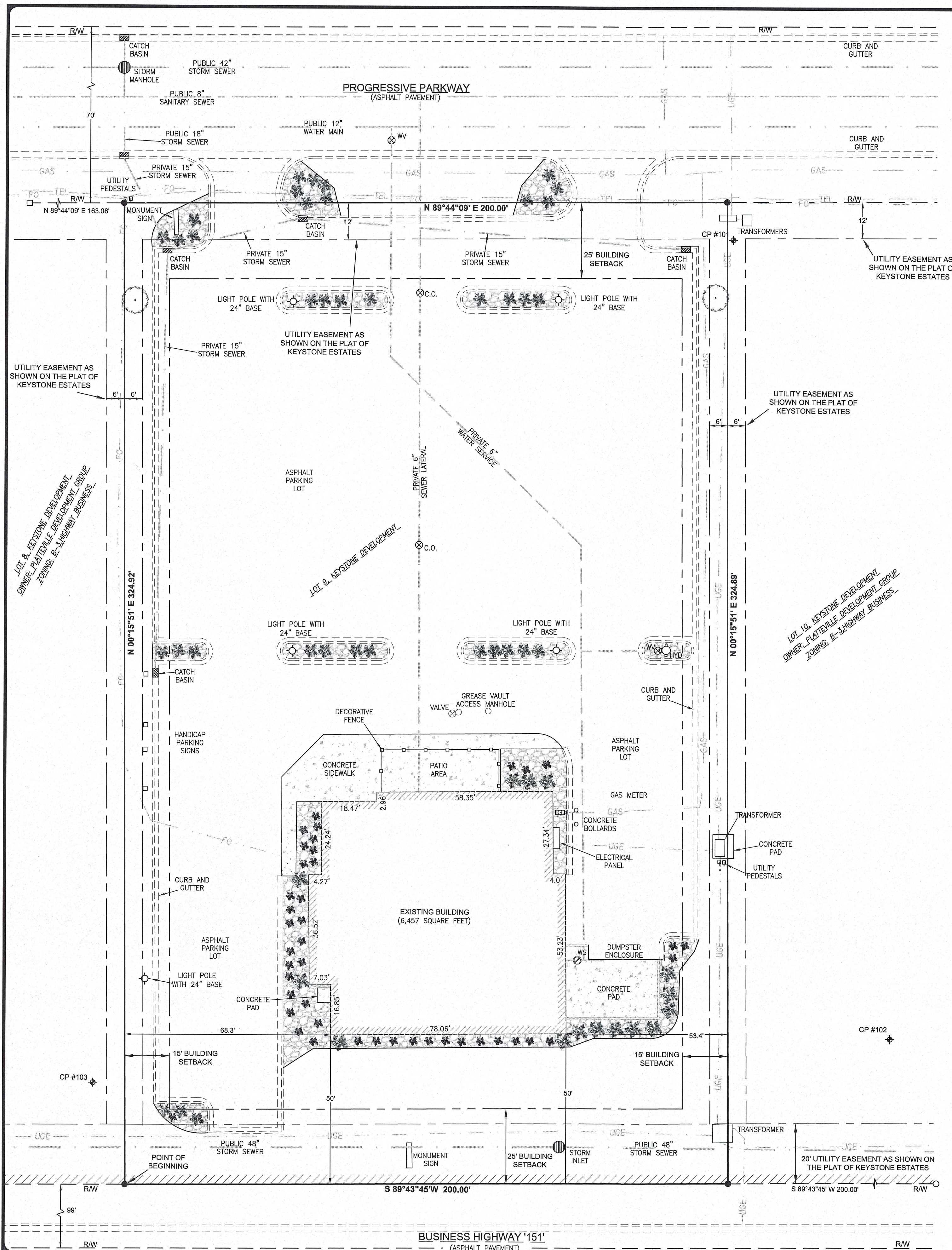


ALTA/NSPS LAND TITLE SURVEY

1621 PROGRESSIVE PARKWAY
CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN

RECEIVED
By Land Information Office at 12:17 pm, Jan 31, 2019



SURVEYOR'S CERTIFICATE:

TO: JMBF REAL ESTATE, LLC, MOUND CITY BANK, AND COMMONWEALTH LAND TITLE INSURANCE COMPANY, A FLORIDA CORPORATION AND ITS SUCCESSORS AND 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/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 1, 2, 4, 6, 8, 11, AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 10 & 11, 2019.



