Legal Description:

Lot 3 of Certified Survey Map no. 1772 recorded in the office of the Register of Deeds for Grant County, Wisconsin on April 13, 2015, in Volume 17, Pages 113-115 as Document No. 769585, said Certified Survey Map being a redivision of lots 11 and 12 of Keystone Development and lands located in the Southwest 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 13, Township 3 North, Range 1 West of the 4th P.M., in the City of Platteville, Grant County, Wisconsin.

Tax Parcel Number: 271-03100-0210

Property Address: 1711 Progressive Parkway, Platteville, Wisconsin 53818

Title Commitment Exceptions:

The following were disclosed as exceptions in the Commitment for Title Insurance issued by First American Title Insurance Company National Commercial Services, Commitment No. NCS-1M3HWI05-OMHA, effective date August 29, 2023. Numbers correspond to items as listed in Schedule B - Section Two, Exceptions, of said Commitment and only items which effect the subject property, and are graphic in nature have been plotted hereon

(2.) Easements, claims of easements or encumbrances that are not shown by the Public Records. *No evidence found.*

(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 the Public Records. *No evidence found.*

(9.) Public or private rights in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway, and or alley purposes. *No evidence found.*

(10.) Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 1772 recorded on April 13, 2015 in Volume 17, Pages 113-115 as Document No. 769585 and Certified Survey Map No. 1147 recorded on December 02, 2004 in Volume 9, Pages 214-216 as Document No. 673780 and Certified Survey Map No. 1031 recorded on December 17, 2003 in Volume 8, Pages 187-190 as Document No. 662810 as modified by Affidavit of Correction recorded on November 22, 2004 in Volume 1045, Page 218 as Document No. 673477 and Certified Survey Map No. 1030 recorded on December 15, 2003 in Volume 8, Page 183-186 as Document No. 662680 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. *Shown hereon.*

(11.) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Keystone Development, as recorded in December 06, 2006 as Document No. 694053, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). *Shown hereon.*

(12.) Utility Easement to Platteville Telephone Co., dated May 16, 1977, recorded/filed August 22, 1977 in Volume 529, Page 712 as Document No. 461011. *Does not affect parcel.*

(13.) Utility Easement to Platteville Telephone Co., dated February 25, 1978, recorded/filed November 17, 1978 in Volume 545, Page 63 as Document No. 469847. *Affects parcel, easement is blanket in nature.*

(14.) Utility Easement to Platteville Telephone Co., dated July 16, 1980, recorded/filed July 21, 1980 in Volume 562, Page 874 as Document No. 479746. *Does not affect parcel.*

(15.) Ordinance No. 03-16 - Ordinance Creating Section 43.36 of the Municipal Code of the City of Platteville recorded on October 27, 2003 in Volume 1000, Pages 951-954 as Document No. 661133. *Affects entire parcel.*

(16.) Terms, conditions, restrictions and provisions relating to the use and maintenance of the Highway Easement recorded on August 31, 2004 in Volume 1035, Pages 722-724, as Document No. 670893. *Does not affect parcel.*

(17.) Ordinance No. 05-10 - Ordinance Creating Section 43.41 of the Municipal Code of the City of Platteville recorded on May 27, 2005 in Volume 1062, Pages 991-995 as Document No. 678371. *Does not affect parcel.*

(18.) Easements, Covenants and Restriction Agreement upon the terms, conditions and provisions contained therein:

Dated: June 01, 2005
Parties: Platteville Progressive Properties, LLC, a Wisconsin limited liability company and Wal-Mart Real Estate Business Trust, a Delaware statutory trust
Recorded: June 17, 2005 in Volume 1065, Pages 987-999
Instrument No.: 679083
Approximate location of Viewing Corridor shown hereon, Sign Area affects entire parcel.

