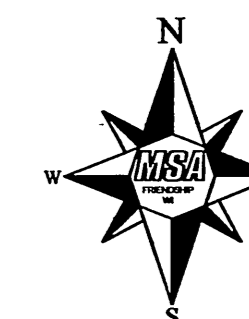


# ALTA/ACSM LAND TITLE SURVEY

OF LOT 3 OF ADAMS COUNTY CERTIFIED SURVEY MAP NUMBER 5505  
AND LOT 1 OF ADAMS COUNTY CERTIFIED SURVEY MAP NUMBER 3651  
EXCEPT THE SOUTHERLY 40 FEET, LOCATED IN THE NORTHEAST  
QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 17  
NORTH, RANGE 6 EAST, CITY OF ADAMS, ADAMS COUNTY, WISCONSIN.

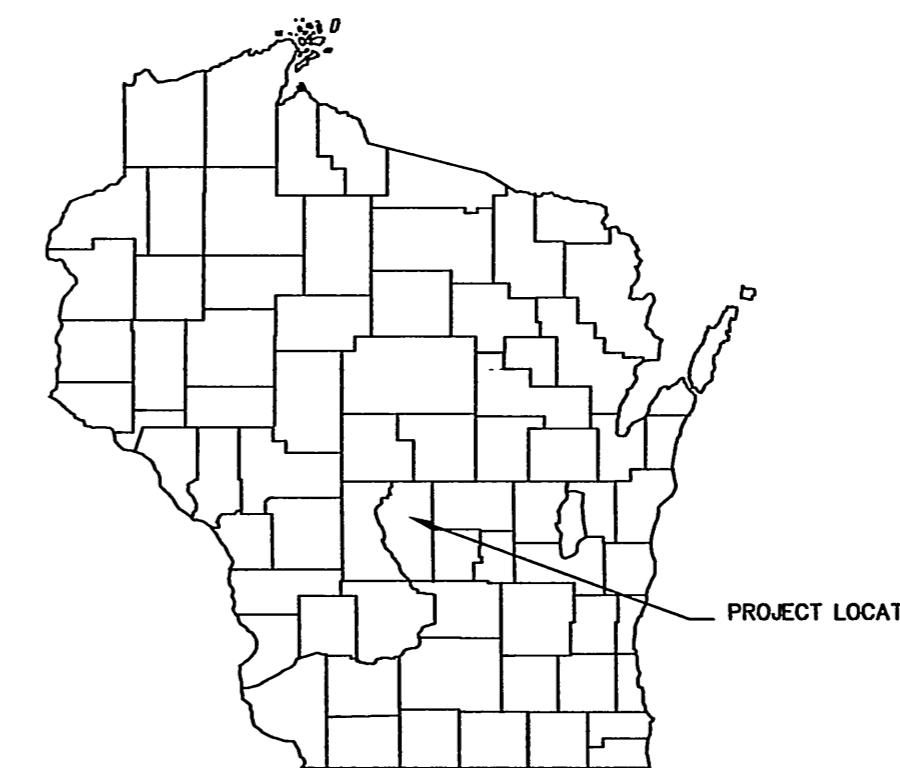


## SCHEDULE B PART II (EXCEPTIONS)

File Number: X714197  
The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the company:  
10. Public or private rights, if any, in such portion of the Land as may be presently used, laid out, or dedicated in any manner whatsoever, for street, highway and/or alley purpose.  
11. Easement, if any, of the public or any utility, municipality or person, as provided in Section 66.1005 of the Wisconsin Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements, or services in that portion of the Land which were formerly part of an alley and/or street and which are now vacated.  
12. Improvement District 3 assessments, if any.  
13. Resolution No. 1996-13 and other matters contained in the instrument recorded August 27, 1997 as Document No. 370806. Vacated entire alley in Block One of Werner Subdivision.  
14. Declaration and other matters contained in the instrument recorded December 11, 1998 as Document No. 382103. Parcels I and II. Blanket easement for Parking as Shown. Blanket easement for Utilities as shown. Retention Pond Easement Area as shown.  
15. First Amendment to Declaration and other matters contained in the instrument recorded January 14, 1999 as Document No. 382893. Parcel I and II.  
16. Easement Agreement and other matters contained in the instrument recorded January 14, 1999 as Document No. 382892. Parcels I and II. Easement Blanks Lots 3 and 4 of C.S.M. No. 3651  
17. Easement, restrictions and other matters shown on Certified Survey Map No. 5505 recorded May 3, 2011 as Document No. 495961. Parcel I. Easement is Shown on this Map.  
18. Easement, restrictions and other matters shown on Certified Survey Map No. 3652 recorded November 11, 1997 as Document No. 372510. Parcel I  
19. Easement, restrictions and other matters shown on Certified Survey Map No. 3651 recorded November 11, 1997 as Document No. 372509. Parcels I and II  
20. Temporary Limited Easement and other matters contained in the instrument recorded August 7, 1990 as Document No. 325281. Parcel II. Easement granted to Glenn A. and Marilyn L. Getgen of the East 15 feet of lots 2, 3 and 4 of Block one, Werners Subdivision.

