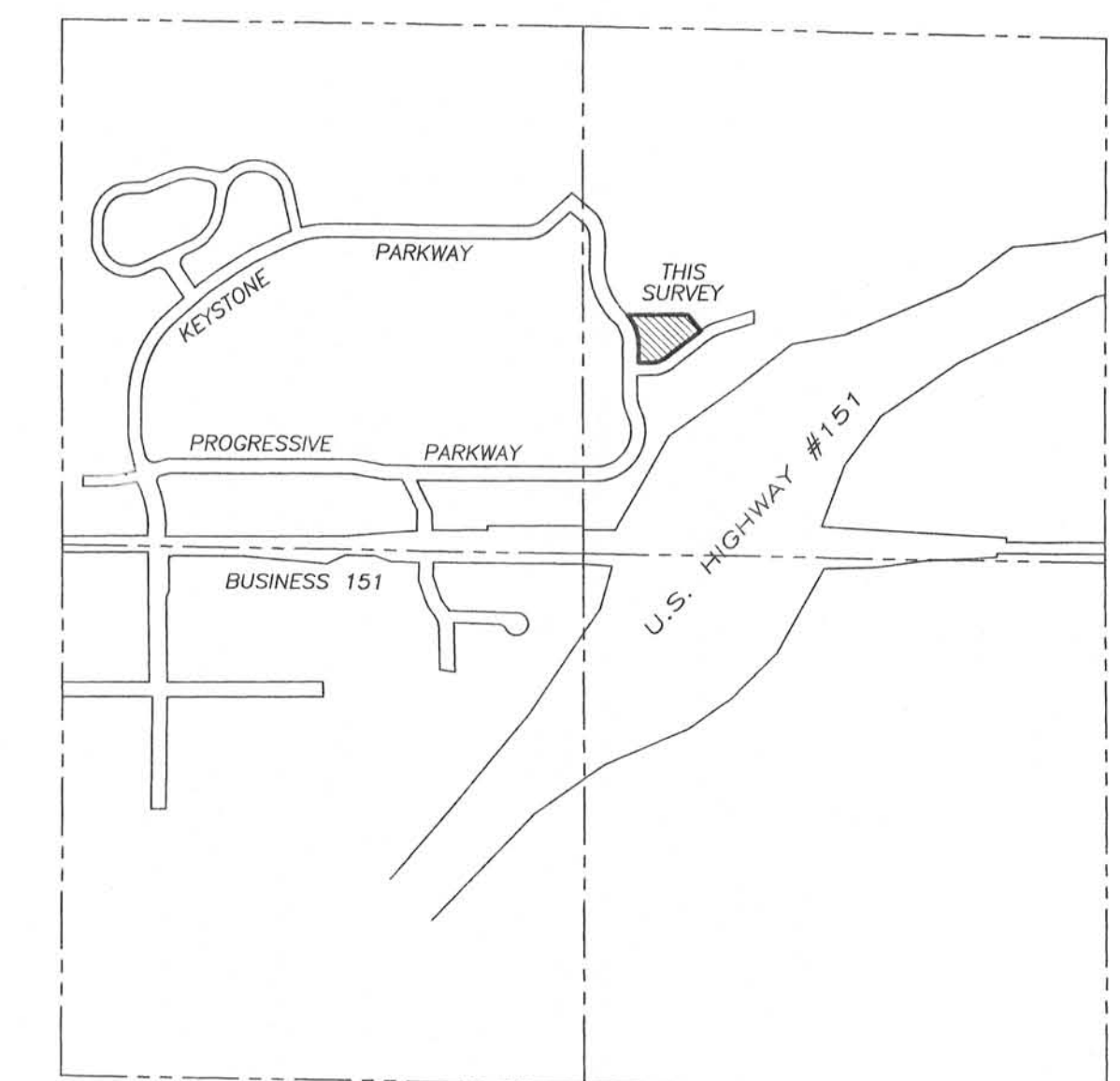


ALTA/NSPS LAND TITLE SURVEY

LOCATION SKETCH
SECTION 13, T3N R1W



LOT 24
TAX ID: 271-3100-340
OWNER: PLATTEVILLE
DEVELOPMENT GROUP

SEE SCHEDULE B, SECTION 2
EXCEPTION #1 and #3:
Existing wood landscape chips and riprap
apparent encroachment onto adjoining lot

