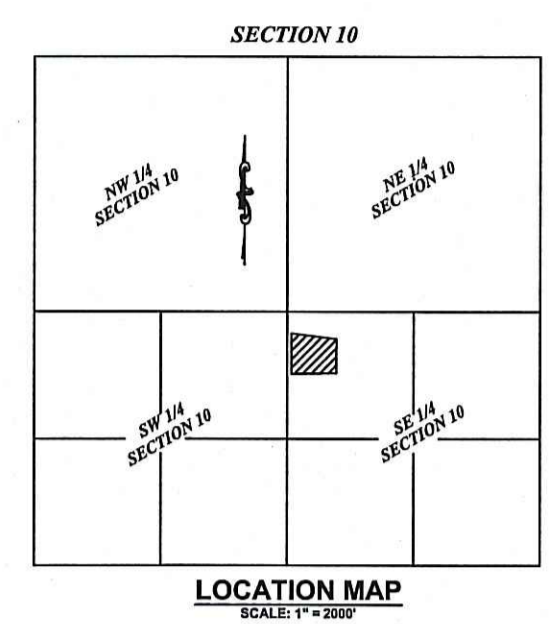
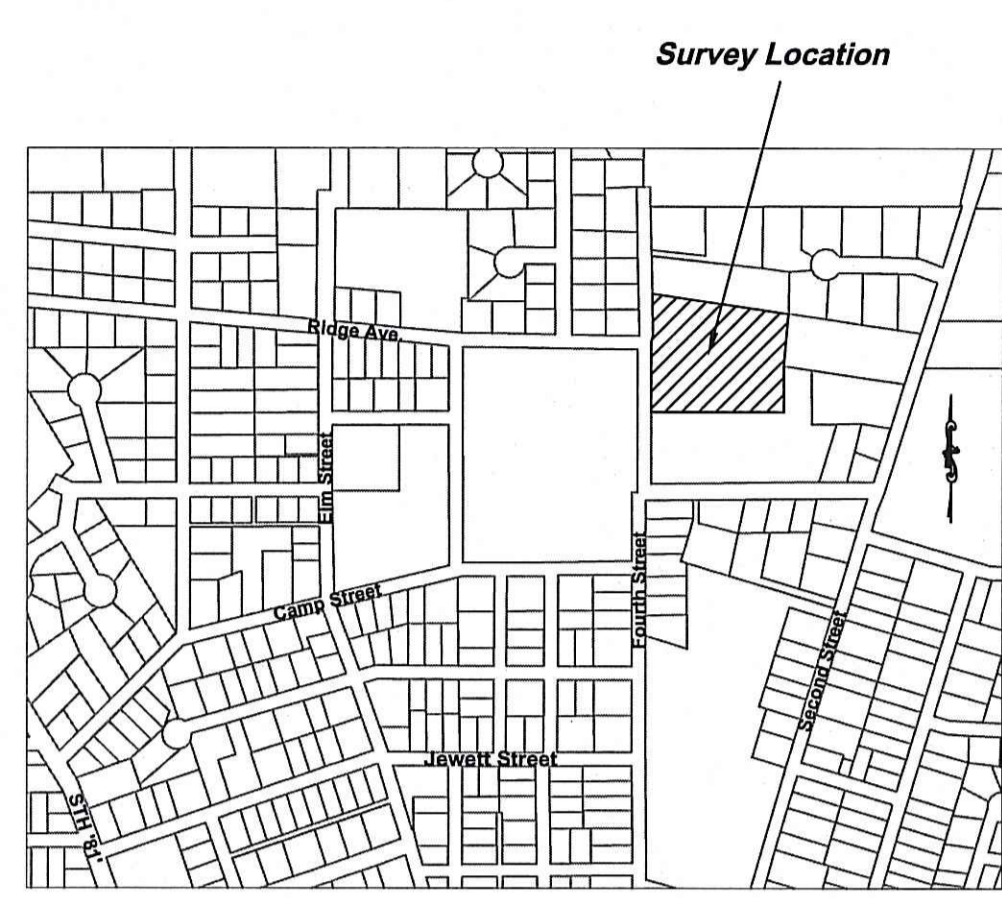
