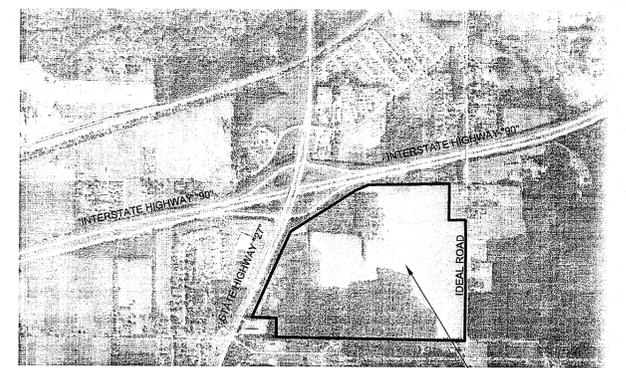
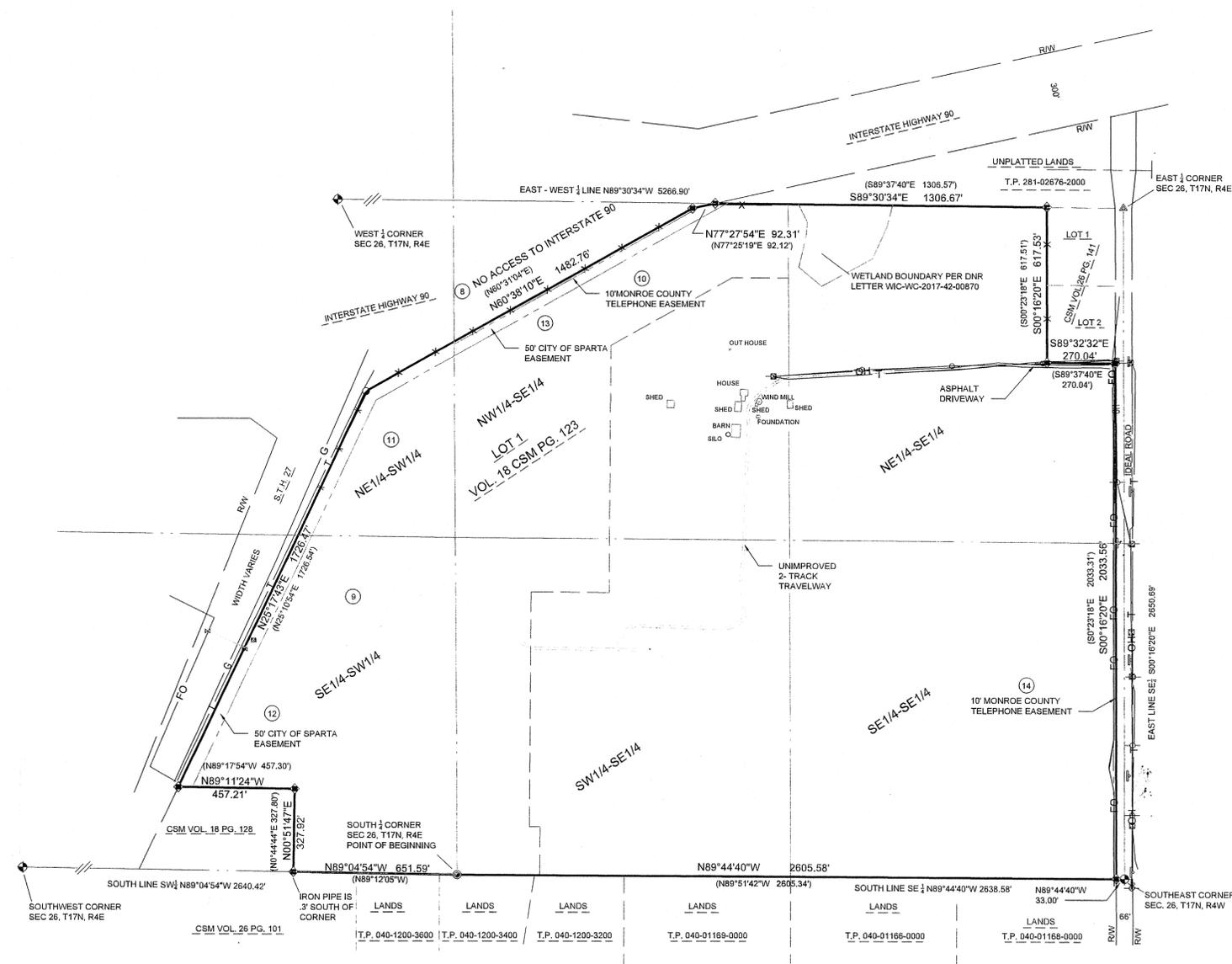


