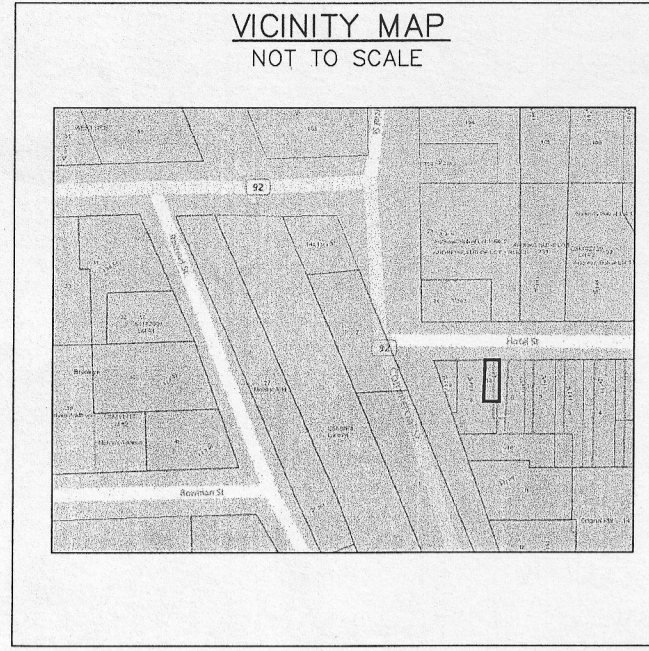
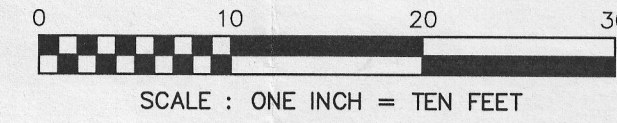


ALTA/NSPS LAND TITLE SURVEY

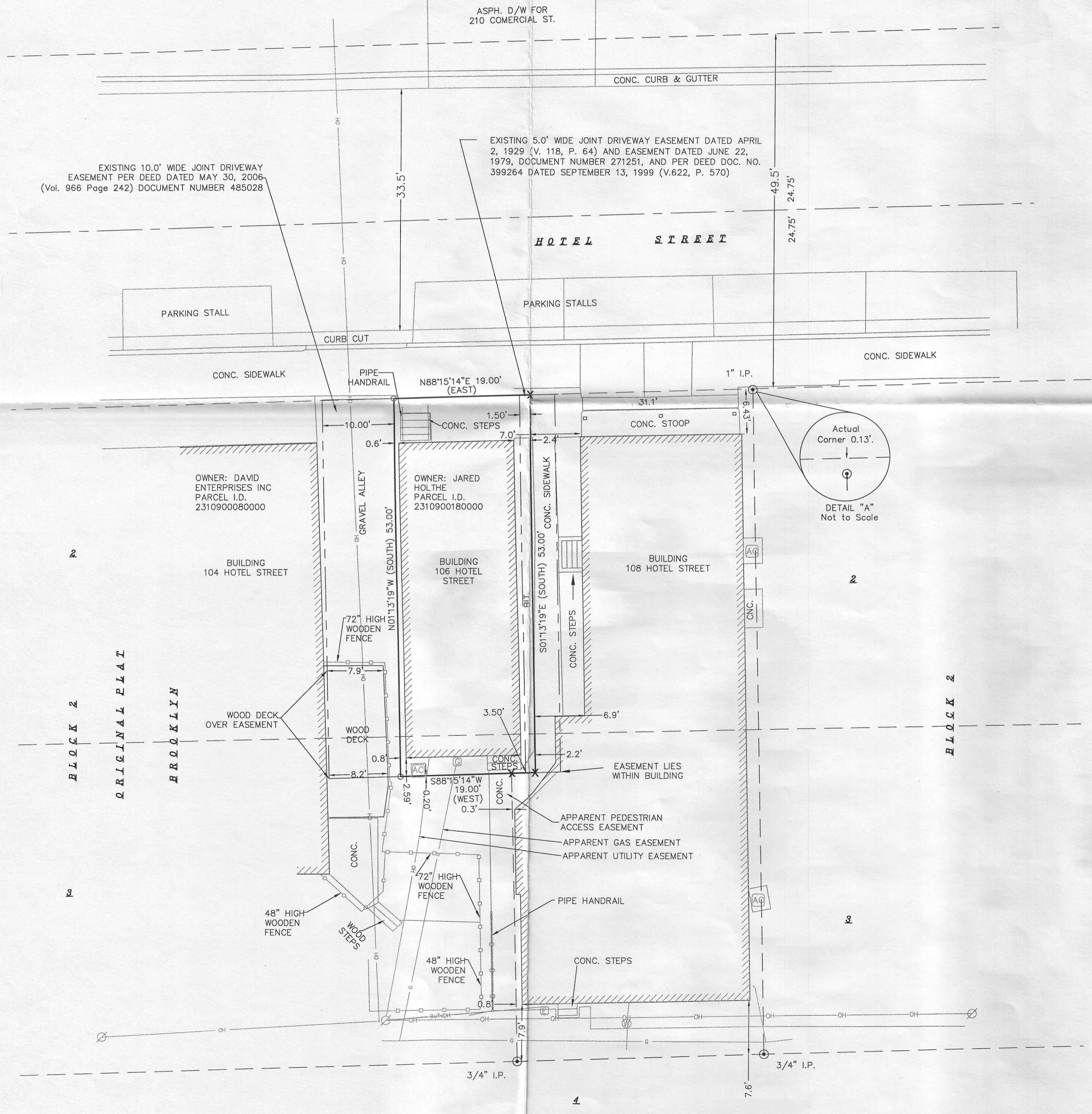
PART OF LOTS 2 AND 3, BLOCK 2, ORIGINAL PLAT OF BROOKLYN, RECORDED AS DOCUMENT NUMBER 542512, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 01, TOWNSHIP 04 NORTH, RANGE 09 EAST, VILLAGE OF BROOKLYN, GREEN COUNTY, WISCONSIN



