

ALTA/ACSM LAND TITLE SURVEY

KNOWN AS 424 W. 8TH STREET, CITY OF MONROE,
COUNTY OF GREEN, STATE OF WISCONSIN

LOT 1 OF CERTIFIED SURVEY MAP #749 (PARCEL 1, PARCEL 2, PARCEL 3)

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 7 EAST, IN THE CITY OF MONROE, GREEN COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 33; THENCE SOUTH 1°20'30" W 61.20 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF EIGHTH STREET (THIS IS AN ASSUMED BEARING FOR THE PURPOSE OF THIS DESCRIPTION ONLY); THENCE SOUTH 89°59'35" WEST, 248.71 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF EIGHTH STREET TO THE POINT OF BEGINNING; THENCE SOUTH 1°24'35" WEST 208.70 FEET TO AN EXISTING IRON ROD; THENCE NORTH 89°59'35" EAST 209.10 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF SIXTH AVENUE WEST; THENCE SOUTH 1°20'30" W 109.82 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF SIXTH AVENUE WEST TO A POINT; THENCE SOUTH 89°32'20" WEST 79.91 FEET TO A POINT; THENCE SOUTH 1°20'30" WEST 210.00 FEET TO A POINT; THENCE SOUTH 89°45'10" WEST 50.50 FEET TO A POINT; THENCE SOUTH 1°20'30" WEST 172.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF TEN AND ONE-HALF STREET; THENCE SOUTH 89°45'10" WEST 553.19 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF TEN AND ONE-HALF STREET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF SIXTH AVENUE WEST, SAID POINT BEING AN EXISTING IRON ROD; THENCE NORTH 0°01'05" WEST 703.43 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF SIXTH AVENUE WEST TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF EIGHTH STREET, SAID POINT BEING AN EXISTING IRON ROD; THENCE NORTH 89°59'35" EAST 491.39 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF EIGHTH STREET TO THE POINT OF BEGINNING, SUBJECT TO EASEMENTS OF RECORD.

PARCEL 1

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 7 EAST, IN THE CITY OF MONROE, GREEN COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 33; THENCE SOUTH 1°20'30" W 61.20 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF EIGHTH STREET (THIS IS AN ASSUMED BEARING FOR THE PURPOSE OF THIS DESCRIPTION ONLY); THENCE SOUTH 89°59'35" WEST, 248.71 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF EIGHTH STREET TO THE POINT OF BEGINNING; THENCE S1°24'35" W 208.70 FEET; THENCE NORTH 89°59'35" E 209.10 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF FOURTH AVENUE WEST; THENCE SOUTH 1°20'30" W 109.82 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF FOURTH AVENUE WEST TO A POINT; THENCE S89°32'20" W 79.91 FEET TO A POINT; THENCE S1°20'30" W 210.00 FEET TO A POINT; THENCE S89°45'10" W 50.50 FEET TO A POINT; THENCE S1°20'30" W 172.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF 10 1/2 STREET; THENCE S89°45'10" W 438.19 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF 10 1/2 STREET TO A POINT; THENCE N0°01'05" W 334.50 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 7.85 FEET ALONG 5.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY (CHORD N45°01'05" W 7.07 FEET) TO A POINT OF TANGENCY; THENCE S89°58'55" W 96.50 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 14.26 FEET ALONG A 25.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY (CHORD S73°38'29" W 14.07 FEET) WITH THE NORTHERLY RIGHT-OF-WAY LINE WHICH IS ALSO THE EASTERLY RIGHT-OF-WAY OF 6TH AVENUE WEST; THENCE N0°01'05" W 42.92 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 6TH AVENUE WEST TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE; THENCE SOUTHEASTERLY 14.26 FEET ALONG A 25.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY (CHORD S73°40'39" E 14.07 FEET) TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S87°03'07" E 116.85 FEET TO A POINT; THENCE N0°01'05" W 334.49 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF 8TH STREET; THENCE N89°59'35" E 361.20 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF 8TH STREET TO THE POINT OF BEGINNING, SUBJECT TO EASEMENTS OF RECORD. SAID PROPERTY IS ALSO IDENTIFIED AS BEING A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 749, RECORDED ON MAY 23, 1984 IN VOLUME 2 OF CERTIFIED SURVEY MAPS, PAGE 311, DOCUMENT #295519.

