FEB 13 2020 43020 REVISED

Surveyor's Certification:

To: Chicago Title Insurance Company
Gencap Platteville 71, LLC
IFF, an Illinois not for profit corporation, its successors and assigns.
U.S. Bancorp Community Development Corporation, a Minnesota corporation, its affiliates, successors, and/or assigns
Wisconsin Housing and Economic Development Authority, its successors and assigns (WHEDA)

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&b), 7(a), 7(b)(1) & 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof and items 1 - 8, 10, 14 - 20 of WHEDA's Exhibit B Land Title Survey Requirements. The field work was completed on December 20, 2016, July 18, 2017, April 11, 2018 and October 23, 2019.

Date of Map: December 23, 2016, revised February 1, 2018, February 8, 2018, April 12, 2018, April 24, 2018 and October 25, 2019

Baiba M. Rozite, PLS - 2351

WISCONSIN
BAIBA M. ROZITE
S-2351
MILWAUKEE, WI
LAND SURVEYOR

Legal description per Chicago Title Insurance Company Commitment No. CO-7143, with an effective date of May 3, 2018, and in Chicago Title Insurance Company Deed and Easement Report No. CO-9425-EH dated October 14, 2019:

PARCEL A:
Lot 1 of Certified Survey Map No. 1916, recorded February 27, 2018 as Document No. 792576 in Volume 19 Records, Page 47-51 being a redivision of Part of Blocks 44 and 45 of the Original Plat of the Village of Platteville, Part of Block 31 of the Assessment Plat and Part of Lot 1 of Carl's Addition in the Southwest ¼ of the Northeast ¼, the Northwest ¼ of the Southeast ¼, the Northeast ¼ of the Southwest ¼ and the Southeast ¼ of the Northwest ¼, all in Section 15, Township 3 North, Range 1, in the City of Platteville, Grant County Wisconsin.

PARCEL B:
Lots Three (3) and Four (4) in Block Forty-three (43) of the Original Plat of the Village (now City) of Platteville, County of Grant, State of Wisconsin, according to the recorded map or plat thereof.

Tax Key No's: 271-00294-0000 and 271-00299-0000
Addresses: 70 & 75 S. Oak Street

Per Chicago Title Insurance Company Commitment No. CO-7143 Revision B, with an effective date of May 3, 2018, and in Chicago Title Insurance Company Deed and Easement Report No. CO-9425-EH dated October 14, 2019, the following items appear in Schedule B II as exceptions :

2. Easement set forth in Warranty Deed recorded July 5, 1962 in Volume 378 Page 372. (Affects Parcel A) ***AFFECTS PARCEL AS SHOWN ON MAP, DEPICTION IS APPROXIMATE, DUE TO PROVIDED DESCRIPTION.***

3. Easement recorded January 11, 1980 as Document No. 477126. (Affects Parcel A) ***RELATES TO PRIVATE SEWER TO CONNECT WITH SEWER ON MAIN STREET, UNABLE TO RETRACE FROM DESCRIPTION PROVIDED.***

4. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Power and Light Company, a Wisconsin corporation, for utility purposes, recorded on June 19, 1980, as Document No. 479346. (Affects Parcel A) ***AFFECTS PARCEL AS SHOWN ON MAP, DEPICTION IS APPROXIMATE, DUE TO PROVIDED DESCRIPTION.***

5. ***NOT SURVEY-RELATED***

6. Rights of utilities and others to maintain their facilities (electric, gas, fiber optic) as now located on the subject land and are referenced on the survey completed by The Sigma Group on October 20, 2017, last revised April 24, 2018 as Project No. 16571. ***ALSO REVISED ON OCTOBER 25, 2019***

7. Rights of General Capital Development, LLC, a Wisconsin corporation, as lessee under unrecorded Master Lease entered into by and between said lessee and GenCap Platteville 71, LLC a Wisconsin limited liability company, lessor dated May 2, 2018. ***DOCUMENT NOT PROVIDED, NOT SURVEY-RELATED.***

8. Notice of Development Agreement dated February 28, 2017 by and between the City of Platteville and GenCap Platteville 71, LLC recorded in the office of the Register of Deeds for Grant County on May 3, 2018 as Document No. 794030. ***AFFECTS ENTIRE PARCEL.***

