

ALTA/ACSM LAND TITLE SURVEY

Situated on South 18TH Avenue, Continental Drive and Corporate Center Drive, in the City of West Bend, Washington County, Wisconsin.

PARCEL A:

Lot 1 of Certified Survey Map No. 2463, being a part of the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 11 North, Range 19 East, City of West Bend, Washington County, Wisconsin, recorded in the office of the Register of Deeds for Washington County on June 25, 1982, in Volume 13, on Page 137, as Document No. 445495.

PARCEL B:

The West 1/2 of the Southwest 1/4 of Section 26, Township 11 North, Range 19 East, in City of West Bend, Washington County, Wisconsin, EXCEPTING THEREFROM the South 208.71 feet of the West 208.71 feet thereof. Also excepting that part of the Southwest Quarter of said Section 26 described as follows: Beginning at a point in the West line of said forty acre tract, said point being 344.71 feet North of the Southwest corner of said Section 26; thence North along the West line of said forty acre tract 357.97 feet; thence South 88°45' East 345.00 feet; thence South 357.97 feet; thence North 88°45' West 345.00 feet to the point of beginning; also excepting therefrom those parts taken or conveyed by documents recorded as Document Nos. 355627 and 459897; also excepting therefrom Lot 1 of Certified Survey Map No. 2463, being a part of the South West 1/4 of the South West 1/4 of Section 26, Township 11 North, Range 19 East, Town of West Bend, Washington County, Wisconsin, recorded in the office of the Register of Deeds for Washington County on June 25, 1982, in Volume 13, on Page 137, as Document No. 445495.

FURTHER EXCEPTING THEREFROM those lands lying within the Plat of the West Bend Corporate Center being a Subdivision of Parcel 4 of Certified Survey Map No. 5150, and lands being a part of the Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 and part of the Northwest 1/4 of the Southwest 1/4 of Section 26, Town 11 North, Range 19 East, in the City of West Bend, County of Washington, State of Wisconsin.

FURTHER EXCEPTING THEREFROM that part of the Northwest 1/4 of the Southwest 1/4 of Section 26, Town 11 North, Range 19 East, in the City of West Bend, Washington County, Wisconsin, bounded and described as follows: Commencing at the Northwest corner of said Southwest 1/4 Section; thence North 89°49'30" East along the North line of said 1/4 Section 24.76 feet to the point of beginning; thence North 89°49'30" East along said North line 225.31 feet to a point on the Westerly line of Lot 1, Block 3, West Bend Corporate Center; thence South 0°34'25" East along said Westerly line 200.06 feet to a point on the North line of the aforesaid Lot 1; thence South 89°49'30" West along said North line 225.10 feet to a point on the East line of 18th Avenue; thence North 01°38'06" West along said East line 200.06 feet to the point of beginning.

PARCEL C:

Lot 1, in Block 3, in West Bend Corporate Center, being a Subdivision of Parcel 4 of Certified Survey Map No. 5150, and lands being a part of the Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 and part of the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 26, Town 11 North, Range 19 East, in the City of West Bend, County of Washington, State of Wisconsin.

PARCEL D:

Part of Lot 3 lying West of the 1/4 section line, in Block 2, in West Bend Corporate Center, being a Subdivision of Parcel 4 of Certified Survey Map No. 5150, and lands being a part of the Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 and part of the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 26, Town 11 North, Range 19 East, in the City of West Bend, County of Washington, State of Wisconsin.

PARCEL E:

Part of Lot 3 lying East of the 1/4 section line, in Block 2, in West Bend Corporate Center, being a Subdivision of Parcel 4 of Certified Survey Map No. 5150, and lands being a part of the Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 and part of the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 26, Town 11 North, Range 19 East, in the City of West Bend, County of Washington, State of Wisconsin.

