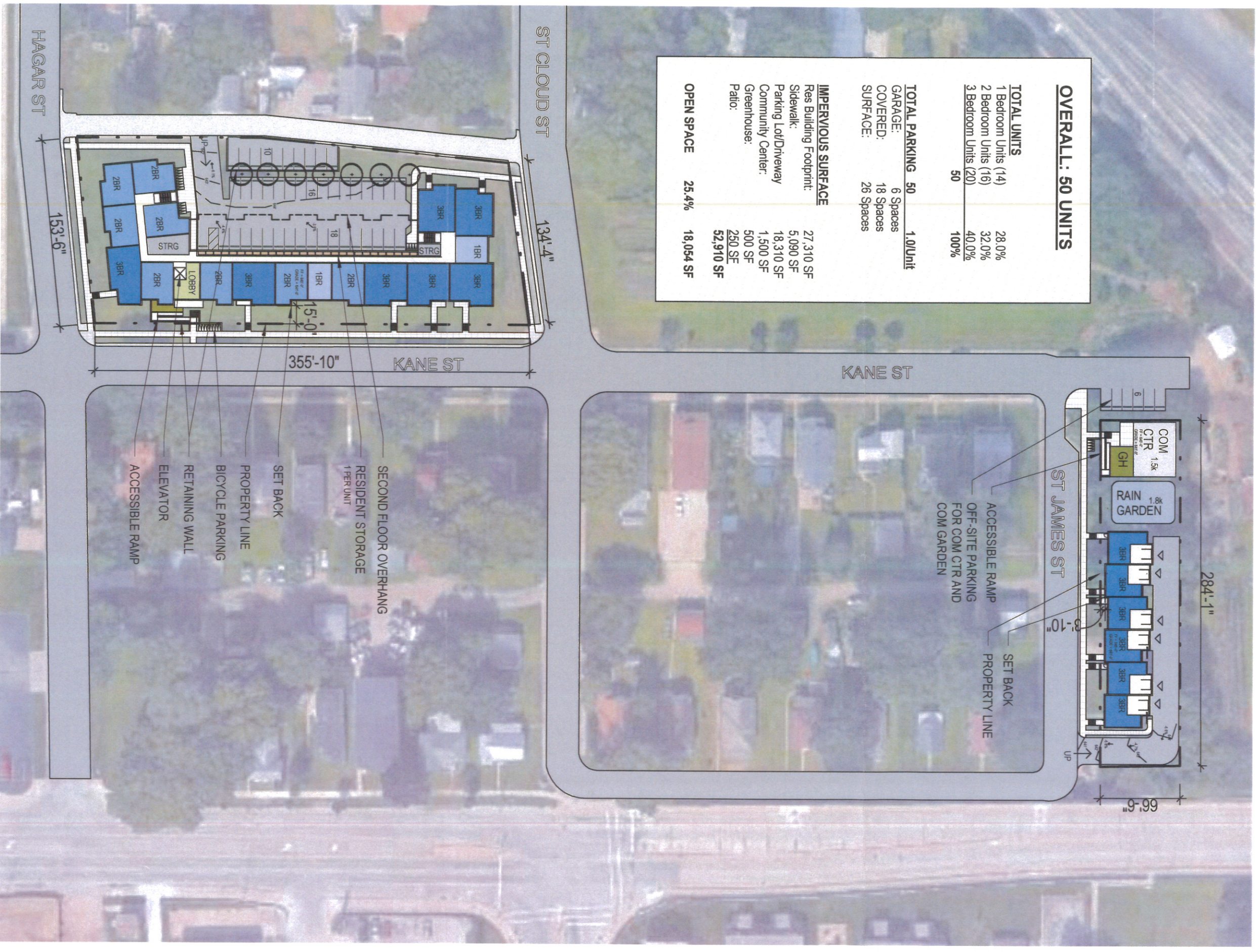


OVERALL: 50 UNITS	
TOTAL UNITS	
1 Bedroom Units (14)	28.0%
2 Bedroom Units (16)	32.0%
3 Bedroom Units (20)	40.0%
50	100%
TOTAL PARKING	50
GARAGE:	6 Spaces
COVERED:	18 Spaces
SURFACE:	26 Spaces
1.0/Unit	
IMPERVIOUS SURFACE	
Res Building Footprint:	27,310 SF
Sidewalk:	5,090 SF
Parking Lot/Driveway	18,310 SF
Community Center:	1,500 SF
Greenhouse:	500 SF
Patio:	250 SF
52,910 SF	
OPEN SPACE	25.4%
18,054 SF	



UPPER LOT: 6 UNITS
LOT SIZE 18,916 SF
TOWNHOUSES: 6 UNITS/6 PARKING
 3 Bedroom Units (6): 1335 SF 100%
 Garage Spaces (6): 300 SF

IMPERVIOUS SURFACE
 Building Footprint: 5,880 SF
 Sidewalk: 675 SF
 Parking Lot/Driveway: 5,135 SF
 Community Center: 1,500 SF
 Green House: 500 SF
 Patio: 250 SF
13,890 SF
OPEN SPACE 26.5% 5,026 SF

LOWER LOT: 44 UNITS
LOT SIZE 52,048 SF
UNIT MIX:
 1 Bedroom Units (14): 575 SF
 2 Bedroom Units (16): 825 SF
 3 Bedroom Units (14): 1100 SF
TOTAL UNITS 44
 1 Bedroom: 14 31.8%
 2 Bedroom: 16 36.4%
 3 Bedroom: 14 31.8%
TOTAL PARKING 42 1.0/Unit
 Covered: 18 Spaces
 Surface: 24 Spaces

TOTAL SF (1-2 FLOORS) 39,600 SF
 Residential:
 LV 1 - 16,690
 LV 2 - 22,910
 Storage: 2,900 SF
 Ped Interior Circulation: 5,900 SF
IMPERVIOUS SURFACE
 Building Footprint: 21,430 SF
 Sidewalk/Patio: 4,415 SF
 Parking Lot/Driveway: 13,175 SF
39,020 SF
OPEN SPACE 25% 13,048 SF



