

ALTA/NSPS LAND TITLE SURVEY

LOT 2 OF CERTIFIED SURVEY MAP 4442 LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4
AND LOT 2 OF CERTIFIED SURVEY MAP 4443 LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4,
ALL IN SECTION 3, TOWNSHIP 4 NORTH, RANGE 15 EAST, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

TITLE REPORT EXCEPTIONS BASED ON CHICAGO TITLE
INSURANCE COMPANY COMMITMENT NUMBER WA-7043

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
NOTE: EXCEPTION 1 WILL BE REMOVED ONLY IF NO INTERVENING MATTERS APPEAR OF RECORD BETWEEN THE EFFECTIVE DATE OF THIS COMMITMENT AND THE RECORDING OF THE INSTRUMENTS CALLED FOR AT ITEM (C) OF SCHEDULE B-1, OR IF A GAP ENDORSEMENT IS ISSUED IN CONJUNCTION WITH THIS COMMITMENT AND THE REQUIREMENTS FOR THE ISSUANCE OF "GAP" COVERAGE AS DESCRIBED IN THE ENDORSEMENT ARE MET, INCLUDING THE PAYMENT OF THE PREMIUM.
2. SPECIAL TAXES OR ASSESSMENTS, IF ANY, PAYABLE WITH THE TAXES LEVIED OR TO BE LEVIED FOR THE CURRENT AND SUBSEQUENT YEARS.
NOTE: EXCEPTION 2 WILL BE REMOVED ONLY IF THE COMPANY RECEIVES WRITTEN EVIDENCE FROM THE MUNICIPALITY THAT THERE ARE NO SPECIAL ASSESSMENTS AGAINST THE LAND, OR THAT ALL SUCH ITEMS HAVE BEEN PAID IN FULL.
3. LIENS, HOOK-UP CHARGES OR FEES, DEFERRED CHARGES, RESERVE CAPACITY ASSESSMENTS, IMPACT FEES, OR OTHER CHARGES OR FEES DUE AND PAYABLE ON THE DEVELOPMENT OR IMPROVEMENT OF THE LAND, WHETHER ASSESSED OR CHARGED BEFORE OR AFTER THE DATE OF POLICY. THE COMPANY ASSURES THE PRIORITY OF THE LIEN OF THE INSURED MORTGAGE OVER ANY SUCH LIEN, CHARGE OR FEE.
NOTE: EXCEPTION 3 WILL BE REMOVED ONLY IF THE COMPANY RECEIVES (1) WRITTEN EVIDENCE FROM THE MUNICIPALITY THAT THERE ARE NO DEFERRED CHARGES, HOOKUP FEES, OR OTHER FEES OR CHARGES ATTACHING TO THE PROPERTY; (2) EVIDENCE THAT THE LAND CONTAINS A COMPLETED BUILDING; AND (3) A STATEMENT SHOWING THAT THE LAND HAS A WATER AND SEWER USE ACCOUNT . IF THE LAND IS VACANT, THIS EXCEPTION WILL NOT BE REMOVED.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOTSHOWN BY THE PUBLIC RECORDS.
NOTE: CONTACT THE COMPANY FOR INFORMATION ON THE DELETION OF THIS EXCEPTION.
5. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