PARCEL F:

That part of the Northwest 1/4 of the Southwest 1/4 of Section 26, Town 11 North, Range 19 East, in the City of West Bend, Washington County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of said Southwest 1/4 Section; thence North 89°49'30" East along the North line of said 1/4 Section 24.76 feet to the point of beginning; thence North 89°49'30" East along said North line 225.31 feet to a point on the Westerly line of Lot 1, Block 3, West Bend Corporate Center; thence South 0°34'25" East along said Westerly line 200.06 feet to a point on the North line of the aforesaid Lot 1; thence South 89°49'30" West along said North line 225.10 feet to a point on the East line of 18th Avenue; thence North 01°38'06" West along said East line 200.06 feet to the point of beginning.

PARCELS G and H:

Lot 1, in Block 1, in West Bend Corporate Center, being a Subdivision of Parcel 4 of Certified Survey Map No. 5150, and lands being a part of the Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 and part of the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 26, Town 11 North, Range 19 East, in the City of West Bend, County of Washington, State of Wisconsin.

Prepared for: Continental 109 Fund LLC

Survey No. 165483-RMK

A. Basis of Bearings

Bearings are based on the West line of the Southwest 1/4 of Section 26, Town 11 North, Range 19 East, which is platted as bearing North 01°38'06" West.

B. Title Commitment

This survey was prepared based on Chicago Title Insurance Company title commitment number 245247, effective date of May 18, 2012, which lists the following easements and/or restrictions from schedule B-1:

1, 6, 7-8, Visible evidence shown, if any.

24-5, 9, Not survey related.

10, Covenants, conditions and restrictions (but omitting any such covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons) set forth in Declaration of Protective Covenants, recorded as Document No. 785241, providing for no forfeiture or reversion of title in case of violation. Amended by Amendments to Declaration Protective Covenants recorded as Document Numbers 810447, 820066, 1000111, 1259040 and 1259828. Affects site by location - general in nature, cannot be plotted.

12, Future proposed 50 foot Road Right-of-way and Covenant as shown on Certified Survey Map 2463, (Affects Parcel A). Affects site by location - shown.

13, Award of Damages providing for no right of access recorded as Document No. 373111. Affects site by location - shown.

14, Covenants, conditions and restrictions (but omitting any such covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons) set forth in Declaration of Protective Covenants, recorded as Document No. 785241, providing for no forfeiture or reversion of title in case of violation. Amended by Amendments to Declaration Protective Covenants recorded as Document Numbers 810447, 820066, 1000111, 1259040 and 1259828. Affects site by location - general in nature, cannot be plotted.

15, Covenants, conditions and restrictions (but omitting any such covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons) set forth in Declaration of Protective Covenants, recorded as Document No. 785241, providing for no forfeiture or reversion of title in case of violation. Amended by Amendments to Declaration Protective Covenants recorded as Document Numbers 810447, 820066, 1000111, 1259040 and 1259828. Affects site by location - general in nature, cannot be plotted.

16, Easement Agreement recorded as Document No. 754631, (Affects Parcel H). Does not affect site by location - not shown.

17, Developer's Agreement recorded as Document No. 905464. Affects site by location - general in nature, cannot be plotted.

18, Conditions, restrictions, easements and setbacks as set forth on the plat of West Bend Corporate Center recorded as Document No. 903917. Affects site by location - shown.

19, Covenants, conditions and restrictions (but omitting any such covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons) set forth in Declaration of Protective Covenants, recorded as Document No. 785241, providing for no forfeiture or reversion of title in case of violation. Amended by Amendments to Declaration Protective Covenants recorded as Document Numbers 810447, 820066, 1000111, 1259040 and 1259828. Affects site by location - general in nature, cannot be plotted.

20, Dedication Agreement recorded as Document No. 754630. Does not affect site by location - not shown.

21, 50 foot setback, access, noise abatement and improvements restriction as set forth on Certified Survey Map 5150 recorded as Document No. 837930. Affects site by location - shown.

22, Restrictive Use Covenants recorded as Document No. 932067, (Affects Parcel F). Affects site by location - shown.

23, Sanitary Sewer Easement recorded as Document No. 971951, (Affects Parcels C and F). Affects site by location - shown.

