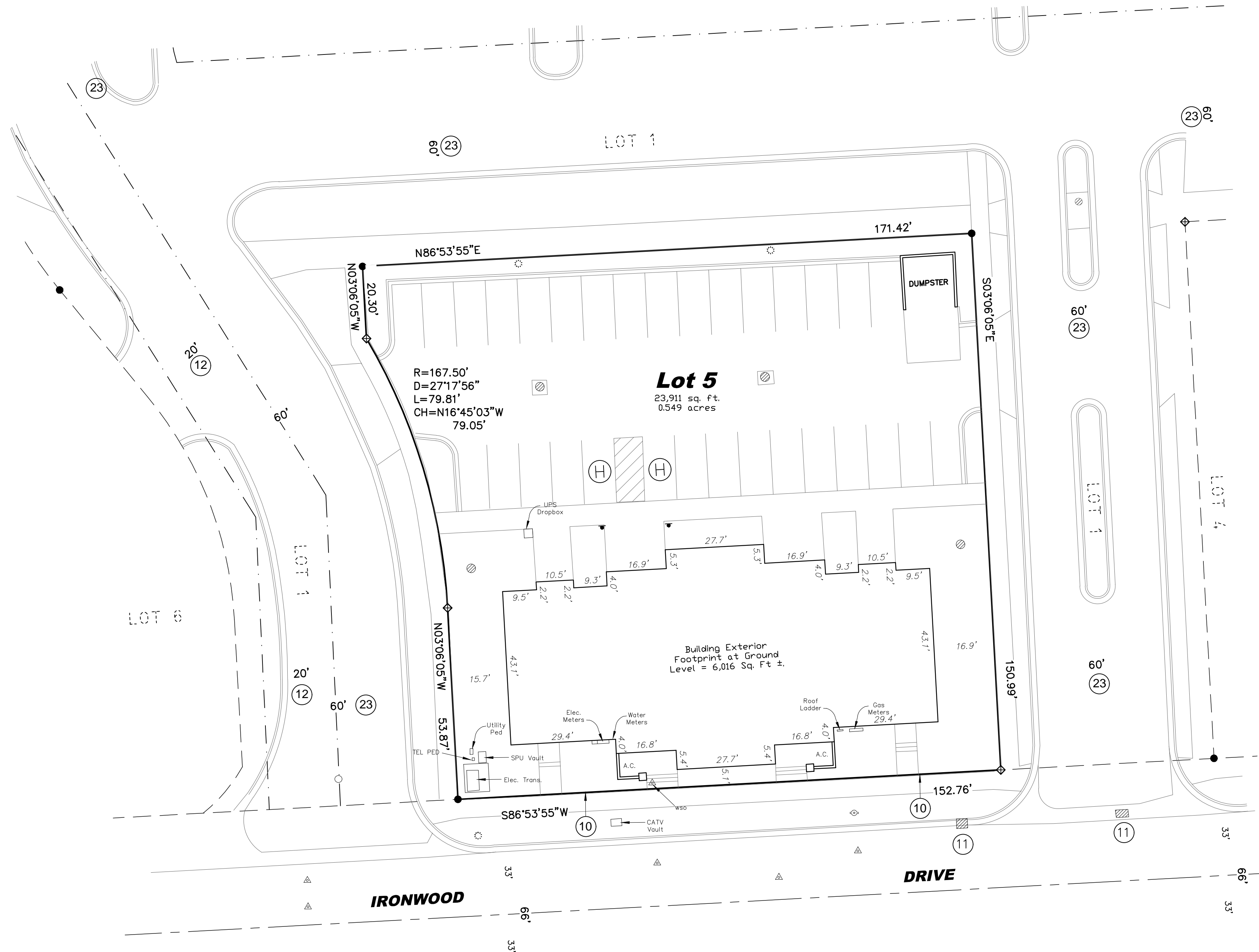


ALTA/NSPS Land Title Survey

Lot 5 of the Plat of Prairie Centre Commercial Development, recorded in Volume 59-021B of Plats on Pages 106 and 107, being located in the NW 1/4 of the SW 1/4 of Section 1, T.8N., R.10E., City of Sun Prairie, Dane County, Wisconsin



R=167.50'
D=27°17'56"
L=79.81'
CH=N16°45'03"W
79.05'

