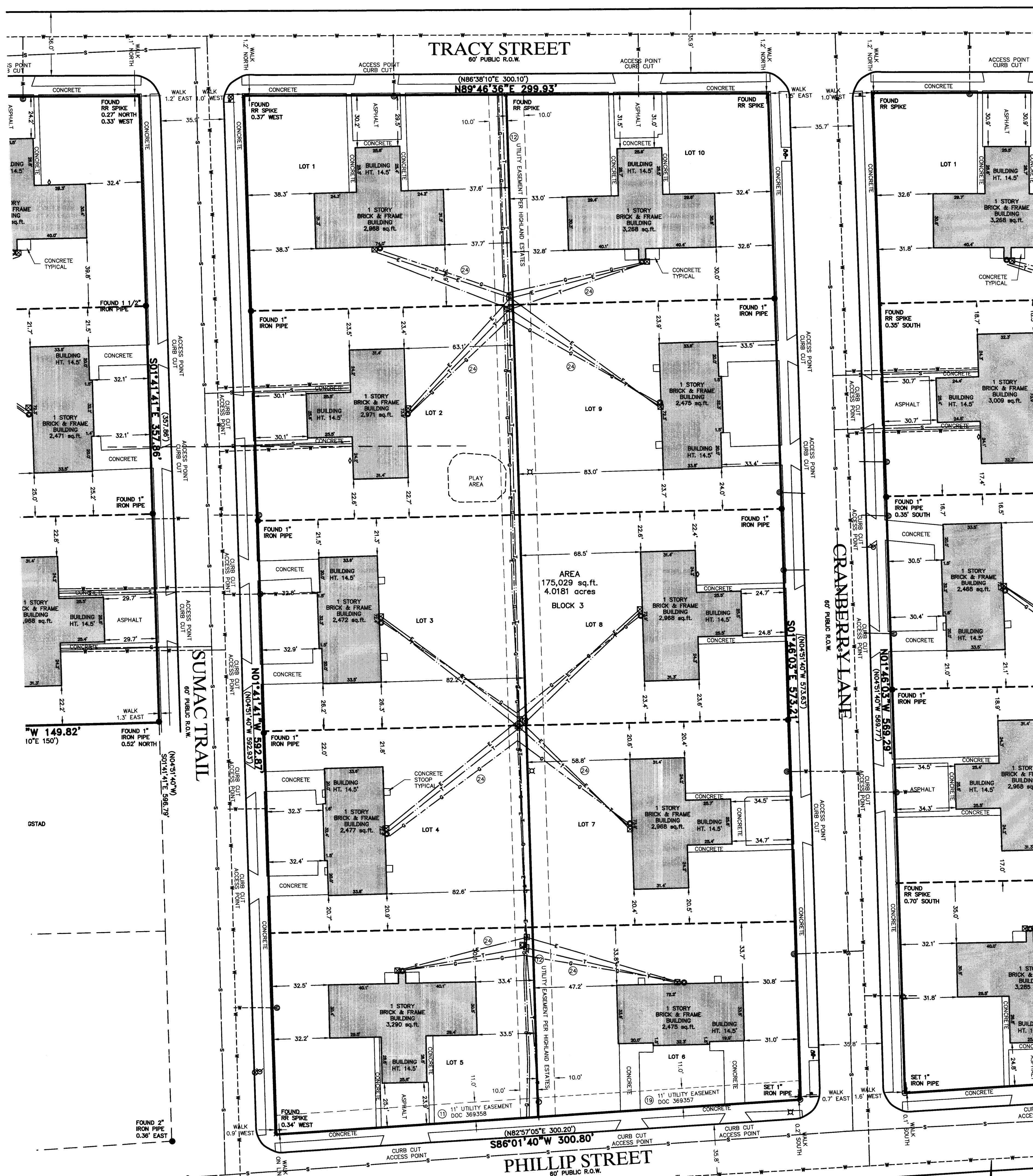
SHEET 1 OF 3

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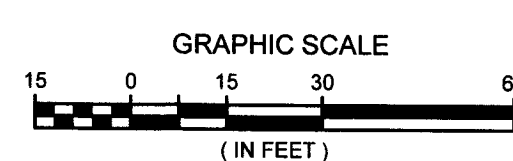
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ALTA/NSPS LAND TITLE SURVEY