## LEGEND OF SYMBOLS:

- ◆ - HARRISON MONUMENT, FOUND
- ⊠ - CHISELED CROSS IN CONC., FOUND
- × - 3 1/2" IRON PIPE FENCE CORNER, FOUND
- - 1" IRON PIPE, FOUND
- ⊙ - 3/4" IRON ROD, FOUND
- △ - MAG NAIL, FOUND
- - INLET
- ▣ - CATCH BASIN
- ⊕ - ELECTRIC METER
- - METAL POST
- ⊙ - CLEAN OUT
- ⊗ - POLE WITH LIGHT
- ⊕ - GAS METER
- ⊙ - STORM MANHOLE
- ⊕ - WATER VALVE
- ⊕ - ELECTRIC PEDSTAL
- △ - GAS VALVE
- ⊕ - FIRE HYDRANT
- ⊕ - SIGN (AS NOTED)
- ⊕ - POWERPOLE
- ⊕ - GUY WIRE
- - CULVERT (AS NOTED)
- - RIGHT-OF-WAY
- - EDGE OF CONCRETE
- - BACK OF CURB
- - EDGE OF GRAVEL
- - PARKING STRIPS
- - EDGE OF BITUMINOUS
- - METAL GUARD RAIL
- - SHORELINE
- - PROPERTY LINE
- - FENCE (AS NOTED)
- ▨ - CONCRETE
- ▨ - EXISTING BUILDING



LOCATION MAP

## LEGAL DESCRIPTIONS

PARCEL I  
Parcel ID: 201-00003-0035

LEGAL DESCRIPTION  
Lot 3 of Adams County Certified Survey Map No. 5505, Located in the Northeast Quarter of the Northeast Quarter of Section 7, Township 17 North, Range 6 East, City of Adams, Adams County, Wisconsin which is bounded and described as follows:

Commencing at the North Quarter Corner of said Section 7; thence N89° 57' 29" E along the north line of the Northeast Quarter of said Section 7 a distance of 2421.24 feet; thence S00° 57' 46" E a distance of 370.54 feet to the Point of Beginning. Thence continuing S00° 57' 46" E along the east line of Lot 3 of Adams County Certified Survey Map No. 5505 a distance of 89.80 feet; thence S01° 00' 17" E along the east line of said Lot 3 a distance of 149.98 feet to the south line of said Lot 3; thence N89° 56' 26" W along the south line of said Lot 3 a distance of 101.34 feet; thence S89° 52' 23" W along the south line of said Lot 3 a distance of 356.34 feet; thence N89° 35' 47" W along the south line of said Lot 3 a distance of 268.99 feet to the west line of said Lot 3; thence N01° 01' 02" W along the west line of said Lot 3 a distance of 287.77 feet to the north line of said Lot 3; thence N88° 46' 14" E along the north line of said Lot 3 a distance of 161.99 feet; thence S01° 26' 45" W along the north line of said Lot 3 a distance of 56.37 feet; thence N88° 52' 34" E along the north line of said Lot 3 a distance of 118.89 feet; thence S01° 24' 16" E along the north line of said Lot 3 a distance of 6.76 feet; thence N88° 57' 48" E along the north line of said Lot 3 a distance of 448.15 feet to the Point of Beginning.