2 Multifamily North Elevation
SCALE: 3/64" = 1'-0"



1 Multifamily East Elevation
SCALE: 3/64" = 1'-0"



Townhouse West Elevation

2

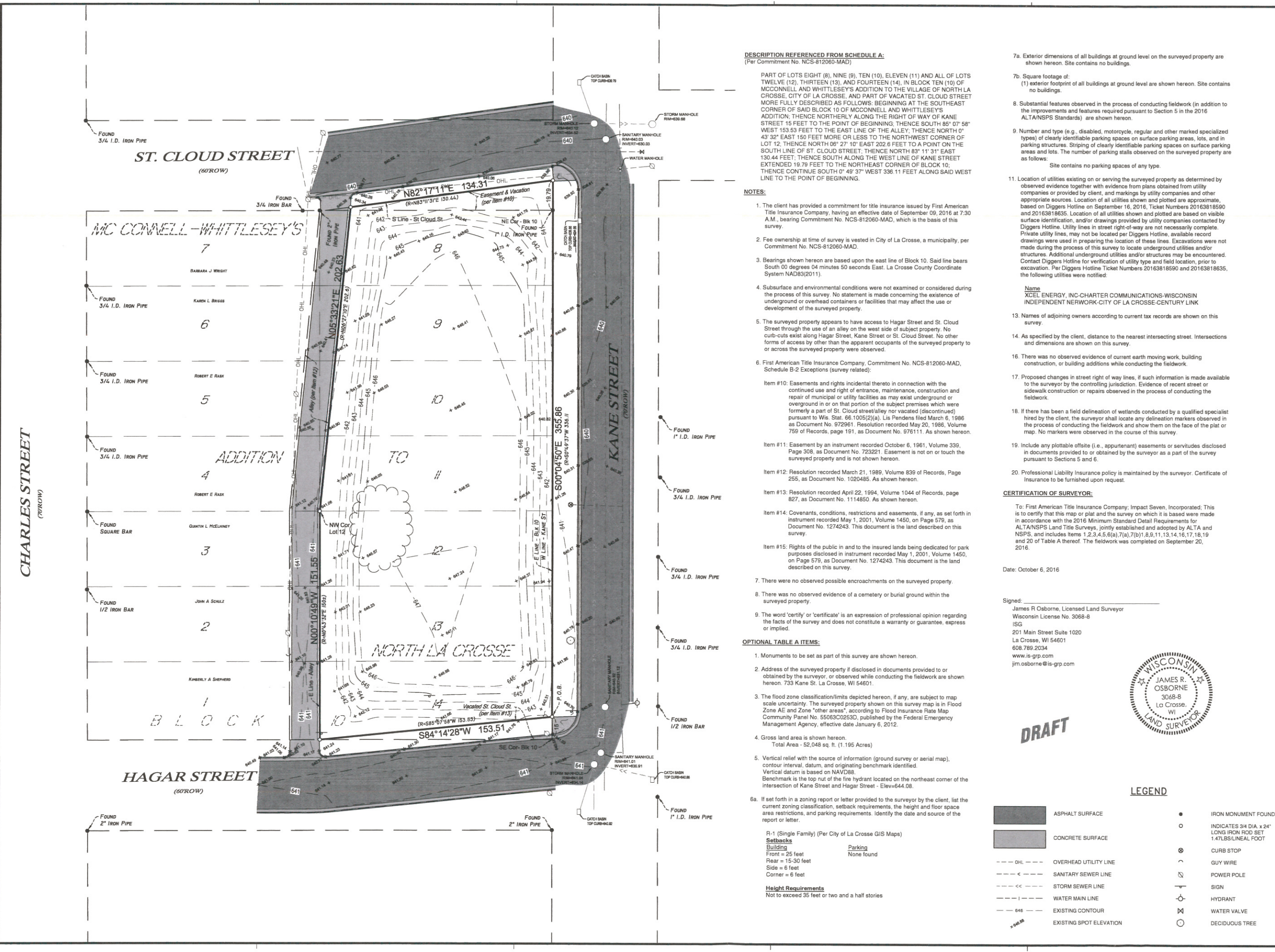
SCALE: 1/16" = 1'-0"



Townhouse South Elevation

1

SCALE: 1/16" = 1'-0"



DESCRIPTION REFERENCED FROM SCHEDULE A:
(Per Commitment No. NCS-812060-MAD)

PART OF LOTS EIGHT (8), NINE (9), TEN (10), ELEVEN (11) AND ALL OF LOTS TWELVE (12), THIRTEEN (13), AND FOURTEEN (14), IN BLOCK TEN (10) OF MCCONNELL AND WHITTLESEY'S ADDITION TO THE VILLAGE OF NORTH LA CROSSE, CITY OF LA CROSSE, AND PART OF VACATED ST. CLOUD STREET MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 10 OF MCCONNELL AND WHITTLESEY'S ADDITION; THENCE NORTHERLY ALONG THE RIGHT OF WAY OF KANE STREET 15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 85° 07' 58" WEST 153.53 FEET TO THE EAST LINE OF THE ALLEY; THENCE NORTH 0° 43' 32" EAST 150 FEET MORE OR LESS TO THE NORTHWEST CORNER OF LOT 12; THENCE NORTH 06° 27' 10" EAST 202.6 FEET TO A POINT ON THE SOUTH LINE OF ST. CLOUD STREET; THENCE NORTH 83° 11' 31" EAST 130.44 FEET; THENCE SOUTH ALONG THE WEST LINE OF KANE STREET EXTENDED 19.79 FEET TO THE NORTHEAST CORNER OF BLOCK 10; THENCE CONTINUE SOUTH 0° 49' 37" WEST 336.11 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