24, Underground Electric Line, Telephone and Cable TV Easement granted to Wisconsin Electric Power Company d/b/a We Energies, Wisconsin Bell, Inc. d/b/a AT&T Wisconsin and Marcus Cable Partners, L.L.C. d/b/a Charter Communications recorded as Document No. 1213480, (Affects Parcels A, B and F). Affects site by location - shown.

25, Deed Restriction recorded as Document No. 810449, (Affects Parcel H). Use restriction, cannot be plotted.

26, Deed Restriction recorded as Document No. 811857, (Affects Parcel H). Use restriction, cannot be plotted.

27, Covenants, conditions and restrictions (but omitting any such covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons) set forth in Declaration of Protective Covenants, recorded as Document No. 785241, providing for no forfeiture or reversion of title in case of violation. Amended by Amendments to Declaration Protective Covenants recorded as Document Numbers 810447, 820066, 1000111, 1259040 and 1259828. Affects site by location - general in nature, cannot be plotted.

28, Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for road, street, highway and/or alley purposes. Affects site by location - shown.

C. Flood Note

According to flood insurance rate map of the County of Washington, community panel number 550471004006, effective date of September 1, 1993, this site falls in zone C (areas of minimal flooding).

D. Parking Spaces

There are no regular and no handicapped parking spaces marked on this site.

E. Notes

There is no observable evidence of current earth moving work, building construction or building additions as of the field date of this survey.

There are changes in street right of way lines.

There is no observable evidence of recent street or sidewalk construction or repairs as of the field date of this survey.

There is no observable evidence of site used as a solid waste dump, sump or sanitary landfill as of the field date of this survey.

There is observable evidence of wetland flags on the site, as of the field date of this survey.

See sheets 2 and 3 for easement details.

There are no buildings on surveyed sites.

Total area of property surveyed, including lands reserved for public road purposes 3,937,533 square feet or 90.3934 acres.

SURVEYOR'S CERTIFICATE

To: Continental Properties Company, Inc., Continental 52 Fund LLC, Continental 109 Fund LLC, Continental 52 Fund LLC and Continental 109 Fund LLC, and Chicago Title Insurance Company, the successors and assigns of any of the foregoing and any other person who purchases, mortgages or guarantees the title thereto within one year of the date of this survey.

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, 2, 3, 4, 6(B), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 16, 17, 18, 19, 20a, 21, and 22, of Table A thereof. The field work was completed on June 4, 2012.