PARCEL II  
Parcel ID: 201-00765-0065

LEGAL DESCRIPTION  
Lot 1 of Adams County Certified Survey Map No. 3651 except the Southerly 40 feet, located in the Northeast Quarter of the Northeast Quarter of Section 7, Township 17 North, Range 6 East, City of Adams, Adams County, Wisconsin which is bounded and described as follows:

Commencing at the North Quarter Corner of said Section 7; thence N89° 57' 29" E along the north line of the Northeast Quarter of said Section 7 a distance of 2421.24 feet; thence S00° 57' 46" E a distance of 335.25 feet to the Point of Beginning. Thence S89° 53' 01" E along the north line of Adams County Certified Survey Map No. 3651 a distance of 200.19 feet to the west right-of-way line of STH "13"; thence S00° 56' 08" E along said right-of-way line of STH "13" a distance of 125.01 feet; thence N89° 54' 20" W a distance of 200.13 feet to the west line of Lot 3 of Adams County Certified Survey Map No. 5505; thence N00° 57' 46" W along the west line of said Lot 3 a distance of 125.09 feet to the Point of Beginning.

## TABLE A NOTES

The following optional items are to be included in the ALTA/ACSM LAND TITLE SURVEY, except as otherwise qualified (see note above):

- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or reference by existing monuments or witnesses. As Shown in Map and Legend.
- Address(es) if disclosed in Record Documents, or observed while conducting the survey.  
Parcel I - 220 W. Lincoln Street, Adams, WI 53910  
Parcel II - 515 N. Main Street, Adams, WI 53910
- Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only. The subject property lies in a FEMA Zone X Flood risk designation area as Per FEMA FIRM panel 55001C0255D, Revised June 17, 2008.
- Gross Land area (and other areas if specified by the client).  
Parcel I - 180,355 sq.ft.  
Parcel II - 25,026 sq.ft.
- (a) Current zoning classification, as provided by the insurer. Zoned - C-1 General Commercial District  
(b) Current zoning classification and building setback requirements, height and floor space area restrictions as set forth in that classification, as provided by the insurer. If none, so state. Maximum Building height - 45 feet, Maximum Building Area - 14,000 sq.ft., Minimum Front Yard Setback - None, Minimum Rear Yard Setback - 25 feet, Minimum Side Yard Setback - None Fire Proof- 9 feet, Fire Proof - None.
- (a) Exterior dimensions of all buildings at ground level.  
9. Striping, number and type (e.g. handicapped, motorcycle, regular, etc.) of parking spaces in parking areas, lots and structures. 296 regular parking spaces and 12 handicapped spaces.
- (a) Observed Evidence

## SURVEYOR'S CERTIFICATION

To Rolie Winter & Associates, LTD, Kailas Properties, Knight Barry Title, Inc., and Chicago 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes 1., 2., 3., 4., 6(a), 6(b), 7(a), (7b1), 9., 11(a). of Table A thereof. The field work was completed on 5/21/2014.