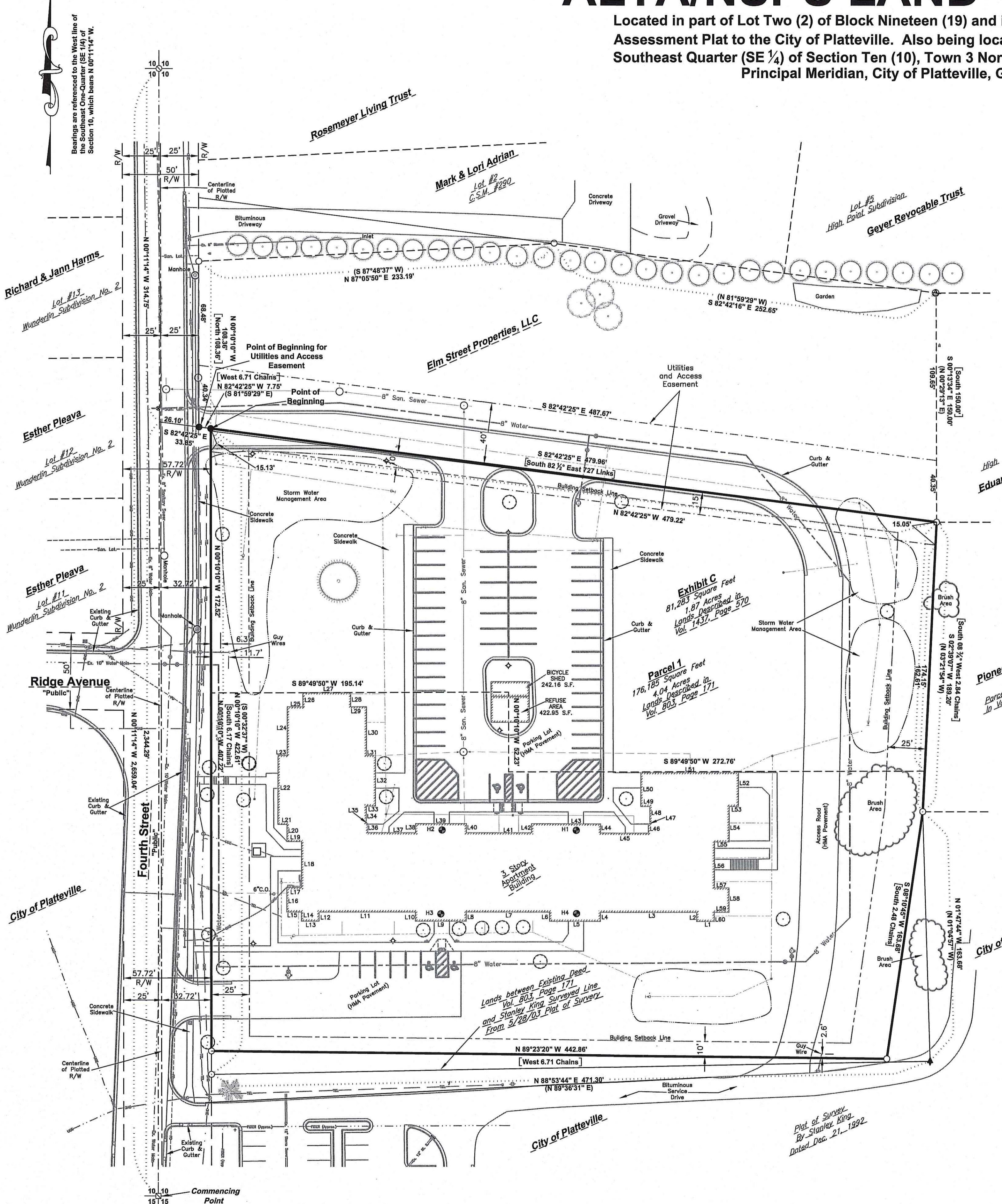


