

# ALTA/ACSM LAND TITLE SURVEY

LOCATED IN LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 967 BEING IN LOTS TWENTY-THREE (23), TWENTY-FOUR (24), TWENTY-FIVE (25), TWENTY-SIX (26) AND PART OF LOTS TWENTY-SEVEN (27) AND TWENTY-EIGHT (28) OF PLATTEVILLE, GRANT COUNTY, WISCONSIN.

DEC 01 2016

### TABLE A - OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS:

- #1 MONUMENTS - AS GRAPHICALLY SHOWN
- #2 ADDRESS LOCATION: 1540 VISION DRIVE, 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 550154067E, EFFECTIVE DATE SEPTEMBER 2, 2011.
- #4 THE GROSS LAND AREA OF THE PARCEL SURVEYED IS 435,946 SQUARE FEET OR 10.01 ACRES.
- #5 CURRENT ZONING CLASSIFICATION: M-APPLIED TECHNOLOGY DISTRICT
- #6(A) CURRENT ZONING CLASSIFICATION AS PROVIDED BY THE INSURER & BUILDING SETBACK:
  - MINIMUM LOT SIZE = 1 ACRE
  - STREET SETBACK = 25'
  - SIDE SETBACK = 15'
  - REAR SETBACK = 30'
  - BUILDING HEIGHT = 45' MAXIMUM
- #7(A) BUILDING CHARACTERISTICS: BUILDING DIMENSIONS AT FOUNDATION OR FACE OF WALL CHARACTER OF CONSTRUCTION = TYPE IIB-METAL FRAME UNPROTECTED
- #7(B) SQUARE FOOTAGE = 46,857
- #7(C) NUMBER OF STORIES = 1
- HEIGHT OF BUILDING = 33' (LOCATION OF MEASUREMENT SHOWN GRAPHICALLY)
- FLOOR ELEVATION = 1010.85' (LOCATION OF MEASUREMENT SHOWN GRAPHICALLY)
- #8 SUBSTANTIAL FEATURES - AS GRAPHICALLY SHOWN
- #9 TOTAL NUMBER OF PARKING STALLS = 7
  - HANDICAPPED = 0
  - MOTORCYCLE = 0
  - STANDARD = 128
- #11 UTILITY LOCATIONS ARE SHOWN PER EVIDENCE AS OBSERVED IN THE FIELD, INFORMATION OBTAINED THROUGH DIGGERS' HOTLINE, AND PER CITY RECORDS. WITH REGARD TO TABLE A, ITEM #1, 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.

### GENERAL NOTES:

1. DATES OF FIELD WORK: OCTOBER 20, 2016.
2. THE PARCEL DEPICTED ON THIS SURVEY IS THE SAME IN THE DESCRIPTION REFERENCED BELOW.
3. PARCEL NUMBER SURVEYED: 371-00930-0125  
OWNERS: 1540 VISION DRIVE LLC  
ADDRESS LOCATION: 1540 VISION DRIVE, PLATTEVILLE, WISCONSIN 53818
4. SURVEYOR HAS BEEN PROVIDED WITH AND REVIEWED A COPY OF TITLE COMMITMENT NUMBER 576670-25R, COMMITMENT DATE AUGUST 12, 2015 AT 8:00 A.M. FROM FIRST AMERICAN TITLE INSURANCE COMPANY.

### DESCRIPTION PROVIDED:

LOTS TWENTY-THREE (23), TWENTY-FOUR (24), TWENTY-FIVE (25), TWENTY-SIX (26) AND PART OF LOTS TWENTY-SEVEN (27) AND TWENTY-EIGHT (28) OF PLATTEVILLE INDUSTRY PARK NO. 5, CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF.

THE ABOVE LAND IS ALSO DESCRIBED AS LOT ONE (1) OF CERTIFIED SURVEY MAP #967 RECORDED IN VOLUME 8 OF CERTIFIED SURVEY MAPS, PAGE 49, DOCUMENT #64520 ON MAY 22, 2003.