NOTE: EXCEPTION 5 WILL BE REMOVED ONLY IF THE COMPANY RECEIVES THE CONSTRUCTION WORK AND TENANTS AFFIDAVIT ON THE FORM FURNISHED BY THE COMPANY. IF THE AFFIDAVIT SHOWS THAT THERE ARE TENANTS, EXCEPTION 5 WILL BE REPLACED BY AN EXCEPTION FOR THE RIGHTS OF THE TENANTS DISCLOSED BY THE AFFIDAVIT.
6. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
7. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
8. ANY CLAIM OF ADVERSE POSSESSION OR PRESCRIPTIVE EASEMENT.
NOTE: EXCEPTIONS 6, 7 AND 8 WILL BE REMOVED ONLY IF THE COMPANY RECEIVES AN ORIGINAL SURVEY WHICH (1) HAS A CURRENT DATE, (2) IS SATISFACTORY TO THE COMPANY, AND (3) COMPLIES WITH CURRENT ALTA/NSPS MINIMUM SURVEY STANDARDS OR WISCONSIN ADMINISTRATIVE CODE AE-7 TOGETHER WITH THE CERTIFICATION AGREED ON BETWEEN THE WISCONSIN LAND TITLE ASSOCIATION AND THE WISCONSIN SOCIETY OF LAND SURVEYORS ON APRIL 1, 1974. IF THE SURVEY SHOWS MATTERS WHICH AFFECT THE TITLE TO THE PROPERTY, EXCEPTIONS 6, 7 AND 8 WILL BE REPLACED BY EXCEPTIONS DESCRIBING THOSE MATTERS.
9. GENERAL TAXES FOR THE YEAR 2016, NOT YET DUE AND PAYABLE.
10. GRANT OF DISTRIBUTION EASEMENT UNDERGROUND JOINT TO WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN BELL INC., D/B/A AMERITECH-WISCONSIN RECORDED IN VOLUME 662 OF RECORDS ON PAGE 4547 AS DOCUMENT NO. 411298. (PLOTTED)
11. UTILITY EASEMENTS AS REFERENCED ON THE PLAT OF CERTIFIED SURVEY MAP NO. 4442. (PLOTTED)
12. ACCESS, UTILITY AND DRAINAGE EASEMENTS AS REFERENCED ON THE PLAT OF CERTIFIED SURVEY MAP NO. 4443. (PLOTTED)
13. RIGHT TO A LIEN FOR UNPAID COMMISSIONS, IF ANY, IN FAVOR OF ANY REAL ESTATE BROKER FOR THE PROPERTY, PURSUANT TO WISCONSIN STATUTES. THIS EXCEPTION WILL BE REMOVED ON RECEIPT BY THE COMPANY OF SATISFACTORY AFFIDAVITS OF THE PRESENT OWNER AND PURCHASER THAT NO SUCH COMMISSIONS ARE OWED, OR THAT ALL COMMISSIONS WILL BE PAID AT CLOSING. NO BROKER LIEN OR NOTICE OF INTENT TO FILE LIEN HAS BEEN RECORDED AS OF THE EFFECTIVE DATE OF THIS COMMITMENT TO INSURE.
14. RIGHTS OF TENANTS IN POSSESSION INCLUDING ANY RIGHTS TO TENANTS FIXTURES OWNED BY SUCH TENANTS LOCATED ON THE DEMISED PREMISES AND ANY LIENS ON SUCH TENANTS FIXTURES, AND ALL PARTIES HAVING A LIEN ON OR CLAIMING BY, THROUGH OR UNDER THE LESSEE, WHICH PARTIES AND LIENS ARE NOT SEPARATELY SHOWN HEREIN.