Stanley King
 STANLEY J. KING
 PROFESSIONAL LAND SURVEYOR NO. 2001
 STATE OF WISCONSIN
 DELTA 3 ENGINEERING INC.
 875 SOUTH CHESTNUT ST.
 PLATTEVILLE, WI, 53818
 (608) 348-5355
 KINGS@DELTA3ENG.BIZ

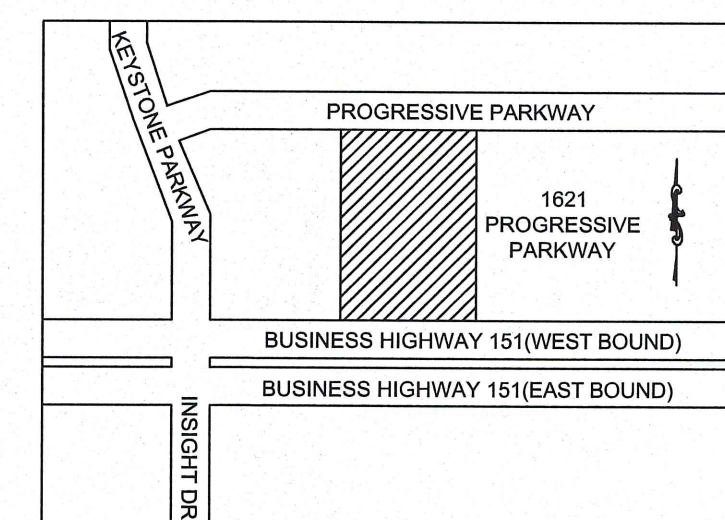
1-31-19
DATE

LEGAL DESCRIPTION (PROVIDED):

LOT NINE(9) OF THE PLAT OF KEYSTONE DEVELOPMENT, A SUBDIVISION IN THE CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN.

TABLE A: ALTA/NSPS LAND TITLE SURVEY OPTIONAL ITEMS:

- MONUMENTS FOUND ARE GRAPHICALLY SHOWN.
- PROPERTY ADDRESS: 1621 PROGRESSIVE PARKWAY, PLATTEVILLE, WISCONSIN 53818.
- SAID PARCEL CONTAINS 64,981 SQUARE FEET (1.49 ACRES) OF LAND MORE OR LESS TOTAL.
- B-3, HIGHWAY BUSINESS DISTRICT ZONING REQUIREMENTS (AS PER CITY OF PLATTEVILLE ZONING ORDINANCE DATED 4/1/2015):
 LOT AREA: TO BE DETERMINED BY BUILDING PLACEMENT ON SITE AS WELL AS THE SETBACK REQUIREMENTS IDENTIFIED BELOW:
 LOT WIDTH: 100 FEET
 YARD SETBACKS: STREET YARD: 25 FEET
 SIDE YARD: 15 FEET
 REAR YARD: 25 FEET
 YARDS ADJACENT TO RESIDENTIAL: SETBACKS REQUIRED ABOVE OR 30 FEET, WHICHEVER IS LARGER
 BUILDING HEIGHT: 45 FEET MAXIMUM
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE GRAPHICALLY SHOWN.
- THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO. PRIOR TO ANY UNDERGROUND WORK, DIGGERS' HOTLINE MUST BE CALLED FOR FIELD LOCATIONS. DIGGERS' HOTLINE WAS CONTACTED UNDER TICKET NO. 20190200908. THIS SURVEY DRAWING REPRESENTS THE LOCATION OF ALL UTILITIES MARKED.
 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.
- NAMES OF ADJOINING PROPERTY OWNERS ACCORDING TO CURRENT TAX RECORDS ARE GRAPHICALLY SHOWN.



