

**PROJECT HOME -
PRAIRIE
CROSSINGS -
REMODEL**

2402 - 2446 ALLIED DRIVE, MADISON, WI
53711

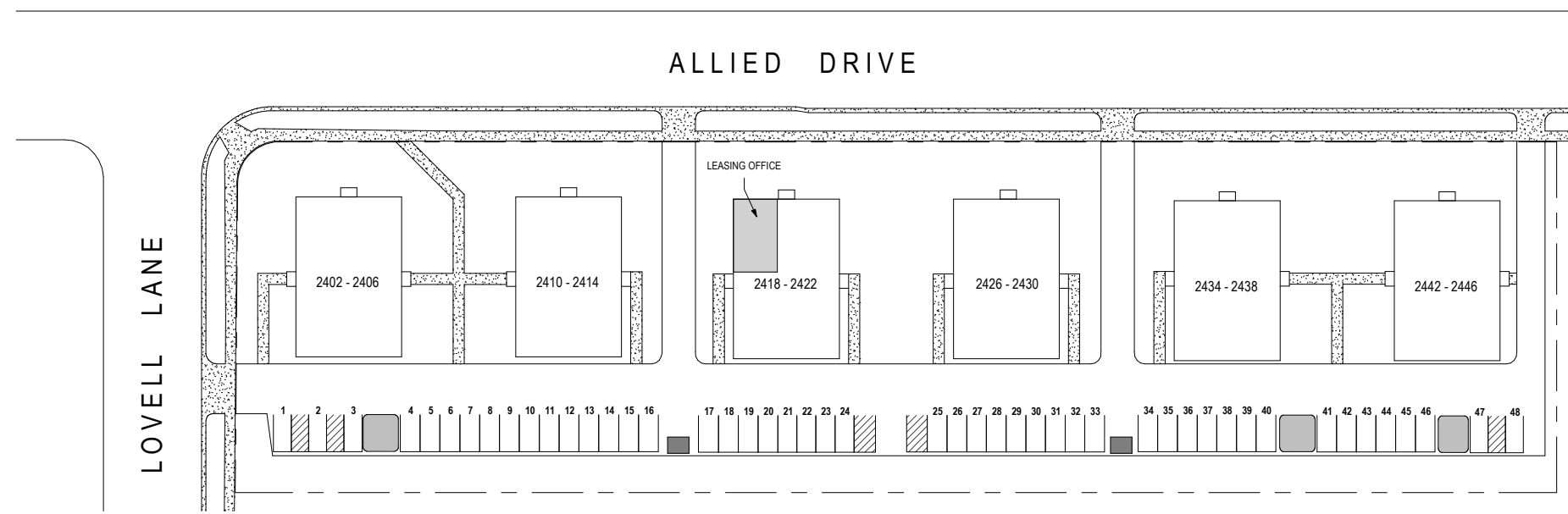
DATE OF ISSUE: 03/03/20

REVISIONS:

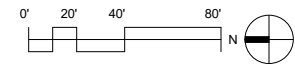
PROJECT # 20002

**ARCHITECTURAL
SITE PLAN**

AS1.0



1 ARCHITECTURAL SITE PLAN
1" = 40'-0"



LEGAL DESCRIPTION

Lots Sixty-eight (68) through Seventy-nine (79), inclusive, 1st Addition to Allied Terrace, in the City of Madison, Dane County, Wisconsin.

Tax Parcel Numbers:
251/0609-052-0811-7;
251/0609-052-0810-9;
251/0609-052-0809-2;
251/0609-052-0808-4;
251/0609-052-0807-6;
251/0609-052-0806-8

Exhibit B
To \$65,000 Real Estate Mortgage
From Project Home I, LLC to Project Home Inc.