SEE SCHEDULE B, SECTION 2
EXCEPTION #1 and #3:
Existing wood landscape chips and riprap
apparent encroachment onto adjoining lot

SEE SCHEDULE B, SECTION 2
EXCEPTION #1 and #3:
Existing wood chip landscape apparent
encroachment onto right of way

SEE SCHEDULE B, SECTION 2
EXCEPTION #1 and #3:
Existing wood chip landscape apparent
encroachment onto right of way

SEE SCHEDULE B, SECTION 2
EXCEPTION #1 and #3:
Existing wood chip landscape apparent
encroachment onto right of way

SEE SCHEDULE B, SECTION 2
EXCEPTION #1 and #3:
Existing wood chip landscape apparent
encroachment onto right of way

LOT 25
1.32± ACRE
57,434± SQ. FT.

2001 PROGRESSIVE PARKWAY
PLATTEVILLE WISCONSIN, 53818

LOT 22
TAX ID: 271-3100-320
OWNER: PLATTEVILLE
DEVELOPMENT GROUP

DESCRIPTION:
Lot Twenty-five (25) of the Plat of Keystone Development, a subdivision in the City of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof.

NOTES OF SURVEY:
In regards to Table A

- Property address: 2001 Progressive Parkway, Platteville, WI 53818.
- Flood Zone Classification: Property is located in Zone X as shown on the Flood Insurance Rate Map for Grant County, Wisconsin by Federal Emergency Management Agency. Information based upon Flood Insurance Rate Map Number 55043C0685F. Map revised date, February 3, 2016.
- Gross land area: 1.32± Acres/57,434± Sq. Ft.
- No zoning report or letter was submitted to the Surveyor. Building setback lines shown hereon were retraced from the Plat of Keystone Development.
- Site contains 27 regular parking stalls and 2 disabled parking stalls.
- Location of underground utilities are shown from markings provided by Digger's Hotline, cleared on 4-18-2016 at 10:54 a.m., Ticket # 2016161171. Field measurements were taken on 4-18-2016 at 12:00 P.M. The water and sewer lines were not clearly marked after the clearance date and time. Please note that locations of underground improvements shown on this survey were also determined from existing physical features observed at the surface, along with plans obtained by the surveyor from the City of Platteville. The exact location of underground features cannot be accurately, completely and reliably depicted and are shown to develop a view of the underground utilities.
- Names of adjoining land owners are according to the current tax records.
- No evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- There are no proposed changes in street right of way lines per the Engineering Dept., City of Platteville. No evidence of recent street or sidewalk construction or repairs were observed in the process of conducting the fieldwork.
- No wetland delineation marks were observed in the process of conducting the fieldwork.
- Volume 1122, Page 345 recorded as Document No. 694445, Grant County Registry is a Lot Declaration of Easements, Covenants, Conditions and Restrictions document which contains nonexclusive, perpetual and reciprocal easements for: An easement for reasonable access, ingress and egress over all paved driveways, roadways and walkways; An easement upon, under, over above and access the lot for the discharge, drainage, use, detention and retention of storm water runoff; An easement under and across the lot for the installation, maintenance, repair and replacement of water mains, storm drains, sewers, water sprinkler system lines, telephone or electrical conduits or systems, cable, gas mains and other utility facilities. (See Volume 1122, Page 345 for additional information.)

Other Notes:
Commitment for Title Insurance issued by First American Title Insurance Company National Commercial Services, 10 W. Mifflin Street, Suite 302, Madison WI 53703.
Commitment Date: April 5, 2016 at 8:00 A.M.
Commitment No.: NCS-786905-MAD.

SURVEYOR'S CERTIFICATE:
To: Dan Sisel, Associated Bank, National Association and its successors and assigns, DGR Platteville, LLC, and First American Title Insurance Company National Commercial Services:

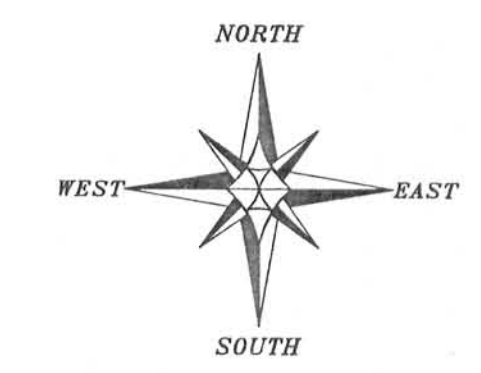
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(b), 7(a)(b)(1), (8), (9), (11), (13), (14), (16), (17), (18), (19) and (20) of Table A thereof. The fieldwork was completed on 4-18-2016 and 4-25-2016.