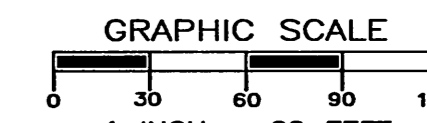
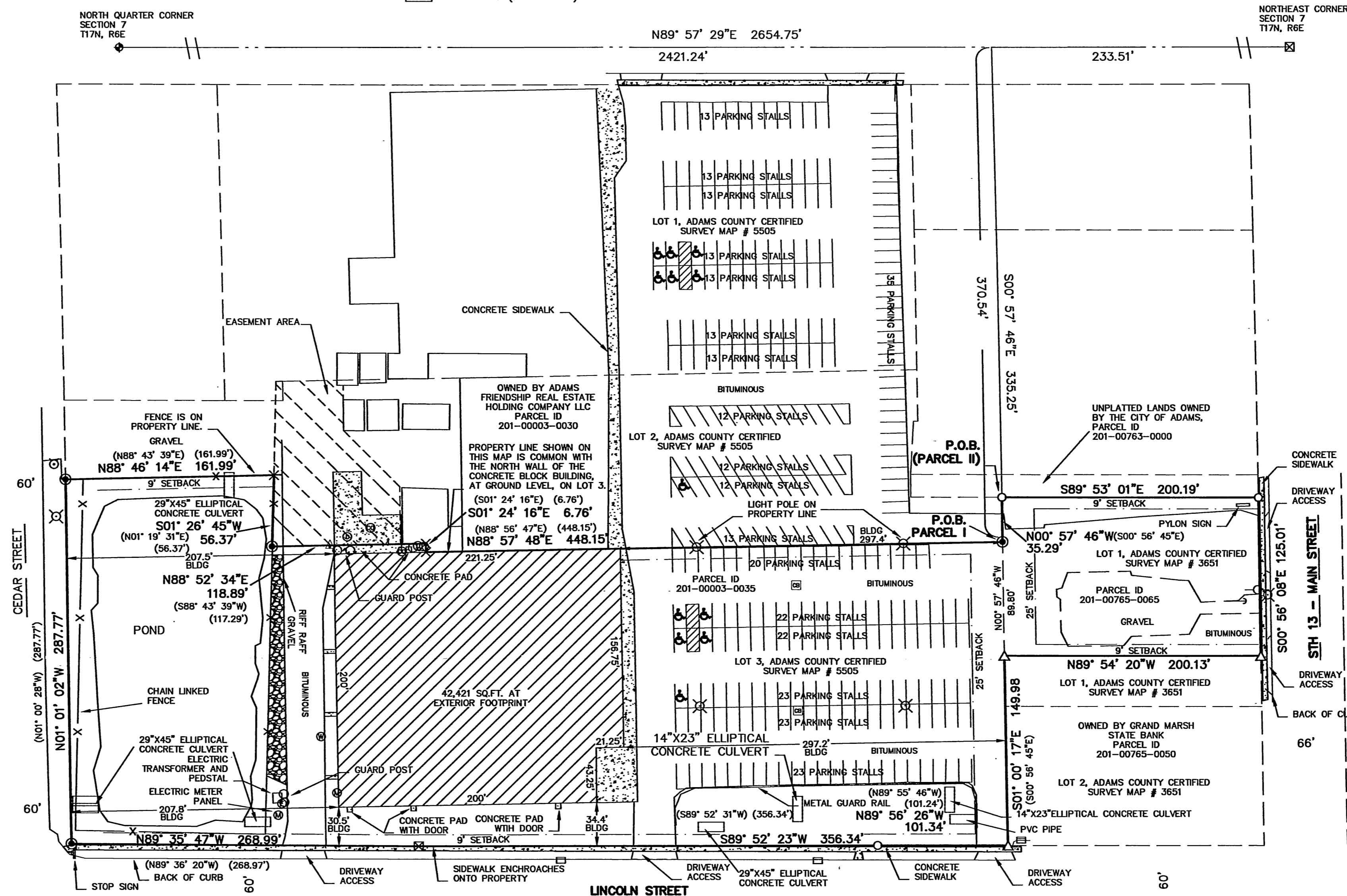
I, Gregory P. Rhinehart, Professional Land Surveyor #1478, hereby certify to my client(s) that I have surveyed and mapped the property shown upon this plat and that within plat is a correct representation of the boundaries of the land surveyed to the best of my information, knowledge and belief.

I further certify that I have complied with chapter A-E 7 of the administrative code of the State of Wisconsin for minimum standards for property surveys to the best of my knowledge and belief.

Note: If the survey is stamped "COPY", the survey is not an original document and should be assumed to contain unauthorized alterations. The certification contained on this document shall apply only to original documents.

Bearings are referenced to the Wisconsin County Coordinate System, Adams Co. (WCCS 9501 Adams NAD83/2011). The north line of the northeast one-quarter of Section 7, T17N, R6E bears: N89° 57' 29"E.

*Gregory P. Rhinehart* June 10, 2014  
MSA Professional Services, Inc. Date  
Gregory P. Rhinehart, Professional Land Surveyor, S-1478



File Name: P:\12891003\12891003\CADD\CADD\C3D12891003.DWG

PROJECT NO.:	SCALE:	AS SHOWN	NO.	DATE	REVISION	BY
12891003	AS SHOWN			6/9/2014		EJS
CHECKED BY:	GPR					
PLAT DATE:	5/20/14	P:\12891003\12891003\CADD\C3D12891003.DWG				



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ALTA/ACSM LAND TITLE SURVEY  
ROLIE WINTER & ASSOCIATES, LTD.  
SECTION 7, T17N, R6E, CITY OF ADAMS, ADAMS CO., WI  
FILE NO. 12891003  
SHEET 1 of 1

COUNTY SUR