

**FLOODPLAIN AND WETLAND CERTIFICATE**  
 I HEREBY CERTIFY THAT UPON REVIEW OF THE FEMA MAP, PANEL NO. 555154-0002 B, EFFECTIVE DATE SEPTEMBER 29, 1996, AND THE WISCONSIN DNR WETLANDS INVENTORY MAP AS ON FILE IN THE GRANT COUNTY LAND RECORDS OFFICE THAT THE PARCEL LIES WITHIN FLOODZONE "A" AND NOT WITHIN THE CONFINES OF A FLOOD PLAIN AS DEFINED BY FEMA NOR A WETLAND AS DEFINED BY THE WISCONSIN DNR.  
 MATHEW D. REIGEL, REGISTERED LAND SURVEYOR NO. S-2321

**RECORDED LEGAL DESCRIPTION**  
 Lot One (1) and the North 37.41 feet of Lot Two (2) in Block Five (5) of Straw Addition to the City of Platteville, Grant County, Wisconsin, according to the recorded map of plat thereof.

**SURVEYORS CERTIFICATE**  
 To Sara Investment Real Estate LLC  
 This is to certify that this survey was actually made upon the ground, that it and the other information, courses and distances shown hereon are accurate; that the title lines and lines of actual possession are accurate; that the property "closes" by engineering calculation; that this survey correctly shows the size and location of all buildings, structures and other improvements on the property and all are within the boundary lines that I have shown or noted all recorded easements or rights-of-way listed in the title report; Commonweath Land Title Insurance Company Case #12614T effective date September 1, 2005 at 8:00 A.M. and shown all observable evidence of easements on the ground that there are no encroachments upon or party walls with the property by any building, structure or other improvement situated on any adjoining premises other than is shown on the survey that public streets necessary for access to the property have been completed and dedicated and there is access between such streets and the property.  
 This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.  
 This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1999 and meets the accuracy requirements of Urban Survey as defined therein.  
 Dated this 23th day of September, 2005.

MATHEW D. REIGEL  
 Professional Land Surveyor, S-2321  
 7120 Park Shores Court  
 Middleton, WI 53562  
 (608) 712-6757

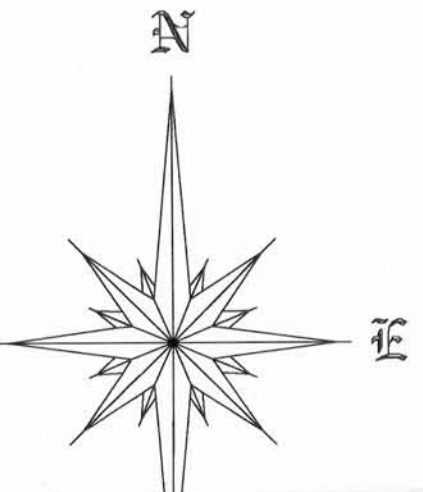
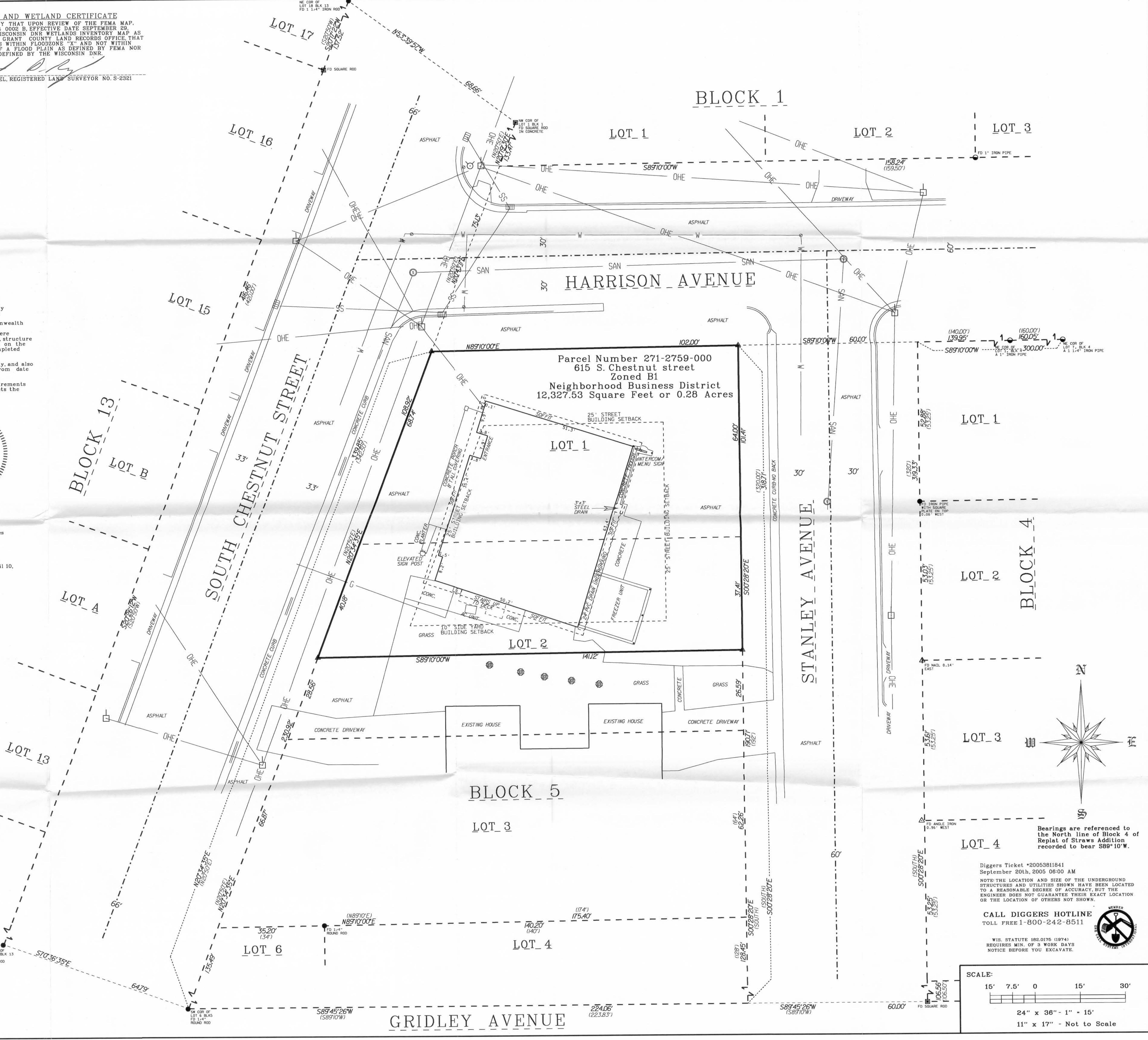


