

ALTA/ACSM LAND TITLE SURVEY OF

Properties located at 720 8th Avenue and 815 8th Street, City of Monroe, Green County, Wisconsin.
The Legal Descriptions of Record as Contained within two (2) Commitments
for Title Insurance provided to the Surveyor by Ekum Abstract & Title, Commitment #GR9392 and Commitment #GR9395
effective February 28, 2005, @ 04:30 p.m.

TITLE COMMITMENT NO. GR9392

SCHEDULE 'C' LEGAL DESCRIPTION

LOT ONE OF CERTIFIED SURVEY MAP NO. 1132 RECORDED IN VOLUME 3 OF
CERTIFIED SURVEY MAPS OF GREEN COUNTY ON PAGES 469-470 IN THE
OFFICE OF THE REGISTER OF DEEDS FOR GREEN COUNTY, WISCONSIN.

TAX PARCEL NO. 23-251-2421.0

NOTES CORRESPONDING TO SCHEDULE 'B'-2 ITEMS

PLOTTED AND SHOWN HEREON UNLESS INDICATED OTHERWISE

- 12 RIGHT OF WAY EASEMENT FROM C. B. CHURCHILL TO THE CITY OF MONROE BY AN INSTRUMENT DATED NOVEMBER 15, 1902 AND RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR GREEN COUNTY WISCONSIN ON APRIL 13, 1906 IN VOL. MISC. 2, PAGE 336 ...THE RIGHT TO ERECT, CONSTRUCT AND MAINTAIN A LINE OF SEWER ACROSS THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION THIRTY-FOUR, TOWN 2 NORTH, RANGE 7 EAST, CITY OF MONROE, GREEN COUNTY, WISCONSIN. EASEMENTS PROVIDED ARE TO GENERAL IN NATURE TO PLOT. EASEMENTS SHOWN HEREON ARE TAKEN FROM CSM #1132 AS RECORDED IN VOL. 3, PG. 469-470.
- 13 UTILITY EASEMENT FROM FRED KRAUS, SR., LAND OWNER AND MARY KRAUS, HIS WIFE TO WISCONSIN POWER AND LIGHT COMPANY, DATED OCTOBER 28, 1949 AND RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR GREEN COUNTY, WISCONSIN ON DECEMBER 3, 1949 IN VOL. 22 OF MISC., PAGE 247 AS DOC. NO. 177569. EASEMENTS PROVIDED ARE TO GENERAL IN NATURE TO PLOT.
- 14 UTILITY EASEMENT FROM FRED KRAUS, SR., LAND OWNER AND MARY KRAUS, HIS WIFE TO UNITED TELEPHONE COMPANY, DATED NOVEMBER 15, 1950 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREEN COUNTY, WISCONSIN ON NOVEMBER 16, 1950 IN VOL. 24 OF MISC., PAGE 487 AS DOC. NO. 179861. EASEMENTS PROVIDED ARE TO GENERAL IN NATURE TO PLOT.
- 15 BASED ON CURRENT CITY OF MONROE PARCEL MAPS, THERE APPEARS TO BE QUESTIONABLE TITLE OVER THE WEST 27 FEET OF LOT 1 OF CSM #1132. IT IS BEING SHOWN AS 8th AVE. RIGHT OF WAY. R.H. BATTERMAN & CO. FILE #19762 DATED AUGUST 17, 1989 CONTAINS A LEGAL DESCRIPTION FOR THE WEST 27 FEET OF LOT 1 OF CSM #1132 THAT WAS TO BE CONVEYED BY THE CITY OF MONROE TO ED SPANGLER.

