

ALTA/ACSM LAND TITLE SURVEY

Of The Monroe Clinic, Inc. located at 515 22nd Avenue in the City of Monroe, Green County, Wisconsin.
The Legal Description of Record as Contained within a Commitment for Title Insurance
provided to the Surveyor by Ekum Abstract & Title, Commitment No. GR10463
effective October 8, 2009 at 4:30 p.m.

SCHEDULE 'A' LEGAL DESCRIPTION

The land referred to in this Commitment is described as follows:

Lots 11, 12, 13, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 52 of Gettings Addition to the City of Monroe, Green County, Wisconsin.

Lot Two (2) EXCEPT the South ten (10) feet thereof of Getting's Addition to the City of Monroe, Green County, Wisconsin, according to the recorded plat thereof, except a parcel of land conveyed to Green County, Wisconsin, for highway purposes as described in that certain conveyance dated May 8, 1931, and recorded in the Office of the Register of Deeds for Green County, Wisconsin, on June 23, 1931, at Volume 1 of Conveyance of Lands for Highway Purposes, on page 82. Also, the South 20 feet of Lot One (1) of Getting's Addition to the City of Monroe, according to the recorded plat thereof, Green County, Wisconsin except a parcel of land along west portion thereof conveyed to Green County, Wisconsin for highway purposes as described in that certain conveyance dated June 12, 1931, and recorded in the Office of the Register of Deeds for Green County, Wisconsin, on June 23, 1931, at Volume 1 of Conveyance of Lands for Highway Purposes, page 83.

Also all of vacated alley lying West of Lots 25, 26, 27 of Gettings Addition, City of Monroe, Green County, Wisconsin.

Also all of vacated alley lying West of Lots 28, 29, 30 and 31 of Gettings Addition, City of Monroe, Green County, Wisconsin, being a strip of land 16 feet x 240 feet.

Also all of vacated alley lying West of Lots 42, 43, 44 and 45 of Gettings Addition City of Monroe, Green County, Wisconsin.

Also all of vacated alley lying West of Lots 39, 40 and 41 of Gettings Addition, City of Monroe, Green County, Wisconsin.

Also that part of vacated 21st Avenue lying West of Lots 35, 36, 37 and 38 of Gettings Addition and part of Lot 2, Block 27 of Tallman's Addition being the North 275 feet of said 21st Avenue South of 5th Street.

Also that part of 5th Street located in the Northeast Quarter of the Northwest Quarter of Section 35, Town 2 North, Range 7 East, City of Monroe, Green County, Wisconsin bounded and described as follows: Commencing at the Northwest corner of Lot 21 of Gettings Addition to the City of Monroe; thence North 60 feet to the Southwest corner of Lot 20 of Gettings Addition; thence East 580 feet to the Southeast corner of Lot 41 of Gettings Addition; thence South 60 feet to the Northeast corner of Lot 42 of Gettings Addition; thence West 580 feet to the point of beginning.

Also 21st Avenue lying North of the North right of way of Fifth Street a distance of 297 feet in length and 60 feet wide.

Also a portion of 20th Avenue North of 5th Street with easement to be granted for water line and maintenance agreement provided described as follows: (Part to be vacated) Starting at the Southwest corner of Lot 20, Gettings Addition, City of Monroe, Green County, Wisconsin; thence North 92.00 feet to the Point of Beginning; thence North 104.00 feet; thence West 60.00 feet; thence South 104.00 feet; thence East 60.00 feet to the Point of Beginning.

Also East Half vacated alley lying North of 5th Street between 19th and 20th Avenues, more particularly described as an alley 16 feet wide and 195 feet in length lying between lots number 6, 7 and 8 and lots number 11, 12 and 13 of Gettings Addition to the City of Monroe, Green County, Wisconsin.

Also the alley lying North of 5th Street between 22nd Avenue and 26th Avenue, more particularly described as: An Alley 16 feet wide and 195.00 feet in length lying East of Lots 46, 47, 48 of Gettings Addition to the City of Monroe.

Lots 1, 2, 4 and 5 and the East Sixteen (16) feet of Lots Six and Seven (6 & 7) and the West 30 feet of Lot 8, of Block 20 of Tallman's Addition to the City of Monroe.

Outlot 58 in the Southeast Quarter of Section 35, Town 2 North, Range 7 East, in the City of Monroe.

Lots 1, 2, 3, 4, 5, 6, 7 and 8 of Block 27 of Tallman's Addition to the City of Monroe.