- NOTES:**
- The client has provided a commitment for title insurance issued by First American Title Insurance Company, having an effective date of September 09, 2016 at 7:30 A.M., bearing Commitment No. NCS-812060-MAD, which is the basis of this survey.
 - Fee ownership at time of survey is vested in City of La Crosse, a municipality, per Commitment No. NCS-812060-MAD.
 - Bearings shown hereon are based upon the east line of Block 10. Said line bears South 00 degrees 04 minutes 50 seconds East. La Crosse County Coordinate System NAD83(2011).
 - Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed property.
 - The surveyed property appears to have access to Hagar Street and St. Cloud Street through the use of an alley on the west side of subject property. No curbs exist along Hagar Street, Kane Street or St. Cloud Street. No other forms of access by other than the apparent occupants of the surveyed property to or across the surveyed property were observed.
 - First American Title Insurance Company, Commitment No. NCS-812060-MAD, Schedule B-2 Exceptions (survey related):

- Item #10: Easements and rights incidental thereto in connection with the continued use and right of entrance, maintenance, construction and repair of municipal or utility facilities as may exist underground or overground in or on that portion of the subject premises which were formerly a part of St. Cloud street/alley nor vacated (discontinued) pursuant to Wis. Stat. 66.1005(2)(a), Lis Pendens filed March 6, 1986 as Document No. 972961. Resolution recorded May 20, 1986, Volume 759 of Records, page 191, as Document No. 678111. As shown hereon.
- Item #11: Easement by an instrument recorded October 6, 1961, Volume 339, Page 308, as Document No. 723221. Easement is not on or touch the surveyed property and is not shown hereon.
- Item #12: Resolution recorded March 21, 1989, Volume 839 of Records, Page 255, as Document No. 1020485. As shown hereon.
- Item #13: Resolution recorded April 22, 1994, Volume 1044 of Records, page 827, as Document No. 1114850. As shown hereon.
- Item #14: Covenants, conditions, restrictions and easements, if any, as set forth in instrument recorded May 1, 2001, Volume 1450, on Page 579, as Document No. 1274243. This document is the land described on this survey.
- Item #15: Rights of the public in and to the insured lands being dedicated for park purposes disclosed in instrument recorded May 1, 2001, Volume 1450, on Page 579, as Document No. 1274243. This document is the land described on this survey.

- There were no observed possible encroachments on the surveyed property.
 - There was no observed evidence of a cemetery or burial ground within the surveyed property.
 - The word 'certify' or 'certification' is an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, express or implied.
- OPTIONAL TABLE A ITEMS:**
- Monuments to be set as part of this survey are shown hereon.
 - Address of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork are shown hereon. 733 Kane St. La Crosse, WI 54601.
 - The flood zone classification/limits depicted hereon, if any, are subject to map scale uncertainty. The surveyed property shown on this survey map is in Flood Zone AE and Zone "other areas", according to Flood Insurance Rate Map Community Panel No. 55063C0253D, published by the Federal Emergency Management Agency, effective date January 6, 2012.
 - Gross land area is shown hereon.
Total Area - 52,048 sq. ft. (1.195 Acres)
 - Vertical relief with the source of information (ground survey or aerial map), contour interval, datum, and originating benchmark identified. Vertical datum is based on NAVD88. Benchmark is the top nut of the fire hydrant located on the northeast corner of the intersection of Kane Street and Hagar Street - Elev=644.08.

6a. If set forth in a zoning report or letter provided to the surveyor by the client, list the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements. Identify the date and source of the report or letter.

