

ALTA/ACSM LAND TITLE SURVEY (URBAN)

Certified Survey Map, Volume 11, Page 250, Located In The NW1/4 Of The NE1/4 And The SW1/4 Of The NE1/4 Of Section 26, T17N, R4W, City Of Sparta, Monroe County, Wisconsin

DESCRIPTION

Lot 1 of Monroe County Certified Survey Map, recorded in Volume 11, on Page 250, as Document No. 465362, located in the NW1/4 of the NE1/4 and the SW1/4 of the NE1/4 of Section 26, T17N, R4W, City of Sparta, Monroe County, Wisconsin described in the Title Commitment as being Lot 1 of Monroe County Certified Survey Map, recorded in Volume 11, on Page 250, as Document No. 465362, Monroe County, Wisconsin.

NOTES PERTAINING TO SCHEDULE B

- Item #17 - Easement recorded in Volume 163 of Deeds, Page 179, dated 12/8/1941. Easement for a line of power poles. Line of poles referenced in document no longer exist on the north side of Avon Road (Old Highway 27).
- Item #18 - Pipe Line Easement recorded in Volume 44 of Miscellaneous, Page 285, dated 5/22/1961. Easement for the laying of a Gas Line. There is no aboveground evidence that this gas line was constructed. It is this surveyor's opinion that this easement was extinguished in 1966.
- Item #19 - Easement recorded in Volume 56 of Miscellaneous, Page 354, dated 2/28/1968. Easement for the placement of aboveground power line. This easement was supplied in the Title Commitment. It is located at the Highway 27 interchange and is not located near this property. This easement does not affect this property.
- Item #20 - Easement recorded in Volume 56 of Miscellaneous, Page 531, dated 5/31/1968. Blanket easement for underground telephone line across the NW1/4 of the NE1/4 and the SW1/4 of the NE1/4, which includes this entire parcel.
- Item #21 - Easement recorded in Volume 57 of Miscellaneous, Page 453, dated 10/29/1968. Blanket easement for underground telephone line across the NW1/4 of the NE1/4 and the SW1/4 of the NE1/4, which includes this entire parcel.
- Item #22 - Easement recorded in Volume 10 of Records, Page 679, dated 1/28/1981. Blanket easement for underground telephone line across the NW1/4 of the NE1/4 and the SW1/4 of the NE1/4, which includes this entire parcel.

ADDITIONAL NOTES

- All streets, lanes & courts on this property are private access roads. Underground utilities or laterals supplying each building were not marked and are not shown on this survey.
- There is no above ground evidence of any utilities lines supplying or being supplied from neighboring parcels, except as shown on the map and listed in the Statement of Encroachments.
- The office building, Bldg #1702B, on Bernard Court appears to have been constructed recently, and is not located on aerial photographs dated April 2005.
- The gas line shown on this survey is a supply line and does not encroach onto this parcel. The location of this gas line is approximate and determined by road plans obtained from the City of Sparta.
- There are no observable evidence of cemeteries on this property.
- There are a total of 29 additional parking spaces on this property. This parking is classified as regular parking. This parcel meets parking requirements per Zoning regulations.
- This parcel is zoned R-3.
- Building setback requirements: Front - 25', Back - 30', Side - 10'.
- All buildings located on this property do not violate height requirements.
- All electrical line on this property are underground, except for the encroachment listed in the Statement of Encroachments.
- All TV & Phone pedestals located on the North side of Avon Road along this parcel supply TV and Phone service to this parcel.
- This parcel contains 8.65 Acres or 376,820 sq ft.

STATEMENT OF ENCROACHMENTS

Power Pole and the Overhead Electric Line that supplies power to the parcel lying east of this property is located on this parcel in the Southeast corner of this property. There is no easement listed on the Title Commitment that applies to this Power Pole.

UTILITY COMPANIES

- PHONE - CENTURY TELEPHONE, 311 SOUTH COURT STREET, SPARTA, WI 54656 (608) 269-6995
- CABLE - CHARTER COMMUNICATIONS, 1228 12TH STREET, SOUTH ONALASKA, WI 54450 (608) 783-8130
- WATER/SEWER - CITY OF SPARTA, 201 W OAK STREET, SPARTA, WI 54656 (608) 637-7186
- GAS - WE ENERGIES, 1921 18TH STREET, SOUTH WISCONSIN RAPIDS, WI 54495 (800) 236-2805
- ELECTRIC - EXCEL ENERGY, 1003 S. BLACK RIVER STREET, SPARTA, WI 54656 (800) 225-5902

SURVEYOR'S CERTIFICATION

The undersigned, being a Registered Land Surveyor of the State of Wisconsin certifies to (1) Collateral Real Estate Capital, LLC, (2) Fannie Mae, its successors and assigns, and (3) US Title and Closing Services, LLC as follows:

- This is to certify that this map and the survey on which is based were made in the accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 2005, and includes Items 1, 2, 3, 4, 5, 6, 7(c), 8, 9, 10, 11(b), 14, 15, 16 and 17 of Table A thereof. 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 a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.
- The survey was made on the ground between the 28th and the 29th of March, 2007 and currently shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the subject property.
- Except as shown on the survey there are no visible easements or rights of way of which the undersigned has been advised.
- Except as shown on the survey there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
- The location of each easement, right of way, servitude, and other matter affecting the property and listed in the title insurance commitment dated March 29, 2007 issued by U S Title and Closing Services, LLC with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.
- The subject property has access to and from a duly dedicated and accepted public street or highway.
- Except as shown on the survey the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.
- The record description of the subject property forms a mathematically closed figure.
- Said described property is located within an area having a Zone Designation C (non special flood hazard area) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map, Community Panel No. 550290 0003 B which has an effective date of June 17, 1986, in Monroe County, State of Wisconsin, which is the current Flood Insurance Rate Map for the community in which said premises is situated.



Signature of Laurence E. Johns III, RLS 2804, Eagle Ridge Surveyors, PO Box 213, Wilton, Wisconsin, 608-435-6730, 3 April 2007, Revised 9 April 2007.