(19.) Covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions in the document recorded December 21, 2006 in Volume 1122, Pages 345-376 as Document No. 694445 of Official Records, but deleting any covenant, condition, or restriction, if any, indicating a preference, limitation, or discrimination based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, handicap, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, to the extent that such covenants, conditions or restrictions violate applicable state or federal laws. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. *Affects entire parcel.*

(20.) Covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions in the document recorded December 21, 2006 in Volume 1122, Pages 377-383 as Document No. 694446 of Official Records, but deleting any covenant, condition, or restriction, if any, indicating a preference, limitation, or discrimination based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, handicap, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, to the extent that such covenants, conditions or restrictions violate applicable state or federal laws. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. *Affects entire parcel.*

(21.) Signage Agreement upon the terms, conditions and provisions contained therein:

Dated: December 29, 2006
Parties: Keystone Commercial Owner's Association, Inc. and Platteville Development Group, Inc. and Menard, Inc., a Wisconsin corporation
Recorded: January 04, 2007 in Volume 1123, Pages 469-477
Instrument No.: 694752
Does not affect parcel.

(22.) Terms, conditions, restrictions and provisions relating to the use and maintenance of the Easement Agreement recorded on April 17, 2015 in Volume 1421, Pages 328-339, as Document No. 769717. *Affects entire parcel.*

(23.) Covenants, conditions, restrictions and easements in the document recorded June 27, 2018 as Document No. 795277 of Official Records, but deleting any covenant, condition, or restriction, if any, indicating a preference, limitation, or discrimination based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, handicap, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, to the extent that such covenants, conditions or restrictions violate applicable state or federal laws. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. *Affects entire parcel.*

(24.) Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded on September 01, 2021 as Document No. 823582 as , of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). *Affects entire parcel.*

(27.) Rights of way for drainage ditches, tiles, feeders and laterals, and other drainage easements, if any. *No evidence found.*

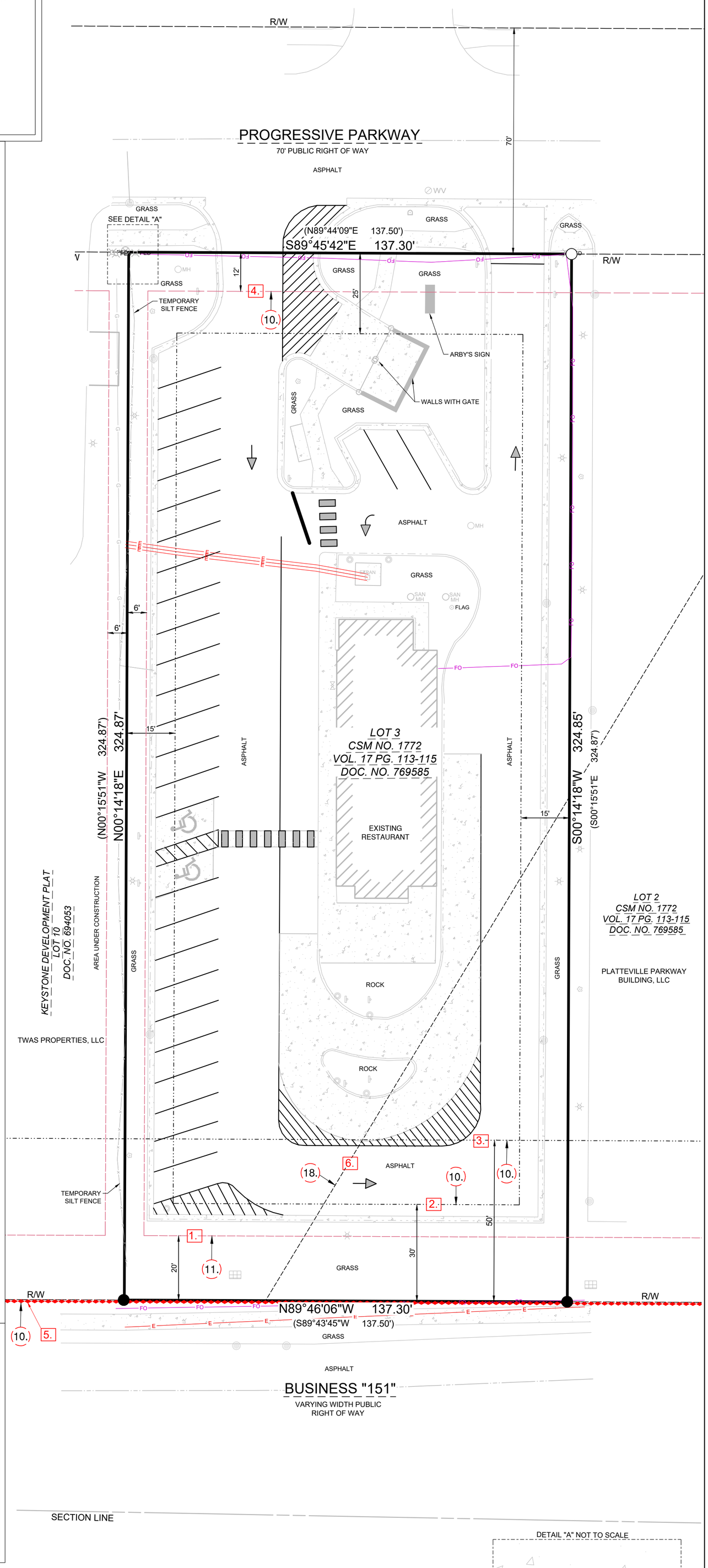
Table A Items:

