

AS-BUILT SURVEY

LEGAL DESCRIPTION

A parcel of land in the City of Whitewater, County of Walworth, State of Wisconsin, being in the Northwest 1/4 of Section 5, Township 4 North, Range 15 East, described as follows: Commencing at the center of said Section 5; thence S 88°30'00" W, 660.00 feet; thence N 00°43'00" E along the centerline of Treat Street, 1773.70 feet; thence N 37°30'00" W along said centerline, 331.98 feet to the place of beginning of the lands to be described; thence containing N 37°30'00" W along said centerline, 324.72 feet; thence S 89°45'25" W, 880.53 feet; thence S 00°14'35" E, 258.45 feet; thence S 00°31'35" E, 94.20 feet; thence N 89°45'25" E, 586.10 feet; thence N 37°49'35" W, 118.81 feet; thence N 89°45'25" E, 563.04 feet to the place of beginning. Excepting therefrom those lands conveyed to the City of Whitewater for public road in a Dedication executed by Harmony Enterprises, Inc., dated April 20, 1971 and recorded on April 30, 1971 in Volume 45 of Records at page 577, as Document No. 635143 and accepted in a Resolution executed by Harmony Enterprises, Inc. dated April 20, 1971 and recorded on April 30, 1971 in Volume 45 of Records at page 579, as Document No. 635144.

Tax Key No.: WUP 152

Address: 370 North Tratt Street, Whitewater, Wisconsin

The above legal description describes the same property as insured in First American Title Insurance Company National Commercial Services Commitment No. NOS-1161243-MAD. Effective date: March 29, 2023.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO: WPEC-University Gardens, LLC, a Wisconsin limited liability company, its successors and assigns (WHEEDA), First American Title Insurance Company National Commercial Services, NEF FRE Affordable Housing Fund LP, an Illinois limited liability partnership, its successors and/or assigns, successors and/or assigns, as nominee, its beneficiaries, successors and/or assigns, National Equity Fund, Inc., an Illinois not-for-profit corporation and University Gardens-Whitewater MM, LLC, a Wisconsin limited liability company, its successors and/or assigns, National Equity Fund, Inc., an Illinois not-for-profit corporation, as nominee, its beneficiaries, successors and/or assigns, National Equity Fund, Inc., an Illinois not-for-profit corporation and University Gardens-Whitewater MM, LLC, a Wisconsin limited liability company, its successors and/or assigns, National Equity Fund, Inc., an Illinois not-for-profit corporation, as nominee, its beneficiaries, successors and/or assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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), 7(c), 8, 9, 10, 11(b), 12, 13, 14, 16, 17, 18, 19 & 20 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.

The fieldwork was completed on May 16, 2023.