9. ***NOT SURVEY-RELATED***

10. Land Use Restriction Agreement for Low-Income Housing Tax Credit by and between GenCap Platteville 71, LLC, a Wisconsin limited liability company and Wisconsin Housing and Economic Development Authority dated May 2, 2018, recorded in the office of the Register of Deeds for Grant County on May 3, 2018 as Document No. 794032. ***AFFECTS ENTIRE PARCEL.***

11. Land Use Restriction Agreement for Capital Magnet Funding by and between GenCap Platteville 71, LLC, a Wisconsin limited liability company and Wisconsin Housing and Economic Development Authority dated May 2, 2018, recorded in the office of the Register of Deeds for Grant County on May 3, 2018 as Document No. 794033. ***AFFECTS ENTIRE PARCEL.***

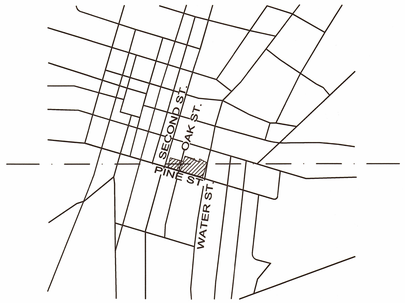
12. Land Use Restriction Agreement by and between GenCap Platteville 71, LLC, a Wisconsin limited liability company and Wisconsin Housing and Economic Development Authority dated May 2, 2018, recorded in the office of the Register of Deeds for Grant County on May 3, 2018 as Document No. 794034. ***AFFECTS ENTIRE PARCEL.***

13. Capital Magnet Fund Restrictive Covenant Agreement by and between GenCap Platteville 71, LLC and IFF, an Illinois not for profit corporation, dated May 2, 2018, recorded in the office of the Register of Deeds for Grant County on May 3, 2018, as Document No. 794035. ***AFFECTS ENTIRE PARCEL.***

The following documents are found of record affecting the above described land since May 3, 2018
Land Use Restriction Agreement recorded as Document No. 799486. ***AFFECTS ENTIRE PARCEL.***

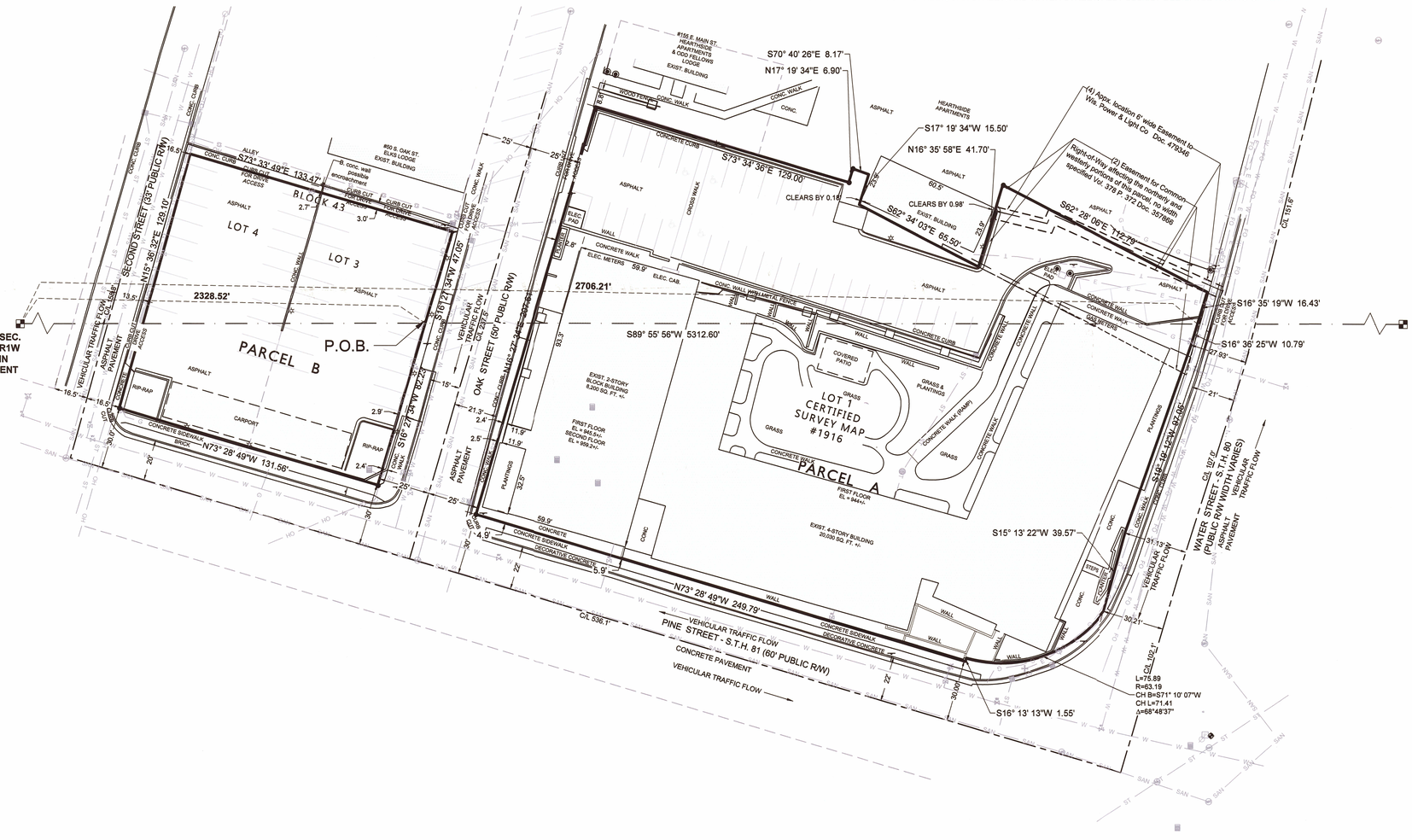
POSSIBLE ENCROACHMENTS (*shown on map*):
~~A. Concrete Wall from 2.4' to 2.9' into Oak Street **REMOVED**~~
B. Concrete Wall from 2.7' to 3.0' into alley
~~C. Remnants of Concrete Slab and Wood Fence up to 8.9' into property to the north **REMOVED**~~