VICINITY MAP
NOT TO SCALE

Legend

- DECIDUOUS TREE
- BUSH
- SURVEY CONTROL POINT
- NO. 10 REBAR FOUND
- NO. 6 REBAR FOUND
- UNDERGROUND NATURAL GAS UTILITY
- UNDERGROUND ELECTRIC UTILITY
- UNDERGROUND TELEPHONE UTILITY
- UNDERGROUND FIBER OPTIC UTILITY
- BUILDING SETBACK
- ROW / PROPERTY LINE
- FENCE
- ACCESS RESTRICTED
- UTILITY EASEMENT
- PROPERTY BOUNDARY LINE

SCHEDULE 'B' NOTES:

- SCHEDULE B, PART II EXCEPTION ITEMS SHOWN BELOW ARE PER COMMON WEALTH LAND TITLE INSURANCE COMMITMENT NO. 13192T-7R2
- NOT RELEVANT TO THIS DOCUMENT.
 - ALL KNOWN EASEMENTS ARE GRAPHICALLY SHOWN. THERE ARE NO KNOWN CLAIMS OF EASEMENTS.
 - NOT RELEVANT TO THIS DOCUMENT.
 - NOT RELEVANT TO THIS DOCUMENT.
 - NOT RELEVANT TO THIS DOCUMENT.
 - NO ENCROACHMENTS, ENCUMBRANCES, VIOLATIONS, VARIATIONS, OR ADVERSE CIRCUMSTANCES WERE FOUND.
 - NOT RELEVANT TO THIS DOCUMENT.
 - NOT RELEVANT TO THIS DOCUMENT.
 - PUBLIC OR PRIVATE RIGHTS IF ONLY 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 ARE PLATTED AND SHOWN.
 - HIGHWAY SETBACK LINES AND ACCESS RESTRICTIONS AS SHOWN ON CERTIFIED SURVEY MAP NO. 1030 AND THE RECORDED PLAT OF KEYSTONE DEVELOPMENT. SETBACK LINES AS SHOWN ON BOTH DOCUMENTS ARE NO LONGER VALID, PER THE CITY OF PLATTEVILLE'S ZONING ORDINANCE DATED 4/1/2015. THE BUILDING DOES MEET THE 50' SETBACK ALONG BUSINESS HIGHWAY 151 AS INDICATED ON BOTH DOCUMENTS. THE CURRENT BUILDING SETBACK LINES ARE GRAPHICALLY SHOWN AND NOTED IN TABLE A. ACCESS RESTRICTION, AS SHOWN ON BOTH DOCUMENTS, ARE GRAPHICALLY SHOWN AND NOTED.
 - TERMS, CONDITIONS, AND PROVISIONS OF STREET ACCESS AS SHOWN ON CERTIFIED SURVEY MAP NO. 1030 ARE GRAPHICALLY SHOWN AND NOTED.
 - SAID PARCEL IS SUBJECT TO THE EASEMENTS, COVENANTS AND RESTRICT AGREEMENT BY AND BETWEEN PLATTEVILLE PROGRESSIVE PROPERTIES, LLC AND WAL-MART REAL ESTATE BUSINESS TRUST, RECORDED IN VOLUME 1085 OF RECORDS, PAGE 987 ON JUNE 17, 2005. SUBJECT PROPERTY IS LOCATED OUTSIDE OF THE "VIEW CORRIDOR" BUT WITHIN THE "SIGN AREA".
 - BUILDING SETBACK LINES, UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ON THE RECORDED PLAT OF KEYSTONE DEVELOPMENT. SETBACK LINES AS SHOWN ON SAID PLAT ARE NO LONGER VALID, PER THE CITY OF PLATTEVILLE'S ZONING ORDINANCE DATED 4/1/2015. THE BUILDING DOES MEET THE 50' SETBACK ALONG BUSINESS HIGHWAY 151 AS INDICATED ON BOTH DOCUMENTS. THE CURRENT BUILDING SETBACK LINES ARE GRAPHICALLY SHOWN AND NOTED IN TABLE A.
 - SAID PARCEL IS SUBJECT TO THE LOT DECLARATION, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, LIMITATIONS, USES, AGREEMENTS, CHARGES, ASSESSMENTS, AND OTHER PROVISIONS CONTAINED IN KEYSTONE OWNER'S ASSOCIATION.
 - SAID PARCEL IS SUBJECT TO THE LOT DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS BY THE PLATTEVILLE DEVELOPMENT GROUP, INC., A WISCONSIN CORPORATION, DATED DECEMBER 20, 2006 AND RECORDED IN VOLUME 1122 OF RECORDS, PAGE 345 ON DECEMBER 21, 2006.
 - SAID PARCEL IS SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR OUTLOTS, LANDSCAPE EASEMENTS & WATER DETENTION POND BY PLATTEVILLE DEVELOPMENT GROUP, INC., A WISCONSIN CORPORATION, DATED DECEMBER 20, 2006 AND RECORDED IN VOLUME 1122 OF RECORDS, PAGE 377 ON DECEMBER 21, 2006.
 - SAID PARCEL IS SUBJECT TO THE SIGNAGE AGREEMENT AND EASMENT BY AND BETWEEN KEYSTONE COMMERCIAL OWNERS ASSOCIATION, INC., PLATTEVILLE DEVELOPMENT GROUP, INC. AND MENARD, INC., A WISCONSIN CORPORATION, DATED DECEMBER 29, 2006 AND RECORDED IN VOLUME 1123 OF RECORDS, PAGE 469 ON JANUARY 4, 2007.
 - SAID PARCEL IS SUBJECT TO RESTRICTIVE COVENANT DATED JUNE 20, 2018 AND RECORDED IN DOCUMENT NO. 795277 ON JUNE 27, 2018.