Lot 5
23,911 sq. ft.
0.549 acres

Building Exterior
Footprint at Ground
Level = 6,016 Sq. Ft. ±

LEGEND

- ◆ Found Chiseled "X"
- Found 3/4" Rebar
- Set 3/4" by 24" Iron Rebar Weighing 1.5 lbs./ft.
- Existing Utility Pole
- Light Pole
- ◆ Sign
- Storm Inlet
- Water Valve
- Fire Hydrant
- Boundary Lines per this Survey
- Deed/Survey Line of Record
- R/W Line
- Sectional Subdivision Lines
- Centerline
- Easement Line

NOTES:

1. There are 29 standard and 2 handicapped parking stalls on Lot 5 as shown hereon.
2. The building surface is splitface stone and is irregular in dimension, therefore the building dimensions shown hereon are approximate (plus or minus approximately 0.1 feet)
3. As depicted by the chiseled "X"s at some of the lot corners, the sidewalks run very close to the lot lines and encroach slightly in varied amounts in some areas.

Title Commitment:

This survey was based on First American Title Insurance Company - Commitment for Title Insurance No. 118010428 dated January 26, 2018 at 7:44 A.M.

The Commitment identifies Silverleaf, LLC, a Wisconsin limited liability company, as fee simple owner of the land surveyed hereon.

Legal Description:

Parcel A:
Lot 5, Prairie Centre Commercial Development, in the City of Sun Prairie, Dane County, Wisconsin.

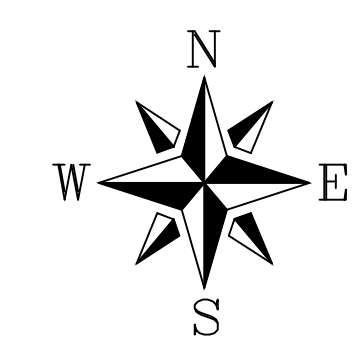
Parcel B:
Together with Ingress and Egress Easement as created in Declaration of Easement for Joint Driveway recorded as #4252308. (Note that off-site portions of this easement are not shown as Table A #19 was not requested - this easement is labeled hereon as (23))

Address: 2540 Ironwood Drive, Sun Prairie, WI 53590

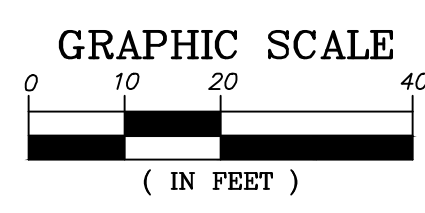
Title Exceptions:

The following were listed as exceptions in the Commitment for Title Insurance by First American Title Insurance Company, Commitment No. 118010428 dated January 26, 2018. Circled items are plottable items shown hereon:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Special taxes or assessments, if any, payable with the taxes levied or to be levied for the current and subsequent years.
3. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due payable on the development or improvement of the Land, whether assessed or charged before or after the Date of Policy.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Rights or claims of parties in possession not shown by the public records.
6. Any encroachment, encumbrance, violation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
7. Easements, claims of easements or encumbrances not shown by the public records.
8. Any claim of adverse possession or prescriptive easement.
9. Taxes for 2017, payable in the amount of \$21,795.69 - before first dollar credit. Payment cannot be determined at this time. Taxes for 2018, not yet due and payable.
- (10) Access Restricted - as shown on the plat.
- (11) Restrictions relative to the direction of drainage swale construction - as shown on the plat. (the stormwater inlets shown hereon match the low points shown on the plat)
- (12) Notes - as shown on the plat. (the watermain easement shown on the plat is depicted hereon. See the recorded plat regarding other notes not plottable in nature)
13. Right of Way Grant to Michigan Wisconsin Pipe Line Company, recorded in Vol. 438 of Misc., page 581, as #1153479. (does not appear to affect Lot 5)
14. Highway Access Control Regulations recorded in Vol. 447 of Records, page 483, as #1368501. (does not appear to affect Lot 5)
15. Individual Conveyance of Easement to General Telephone Company of Wisconsin, recorded in Vol. 824 of Records, page 9, as #1524420. (does not appear to affect Lot 5)
16. Grant of Right of Way and Easement to AT&T Communication of Wisconsin, Inc., recorded in Vol. 7730 of Records, page 42, as #1919052. (does not appear to affect Lot 5)
17. Individual Conveyance of Easement to GTE MTO Inc., recorded in Vol. 10712 of Records, page 91, as #2050019. (does not appear to affect Lot 5)
18. Reservations, Right of Way and Easements contained in Warranty Deed recorded in Vol. 10954 of Records, page 48, as #2060415. (does not appear to affect Lot 5)
19. Electric Line Easement to Wisconsin Power and Light Company recorded in Vol. 12881 of Records, page 25, as #2142940; re-recorded in Vol. 13088 of Records, page 64, as #2152035; modified by Conveyance of Rights recorded in Vol. 13357 of Records, page 40, as #2163993; assigned to American Transmission Company LLC, as #3282843 and as #3339668. (does not appear to affect Lot 5)
20. Electric Line Easement (Overhead) to Sun Prairie Water and Light Commission recorded in Vol. 13857 of Records, page 79, as #2185197. (does not appear to affect Lot 5)
21. Sanitary Sewer Easement to the City of Sun Prairie recorded in Vol. 15027 of Records, page 49, as #2233225. (does not appear to affect Lot 5)
22. Annexation and Pre-Development Agreement recorded as #3226137. (See the recorded document for details)
- (23) Terms and conditions of Declaration of Easement for Joint Driveway recorded as #4252308.
24. Declaration of Covenants and Restrictions recorded as #4252309; amended as #4537655. (See the recorded document for details)
25. Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures recorded as 4380630. (See the recorded document for details)
26. Amendment of an Approved General Development Plan (GDP) recorded as #5027284. (See the recorded document for details)



