

Table A:
Item 17: No proposed changes to street right-of-way lines found.

Statement Of Encroachments:

- Possible encroachment by alley's asphalt pavement onto subject property by 3.2 feet.
- Possible encroachment by sidewalk onto subject property by 0.6 feet.

Utility Information:

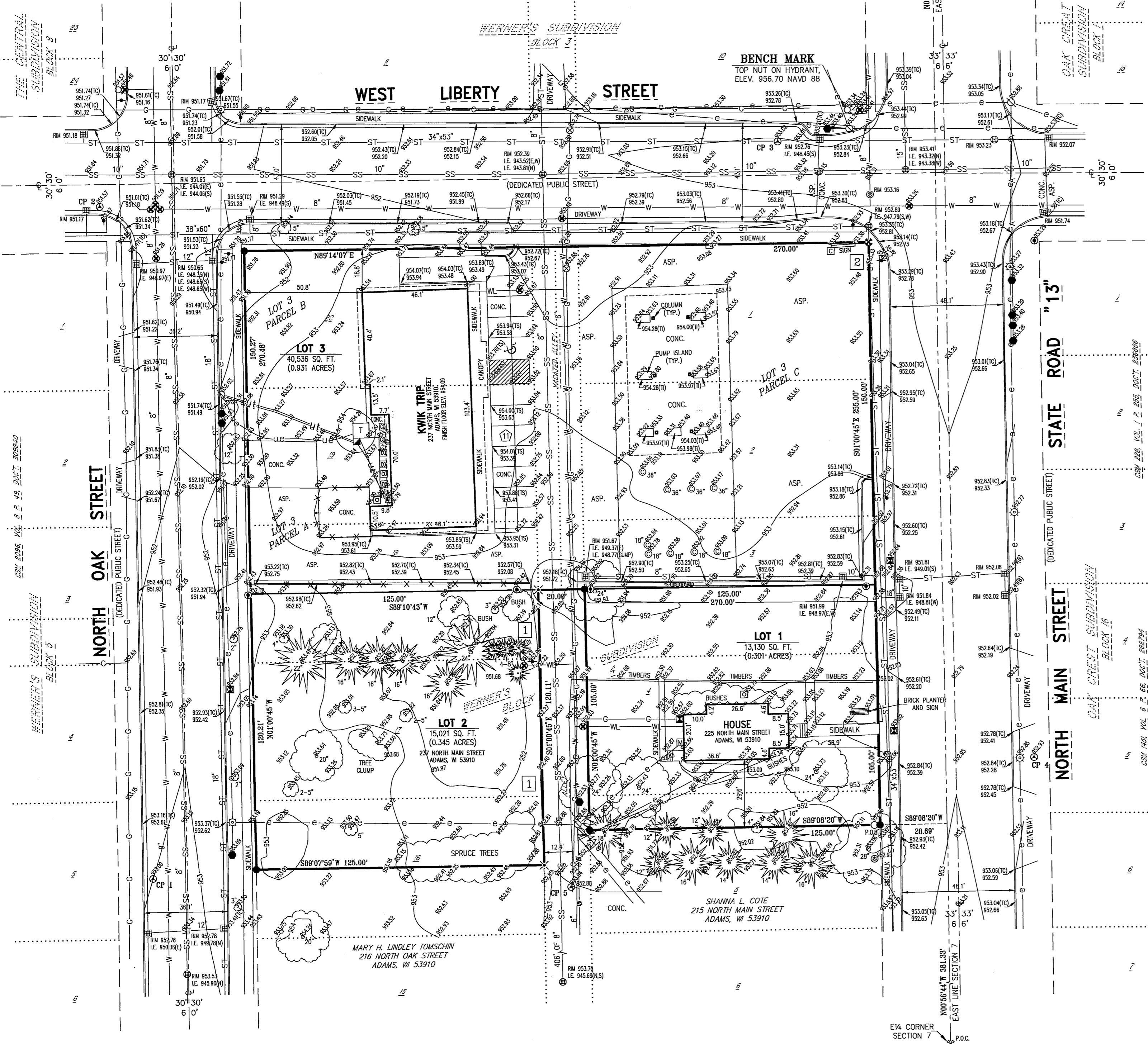
Utilities were located by observed evidence, together with plans and markings provided by utility companies and Diggers Hotline.