TITLE COMMITMENT NO. GR9395

SCHEDULE 'C' LEGAL DESCRIPTION

STARTING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWN 2 NORTH, RANGE 7 EAST, RUNNING THENCE N 89°55' E A DISTANCE OF 342.2 FEET TO A CROSS CUT IN THE PAVEMENT; THENCE N 89°55' E A DISTANCE OF 72.6 FEET; THENCE N 0°10' E A DISTANCE OF 40 FEET TO A CONCRETE MONUMENT; THENCE N 89°55' E A DISTANCE OF 135.56 FEET TO POINT OF BEGINNING; THENCE NORTH 87.75 FEET; THENCE N 83°40' E, 133.73 FEET; THENCE SOUTH 102.50 FEET; THENCE WEST 133 FEET TO POINT OF BEGINNING. BEING PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWN 2 NORTH, RANGE 7 EAST, CITY OF MONROE, GREEN COUNTY, WISCONSIN.

TAX PARCEL NO. 23-251-2422.0

REVISED DESCRIPTION TO EXCLUDE APPARENT RAILROAD RIGHT OF WAY PART OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 34, T. 2 N. R. 7 E. OF THE 4TH P.M., NOW CITY OF MONROE, GREEN COUNTY, WISCONSIN.

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 34, T. 2 N., R. 7 E. OF THE 4th P.M.; THENCE NORTH 89°48'40" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER 550.00 FEET; THENCE NORTH 0°00'00" EAST 40.00 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 0°00'00" EAST 87.70 FEET; THENCE NORTH 83°27'50" EAST 133.87 FEET; THENCE SOUTH 0°00'00" WEST 66.67 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE FORMER ILLINOIS CENTRAL RAILROAD; THENCE ALONG SAID LINE SOUTH 53°46'54" WEST 60.91 FEET; THENCE SOUTH 89°48'40" WEST 83.86 FEET TO THE PLACE OF BEGINNING. CONTAINING 0.270 ACRES MORE OR LESS

NOTES CORRESPONDING TO SCHEDULE 'B'-2 ITEMS

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- 13 UTILITY EASEMENT FROM FRED KRAUS, SR., LAND OWNER AND MARY KRAUS, HIS WIFE TO UNITED TELEPHONE COMPANY, DATED NOVEMBER 15, 1950 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREEN COUNTY, WISCONSIN ON NOVEMBER 16, 1950 IN VOL. 24 OF MISC., PAGE 487 AS DOC. NO. 179861. EASEMENTS PROVIDED ARE TO GENERAL IN NATURE TO PLOT.

GENERAL NOTES AND POSSIBLE ENCROACHMENTS

- 1 LIMESTONE DRIVEWAY IS 0.4' WEST
- 2 WOVEN WIRE FENCE AND BITUMINOUS PARKING LOT IS 0.5'± EAST
- 3 WOODEN RETAINING WALL, IN POOR REPAIR, IS 0.3'± EAST
- 4 CORNER FENCE POST, CHAIN LINK FENCE IS 0.5'± WEST
- 5 BITUMINOUS PAVEMENT IS 1.2'± WEST AND TAPERS OUT TO THE NORTH
- 6 OVERHEAD ELECTRIC LINE THAT FEEDS SUBJECT PARCEL, CROSSES ADJACENT PARCEL
- 7 OVERHEAD ELECTRIC LINE THAT FEEDS ADJACENT PARCEL, CROSSES SUBJECT PARCEL
- 8 CONCRETE SIDEWALK IS 2'± SOUTH
- 9 BITUMINOUS PARKING LOT IS 5.9'± SOUTH
- 10 BITUMINOUS PARKING LOT AT RESTAURANT CONTAINS 25 REGULAR AND NO HANDICAP PARKING STALLS
- 11 WATER LINES AS PLOTTED DO NOT FALL WITHIN ANY EASEMENTS IN THE TITLE WORK PROVIDED
- 12 DESCRIPTION PROVIDED IN TITLE COMMITMENT NO. GR9395 DESCRIBES LAND WHICH APPEARS TO LIE WITHIN THE FORMER ILLINOIS CENTRAL RAILROAD RIGHT OF WAY. THE AREA IS SHOWN AS HATCHED AND MAY INDICATE QUESTIONABLE TITLE.