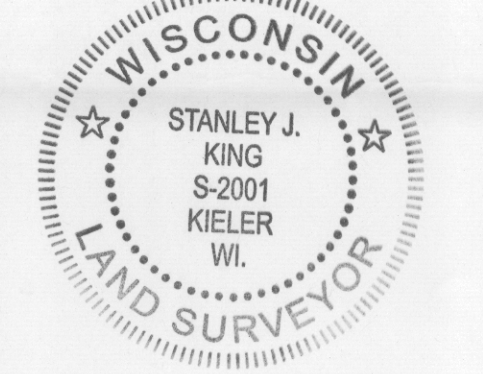
### SURVEYOR'S CERTIFICATE:

TO 1540 VISION DRIVE LLC AND ITS SUCCESSORS AND ASSIGNS, ASSOCIATED BANK, NATIONAL ASSOCIATIONS AND ITS SUCCESSORS AND/OR ASSIGNS, FIRST AMERICAN 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 2016 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, 6, 7, 8, 9, 11A, AND 11B OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 20, 2016. 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 23rd DAY OF November, 2016

SIGNED: *Stanley J. King*  
STANLEY J. KING, SURVEYOR  
LICENSE NO. S-2001

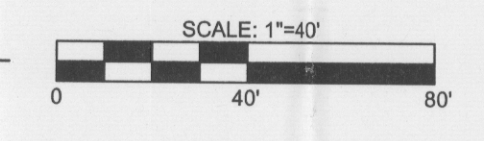


### SCHEDULE B - EXCEPTIONS:

- 1a, 1b, 1c, 1d, 1e, 1f, 1g, 2a, 2b, 2c, 2d, 2e, 2f, 2g, 2h, 2i, 2j, 2k, 2l, 2m, 2n, 2o, 2p, 2q, 2r, 2s, 2t, 2u, 2v, 2w, 2x, 2y, 2z, 2aa, 2ab, 2ac, 2ad, 2ae, 2af, 2ag, 2ah, 2ai, 2aj, 2ak, 2al, 2am, 2an, 2ao, 2ap, 2aq, 2ar, 2as, 2at, 2au, 2av, 2aw, 2ax, 2ay, 2az, 2ba, 2bb, 2bc, 2bd, 2be, 2bf, 2bg, 2bh, 2bi, 2bj, 2bk, 2bl, 2bm, 2bn, 2bo, 2bp, 2bq, 2br, 2bs, 2bt, 2bu, 2bv, 2bw, 2bx, 2by, 2bz, 2ca, 2cb, 2cc, 2cd, 2ce, 2cf, 2cg, 2ch, 2ci, 2cj, 2ck, 2cl, 2cm, 2cn, 2co, 2cp, 2cq, 2cr, 2cs, 2ct, 2cu, 2cv, 2cw, 2cx, 2cy, 2cz, 2da, 2db, 2dc, 2dd, 2de, 2df, 2dg, 2dh, 2di, 2dj, 2dk, 2dl, 2dm, 2dn, 2do, 2dp, 2dq, 2dr, 2ds, 2dt, 2du, 2dv, 2dw, 2dx, 2dy, 2dz, 2ea, 2eb, 2ec, 2ed, 2ee, 2ef, 2eg, 2eh, 2ei, 2ej, 2ek, 2el, 2em, 2en, 2eo, 2ep, 2eq, 2er, 2es, 2et, 2eu, 2ev, 2ew, 2ex, 2ey, 2ez, 2fa, 2fb, 2fc, 2fd, 2fe, 2ff, 2fg, 2fh, 2fi, 2fj, 2fk, 2fl, 2fm, 2fn, 2fo, 2fp, 2fq, 2fr, 2fs, 2ft, 2fu, 2fv, 2fw, 2fx, 2fy, 2fz, 2ga, 2gb, 2gc, 2gd, 2ge, 2gf, 2gg, 2gh, 2gi, 2gj, 2gk, 2gl, 2gm, 2gn, 2go, 2gp, 2gq, 2gr, 2gs, 2gt, 2gu, 2gv, 2gw, 2gx, 2gy, 2gz, 2ha, 2hb, 2hc, 2hd, 2he, 2hf, 2hg, 2hh, 2hi, 2hj, 2hk, 2hl, 2hm, 2hn, 2ho, 2hp, 2hq, 2hr, 2hs, 2ht, 2hu, 2hv, 2hw, 2hx, 2hy, 2hz, 2ia, 2ib, 2ic, 2id, 2ie, 2if, 2ig, 2ih, 2ii, 2ij, 2ik, 2il, 2im, 2in, 2io, 2ip, 2iq, 2ir, 2is, 2it, 2iu, 2iv, 2iw, 2ix, 2iy, 2iz, 2ja, 2jb, 2jc, 2jd, 2je, 2jf, 2jg, 2jh, 2ji, 2jj, 2jk, 2jl, 2jm, 2jn, 2jo, 2jp, 2jq, 2jr, 2js, 2jt, 2ju, 2jv, 2jw, 2jx, 2jy, 2jz, 2ka, 2kb, 2kc, 2kd, 2ke, 2kf, 2kg, 2kh, 2ki, 2kj, 2kk, 