Date of Plat or Map: April 25, 2016
Revised this 3rd day of May, 2016



LEGEND

- 3/4" x 18" rebar set with cap
- 3/4" rebar found
- 1 1/4" rebar found
- Existing Inlet
- Existing Manhole (as labeled)
- Water Valve
- Fire Hydrant
- Existing Light Pole
- Existing Telephone Pedestal
- Underground Gas Sign
- Cable Pedestal
- Existing Sign
- Steel post
- Deciduous Tree
- Coniferous Tree
- Recorded as
- Lot line (Surveyed parcel)
- Existing Right of Way and lot line
- Building setback line
- Utility Easement Line
- Existing Curb line
- Buried Communication line (Fiber Optic, Telephone, TV)
- Buried Electric Line
- Buried Gas Line
- Buried Sanitary Sewer Line
- Buried Storm Sewer Line
- Buried Water Line
- Removable Chain
- Existing Rip-Rap Stone
- Existing Concrete
- Existing Landscape Stone
- Existing Landscape wood chips
- Existing Striping

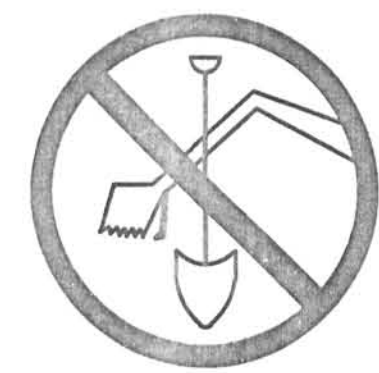


The North line of Lot 25 of Keystone Development bears S 89°26'19" W according to the Grant County Coordinate System (2011 adjustment) which was determined by G.P.S. observation.
SCALE 1" = 20'

LOT 27
TAX ID: 271-3100-370
OWNER: PLATTEVILLE
DEVELOPMENT GROUP

LOT 21
TAX ID: 271-3100-310
OWNER: PLATTEVILLE
DEVELOPMENT GROUP

LOT 20
TAX ID: 271-3100-320
OWNER: PLATTEVILLE
DEVELOPMENT GROUP



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR: DAN SISEL
LOCATED IN KEYSTONE DEVELOPMENT, CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN

Austin Engineering LLC
4211 HWY 81 E
LANCASTER, WI 53813
PHONE 608-723-6363
FAX 608-723-6702

JOB NO: 16s058
DRAWN BY: AJ AUSTIN
H:\PLAT\VILLE\KEYSTONE\16s058-SISEL

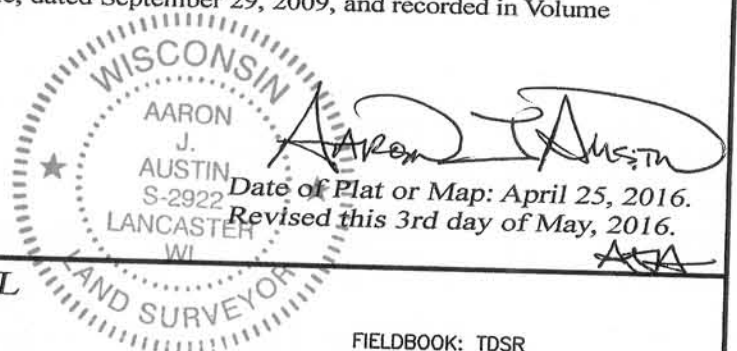
FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SW AUSTIN, AJ AUSTIN
SHEET 1 OF 2

ALTA/NSPS LAND TITLE SURVEY

SCHEDULE B - SECTION TWO - EXCEPTIONS:

Without expressing a legal opinion, the Surveyor has reviewed and commented on the following:

1. Any facts, rights, interests, or claims that are not shown by the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
-Delineated on Map.
2. Easements, liens or encumbrances, or claims thereof, not shown by Public Records.
-No visible easements, liens or encumbrances were observed during the course of this survey for Lot 25.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title including, discrepancies, conflict in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in public records.
-No apparent encroachments or encumbrances onto Lot 25 from adjoining lot.
-Apparent encroachments of Lot onto adjoining property and right of ways delineated on map.
4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished imposed by law and not shown in the public records.
-Not addressed with survey.
5. Defect, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
-Not addressed with survey.
6. Special taxes, assessments or changes, if any.
-Not addressed with survey.
7. Taxes, general and special for the year 2016, not now due and payable.
-Not addressed with survey.
8. Proposed taxes for the year 2015, in the amount of \$12,691.90. Total 2015 taxes \$25,383.80.
-Not addressed with survey.
9. Rights of tenants, if any, in possession under unrecorded leases.
-Not addressed with survey.
10. 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.
-Progressive Parkway and Stone Crest Road were dedicated to the City of Platteville per the recorded plat of Keystone Development.
11. Highway setback lines and access restrictions shown on Certified Survey Map No. 1030 and on the recorded Plat of Keystone Development.
-Does not apply. Lot 25 does not front on Business "151". Property adjoins Progressive Parkway and Stone Crest Road for access.
12. Terms, conditions, and provision of Street access limitation as shown on Certified Survey Map No. 1030.
-Does not apply. Lot 25 does not front on Business "151". Property adjoins Progressive Parkway and Stone Crest Road for access.
13. Easements, Covenants and Restriction Agreement by and between Platteville Progressive Properties, LLC, and Wal-Mart Real Estate Business Trust, recorded in Volume 1065 of Records, page 987 on June 17, 2005 and subject to First Amendment to Easements with Covenants and Restrictions Affecting Land recorded in Volume 1122 of Records, page 384 on December 21, 2006.
-Lot 25 lies outside of the "View Corridor" as referenced in Volume 1065, Page 987.
-Lot 25 lies outside of the "Sign Area" as referenced in Volume 1065, Page 987.
-Per Volume 1065, Page 987... Parking ratios = five (5.0) spaces per one thousand (1,000) square feet of building space for any retail or other commercial use. Lot 25 retail space is 7569 square feet per Sheet A101 Floor Plan dated 3-27-2008 on file with the City of Platteville. Lot 25 contains 27 regular parking spaces and 2 disabled parking stalls.
14. Building setback lines, utility easements and drainage easements as shown on the recorded Plat of Keystone Development.
-Building setback lines shown on Lot 25 are derived from the Plat of Keystone Development.
-Utility easement lines shown on Lot 25 are derived from the Plat of Keystone Development.
-No drainage easement shown on Lot 25 on the recorded Plat of Keystone Development which affect this Lot.
15. Covenants, conditions, restrictions, reservations, limitations, uses, agreements, charges, assessments, and other provisions contained in Keystone Commercial Owner's Association.
-Keystone Commercial Owner's Association documents were not disclosed to the surveyor.
16. Lot Declaration of Easements, Covenants, Conditions and Restrictions recorded in Volume 1122 of Records, page 345 on December 21, 2006.
-Volume 1122, Page 345 2.1(a) An easement for reasonable access, ingress and egress over all paved driveway, roadway and walkways. (appears to be a blanket easement)
-Volume 1122, Page 345 2.1(b) "An easement upon, under, over above and across such Lots for the discharge, drainage, use, detention and retention of storm water runoff in the manner and in the location indicated by the easements depicted on the Plat," (utility easement shown per the recorded subdivision plat of Keystone Development)
"and to install, maintain, repair and replace storm water collection, retention, detention and distribution lines, conduits, pipes and other apparatus under and across those portions of the Lots as is necessary and applicable." (blanket easement)
-Volume 1122, Page 345 2.1(c) "An easement under and across those parts of the Lots that are not indicated by the easements depicted on the Plat, for the installation, maintenance, repair and replacement of water mains, storm drains, sewers, water sprinkler system lines, telephone or electrical conduits or systems, cable, gas mains and other utility facilities necessary for the orderly development and operation of the Commercial Development and each building from time to time located within the Lots;" (appears to be a blanket easement)
17. Declaration of Protective Covenants, Conditions and Restrictions for Outlets, Landscape Easements and Water Detention Pond dated December 20, 2006 and recorded in Volume 1122 of Records, page 377 on December 21, 2006.
-No detention pond or landscape easement is located within Lot 25 per the recorded subdivision plat of Keystone Development.
18. Terms, conditions and provisions of Construction Deadline and Repurchase Agreement by and between Platteville Development Group, Inc., a Wisconsin corporation, and Lot 25, LLC, a Wisconsin limited liability company, dated April 28, 2008 and May 1, 2008 and recorded in Volume 1168, page 182 on May 2, 2008.
-Not addressed with this survey.
19. Unpaid assessments or charges, if any, for common expenses, fines, penalties, levies or cost ascertained under the Keystone Commercial Owner's Association.
-Not addressed with this survey.
20. Mortgage from Lot 25, LLC, to First National Bank of Platteville, dated May 1, 2008, and recorded in Volume 1168 of Record, page 179, document No. 707142 on May 2, 2008, in the original amount of \$1,300,000.00.
-Not addressed with this survey.
21. Assignment of Leases and Rents from Lot 25, LLC to First National Bank of Platteville, dated September 29, 2009, and recorded in Volume 1223 of Records, page 657, Document No. 721462 on October 6, 2009.
-Not addressed with this survey.