Commencing at the Northeast corner of Lot 49 of Gettings Addition, City of Monroe, thence South 60 feet to iron stake, thence East 578.65 feet to iron stake, thence North 368.15 feet to iron stake, thence N89°29'W, 1216.1 feet to iron stake, thence S0°15'W, 318.75 feet to iron stake on North line of Gettings Addition, thence East along North line of Gettings Addition 638.6 feet to point of beginning and being a part of Outlots 26, 27, 23, 42, 43, 44 and 47, all of Outlots 48, 49 in the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 35, Town 2 North, Range 7 East, City of Monroe, Green County, Wisconsin.

EXCEPTING therefrom the North 30 feet conveyed for street purposes of all that part East of the East right of way of 22nd Avenue.

ALSO EXCEPT Lot 2 of Certified Survey Map No. 1777 recorded in Vol. 5 of Certified Survey Maps of Green County on Page 371 in the office of the Register of Deeds for Green County, Wisconsin

EXCEPT land conveyed for street purposes from St. Clare Hospital of Monroe, Wisconsin, Inc. to The City of Monroe by an instrument dated December 1, 1970 and recorded in the office of the Register of Deeds for Green County, WI on February 24, 1971 in Vol. 243 of Records, Page 103 as Doc. No. 234055.

EXCEPTING: 4th street as dedicated in Certified Survey Map No. 1777 recorded in Vol. 338 of Certified Survey Maps of Green County, on Page 56, being recorded in the office of the Register of Deeds for Green County, Wisconsin.

Also a parcel of land commencing at the Northwest corner of Lot 6 of Gettings Addition to the City of Monroe, thence East along the South line of Outlot 46 a distance of 519 feet, thence North at right angles a distance of 260 feet, thence West at right angles a distance of 612 feet to an iron pipe monument, thence Southwesterly along the East line of S.T.H. #69 right of way a distance of 41.4 feet to an iron pipe, thence East along a line parallel to the South line of Outlot 46 a distance of 73.8 feet to an iron pipe; thence South at right angles a distance of 220 feet to an iron pipe on the South line of Outlot 46, thence East along the South line of Outlot 46 a distance of 30 feet to the point of beginning of this description. This parcel consists of parts of Outlots 44, 45, 46 and 47 of Section 35, Town 2 North, Range 7 East, City of Monroe, Green County, Wisconsin.

EXCEPT: Commencing at the Northwest corner of Lot 6 of Gettings Addition to the City of Monroe, thence West along the South line of Outlot 46, 30 feet, thence along an assumed bearing N00°00'00"E along the West line of a tract as recorded in Book 153, Page 489 in the Office of the County Recorder, Green County, Wisconsin 122.38 feet to the point of beginning; thence continuing along said line, N00°00'00"E 97.92 feet, thence N89°56'40"W 73.80 feet to a point on the east right-of-way line of S.T.H. #69; thence N14°55'45"E along said E line 41.40 feet to a point on the N line of said tract recorded in Book 153, Page 489 in the Office of the County Recorder, thence N89°54'45"E along said N line 212.13 feet, thence S00°18'50"W 140.28 feet; thence N89°14'05"W 148.31 feet to the point of beginning, being in the City of Monroe, Green County, Wisconsin.

ALSO EXCEPT: Commencing at the Northeast corner of Lot 6 of Gettings Addition to the City of Monroe, Green County, Wisconsin, being the point of beginning; thence S89°50'06"W, 125.1 feet to an iron stake; thence continuing S89°50'06"W, 30 feet to iron stake; thence North 122.47 feet to an iron stake; thence S89°12'56"E, 148.31 feet to an iron stake; thence Southeasterly 122.7 feet, more or less, to point of beginning.

Lot Three (3) and the West four (4) feet of Lot Four (4) of Block Twenty-Eight (28) of Tallman's Addition to the City of Monroe, Green County, Wisconsin.

The East Half (E1/2) of Lots Five (5) and Eight (8) in Block Nineteen (19) of Tallman's Addition to the City of Monroe, Green County, Wisconsin.

Commencing at a 2" iron pipe monument marking the Southeast corner of Lot Forty Nine (49), Gettings Addition to the City of Monroe; thence East along the North line of Fifth Street a distance Sixty Three (63) feet; thence North 0°36' East a distance of One Hundred Thirty Five (135) feet; thence West a distance of Sixty Three (63) feet to the East line of Lot 49, Gettings Addition; thence South along said East line of Lot 49, a distance of One Hundred Thirty Five (135) feet to the place of beginning and being part of Outlot 27 in the Northwest Quarter of the Northeast Quarter of Section 35, Town 2 North, Range 7 East, City of Monroe, Green County, Wisconsin.

