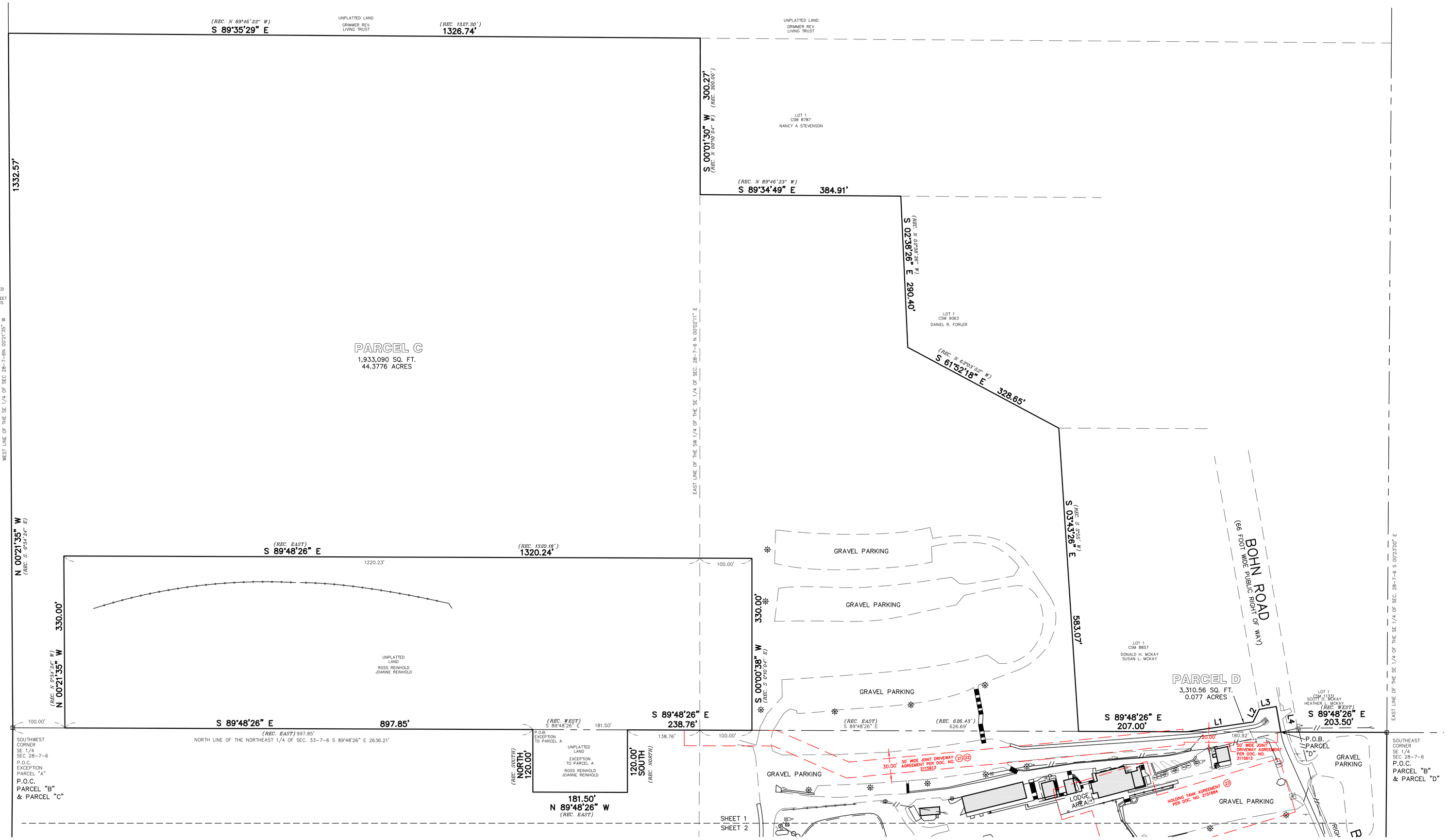


LEGAL DESCRIPTION:

PARCEL A:

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 6 EAST, IN THE TOWN OF VERMONT, DANE COUNTY, WISCONSIN, EXCEPT THE FOLLOWING: THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 6 EAST, IN THE TOWN OF VERMONT, DANE COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 33; THENCE EAST ALONG THE SECTION LINE 997.85 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 120.0 FEET; THENCE EAST 181.50 FEET; THENCE NORTH 120.0 FEET; THENCE WEST 181.50 FEET TO THE POINT OF BEGINNING OF THIS EXCEPTION. FURTHER EXCEPTING THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 6 EAST, IN THE TOWN OF VERMONT DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, 283 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, 437.7 FEET; THENCE SOUTH 18° EAST, 297.5 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE WEST 529.6 FEET TO THE POINT OF BEGINNING OF THIS EXCEPTION.

PARCEL NOS.:
060-0706-331-8000-8 060-0706-331-8501-2

PARCEL B:

A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 6 EAST, IN THE TOWN OF VERMONT, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4; THENCE EAST 1,421.0 FEET ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 300.0 FEET ALONG SAID NORTH LINE; THENCE SOUTH 23° WEST, 60.00 FEET; THENCE SOUTH 54° WEST, 155 FEET; THENCE WEST 150 FEET; THENCE NORTH 150 FEET TO THE POINT OF BEGINNING.

PARCEL NO.:
060-0706-331-9590-3

PARCEL C:

PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 6 EAST, IN THE TOWN OF VERMONT, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH 1/4 CORNER OF THE SAID SECTION 28; THENCE DUE EAST ALONG THE SECTION LINE 100.00 FEET; THENCE NORTH 0° 34' 24" WEST, 330.00 FEET TO THE NORTHERLY LINE OF THE SOUTH 10 ACRES OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE DUE EAST ALONG SAID NORTHERLY LINE 1,320.18 FEET; THENCE SOUTH 0° 10' 04" EAST ALONG A LINE WHICH IS 100 FEET EAST OF THE EASTERLY LINE OF THE SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, 330.00 FEET TO THE SOUTH LINE OF SECTION 28; THENCE EAST 626.43 FEET; THENCE NORTH 3° 55' WEST, 583.07 FEET; THENCE NORTH 62° 03' 52" WEST, 328.65 FEET; THENCE NORTH 02° 50' 00" WEST, 290.40 FEET TO THE NORTHWEST CORNER OF CERTIFIED SURVEY MAP 9063, RECORDED AS #3029472; THENCE NORTH 89° 46' 23" WEST, 384.91 FEET TO THE SOUTHWEST CORNER OF CERTIFIED SURVEY MAP 8787, RECORDED AS #2922104; THENCE NORTH 0° 10' 04" WEST, 300.00 FEET TO THE NORTHWEST CORNER OF THE SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, WHICH IS ALSO THE NORTHWEST CORNER OF SAID CERTIFIED SURVEY MAP 8787; THENCE NORTH 89° 46' 23" WEST, 1,327.30 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 0° 34' 24" EAST, 1,332.57 FEET TO THE POINT OF BEGINNING. EXCEPT ANY PART LYING WITHIN LOT 1 OF CERTIFIED SURVEY MAP 8787.

PARCEL NO.:
060-0706-284-9011-1

PARCEL D:

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 6 EAST, IN THE TOWN OF VERMONT, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SAID SECTION 28; THENCE DUE WEST ALONG THE SECTION LINE 203.50 FEET TO THE CENTERLINE OF BOHN ROAD AND THE POINT OF BEGINNING; THENCE NORTH 10° 14' WEST ALONG THE CENTERLINE OF BOHN ROAD 49.87 FEET; THENCE SOUTH 79° 46' WEST, 33.00 FEET; THENCE SOUTH 26° 20' WEST, 26.35 FEET; THENCE SOUTH 81° 28' WEST, 129.10 FEET TO THE SECTION LINE; THENCE DUE EAST 180.92 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

PARCEL NO.:
060-0706-284-9840-8

PARCEL E:

PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 6 EAST, IN THE TOWN OF VERMONT, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SAID SOUTH 1/2 OF THE NORTHEAST 1/4; THENCE EAST 529.6 FEET ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 891.4 FEET TO A PARCEL PREVIOUSLY DEEDED; THENCE SOUTH 150 FEET; THENCE EAST 150 FEET; THENCE NORTH 54° EAST, 100 FEET, MORE OR LESS, TO THE WESTERLY LINE OF THE EAST 3/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE SOUTH 104 FEET, MORE OR LESS TO A POINT WHICH IS 195 FEET SOUTH OF THE NORTH LINE OF THE SAID SOUTH 1/2 OF THE NORTHEAST 1/4; THENCE WEST 1,058 FEET, MORE OR LESS, ALONG A LINE WHICH IS 195 FEET SOUTH OF THE SAID NORTH LINE TO A POINT IN A LINE WHICH BEARS SOUTH 18° EAST FROM THE POINT OF BEGINNING; THENCE NORTH 18° WEST, 205 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL NO.:
060-0706-331-9010-4

LEGEND

SAN	SANITARY SEWER
ST	STORM SEWER
W	WATER MAIN
G	BURIED GAS LINE
TEL	BURIED TELEPHONE LINE
E	BURIED ELECTRIC LINE
FO	BURIED FIBER OPTIC LINE
//	OVERHEAD UTILITY LINES
CATV	BURIED CABLE TELEVISION LINES
COMB	COMBINATION SEWER
	WOOD FENCE
	METAL FENCE
	EDGE OF TREES AND BRUSH
994.32 DS	DOOR SILL ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
	ELECTRIC TRANSFORMER
E	ELECTRIC METER
EP	ELECTRIC PEDESTAL
EB	ELECTRIC BOX AT GRADE
TB	TELEPHONE BOX AT GRADE
TP	TELEPHONE PEDESTAL
TV	TV PEDESTAL
GM	GAS METER
A	AIR CONDITIONER
UP	UTILITY POLE
	WOOD SIGN
	METAL SIGN
P	FLAG POLE
	BOLLARD
	BOLLARD LIGHT
	YARD LIGHT
HYD	HYDRANT
WV	WATER VALVE
GV	GAS VALVE
MH	MANHOLE
ST	STORM MANHOLE
CB	CATCH BASIN
	CURB INLET
	METAL LIGHT POLE
	CONCRETE LIGHT POLE
	WOOD LIGHT POLE
	MAIL BOX
OF	FIBER OPTIC MARKER
GUY	GUY WIRE

TO; TRYOL BASIN CORP. A/K/A TYROL BASIN CORPORATION; NATHANIEL T. MCGREE; BYLINE BANK; ITS SUCCESSORS AND/OR ASSIGNS; FIRST AMERICAN TITLE INSURANCE COMPANY;

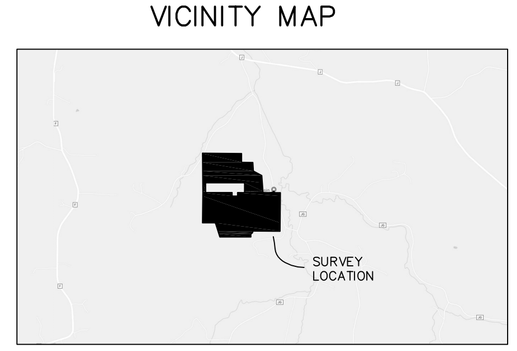
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 2, 3, 4, 6, 8, 9, 11, 13, 16, 17, AND 18 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.

AUG. 6, 2018
DATE

MICHAEL J. BERRY, R.L.S.

WISCONSIN
MICHAEL J. BERRY
S-2545
BROOKFIELD, WI
LAND SURVEYOR

VICINITY MAP



VICINITY MAP
NOT TO SCALE

NORTH

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 INCH = 100 FT.

CSE
CAPITOL SURVEY ENTERPRISES
220 REGENCY CT. STE. 210
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM

SCHEDULE B2 EXCEPTIONS:

19. REFER TO THE BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY – AS SHOWN ON THE CERTIFIED SURVEY MAP 9063. BLANKET EASEMENT, NOT SHOWN HEREON.