August 30, 2022

Date

Rev. May 16, 2023

Rev. June 11, 2023

SCHEDULE B-I EXCEPTIONS

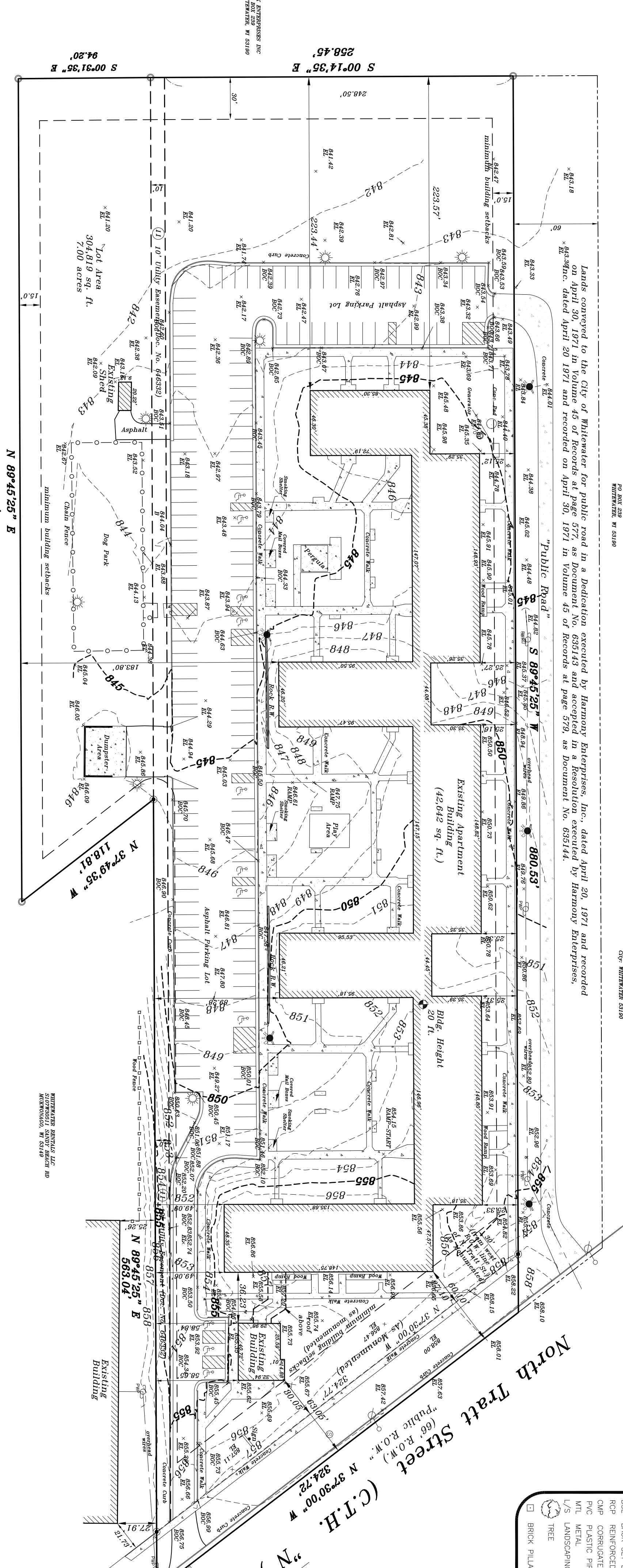
11. Utility Easement to Wisconsin Natural Gas Company, recorded on February 8, 1972 in Volume 64 of Records at page 113A, as Document No. 646332 - Shown on survey.
14. Nonexclusive Installation and Distribution Agreement, recorded on January 12, 2010 as Document No. 780841 - Blanket in Nature - Affects Entire Subject Property.
15. Nonexclusive Installation and Service Agreement, recorded on June 9, 2015 as Document No. 906194 - Blanket in Nature - Affects Entire Subject Property.

ZONING INFORMATION

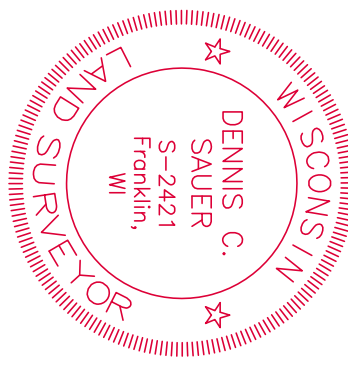
REQUIREMENTS R-3	
Minimum Lot Area (sq. ft.)	15,000
Minimum Lot Width (ft.)	100
Minimum Front Setback from Street	30'
Height of Main Body (ft.)	30'
Minimum Rear Setback (ft.)	30'
Minimum Side Setback (ft.)	15'
Maximum Principal Building Height (ft.)	45'
Minimum No. Parking Stalls	80% per bedroom

Density: 350 Sq. Ft. of open space required for each dwelling unit for structures with two or more units.
Information Provided By: City of Whitewater

Parking Lot Striping Information
141 Regular Parking Stalls
11 Handicap Parking Stalls
152 Total Parking Stalls