For informational purposes only:
Address: 515 22nd Avenue Monroe, WI 53566

TAX PARCEL NO:
23-251-876.0; 23-251-880.0; 23-251-1942.0; 23-251-880.0; 23-251-2007.0;
23-251-888.0; 23-251-1943.0; 23-251-1946.0; 23-251-2011.0; 23-251-1949.1
23-251-867.0; 23-251-874.0; 23-251-1939.0; 23-251-892.0; 23-251-859.0
23-251-887.0; 23-251-2509.05; 23-251-2510.00; 23-251-875.0; 23-251-885.0;
23-251-2009.0; 23-251-2509.01
23-251-880.1 - Pharmacy
23-251-880.4 - Lab
23-251-880.5 - Inn

GENERAL NOTES AND POSSIBLE ENCROACHMENTS

- 1 A UTILITY LOCATE WAS NOT DONE AS A PART OF THIS SURVEY; UTILITIES SHOWN HEREON ARE A RESULT OF VISIBLE FIELD OBSERVATION ONLY
- 2 SCHEDULE 'A' LEGAL DESCRIPTIONS AND SCHEDULE B-II NOTES ARE REPRODUCED EXACTLY FROM THE TITLE POLICY PROVIDED FOR THIS SURVEY
- 3 BUILDING LOCATIONS SHOWN HEREON ARE MEASURED AT CHEST HEIGHT AND DO NOT INCLUDE ANY OVERHANGS, SOFFIT, GUTTER, CORNICES, OR ANY PROTRUSIONS BEYOND THE EXTERIOR WALL FACE, UNLESS INDICATED.
- 4 SITE IS CURRENTLY UNDER CONSTRUCTION NORTH AND EAST OF CLINIC BUILDING.
- 5 SOIL STOCK PILES EXIST ON THE PROPERTY AS A RESULT OF CONSTRUCTION.
- 6 EASEMENTS ARE SHOWN IN GREY SHADING ON FACE OF MAP.
- 7 WATERMAIN HAS BEEN INSTALLED ALONG THE WESTERLY BOUNDARY OF LOTS 11, 12, 13 OF GETTINGS ADDITION AND IN THE VACATED PORTION OF ALLEY IMMEDIATELY WEST OF AND ADJACENT TO SAID LOTS; NO EASEMENTS OF RECORD.
- 8 A BASKETBALL BACKBOARD INSTALLED ON A POLE LIES IN THE VACATED ALLEY BETWEEN LOTS 8 AND 13 OF GETTINGS ADDITION, FACING THE WEST, AND CROSSING THE PROPERTY LINE.
- 9 THERE IS AN UNKNOWN UNDERGROUND STRUCTURE WITH A CONCRETE LID THAT IS PARTIALLY FILLED WITH WASTE BOTTLES AND CANS.
- 10 OVERHEAD ELECTRIC LINES FALL OUTSIDE OF PLATTED RECORD EASEMENTS.
- 11 NO EASEMENTS PROVIDED FOR DRIVEWAY ACCESS TO FENCED DUMPSTER AREA.
- 12 PARKING AREA AND DRIVEWAY ACCESS CAN BE USED BY ADJOINING PROPERTY, NO EASEMENTS PROVIDED.
- 13 ADJOINING PARKING AREA IS ACROSS PROPERTY LINE; NO EASEMENTS PROVIDED.
- 14 THE TOWER DRAIN EASEMENT AS DESCRIBED DOES NOT REFLECT THE CURRENT LOCATION OF THE DRAIN LINE AS IT CURRENTLY EXISTS IN THE GROUND.
- 15 A PORTION OF 21st AVENUE HAS NOT BEEN VACATED TO THE NORTH OF THE CLINIC BUILDING; AREA IS BEING OCCUPIED AND IMPROVED BY CLINIC FACILITY.
- 16 A PORTION OF 20th AVENUE HAS NOT BEEN VACATED TO THE WEST OF THE CLINIC BUILDING; AREA IS BEING OCCUPIED AND IMPROVED BY CLINIC FACILITY.
- 17 THE WATER MAIN THAT EXISTED IN SCHEDULE B ITEM 27 HAS BEEN RELOCATED TO THE WESTERLY PROPERTY LINE AREA IS BEING OCCUPIED AND IMPROVED BY CLINIC FACILITY.

