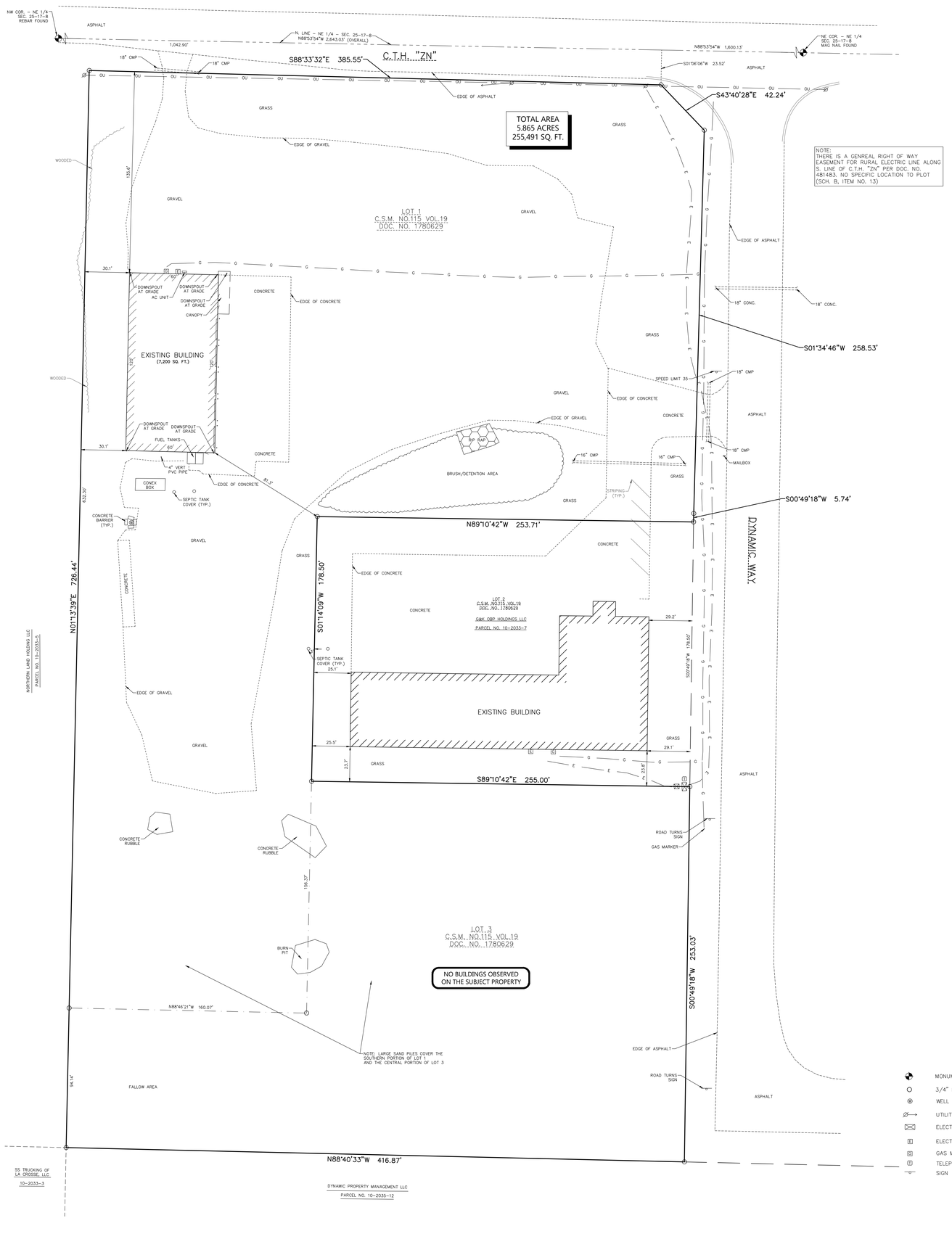

CURRENT ZONING: Commercial
Zoning classification has been listed per the La Crosse County Zoning Map obtained through research by Excel. Zoning information was not provided by the client as part of this survey as required by ALTA Table A, Item No. 6(a).



VICINITY MAP
NOT TO SCALE

LEGEND:

- MONUMENT FOUND
- 3/4" REBAR FOUND
- WELL
- UTILITY POLE WITH GUY WIRE
- ELECTRIC TRANSFORMER
- ELECTRIC METER(S)
- GAS METER(S)
- TELEPHONE PEDESTAL
- SIGN
- OU — OVERHEAD UTILITY LINE
- E — UNDERGROUND ELECTRIC CABLE
- G — UNDERGROUND GAS LINE
- PROPERTY LINE
- RIGHT–OF–WAY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE

1"= 30' SCALE: 30' 0 30' 60' FEET

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD83. THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 25–17–8 HAS A BEARING OF NORTH 88°–53'–54" WEST.

ALTA / NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

To:
1. Chicago Title Insurance Company
2. New Castle Title of La Crosse, INC
2. G & K OBP HOLDINGS, LLC a Wisconsin limited liability company
3. Driftless Estates, LLC a Wisconsin limited liability company
4. River Bank

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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), 7(a), 7(b)(1), 8, 9, 13, 14, 16, 17, 18 & 19 of Table A thereof. The field work was completed on September 10 , 2026.

Date of Plat or Map:_____

Ryan Wilgreen, P.L.S. No. S-2647
ryan.wilgreen@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 260345300

LANDS DESCRIBED IN COMMITMENT NO.26-WI-108220, PREPARED BY New Castle Title of La Crosse, INC WITH AN EFFECTIVE/ A COMMITMENT DATE OF Septemeber 10, 2026;

Legal Description from Schedule A

Lots 1 and 3 of La Crosse County Certified Survey Map recorded on September 13, 2021 in Volume 19 of Certified Survey Maps, page 115, as Document No. 1780629, being located on part of the NW 1/4 of the NE 1/4 of Section 25, Township 17 North, Range 8 West, Town of Onalaska, La Crosse County, Wisconsin.

COLLATERAL PROPERTY:
Lot 12 in Block 3 of First Addition to Paradise Valley Addition, Village of Holmen, La Crosse County, Wisconsin. **(Not Shown on this Survey)**

TABLE A NOTES:

1. Monuments have been placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
2. Address: Subject Property: W7439 County Road ZN; Dynamic Way, Onalaska, WI 54650
   Collateral Property: 305 McHugh Street West, Holmen, WI 54636
3. Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map No. 55063C0142D with an effective date of 1/6/2012, the property falls within Zone "X" (areas determined to be outside the 0.2% annual chance flood hazard).
4. The property described hereon contains 5.865 acres (255,491 sq. ft.) of land, more or less.
6. (a) Zoning information was not provided by the client as part of this survey.
7. (a) Exterior dimensions of all buildings at ground level are shown hereon.
   (b)(1) The square footage of the exterior footprint of all buildings are shown hereon.
8. Substantial features observed during the process of conducting the fieldwork are shown hereon.
9. The subject property contains 1 regular striped parking stall and a porting of a second parking stall and 0 handicap accessible striped parking stalls for a total of 1 1/2 striped parking stalls.
13. Adjacent owner information was taken from the La Crosse County GIS Website on the sheet issue date of this survey.
14. The subject property is situated at the Southwest corner of the intersection of County Road "ZN" and Dynamic Way.
16. At the time of this survey there was no visible sign of earth moving work, building construction, or building additions.
17. No proposed changes to the street right-of-way lines have been disclosed by the Town of Onalaska or the current Title Commitment. There was no visible evidence of recent street or sidewalk construction or repairs at the time of the survey fieldwork.
18. No offsite easements or servitudes benefiting the subject property disclosed in record documents provided to Excel.
19. Excel Engineering, Inc. carries a $2,000,000 Professional Liability Insurance Policy. Certificate of Insurance will be provided upon request.

TITLE NOTES:

1. **New Castle Title of La Crosse, INC, Commitment No. 26-WI-108220 , with an effective/a commitment date of September 10, 2026 has been reviewed in conjunction with the preparation of this survey. Survey related, Schedule B-II Exceptions are as follows:**
   - #10 Rights of the public in any portion of the subject premises lying within the limits of public roads and public rights of way. **Does not affect.**
   - #13 Easement to Trempealeau Electric Cooperative, its successors and assigns, dated September 9, 1938, and recorded on September 16, 19464 in Volume 216 of Deeds, page 138, as Document No. 481463. **This document affects the subject property by location and contains an easement for a rural electric line. This document do not contain enough information to determine the exact location of the easement.**
   - #16 Restrictions, covenants, setbacks and easements as shown on La Crosse County Certified Survey Map recorded on September 13, 2021, in Volume 19 of Certified Survey Maps, page 115, as Document no. 1780629. **Affects the subject property, but does not contain any easements to depict on this survey.**
2. 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).

NOTES:

1. 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. This survey may not reflect all utilities, or improvements, if such items are hidden by landscaping, snow or areas covered by such items as dumpsters, trailers or vehicles. Lawn sprinkler systems, if any, are not shown on this survey.
2. 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.
3. The surveyed property is the same property described in Title Commitment No. 26-WI-108220, prepared by New Castle Title of La Crosse, INC .
5. No gaps, strips, gores or overlaps exist within any portion of the subject property.

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

ALTA/NSPS LAND TITLE SURVEY
G & K DYNAMIC WAY
W7439 County Rd. ZN • ONALASKA, WI 54650

PROFESSIONAL SEAL

SHEET DATES
ISSUE DATE SEP. 18, 2026
REVISIONS

JOB NUMBER
260345300

SHEET NUMBER
AL

2026 © EXCEL ENGINEERING, INC.