LEGEND

- BOLLARD
 ⊕ SOIL BORING/MONITORING WELL
 ▽ FLAGPOLE
 ✕ MAILBOX
 SIGN
 ☒ AIR CONDITIONER
 □ CONTROL BOX
 ⊙ TRAFFIC SIGNAL
 ✕ IRRIGATION CONTROL BOX
 ▽ CABLE PEDESTAL
 ⊕ POWER POLE
 ▲ GUY POLE
 ↑ GUY WIRE
 ⊕ LIGHT POLE
 ⊙ SPOT/YARD/PEDESTAL LIGHT
 ▽ HANDICAPPED PARKING
 □ FULL BOX
 ○ ELECTRIC MANHOLE
 ▽ ELECTRIC PEDESTAL
 ○ ELECTRIC METER
 ⊕ ELECTRIC TRANSFORMER
 ○ TELEPHONE MANHOLE
 ▽ TELEPHONE PEDESTAL
 ○ STILL VENT
 ✕ GAS VALVE
 ○ GAS METER
 ⊕ GAS WARNING SIGN
 ○ STORM MANHOLE
 ○ ROUND INLET
 ▽ SQUARE INLET
 ○ STORM/SEWER END SECTION
- SANITARY MANHOLE
 ○ SANITARY CLEANOUT OR SEPTIC VENT
 ● SANITARY INTERCEPTOR MANHOLE
 ○ MISCELLANEOUS MANHOLE
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 ○ WATER MANHOLE
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- ~~~~~ INDICATES EXISTING
 ~~~~~ INDICATES CONTOUR ELEVATION  
 ~~~~~ INDICATES EXISTING  
 ~~~~~ SLOPE  
 ~~~~~ SLOPE
- x 780.55



DIGGERS HOTLINE 2019-27-01879

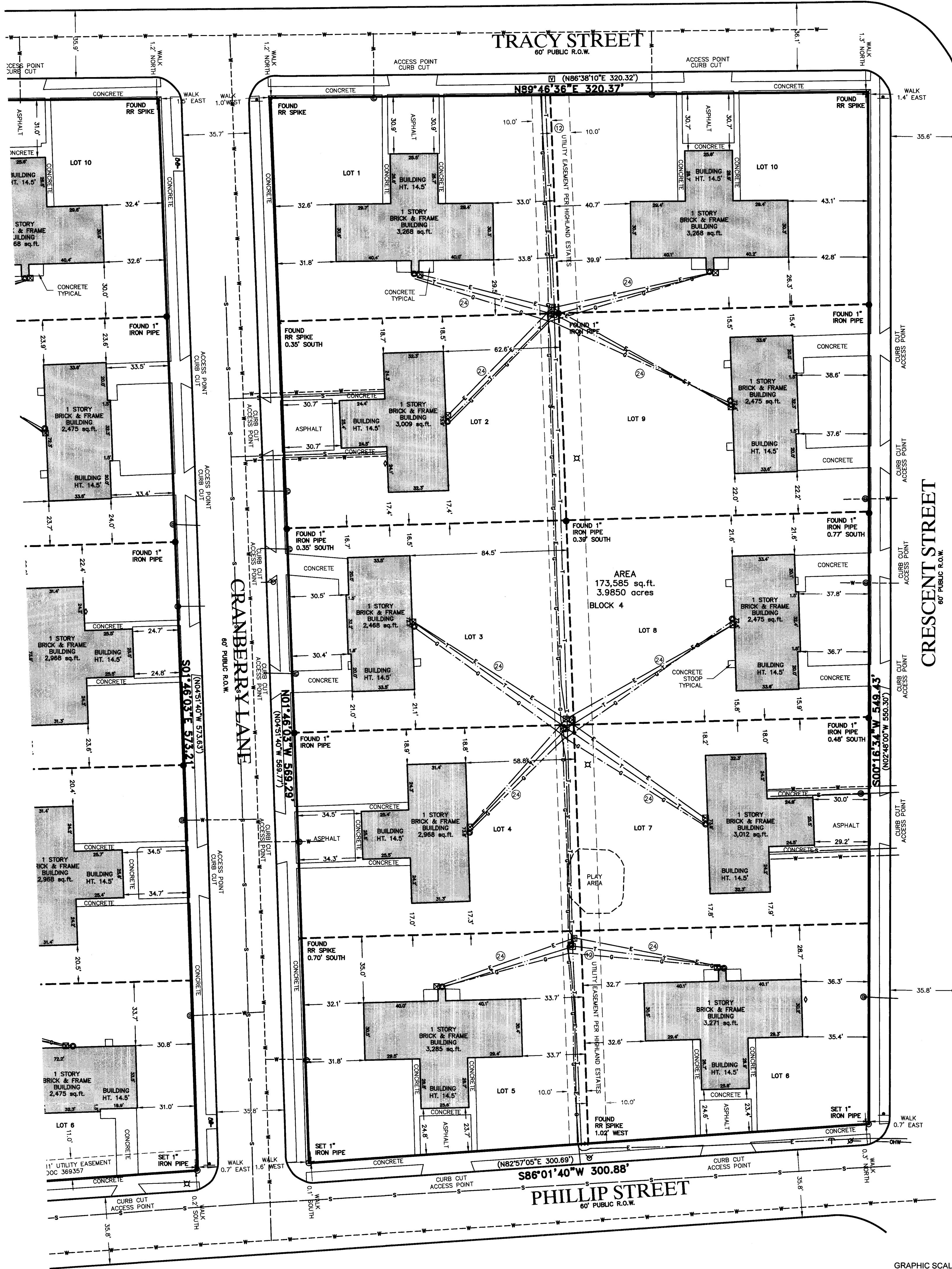
THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