**SCHEDULE B - Section 2**  
**EXCEPTIONS**  
 Case #12614T  
 Items 1-5 NOT SURVEY ITEMS  
 Item 6. Such state of facts as would be disclosed by an accurate survey and inspection of the premises. SHOWN ON SURVEY  
 Item 7. Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever for road or highway purposes. SHOWN ON SURVEY  
 Item 8. NOT A SURVEY ITEM  
 Item 9. Terms, conditions and provisions of Affidavit for lot division dated April 10, 1997 and recorded in Volume 780 of Records, page 41 on April 10, 1997.  
 A CERTIFIED SURVEY MAP WAS NOT RECORDED TO CREATE TWO NEW LOTS FROM THE EXISTING THREE.

**Notes:**  
 Parcel is zoned B-1  
 Neighborhood Business District  
 Setbacks are shown as per Zoning  
 Director Joe Carroll to follow parcel as described and not per the plotted lot lines.  
 Building Height: 25 feet maximum.  
 Utility providers notified by Diggers Hotline are as follows:  
 Platteville Water and Sewer Dept.  
 Alliant Energy Corporation  
 CenturyTel  
 CenturyTel Cable TV  
 There are no Parking Stripes on the Property.

- LEGEND**
- C- GAS
  - W- WATER
  - T- UNDERGROUND TELEPHONE
  - OH- OVERHEAD TELEPHONE
  - E- UNDERGROUND ELECTRIC
  - OE- OVERHEAD ELECTRIC
  - SS- STORM SEWER
  - SAN- SANITARY SEWER
  - TV- CABLE TV
  - CL- CENTERLINE
  - FL- FENCE LINE
  - X- PROPERTY LINE
  - R- RIGHT OF WAY LINE

- ▲ SET PK NAIL
- BENCH MARK
- MANHOLE
- POWER POLE
- ⊕ HYDRANT
- ⊕ TELEPHONE PEDESTAL
- ⊕ BUSH
- ⊕ LIGHT POLE
- ⊕ INLET
- ⊕ SIGN
- ⊕ TRAFFIC SIGNAL
- ⊕ WATER VALVE
- ⊕ GAS VALVE
- ⊕ DECIDUOUS TREE
- ⊕ CONIFEROUS TREE
- ⊕ CONTROL POINT
- ⊕ PULL BOX

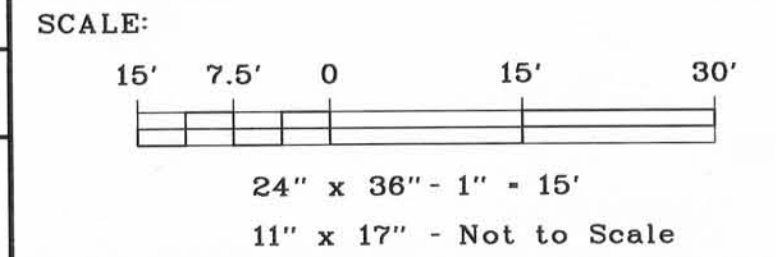


Bearings are referenced to the North line of Block 4 of Replat of Straws Addition recorded to bear S89°10'W.

Diggers Ticket #2005381841  
 September 20th, 2005 06:00 AM  
 NOTE: THE LOCATION AND SIZE OF THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN HAVE BEEN LOCATED TO A REASONABLE DEGREE OF ACCURACY, BUT THE ENGINEER DOES NOT GUARANTEE THEIR EXACT LOCATION OR THE LOCATION OF OTHERS NOT SHOWN.

**CALL DIGGERS HOTLINE**  
 TOLL FREE 1-800-242-8511

WIS. STATUTE 182.0176 (1974)  
 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.



BY	
REVISION:	
CAD REFERENCE FILES:	

**REIGEL LAND SURVEYING**  
 7120 Park Shores Court, Middleton, Wisconsin 53562  
 Voice: 608-712-6757 Fax: 608-824-6404  
 E-mail: reigellandsurveying@earthlink.net

**CITY OF PLATTEVILLE, WISCONSIN**  
**GRANT COUNTY, WISCONSIN**  
**ALTA/ACSM BOUNDARY AND TOPOGRAPHIC SURVEY**

CITY LOCATION	
SHEET TITLE	
DRAWN BY:	MDR
CHECKED BY:	MDR
DATE:	09/23/05
SCALE:	1"=15'
JOB NUMBER:	1052
SHEET NUMBER	1 OF 1