

ALTA/ACSM LAND TITLE SURVEY

Located in Lot #1 of Keystone Development being in the SW 1/4 of the NW 1/4 of Section 13, T3N, R1W of the 4th P.M., being a replat of Lot #2 and Outlot #3 of CSM #1147, a replat of part of Lot #1, CSM #1031 in the City of Platteville and Discontinued Laughton Terrace, Grant County, Wisconsin.

Description Provided:

Lot One (1) of Keystone Development recorded in Plat Cabinet 'B', page 79A, Document #694053 on December 6, 2006 located in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Thirteen (13), Town Three (3) North, Range One (1) West of the 4th P.M., being a replat of Lot #2, and outlot #3 of CSM #1147 and a replat of part of Lot#1 of CSM #1031 in the City of Platteville, Grant County, Wisconsin.

Surveyor's Certificate:

To First National Bank of Platteville, 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 21, 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.

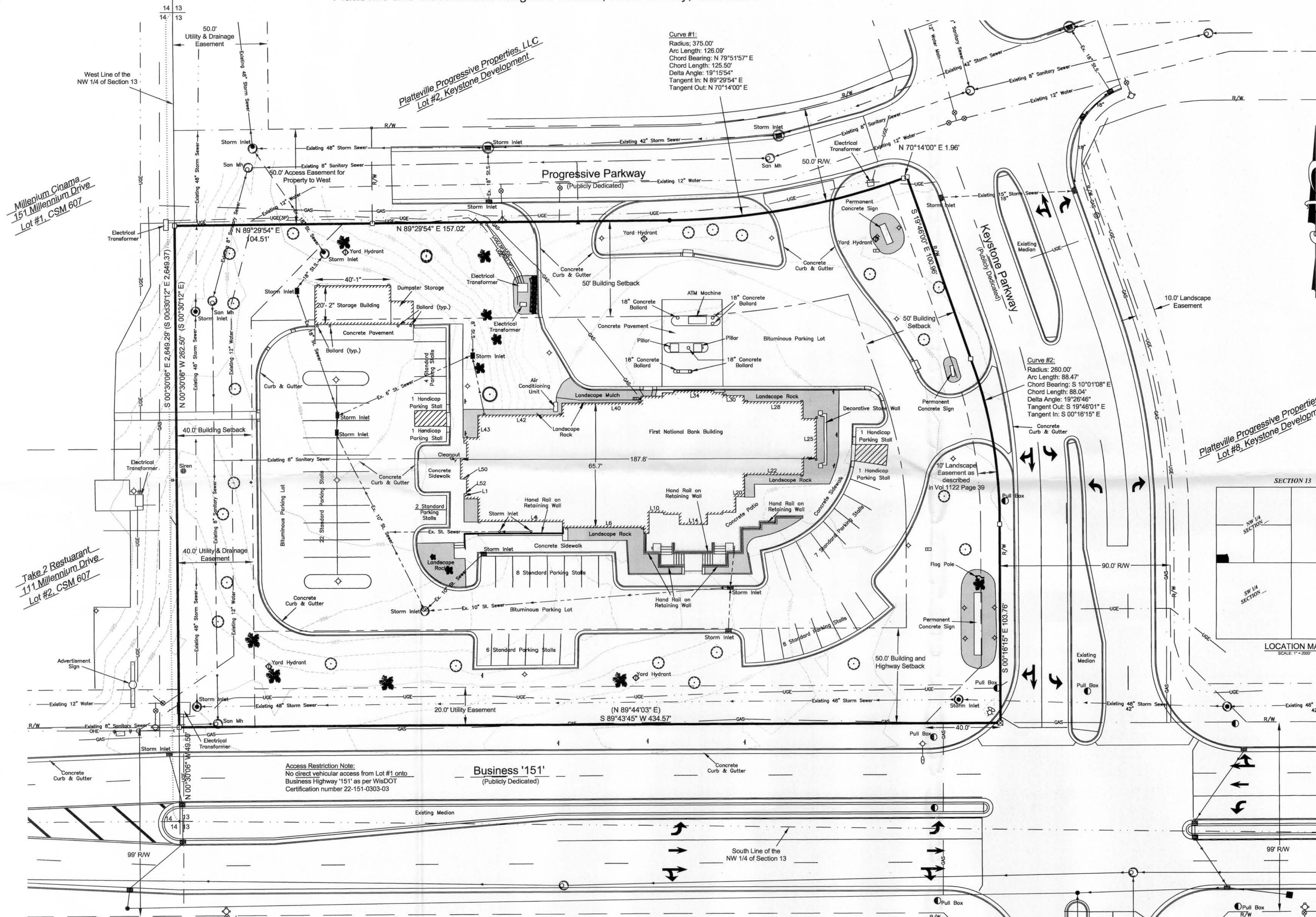
Dated this 24th day of September, 2012

Signed: *Stanley J. King*
Stanley J. King, Surveyor
License No. S-2001



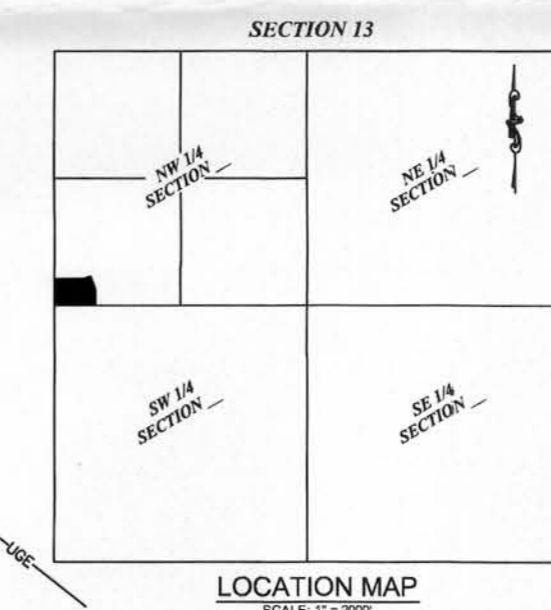
General Notes:

- Dates of field work: August 21, 2012. Locate information obtained through Digger's Hotline Ticket #20123314571 and Ticket #20123314562.
- The parcel depicted on this survey is the same in the description referenced above.
- Parcel Number Surveyed: 22-271-3100-0110.
Owners: First National Bank of Platteville
a/k/a First National Bank of Platteville, a US Banking Corporation
Address Location: 10 Keystone Parkway, Platteville, Wisconsin 53818
- Utility locations are shown per evidence as observed in the field and per construction records from the City of Platteville.
- 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. While performing fieldwork for this survey the surveyor found no evidence of potential encroachments.
- No ground cover have been located as a part of this survey.
- The land area of the parcel surveyed is 113,087 square feet or 2.60 acres.
- Total number of parking stalls = 61. Total number of standard parking stalls = 57. Total number of handicap parking stalls = 4.
- Current zoning per the City of Platteville is B-3, Highway Business:
Minimum Lot Width = 100'
Street Setback = 50'
Side Setback = 20'
Rear Setback = 40'
Building Height = 35' maximum
- Main Building Characteristics:
Character of Construction = Masonry
Square Footage = 10,330'
Number of Stories = (3)
Height of Building = 1044.56' (See Map for Location of Measurement)
Main Floor Elevation = 1006.40'(South Entrance)
Lower Floor Elevation = 995.40'(West Entrance)
Storage Building Characteristics:
Character of Construction = Masonry
Square Footage = 808'
- Surveyor has been provided with a copy of Title Commitment Number TC-3274, Commitment date July 26, 2012 at 4:00 p.m. from Fidelity National Title Insurance Company, and Schedule B - Parcel 1 Exceptions.
- 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 observed 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 bordering 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.



Millennium Cinema
151 Millennium Drive
Lot #1, CSM 607

Take 2 Restaurant
111 Millennium Drive
Lot #2, CSM 607



Legend

<ul style="list-style-type: none"> Ex. Ecc. San. Manhole Ex. Con. Manhole Ex. Fire Hydrant Ex. Water Service Ex. Water Valve Lawn Sprinkler Head 	<ul style="list-style-type: none"> Ex. Storm Inlet Ex. Natural Gas Valve Ex. Natural Gas Meter Ex. Power Pole Ex. Light Pole Ex. Tele Pedestal 	<ul style="list-style-type: none"> Ex. Deciduous Tree Painted Traffic Arrow Ex. Traffic Light Ex. Traffic Light W/arm Ex. Pull Box 	<ul style="list-style-type: none"> Ex. Landscape Areas Set No. 6 x 18" rebar - wt = 1.50 #/l.f. No. 10 Rebar Found No. 7 Rebar found No. 6 Rebar Found 2" Iron Pipe Found Brass Marker Found Recorded As Right of Way 	<ul style="list-style-type: none"> Ex. Curb and Gutter Ex. Flow Direction Ex. Undergound Natural Gas Utility Ex. Undergound Electric Utility Ex. Undergound Cable TV Utility Ex. Undergound Telephone Utility Ex. Undergound Fiber Optic Utility Ex. Overhead Electric 	<ul style="list-style-type: none"> 8" San. Sewer 6" Water 12" Water 10" St. S. 15" St. S. 18" St. S. 42" St. S. 48" St. S. 8" Sanitary Sewer Main 6" Water Main 12" Water Main 10" Storm Sewer 15" Storm Sewer 18" Storm Sewer 24" Storm Sewer 24" Storm Sewer
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Surveyed For:
First National Bank of Platteville
10 Keystone Parkway
Platteville WI, 53818

SCALE: 1"=30'

DATE: Sept. 6, 2012
DRAWN BY: CDC / KAK
APPROVED BY: SJK
SURVEY CREW: KAK/BMD/LCS

Exterior Wall Dimensions

Line	Distance	Line	Distance	Line	Distance	Line	Distance	Line	Distance
L1	2.83'	L11	1.04'	L21	11.83'	L31	1.53'	L41	6.07'
L2	7.45'	L12	8.23'	L22	31.10'	L32	4.89'	L42	44.10'
L3	11.80'	L13	5.28'	L23	8.81'	L33	0.92'	L43	11.70'
L4	44.07'	L14	14.91'	L24	6.78'	L34	21.19'	L44	7.31'
L5	3.19'	L15	5.47'	L25	20.83'	L35	0.92'	L45	2.89'
L6	42.98'	L16	8.17'	L26	7.09'	L36	5.97'	L46	1.39'
L7	3.07'	L17	0.97'	L27	8.71'	L37	1.84'	L47	7.80'
L8	2.78'	L18	6.81'	L28	31.15'	L38	11.28'	L48	3.30'
L9	11.00'	L19	8.13'	L29	3.18'	L39	3.44'	L49	11.37'
L10	7.61'	L20	4.68'	L30	11.10'	L40	41.73'	L50	3.31'



Delta: G:\Projects\2012\012-084\cad\Site.dwg
Drawing: G:\Projects\2012\012-084\Paperless\Plans\Platteville_FNBank_Alta.dwg