DIGGERS HOTLINE
 Dial 811 or (800) 242-8511
 www.DiggersHotline.com

PROPERTY BEARINGS ARE BASED UPON THE SOUTH RIGHT-OF-WAY LINE OF HOTEL STREET AS SHOWN BEARING S 88°15'14" W

A PART OF LOT 1 BLOCK 2 ANDREWS SUBDIVISION



LEGEND

- 3/4" SOLID IRON ROD FOUND
- X FOUND CHISELED "X" IN CONCRETE
- SET MAG NAIL
- ⊙ IRON PIPE FOUND, SIZE NOTED ON DRAWING
- 3/4" SOLID IRON RE-ROD SET, WT. 1.5 lbs./ft.
- BURIED GAS LINE
- WATER MAIN
- ⊙ WATER VALVE
- ⊙ GAS VALVE
- ⊙ GAS METER
- ⊙ AIR CONDITIONER
- ⊙ ELECTRIC PEDESTAL
- ⊙ UTILITY POLE
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

- NOTES:**
- Date of field work: November 17 and December 8, 2016
 - Total Parcel Area: 1007 square feet or 0.02311 acres.
 - Site Address: 106 Hotel Street Tax Parcel Number: 23-109-0018.0000
 - Routing of public utilities is based upon markings provided by Digger's Hotline Ticket Numbers 20164607170, and visible aboveground structures. Additional buried utilities/structures may be encountered. No excavations were made to locate utilities. BURSE does not warrant the location of underground utilities. Before excavations are performed contact Digger's Hotline.
 - No attempt has been made as a part of this boundary survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
 - All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon, as they were not observed during the course of the survey.
 - All trees, hedges and ground cover on the site may not necessarily be shown hereon.
 - By graphic plotting only, this parcel is located in Zone X per the Flood Insurance Rate Map Community Panel Number 0125, dated May 18, 2009.
 - Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts in public or private records.
 - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. Surveyor was provided with a Title Commitment Number NCS-818292-MAD dated 11/21/2016 from First American Title Insurance, which references the following (numbers in parenthesis match items in Schedule B Section TWO of said Commitment):
 - (8.) Public or private rights in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway, and/or alley purposes. [Public Street Shown Hereon]
 - (10.) Reservations as contained in Warranty Deed recorded October 4, 1929 in Volume 118 of Deeds, page 64. [Shown Hereon]
 - (11.) Terms, Conditions and public and/or private rights in common driveway as disclosed in Warranty Deed recorded September 13, 1999 in Volume 622 of Records, page 570 as Document No. 399264. [Shown Hereon]
 - Zoning: NONE PROVIDED BY INSURER.
 - There is no observed evidence of current earth moving work, building construction or building additions.
 - There is no observed evidence of recent street or sidewalk construction or repairs.
 - There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
 - Apparent Easement for: Air conditioner pad is over south lot line by 0.20 feet; pedestrian access over south of parcel; gas service south of parcel; overhead utility line south of parcel; 104 Hotel Street deck and fence are within 10' joint driveway Easement.

DESCRIPTION FURNISHED PER ALTA TITLE COMMITMENT

Part of Lots 2 and 3, Block 2 of the Original Plat of the Village of Brooklyn, Green County, Wisconsin, described as follows:
 Commencing at a point 73 rods 11.9 feet South and 15 rods 2.3 feet West of the Northeast corner of Green County, thence East 3 1/2 feet along the South line of Hotel Street, thence South 53 feet, thence West 19 feet, thence North 53 feet, thence East along the South line of Hotel Street 15 1/2 feet to the place of beginning.

Together with a non-exclusive right to use a strip of land 10 feet wide lying West of the above described property for a driveway.

SURVEYOR'S CERTIFICATE:

To: 108 Hotel Street, LLC and First American 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 2011 Minimum Standard Detail Requirements for ALTA/ASCE Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 7, 8, 9, 11b, 13, 19, 20 and 21 of Table A thereof. The field work was completed on November 17, 2016.

Dated this 13TH day of DECEMBER, 2016

Signed: Michelle L. Burse
 Michelle L. Burse, P.L.S. No. 2020
 EMAIL: MBURSE@BSE-INC.NET