1. Monuments shown hereon.
2. Address for subject parcel: 1711 Progressive Parkway, Plattville, WI 53818
3. Subject property lies in Zone X (Area of minimal flood hazard), per Flood Insurance Rate Map(FIRM) No. 55043C0677F, Effective Date - February 3, 2016.
4. Gross land area: 44,602 SQ. FT
   1.024 Acres
8. All observed substantial features are shown hereon.
9. Parking stalls: Disabled - 2, Regular - 28
13. Adjoining owners according to the most recent tax records shown hereon.
16. There was no evidence of any recent earth moving work, building construction, or building additions of any kind observed at the time of the survey.

LEGEND

SANITARY MANHOLE	FIBER OPTICS MANHOLE
STORMWATER/SANITARY MANHOLE	ELECTRIC MANHOLE
INLET	GENERAL MANHOLE
CATCH BASIN	UTILITY POLE
WATER VALVE	ELECTRIC PEDESTAL
GAS VALVE	TELEPHONE PED
FIRE HYDRANT	CABLE TV PED
FLAG POLE	ELECTRIC METER/ GAS METER
GUY WIRE	ELECTRIC PULLBOX
BOLLARD	LIGHT POLE
(100.00') RECORDED AS	SIGN
	YARD LIGHT

PROPERTY LINE
R/W LINE
EASEMENT LINE
NO ACCESS
UNDERGROUND TELEPHONE
UNDERGROUND FIBER OPTIC
UNDERGROUND ELECTRIC
OVERHEAD UTILITIES
UNDERGROUND GAS
UNDERGROUND SANITARY
UNDERGROUND STORM SEWER
UNDERGROUND WATERMAIN
CONCRETE
FOUND ¾" IRON REBAR
SET ¾"X18" REBAR WITH CAP WEIGHING 1.5 LBS/LINEAR FT



NOTES:

1. Shown on CSM 1772
2. Shown on CSM 1772
3. Shown on CSM 1030 and 1031
4. Shown on CSM 1772
5. Shown on Keystone Development Plat
6. Shown on Document Number 679083 Exhibit C

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF LOT 3 OF CSM 1762, MEASURED TO BEAR N89°46'06"W

0 10 20 40
SCALE 1" = 20'

Surveyor's Certificate:

To:
- Strifex, LLC
- DRM, Inc.
- First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 8, 9, 13 16 and 19 of Table A thereof. The field work was completed January, 2024.

Dated this 19th day of January, 2024.

Douglas A. D'Jock, S-3222
Professional Land Surveyor
DJockD@AyresAssociates.com
(715) 831-7711

WISCONSIN DOUGLAS A. D'JOCK S-3222 EAU CLAIRE WI LAND SURVEYOR

AYRES
3433 Oakwood Hills Pkwy
Eau Claire, WI 54701
(715) 834-3461
AyresAssociates.com

ALTA/ NSPS LAND TITLE SURVEY

LOT 3 CSM 1772
CITY OF PLATTEVILLE
GRANT COUNTY, WISCONSIN

Survey By:	NB
Drawing By:	DAD
Checked By:	GR

REVISIONS

MARK	DATE	DESCRIPTION

Project Number: 74-0789.00
Issue Date: 1/10/2024

SHEET NO
1 OF 1

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