NOTES:

- BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 13-73N-R1W, WHICH BEARS SOUTH 07°30'00" EAST PER THE WISCONSIN COUNTY COORDINATE SYSTEM (GRANT COUNTY).
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR OTHER IMPROVEMENTS (I.E. PAVEMENTS, WALKS, DRIVES, ETC.)
- PARCEL NUMBER SURVEYED: 271-03100-190
- OWNER: PV BEN, LLC.
- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES, AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES THAT ALL NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON THE LAND ADJUTING SAID PROPERTY EXCEPT AS SHOWN HEREON.
- THE PROPERTY DESCRIBED HEREIN IS THE SAME PROPERTY DESCRIBED IN COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. 13192T-7R2 WITH AN EFFECTIVE DATE OF DECEMBER 26, 2018 AND ALL EASEMENTS, COVENANTS, AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- PRIVATE WATER MAIN AND SANITARY SEWER LOCATION AND SIZE BASED UPON PLAN OF PROPOSED IMPROVEMENTS FOR BENVENUTO'S WITH DRAWING DATE OF NOVEMBER 19, 2012.
- PROPERTY HAS DIRECT PHYSICAL ACCESS TO PROGRESSIVE PARKWAY, A PUBLICLY DEDICATED RIGHT-OF-WAY.

DRAWN BY:
SD

CHECKED BY:
DD

FIELD CREW:
SD, JS

SURVEYED BY:
DELTA 3
PROFESSIONAL CIVIL, MUNICIPAL & STRUCTURAL ENGINEERING, ARCHITECTURE
GRANT WRITING - LAND DEVELOPMENT - PLANNING & CAD SERVICES
875 SOUTH CHESTNUT STREET
PLATTEVILLE, WISCONSIN 53818

DATE: 01/17/2019
BY: SD
REVISIONS: PRELIMINARY

DATE: 01/29/2019
BY: DD
REVISIONS: #1

DATE: DD
BY: DD
REVISIONS: FINAL

SHEET 1 OF 1

DELTA 3 PROJECT NAME: BENVENUTO ALTANSPS SURVEY
DELTA 3 PROJECT NO. D19-026