2kl, 2km, 2kn, 2ko, 2kp, 2kq, 2kr, 2ks, 2kt, 2ku, 2kv, 2kw, 2kx, 2ky, 2kz, 2la, 2lb, 2lc, 2ld, 2le, 2lf, 2lg, 2lh, 2li, 2lj, 2lk, 2ll, 2lm, 2ln, 2lo, 2lp, 2lq, 2lr, 2ls, 2lt, 2lu, 2lv, 2lw, 2lx, 2ly, 2lz, 2ma, 2mb, 2mc, 2md, 2me, 2mf, 2mg, 2mh, 2mi, 2mj, 2mk, 2ml, 2mm, 2mn, 2mo, 2mp, 2mq, 2mr, 2ms, 2mt, 2mu, 2mv, 2mw, 2mx, 2my, 2mz, 2na, 2nb, 2nc, 2nd, 2ne, 2nf, 2ng, 2nh, 2ni, 2nj, 2nk, 2nl, 2nm, 2nn, 2no, 2np, 2nq, 2nr, 2ns, 2nt, 2nu, 2nv, 2nw, 2nx, 2ny, 2nz, 2oa, 2ob, 2oc, 2od, 2oe, 2of, 2og, 2oh, 2oi, 2oj, 2ok, 2ol, 2om, 2on, 2oo, 2op, 2oq, 2or, 2os, 2ot, 2ou, 2ov, 2ow, 2ox, 2oy, 2oz, 2pa, 2pb, 2pc, 2pd, 2pe, 2pf, 2pg, 2ph, 2pi, 2pj, 2pk, 2pl, 2pm, 2pn, 2po, 2pp, 2pq, 2pr, 2ps, 2pt, 2pu, 2pv, 2pw, 2px, 2py, 2pz, 2qa, 2qb, 2qc, 2qd, 2qe, 2qf, 2qg, 2qh, 2qi, 2qj, 2qk, 2ql, 2qm, 2qn, 2qo, 2qp, 2qq, 2qr, 2qs, 2qt, 2qu, 2qv, 2qw, 2qx, 2qy, 2qz, 2ra, 2rb, 2rc, 2rd, 2re, 2rf, 2rg, 2rh, 2ri, 2rj, 2rk, 2rl, 2rm, 2rn, 2ro, 2rp, 2rq, 2rr, 2rs, 2rt, 2ru, 2rv, 2rw, 2rx, 2ry, 2rz, 2sa, 2sb, 2sc, 2sd, 2se, 2sf, 2sg, 2sh, 2si, 2sj, 2sk, 2sl, 2sm, 2sn, 2so, 2sp, 2sq, 2sr, 2ss, 2st, 2su, 2sv, 2sw, 2sx, 2sy, 2sz, 2ta, 2tb, 2tc, 2td, 2te, 2tf, 2tg, 2th, 2ti, 2tj, 2tk, 2tl, 2tm, 2tn, 2to, 2tp, 2tq, 2tr, 2ts, 2tt, 2tu, 2tv, 2tw, 2tx, 2ty, 2tz, 2ua, 2ub, 2uc, 2ud, 2ue, 2uf, 2ug, 2uh, 2ui, 2uj, 2uk, 2ul, 2um, 2un, 2uo, 2up, 2uq, 2ur, 2us, 2ut, 2uu, 2uv, 2uw, 2ux, 2uy, 2uz, 2va, 2vb, 2vc, 2vd, 2ve, 2vf, 2vg, 2vh, 2vi, 2vj, 2vk, 2vl, 2vm, 2vn, 2vo, 2vp, 2vq, 2vr, 2vs, 2vt, 2vu, 2vv, 2vw, 2vx, 2vy, 2vz, 2wa, 2wb, 2wc, 2wd, 2we, 2wf, 2wg, 2wh, 2wi, 2wj, 2wk, 2wl, 2wm, 2wn, 2wo, 2wp, 2wq, 2wr, 2ws, 2wt, 2wu, 2wv, 2ww, 2wx, 2wy, 2wz, 2xa, 2xb, 2xc, 2xd, 2xe, 2xf, 2xg, 2xh, 2xi, 2xj, 2xk, 2xl, 2xm, 2xn, 2xo, 2xp, 2xq, 2xr, 2xs, 2xt, 2xu, 2xv, 2xw, 2xx, 2xy, 2xz, 2ya, 2yb, 2yc, 2yd, 2ye, 2yf, 2yg, 2yh, 2yi, 2yj, 2yk, 2yl, 2ym, 2yn, 2yo, 2yp, 2yq, 2yr, 2ys, 2yt, 2yu, 2yv, 2yw, 2yx, 2yy, 2yz, 2za, 2zb, 2zc, 2zd, 2ze, 2zf, 2zg, 2zh, 2zi, 2zj, 2zk, 2zl, 2zm, 2zn, 2zo, 2zp, 2zq, 2zr, 2zs, 2zt, 2zu, 2zv, 2zw, 2zx, 2zy, 2zz
- 2f NO ENCROACHMENTS, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE WERE ENCOUNTERED DURING THIS SURVEY.