PERMITTED ENCUMBRANCES

Completed: 10/31/19 3:20 pm

Last Revised: 11/18/19 8:41 am

Title Contact: Erik Kanikula (erik@knightbarry.com)

Closing Contact: (madisoncapcloser@knightbarry.com)

COMMITMENT DATE

November 01, 2019 at 8:00 am

1. POLICY TO BE ISSUED

2006 ALTA OWNERS POLICY

Proposed Policy Amount: \$0.00
(the purchase price)

Proposed Insured: **NONE**
(the buyer)

2006 ALTA LOAN POLICY

Loan Policy Amount: \$301,750.00
(the loan amount)

Proposed Insured: **Project Home, Inc., its successors and/or assigns**
(the new lender)

**2. TITLE TO THE FEE SIMPLE ESTATE OR
INTEREST IN THE LAND IS AT THE
COMMITMENT DATE VESTED IN**
(the owner)

Project Home I, LLC, a Wisconsin limited liability company

3. THE LAND IS DESCRIBED AS FOLLOWS
(the legal description)

Lots Sixty-eight (68) through Seventy-nine (79), inclusive, 1st Addition to Allied Terrace, in the City of Madison, Dane County, Wisconsin.

For informational purposes only:

Property Address: 2402, 2410, 2418, 2426, 2434 & 2442 Allied Dr, Madison, WI 53711

*Tax Key Number: 251/0609-052-0811-7; 251/0609-052-0810-9; 251/0609-052-0809-2;
251/0609-052-0808-4; 251/0609-052-0807-6; 251/0609-052-0806-8*



This page is only a part of the 2016 ALTA Commitment for Title Insurance underwritten by First American Title Insurance Company. This Commitment is not valid without the Notice, the Commitment to Issue Policy and the Commitment Conditions (located at www.knightbarry.com/cover/FA); Schedule A; Schedule B, Part 1 Requirements; and Schedule B, Part 2 Exceptions. *All italicized words in this Commitment are for informational purposes only and for the convenience of the reader and are not part of the ALTA Commitment form.*

COMMITMENT FOR TITLE INSURANCE
Schedule B, Part 1
REQUIREMENTS

File #: 1076880

Completed: 10/31/19 3:20 pm

Last Revised: 11/18/19 8:41 am

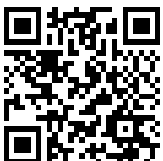
Title Contact: Erik Kanikula (erik@knightbarry.com)

Closing Contact: (madisoncapcloser@knightbarry.com)

**All of the following Requirements
must be met:**

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - a. Mortgage from Project Home I, LLC, a Wisconsin limited liability company to Project Home, Inc..
 - b. Because Project Home I, LLC ("LLC") is not a natural person, the Company requires the following documents:
 - i. Operating Agreement of the LLC, and all amendments thereto.
 - ii. If the LLC is a member-managed limited liability company, resolutions adopted by the all of the members of the LLC approving the conveyance and naming the person, and the person's capacity, authorized to execute the Mortgage.
 - iii. If the LLC is a manager-managed limited liability company, resolutions adopted by the all of the managers of the LLC approving the conveyance and naming the person, and the person's capacity, authorized to execute the Mortgage.

Upon receipt and examination of the above the Company may modify these requirements; such modification(s) may include a requirement for appropriate resolutions of any member or manager entity of the LLC approving the conveyance.



COMMITMENT FOR TITLE INSURANCE
Schedule B, Part 2
EXCEPTIONS

Completed: 10/31/19 3:20 pm
Last Revised: 11/18/19 8:41 am
Title Contact: Erik Kanikula (erik@knightbarry.com)
Closing Contact: (madisoncapcloser@knightbarry.com)

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

EXCEPTIONS 001-099

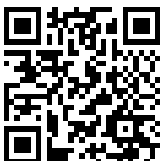
These are standard exceptions that refer to matters that do not appear in the Public Records and require additional information or documentation to be cleared.

- 001. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date, as set forth on the Commitment for Title Insurance, and the Date of Policy, as set forth on the Policy.
- 002. Special assessments, special taxes or special charges, if any, payable with the taxes levied or to be levied for the current and subsequent years.
- 003. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees and due payable on the development or improvement of the Land, whether assessed or charged before or after the date of the policy.
- 004. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- 005. Rights or claims of parties in possession not shown by the Public Records.
- 006. Intentionally Deleted ~~Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting Title that would be disclosed by an accurate and complete land survey of the Land.~~
- 007. Intentionally Deleted ~~Easements or claims of easements not shown by the Public Records.~~
- 008. Intentionally Deleted ~~Any claim of adverse possession or prescriptive easement.~~

EXCEPTIONS 100-199

Taxes and special assessments.

