

ALTA / NSPS LAND TITLE SURVEY



100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9900
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PROJECT INFORMATION
PROJECT NUMBER 1621100

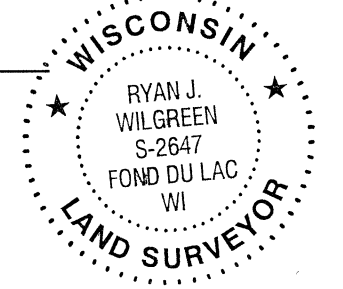
SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

- To:
(i) First American Title Insurance Company
(ii) Innovative Veterinary Practices, LLC
(iii) 3031 LLC
(iv) TSB Bank

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 8, 11, 13, 16, 17, 19 & 20 of Table A thereof. The field work was completed on May 12, 2016.

[Signature]
Ryan Wiegman, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 1621100

Date of Plat or Map: 9/23/16



LANDS DESCRIBED IN COMMITMENT NO. NCS-787010-MAD, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH A COMMITMENT DATE OF APRIL 6, 2016.

Lot 7, Bunny's Corner, located in the City of Sun Prairie, Dane County, Wisconsin.

TOGETHER WITH Easements established in Declaration of Easements, Covenants & Restrictions and REA dated September 24, 2012 and recorded September 25, 2012 as Document No. 4915803.

Tax ID No.: 282/0810-114-6067-2
Property Address: 2710 Prairie Lakes Drive, Sun Prairie, WI

ALTA NOTES:

- Bearings are referenced to the Wisconsin County Coordinate System, Dane County. The East line of the Southeast 1/4, Section 11-8-10, having a bearing of South 01°-09'-11" West.
- Only the improvements that were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
- Surface indications of utilities along with Digger's Hotline markings on the surveyed parcel have been shown. Offsite observations have not been made to determine the extent of utilities serving or existing on the property. Public records have not been provided for additional information. Controlled underground exploratory effort together with Digger's Hotline markings is recommended to determine the full extent of underground service and utility lines. Contact Digger's Hotline at 1-800-242-8511.
- This survey may not reflect all utilities, or improvements, if such items are hidden by landscaping, or areas covered by such items as dumpsters or trailers.
- The locations of the property lines shown on the face of this plat are based on the description and information furnished by the client, together with the title commitment. The parcel that is defined may not reflect actual ownership, but reflects what was surveyed. For ownership, consult your title company.
- Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map community panel 55025C0267G with a map revision date of January 2, 2009, the property falls within Zone "X" (Unshaded-areas determined to be outside the 0.2% annual chance floodplain).
- The property described hereon contains 1.206 acres (52,532 sq. ft.), more or less.
- First American Title Insurance Company, Commitment No. NCS-787010-MAD, with a commitment date of April 6, 2016, has been reviewed in conjunction with the preparation of this plat. Notes related to the review of this title policy, Schedule B-II Exceptions are as follows:

- #11 Covenants and Restrictions contained in Warranty Deed recorded January 28, 2005 as Document No. 4016403. This document describes the previous parent parcel before the subject property was developed. The conditions contained in the document do not affect the subject property.
- #12 Grant of Electric Line Easement to Sun Prairie Water and Light Commission recorded September 17, 1990 in Volume 14754 of Records, page 27 as Document No. 2223297 and shown on plat. Easement is depicted on this survey.
- #14 Utility, Water Main and Storm Sewer easement as shown on Certified Survey Map No. 12608 and on plat of Bunny's Corner. Resolution Approving the Vacation of Easements recorded October 21, 2011 as Document No. 4803258. This document does not affect the subject property.
- #15 Affidavit of Correction, recorded February 10, 2012 as Document No. 4841929. Affidavit is simply to correct two scrivener errors on Certified Survey Map No. 12908.
- #16 Declaration of Easements, Covenants & Restrictions and REA dated September 24, 2012 and recorded September 25, 2012 as Document No. 4915803. This document affects the subject property but contains easements that are general in nature that cannot be graphically depicted on this survey. See Note under map. Amended & Restated Declaration of Easements, Covenants & Restrictions recorded February 10, 2014 as Document No. 5053053. Partial Waiver of Restrictions recorded August 14, 2014 as Document No. 5091487.
- #19 Covenant Not to Complete recorded May 31, 2013 as Document No. 4991990. This document affects the subject property and restricts the development of a fast food establishment on Lots 3-7 and 9 of Bunny's Corner.
- #20 Driveway and Easement Agreement recorded May 31, 2013 as Document No. 4991992. Access easement is depicted on this survey.
- #21 Ordinance regarding zoning and land use recorded July 1, 2013 as Document No. 5002392.
- #22 Declaration of Sign Easement recorded July 15, 2014 as Document No. 5094070. Owner of the subject property has the right to access Lot 4 and Lot 5 of Bunny's Corner for the purpose of constructing, maintaining, repairing and replacing a monument sign and an easement for the purpose of servicing the monument sign with electricity. Easement is not located on the subject property and is not depicted on this survey.
- #23 Declaration Regarding Monument Sign recorded November 7, 2014 as Document No. 5109579. Owner of the subject property has the right to access Lot 4 and Lot 5 of Bunny's Corner for the purpose of constructing, maintaining, repairing and replacing a monument sign and an easement for the purpose of servicing the monument sign with electricity. Easement is not located on the subject property and is not depicted on this survey.
- #24 Driveway and Easement Agreement recorded November 11, 2014 as Document No. 5110214. This document describes an easement for ingress and egress over and across the driveway located directly to the North of the subject property, for the benefit of the subject property. This document contains no specific width or location to depict on this survey. The approximate location of the ingress and egress easement has been depicted on this survey.

