

ALTA/ACSM LAND TITLE SURVEY

BOSSHARD INVESTMENTS, LLC

PARCELS ARE ZONED R5 RESIDENTIAL. THE FOLLOWING RESTRICTIONS APPLY:
 SETBACKS:
 FRONT YARD: 30'
 REAR YARD: 20' (PRINCIPAL BUILDING)
 5' (ACCESSORY BUILDING)
 SIDE YARD: 10' (PRINCIPAL BUILDING)
 5' (ACCESSORY BUILDING)
 HEIGHT: NO MORE THAN 28 FEET OR 2 1/2 STORIES.

NOTES

- THE UNDERGROUND LOCATION OF THE PUBLIC UTILITIES WERE MARKED BY REPRESENTATIVES OF THOSE COMPANIES. THE LOCATION OF THE CUSTOMER OWNED UNDERGROUND UTILITIES WERE NOT MARKED. THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD, ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE REPRESENTATIVES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ALL UTILITIES. THERE MAY BE MORE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
 CALL DIGGERS HOT LINE (800) 242-8511
- FLOOD ZONE DESIGNATION IS ZONE C, FROM FIRM MAP, COMMUNITY PANEL NUMBER 550218 0001 B.
- NO OBSERVABLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- 36 PARKING SPACES AND 30 GARAGE SPACES FOR A TOTAL OF 66 SPACES.
- TOTAL AREA = 153,130 SQUARE FEET / = 3.515 ACRES.

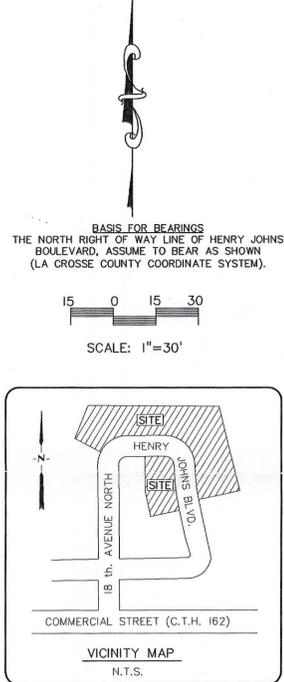
DESCRIPTION (PER TITLE COMMITMENT)

PARCEL A:
 LOTS 68 AND 69 OF JOHN BOSSHARD ADDITION TO THE VILLAGE OF BANGOR, LA CROSSE COUNTY, WISCONSIN.
 PARCEL B:
 LOTS 70 AND 71 OF JOHN BOSSHARD ADDITION TO THE VILLAGE OF BANGOR, LA CROSSE COUNTY, WISCONSIN.
 PARCEL C:
 LOT 72 OF JOHN BOSSHARD ADDITION TO THE VILLAGE OF BANGOR, LA CROSSE COUNTY, WISCONSIN.
 PARCEL D:
 LOT 73 AND ALL OF LOT 74 OF JOHN BOSSHARD ADDITION TO THE VILLAGE OF BANGOR, LA CROSSE COUNTY, WISCONSIN.
 PARCEL E:
 LOTS 91, 92, AND 93 OF JOHN BOSSHARD ADDITION TO THE VILLAGE OF BANGOR, LA CROSSE COUNTY, WISCONSIN.

LEGEND

- SET 3/4" x 18" IRON BAR (1.5 LBS/LIN FT)
- FOUND 2" IRON PIPE
- FOUND 1" IRON PIPE
- () RECORDED AS BEARINGS AND/OR DISTANCES
- E/T ELECTRICAL TRANSFORMER (OR BOX)
- IB IRON BAR
- IP IRON PIPE
- T/PEDEST TELEPHONE PEDESTAL
- PLATTED OR RIGHT OF WAY LINES
- SECTION OR QUARTER LINE
- UTILITY EASEMENT
- ⊕ SANITARY SEWER MANHOLE
- SAN SANITARY SEWER LINE
- ⊕ STORM SEWER MANHOLE
- SSM STORM SEWER LINE
- ⊕ CATCH BASIN
- W WATER LINE
- ⊕ HYDRANT
- ⊕ WATER MANHOLE
- ⊕ WATER VALVE
- ⊕ CURB STOP
- ⊕ AIR CONDITIONER
- ⊕ UTILITY PEDESTAL
- FO UNDERGROUND FIBER OPTIC
- UGG UNDERGROUND GAS
- ⊕ GAS VALVE
- ⊕ GAS METER
- UGE UNDERGROUND ELECTRIC
- UTG UNDERGROUND TELEPHONE
- TV UNDERGROUND TELEVISION
- OE OVERHEAD UTILITY LINES
- ⊕ LIGHT POLE
- ⊕ UTILITY POLE
- ⊕ UTILITY POLE W/GUY WIRE
- ⊕ SIGNS
- x - CHAIN LINK FENCE (UNLESS NOTED)
- ⊕ CONIFEROUS TREE
- ⊕ DECIDUOUS TREE

