

Description per Title Commitment No. NCS-134063-MAD dated December 1, 2004.

Exhibit A:

Lot (1), Certified Survey Map No. 5566 filed in the Office of the Register of Deeds for Winnebago County, Wisconsin, on August 4, 2004, in Volume 1 on Page 5566 as Document No. 1322967, consisting of Lot Two (2) and Outlot One (OL1), Certified Survey Map No. 5353 filed in the Office of the Register of Deeds for Winnebago County, Wisconsin, on October 22, 2003 in Volume 1 on Page 5353 as Document #1283917. Containing 25,958 square feet.

Items listed in Schedule B of Title Commitment Policy No. NCS-134063-MAD, dated December 1, 2004:

Item 9: The 5-foot pedestrian easement and the electrical easement as set out on Certified Survey Map 5566.

Affects parcel. Shown on map.

Item 10: The following matters revealed by Plat of Survey by Gary A. Zahring, R.L.S. dated October 4, 2004, Drawing No. 210-913B. Rights of utilities outside recorded easements.

Affects parcel. Shown on map.

(Not listed in title commitment)

Commercial Apartment Right of Entry agreement between Time Warner Cable and Menasha Housing Partners, L.L.C. recorded on June 14th, 2004 as Document # 315858.

Affects parcel.

Notes:

1) The 100-year flood elevation = 749.2 (U.S.G.S. Datum)

2) The subject property was removed from the 100-year flood zone by Letter of Map Amendment (LOMA) dated June 16, 2003.

3) The property address is 155 Marina Place.

4) The property is zoned: PUD

5) There are no formal setback requirements. Setbacks are set by Planning Commission at time of site plan review and approval and are adopted by the Common Council.

6) Parking stall lines were not painted at the time of this survey and are shown as indicated on plan drawings.

7) The destination is unknown for the two yard drains shown on the west side of the existing apartment building.

8) Utility and lateral locations shown are based on field markings by locating companies and the City of Menasha, and/or mapping from the respective utility. Therefore the locations shown on this drawing cannot be guaranteed. Contact diggers hotline and the City of Menasha prior to construction.

Certification:

This is to certify to:

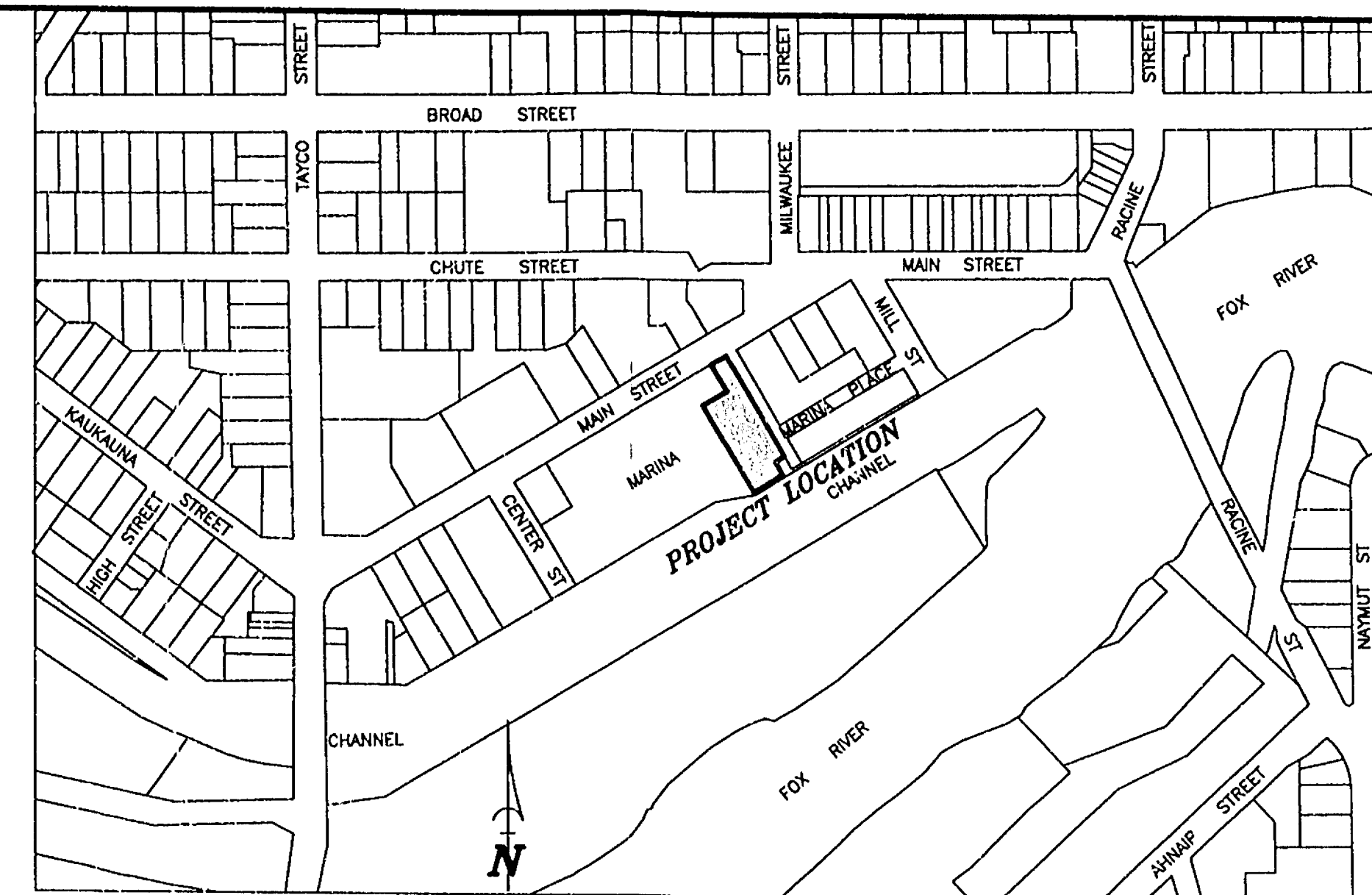
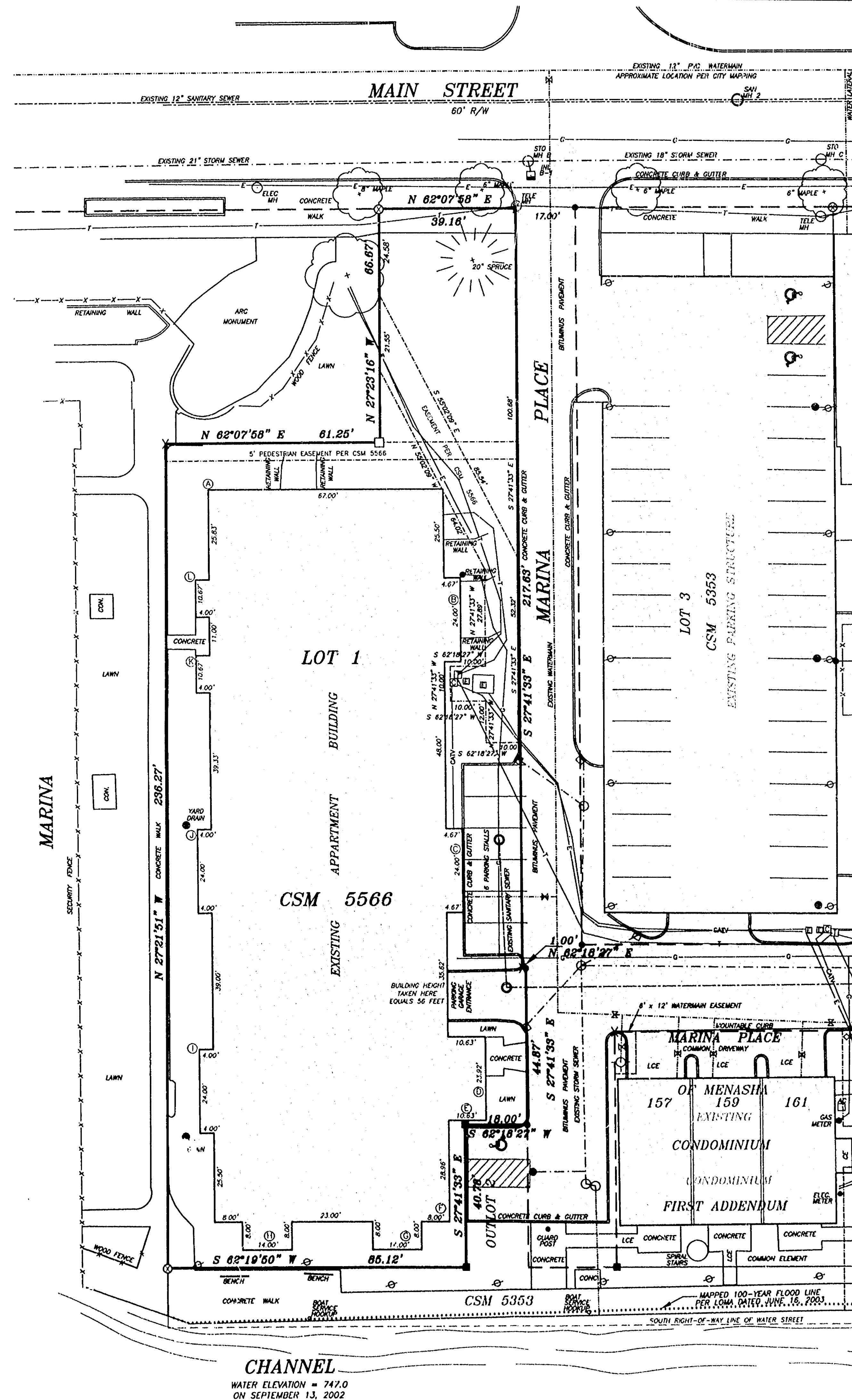
Menasha Housing Partners, LLC
PRDC (Professional Realty and Development Corporation) Holdings, LLC,
Bank Mutual, Investment Real Estate Division,
First American Title Insurance Company, National Commercial Services.