SURVEYOR'S NOTES:

1. STRAND ASSOCIATES, INC. HAS RELIED SOLELY ON SAID TITLE REPORT FOR THE DESCRIPTION OF PROPERTY BOUNDARIES, EASEMENTS AND TITLE MATTERS SHOWN HEREON. STRAND ASSOCIATES, INC. AND HEATHER S. BARTELT, P.L.S., MAKE NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT TITLE REPORT.
2. THE PARCELS SHOWN HEREON MAY BE SUBJECT TO VARIOUS RESTRICTIONS OR RESERVATIONS AS LISTED IN SAID TITLE COMMITMENTS.
3. THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON RECOVERABLE FIELD LOCATED SURFACE FEATURES AND MARKS PROVIDED BY DIGGERS HOTLINE TICKET NUMBERS 20162113332, 20162113674, 20162113239, 20162113653, 20162113304, 20162113697, 20162113388, 20162113737, 20162113737. FOR THE EXACT LOCATION OF THE UNDERGROUND UTILITIES, CONTACT THE APPROPRIATE UTILITY COMPANY. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY.
4. EASEMENT RIGHTS: PLOTTABLE EASEMENTS ARE SHOWN FROM THE OWNER SUPPLIED TITLE REPORT. NON-PLOTTABLE EASEMENTS ARE NOTED ON THE SURVEY AS BEING "NOT PLOTTED". BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS, WE STRONGLY RECOMMEND LEGAL COUNSEL BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.
5. THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" WITHIN THIS SURVEY ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS AND FINDINGS SHOWN ON THIS SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
6. UPON REVIEW OF THE RECORD LEGAL DESCRIPTION IN RELATION TO ADJACENT PROPERTY BOUNDARIES, THERE ARE NO GAPS, OVERLAPS, GORES OR HIATUSES.
7. LAND OWNERSHIP INFORMATION HEREON WAS OBTAINED FROM WALWORTH COUNTY WISCONSIN ON-LINE GEOGRAPHIC INFORMATION SYSTEM.
8. CONTOUR INTERVAL IS 1-FOOT. CONTOURS WERE GENERATED BY GROUND SURVEY BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) USING TRIMBLE GPS AND ROBOTIC TOTAL STATION SYSTEMS. THE BENCHMARK FOR THESE ELEVATIONS IS NATIONAL GEODETIC SURVEY (NGS) POINT ID: DF9995 WHOSE ELEVATION ON THE DATE OF SURVEY WAS 844.16.
9. THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION ON THE SUBJECT PROPERTY DURING THE COURSE OF THE SURVEY.
10. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. AS OF 6/8/16 THE CITY OF WHITEWATER HAS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
11. THERE WERE NO OFFSITE EASEMENTS DISCLOSED IN CHICAGO TITLE INSURANCE REPORT COMMITMENT NUMBER WA-7043 OR OBSERVED DURING THE COURSE OF THE SURVEY.
12. THERE WERE NO BUILDINGS OBSERVED ON THIS SITE.
13. NO WETLANDS WERE DELINEATED ON SITE.

OWNER:

CITY OF WHITEWATER

PARCEL ADDRESS:

VACANT LAND, HOWARD ROAD &
VACANT LAND, HOWARD ROAD AND INNOVATION DRIVE
WHITEWATER, WI 53190

PARCEL LEGAL DESCRIPTION:

LEGAL DESCRIPTIONS SHOWN BELOW ARE THE SAME AS SHOWN IN COMMITMENT FOR TITLE INSURANCE NO. WA-7043 BY CHICAGO TITLE INSURANCE COMPANY OF LAKE GENEVA, WISCONSIN, DATED: MAY 23, 2016. ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT NOTED ABOVE REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.

PARCEL 1:

LOT 2 OF CERTIFIED SURVEY MAP NO. 4442 RECORDED OCTOBER 5, 2012 IN VOLUME 29 OF CERTIFIED SURVEYS ON PAGE 30 AS DOCUMENT NO. 848249, LOCATED IN THE NW 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 3, T4N, R15E, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

PARCEL 2:

LOT 2 OF CERTIFIED SURVEY MAP NO. 4443 RECORDED OCTOBER 5, 2012 IN VOLUME 29 OF CERTIFIED SURVEYS ON PAGE 34 AS DOCUMENT NO. 848250, LOCATED IN THE SE 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 3, T4N, R15E, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

FLOOD ZONE INFORMATION:

THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN ACCORDING TO WALWORTH COUNTY FLOOD INSURANCE RATE MAP NUMBER 55127C0029E DATED: SEPTEMBER 3, 2014.

ZONING INFORMATION:

ZONING DISTRICT: WUTP (WHITEWATER UNIVERSITY TECHNOLOGY PARK)
PERMITTED USE: NON-NUISANCE TYPE OFFICE & RESEARCH
MINIMUM LOT AREA: 1 ACRE
MINIMUM LOT WIDTH: 100 FEET
MINIMUM LANDSCAPE AREA: 30%
MAXIMUM BUILDING HEIGHT: 4 STORIES OR SIXTY FEET, WHICHEVER IS LESS.