Bearings are referenced to the North R/W line of Ironwood Drive, which is recorded to bear S86°53'55"W on the plat of Prairie Centre Commercial Development, per Document No. 4249900 of Dane County Records



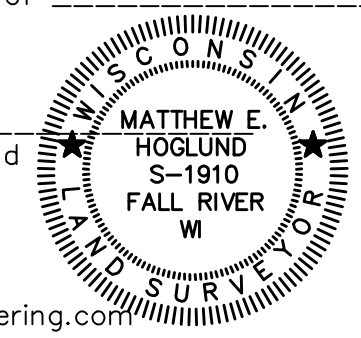
SURVEYOR'S CERTIFICATE:

To WSP Capital, LLC, Oregon Community Bank, and First American Title Insurance Company:

This is to certify, to the best of my knowledge and belief, that this map of plat and the survey upon which it was 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 includes Items 1, 7(a), 7(b), and 9 of Table A thereof. The fieldwork was completed on February 22, 2018.

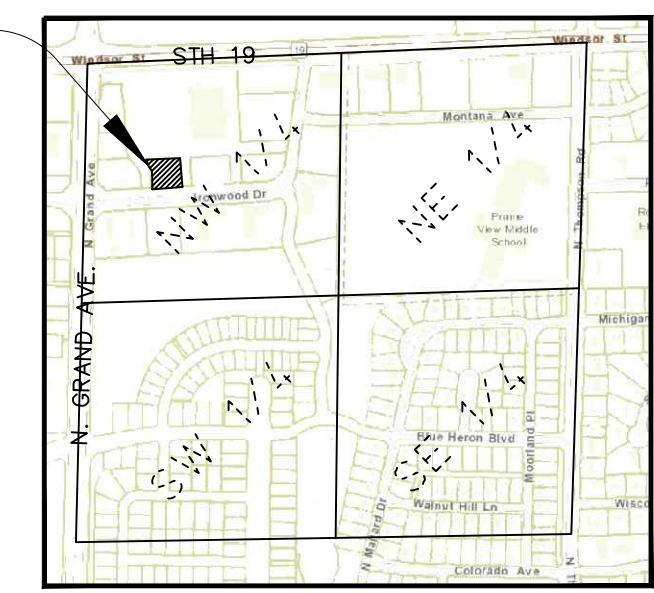
Dated this _____ day of _____, 2018.

By: Matthew E. Hoglund
P.L.S. S-1910



mhoglund@quamengineering.com

SITE



Vicinity Map

SW 1/4 OF SECTION 1, T.8N., R.10E.
Not to Scale

2540 IRONWOOD DRIVE SUN PRAIRIE, WI
ALTA/NSPS LAND TITLE SURVEY
JANUARY 23, 2018 SHEET 1 OF 1
PROJECT NO: TW-14-18
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
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