Vicinity Map:
(not to scale)



GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. GENCAP PLATTEVILLE 71 LLC, A WISCONSIN LIMITED LIABILITY COMPANY IS THE CURRENT OWNER OF THE SITE AND IS ALSO IN POSSESSION OF IT.
3. HORIZONTAL DATUM FOR THE PROJECT SURVEY IS WISCONSIN COUNTY COORDINATE SYSTEM - GRANT COUNTY. VERTICAL DATUM FOR THE PROJECT SURVEY IS NAVD88. BENCHMARK IS THE BRASS CAP IN SIDEWALK AT THE SOUTHWEST CORNER OF THE SITE WITH AN ELEVATION OF 957.79.
4. CURRENT ZONING IS PUD WITH GDP AND SIP APPROVAL PER ORDINANCE NO. 17-01 AND LETTER DATED FEBRUARY 28, 2017 FROM THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF PLATTEVILLE. SETBACKS ARE AS APPROVED IN THE PLAN (SPECIFIC IMPLEMENTATION PLAN APPROVAL, DATED FEBRUARY 28, 2017) AND BASED ON THE NATURE OF THE PLANNED UNIT DEVELOPMENT, SETBACKS ARE NOT GRAPHICALLY DEPICTED ON THE MAP. BUILDING HEIGHTS ARE 24' (2-STORY) AND 45' (4-STORY) PER SIP; PARKING IS 86 SPACES PER SIP; DENSITY IS 38.298 UNITS PER ACRE, PER SIP.
5. PARCEL AREAS: PARCEL A 63,635 SQ. FT. OR 1.4609 ACRES
PARCEL B 17,119 SQ. FT. OR 0.3930 ACRES
6. FEMA: PARCEL FALLS WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD, PER FEMA FIRM PANEL 55043C0676F, DATED 2/03/2016.
7. NO INDICATION OF PARTY WALLS WAS FOUND IN RECORD DOCUMENTS PROVIDED BY THE TITLE COMPANY OR WHILE CONDUCTING SURVEY FIELD WORK.
8. THERE ARE NO PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR.
9. NO FIELD DELINEATION OF WETLANDS WAS OBSERVED IN THE PROCESS OF CONDUCTING SURVEY FIELD WORK.
10. SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. OBSERVED EVIDENCE OF RECENT SIDEWALK CONSTRUCTION, BUILDING CONSTRUCTION, ADDITIONS, EARTH MOVING WORK AFFECTING THE ENTIRE SITE.
11. PIONEER SQUARE APARTMENTS CONSISTS OF 71 MULTIFAMILY RENTAL HOUSING UNITS.
12. NO CEMETERIES OR BURIAL GROUNDS WERE OBSERVED IN THE PROCESS OF CONDUCTING SURVEY FIELD WORK.
13. NO WATER BODIES OR COURSES, RETENTION AREAS, DRAINAGE SWALES, CULVERTS OR DITCHES, WERE OBSERVED IN THE PROCESS OF CONDUCTING SURVEY FIELD WORK.
14. THE PROPERTY SHOWN AND DESCRIBED ON THIS SURVEY IS THE SAME AS THAT WHICH IS DESCRIBED IN SCHEDULE A OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. CO-7143 REVISION B, WITH AN EFFECTIVE DATE OF MAY 3, 2018 AND IN CHICAGO TITLE INSURANCE COMPANY DEED AND EASEMENT REPORT DATED OCTOBER 14, 2019.
15. THE SURVEYED PROPERTY PHYSICALLY ABUTS AND HAS DIRECT ACCESS TO SECOND STREET, OAK STREET, AND WATER STREET, ALL PUBLICLY DEDICATED RIGHTS-OF-WAY.



THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

LEGEND

- SECTION 1/4 SECTION LINE
- PROPERTY LINE
- EXISTING LOT LINE
- EASEMENT
- CHAIN LINK FENCE
- GUARD RAIL
- METAL FENCE
- WOOD FENCE
- TREE LINE
- OVERHEAD UTILITY LINE
- ELECTRIC
- TELEPHONE
- FIBER OPTIC
- CABLE TV
- SANITARY SEWER
- FORCE MAIN
- STORM SEWER
- WATER MAIN
- GAS
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- MANHOLE
- CATCH BASIN
- CATCH BASIN (ROUND)
- ROOF DRAIN
- HYDRANT
- WATER VALVE
- GAS VALVE
- UTILITY POLE
- GUY WIRE
- GUY POLE
- GAS METER
- ELECTRIC METER
- UTILITY PEDESTAL
- HANDHOLE
- TRAFFIC SIGNAL
- IRON PIPE FOUND/SET
- REBAR FOUND/SET
- CHISELED CROSS FOUND/SET
- PK NAIL FOUND/SET
- SPIKE/SIGNAL
- MONUMENT
- BENCHMARK
- SIGN
- DECIDUOUS TREE (Diameter)
- CONIFEROUS TREE (Diameter)
- BUSH
- POST
- SOIL BORING
- MONITORING WELL
- CULVERT END
- LIGHT POLE

PIONEER SQUARE APARTMENTS
WHEDA PROJECT #62782
70 & 75 S. OAK STREET
PLATTEVILLE, WISCONSIN

ALTA/NSPS LAND TITLE SURVEY

N

0 30' 60'

1) Additional topo 7/18/2017, B.M.R.
2) Revised title commitment 2/01/2018, B.M.R.
3) Updated to meet lender requirements 2/08/2018, B.M.R.
4) Site visit to update topo 4/11/2018, B.M.R.
5)Additional lender comments addressed 4/24/2018, B.M.R.
6)As-built survey site visit, title revisions 10/24/19, B.M.R.

NO.	REVISION	DATE	BY

DRWNG NO. 16571 ALTA AS-BUILT.dwg
DRAWN BY: B.M.R.
DATE: 10-20-2017
PROJECT NO: 16571
CHECKED BY: C.T.C.
APPROVED BY: C.T.C.
SHEET NO.:

1 OF 1

43020

Surveyor's Certification:

To: Chicago Title Insurance Company
Gencap Platteville 71, LLC
IFF, an Illinois not for profit corporation, its successors and assigns.
U.S. Bancorp Community Development Corporation, a Minnesota corporation, its affiliates, successors, and/or assigns
Wisconsin Housing and Economic Development Authority, its successors and assigns (WHEDA)

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&b), 7(a), 7(b)(1) & 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof and items 1 - 8, 10, 14 - 20 of WHEDA's Exhibit B Land Title Survey Requirements. The field work was completed on December 20, 2016, July 18, 2017 and April 11, 2018.

