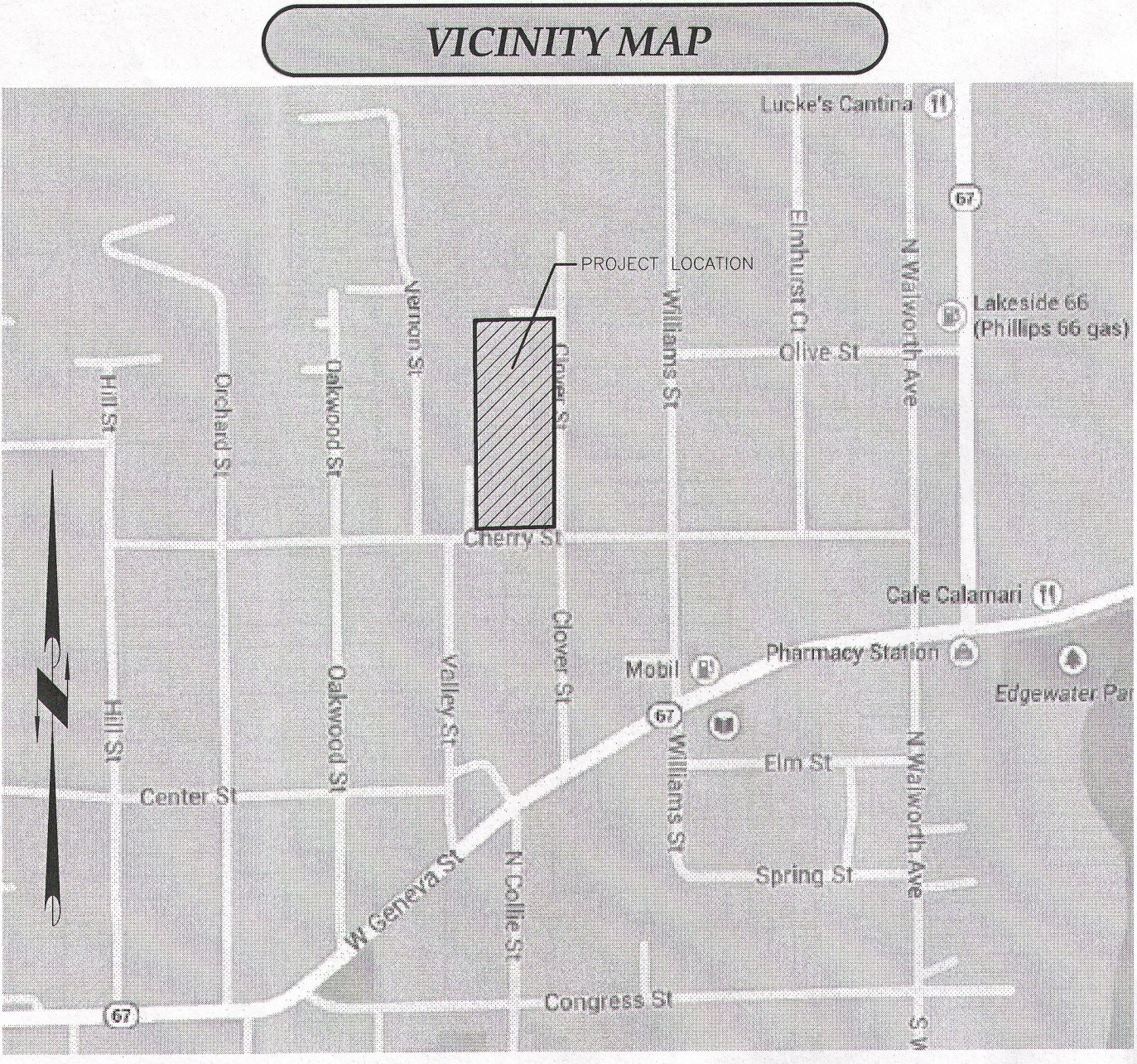


ALTA/ACSM LAND TITLE SURVEY

CHECKED: DONALD J. BUZA
 DRAWN: TRAVIS PLATT
 DATE: 12-17-14
 PROJECT NO: 14-51



SURVEYOR'S NOTES

1. SOME FEATURES SHOWN ON THIS PLAN MAY BE SHOWN OUT OF SCALE FOR CLARITY.

2. DIMENSIONS ON THIS PLAN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

3. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 18 EAST, RECORDED TO BEAR.

4. AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK WITHIN RECENT MONTHS, AND NO OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADJUSTMENTS WITHIN RECENT MONTHS.