# ALTA/NSPS LAND TITLE SURVEY

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 1/4) of the Southeast Quarter (SE 1/4) of Section Ten (10), Town 3 North (T3N), Range One West (R1W), of the 4th Principal Meridian, City of Platteville, Grant County, Wisconsin



**Description Provided:**  
Parcel 1: Commencing at a point that is 4.77 chains South and South 82 1/2° East 50.00 links from the center of Section 10, T3N, R1W of the 4th P.M., Grant County, Wisconsin; thence running South 82 1/2° East 2.84 chains; thence South 08 1/2° 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 1/4 and the SW 1/4 of said Section 10; thence North parallel with said Quarter Section line 6.17 chains to the place of beginning.

**Also Known As:**  
A parcel of land located in part of Lot One (1) of Block Twenty (20) of the Assessment Plat of the City of Platteville, also being located in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Ten (10), Town Three North (T3N), Range One West (R1W) of the Fourth Principal Meridian, City of Platteville, Grant County, Wisconsin containing 4.04 acres, more or less, more fully described as follows:  
Commencing at the South Quarter (S 1/4) corner of said Section Ten (10); Thence North 00° 11' 14" West 2,344.29 feet along the West line of the Southeast Quarter (SE 1/4) of said Section Ten (10); Thence South 82° 42' 25" East 33.85 feet to the East Right-of-Way of Fourth Street and the Point of Beginning; Thence South 82° 42' 25" East 479.96 feet to the West line of High Point Subdivision; Thence South 02° 39' 07" West 159.20 feet; Thence South 08° 10' 45" West 163.68 feet; Thence North 89° 23' 20" West 442.86 feet to the East Right-of-Way of said Fourth Street; Thence North 00° 10' 10" West 407.22 feet along the East Right-of-Way of said Fourth Street to the Point of Beginning.

The above described land corresponds in general location of 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 2-Utilities and Access Easement:**  
Easement for the Benefit of Parcel 1 for ingress and egress, drainage of storm water and utilities, more particularly described as follows:

A parcel of land located in part of Lot Two (2) of Block Nineteen (19) and in part of Lot One (1) of Block Twenty (20) of the Assessment Plat to the City of Platteville, also being located in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Ten (10), Town Three North (T3N), Range One West (R1W), of the Fourth Principal Meridian, City of Platteville, Grant County, Wisconsin containing 1.55 acres, more or less, more fully described as follows:

Commencing at the South Quarter (S 1/4) corner of said Section Ten (10); Thence North 00° 11' 14" West 2,344.29 feet along the West line of the Southeast Quarter (SE 1/4) of said Section Ten (10); Thence South 82° 42' 25" East 26.10 feet to the East Right-of-Way of Fourth Street and the Point of Beginning; Thence North 00° 10' 10" West 40.34 feet along the East Right-of-Way of said Fourth Street; Thence South 82° 42' 25" East 487.67 feet to the West line of said High Point Subdivision; Thence South 00° 13' 34" East 40.35 feet along the West line of said High Point Subdivision; Thence South 02° 39' 07" West 15.05 feet; Thence North 82° 42' 25" West 479.22 feet to the East Right-of-Way of Fourth Street; Thence North 00° 10' 10" West 15.13 feet along the East Right-of-Way of said Fourth Street; Thence North 82° 42' 25" West 7.75 feet along the East Right-of-Way of said Fourth Street to the Point of Beginning.

**Surveyor's Certificate:**  
To: JNB Platteville Family, LP; City of Platteville; Mound City Bank; Old Republic National Title Insurance Company, Inc.; Wells Fargo Affordable Housing Community Development Corporation; Wisconsin Housing and Economic Development Authority; Wells Fargo Bank, National Association, and all of their successors and assigns.

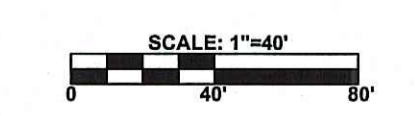
a) This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c),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

### Legend

- Set No. 6 Rebar
- Set PK Nail
- Stone Found
- No. 6 Rebar Found
- 1" Diameter Iron Pipe Found
- ⬮ Railroad Spike Found
- ⬮ Recorded As
- [ ] Recorded As from Provided Description
- ⊗ Water Valve
- ⊗ Catch Basin
- ⊗ Power Pole
- ⊗ Light Pole
- ⊗ Tola Pedestal
- ⊗ Street Sign
- Coniferous Tree
- Deciduous Tree
- Bush
- Tree/Brush Line
- Fire Hydrant
- San. Lot ---
- 8" San. Sewer ---
- 8" Water ---
- 10" Water ---
- 12" Storm Sewer ---
- 15" Storm Sewer ---
- Curb and Gutter ---
- GAS ---
- UOE ---
- UCC ---
- TEL ---
- FO ---
- OHE ---
- Fence ---
- Boundary ---
- Section Line ---
- Proposed Easement ---
- Parcel Line ---
- Property Line ---
- Building Setback Line ---
- Sanitary Sewer Lateral ---
- 8" Sanitary Sewer Main ---
- 8" Water Main ---
- 10" Water Main ---
- 12" Storm Sewer ---
- 15" Storm Sewer ---
- Curb and Gutter ---
- Underground Natural Gas Utility ---
- Underground Electric Utility ---
- Underground Cable TV Utility ---
- Underground Telephone Utility ---
- Underground Fiber Optic Utility ---
- Overhead Electric ---