Date of Plat: June 7, 2012

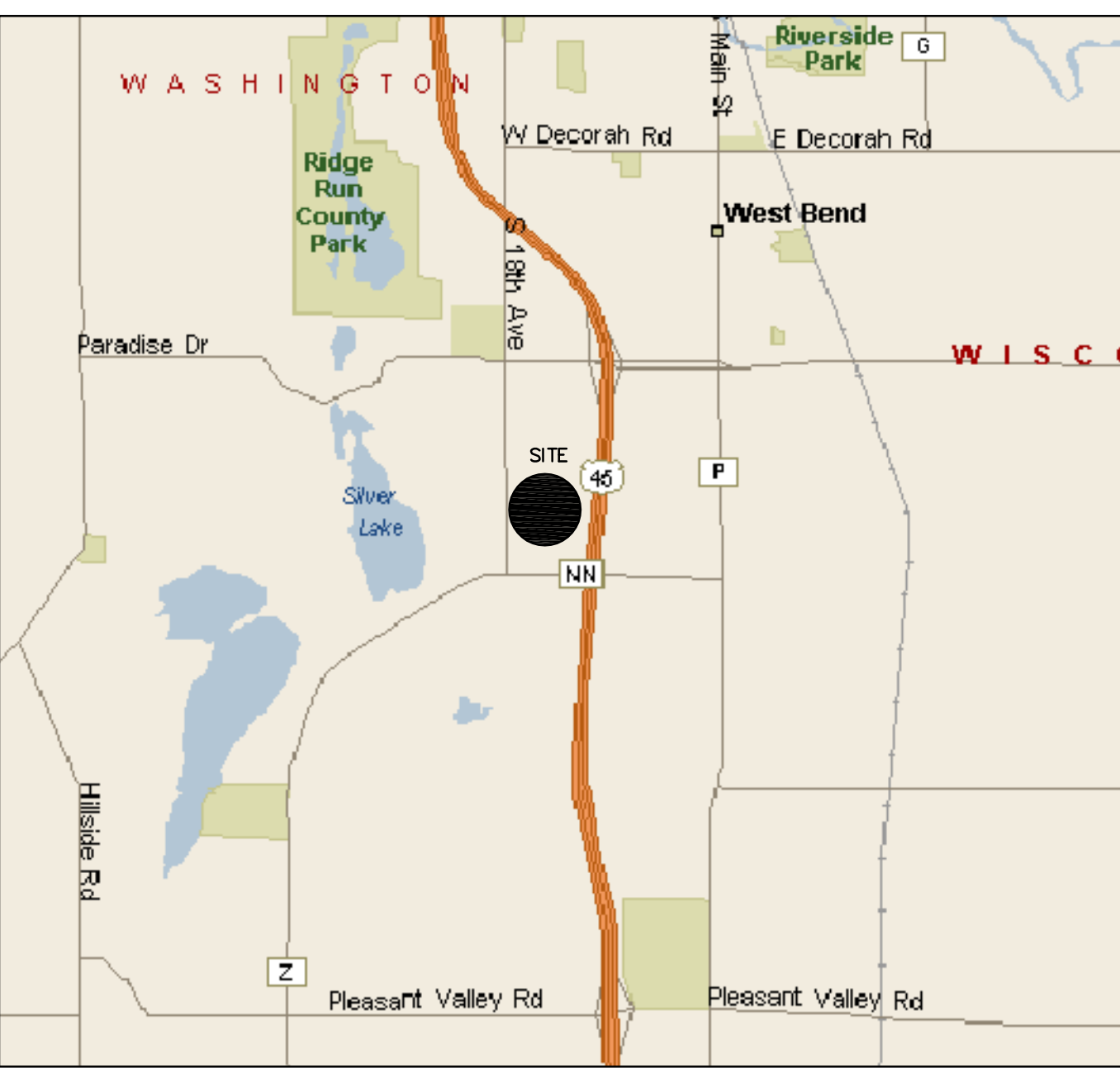
Eric R. Sturm  
Registered Land Surveyor  
Registration Number S-2309