5. AT THE TIME OF THE ALTA SURVEY, THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.

6. AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.

7. AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE LOCATION OF CEMETERIES OR BURIAL GROUNDS.

8. AREA OF SUBJECT PROPERTY: 160,963 SQUARE FEET (3.699 ACRES).

9. PROPERTY IS IN FLOOD ZONE DESIGNATION "X", PER FEMA FLOOD INSURANCE RATE MAP NUMBER 55127C0308B, EFFECTIVE DATE OF OCTOBER 2, 2009.

10. ADDRESS OF PROPERTY AS PROVIDED BY THE INSURER: 145 CLOVER STREET, WILLIAMS BAY, WI.

11. INFORMATION FOR CURRENT ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AS SET FORTH IN THAT CLASSIFICATION HAS NOT BEEN PROVIDED BY INSURER.

12. AT THE TIME OF THE ALTA SURVEY, THERE WERE NO WETLAND AREAS DELINEATED.

13. AT THE TIME OF THE ALTA SURVEY, THERE WERE 70 STANDARD PARKING STALLS OBSERVED AND 7 HANDICAPPED PARKING STALLS OBSERVED, FOR A TOTAL OF 77 PARKING STALLS.

UNDERGROUND UTILITIES

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS - LOCATIONS ARE APPROXIMATE ON MAP. CONTACT DIGGERS HOTLINE FOR LOCATIONS.

FIELD VERIFY SANITARY AND STORM SEWER PIPE SIZE AND LOCATION.

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON MARKINGS BY DIGGERS HOTLINE. (TICKET #20144601153)

SCHEDULE B-2 EXCEPTIONS

FROM TITLE COMMITMENT NCS-701712-20-MKE, EFFECTIVE DATE OF DECEMBER 9, 2014 AT 7:30 A.M., PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WHICH LISTS THE FOLLOWING EASEMENT EXCEPTIONS FROM SCHEDULE B, SECTION TWO:

9. ENCROACHMENT OF BUILDING UPON SETBACK LINES AS DISCLOSED BY CERTIFIED SURVEY MAP NO. 4321 - THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN ON THIS MAP.

LEGAL DESCRIPTION

LOT 1 OF CERTIFIED SURVEY MAP NO. 4321, RECORDED IN VOLUME 28 OF CERTIFIED SURVEY MAPS ON PAGE 20 AS DOCUMENT NO. 797134, BEING A PART OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 18 EAST, SAID LAND BEING IN THE VILLAGE OF WILLIAMS BAY, COUNTY OF WALKMOUTH, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

TO: WILLIAMS BAY REAL ESTATE LLC, MIDCAP FINANCIAL HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND ITS DIRECT AND INDIRECT SUBSIDIARIES, FIRST AMERICAN TITLE INSURANCE COMPANY.

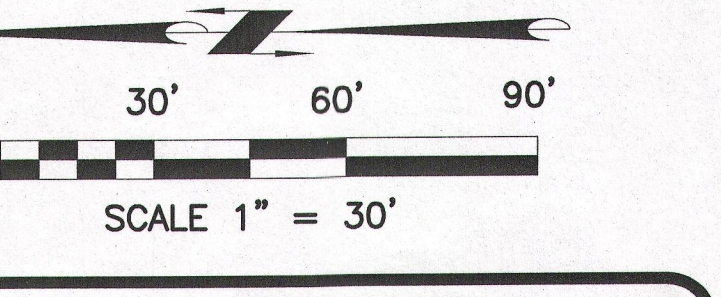
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, SOLELY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b(1), 7c, 8, 9, 10a, 10b, 11a, 11b, 13, 14, 15, 16, 17, 18, 19, 20a, 20b AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 10TH AND 11TH, 2014.