- General Notes:**
- Date of field work: December 9, 2016.
  - The parcel depicted on this survey is the same in the description referenced below.
  - Parcel Number Surveyed: 271-499-000.  
Owners: JNB Platteville Family, LP  
Address Location: 1245 N. 4th Street, Platteville, Wisconsin 53818
  - Surveyor has been provided with and reviewed the Commitment for the Title Insurance File No. 1779128, Effective date March 6, 2017 from Old Republic National Title Insurance Company.
  - No physical evidence of wetlands were witnessed by the Surveyor while performing this survey.
  - No encroachments are noted.

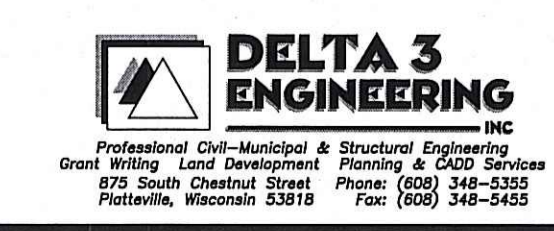
Dated this 30th day of March 2017.  
Signed: Stanley J. King  
Stanley J. King, Professional Surveyor  
License No. S-2007



RECEIVED  
By Grant County Land Records at 10:00 am, May 22, 2017

Surveyed For:  
JNB Platteville Family, LP  
1245 N. 4th Street  
Platteville, WI 53818

Surveyed By:  
DRAWN BY: LAR  
FIELD WORK: JLM, JER  
PROJECT: D16-213



# ALTA/NSPS 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 1/4) of the Southeast Quarter (SE 1/4) of Section Ten (10), Town 3 North (T3N), Range One West (R1W), of the 4th Principal Meridian, City of Platteville, Grant County, Wisconsin

### 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 176,185 square feet or 4.04 acres.
- #6(a). Current Zoning Classification: R-3 Multi Family Residential:
  - Setback Requirements
    - Minimum Lot Width = 100 feet
    - Street Setback = 25 feet
    - Side Setback = 10 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 feet
  - Height and Floor Space Area Restrictions:
    - 35 feet maximum Height
    - Lot Coverage (Building and Parking): Maximum 70%
  - Parking Requirements:
    - Two-Family and Multi-Family Dwellings:
      - Efficiency: \*One(1) space per unit.
      - One Bedroom: One(1) space per unit.
      - Two or More Bedroom Units: 0.75 Spaces per bedroom per unit.
      - Note: At City of Platteville Board of Appeals Meeting on October 19, 2015 the number of Required Parking Stalls was reduced to 53.
      - Source: Chapter 22, Zoning of the City of Platteville Municipal Code Dated 8/31/16.

### #6(b). Setback Requirements-As Graphically Shown.

### #7(a). Building Characteristics: Building Dimensions at ground level:

Line:	Distance:	Line:	Distance:	Line:	Distance:	Line:	Distance:	Line:	Distance:
L1	11.6'	L13	11.6'	L25	10.3'	L37	31.4'	L49	6.0'
L2	6.0'	L14	6.0'	L26	9.3'	L38	6.0'	L50	22.32'
L3	63.1'	L15	9.6'	L27	31.4'	L39	33.3'	L51	64.0'
L4	6.0'	L16	16.0'	L28	9.3'	L40	6.0'	L52	22.3'
L5	33.3'	L17	9.6'	L29	10.3'	L41	42.7'	L53	6.0'
L6	6.0'	L18	30.1'	L30	31.5'	L42	6.0'	L54	23.3'
L7	54.6'	L19	9.6'	L31	6.0'	L43	45.3'	L55	9.6'
L8	6.0'	L20	11.3'	L32	33.3'	L44	6.0'	L56	30.1'
L9	33.3'	L21	6.0'	L33	6.0'	L45	31.3'	L57	9.6'
L10	6.0'	L22	45.3'	L34	11.3'	L46	6.0'	L58	16.0'
L11	63.1'	L23	6.0'	L35	1.0'	L47	1.0'	L59	9.6'
L12	6.0'	L24	31.8'	L36	6.0'	L48	11.3'	L60	6.0'

### 7(b)(1). Square Footage of Exterior foot print = 24,671 Square Feet

### 7(C). Measured Height of Building above grade Height:

Location	Height
H1	45'
H2	45'
H3	34'
H4	34'

### #8. As graphically shown.

#9. Total number of parking stalls = 58
ADA Accessible = 4
Motorcycle = 0
Standard = 54
Total = 58

#11. 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 evidence of encroachments (guy wires)- as graphically shown.