MINIMUM SETBACK FOR PRINCIPAL BUILDINGS

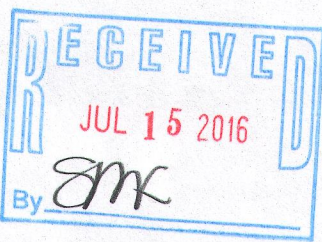
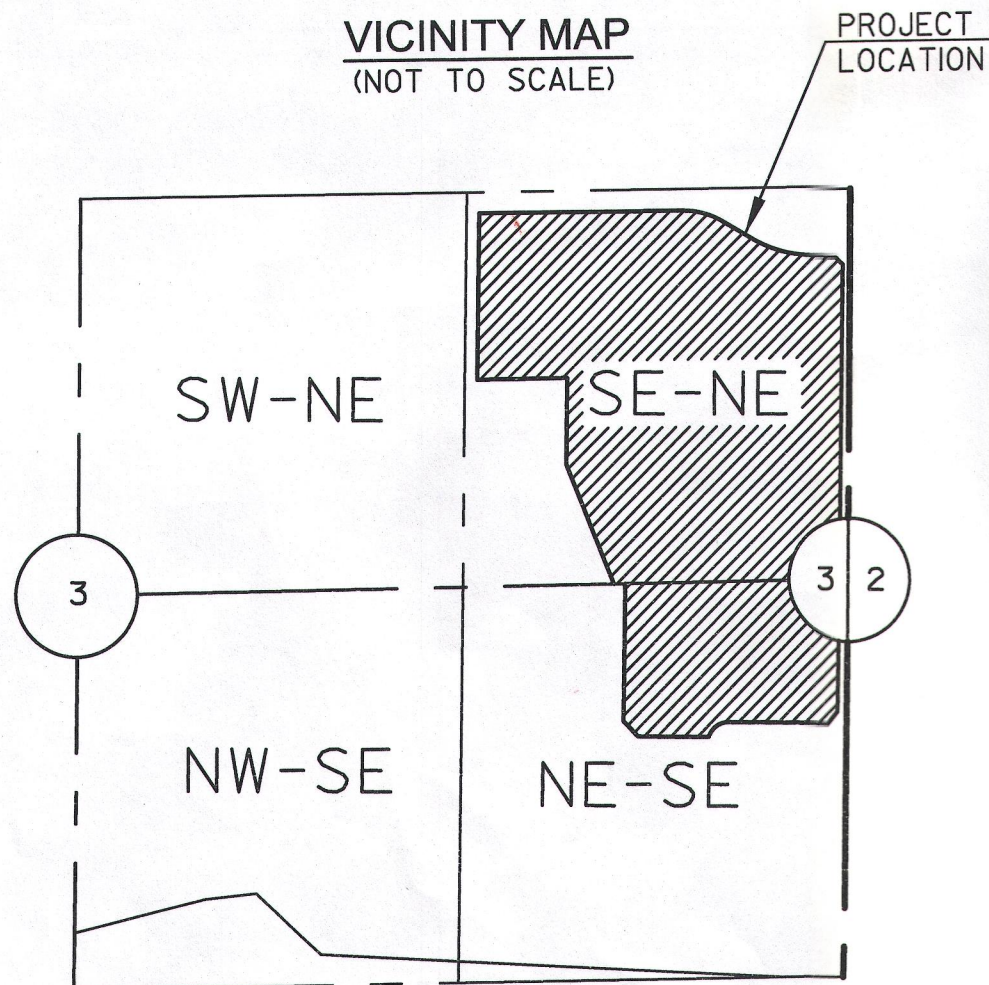
STREET YARD: 25 FEET
SIDE YARD: 15 FEET
REAR YARD: 30 FEET
SHORE YARD: 30 FEET

ZONING DESIGNATIONS TAKEN FROM THE CITY OF WHITEWATER ZONING MAP ON 6/10/16 FOR ADDITIONAL ZONING INFORMATION SEE THE CITY OF WHITEWATER MUNICIPAL CODE CHAPTER 19.38.

