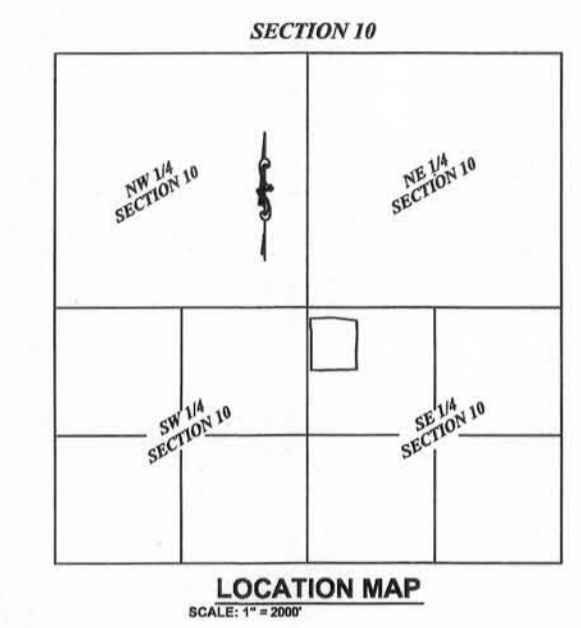
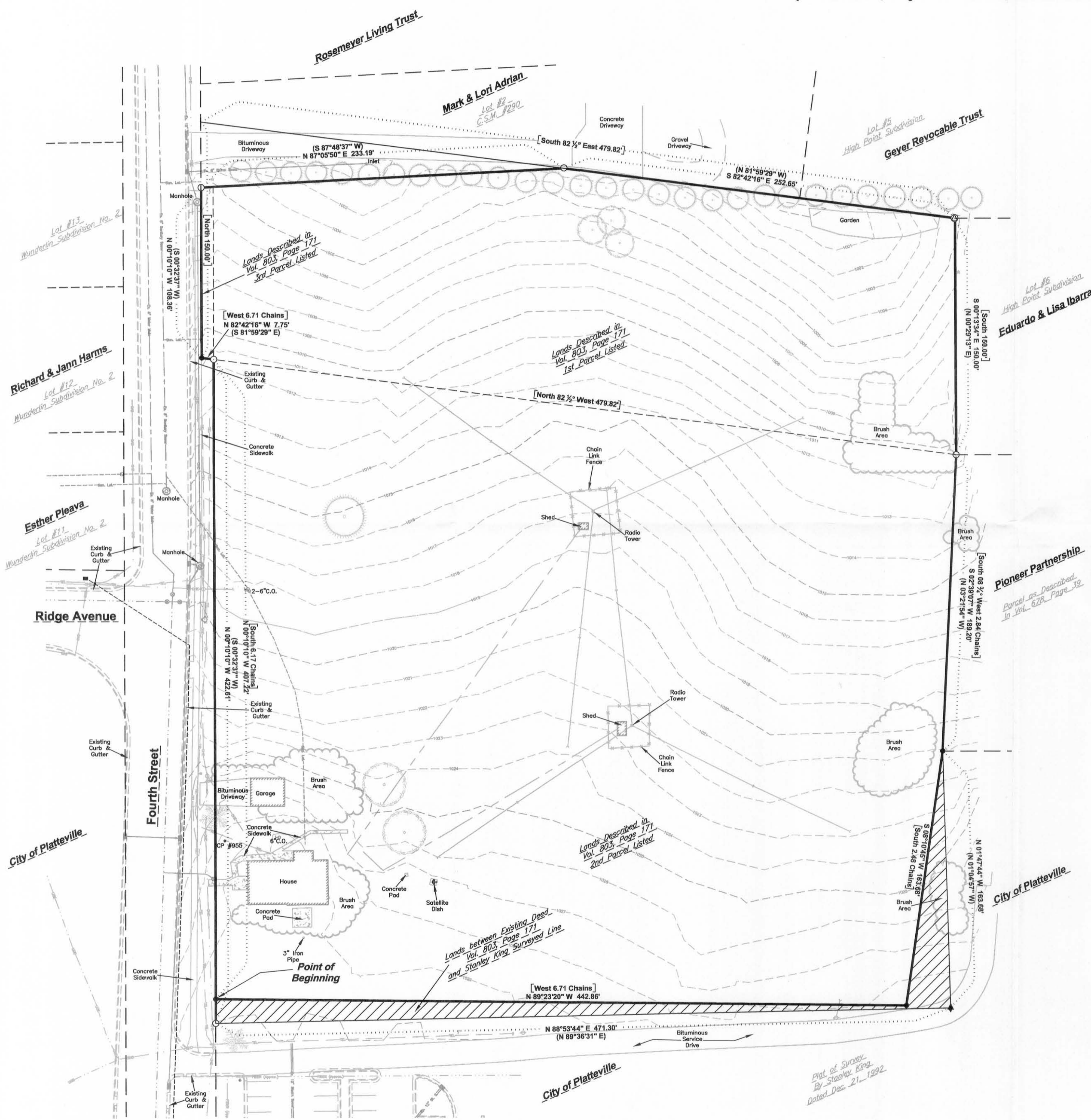


