

ALTA/ACSM LAND TITLE SURVEY

Known as 102 South Jackson Street, in the Village of Albany, Green County, Wisconsin.

Parcel 5

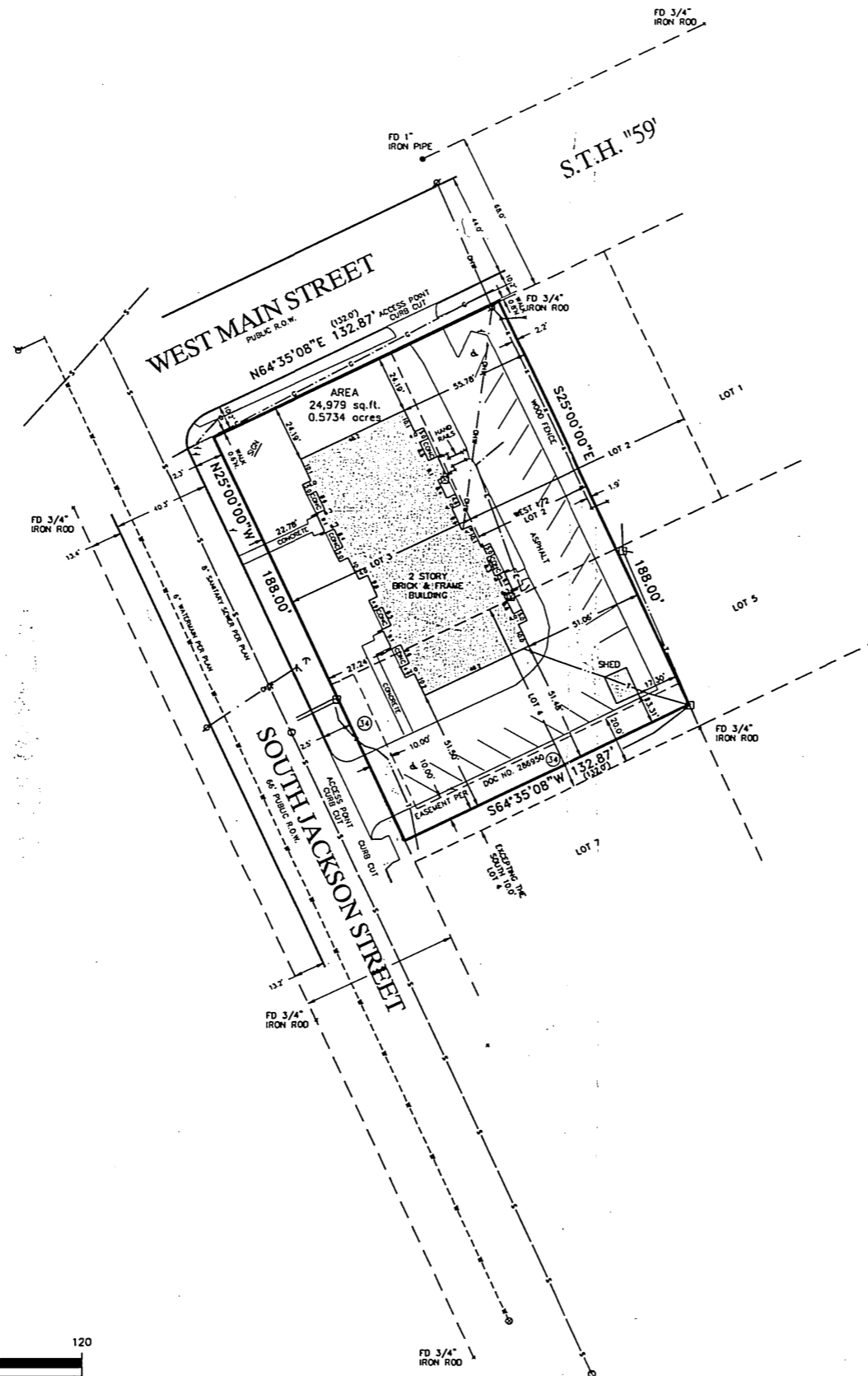
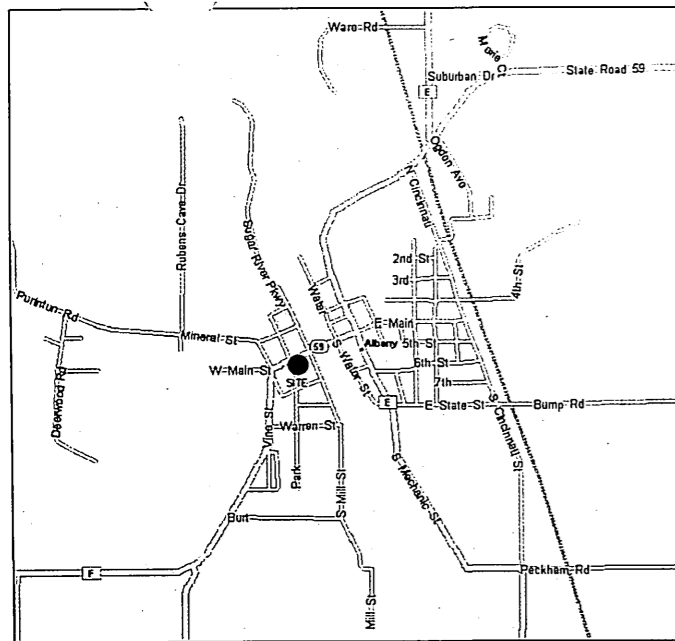
Lots 3 and 4 and the West 1/2 of Lot 2, Block 17, Original Plat of the Village of Albany, Green County, Wisconsin; EXCEPT: A strip of land 10 feet in width all of the southern-most part of Lot 4, Block 17, Original Plat of the Village of Albany, Green County, Wisconsin, said 10 foot strip abutting the northern-most boundary of Lot 7, in said Block 17.

September 2, 2009

WHPC-Shelter LLC

Survey No. 164656-RMK

Sec 28-39



LEGEND

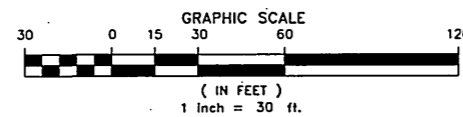
- () INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
- BOLLARD
- ⊕ SOL. BORING/MONITORING WELL
- ⊕ FLAGPOLE
- ⊕ MAILBOX
- ⊕ SIGN
- ⊕ BILLBOARD
- ⊕ CONTROL BOX
- ⊕ TRAFFIC SIGNAL
- ⊕ RAILROAD CROSSING SIGNAL
- ⊕ CABLE PEDESTAL
- ⊕ POWER POLE
- ⊕ GUY POLE
- ⊕ GUY WIRE
- ⊕ LIGHT POLE
- ⊕ SPOT/YARD/PEDESTAL LIGHT
- ⊕ HANDICAPPED PARKING
- ⊕ ELECTRIC MANHOLE
- ⊕ ELECTRIC PEDESTAL
- ⊕ ELECTRIC METER
- ⊕ TELEPHONE MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ MARKED FIBER OPTIC
- ⊕ 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
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- BUREAU ELEC. SERV.
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- INDICATES EXISTING CONTOUR ELEVATION
- 750
- INDICATES EXISTING SPOT ELEVATION



DIGGERS HOTLINE #209-34-13759

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.



- A. **Basis of Bearings**
Bearings are based on the Easterly line of South Jackson Street which is assumed to bear North 25°00'00" West.
- B. **Title Commitment**
This survey was prepared based on Titor Title Insurance Company title commitment number P09086268, effective date of August 3, 2009, which lists the following easements and/or restrictions from schedule B-II:
 - 1, 6-8. Visible evidence shown, if any.
 - 2-5, 9, 30-33. Not survey related.
 - 10-29, 35-43. Does not affect Parcel 5
 - 34. Easement to United Teleguipment Corporation recorded in Vol. 362 of Records, page 223, as #286950...to place, replace, maintain or remove underground facilities, apparatus and equipment, including associated items such as conduits, marker posts, pressure alarms, and the like, on and through certain lands owned by the grantors in the Village of Albany, described as the insured premises. (Parcel 5). Affects site by location - shown.
- C. **Flood Hazard**
According to flood insurance rate map of the Village of Albany, community panel number 55045C0204G, effective date of May, 18, 2009, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)
- D. **Parking Spaces**
There are 16 regular and 2 handicapped parking spaces marked on this site.
- E. **Municipal Zoning**
The basic zoning information listed below is taken from municipal codes and does not reflect all regulations that may apply - site is zoned R-2
 Front setback -
 Side yard setback -
 Rear yard setback -

To: Wisconsin Housing Preservation Corp
 Oak Bank, its successors and/or assigns
 Shelter W Properties, LLC
 WHPC - Shelter, LLC
 Titor Title Insurance Company

This is to certify that this map or plot and the survey on which it is based were made in accordance with minimum standard detail requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2005 and includes items 1, 2, 3, 4, 6, 7(a), 8, 9, 10 and 11(b) of Table "A" thereof. Pursuant to the accuracy standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the relative positional accuracy of this survey does not exceed that which is specified therein.

Date of survey: September 2, 2009

Stephan G. Southwell
 Registered Land Surveyor
 Registration Number 5-1939

R.A. Smith National, Inc.

*Beyond Surveying
 and Engineering*

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Filed Oct. 16, 2009 Use 12 Pg 88
 R.A. Smith National, Inc.