LEGEND

---	EXISTING R/W	☼	FIRE HYDRANT
---	PROPERTY LINE	✕	ELECTRICAL BOX
---	SECTION LINE	☼	LIGHT POLE
---	EASEMENT LINE	☼	SIGN
	BUILDING	☼	BOLLARD
-----	SIDEWALK	☼	CONIFEROUS TREE
---	GRAVEL	☼	DECIDUOUS TREE
---	GAS LINE	☼	MISCELLANEOUS POST
---x---	FENCE	☼	GUY WIRE
---o---	GUARD RAIL	☼	UTILITY POLE
---OH---	OVERHEAD	☼	WATER VALVE
---W---	WATERMAIN	R/W	RIGHT-OF-WAY
---SS---	STORM SEWER	(R)	RECORD BEARING/DISTANCE

⊕	FND. WALWORTH COUNTY SECTION CORNER	ASPH.	ASPHALT
●	FND. MONUMENT 3/4" REBAR UNLESS NOTED OTHERWISE	CONC.	CONCRETE
○	SET 3/4" REBAR	EASE.	EASEMENT
△	SET MAG NAIL		
⊗	ELECTRIC/GAS METER		
⊞	CATCH BASIN		
⊙MH	MANHOLE		



SURVEYOR CERTIFICATION:

TO: CITY OF WHITEWATER
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 2016 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, 5, 6(A), 11, 16, 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 19, 2016.

DATE OF PLAT OR MAP:

SIGNED HEATHER S. BARTELT, RLS #2797

STRAND ASSOCIATES, INC.
910 W. WINGRA DR.
MADISON, WI 53715
TELEPHONE: (608)251-4843
HEATHER.BARTELT@STRAND.COM

ALTA/ACSM LAND TITLE SURVEY
LOT 2 OF CSM 4442 LOCATED IN THE NE 1/4 OF THE SE 1/4,
AND LOT 2 OF CSM 4443 LOCATED IN THE SE 1/4 OF THE NE 1/4,
ALL IN SECTION 3, TOWN 4 NORTH, RANGE 15 EAST,
CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

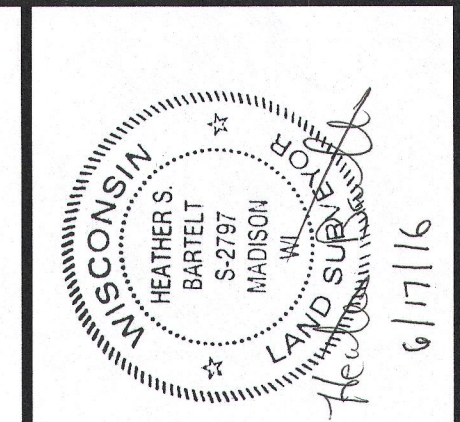
ALTA/ACSM LAND TITLE SURVEY

JOB NO.
1407-701

PROJECT MGR.
CHAD KOPECKY

STRAND ASSOCIATES®

SHEET
1 OF 2



ALTA/ACSM LAND TITLE SURVEY

**LOT 2 OF CSM 4442 LOCATED IN THE NE 1/4 OF THE SE 1/4
AND LOT 2 OF CSM 4443 LOCATED IN THE SE 1/4 OF THE NE 1/4,
ALL IN SECTION 3, TOWN 4 NORTH, RANGE 15 EAST,
CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.**

**CITY OF WHITEWATER
WALWORTH COUNTY, WISCONSIN**



STRAND
ASSOCIATES®

S:\MAD\1400--1499\1407\701\Tech Park ALTA\Micros\Plan\Tech Park ALTA sheets.dgn

LOT 2 OF CERTIFIED SURVEY MAP 4442 LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4
AND LOT 2 OF CERTIFIED SURVEY MAP 4443 LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4,
ALL IN SECTION 3, TOWNSHIP 4 NORTH, RANGE 15 EAST, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN