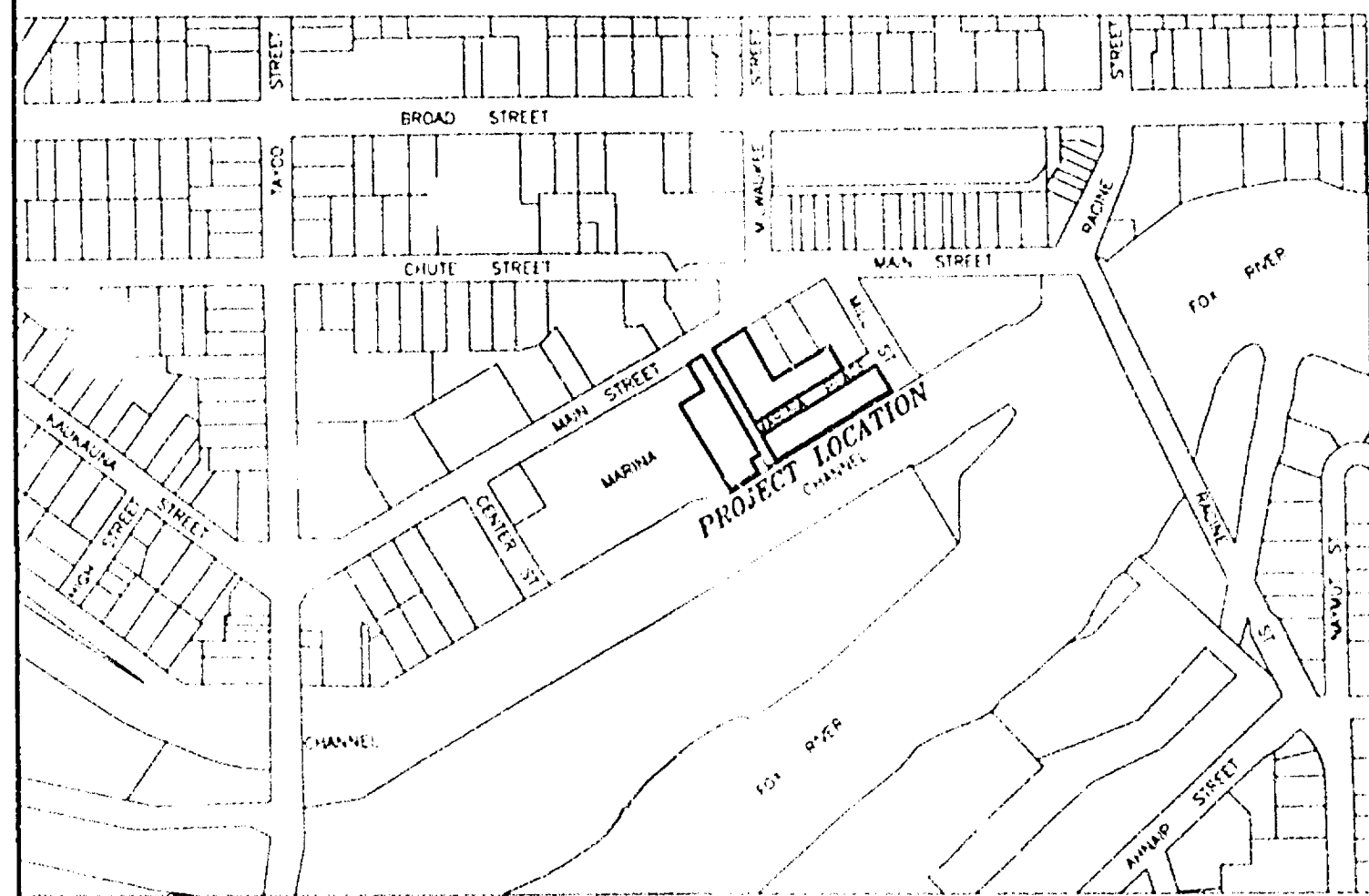




Items listed in Schedule B of Title Commitment Policy No. NCS-621384 MAD, dated September 14, 2004.

Commercial Apartment Right of Use agreement between Time Warner Cable and Menasha Housing Partners, LLC recorded on June 14, 2004 as Document #132987.

Easements disclosed by Certified Survey Map 5566 Affects Parcel A. Shown on map.

Item 2: Reservation for 15 foot sanitary sewer, storm sewer and utility easement in Parcel B (Lot 3 CSM 5353) in the MARINA PLACE OF MENASHA CONDOMINIUM, FIRST ADDENDUM recorded in Volume 5 of Records on Page 68 of 177 in the City of Menasha, Wisconsin, as set out on Certified Survey Map 5319 and on Certified Survey Map 5353.

N/A shown on map (See Notes below).

Notes:

1. The 15 foot sanitary sewer, storm sewer and utility easement along with a watermain easement as shown on MARINA PLACE OF MENASHA CONDOMINIUM, FIRST ADDENDUM recorded in Volume 5 of Records on Page 68 of 177 in the City of Menasha, Wisconsin, as set out on Certified Survey Map 5319 and on Certified Survey Map 5353.

2. The 5 foot pedestrian easement listed above was extended east to the west right of way line of Marina Place as set out on Lot 2 of Certified Survey Map 5566.

Affects Parcel A. Shown on map.

Notes:

1. The 100 year flood elevation is 742.10 feet 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. Utility and lateral locations shown are based on field maps by localizing companies and the City of Menasha, and may not be the actual utility location. Therefore, the location shown on this drawing cannot be guaranteed. Contact diggers hotline and the City of Menasha prior to construction.

Certification

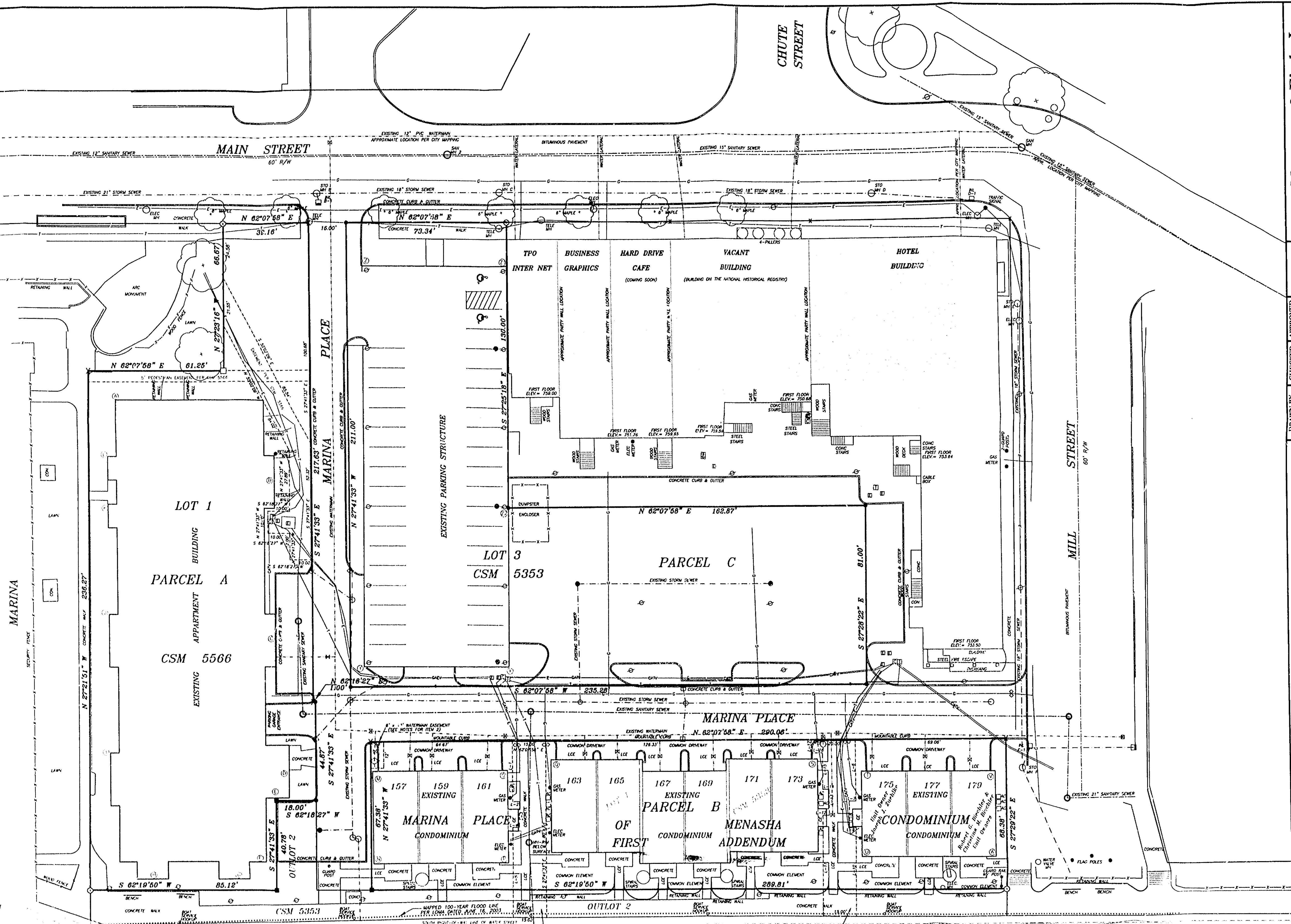
This is to certify that:

Menasha Housing Partners, LLC;
BB Syndication Services, Inc.
City of Menasha
Professional Realty and Development Corporation
First American Title Insurance Company, National Commercial Services,
Evans Title Company

that this map or plan and the survey on which it is based were made in accordance with the Wisconsin Standard Detail Requirements for ALTA/ACSM Land Title Surveys, as adopted by ALTA, NACS and ACSM and in effect on the date of this certification, and that the survey was made in accordance with the Wisconsin Standards for Land Surveying, as adopted by the Board of Surveying, and that the survey was made in accordance with the Wisconsin Standards for Land Surveying, as adopted by the Board of Surveying, and that the survey was made in accordance with the Wisconsin Standards for Land Surveying, as adopted by the Board of Surveying.

Dated this 4th day of October, 2004.

Gary A. Johnson
Gary A. Johnson, Wisconsin Land Surveyor, No. 10000



Description per Title Commitment Policy No. NCS-621384 MAD, dated September 14, 2004.

Parcel A (apartments)

Lot One (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. 132987, 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.

Parcel B (condominium)

Units 157, 159, 161, 163, 165, 167, 169, 171, 173, and 177, Marina Place of Menasha Condominium, said condominium being all of Lot One (1), 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 19,680 square feet.

Parcel C (Parking Easement)

Leasehold estate created by lease by and between the City of Menasha (lessor) and Menasha Housing Partners, LLC (lessee), a Memorandum of Lease thereof recorded November 12, 2003 at 11:31AM as Document No. 1287189, in Lot Three (3), 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.

Parcels A, B and C together comprise all of the land formerly described as being all of Lots One (1), Two (2), Three (3) and part of Outlot One (OL1), Certified Survey Map No. 5319 filed in the Office of the Register of Deeds for Winnebago County, Wisconsin, on August 19, 2003 in Volume 1 on Page 5319 as Document #1271535, City of Menasha, Winnebago County, Wisconsin.

DISTANCES FROM BUILDINGS TO PROPERTY LINES

13.6' S	12.3' N
17.0' W	8.5' S
12.0' W	11.8' N
12.0' W	8.8' S
10.1' N	14.4' S
4.6' W	15.0' N
4.7' N	14.6' S, 5.2' W
4.7' N	15.0' N, 5.1' W
9.1' E	9.2' N, 6.4' E
28.7' E	19.6' S, 7.2' E
13.4' S, 0.8' E	20.0' S, on line E
11.9' N, 1.0' E	
13.3' S	

TOPOGRAPHIC LEGEND

1" x 12" IRON PIPE SET	WETLANDS	GAS VALVE
4" x 4" IRON SET	OVERHEAD POWER LINES	WATER VALVE
CHISELED "A" SET	UNDERGROUND ELECTRIC	WATER STOP BOX
1" IRON PIPE FOUND	UNDERGROUND TELEPHONE	STORM MANHOLE
1-1/2" IRON PIPE FOUND	UNDERGROUND GAS	STORM INLET
2" IRON PIPE FOUND	UNDERGROUND CABLE TV	YARD DRAIN
CHISELED "T" FOUND	EAST TIE LINE	STORM CATCH BASIN
GOVERNMENT CORNER	EAST HORSE	SANITARY MANHOLE
CONTIGUOUS ELEVATION	POWER POLE	STORM SEWER
NON-IRONING	CONTIGUOUS ELEVATION	STORM SEWER
DECKING	CONTIGUOUS ELEVATION	STORM SEWER
EAST WOOD LINE	CONTIGUOUS ELEVATION	STORM SEWER

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 #132987, all of Lot 3 of Certified Survey Map 5353 recorded in Volume 1 of Certified Survey Maps on Page 5353 as Document #1283917 and all of Lot 3 of Certified Survey Map 5353 recorded in Volume 1 of Certified Survey Maps on Page 5353 as Document #1283917, and 177, MARINA PLACE OF MENASHA CONDOMINIUM, FIRST ADDENDUM, Units 157, 159, 161, 163, 165, 167, 169, 171, 173, and 177, MARINA PLACE OF MENASHA CONDOMINIUM, FIRST ADDENDUM, all in the City of Menasha, Winnebago County, Wisconsin.

Survey for:

Professional Realty and Development Corporation / BB Syndication Services, Inc.

SCALE: 1" = 20'

DATE: Sep. 2004

COMPUTER FILE: /alta/210913B_alta.dwg

DRAWING NO. 210-913 B

Martenson & Eisele, Inc.

Planning - Surveying - Engineering - Architecture

1919 American Court, Neenah, WI 54956

Phone (920) 731-0381 Fax (920) 733-6578

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City of Menasha Marina Place of Menasha Condominium