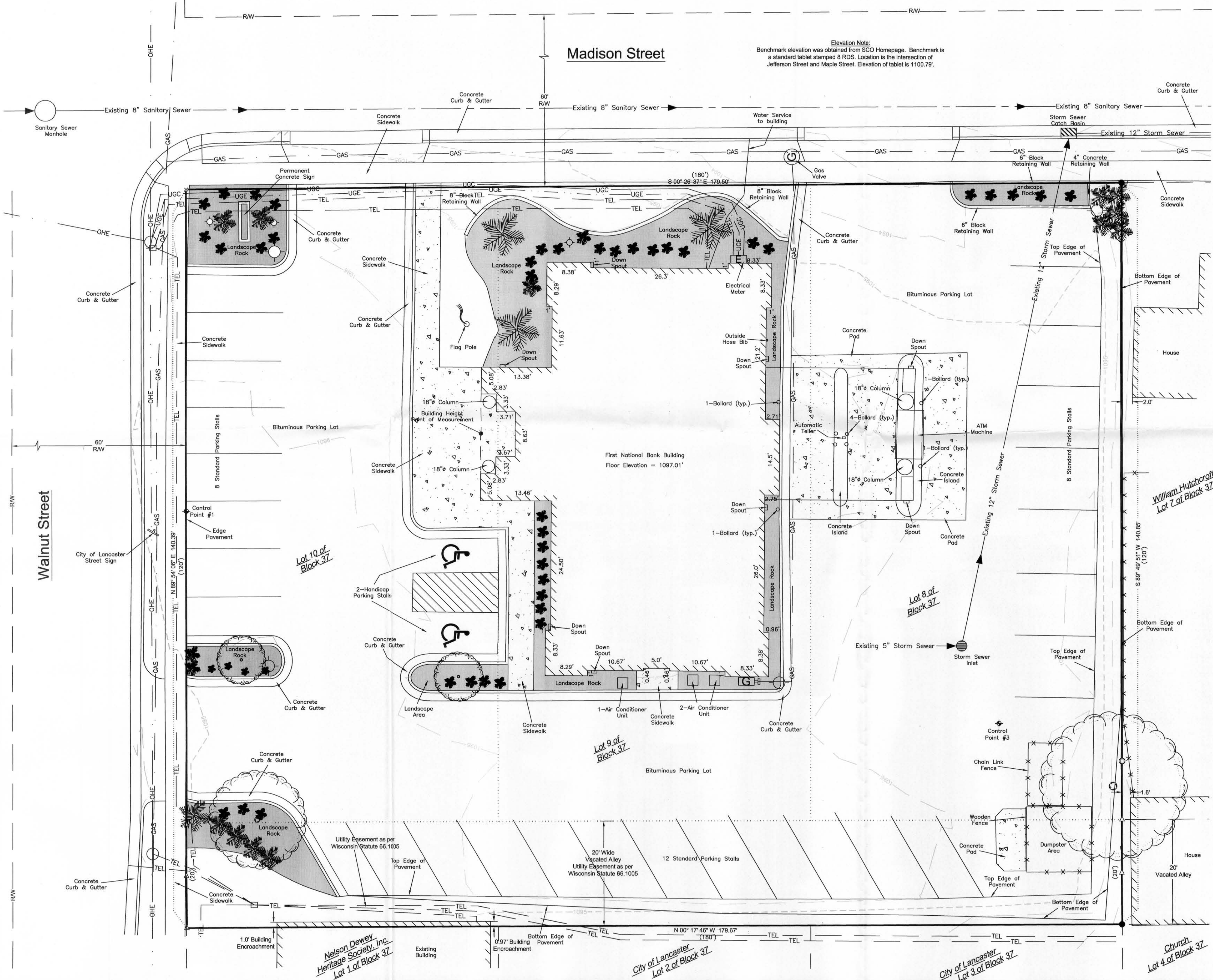


ALTA/ACSM LAND TITLE SURVEY

Lots Eight (8), Nine (9), Ten (10), and Vacated Alley Abutting on West side, in Block Thirty-Seven (37) of the Original Plat of Village (now City) of Lancaster, Grant County, Wisconsin, according to the recorded map or plat thereof.

Survey Reference to the East line of Block 37, Original Plat, City of Lancaster, is assumed to bear S00°26'37" E.



Madison Street

Walnut Street

Elevation Note:
Benchmark elevation was obtained from SCO Homepage. Benchmark is a standard tablet stamped 8 RDS. Location is the intersection of Jefferson Street and Maple Street. Elevation of tablet is 1100.79'.