ZONING REQUIREMENTS:

ZONING IS M-1 LIGHT INDUSTRIAL AS FURNISHED BY THE CITY OF MONROE
MINIMUM LOT AREA OF (1) ONE ACRE.
MINIMUM CONTINUOUS STREET FRONTAGE OF 100'
ALL STRUCTURES SHALL BE SET BACK AT LEAST 30' FROM ALL PUBLIC RIGHTS OF WAY. ALL STRUCTURES EXCEPT FENCES SHALL BE SET BACK AT LEAST 10' FROM ALL OTHER PROPERTY LINES, AND AT LEAST 50' FROM A PROPERTY LINE AT A BOUNDARY WITH A RESIDENTIAL DISTRICT. PAVEMENT AREAS SHALL BE NO CLOSER THAN 10' FROM A PROPERTY LINE.

SURVEYOR'S CERTIFICATE

To: Convenience Store Investments, a Wisconsin Limited Partnership, Wachovia Bank, National Association, The Title Company, Inc., Chicago Title Insurance Company, and Northwest Investments of LaCrosse, LLC

This is to certify that this map or plot and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, ACSM and NSPS in 1999." Includes Table A items 1, 3, 4, 5, 6, 7a, 8, 9, 10, 11, 15 and 17.

Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

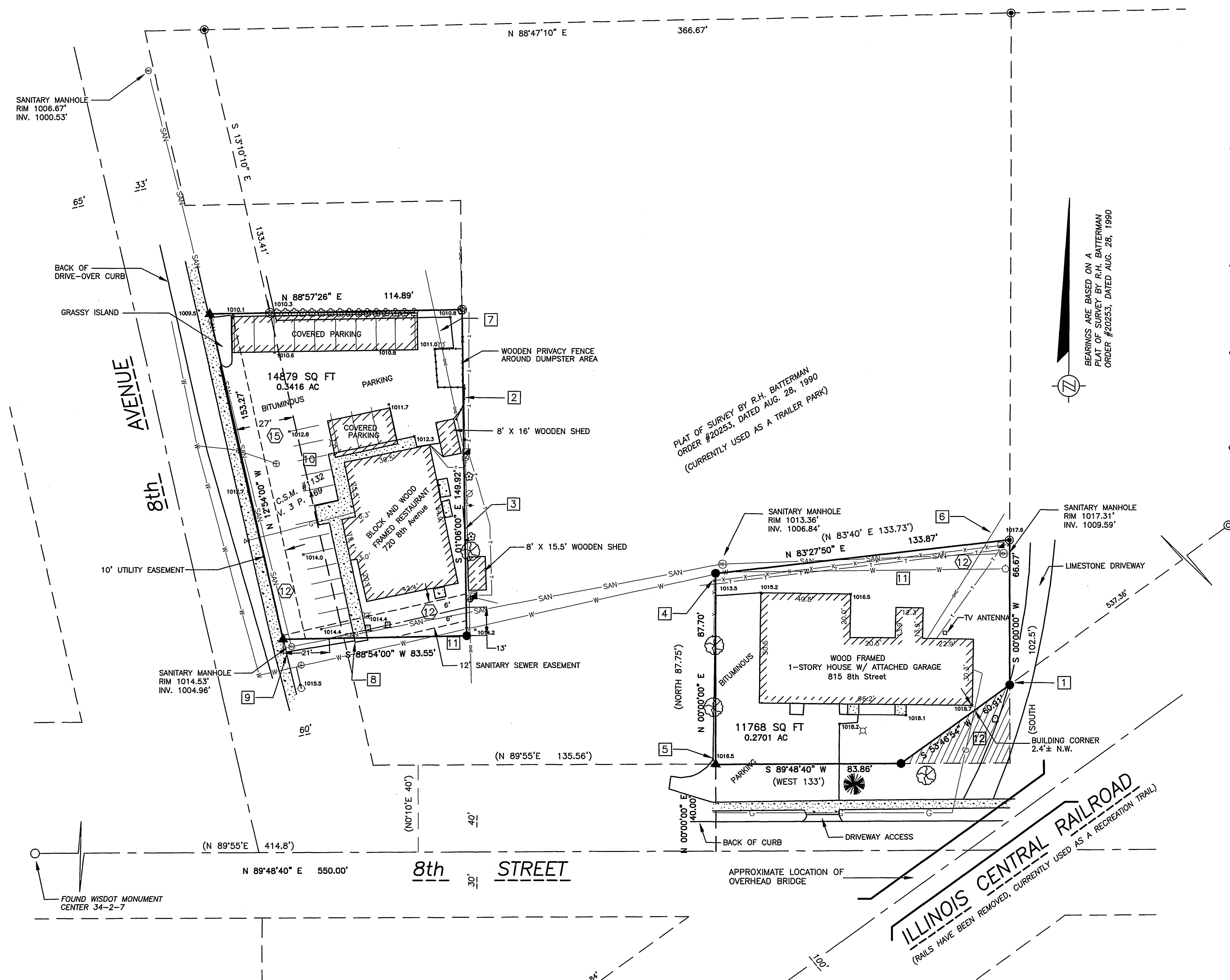
Robert H. Leuenberger
Robert H. Leuenberger
Wisconsin Registered Land Surveyor S-1244
Dated this 28th day of June, 2005