- Other commitment items not specified hereon may not have been considered relevant to an ALTA/NSPS Land Title Survey, and have not been reviewed in conjunction with preparation of this plat (i.e. Annexation agreements, Leases, Mortgages, Liens, special assessments, covenants, trusts, unspecified or unrecorded rights).
- In regards to ALTA/NSPS "Table A", Item No. 13, adjacent owner information was taken from the Dane County GIS Viewer Website on the sheet issue date of this survey.
- In regards to ALTA/NSPS "Table A", Item No. 16, at the time of this survey there was no visible sign of earth moving work, building construction, or building additions.
- In regards to ALTA/NSPS "Table A", Item No. 17, any proposed changes to the street right-of-way lines have not been disclosed by the City of Sun Prairie or the current Title Commitment.
- In regards to ALTA/NSPS "Table A", Item No. 20, Excel Engineering, Inc. carries a \$2,000,000 Professional Liability Insurance Policy. Certificate of Insurance will be provided upon request.

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE JUNE 6, 2016

REVISIONS

SEPT. 28, 2016

SHEET INFORMATION

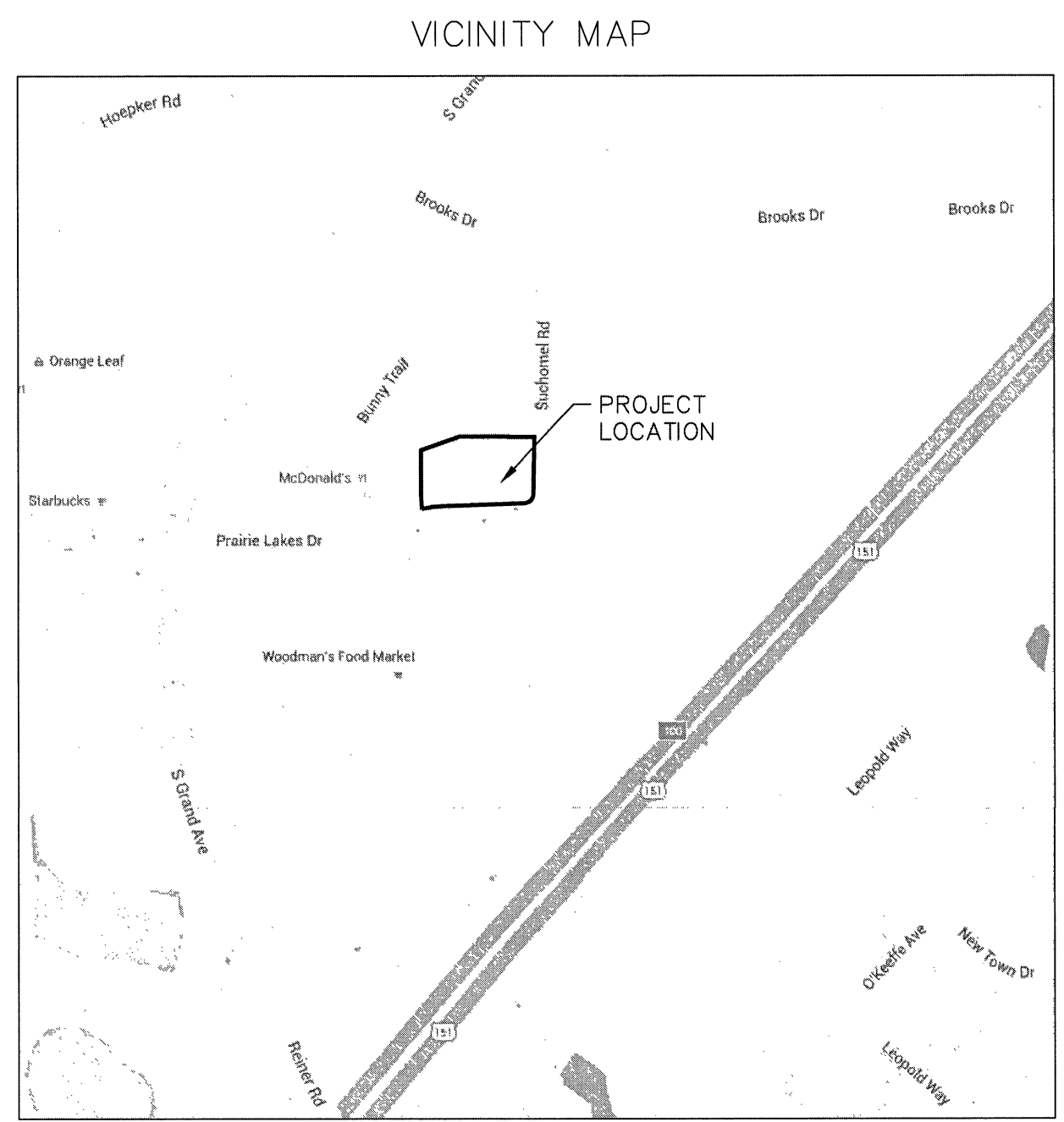
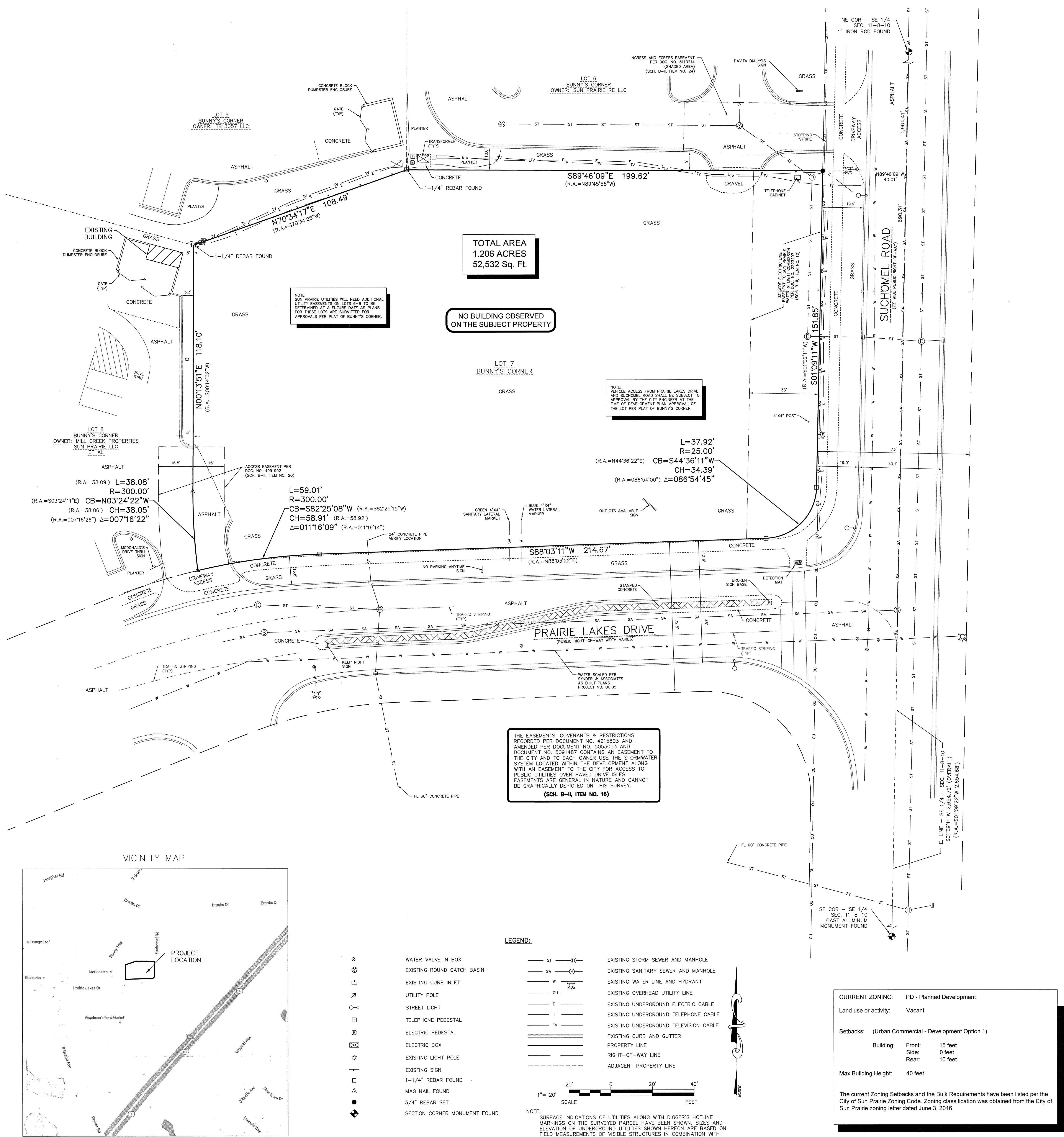
ALTA / NSPS
LAND TITLE SURVEY

SHEET NUMBER

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ALTA / NSPS LAND TITLE SURVEY
SUN PRAIRIE VETERINARY CLINIC
 PRAIRIE LAKES DRIVE • SUN PRAIRIE, WI



NOTE:
SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.