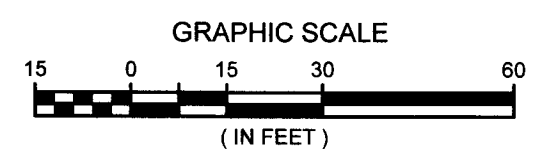
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ALTA/NSPS LAND TITLE SURVEY



| LEGEND | |
|-------------------------------|------------------------------------|
| ○ BOLLARD | ○ SANITARY MANHOLE |
| + SOIL BORING/MONITORING WELL | ○ SANITARY CLEANOUT OR SEPTIC VENT |
| ▽ FLAGPOLE | ○ SANITARY INTERCEPTOR MANHOLE |
| ▽ MAILBOX | ○ MISCELLANEOUS MANHOLE |
| - SIGN | ○ WATER VALVE |
| □ AIR CONDITIONER | ○ HYDRANT |
| □ CONTROL BOX | ○ WATER SERVICE CURB STOP |
| ◇ TRAFFIC SIGNAL | ○ WATER MANHOLE |
| ▽ IRRIGATION CONTROL BOX | ○ WELL |
| □ CABLE PEDESTAL | ▽ WATER SURFACE |
| □ POWER POLE | + WETLANDS FLAG |
| ▽ GUY POLE | ▲ MARSH |
| ▽ GUY WIRE | ○ CONIFEROUS TREE |
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| ○ TELEPHONE MANHOLE | — OHW - OVERHEAD WIRES |
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| □ UTILITY VAULT | — T - MARKED TELEPHONE |
| ▽ GAS VALVE | — TV - MARKED CABLE TV LINE |
| ○ GAS METER | — FM - MARKED FIBER OPTIC |
| ▽ GAS WARNING SIGN | — 780' - INDICATES EXISTING |
| ○ STORM MANHOLE | — 780.00 - CONTOUR ELEVATION |
| □ ROUND INLET | — 780.00 - SPOT ELEVATION |
| □ SQUARE INLET | |
| — STORM SEWER END SECTION | |



DIGGERS HOTLINE 2019-27-01883

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