ALTA/ACSM LAND TITLE SURVEY

Located in part of Lot Two (2) of Block Nineteen (19) and in part of Lot (1) of Block Twenty (20) of the Assessment Plat to the City of Platteville. Also being located in the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section Ten (10), Town 3 North (T3N), Range One West (R1W), of the 4th Principal Meridian, City of Platteville, Grant County, Wisconsin



Bearings are referenced to the East Line of 4th Street Which is Assumed to Bear S 00°10'10" E

Description Provided:

Parcel 1:
Commencing at a point that is 164.82 feet South of South 82 ½° East 33.00 feet from the center of Section 10, T3N, R1W of the 4th P.M., Grant County, Wisconsin;
thence South 82 ½° East 479.82 feet;
thence South 150.00 feet;
thence North 82 ½° West 479.82 feet;
thence North 150.00 feet to the place of beginning.
The above described land corresponds in general location to a part of Lot Two (2) in Block Nineteen (19) in the Assessment Plat of the City of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof. EXCEPT that parcel of land conveyed to James A. Rosemeyer and Lorri A. Rosemeyer and Mark D. Adrian and Lori M. Adrian by Quit Claim Deed recorded in Volume 656 of Records, page 300, described as follows:
A parcel of land located in the NW ¼ of the SE ¼ of Section 10, T3N, R1W, City of Platteville, Grant County, Wisconsin, more particularly described as follows:
Commencing at the occupied Northwest corner of the SE ¼ of Section 10, T3N, R1W of the 4th P.M., Grant County, Wisconsin, said corner being established by the Colaluca Subdivision of the City of Platteville;
thence South 01°26'17" West 164.82 feet along the West line of said SE ¼;
thence South 81°07'53" East 33.00 feet to the Northwest corner of that property described in Volume 356, Page 233, Grant County Registry, said point being the point of beginning;
thence South 01°28'17" West 40.00 feet along the Westerly line of said property;
thence North 88°44'19" East 225.52 feet to the North line of said property;
thence North 81°07'53" West 227.18 feet along said North line to the point of beginning.

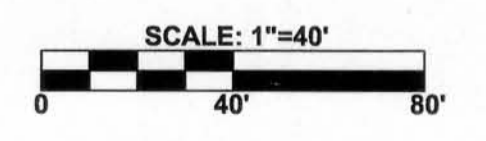
Parcel 2:
Commencing at a point that is 4.77 chains South and South 82 ½° East 50.00 links from the center of Section 10, T3N, R1W of the 4th P.M., Grant County, Wisconsin;
thence running South 82 ½° East 727.00 links;
thence South 08 ½° West 2.84 chains;
thence South 2.48 chains;
thence West 6.71 chains to a point 50.00 links East of the Quarter Section line between the SE ¼ and the SW ¼ of said Section 10;
thence North parallel with said Quarter Section line 6.17 chains to the place of beginning.
The above described land corresponds in general location to Lot One (1) in Block Twenty (20) in the Assessment Plat of the City of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof.

Parcel 3:
Commencing at the occupied Northwest corner of the SE ¼ of Section 10, T3N, R1W of the 4th P.M., Grant County, Wisconsin, said corner being established by the Colaluca Subdivision of the City of Platteville;
thence South 01°26'17" West 164.82 feet along the West line of said SE ¼;
thence South 81°07'53" East 33.00 feet to the Northwest corner of that property described in Volume 356, Page 233, Grant County Registry;
thence South 01°26'17" West 40.00 feet along the Westerly line of said property to the point of beginning;
thence South 01°28'17" West 110.00 feet along the Westerly line of said property;
thence North 81°07'53" West 7.79 feet along a Southerly line of that property described in Volume 443, Page 313 of said Registry;
thence North 01°26'17" East 108.63 feet;
thence North 88°44'19" East 7.72 feet to the point of beginning.
The above described land corresponds in general location to a part of Lot Two (2) of Block Nineteen (19) of the Assessment Plat of the City of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof.