Date of Map: December 23, 2016, revised February 1, 2018, February 8, 2018, April 12, 2018, and April 24, 2018

Baiba M. Rozite, PLS - 2351

WISCONSIN
BAIBA M. ROZITE
S-2351
MILWAUKEE, WI
LAND SURVEYOR

Legal description per Chicago Title Insurance Company Commitment No. CO-7143 Revision B, with an effective date of March 23, 2018:

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PARCEL B:
Lots Three (3) and Four (4) in Block Forty-three (43) of the Original Plat of the Village (now City) of Platteville, County of Grant, State of Wisconsin, according to the recorded map or plat thereof.

Tax Key No's: 271-00294-0000 and 271-00299-0000
Addresses: 70 & 75 S. Oak Street

Per Chicago Title Insurance Company Commitment No. CO-7143 Revision B, with an effective date of March 23, 2018, the following items appear in Schedule B II as exceptions:

10. intentionally omitted
~~Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway and/or alley purposes.~~

11. intentionally omitted
~~Terms, conditions, limitations, and restrictions upon any right in shared walls or party walls, including but not limited to any obligation relating to the repair, maintenance, replacement or servicing of the walls.~~

12. intentionally omitted
~~Terms, conditions, limitations and restrictions upon any right in the easement described in Schedule C, including but not limited to any obligation relating to the repair, maintenance, replacement or servicing of the easement.~~

13. intentionally omitted
~~Agreement recorded September 29, 1955 as Document No. 271162.~~

14. Easement set forth in Warranty Deed recorded July 5, 1962 in Volume 378 Page 372. ***AFFECTS PARCEL AS SHOWN ON MAP, DEPICTION IS APPROXIMATE, DUE TO PROVIDED DESCRIPTION.***

15. Easement recorded January 11, 1980 as Document No. 477126. ***RELATES TO PRIVATE SEWER TO CONNECT WITH SEWER ON MAIN STREET, UNABLE TO RETRACE FROM DESCRIPTION PROVIDED.***

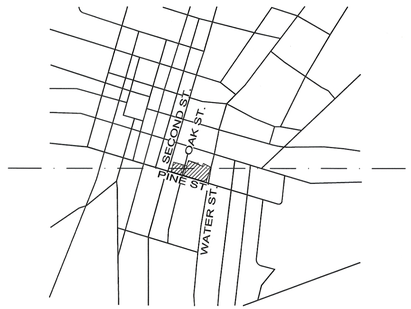
16. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Power and Light Company, a Wisconsin corporation, for utility purposes, recorded on June 19, 1980, as Document No. 479346 and referenced on the survey completed by The Sigma Group on October 20, 2017 as Project No. 16571. ***AFFECTS PARCEL AS SHOWN ON MAP, DEPICTION IS APPROXIMATE, DUE TO PROVIDED DESCRIPTION.***

17. Easement recorded March 22, 1988 as Document No. 523941 and referenced on the survey completed by The Sigma Group on October 20, 2017 as Project No. 16571. ***AFFECTS PARCEL AS SHOWN ON MAP.***

18. Temporary Limited Easement set forth in Warranty Deed recorded January 31, 2012 as Document No. 742747. ***AFFECTS PARCEL AS SHOWN ON MAP.***