20. COVENANT, DEPARTMENT OF NATURAL RESOURCES WISCONSIN FUND PRIVATE SEWAGE SYSTEM REHABILITATION RECORDED IN VOL. 5266 OF RECORDS, PAGE 73, AS DOCUMENT NO. 1816252. BLANKET EASEMENT, NOT SHOWN HEREON.

21. JOINT DRIVEWAY AGREEMENT RECORDED IN VOL. 11205 OF RECORDS, PAGE 72, AS DOCUMENT NO. 2071382; RATIFICATION RECORDED IN VOLUME 11205 OF RECORDS, PAGE 74, AS DOCUMENT NO. 2071383. SHOWN HEREON.

22. JOINT DRIVEWAY AGREEMENT RECORDED IN VOL. 12222 OF RECORDS, PAGE 84, AS DOCUMENT NO. 2115613. SHOWN HEREON.

23. HOLDING TANK AGREEMENT RECORDED IN VOL. 13085 OF RECORDS, PAGE 52, AS DOC. NO. 2151884. SHOWN HEREON.

24. DEED OF AND RESTRICTIONS RECORDED AS DOCUMENT NO. 3252304. BLANKET EASEMENT. NOT SHOWN HEREON.

25. RESTRICTION FOR MAINTENANCE OF STORMWATER MANAGEMENT MEASURES RECORDED AS DOCUMENT NO. 4769525. (PARCEL C) BLANKET EASEMENT. NOT SHOWN HEREON.