- 100. Storm, sewer, drainage, water utility and/or sanitary district assessments, if any.
- 101. General Taxes for the year 2019 and subsequent years, not yet due or payable. In the event that the transaction to be insured under this Commitment occurs in December of 2019 or later, then please contact the Company for an update as to the status of taxes. Failure to do so will result in the following appearing as an exception on the final title insurance policy to be issued pursuant to this Commitment: "General Taxes for the year 2019 and subsequent years."



This page is only a part of the 2016 ALTA Commitment for Title Insurance underwritten by First American Title Insurance Company. This Commitment is not valid without the Notice, the Commitment to Issue Policy and the Commitment Conditions (located at www.knightbarry.com/cover/FA); Schedule A; Schedule B, Part 1 Requirements; and Schedule B, Part 2 Exceptions. All italicized words in this Commitment are for informational purposes only and for the convenience of the reader and are not part of the ALTA Commitment form.

COMMITMENT FOR TITLE INSURANCE
Schedule B, Part 2
EXCEPTIONS

File #: 1076880

Completed: 10/31/19 3:20 pm
Last Revised: 11/18/19 8:41 am
Title Contact: Erik Kanikula (erik@knightbarry.com)
Closing Contact: (madisoncapcloser@knightbarry.com)

EXCEPTIONS 200-299
Easements, restrictions, covenants and
other encumbrances.

200. Rights and easements (if any) in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the Land.
201. Easements, restrictions and other matters shown on the Plat of 1st Addition to Allied Terrace. (recorded as Document No. 1077805)
View: <http://doc-locker.com/PDF/WI/Dane/e99724be-e0e3-46c9-a.pdf>
202. Permanent Easement for Public Pedestrian/Bike Path Purposes recorded June 18, 1998, as Document No. 2983312.
View: <http://doc-locker.com/PDF/WI/Dane/436d6818-ae21-4a51-8.pdf>
203. Land Use Restriction Agreement recorded November 3, 1999, as Document No. 3168985.
View: <http://doc-locker.com/PDF/WI/Dane/85aa1a93-182f-45dc-9.pdf>
204. Intentionally Deleted ~~Notice of Lease recorded June 23, 2000, as Document No. 3223983.~~
View: <http://doc-locker.com/PDF/WI/Dane/ba22d158-0c68-4e14-a.pdf>
205. Land Use Restriction Agreement recorded October 5, 2001, as Document No. 3382350.
View: <http://doc-locker.com/PDF/WI/Dane/93a39834-5309-449d-9.pdf>
206. Intentionally Deleted ~~Notice of Lease recorded December 7, 2001, as Document No. 3412222.~~
View: <http://doc-locker.com/PDF/WI/Dane/1cd6474c-41d2-4b6e-b.pdf>
207. Land Use Restriction Agreement recorded November 27, 2007, as Document No. 4376638.
View: <http://doc-locker.com/PDF/WI/Dane/17ffa97a-26d5-4549-8.pdf>
208. Permanent Easement for Public Bicycle Path Purposes recorded October 8, 2013, as Document No. 5030372.
View: <http://doc-locker.com/PDF/WI/Dane/b23930a6-5687-404f-a.pdf>
209. Notice of Laundry Room Lease Agreement recorded June 17, 2014, as Document No. 5077244.
View: <http://doc-locker.com/PDF/WI/Dane/47a6c959-670d-473d-b.pdf>
210. Notice of Laundry Room Lease Agreement recorded June 17, 2014, as Document No. 5077245.
View: <http://doc-locker.com/PDF/WI/Dane/f17e8f1b-6986-4c1d-8.pdf>
211. Notice of Laundry Room Lease Agreement recorded June 17, 2014, as Document No. 5077246.
View: <http://doc-locker.com/PDF/WI/Dane/e6a84e74-b59c-4158-8.pdf>



This page is only a part of the 2016 ALTA Commitment for Title Insurance underwritten by First American Title Insurance Company. This Commitment is not valid without the Notice, the Commitment to Issue Policy and the Commitment Conditions (located at www.knightbarry.com/cover/FA); Schedule A; Schedule B, Part 1 Requirements; and Schedule B, Part 2 Exceptions. *All italicized words in this Commitment are for informational purposes only and for the convenience of the reader and are not part of the ALTA Commitment form.*