**ALTA / NSPS SURVEY FOR: CITY OF SPARTA**  
 PART OF THE SE $\frac{1}{4}$  AND PART OF THE SE $\frac{1}{4}$  OF THE SW $\frac{1}{4}$  AND PART OF THE NE $\frac{1}{4}$  OF THE SW $\frac{1}{4}$   
 SECTION 26, T17N, R4W, CITY OF SPARTA, MONROE COUNTY, WISCONSIN  
 FIRST AMERICAN TITLE INSURANCE POLICY No. 2801375

**SCHEDULE B**

**EXCEPTIONS FROM COVERAGE**

1. Any facts, rights, interests, or claims that are not shown by the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
2. Easements, claims of easements or encumbrances that are not shown in the Public Records.
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.
4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the public records.
5. The lien of the general real estate taxes for the year 2017 and thereafter.
6. The lien of any special assessments, special taxes or special charges.
7. Reservations for easements, building setback lines and other matters shown on the recorded plat or certified survey map of the subject property referred to in Schedule A herein.
8. Limitations imposed upon ingress to and egress from the subject premises to Interstate Highway 90, including ramps and connection roads on the right of way thereof, wherein said highway is designated as a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statutes.
9. Easement granted to Milwaukee Gas Light Company by an instrument dated May 19, 1961 and recorded on May 22, 1961 in Volume 44 Misc. Pg. 265 as Document No. 267558.
10. Easement granted to Monroe County Telephone Company of Wisconsin by an instrument dated April 9, 1968 and recorded in the Office of the Register of Deeds for Monroe County, Wisconsin, on May 15, 1968 in Volume 56 of Misc., on page 536, as Document No. 291560. Said easement was re-recorded in Volume 57 of Misc., on page 453, as Document No. 293402.
11. Easement granted to Monroe County Telephone Company by an instrument dated May 13, 1968 and recorded on May 15, 1968 in Volume 56 Misc. Pg 531 as Document No. 291555.
12. Easement granted to City of Sparta by an instrument dated April 25, 1969 and recorded on May 16, 1969 in Volume 58 Misc. Pg. 434 as Document No. 295153.
13. Easement granted to City of Sparta, a Wisconsin Municipal Corporation by an instrument dated May 5, 1969 and recorded in the Office of the Register of Deeds for Monroe County, Wisconsin, on May 16, 1969 in Volume 58 of Misc., on page 448, as Document No. 295156.
14. Easement granted to Monroe County Telephone Company, a Corporation by an instrument dated January 4, 1981 and recorded in the Office of the Register of Deeds for Monroe County, Wisconsin, on January 19, 1981 in Volume 10 of Records, on page 512, as Document No. 351860.
15. Water Retention Covenant Agreement recorded August 7, 2014 as Document No. 643460.
16. Conveyance of Rights in Lands and Covenants, Conditions, Restrictions and Easements contained therein. Recorded: October 26, 2005 Document No.: 554992
17. Conveyance of Rights in Lands and Covenants, Conditions, Restrictions and Easements contained therein. Recorded: October 14, 2005 Document No.: 554609



**LOCATION MAP**  
SECTION 26, T17N, R4W  
NOT TO SCALE

**LEGAL DESCRIPTION:**  
 COMMENCING AT THE SOUTH  $\frac{1}{4}$  CORNER OF SECTION 26, T17N, R4E, WHICH IS THE POINT OF BEGINNING; THENCE N89°04'54\"/>