DECEMBER 22, 2006 WAL-MART STORES, INC. SURVEY NO. 163465-DAW

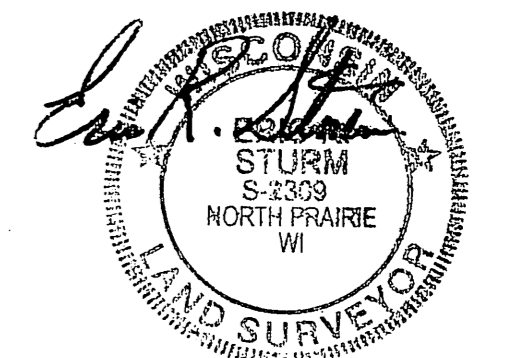
- A. **BASIS OF BEARINGS**
BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 SECTION 33 WHICH IS ASSUMED TO BEAR SOUTH 89°10'33" WEST
- B. **TITLE COMMITMENT**
THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY LETTER SEARCH NO. 2006-1149, EFFECTIVE DATE OF SEPTEMBER 14, 2006, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:
1. EASEMENT WITH COVENANTS AND RESTRICTIONS AFFECTING LAND (ECR) DATED APRIL 15, 1985 AND RECORDED MAY 6, 1985 IN VOL. 386 OF RECORDS, PAGE 152 AS DOC. NO. 299296. AFFECTS SITE BY LOCATION - GENERAL IN NATURE, CANNOT BE PLOTTED
- C. **FLOOD NOTE**
ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF MONROE, COMMUNITY PANEL NO. 5501620001C, EFFECTIVE DATE OF DECEMBER 1, 1982, THIS SITE FALLS IN ZONE C (AREAS OF MINIMAL FLOODING)
- D. **PARKING SPACES**
THERE ARE 264 REGULAR AND 14 HANDICAPPED PARKING SPACES MARKED ON THIS SITE.
- F. **MUNICIPAL ZONING**
THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY - SITE IS ZONED GENERAL BUSINESS DISTRICT
FRONT SETBACK - 40' (10' DEVOTED TO OPEN LANDSCAPING)
SIDEYARD SETBACK - NOT LESS THAN 20' IF ADJACENT TO ANY RESIDENTIAL USE DISTRICT
REARYARD SETBACK - NOT LESS THAN 15'
MAXIMUM HEIGHT - NONE

TO: WAL-MART PROPERTIES, INC.
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 "MINIMUM STANDARD REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(B), 7(C), 8, 9, 10, 11(A), 13 AND 14 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 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, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF SURVEY: DECEMBER 22, 2006