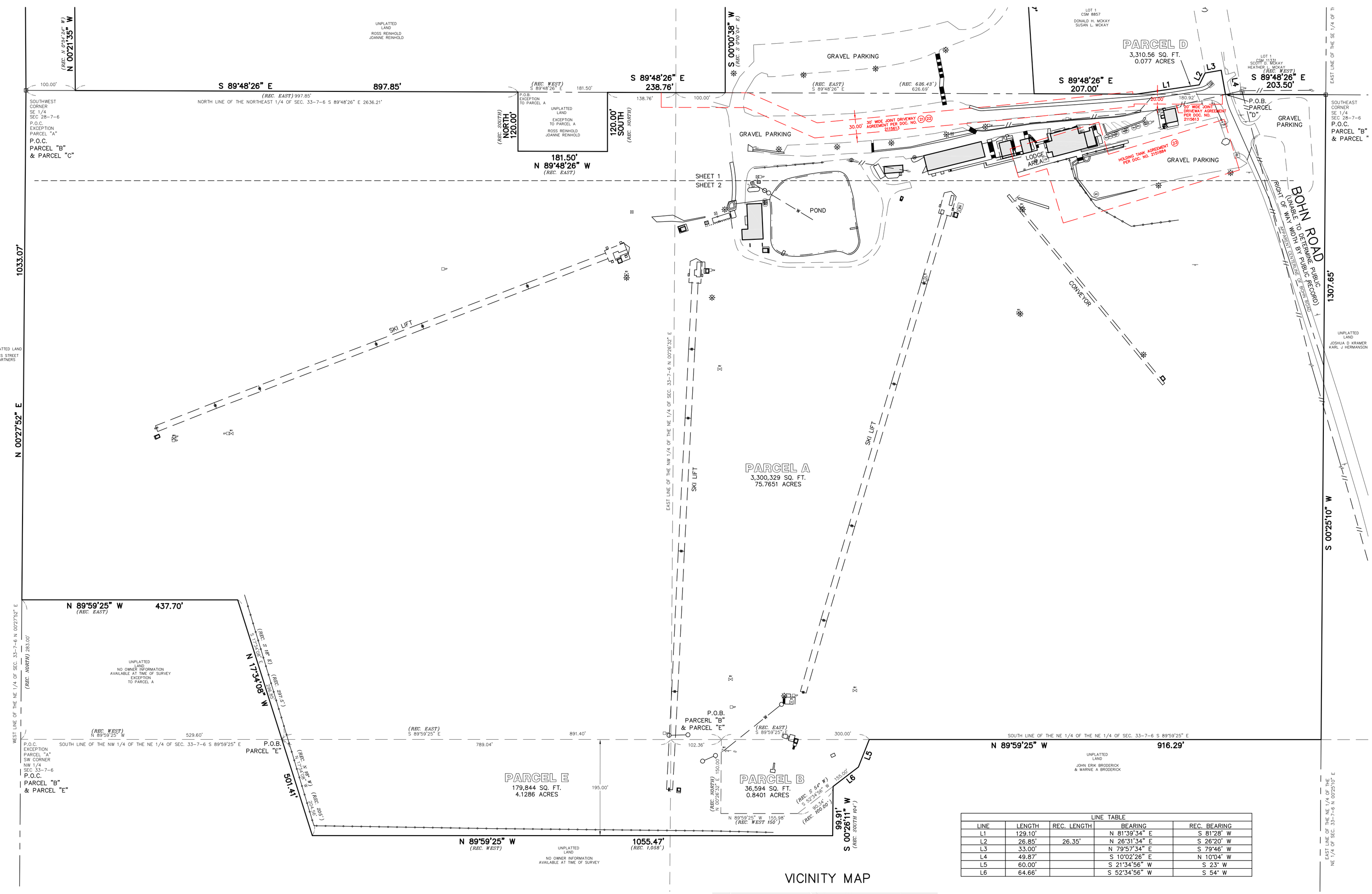
ALTA/NSPS LAND TITLE SURVEY

FOR

TYROL BASIN CORPORATION

3487 BOHN ROAD
MT. HOREB, WISCONSIN

DRAWN BY:	NJF	DATE:	AUG. 6, 2018
CHECKED BY:	MJB	DRAWING NO.	AL - 0
CSE JOB NO.:	18 - 044	SHEET	1 OF 2



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FAX: (414) 786-6608
WWW.CAPITOLSURVEY.CON

MISCELLANEOUS NOTES

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF WISCONSIN.

2. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 118040216, WITH A COMMITMENT DATE: APRIL 6 2018 AT 7:44 AM, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

3. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

4. NO ZONING INFORMATION PROVIDED BY INSURER AT THE TIME OF SURVEY.

8. THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON CONTAINS:
5,453,167 SQUARE FEET OR 125.1875 ACRES.

9. THE ADDRESS OF THE ABOVE DESCRIBED PROPERTY, 3587 BOHN ROAD, MOUNT HOREB, WI 53572, AS SHOWN, WAS OBSERVED IN THE FIELD AT THE TIME OF THE SURVEY.

10. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

11. SUBJECT PROPERTY HAS DIRECT ACCESS TO BOHN ROAD, WHICH IS A DEDICATED PUBLIC STREET.

12. THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE PROPERTY IS 0, OF WHICH 0 ARE REGULAR PARKING SPACES AND 0 ARE DESIGNATED DISABLED SPACES, AND TO THE EXTENT POSSIBLE, ARE GRAPHICALLY SHOWN HEREON.

13. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION A: AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOOD PLAIN (NO BASE FLOOD ELEVATION DETERMINED) PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55025C0345G, WITH A DATE OF IDENTIFICATION OF 01/02/2009, IN COMMUNITY NO. 550077, DANE COUNTY, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

14. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE PROPERTY AT TIME OF SURVEY.

15. THERE IS NO INFORMATION AVAILABLE FROM DANE COUNTY OR THE CITY OF MOUNT HOREB REGARDING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES ADJOINING THE PROPERTY AT THE TIME OF SURVEY.

16. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OCCURRING ON OR ADJOINING THE PROPERTY AT TIME OF SURVEY.

17. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT TIME OF SURVEY.

18. THERE IS NO OBSERVED EVIDENCE OF DELINEATED WETLANDS EXISTING ON SUBJECT PROPERTY AT TIME OF SURVEY.

19. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE SHOWN.