**AREA:**  
 THE PROPERTY CONTAINS 7,878,860 SQUARE FEET OR 180.87 ACRES MORE OR LESS.

**FLOOD ZONE:**  
 BY GRAPHIC INTERPRETATION ONLY, THIS PROPERTY LIES IN ZONE X (AREA OUTSIDE OF 100 YEAR FLOOD ) PER NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY MAP NO. 55081C0337D AND 55081C0341D. SAID RATE MAP HAS AN EFFECTIVE DATE OF JANUARY 20, 2010. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

- SURVEYOR'S NOTES:**
- 1) EASEMENT PER DOC 267558, IS A BLANKET EASEMENT ON THE E1/2 OF THE SW1/4 OF SECTION 27. GAS LINE FALLS IN S.T.H. 27 RIGHT-OF-WAY.
  - 2) EASEMENT PER DOC 291555, IS A BLANKET EASEMENT OVER SUBJECT PROPERTY, SHOWN HEREON.
  - 3) DOC 554609 DOES NOT AFFECT SUBJECT PROPERTY, SHOWN HEREON.
  - 4) DOC 554992 DOES NOT AFFECT SUBJECT PROPERTY, SHOWN HEREON.
  - 5) DOC 643460 IS A WATER RETENTION AGREEMENT AND AFFECTS ALL SUBJECT PROPERTY, SHOWN HEREON.

- CERTIFICATION:**
- THE UNDERSIGNED HEREBY CERTIFIES TO THE CITY OF SPARTA, THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY OF THE ABOVE REAL PROPERTY SHOWING:
- (A) THE LOCATION OF ALL BUILDINGS OR STRUCTURES THEREON;
  - (B) THE LOCATION OF ALL EASEMENTS AND ENCROACHMENTS ONTO OR FROM SUCH REAL PROPERTY THAT ARE VISIBLE ON THE REAL PROPERTY, KNOWN TO THE UNDERSIGNED OR OF RECORD;
  - (C) THE DIMENSION OF ALL SET-BACK LINES AFFECTING THE PROJECT;
  - (D) THE VISIBLE LOCATION OF ALL UTILITIES SERVING SUCH REAL PROPERTY;
  - (E) ANY FLOOD HAZARD AREAS;
  - (F) ALL SERVICE ROADS, HIGHWAYS, BICYCLE PATHS, WALKWAYS, AND PARKING AREAS ON OR SERVING THE PROJECT.

THE UNDERSIGNED HEREBY FURTHER CERTIFIES TO THE LENDER, THE BORROWER AND THE TITLE COMPANY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 2016, AND INCLUDES ITEMS 3, 4, 11, 17, 18, AND 19 OF TABLE A THEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

SIGNED THE 6TH DAY OF AUGUST 2017.

*Kerry R. Zimmerman*  
 KERRY R. ZIMMERMAN  
 WISCONSIN LICENSE NO. S-1625-08  
 FOR MSA PROFESSIONAL SERVICES, INC.

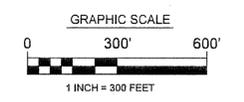


**ZONING:**  
 ZONED MANUFACTURING - BUSINESS PARK DISTRICT ( M-3 )

**SETBACKS:**  
 FRONT: 25.0 FEET  
 SIDE: 10.0 FEET  
 REAR: 25.0 FEET

**COPYRIGHT DISCLAIMER**  
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**UTILITY DISCLAIMER**  
 THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM ASBUILT DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM. THE SOUTH LINE OF THE SW $\frac{1}{4}$  OF SECTION 26 BEARS N89°04'54\"/>

- LEGEND**
- ⊙ EXISTING 2\"/>

PROJECT NO.:	00051043	SCALE:	AS SHOWN	NO.	DATE	REVISION	BY
PROJECT DATE:	AUGUST 2017	DRAWN BY:	KRZ				
F.B.:		CHECKED BY:	MJM				

**MSA** PROFESSIONAL SERVICES  
 ARCHITECTURE | ENGINEERING | ENVIRONMENTAL  
 FUNDING | PLANNING | SURVEYING  
 1230 South Blvd Baraboo, WI 53913  
 (608) 356-2771 (800) 362-4505  
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**ALTA/NSPS SURVEY**  
 CITY OF SPARTA  
 MONROE COUNTY, WISCONSIN

FILE NO.	00051043
SHEET	1 OF 1