Description Provided:
Lot Eight (8), Nine (9), Ten (10), and Vacated Alley Abutting on West side, in Block Thirty-Seven (37) of the Original Plat of the Village (now City) of Lancaster, Grant County, Wisconsin, according to the recorded map or plat thereof.

Surveyor's Certificate:
To First National Bank, Heartland Financial USA, Inc., and Heartland Financial USA, Inc. lender, if any, Fidelity National Title Insurance Company, and its successors and/or assigns;
This is to certify that this map or plat and the survey on which it is based were made in accordance with the "2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 5, 6a, 6b, 7a, 7b(1), 7c, 8, 9, 10, 11b, and 13 of Table A thereof. The fieldwork was completed on August 23, 2012. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Dated this 24th day of September, 2012
Signed: *Stanley J. King*
Stanley J. King, Surveyor
License No. S-2001



- General Notes:**
- Dates of field work: August 23, 2012. Locate information obtained through Digger's Hotline Ticket #20123313558 and Ticket #20123314542.
 - The parcel depicted on this survey is the same in the description referenced above.
 - Parcel Number Surveyed: 22-246-262-0000.
Owners: First National Bank of Platteville, a US Banking Corporation
Address Location: 305 Madison Street, Lancaster, Wisconsin 53813.
 - Utility locations are shown per evidence as observed in the field.
 - With regard to Table A, item 11(b), source information from plans and markings will be combined with observed evidence of utilities to develop a view of those underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
 - Ground cover have been located as a part of this survey.
 - The land area of the parcel surveyed is 25,253 square feet or 0.58 acres.
 - Total number of parking stalls = 30. Total number of standard parking stalls = 28. Total number of handicap parking stalls = 2.
 - Current zoning per the City of Lancaster is C1, General Business:
Minimum Lot Width = 60'
Street Setback = 25'
Side Setback = 10'
Street Side Setback = 10'
Rear Setback = 25'
Building Height = 35' maximum
 - Building Characteristics:
Character of Construction = Masonry
Square Footage = 3,494
Number of Stories = (1)
Height of Building Elevation = 1113.15' (See Map for Location of Measurement)
Floor Elevation = 1097.01'
 - Surveyor has been provided with a copy of Title Commitment Number TC-3274, Commitment date July 26, 2012 at 4:00 p.m. Fidelity National Title Company. Schedule B - Parcel I
Exceptions of said commitment references the following:
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
24. Easements, if any, that will continue despite the alley vacation. WIS STAT 66.1005 preserves the rights of the public and any utility, municipality, school district or person to continue and maintain any installation in the public way that has become part of the insured premises.
 - While performing fieldwork for this survey the surveyor found no observed evidence of division or party walls with respect to adjacent properties.
 - While performing fieldwork for this survey the surveyor found no observation evidence of current earth moving work, building construction or building additions as described in item #16 of Table A - Optional Survey Responsibilities and Specifications.
 - At the time of this survey the surveyor had no knowledge of current, or proposed changes to the street Right-of-Way lines bounding this property as described above, and saw no evidence of recent street or sidewalk construction or repairs relating to items described in #17 of Table A - Optional Survey Responsibilities and Specifications.

Legend

- | | | | | | |
|--|-----------------------|--|--|--|-------------------------------------|
| | Ex. San. Manhole | | Ex. Curb and Gutter | | Ex. Flow Direction |
| | Ex. Deciduous Tree | | Ex. Landscape Areas | | Ex. Underground Natural Gas Utility |
| | Ex. Catch Basin | | Set No. 6 x 18" rebar
wt = 1.50 #/ft. | | Ex. Underground Electric Utility |
| | Ex. Storm Inlet | | 2" Iron Pipe Found | | Ex. Underground Cable TV Utility |
| | Ex. Natural Gas Valve | | 1" Iron Pipe Found | | Ex. Underground Telephone Utility |
| | Ex. Natural Gas Meter | | Chisled "X" Found | | Ex. Overhead Electric |
| | Ex. Light Pole | | Recorded As | | Ex. 8" Sanitary Sewer Main |
| | Ex. Tele Pedestal | | R/W | | Ex. Water Main |
| | | | Existing Shrub | | Ex. 5" Storm Sewer |
| | | | Existing Large Shrub | | Ex. 12" Storm Sewer |



Surveyed For:
First National Bank
305 Madison Street
Lancaster, Wisconsin 53813

DATE: Aug. 29, 2012
DRAWN BY: CDC / KAK
APPROVED BY: SJK
SURVEY CREW: KAK/BMD/LCS
FILE: Projects\2012\12-084 - Paperless\Plans\Lancaster\Alta