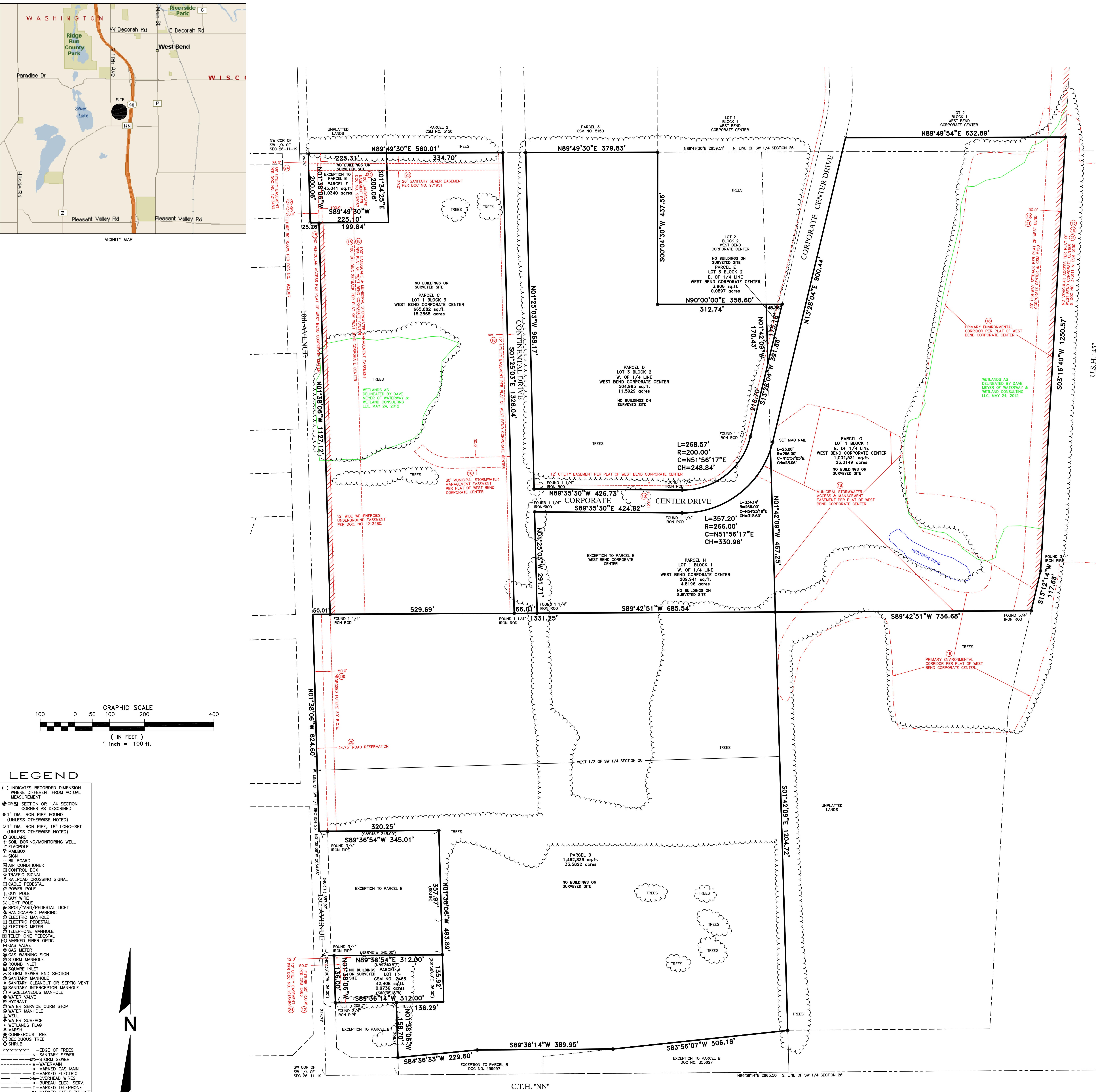
R.A. Smith National, Inc.

Beyond Surveying  
and Engineering

16140 W. Bluemound Road, Bloomington, WI 53008-0000  
262.684.0000 Fax 262.684.0001 www.ra-smith.com  
Appleton, WI Chicago, IL  
S:\165483\DWGAS01\F00.dwg | AS1001FH | SHEET 1 OF 3



VICINITY MAP



LEGEND

- ( ) INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
- BOUNDARY
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- BILBOARD
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GOY POLE
- GOY POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- MARKED FIBER OPTIC
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SANITARY MANHOLE
- STORM SEWER END SECTION
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- EDGE OF TREES
- SANITARY SEWER
- WATERMAIN
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRE
- BURIED ELEC. SERV.
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- INDICATED EXISTING CONTOUR ELEVATION
- INDICATED EXISTING SPOT ELEVATION