R-1 (Single Family) (Per City of La Crosse GIS Maps)

Setbacks

Building	Parking
Front = 25 feet	None found
Rear = 15-30 feet	
Side = 6 feet	
Corner = 6 feet	

Height Requirements
Not to exceed 35 feet or two and a half stories

- Exterior dimensions of all buildings at ground level on the surveyed property are shown hereon. Site contains no buildings.
- Square footage of:
(1) exterior footprint of all buildings at ground level are shown hereon. Site contains no buildings.
- Substantial features observed in the process of conducting fieldwork (in addition to the improvements and features required pursuant to Section 5 in the 2016 ALTA/NSPS Standards) are shown hereon.
- Number and type (e.g., disabled, motorcycle, regular and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots, and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots. The number of parking stalls observed on the surveyed property are as follows:
Site contains no parking spaces of any type.
- Location of utilities existing on or serving the surveyed property as determined by observed evidence together with evidence from plans obtained from utility companies or provided by client, and markings by utility companies and other appropriate sources. Location of all utilities shown and plotted are approximate, based on Diggers Hotline on September 16, 2016, Ticket Numbers 20163818590 and 20163818635. Location of all utilities shown and plotted are based on visible surface identification, and/or drawings provided by utility companies contacted by Diggers Hotline. Utility lines in street right-of-way are not necessarily complete. Private utility lines, may not be located per Diggers Hotline, available record drawings were used in preparing the location of these lines. Excavations were not made during the process of this survey to locate underground utilities and/or structures. Additional underground utilities and/or structures may be encountered. Contact Diggers Hotline for verification of utility type and field location, prior to excavation. Per Diggers Hotline Ticket Numbers 20163818590 and 20163818635, the following utilities were notified:
Name
XCEL ENERGY, INC-CHARTER COMMUNICATIONS-WISCONSIN
INDEPENDENT NETWORK-CITY OF LA CROSSE-CENTURY LINK
- Names of adjoining owners according to current tax records are shown on this survey.
- As specified by the client, distance to the nearest intersecting street. Intersections and dimensions are shown on this survey.
- There was no observed evidence of current earth moving work, building construction, or building additions while conducting the fieldwork.
- Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- If there has been a field delineation of wetlands conducted by a qualified specialist hired by the client, the surveyor shall locate any delineation markers observed in the process of conducting the fieldwork and show them on the face of the plat or map. No markers were observed in the course of this survey.
- Include any plottable offsite (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6.
- Professional Liability Insurance policy is maintained by the surveyor. Certificate of Insurance to be furnished upon request.

CERTIFICATION OF SURVEYOR:

To: First American Title Insurance Company, Impact Seven, Incorporated; 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, 5, 6(a), 7(a), 7(b), 8, 9, 11, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on September 20, 2016.

Date: October 6, 2016

Signed:
James R Osborne, Licensed Land Surveyor
Wisconsin License No. 3068-B
ISG
201 Main Street Suite 1020
La Crosse, WI 54601
608 789 2034
www.is-grp.com
jim.osborne@is-grp.com



DRAFT

LEGEND

	ASPHALT SURFACE		IRON MONUMENT FOUND
	CONCRETE SURFACE		INDICATES 3/4 DIA. x 24' LONG IRON ROD SET 1.47LBS/LINEAL FOOT
	OVERHEAD UTILITY LINE		CURB STOP
	SANITARY SEWER LINE		GUY WIRE
	STORM SEWER LINE		POWER POLE
	WATER MAIN LINE		SIGN
	EXISTING CONTOUR		HYDRANT
	EXISTING SPOT ELEVATION		WATER VALVE
			DECIDUOUS TREE