COMMITMENT FOR TITLE INSURANCE
Schedule B, Part 2
EXCEPTIONS

File #: 1076880

Completed: 10/31/19 3:20 pm
Last Revised: 11/18/19 8:41 am
Title Contact: Erik Kanikula (erik@knightbarry.com)
Closing Contact: (madisoncapcloser@knightbarry.com)

212. Notice of Laundry Room Lease Agreement recorded June 17, 2014, as Document No. 5077247.

View: <http://doc-locker.com/PDF/WI/Dane/ca85da5a-d6db-4396-9.pdf>

213. Notice of Laundry Room Lease Agreement recorded June 17, 2014, as Document No. 5077248.

View: <http://doc-locker.com/PDF/WI/Dane/8de3ce50-33a2-4117-8.pdf>

214. Notice of Laundry Room Lease Agreement recorded June 17, 2014, as Document No. 5077249.

View: <http://doc-locker.com/PDF/WI/Dane/a9f84b35-9a56-4f5d-b.pdf>

There are no matters to report for this section.

400. Security interest of Wisconsin Housing and Economic Development Authority, secured party, as disclosed by UCC Financing Statement recorded October 29, 1999 as Document No. 013-00881145 executed by Project Home I, LLC, debtor.

View: <http://doc-locker.com/PDF/WI/Dane/e867c7d4-54f9-4efe-a.pdf>

The UCC Financing Statement recorded as Document No. 013-00881145 has been extended by a Continuation recorded on June 17, 2019 as Document No. 5496396.

View: <http://doc-locker.com/PDF/WI/Dane/c39da2b3-9e9b-43d3-b.pdf>

401. Mortgage from Project Home I, LLC to Wisconsin Housing and Economic Development Authority in the amount of \$200,000.00 dated October 27, 1999 and recorded November 3, 1999 as Document No. 3168988.

View: <http://doc-locker.com/PDF/WI/Dane/5370df07-6c77-4786-8.pdf>

First Amendment to Real Estate Mortgage recorded on November 27, 2007, as Document No. 4376639.

View: <http://doc-locker.com/PDF/WI/Dane/15ebc011-3ac0-4ce0-9.pdf>

402. Mortgage from Project Home I, LLC to Project Home Development Corporation, a Wisconsin nonstock corporation in the amount of \$385,000.00 dated October 27, 1999 and recorded November 3, 1999 as Document No. 3168989. Affidavit of Correction recorded on August 28, 2007, as Document No. 4351211.

View: <http://doc-locker.com/PDF/WI/Dane/296238b8-27b6-407a-8.pdf>

403. Mortgage from Project Home I, LLC to Project Home Inc., a Wisconsin nonstock corporation in the amount of \$140,000.00 dated October 27, 1999 and recorded November 3, 1999 as Document No. 3168990.

View: <http://doc-locker.com/PDF/WI/Dane/97a7b4e5-1c32-4fea-a.pdf>

EXCEPTIONS 300-399
Judgments and liens.

EXCEPTIONS 400-499
Mortgages, assignments, leases and land contracts.



This page is only a part of the 2016 ALTA Commitment for Title Insurance underwritten by First American Title Insurance Company. This Commitment is not valid without the Notice, the Commitment to Issue Policy and the Commitment Conditions (located at www.knightbarry.com/cover/FA); Schedule A; Schedule B, Part 1 Requirements; and Schedule B, Part 2 Exceptions. *All italicized words in this Commitment are for informational purposes only and for the convenience of the reader and are not part of the ALTA Commitment form.*

COMMITMENT FOR TITLE INSURANCE
Schedule B, Part 2
EXCEPTIONS

File #: 1076880

Completed: 10/31/19 3:20 pm

Last Revised: 11/18/19 8:41 am

Title Contact: Erik Kanikula (erik@knightbarry.com)

Closing Contact: (madisoncapcloser@knightbarry.com)

404. Mortgage from Project Home I, LLC to Project Home Inc., a Wisconsin nonstock corporation in the amount of \$140,000.00 dated December 18, 2000 and recorded May 8, 2001 as Document No. 3317644. Affidavit of Correction recorded as Document No. 4351212

View: <http://doc-locker.com/PDF/WI/Dane/ae34c9af-6d9d-4c1c-8.pdf>

405. Mortgage from Project Home I, LLC to Project Home Inc., a Wisconsin nonstock corporation in the amount of \$35,000.00 dated August 13, 2004 and recorded August 23, 2004 as Document No. 3957818. Affidavit of Correction recorded as Document No. 4351213.