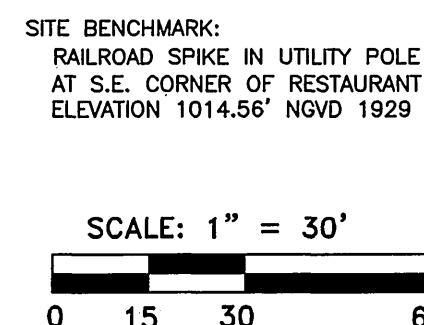
FLOOD ZONE DESIGNATION

AS SCALED FROM
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP (FIRM)
COMMUNITY-PANEL NUMBER: 550162 0001 C
EFFECTIVE DATE: DECEMBER 1, 1982
ZONE DESIGNATION: ZONE C

R.H. BATTERMAN & CO. INC.
LAND SURVEYORS - ENGINEERS - PLANNERS
2857 BARTELLS DRIVE
BELOIT, WISCONSIN 53511
(608) 365-4464 FAX (608) 365-1850
E-MAIL: RHB@RHBATTERMAN.COM



Field Copied 24, 2006 Ver 11/28/05



ORDER NO. 28874
FOR THE EXCLUSIVE USE OF:
KWIK TRIP
SCALE: 1" = 30 FEET
BOOK 485 PAGE 67
File Name: J:\28850-28899\28874\28874.DWG

TO OBTAIN LOCATION OF
EXISTING UTILITIES AND
FINDINGS REGARDING
THEIR DEPTHS IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-2511
TOLL FREE
FAX A LOCATE 1-800-338-3860
TDD (FOR HEARING IMPAIRED) 1-800-542-2289
WISCONSIN STATE REGISTRY (1/17)
REQUIRES MINIMUM OF 3 WORK DAYS
NOTICE BEFORE YOU DIG.

NOTE: UTILITIES SHOWN HEREON ARE A RESULT OF FIELD LOCATION OF EXISTING FLAGGING AND MARKING IN THE FIELD ONLY. UTILITIES WERE NOT CONTACTED BY THIS SURVEYOR

●	Iron Rebar Set	3/4" x 24" (1.5 Lbs./Fl.)
▲	Railroad Spike Set	
○	Iron Pipes Found	
⊙	Iron Rebar Found	

☐	TELEPHONE BOX	— E —	UNDERGROUND ELECTRIC	⊛	HEDGE/ BUSH
⊞	SIGN	— T —	BURIED TELEPHONE	⊙	CONIFEROUS TREE
⊕	HYDRANT	— G —	GAS SERVICE	⊙	DECIDUOUS TREE
⊕	WATER VALVE	— W —	WATER	⊙	CONCRETE
⊕	SANITARY SEWER	— X —	FENCE		
⊕	ELECTRIC METER	M	GAS VALVE		
⊕	MAILBOX	(xxxxxxx)	RECORD DATA		