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PROJECT

IMPACT SEVEN

733 KANE STREET

LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

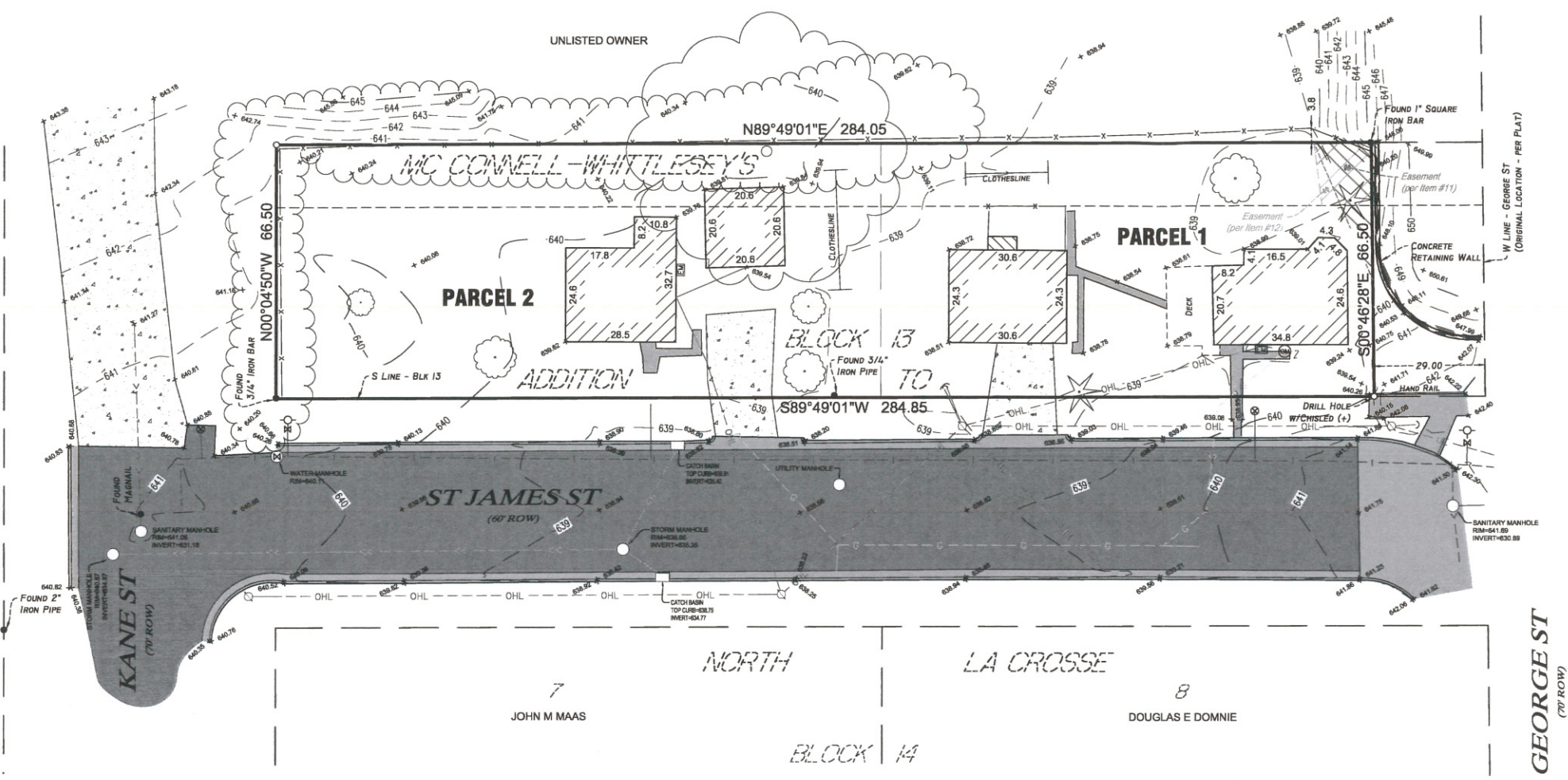
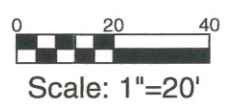
PROJECT NO.	16-19647
CAD FILE NAME	19647 ALTA-KANE
DRAWN BY	JRO
DESIGNED BY	-
REVIEWED BY	-
ORIGINAL ISSUE DATE	-/-/-
CLIENT PROJECT NO.	-