DONALD J. BUZA, REGISTERED LAND SURVEYOR #2338, DATE: 12/17/14

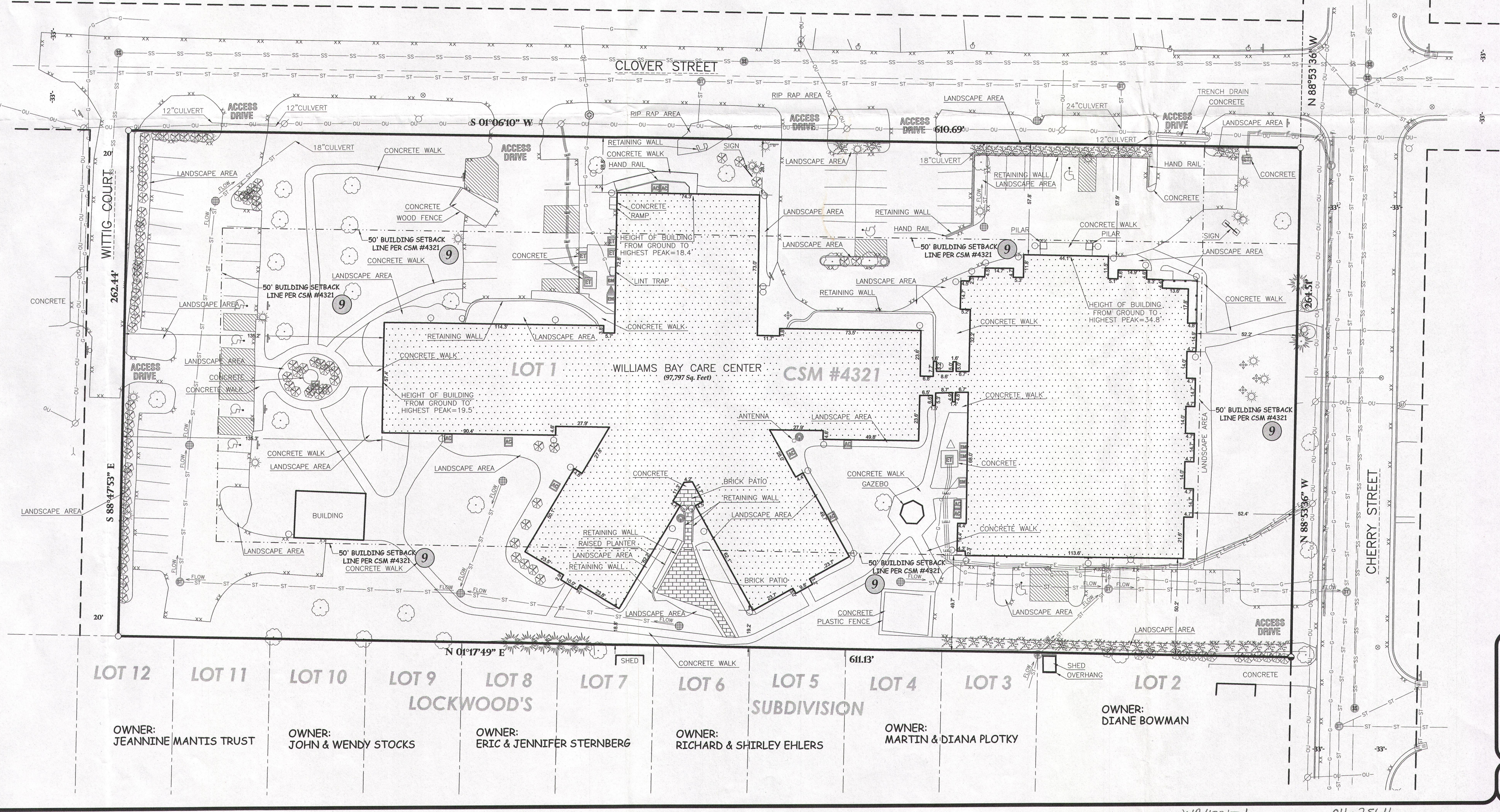
- LEGEND**
- These standard symbols will be found in the drawing.
- SANITARY SEWER
 - STORM SEWER
 - OVERHEAD UTILITIES
 - BURIED ELECTRIC
 - BURIED GAS
 - EDGE OF BITUMINOUS
 - RECTANGULAR CATCH BASIN
 - AIR CONDITIONING UNIT
 - CIRCULAR CATCH BASIN
 - CLEAN OUT
 - ELECTRIC METER
 - ELECTRIC TRANSFORMER
 - FLAGPOLE
 - GAS METER
 - GAS VALVE
 - GUY WIRE
 - HYDRANT
 - LIGHTPOLE
 - POWERPOLE
 - ROOF DRAIN
 - SANITARY MANHOLE
 - SIGN
 - STORM MANHOLE
 - TELEPHONE PEDestal
 - CABLE TV PEDestal
 - WATER VALVE
 - BUSH/SHRUB
 - HEDGE
 - TREE
 - PIKE TREE
 - 1-1/4" O.D. IRON PIPE FOUND
 - 1-1/4" O.D. IRON BAR FOUND
 - COUNTY MONUMENT FOUND

SURVEYOR

DONALD J. BUZA
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 5709 WINDY DRIVE, SUITE D
 STEVENS POINT, WISCONSIN 54482
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ALTA/ACSM

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 WILLIAMS BAY CARE CENTER
 VILLAGE OF WILLIAMS BAY

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 Land Surveying
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ALTA

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