 **Austin Engineering LLC**
austinengineeringllc.com
4211 HWY 81 E, LANCASTER, WI 53813
PHONE: 608-723-6363 FAX: 608-723-6702

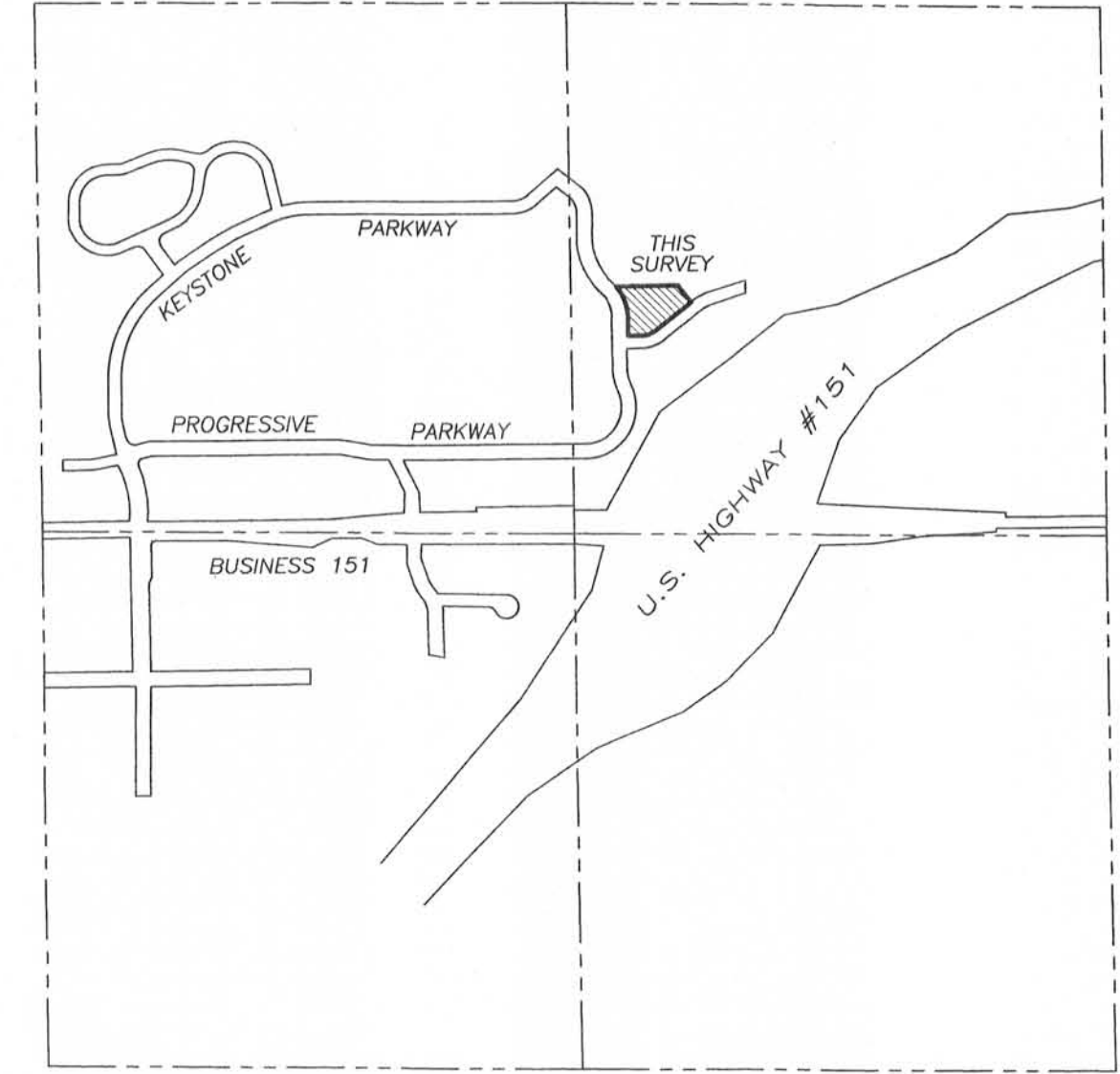
Prepared for: **DAN SISEL**

JOB NO: 16s058
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H:\PLAT\VILLE\KEYSTONE\16s058-SISEL

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SW AUSTIN, AJ AUSTIN

ALTA/NSPS LAND TITLE SURVEY

LOCATION SKETCH
SECTION 13, T3N R1W



LOT 24
TAX ID: 271-3100-340
OWNER: PLATTEVILLE
DEVELOPMENT GROUP

LOT 22
TAX ID: 271-3100-320
OWNER: PLATTEVILLE
DEVELOPMENT GROUP

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TAX ID: 271-3100-370
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2001 PROGRESSIVE PARKWAY
PLATTEVILLE WISCONSIN, 53818
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1.32± ACRE
57,434± SQ.FT.

DESCRIPTION:
Lot Twenty-five (25) of the Plat of Keystone Development, a subdivision in the City of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof.

- NOTES OF SURVEY:**
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- Existing Manhole (as labeled)