TITLE

**ALTA/NSPS
LAND TITLE
SURVEY**

SHEET

1 OF 1



LEGEND

	ASPHALT SURFACE		IRON MONUMENT FOUND
	CONCRETE SURFACE		INDICATES 3/4 DIA. x 24' LONG IRON ROD SET 1.47LBS/LINEAL FOOT (UNLESS OTHERWISE NOTED)
	GRAVEL SURFACE		CURB STOP
	EXISTING BUILDING		GUY WIRE
	OVERHEAD UTILITY LINE		POWER POLE
	UNDERGROUND ELECTRIC LINE		ELECTRIC METER
	SANITARY SEWER LINE		GAS METER
	STORM SEWER LINE		WATER VALVE
	WATER MAIN LINE		HYDRANT
	EXISTING CONTOUR		SIGN
	EXISTING SPOT ELEVATION		FENCE
			DECIDUOUS TREE
			CONIFEROUS TREE

DESCRIPTION REFERENCED FROM SCHEDULE A:
(Per Commitment No. NCS-802428-MAD)

PARCEL 1:
The East 1/2 of Block Thirteen (13), Except the East 29 feet thereof, of McConnell & Whittlesey's Addition to North La Crosse in the City of La Crosse, La Crosse County, Wisconsin.

PARCEL 2:
The West 1/2 of Block Thirteen (13) of McConnell & Whittlesey's Addition to the City of La Crosse, La Crosse County, Wisconsin.

NOTES:

- The client has provided a commitment for title insurance issued by First American Title Insurance Company, having an effective date of July 7, 2016 at 7:00 A.M., bearing Commitment No. NCS-802428-MAD, which is the basis of this survey.
- Fee ownership at time of survey is vested in Timothy J. Konter and Susan M. Konter, his wife, as joint tenants, as to Parcel 1 and Timothy Konter and Susan Konter, his wife, as survivorship marital property, as to Parcel 2, per Commitment No. NCS-812060-MAD.
- Bearings shown hereon are based upon the South line of Block 13. Said line bears South 89 degrees 49 minutes 01 seconds West. La Crosse County Coordinate System NAD83(2011).
- Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed property.
- The surveyed property appears to have access to St. James Street per observed curb cuts. No other forms of access by other than the apparent occupants of the surveyed property to or across the surveyed property were observed.
- First American Title Insurance Company, Commitment No. NCS-802428-MAD, Schedule B-2 Exceptions (survey related):
Item #11: Easement by an instrument to the City of La Crosse, recorded on June 19, 1961 as Document No. 719400. As shown hereon.
Item #12: Easement by an instrument to the City of La Crosse, recorded on June 19, 1961 as Document No. 719401. As shown hereon.
- There were no observed possible encroachments on the surveyed property other than those shown hereon.
There is a 3' wire fence crossing from the surveyed property onto the land adjoining to the north.
- There was no observed evidence of a cemetery or burial ground within the surveyed property.
- The word 'certify' or 'certificates' is an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, express or implied.

OPTIONAL TABLE A ITEMS:

- Monuments to be set as part of this survey are shown hereon.
- Addresses of the surveyed properties if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork are shown hereon.
Parcel 1: 901 George St. La Crosse, WI 54601
Parcel 2: 1109 St. James St. La Crosse, WI 54601
- The flood zone classification/limits depicted hereon, if any, are subject to map scale uncertainty. The surveyed property shown on this survey map is in Flood Zone AE, according to Flood Insurance Rate Map Community Panel No. 55063C0253D, published by the Federal Emergency Management Agency, effective date January 6, 2012.
- Ground area is shown hereon.
Parcel 1 - 8,482 sq. ft. (0.195 Acres)
Parcel 2 - 10,434 sq. ft. (0.240 Acres)
Total Area - 18,916 sq. ft. (0.435 Acres)
- Vertical relief with the source of information (ground survey or aerial map), contour interval, datum, and originating benchmark identified. Vertical datum is based on NAVD88. Benchmark is the top nut of the fire hydrant located on the northeast corner of the intersection of St James Street and the George St frontage road - Elev=646.52.
- If set forth in a zoning report or letter provided to the surveyor by the client, list the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements. Identify the date and source of the report or letter.
R-5 (Multiple Dwelling) (Per City of La Crosse GIS Maps)
Setbacks
Building: Front = 20 feet, Rear = 15-30 feet, Side = 6 feet, Corner = 6 feet
Parking: None found
Height Requirements
Not to exceed 45 feet or 3 stories
- Exterior dimensions of all buildings at ground level on the surveyed property are shown hereon.
- Square footage of:
(1) exterior footprint of all buildings at ground level are shown hereon.
- Substantial features observed in the process of conducting fieldwork (in addition to the improvements and features required pursuant to Section 5 in the 2016 ALTA/NSPS Standards) are shown hereon.

- Number and type (e.g., disabled, motorcycle, regular and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots, and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots. The number of parking stalls observed on the surveyed property are as follows:
Site contains no parking spaces of any type.
- Location of utilities existing on or serving the surveyed property as determined by observed evidence together with evidence from plans obtained from utility companies or provided by client, and markings by utility companies and other appropriate sources. Location of all utilities shown and plotted are approximate, based on Diggers Hotline on September 16, 2016, Ticket Numbers 20163818602 and 20163818611. Location of all utilities shown and plotted are based on visible surface identification, and/or drawings provided by utility companies contacted by Diggers Hotline. Utility lines in street right-of-way are not necessarily complete. Private utility lines, may not be located per Diggers Hotline, available record drawings were used in preparing the location of these lines. Excavations were not made during the process of this survey to locate underground utilities and/or structures. Additional underground utilities and/or structures may be encountered. Contact Diggers Hotline for verification of utility type and field location, prior to excavation. Per Diggers Hotline Ticket Numbers 20163818602 and 20163818611, the following utilities were notified:
Name: XCEL ENERGY, INC-CHARTER COMMUNICATIONS-ROGERS COMMUNICATIONS CANADA-CITY OF LA CROSSE-CENTURY LINK
- Names of adjoining owners according to current tax records are shown on this survey.
- As specified by the client, distance to the nearest intersecting street. Intersections and dimensions are shown on this survey.
- There was no observed evidence of current earth moving work, building construction, or building additions while conducting the fieldwork.
- Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- If there has been a field delineation of wetlands conducted by a qualified specialist hired by the client, the surveyor shall locate any delineation markers observed in the process of conducting the fieldwork and show them on the face of the plat or map. No markers were observed in the course of this survey.
- Include any plottable offsite (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6.
- Professional Liability Insurance policy is maintained by the surveyor. Certificate of Insurance to be furnished upon request.

CERTIFICATION OF SURVEYOR:

To: First American Title Insurance Company, Impact Seven, Incorporated; 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, 5, 6(a), 7(a), 7(b), 8, 9, 11, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on October 4, 2016.

Date: October 7, 2016

Signed: James R Osborne, Licensed Land Surveyor
Wisconsin License No. 3068-8
ISG
201 Main Street Suite 1020
La Crosse, WI 54601
608.789.2034
www.is-grp.com
jim.osborne@is-grp.com

DRAFT



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PROJECT

IMPACT SEVEN
1109 ST JAMES ST
901 GEORGE ST

LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	16-19647
CAD FILE NAME	19647 ALTA-ST JAMES-GEORGE
DRAWN BY	JRO
DESIGNED BY	-
REVIEWED BY	-
ORIGINAL ISSUE DATE	-/-/-
CLIENT PROJECT NO.	-

TITLE

ALTA/NSPS
LAND TITLE
SURVEY

SHEET