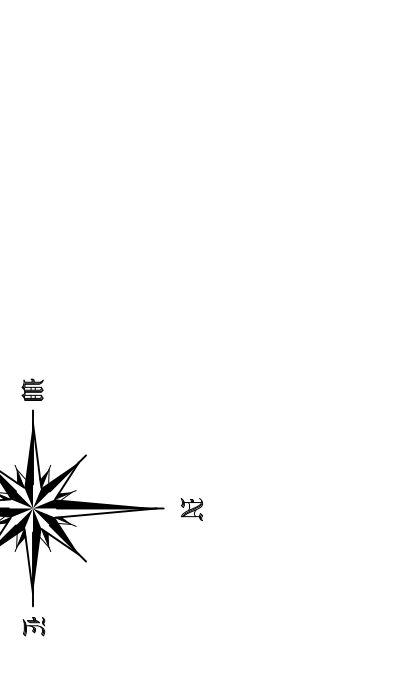


Dennis C. Sauert
Dennis C. Sauert
Professional Land Surveyor S-2421



Notes related to Table A Items 10, 12, 16, 17 & 20:
(10) SURVEY PROPERTY IS NOT ANCHOR TO THE ADJACENT PROPERTY OF ANY GOVERNMENTAL AGENCY NOR ANY OTHER PARTY.
(12) SURVEY PROPERTY IS NOT ANCHOR TO THE ADJACENT PROPERTY OF ANY GOVERNMENTAL AGENCY NOR ANY OTHER PARTY.
(16) SURVEY PROPERTY IS NOT ANCHOR TO THE ADJACENT PROPERTY OF ANY GOVERNMENTAL AGENCY NOR ANY OTHER PARTY.
(17) SURVEY PROPERTY IS NOT ANCHOR TO THE ADJACENT PROPERTY OF ANY GOVERNMENTAL AGENCY NOR ANY OTHER PARTY.
(20) SURVEY PROPERTY IS NOT ANCHOR TO THE ADJACENT PROPERTY OF ANY GOVERNMENTAL AGENCY NOR ANY OTHER PARTY.

TO THE ORIGINAL LOCATION OF THE PROPERTY, THE SURVEYOR HAS DETERMINED THAT THE PROPERTY IS NOT ANCHOR TO THE ADJACENT PROPERTY OF ANY GOVERNMENTAL AGENCY NOR ANY OTHER PARTY.



Center of Section
S 00°31'35" E 94.20'
N 00°43'00" E 660.00'

PREPARED FOR:
WPEC-University Gardens, LLC,
a Wisconsin limited liability company;
WHEEDA;
First American Title Insurance Company National Commercial Services;
NEF FRE Affordable Housing Fund LP, an Illinois limited liability partnership, its beneficiaries, successors and/or assigns; an Illinois not-for-profit corporation, as nominee, its beneficiaries, successors and/or assigns;
National Equity Fund, Inc., an Illinois not-for-profit corporation;
University Gardens-Whitewater MM, LLC,
a Wisconsin limited liability company, its beneficiaries, successors and/or assigns.

METROPOLITAN SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS
Hales Corners, Wisconsin 53130
PH: (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com