Surveyor's Certificate:

To Elm Street Properties, LLC and its successors and assigns, Mound City Bank, Commonwealth Land Title Insured Company and its successors and/or assigns, Midwest Title Corporation 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, 3, 4, 6b, 8, 9, 11a, 13, and 16 of Table A thereof. The fieldwork was completed on September 17, 2013. 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 27th day of September, 2013.
Signed: *Stanley J. King*
Stanley J. King, Surveyor
License No. S-2001



Surveyed For:
Elm Street Properties, LLC
65 N. Elm Street
Platteville, WI 53818

Surveyed By:
DRAWN BY: KAK
FIELD WORK: BWS, KAK
PROJECT: D13-109

Table A - Optional Survey Responsibilities and Specifications:

- #1 Monuments - As graphically shown.
- #2. Address Location: 1245 N. 4th Street, Platteville, WI 53818
- #3. By graphic plotting only, this parcel is located in "Zone X" - Areas determined to be outside 500 - year floodplain of the flood insurance rate map Community Panel Number 5501540676E, effective date September 2, 2011.
- #4. The gross land area of the parcel surveyed is 250,088 square feet or 5.74 acres.
- #6(b). Current Zoning Classification: R-3 Multi Family Residential: Setback Requirements:
 - Minimum Lot Width = 100.00 feet
 - Street Setback = 25.00 feet
 - Side Setback = 10.00 feet each minimum; however, side lot lines that abut property in the R-1 and R-2 districts shall be increased by one foot for each foot of building height above 25 feet.
 - Rear Setback = 25.00 feet
 - Building Height = 35.00 feet maximum
 - Lot Coverage (Building and Parking) = Maximum 70%
- #8. There are no other substantial features that have been observed in the process of conducting this survey.
- #9. Total number of parking stalls = 0
 - Handicapped = 0
 - Motorcycle = 0
 - Standard = 0
- #11(a). Utility locations are shown per evidence as observed in the field, information obtained through Digger's Hotline, and per city records. With regard to Table A, item 11(a), 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.
- #13. Adjoiners - As graphically shown.
- #16. While performing fieldwork for this survey the surveyor found no evidence of earth moving work, building construction or building additions as described in item #16 of Table A - Survey Responsibilities and Specifications.

General Notes:

1. Dates of field work: September 17, 2013.
2. The parcel depicted on this survey is the same in the description referenced below.
3. Parcel Number Surveyed: 271-499-000 & 271-499-000.
Owners: Elm Street Properties, LLC
Address Location: Example 1245 N. 4th Street, Platteville, Wisconsin 53818
4. Surveyor has been provided with and reviewed a copy of Commitment No. 6380TR & 6381TR, Commitment date May 22, 2013 at 8:00 a.m. from Commonwealth Land Title Insurance Company.
5. No physical evidence of wetlands were witnessed by the Surveyor while performing this survey.

Schedule B - Exceptions:

- #1, #5, #6, #7, #8, #9, #10, #15, #16, #17, #18, #19, #20, #21, #24, #26, #27, #28 Not Survey Related.
- #2, #3, #4, #12, #13, #14, #22, #23 As graphically shown.
- #25. The standard exceptions shown in Schedule B will be waived from the policy upon review and acceptance of the following:
 - A. An acceptable Survey of "Affidavit in Lieu of Survey" and;
 - B. A properly executed ALTA Extended Coverage Statement.

Legend

●	Set No. 6 x 18" rebar - wt = 1.50 #/ft.	---	San. Lat.	---	Sanitary Sewer Lateral
○	No. 6 Rebar Found	---	8" San. Sewer	---	8" Sanitary Sewer Main
⊕	1" Diameter Iron Pipe Found	---	8" Water	---	8" Water Main
⊗	Railroad Spike Found	---	10" Water	---	10" Water Main
()	Recorded As	---	12" St. Sewer	---	12" Storm Sewer
[]	Recorded As from Provided Description	---	15" St. Sewer	---	15" Storm Sewer
▨	Lands between Deed and Surveyed Line	---	---	---	---
⊕	Water Valve	---	---	---	Curb and Gutter
⊗	Catch Basin	---	---	---	Underground Natural Gas Utility
⊕	Power Pole	---	---	---	Underground Electric Utility
⊕	Light Pole	---	---	---	Underground Cable TV Utility
⊕	Tele Pedestal	---	---	---	Underground Telephone Utility
⊕	Satellite Dish	---	---	---	Underground Fiber Optic Utility
⊕	Post or Pole	---	---	---	Overhead Electric
⊕	Street Sign	---	---	---	Fence
⊕	Coniferous Tree	---	---	---	Contour
⊕	Deciduous Tree	---	---	---	---
⊕	Bush	---	---	---	---
⊕	Tree/Brush Line	---	---	---	---
⊕	Survey Control Point	---	---	---	---