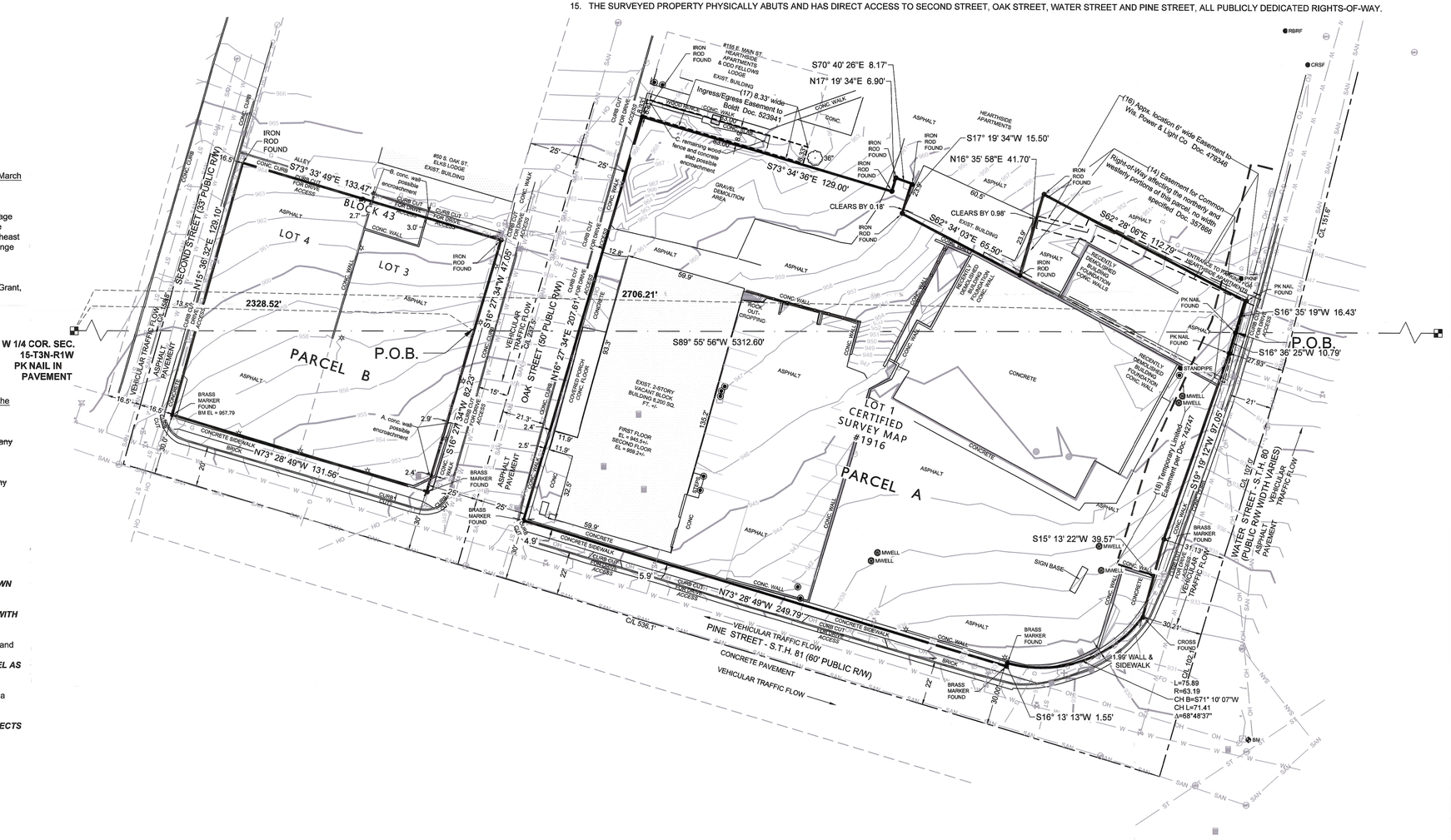
POSSIBLE ENCROACHMENTS (*shown on map*):
A. Concrete Wall from 2.4' to 2.9' into Oak Street
B. Concrete Wall from 2.7' to 3.0' into alley
C. Remnants of Concrete Slab and Wood Fence up to 8.9' into property to the north

Vicinity Map:
(not to scale)



GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. CITY OF PLATTEVILLE IS THE CURRENT OWNER OF THE SITE AND IS ALSO IN POSSESSION OF IT.
3. HORIZONTAL DATUM FOR THE PROJECT SURVEY IS WISCONSIN COUNTY COORDINATE SYSTEM - GRANT COUNTY. VERTICAL DATUM FOR THE PROJECT SURVEY IS NAVD88. BENCHMARK IS THE BRASS CAP IN SIDEWALK AT THE SOUTHWEST CORNER OF THE SITE WITH AN ELEVATION OF 957.79.
4. CURRENT ZONING IS PUD WITH GDP AND SIP APPROVAL PER ORDINANCE NO. 17-01 AND LETTER DATED FEBRUARY 28, 2017 FROM THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF PLATTEVILLE. SETBACKS ARE AS APPROVED IN THE PLAN (SPECIFIC IMPLEMENTATION PLAN APPROVAL, DATED FEBRUARY 28, 2017) AND BASED ON THE NATURE OF THE PLANNED UNIT DEVELOPMENT, SETBACKS ARE NOT GRAPHICALLY DEPICTED ON THE MAP. BUILDING HEIGHTS ARE 24' (2-STORY) AND 45' (4-STORY) PER SIP; PARKING IS 86 SPACES PER SIP; DENSITY IS 38.298 UNITS PER ACRE, PER SIP.
5. PARCEL AREAS: PARCEL A 63,635 SQ. FT. OR 1.4609 ACRES
PARCEL B 17,119 SQ. FT. OR 0.3930 ACRES
6. FEMA: PARCEL FALLS WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD, PER FEMA FIRM PANEL 55043C0676F, DATED 2/03/2016.
7. NO INDICATION OF PARTY WALLS WAS FOUND IN RECORD DOCUMENTS PROVIDED BY THE TITLE COMPANY OR WHILE CONDUCTING SURVEY FIELD WORK.
8. THERE ARE NO PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR, EXCEPT ITEM #17, AS SHOWN ON THE MAP.
9. NO FIELD DELINEATION OF WETLANDS WAS OBSERVED IN THE PROCESS OF CONDUCTING SURVEY FIELD WORK.
10. SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NOR HAS OBSERVED ANY EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION, BUILDING CONSTRUCTION, ADDITIONS, EARTH MOVING WORK, OTHER THAN THE BUILDING DEMOLITIONS AS NOTED ON THE SURVEY.
11. PIONEER SQUARE APARTMENTS WILL CONSIST OF 71 MULTIFAMILY RENTAL HOUSING UNITS.
12. NO CEMETERIES OR BURIAL GROUNDS WERE OBSERVED IN THE PROCESS OF CONDUCTING SURVEY FIELD WORK.
13. NO WATER BODIES OR COURSES, RETENTION AREAS, DRAINAGE SWALES, CULVERTS OR DITCHES, WERE OBSERVED IN THE PROCESS OF CONDUCTING SURVEY FIELD WORK.
14. THE PROPERTY SHOWN AND DESCRIBED ON THIS SURVEY IS THE SAME AS THAT WHICH IS DESCRIBED IN SCHEDULE A OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. CO-7143 REVISION B, WITH AN EFFECTIVE DATE OF MARCH 23, 2018.
15. THE SURVEYED PROPERTY PHYSICALLY ABUTS AND HAS DIRECT ACCESS TO SECOND STREET, OAK STREET, WATER STREET AND PINE STREET, ALL PUBLICLY DEDICATED RIGHTS-OF-WAY.



THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

LEGEND

SECTION 1/4 SECTION LINE	MANHOLE
PROPERTY LINE	CATCH BASIN
EXISTING LOT LINE	CATCH BASIN (ROUND)
EASEMENT	ROOF DRAIN
CHAIN LINK FENCE	HYDRANT
GUARD RAIL	WATER VALVE
METAL FENCE	GAS VALVE
WOOD FENCE	UTILITY POLE
TREE LINE	GUY WIRE
OVERHEAD UTILITY LINE	GUY POLE
ELECTRIC	GAS METER
TELEPHONE	ELECTRIC METER
FIBER OPTIC	UTILITY PEDESTAL
CABLE TV	HANDHOLE
SANITARY SEWER	TRAFFIC SIGNAL
FORCE MAIN	
STORM SEWER	
WATER MAIN	
GAS	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	

IRON PIPE FOUND/SET	
REBAR FOUND/SET	
CHISELED CROSS FOUND/SET	
PK NAIL FOUND/SET	
SPIKE/NAIL	
MONUMENT	
BENCHMARK	
SIGN	
DECIDUOUS TREE (Diameter)	
CONIFEROUS TREE (Diameter)	
BUSH	
POST	
SOIL BORING	
MONITORING WELL	
CULVERT END	
LIGHT POLE	

PIONEER SQUARE APARTMENTS
WHEDA PROJECT #6278
70 & 75 S. OAK STREET
PLATTEVILLE, WISCONSIN

ALTA/NSPS LAND TITLE SURVEY

0 30' 60'

1) Additional topo 7/18/2017, B.M.R.
2) Revised title commitment 2/01/2018, B.M.R.
3) Updated to meet lender requirements 2/08/2018, B.M.R.
4) Site visit to update topo 4/11/2018, B.M.R.
5)Additional lender comments addressed 4/24/2018, B.M.R.

NO.	REVISION	DATE	BY

DRWNG NO. 16571 ALTA.dwg
DRAWN BY: B.M.R.
DATE: 10-20-2017
PROJECT NO: 16571
CHECKED BY:
APPROVED BY:
SHEET NO.:

1 OF 1