ZONING INFORMATION

ZONING INFORMATION OBTAINED FROM CITY OF MONROE WEBSITE (www.cityofmonroe.org) AS OF OCT. 30, 2009, UPDATED SEPTEMBER 1, 2007
ZONING INFORMATION SHOWN HEREON MAY NOT COMPLETE; NOR IS IT INTENDED TO TAKE THE PLACE OF THE ACTUAL MUNICIPAL CODE FOR THE CITY OF MONROE

CURRENT SITE ZONING:

M-1 LIGHT INDUSTRIAL DISTRICT

MINIMUM LOT AREA = 1 ACRE
MINIMUM LOT WIDTH = 100 FT ABUTTING A STREET (CONTINUOUS)
SETBACK = 30 FEET FROM PUBLIC RIGHT OF WAY
ALL STRUCTURES EXCEPT FENCES SHALL BE 10 FEET FROM ALL OTHER PROPERTY LINES AND AT LEAST 50 FEET FROM A PROPERTY LINE AT A BOUNDARY WITH A RESIDENTIAL DISTRICT
PAVEMENT AREAS SHALL BE NO CLOSER THAN 10 FEET FROM A PROPERTY LINE
MAXIMUM HEIGHT = 75 FEET

B-2 GENERAL BUSINESS DISTRICT

NO MINIMUM LOT AREA REQUIRED, EXCEPT THAT THE AREA SHALL BE ADEQUATE TO MEET ALL YARD AND PARKING REQUIREMENTS.
ALL LOTS MUST ABUT A PUBLIC STREET.
THE FRONT YARD SHALL NOT BE LESS THAN 40 FEET, WITH THE FRONT 10 FEET MEASURED FROM THE PROPERTY LINE DEVOTED TO LANDSCAPING.
SIDE YARDS SHALL NOT BE LESS THAN 20 FEET, ADJACENT TO ANY RESIDENTIAL USE DISTRICT.
SIDE YARDS ON A CORNER LOT SHALL NOT BE LESS THAN 20 FEET.
REAR YARDS SHALL NOT BE LESS THAN 15 FEET.

R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT

BUILDING HEIGHT AND YARD REQUIREMENTS ARE THE SAME AS THOSE SET FORTH FOR THE R-1 RESIDENCE DISTRICT.

R-3 MULTIPLE-FAMILY RESIDENCE DISTRICT

BUILDING HEIGHT AND YARD REQUIREMENTS ARE THE SAME AS THOSE SET FORTH FOR THE R-1 RESIDENCE DISTRICT.

R-1 SINGLE-FAMILY RESIDENCE DISTRICT

MINIMUM LOT AREA = NOT LESS THAN 7,200 SQ. FT.; LOTS OF RECORD AS OF APRIL 20, 1976, SHALL HAVE AN AREA OF NOT LESS THAN 5,000 SQ. FT.
MINIMUM LOT WIDTH = NONE GIVEN
FRONT YARD SETBACK = NOT LESS THAN 25 FEET
SIDE YARD SETBACK = NOT LESS THAN 6 FEET ON A SINGLE SIDE, OR A TOTAL OF LESS THAN 14 FEET BETWEEN ADJOINING BUILDINGS
MAXIMUM HEIGHT = 40 FEET, EXCEPT CHURCHES, HOSPITALS, AND SCHOOLS

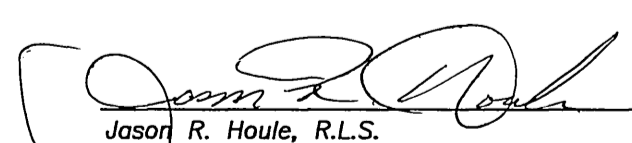
FLOOD INFORMATION

FLOOD INFORMATION OBTAINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF GREEN COUNTY, WISCONSIN, MAP NUMBER 55045C02B2G, DATED MAY, 18, 2009,
THE SITE LIES WITHIN ZONE 'X' WHICH IS DEFINED AS AN AREA THAT IS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SURVEYOR'S CERTIFICATE

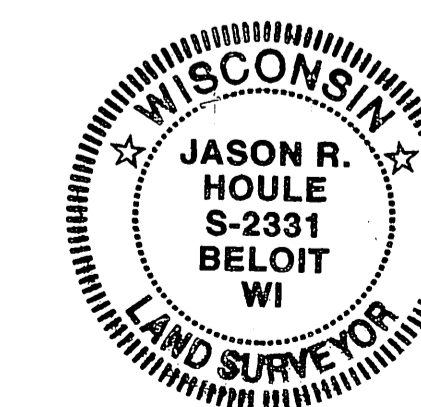
TO: The Monroe Clinic, Inc.
US Bank, N.A., Master Trustee
Ekum Abstract & Title

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 6, 7a, 8, 9, 10, 11a, 16, and 18 from Table A.
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.


Jason R. Houle, R.L.S.
Wisconsin Land Surveyor S-2331

Given under my hand and seal this 10th day of November, A.D. 2009 at Beloit, Wisconsin.

Last day of field work November 2, 2009.



ORDER NO. 30797
FOR: THE MONROE CLINIC
515 22nd AVENUE
MONROE, WI 53566
BOOK 538 PG 24
File Name: J:\30750-30799\30797\30797.DWG
Plotted on 11/10/09 at 09:40:28.

Batterman
engineers surveyors planners
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