CURVE AND LINE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C 1	542.96'	11°43'08"	111.05'	110.86'	N06°29'52"W
	(542.96')	(11°42'46")	(111.00')	(110.80')	(N06°29'03"W)
C 2	85.00'	89°54'22"	133.38'	120.11'	N45°38'40"W
	(85.00')	(90°)	(133.52')	(120.21')	(N45°20'40"W)
C 3	85.00'	62°12'26"	92.29'	87.82'	S58°23'39"W
	(85.00')				
C 4	25.00'	90°00'54"	39.28'	35.36'	S45°40'15"E
	(25.00')	(90°00'00")	(39.27')	(35.36')	(S45°20'40"E)
C 5	602.96'	11°43'01"	123.31'	123.09'	S06°28'38"E
	(602.96')	(11°42'46")	(123.26')	(123.05')	(S06°12'03"E)
LINE #	BEARING	DISTANCE			
LINE 1	N12°15'09"W	(N12°03'26"W)	16.34'	(16.35')	
LINE 2	N00°38'29"W	(N00°20'40"W)	51.26'	(51.23')	
LINE 3	S89°26'42"W	(S89°39'20"W)	50.08'	(50.00')	



NOTES REGARDING SCHEDULE BII EXCEPTIONS COMMITMENT NO. 37558

- #17 - COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN VOLUME 641, PAGE 34, DOCUMENT NUMBER 904824. LOTS 68-71, AND LOTS 91-93 ARE RESTRICTED FOR MINIMUM BUILDING SIZE (8750 SF); LOT COVERAGE OF BUILDINGS (INCLUDING ACCESSORY BUILDINGS); NOT TO EXCEED 35% OF LOT AREA; AND MINIMUM SETBACKS (FY = 30'; SY = 12'; RY = 20'). LOTS 72-74 ARE NOT AFFECTED BY THE RESTRICTIONS IN 641/34.
- AMENDMENT RECORDED IN VOLUME 658, PAGE 471, DOCUMENT NUMBER 915667. DOES NOT AFFECT PROPERTY.
- AMENDMENT RECORDED IN VOLUME 773, PAGE 972, DOCUMENT NUMBER 983924. DOES NOT AFFECT PROPERTY.
- AMENDMENT RECORDED IN VOLUME 842, PAGE 375, DOCUMENT NUMBER 1022283. SETS MINIMUM LOT SIDEYARD SETBACK AT 8 FEET (NOT 12 FEET).
- AMENDMENT RECORDED IN VOLUME 886, PAGE 623, DOCUMENT NUMBER 1047550. DOES AFFECT PROPERTY, UNABLE TO PLOT ON MAP.
- AMENDMENT RECORDED IN VOLUME 896, PAGE 466, DOCUMENT NUMBER 1052665. DOES AFFECT PROPERTY, UNABLE TO PLOT ON MAP.
- AMENDMENT RECORDED IN VOLUME 915, PAGE 787, DOCUMENT NUMBER 1061755. DOES AFFECT PROPERTY, UNABLE TO PLOT ON MAP.
- AMENDMENT RECORDED IN VOLUME 1006, PAGE 811, DOCUMENT NUMBER 1099683. DOES AFFECT PROPERTY, UNABLE TO PLOT.
- #18 - A EASEMENT RECORDED IN VOLUME 185, PAGE 85. DOES NOT AFFECT PROPERTY.
- #19 - A EASEMENT RECORDED IN VOLUME 331, PAGE 410. DOES NOT AFFECT PROPERTY.
- #20 - PLATTED EASEMENTS. SHOWN HEREON.

CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED LAND SURVEYOR OF THE STATE OF WISCONSIN, CERTIFIES TO (i) COLLATERAL REAL ESTATE CAPITAL, LLC; (ii) FANNIE MAE, ITS SUCCESSORS AND ASSIGNS AS FOLLOWS:
 REGARDING TITLE COMMITMENT NUMBER 37558
 1601,1603,1605,1607, AND 1608 HENRY JOHNS BOULEVARD, BANGOR, WISCONSIN

1. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS: 1,2,3,4,6,7,8,9,10,11, AND 13 OF "TABLE A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WISCONSIN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

2. THE SURVEY WAS MADE ON THE GROUND THE DATES OF MARCH 30 AND APRIL 6TH, 2007 AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.

3. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NOT VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.

4. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS OR (b) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS, OR ALLEYS UPON THE SUBJECT PROPERTY.

5. THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTER AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE COMMITMENT #37553, DATED MARCH 14, 2007 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH MINIMUM SETBACK PROVISIONS AND RESTRICTIONS OF RECORD REFERENCED IN SUCH TITLE COMMITMENT.

6. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET.

7. EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS AND EGRESS.

8. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

9. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "C" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP #550560 0001 B, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

PAUL E. FAIRCHILD, RLS #2058

DATE: 4/24/07
 Revised



CHERYL GILSTER

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ALTA / ACSM SURVEY
 1601, 1603, 1605, 1607 AND 1608 HENRY JOHNS BOULEVARD
 BANGOR, LA CROSSE COUNTY, WISCONSIN

DRAWN D.W.G.
 DATE 4-11-07
 SCALE 1"=30'
 CAD FILE 07 29
 PROJECT NUMBER
 SHEET

1 of 1