Miscellaneous Notes:

- All field measurements matched record dimensions within the precision requirements of ALTA/ACSM specifications.
- There were no cemeteries or burial grounds observed in the field or information regarding cemeteries or burial grounds found in the recorded documents provided.
- This ALTA/ACSM Land Title Survey is based on Chicago Title Insurance Company's Title Commitment Numbers KTW01774, KTW02774 & KTW03774, all with an effective date of June 16, 2014 at 8:00 A.M.

CONTROL POINTS

CONTROL POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	714625.147	2016149.948	953.00	P.K. NAIL SW CORNER OF PROPERTY, WEST SIDE OF NORTH OAK STREET, 221 NORTH OAK STREET
2	714919.151	2016127.254	951.57	P.K. NAIL NW CORNER OF PROPERTY, WEST SIDE OF NORTH OAK STREET, SOUTH SIDE OF WEST LIBERTY STREET
3	714947.467	2016420.682	953.02	P.K. NE CORNER OF PROPERTY, NORTH SIDE OF WEST LIBERTY STREET, 32.5' WEST OF SIDEWALK
4	714677.844	2016530.417	952.93	P.K. SE CORNER OF PROPERTY, EAST SIDE OF NORTH MAIN STREET, EAST OF LIGHT STANDARD, FAMILY DOLLAR SIGN
5	714621.578	2016331.462	953.04	P.K. NAIL SOUTH SIDE OF PROPERTY IN ALLEY
6	714250.488	2016560.398	955.87	P.K. NAIL SE CORNER OF NORTH MAIN STREET AND EAST STATE STREET
7	714302.018	2016153.988	955.42	P.K. NAIL NW CORNER OF NORTH OAK STREET AND WEST STATE STREET



Scale 1"=30'

LEGEND:

- 3/4" x 24" REBAR SET-1.502 LB/FT.
- CROSS CUT SET
- CROSS CUT FOUND
- 3/4" ROD FOUND
- 1" O.D. PIPE FOUND
- 1" O.D. PIPE FOUND
- P.K. NAIL SET
- NAIL FOUND
- CONTROL POINT SET (PK. NAIL)
- POWER POLE
- POWER POLE ANCHOR
- LIGHT STANDARD
- TRANSFORMER
- ELECTRIC METER
- ELECTRIC METER & PANEL
- AIR COMPRESSOR
- CONDENSER
- A/C UNIT
- TELEPHONE JUNCTION BOX
- COVER
- SANITARY SEWER MANHOLE
- VENT
- STORM SEWER MANHOLE
- CATCH BASIN
- HYDRANT
- WATER MAIN VALVE
- WATER MAIN MANHOLE
- GAS MAIN VALVE
- GAS METER
- MAILBOX
- SIGN
- DECIDUOUS TREE/HEDGE
- EVERGREEN TREE/SHRUB
- WATER MAIN
- LATERAL
- SANITARY SEWER LINE
- STORM SEWER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- AERIAL ELECTRIC LINE
- ANCHOR CABLE
- FENCE
- PREVIOUSLY RECORDED AS (XXX)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- (TC) TOP OF CURB
- (TS) TOP OF SIDEWALK
- (TI) TOP OF ISLAND
- DENOTES POINT OF EXIST. ELEV.

BASIS FOR BEARINGS:
THE EAST LINE OF THE NEW, SECTION 7, T17N, R6E, ASSUMED TO BEAR N00°56'44"W.

UNDERGROUND UTILITIES
THIS DRAWING HAS BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE ENGINEER AND/OR SURVEYOR WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT. LOCATION AND DEPTH OF UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED PRIOR TO BEGINNING DESIGN, EXCAVATION OR CONSTRUCTION WORK. DIGGERS HOTLINE STANDARD LOCATE TICKET NUMBERS: 20142703117, 20142703145, 20142703162, 20142703180, 20142703198, 20142703232 AND 20142703248.

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 55001C0255D, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 17, 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONING INFORMATION:
LOTS 1 & 2
ZONING: GENERAL COMMERCIAL DISTRICT (C-1)
SETBACKS:
MINIMUM FRONT YARD SETBACK: NONE
MINIMUM SIDE YARD SETBACK (FIREPROOF CONSTRUCTION): NONE
MINIMUM SIDE YARD SETBACK (NON-FIREPROOF CONSTRUCTION): 9'
MINIMUM REAR YARD SETBACK: 25'
MAXIMUM BUILDING HEIGHT: 45'
MAXIMUM BUILDING AREA: 14,000 SQUARE FEET
MINIMUM LOT WIDTH (FIREPROOF CONSTRUCTION): 25'
MINIMUM LOT WIDTH (NON-FIREPROOF CONSTRUCTION): 45'
PARKING REQUIREMENTS: 1 SPACE FOR EVERY 325 SQUARE FEET OF FLOOR SPACE
TRUCK UNLOADING AREA: SUFFICIENT SPACE SO THAT NO STREET OF ALLEYS NEED BE BLOCKED

ZONING AUTHORITY:
CITY OF ADAMS
MR. ROBERT WHITE
BUILDING INSPECTOR / ZONING ADMINISTRATOR
P.O. BOX 1009
ADAMS, WI 53910-1009
PHONE NO. (608) 339-6866

PARKING SPACES:
10 PARKING STALLS
1 HANDICAPPED PARKING STALL
11 TOTAL PARKING STALLS

BASIS FOR ELEVATIONS:
BENCH MARK 63C A GPS (PID AH5300); ELEVATION 964.94 NAVD 88. (SECOND ORDER, CLASS 1).

Record Legal Descriptions:

Lot 1
Title Commitment Number KTW01774
The South 1/2 of Lot 3, all of Lot 4, and the North 1/2 of Lot 5 in Block 4 of Werner's Subdivision, City of Adams, Adams County, Wisconsin, EXCEPT the South 15 feet of the North 1/2 of Lot 5, Block 4, Werner's Subdivision. And further EXCEPTING land conveyed and/or used for highway purposes.
225 N. Main St.
(Tax Parcel No. 201-00791-0000)

Lot 2
Title Commitment Number KTW02774
The South 1/2 of Lot 18, all of Lot 17, and the North 1/2 of Lot 16, all in Block 4 of Werner's Subdivision, City of Adams, Adams County, Wisconsin.
(Tax Parcel No. 201-00800-0000)

Lot 3
Title Commitment Number KTW03774
Parcel A:
The North 1/2 of Lot 18 and all of Lot 19 in Block 4 of Werner's Subdivision, City of Adams, Adams County, Wisconsin. And, also, the vacated alley reverting to and accruing to the North 1/2 of Lot 18 and all of Lot 19 in Block 4 of Werner's Subdivision.
220 N Oak St.
(Tax Parcel Nos. 201-00801-0005 and 201-00801-0010)

Parcel B:
Lot 20 in Block 4 of Werner's Subdivision, City of Adams, Adams County, Wisconsin. And, also, the vacated alley reverting to and accruing to Lot 20 in Block 4 of Werner's Subdivision.
(Tax Parcel No. 201-00802-0000)

Parcel C:
Lots 1, 2, and the North 1/2 of Lot 3 in Block 4 of Werner's Subdivision, City of Adams, Adams County, Wisconsin. And, also, the vacated alley reverting to and accruing to Lots 1, 2 and the North 1/2 of Lot 3 in Block 4 of Werner's Subdivision.
237 N. Main St.
(Tax Parcel No. 201-00790-0000)

As-Surveyed Legal Description:

Part of Lots 5 & 16 and all of Lots 1, 2, 3, 4, 17, 18, 19 & 20, All of the Vacated Alley, Block 4, Werner's Subdivision, Being part of the SE1/4NE1/4, Section 7, T17N, R6E, City of Adams, Adams County, Wisconsin.

Commencing at the cross cut on the East quarter corner of Section 7;
Thence N00°56'44"W along the East line of Section 7, 381.33 feet;
Thence S89°08'20"W, 28.69 feet to a rebar on the West line of State Road 13 and North Main Street, the East line of Lot 5, Block 4, Werner's Subdivision and the Point of Beginning of the following description;
Thence continue S89°08'20"W, 125.00 feet to a rebar on the West line of Lot 5 and the East line of the Alley, Block 4, Werner's Subdivision;
Thence N01°00'45"W along the West line of Lots 3, 4 & 5 and the East line of the Alley, Block 4, Werner's Subdivision, 105.09 feet to a rebar;
Thence S89°10'43"W, 20.00 feet to a P.K. nail on the East line of Lot 18 and the West line of the Alley, Block 4, Werner's Subdivision;
Thence S01°00'45"E along the East line of Lots 16, 17 & 18 and the West line of the Alley, Block 4, Werner's Subdivision, 120.11 feet to a P.K. nail;
Thence S89°07'59"W, 125.00 feet to a rebar on the West line of Lot 16, Block 4, Werner's Subdivision and the East line of North Oak Street;
Thence N01°00'45"W along the West line of Lots 16, 17, 18, 19 & 20, Block 4, Werner's Subdivision, 270.48 feet to a rebar on the Northwest corner of said Lot 20 and the South line of West Liberty Street;
Thence N89°14'07"E along the North line of Lots 1 & 20, Block 4, Werner's Subdivision and the South line of West Liberty Street, 270.00 feet to a cross cut on the Northeast corner of said Lot 1 and the West line of State Road 13 and North Main Street;
Thence S01°00'45"E along the East line of Lots 1, 2, 3, 4 & 5, Block 4, Werner's Subdivision, 225.00 feet to the Point of Beginning, containing 68,687 square feet or 1.577 acres.

This description describes the same property as insured in Chicago Title Insurance Company's Title Commitment Numbers KTW01774, KTW02774 & KTW03774, all with an effective date of June 16, 2014 at 8:00 A.M.

Items Corresponding to Schedule B-II:

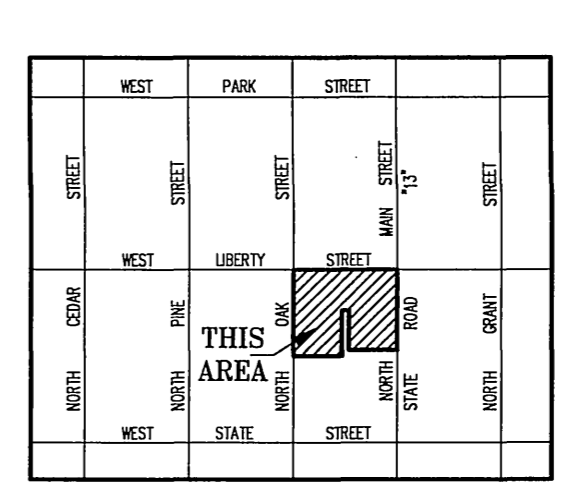
10. Easements, if any, of public or any school district, utility, municipality or person, as provided in Section 66.1005(2) of the Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements or service in that portion of the covered premises which were formerly a part of alley now vacated. (Not plotted, blanket in nature) (Affects subject property).

Surveyors Certificate:

To: Convenience Store Investments, a Wisconsin limited partnership; 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, 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 11(a), 11(b), 14, 17, 20, 22 and 23 of Table A thereof. The fieldwork was completed in July of 2014.

Date: July 21, 2014



SCALE NOTE:
IF YOU ARE VIEWING THESE PLANS IN AN 11"X17" SIZE THEY MAY BE HALF SCALE FROM THE ORIGINAL 22"X34" SIZE DRAWING AND THE DRAWING SCALE IS HALF OF THAT STATED. CHECK SCALE LEGEND BAR.

SEAL:

Thomas J. Trzinski
5-2695
WISCONSIN
LICENSED SURVEYOR

REVISIONS		
BY	DATE	DESCRIPTION

ESP GROUP, INC.
LAMPERT-LEE & ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS

10866 State Hwy. 54 East • Wisconsin Rapids, WI 54494-8718
715-424-3131 or 715-344-0068 • FAX 715-423-8774
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KWIK TRIP
PROJECT: **KWIK TRIP STORE #774 - ADAMS**

ALTA/ACSM LAND TITLE SURVEY
PART OF LOTS 5 & 16 AND ALL OF LOTS 1, 2, 3, 4, 17, 18, 19 & 20, ALL OF THE VACATED ALLEY, BLOCK 4, WERNER'S SUBDIVISION, BEING PART OF THE SE1/4NE1/4, SECTION 7, T17N, R6E, CITY OF ADAMS, ADAMS COUNTY, WISCONSIN

CLIENT: **CONVENIENCE STORE INVESTMENTS, A WISCONSIN LIMITED PARTNERSHIP; AND CHICAGO TITLE INSURANCE COMPANY.**

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: _____ BY: _____

FOR BIDDING ONLY
DATE: _____ BY: _____

FOR CONSTRUCTION
DATE: _____ BY: _____

DRAWING OF RECORD
DATE: 7/22/14 BY: T.J.T.

DATE: _____ BY: _____

DESIGNER: _____
DRAWN BY: JIM BRASEL
FIELD DATA BY: D.S. & T.T.
DATE: 7/14
CHECKED BY: T.J.T. DATE: 7/21/14
DWG. DATE: JULY 21, 2014
DWG. NO. 9799-A-1-D
PROJECT NO. 14-82
PLAN SHEET SHEET 1 OF 1 SHEET(S)

PO507106 11023