DIGGERS HOTLINE TICKET NO. 2012-21-08214 AND OTHERS

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

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

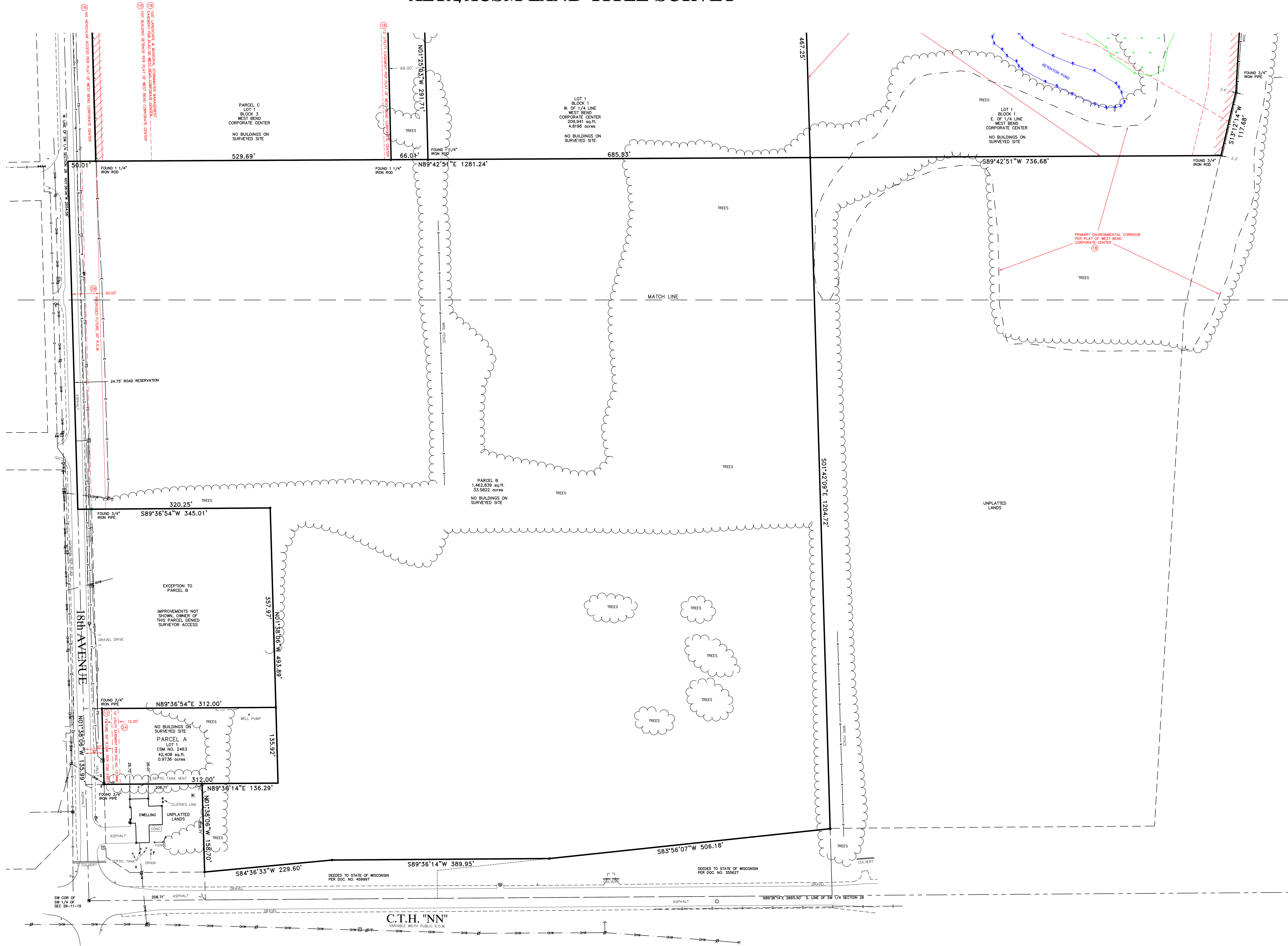


## R.A. Smith National, Inc. —





ALTA/ACSM LAND TITLE SURVEY

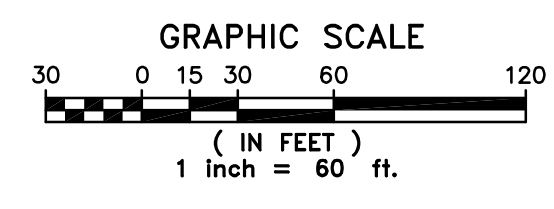


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and Engineering

16745 W. Bluemound Road, Brookfield, WI 53005-0038  
300.545.1400 Fax 300.545.1733 www.ra-smithnational.com  
Appleton, WI Orange County, CA Pittsburgh, PA  
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