PROJECT LOCATION:
Walworth County, Wisconsin

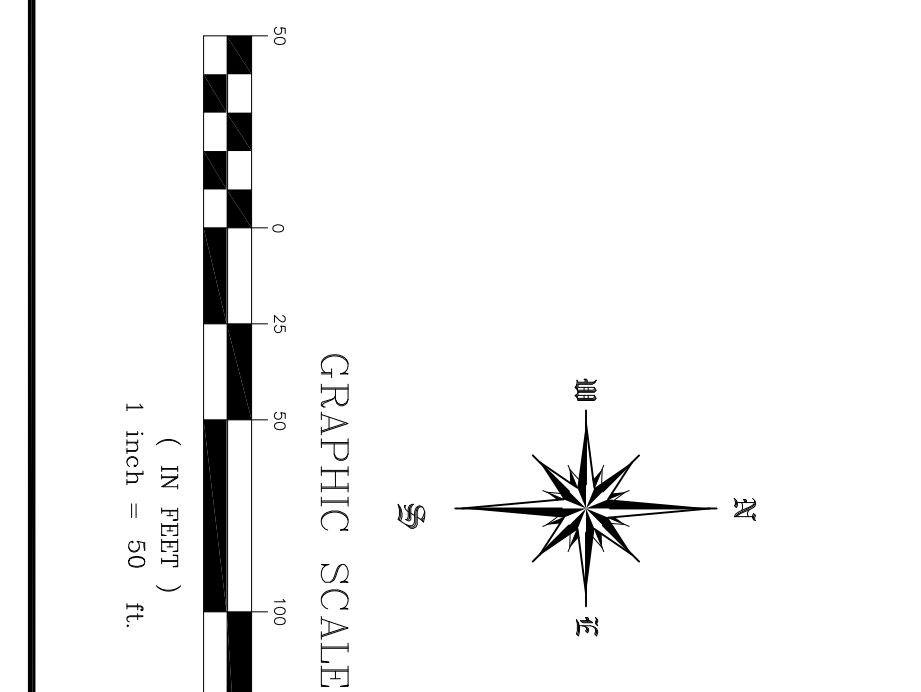
PROJECT ADDRESS:
370 North Tratt Street
Whitewater, Wisconsin 53190

PROJECT NAME:
AS-BUILT SURVEY

JOB NUMBER: 115069
FILE: 0512A0065

FLOOD DATA
The subject property lies within Flood Zone X as platted on Flood Insurance Rate Map, Community Panel No. 531270009E, dated September 3, 2014 and, based thereon, except as specifically noted on the survey, no part of the subject property lies within any area designated as a flood prone area, special flood hazard area, or 100-year flood plain by the Federal Emergency Management Agency, the United States Army Corps of Engineers, or any other governmental agency or authority having jurisdiction over the subject property nor is any portion of the Project Property located within any flood prone area, special flood hazard area, or 100-year flood plain as designated by an appropriate governmental agency or authority.

CALL DIGGERS HOTLINE
TOLL FREE
1-800-485-3811



DATE OF ORIGINAL: MAY 31, 2024
REVISION: Labeling & Parking Stalls
DATE: JUNE 11, 2024
REVISION: _____
DATE: _____



STANDARD LEGEND

○ IRON PIPE SET	○ POWER POLE
○ IRON PIPE FOUND	○ SAWYER MANHOLE
○ P.K. NAIL FOUND	○ SEWER MANHOLE
○ P.K. NAIL SET	○ LIGHT POLE
○ FIND X MARK	○ CLEAN OUT
○ SET X MARK	○ STREET LIGHT POLE
○ R.R. SPINE FOUND	○ AIR CONTROLLER
○ BENCHMARK	○ BURIED ELECTRIC
○ CONC. R/W MARKER	○ OVERHEAD ELECTRIC
○ MEASURED DATA	○ ELEC. MANHOLE
○ CALCULATED DATA	○ ELECTRIC METER
○ R/W RIGHT OF WAY	○ WATER MANHOLE
○ B.S.L. BOX SET LINE	○ WATER WALK
○ CONC. CORRUGATED CONC. PIPE	○ HYDRANT
○ CONC. CORRUGATED CONC. PIPE	○ GAS LINE
○ PVC PLASTIC PIPE	○ GAS VALVE
○ METAL MANHOLE	○ GAS METER
○ L/S JANSOEPING	○ GAS MANHOLE
○ BRICK PLANS	○ MTL. METAL
○ TREE	○ RELINQUISHED
	○ MONITORING WALL
	○ MAIL BOX
	○ UNKNOWN MANHOLE
	○ STOP SIGN
	○ SIGN