ERIC R. STURM
REGISTERED LAND SURVEYOR
REGISTRATION NO. S-2309

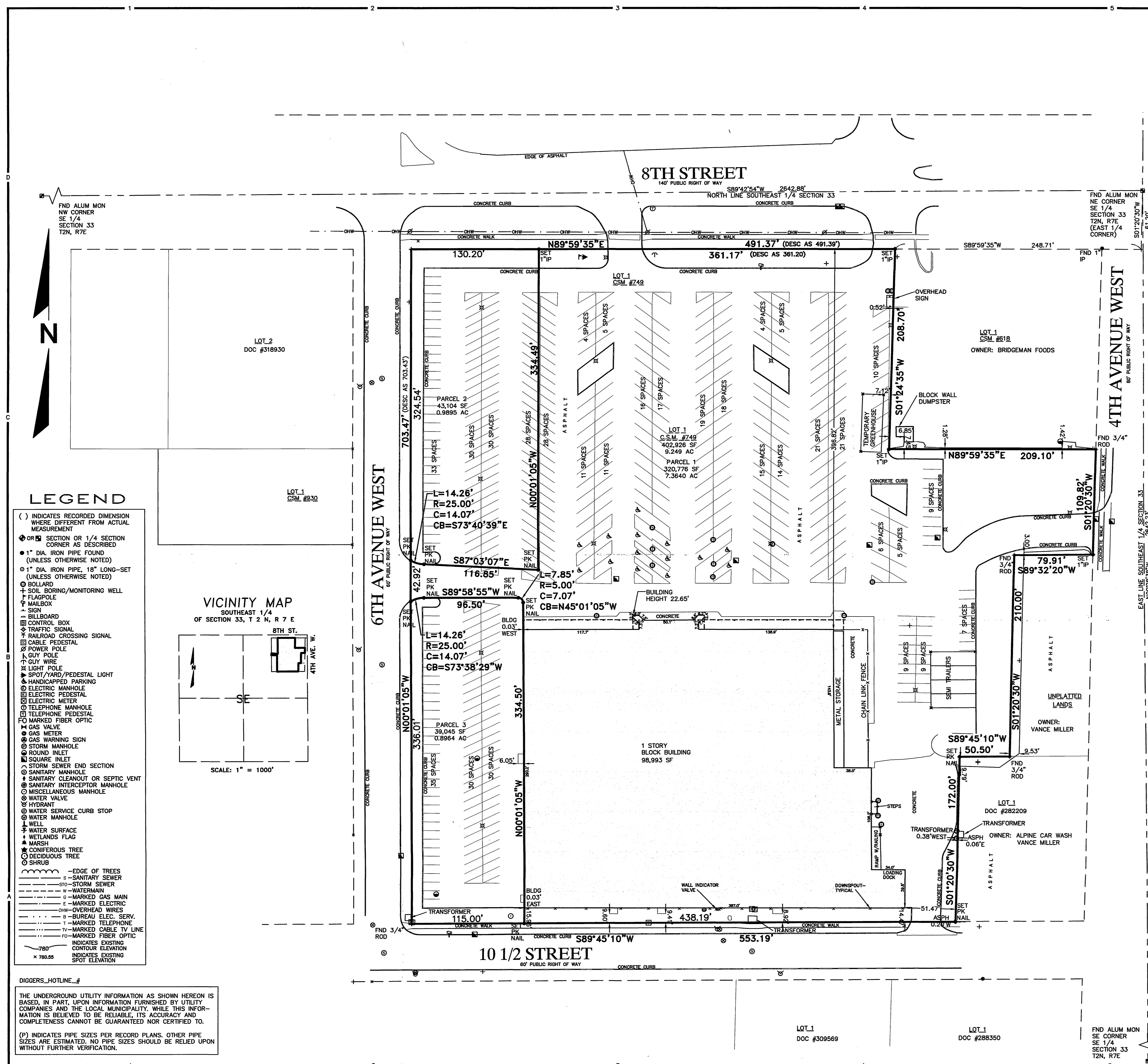


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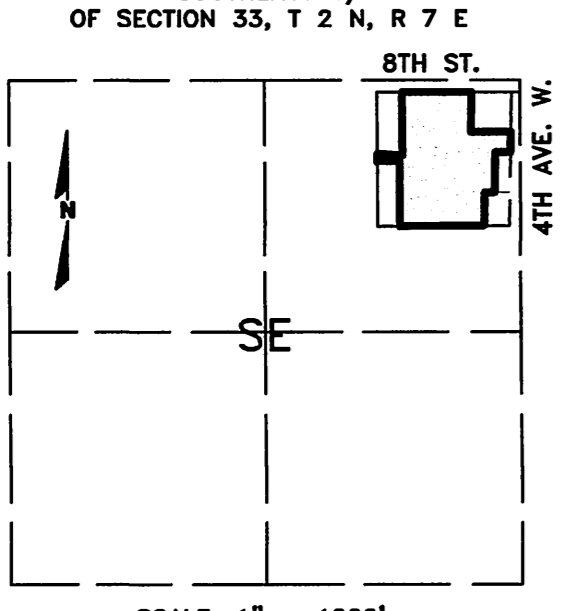
SHEET 1 OF 1



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)
- DOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MALBOX
- SIGN
- BILLBOARD
- CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT 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
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- 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
- STORM SEWER
- WATER MAIN
- MARKED GAS MAIN
- E-MARKED ELECTRIC
- OVERHEAD WIRES
- BUREAU ELEC. SERV.
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- INDICATES EXISTING CONTOUR ELEVATION
- INDICATES EXISTING SPOT ELEVATION

VICINITY MAP



DIGGERS_HOTLINE_#

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.

DRAWING SCALE: 1 INCH = 50 FEET