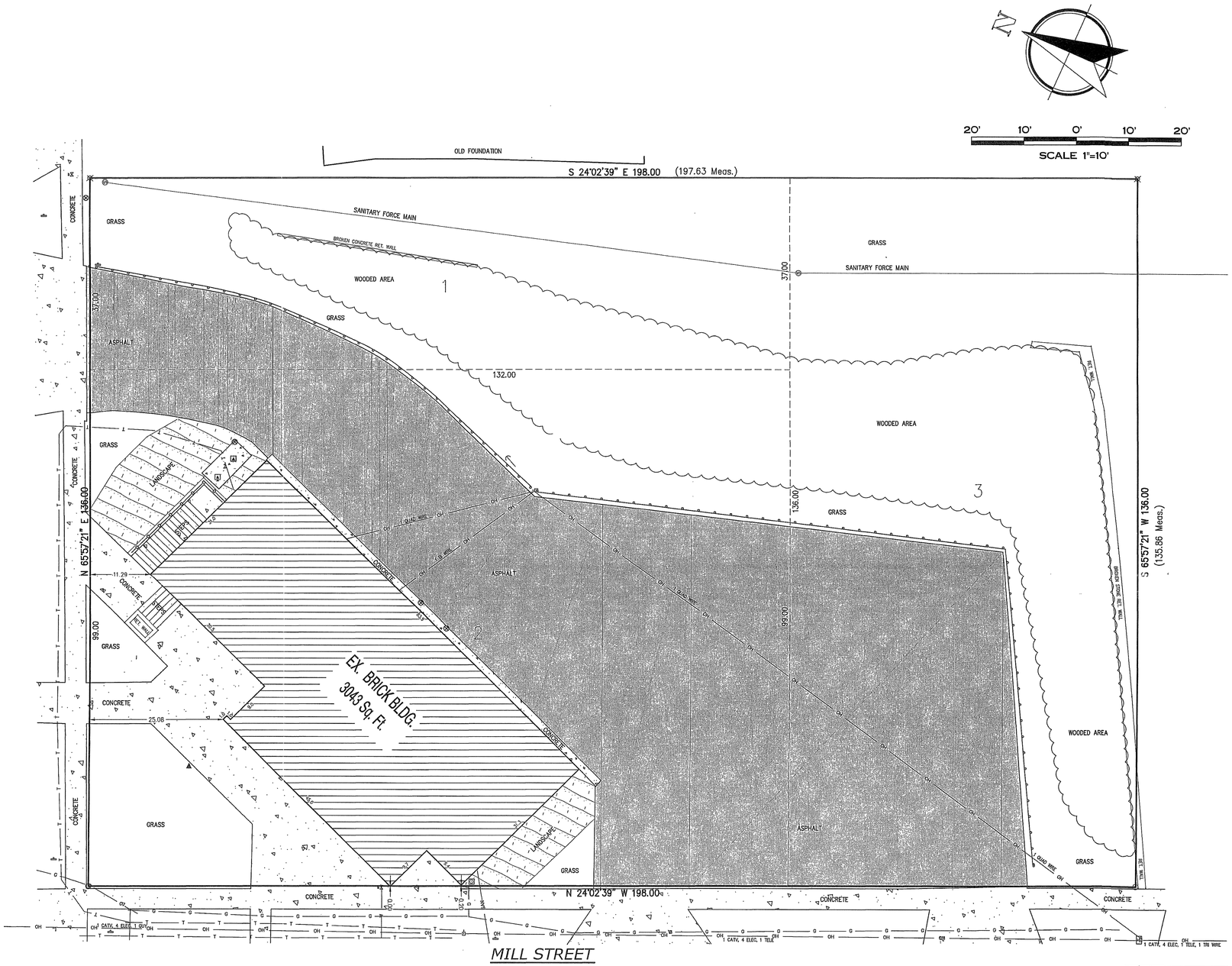
23101011600000



LEGAL DESCRIPTION:

The West 37 feet of Lot 1, the West 136 feet of Lot 3 and all of Lot 2 in the Original Plat of the Village of Albany, in the Village of Albany, Green County, Wisconsin. 28-3-9

Address: 102 West Main Street, Albany, WI 53502

Tax Key: 23101-0166.0000

Containing 26,928 Sq. Ft. or 0.618 Acres

SURVEYOR'S CERTIFICATION:

CERTIFICATE

TO: Wintrust Financial Corporation, an Illinois Corporation, Talmer Bank and Trust, a Michigan Corporation and Knight Barry Title Group and 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 2011 minimum standard detail requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1,3,4,7(a)(b)(1),8 and 11(a)(b) of table a thereof. The field work was completed on May 23, 2014.

May 28, 2014

James E. Robinson
Registered Land Surveyor
State of Wisconsin
Registered No. 1283

EXCEPTIONS:

From KNIGHT BARRY COMMITMENT FOR TITLE FILE # X712772 Dated May 5, 2014
SCHEDULE B- SECTION II EXCEPTIONS

Item 7 Easements or claims of easements not shown by the public records.

FLOODPLAIN NOTE:

By graphic plotting only, this property is located within an area having a Zone designation "X" by the Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Map, Community Panel No. 55045C0204G, which bears an effective date of May 18, 2009 and is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from FEMA

UTILITY NOTE:

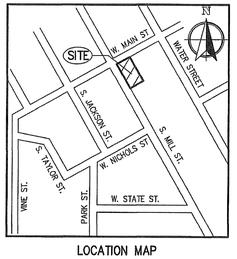
EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

BEARING BASE: EAST LINE OF MILL STREET - CALLED N 24°02'39"W

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

LEGEND:

—T—	TELEPHONE LINE	—OH—	OVERHEAD WIRES	—G—	GAS MAIN
—O—	GUARD RAIL	—W—	WATER MAIN		GAS METER
Ⓢ	SANITARY MANHOLE	⊗	GUARD POST	T	TELEPHONE PEDESTAL
—SAN—	SANITARY SEWER	▲	HVAC	WV	WATER VALVE
	CONCRETE		SIGN	○	FOUND IRON PIPE
	ASPHALT		POWER POLE		FOUND REBAR ROD
	LANDSCAPE	▶	FLAG POLE	◎	7" SPIKE
				—□—	HAND RAIL



LOCATION MAP
SECTION 28-3-9

Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Fax: (262)634-5024
Website www.nmbsc.net

A.L.T.A. SURVEY FOR TALMER BANK & TRUST AND WINTRUST FINANCIAL CORP.

VILLAGE OF ALBANY, GREEN COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR:	MRM
DRAFTED:	SCB
DATE:	5-27-14
CHECKED:	MRM
DATE:	5-29-14

2014.0047.01

SHEET 1 OF 1

Filed Sept 16, 2014 Vol 14 pg 75

Friday, May 30, 2014 7:56:22 AM