that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standards and Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1, 2, 3, 4, 6, 7a, 8, 9, 10, 11a, 14, 15, and 16 of Table "A" thereof.

Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys." This survey was executed in accordance with the minimum Wisconsin Standards for property boundary surveys.

Dated this 21st day of December, 2004.

Gary A. Zahring
Gary A. Zahring, Registered Wisconsin Land Surveyor S-2098



LOCATION MAP
Not To Scale

Bearings are referenced to the south
right-of-way line of Main Street
assumed to bear S 62°07'58" W

Scale 1 inch = 20 feet
0 10 20 40

DISTANCES FROM BUILDINGS
TO PROPERTY LINES

- ① 13.6' S
- ② 17.0' W
- ③ 17.0' W
- ④ 12.0' W
- ⑤ 1.0' N
- ⑥ 4.6' W
- ⑦ 4.7' N
- ⑧ 9.1' E
- ⑨ 8.7' E
- ⑩ 8.4' E
- ⑪ 8.3' E

TOPOGRAPHIC LEGEND

- 1" x 24" IRON PIPE SET
- P.K. MARK SET
- CHISELED "X" SET
- 3/4" IRON PIPE FOUND
- 1-1/4" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- CHISELED "X" FOUND
- GOVERNMENT CORNER
- CONTOUR W/ ELEVATION
- SOIL BORING
- CONIFEROUS TREE
- DECIDUOUS TREE
- EXIST. WOODS LINE
- WETLANDS
- OVERHEAD POWER LINES
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- UNDERGROUND CABLE TV
- EXIST. FENCE LINE
- EXIST. HYDRANT
- POWER POLE
- GUY
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- CABLE PEDESTAL
- TOPSOIL DEPTH
- GAS VALVE
- WATER VALVE
- WATER STOP BOX
- STORM MANHOLE
- STORM INLET
- STORM CATCH BASIN
- SANITARY MANHOLE
- SAN. SEWER
- STO. SEWER
- WATER MAIN
- EXIST. SPOT ELEVATION
- FIRST FLOOR = 800.00
- LCE
- COMMON ELEMENT

Martenson & Eisele, Inc.
Planning - Surveying - Engineering - Architecture
1377 Midway Road, Menasha, WI 54952
Phone (920) 731-0381 Fax (920) 733-8578
www.martenson-eisele.com
info@martenson-eisele.com

ALTA/ACSM LAND TITLE SURVEY
All of Lot 1 of Certified Survey Map 5566 recorded in Volume 1 of
Certified Survey Maps on Page 5566 as Document #1322967,
City of Menasha, Winnebago County, Wisconsin.
Survey for:
Professional Realty and Development Corporation

SCALE 1" = 20'
DATE Dec. 2004
COMPUTER FILE
\\alta\210913c_alta.dwg
DRAWING NO.
210-913 C

City of MENASHA Sec 22 T20N R17E