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- Existing Rip-Rap Stone
- Existing Concrete
- Existing Landscape Stone
- Existing Landscape wood chips
- Existing Striping

SURVEYOR'S CERTIFICATE:
To: Dan Sisel and First American Title Insurance Company National Commercial Services:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(b), 7(a)(1), (8), (9), (11), (13), (14), (16), (17), (18), (19) and (20) of Table A thereof. The fieldwork was completed on 4-18-2016 and 4-25-2016.

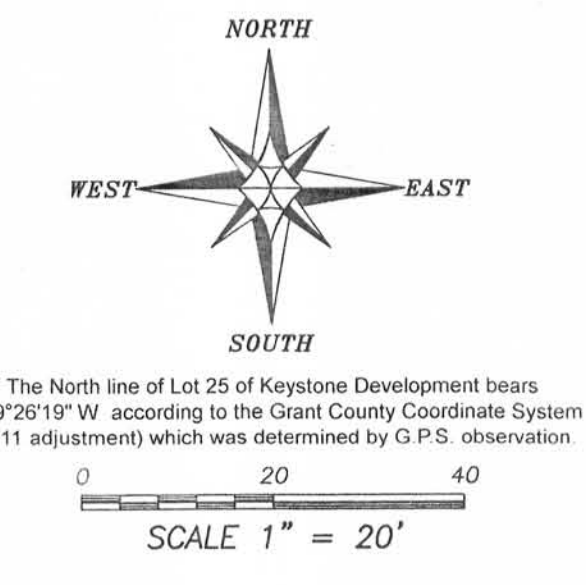
Date of Plat or Map: April 25, 2016.

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR: DON SISEL
LOCATED IN KEYSTONE DEVELOPMENT, CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN

Austin Engineering LLC
4211 HWY 81 E
LANCASTER, WI 53813
PHONE: 608-723-6363
FAX: 608-723-6702

JOB NO: 16058
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H:\PLATVILLE\KEYSTONE\16058-SISEL

FIELDBOOK: TDSK
DRAWN BY: AJ AUSTIN
CREW: SIW AUSTIN, AJ AUSTIN
SHEET 1 OF 1



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