### LEGEND

- 8" San. Sewer = 8" Sanitary Sewer Main
- 10" San. Sewer = 10" Sanitary Sewer Main
- 12" San. Sewer = 12" Sanitary Sewer Main
- 6" Water = 6" Water Main
- 8" Water = 8" Water Main
- 10" Water = 10" Water Main
- 12" Water = 12" Water Main
- 12" St. Sewer = 12" Storm Sewer
- 15" St. Sewer = 15" Storm Sewer
- 18" St. Sewer = 18" Storm Sewer
- 24" St. Sewer = 24" Storm Sewer
- 27" St. Sewer = 27" Storm Sewer
- 30" St. Sewer = 30" Storm Sewer
- 36" St. Sewer = 36" Storm Sewer
- 42" St. Sewer = 42" Storm Sewer
- 48" St. Sewer = 48" Storm Sewer
- GAS = Underground Natural Gas Utility
- UGE = Underground Electric Utility
- UGC = Underground Cable TV Utility
- TEL = Underground Telephone Utility
- FO = Underground Fiber Optic Utility
- OHE = Overhead Electric



SURVEYED FOR:  
1540 VISION DRIVE LLC  
1540 VISION DRIVE  
PLATTEVILLE, WI 53818

SURVEYED BY:  
DRAWN BY: K.FENNER  
FIELD WORK: BWS, LAR  
PROJECT: D15-156

**DELTA 3 ENGINEERING INC**  
Professional Civil-Municipal & Structural Engineering  
Grant Writing Land Development Planning & CADD Services  
875 South Chestnut Street Phone: (608) 348-5355  
Platteville, Wisconsin 53818 Fax: (608) 348-5455

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SOUTHEAST QUARTER SECTION 10, WHICH BEARS S 0°21'38" E.

LOT #19 PLATTEVILLE INDUSTRY PARK NO. 4

LOT #27 PLATTEVILLE INDUSTRY PARK NO. 5

LOT #28 PLATTEVILLE INDUSTRY PARK NO. 5

LOT #26 PLATTEVILLE INDUSTRY PARK NO. 5

LOT #25 PLATTEVILLE INDUSTRY PARK NO. 5