### #13. Adjoiners - As graphically shown.

### #16. Sidewalk construction, building construction, parking lot construction, ponds-As graphically shown.

### #17. None.

#18. While performing fieldwork for this survey the surveyor found no evidence of a solid waste dump, sump or sanitary landfill. - Survey Responsibility and Specifications.

#19. While performing fieldwork for this survey the surveyor observed no evidence of wetland areas being marked on or bordering along this property.

#20. Professional Liability insurance policy obtained by the surveyor in the amount of \$1,000,000.00 to be in effect throughout the contract term. Certificate of insurance to be furnished upon request.

### Schedule B

#### Special Exceptions

7. General real estate taxes for the year(s) 2016, 2017 and subsequent years. Permanent Index Number: 271-00499-0000  
Note: The 2016 taxes in the amount of \$9342.51 are paid.  
Note: The 2017 taxes are not yet due and payable. Applicable/Not Plottable
8. General real estate taxes for the year(s) 2016, 2017 and subsequent years. Permanent Index Number: 271-00498-0000 (Affects Parcel 2)  
Note: The 2016 Taxes in the Amount of \$ 554.54 is paid.  
Note: The 2017 taxes are not yet due and payable. Applicable/Not Plottable
9. Construction Mortgage with Absolute Assignment of Leases and Rents, Security Agreement and fixture Filing dated September 23, 2015 and recorded September 28, 2015 as document number 773569, made by JNB Platteville Family, LP, to Wells Fargo Bank, National Association, to secure and indebtedness of \$3,240,480.00 and such other sums as provided therein. Applicable/Not Plottable
10. Mortgage, Security Agreement and Assignment of Rents and Leases dated September 23, 2015 and recorded September 28, 2015 as document number 773570, made by JNB Platteville Family, LP, to Mound City Bank, to secure an indebtedness of \$1,014,868.00 and such other sums as provided therein. Applicable/Not Plottable  
  
Subordinated to the Mortgage recorded as document number 773569 in the Mortgage and Debt Subordination Agreement dated September 23, 2015 and recorded September 28, 2015 as document number 773572. Non-Applicable/Not Plottable
11. Utilities and reciprocal access easement over, upon and under the Northerly 10 feet of the land as recorded in the Reciprocal Easement and License Agreement dated September 23, 2015 and recorded September 28, 2015 as document number 773565. As Graphically Shown. Applicable/Plottable
12. Terms, provisions and conditions relating to the Reciprocal Easement and License Agreement dated September 23, 2015 and recorded September 28, 2015 as document number 773565 and the rights of the adjoining owners to the concurrent use thereof. Applicable/Plottable
13. Security interest of Wells Fargo Bank, NA, under a financing statement executed by JNB Platteville Family, LP, and filed as document number 150012597327. Applicable/Not Plottable
14. Security interest of Wells Fargo Bank, NA, under a financing statement executed by JNB Platteville Family, LP, and JNB Platteville Family, GP, LLC, and filed as document number 150012596629. Applicable/Not Plottable

### General Notes:

1. Date of field work: December 9, 2016.
2. The parcel depicted on this survey is the same in the description referenced below.
3. Parcel Number Surveyed: 271-499-000.  
Owners: JNB Platteville Family, LP  
Address Location: 1245 N. 4th Street, Platteville, Wisconsin 53818
4. Surveyor has been provided with and reviewed the Commitment for Title Insurance File No. 1779128, Effective date March 6, 2017 from Old Republic National Title Insurance Company.
5. No physical evidence of wetlands were witnessed by the Surveyor while performing this survey.
6. No encroachments are noted.



Dated this 30th day of March, 2017.

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

Surveyed For:  
JNB Platteville Family, LP  
1245 N. 4th Street  
Platteville, WI 53818

Surveyed By:  
DRAWN BY: LAR  
FIELD WORK: JLN, JER  
PROJECT: D16-213