View: <http://doc-locker.com/PDF/WI/Dane/05e00b70-1bd9-4af3-b.pdf>

406. Assignment of Loan as Collateral recorded on August 23, 2004, as Document No. 3957819. Affidavit of Correction recorded as Document No. 4351214.

View: <http://doc-locker.com/PDF/WI/Dane/a9fd81a6-0157-4bf7-9.pdf>

407. Mortgage from Project Home I, LLC to Project Home Inc., a Wisconsin nonstock corporation in the amount of \$85,000.00 dated October 7, 2004 and recorded October 12, 2004 as Document No. 3977887. Affidavit of Correction recorded as Document No. 4351215.

View: <http://doc-locker.com/PDF/WI/Dane/f2ae763b-672c-4c9b-8.pdf>

408. Assignment of Loan as Collateral recorded on October 12, 2004, as Document No. 3977888. Affidavit of Correction recorded as Document No. 4351216.

View: <http://doc-locker.com/PDF/WI/Dane/53c88315-39b3-4293-a.pdf>

409. Mortgage from Project Home I, LLC to Project Home Development Corporation, a Wisconsin nonstock corporation in the amount of \$365,000.00 dated November 20, 2007 and recorded November 27, 2007 as Document No. 4376640.

View: <http://doc-locker.com/PDF/WI/Dane/cfc1f28c-9266-4fac-a.pdf>

410. Assignment of Loan as Collateral recorded on November 27, 2007, as Document No. 4376641.

View: <http://doc-locker.com/PDF/WI/Dane/158b1d6b-080f-4de1-9.pdf>

411. Mortgage from Project Home I, LLC to Johnson Bank in the amount of \$250,000.00 dated _____, 2019 and recorded _____, 2019 as Document No. _____.

EXCEPTIONS 500-599

Other matters.



This page is only a part of the 2016 ALTA Commitment for Title Insurance underwritten by First American Title Insurance Company. This Commitment is not valid without the Notice, the Commitment to Issue Policy and the Commitment Conditions (located at www.knightbarry.com/cover/FA); Schedule A; Schedule B, Part 1 Requirements; and Schedule B, Part 2 Exceptions. All italicized words in this Commitment are for informational purposes only and for the convenience of the reader and are not part of the ALTA Commitment form.

COMMITMENT FOR TITLE INSURANCE
Schedule B, Part 2
EXCEPTIONS

File #: 1076880

Completed: 10/31/19 3:20 pm
Last Revised: 11/18/19 8:41 am
Title Contact: Erik Kanikula (erik@knightbarry.com)
Closing Contact: (madisoncapcloser@knightbarry.com)

500. The following items delineated on Survey dated July 16, 1999, as Job (Office Map No.) 980773-L prepared by Daniel V. Birrenkott P.L.S. Birrenkott Surveying, Inc.
- a) Rights of Utilities to service their facilities located on the property and in any easements designated on the survey.
 - b) Building encroachment into 12 foot utility easement located on Lots 78 & 79 of plat as shown on survey.

FOOTNOTES

THIS IS FOR INFORMATIONAL PURPOSES ONLY; NOTHING NOTED IN THIS SECTION WILL APPEAR ON THE POLICY.

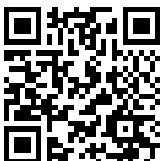
DOWNLOAD ALL DOCUMENTS LINKED IN THIS COMMITMENT AS A SINGLE PDF FILE:

THIS COMMITMENT IS BEING ELECTRONICALLY DISTRIBUTED TO:

- a. The real estate taxes are exempt.

<https://documents.knightbarry.com/doc-locker.aspx?did=1348814-17F1A7CF-3F55-4A9B>

Tim Radelet
tradelet@charter.net
Project Home, Inc.



This page is only a part of the 2016 ALTA Commitment for Title Insurance underwritten by First American Title Insurance Company. This Commitment is not valid without the Notice, the Commitment to Issue Policy and the Commitment Conditions (located at www.knightbarry.com/cover/FA); Schedule A; Schedule B, Part 1 Requirements; and Schedule B, Part 2 Exceptions. *All italicized words in this Commitment are for informational purposes only and for the convenience of the reader and are not part of the ALTA Commitment form.*