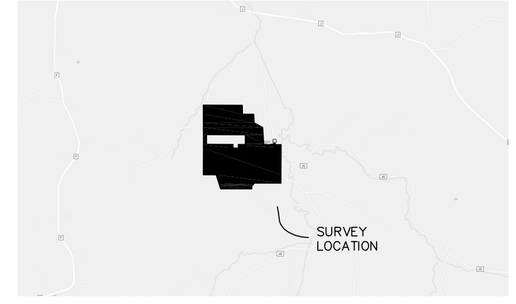
20. COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY. NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)). NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88(2012)), USING THE WISCONSIN CONTINUALLY OPERATING REFERENCE STATIONS (WISCORS & GEOID 12A). BEARINGS ARE REFERENCED TO THE NORTH LINE OF SECTION 33-7-6 WHICH BEARS N 89°48'26" E.

21. THERE IS NO EVIDENCE OF CEMETERIES, GRAVESITES, OR BURIAL GROUNDS EXISTING ON SUBJECT PROPERTY AS DISCLOSED IN THE RECORD DOCUMENTS OR OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.

LINE TABLE

LINE	LENGTH	REC. LENGTH	BEARING	REC. BEARING
L1	129.10'		N 81°39'34" E	S 81°28' W
L2	26.85'	26.35'	N 26°31'34" E	S 26°20' W
L3	33.00'		N 79°57'34" E	S 79°46' W
L4	49.87'		S 10°02'26" E	N 10°04' W
L5	60.00'		S 21°34'56" W	S 23° W
L6	64.66'		S 52°34'56" W	S 54° W

VICINITY MAP



VICINITY MAP
NOT TO SCALE

TO; TRYOL BASIN CORP. A/K/A TYROL BASIN CORPORATION; NATHANIEL T. MCGREE; BYLINE BANK; ITS SUCCESSORS AND/OR ASSIGNS; 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 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 2, 3, 4, 6, 8, 9, 11, 13, 16, 17, AND 18 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.

AUG 6, 2018
DATE

MICHAEL J. BERRY, R.L.S.
REGISTERED LAND SURVEYOR S-2545

WISCONSIN
MICHAEL J. BERRY
S-2545
BROOKFIELD, WI
LAND SURVEYOR

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 INCH = 100 FT.

NORTH

LEGEND

SAN	SANITARY SEWER
ST	STORM SEWER
W	WATER MAIN
G	BURIED GAS LINE
TEL	BURIED TELEPHONE LINE
E	BURIED ELECTRIC LINE
FO	BURIED FIBER OPTIC LINE
//	OVERHEAD UTILITY LINES
CATV	BURIED CABLE TELEVISION LINES
COMB	COMBINATION SEWER
	WOOD FENCE
	METAL FENCE
	EDGE OF TREES AND BRUSH
994.32 DR	DOOR SILL ELEVATION
	FIRE DEPARTMENT CONNECTION
	ELECTRIC TRANSFORMER
E	ELECTRIC METER
	ELECTRIC PEDESTAL
	ELECTRIC BOX AT GRADE
T	TELEPHONE BOX AT GRADE
	TELEPHONE PEDESTAL
TV	TV PEDESTAL
G	GAS METER
	AIR CONDITIONER
	UTILITY POLE
	WOOD SIGN
	METAL SIGN
P	FLAG POLE
	BOLLARD
	BOLLARD LIGHT
	YARD LIGHT
HYD	HYDRANT
WV	WATER VALVE
GV	GAS VALVE
MH	MANHOLE
ST	STORM MANHOLE
CB	CATCH BASIN
	CURB INLET
	METAL LIGHT POLE
	CONCRETE LIGHT POLE
	WOOD LIGHT POLE
	MAIL BOX
CP	FIBER OPTIC MARKER
GUY	GUY WIRE

ALTA/NSPS LAND TITLE SURVEY

FOR

TYROL BASIN CORPORATION

3487 BOHN ROAD
MT. HOREB, WISCONSIN

DRAWN BY:	NJF	DATE:	AUG 6, 2018
CHECKED BY:	MJB	DRAWING NO.	AL - 0
CSE JOB NO.:	18 - 044	SHEET	1 OF 2