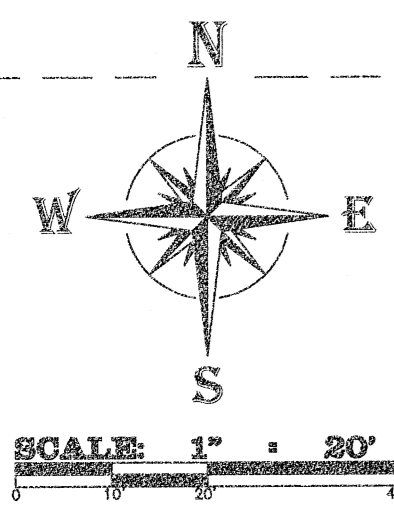


ALTA/ACSM LAND TITLE SURVEY

TOTAL AREA: 39,478 SQ. FT. - 0.91 ACRES

LOT 1
C.S.M. 4897

JUDITH BOISEN & TAMARA STEPHENS
PARCEL 4301.0100
ZONED R-1



BASIS OF BEARINGS: IS THE SOUTH RIGHT-OF-WAY LINE OF WEST 8TH STREET WHICH IS RECORDED TO BEAR EAST PER C.S.M. NO. 1040.

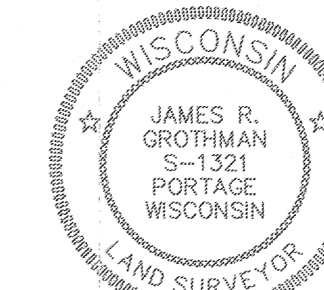
SURVEYOR'S CERTIFICATION

TO: National Retail Properties, Inc.
National Retail Properties, LP
NNN TRS, Inc.
RLC Enterprises, Inc.
RLC of Michiana, Inc.
Bell Great Lakes LLC
Bell American Group LLC
First American Title Insurance Company
The Matthews Company, Inc. and their respective successors and assigns

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(a), 11(a), 13, 14, 16, 17, 18 21 and 22 of Table A thereof. The field work was completed on January 7, 2016.

Date of Plat or Map: January 14, 2016

By: *James R. Grothman*
JAMES R. GROTHMAN
Professional Land Surveyor No. 1321
Date: January 14, 2016
G&A#6: 1215-739



The property described and shown hereon is the same property described in First American Title Insurance Company, Title Commitment No.: NCS-766969-36-OMHA dated December 24, 2015.

LEGAL DESCRIPTION

Lot Two (2), Certified Survey Map No. 1040, recorded May 17, 1989, Volume 3 of Certified Survey Maps, Page 336, as Document No. 318930, in the City of Monroe, Green County, Wisconsin, NE 1/4 SE 1/4 Sec 33-2-7

Together with a non-exclusive easement for ingress and egress recorded Volume 428 of Records, Page 432, as Document No. 320525

NOTE: NO EVIDENCE OF POTENTIAL WETLANDS WAS OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

NOTE: THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, PER AL GERBER CITY OF MONROE ENGINEERING SUPERVISOR PHONE NO 608-329-2532

NOTE: THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

NOTE: THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

NOTE: THERE IS NO OBSERVABLE EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

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

NOTE: THE ADJACENT LAND INFORMATION SHOWN HEREON WAS ACQUIRED FROM COUNTY LAND RECORDS AT THE TIME OF SURVEY, WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

NOTE: THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY.

NOTE: ALL UTILITIES APPEAR TO ENTER THE SUBJECT PROPERTY FROM A PUBLIC RIGHT-OF-WAY.

NOTE: SUBJECT PROPERTY APPEARS TO DRAIN INTO PUBLIC RIGHT-OF-WAY.

NOTE: THE PARCELS COMPRISING THE SUBJECT PROPERTY ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES AS SHOWN ON THIS SURVEY, AND THAT THERE ARE NO GAPS, STRIPS OR CORES IN SAID PROPERTIES.

NOTE: THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS-OF-WAYS AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.

NOTE: THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/- 0.1 FOOT.

POSSIBLE ENCROACHMENTS

- 1 CURB EAST OF LOT LINE
- 2 BUILDING IN SETBACK
- 3 ACCESS WITH NO APPARENT EASEMENT

FLOOD ZONE

THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 55045C0281G WITH A DATE OF IDENTIFICATION OF MAY 18, 2009 FOR COMMUNITY NO. 550162 IN GREEN COUNTY, STATE OF WISCONSIN, WHICH IS THE CURRENT FLOOD RATE INSURANCE MAP FOR THE COMMUNITY AT TIME OF SURVEY.

ACCESS STATEMENT

ACCESS TO AND FROM SUBJECT PROPERTY "DIRECT" AND "INDIRECT" TO WEST 8TH STREET AND "DIRECT" TO 6TH AVENUE STREET, PUBLIC RIGHT OF WAYS AS SHOWN.

LIST OF EASEMENTS & PROVISIONS FROM TITLE COMMITMENT (FROM COMMITMENT NO. NCS-766969-36-OMHA - SCHEDULE B - SECTION TWO)

- 10 NOTES ON CSM 1040: - THIRTY (30) FOOT TRAFFIC CROSS EASEMENT (AFFECTS PROPERTY)
- 11 TERMS AND CONDITIONS OF MUTUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RECORDED SEPTEMBER 13, 1989, VOLUME 428 OF RECORDS, PAGE 432, AS DOCUMENT NO. 320525. (AFFECTS PROPERTY, AS PLOTTED)

ZONING INFORMATION

SOURCE OF ZONING INFORMATION: CITY OF MONROE ONLINE ZONING CODE.

CURRENT ZONING CLASSIFICATION IS GBD WHICH FALLS UNDER THE B-2 GENERAL BUSINESS DISTRICT AND ALLOWS FOR CURRENT USE.

BUILDING SETBACK REQUIREMENTS:
FRONT = 40 FEET WITH THE FRONT 10 FEET MEASURED FROM THE PROPERTY LINE DEVOTED TO OPEN LANDSCAPING (TREES, SHRUBS, GRASS)
SIDE = 20 FEET ADJACENT TO ANY RESIDENTIAL USE DISTRICT, SIDE YARD ON A CORNER LOT = 20 FEET
WEST SIDE OF LOT = NONE
REAR = 15 FEET

BUILDING HEIGHT RESTRICTIONS: NONE STATED IN CODE

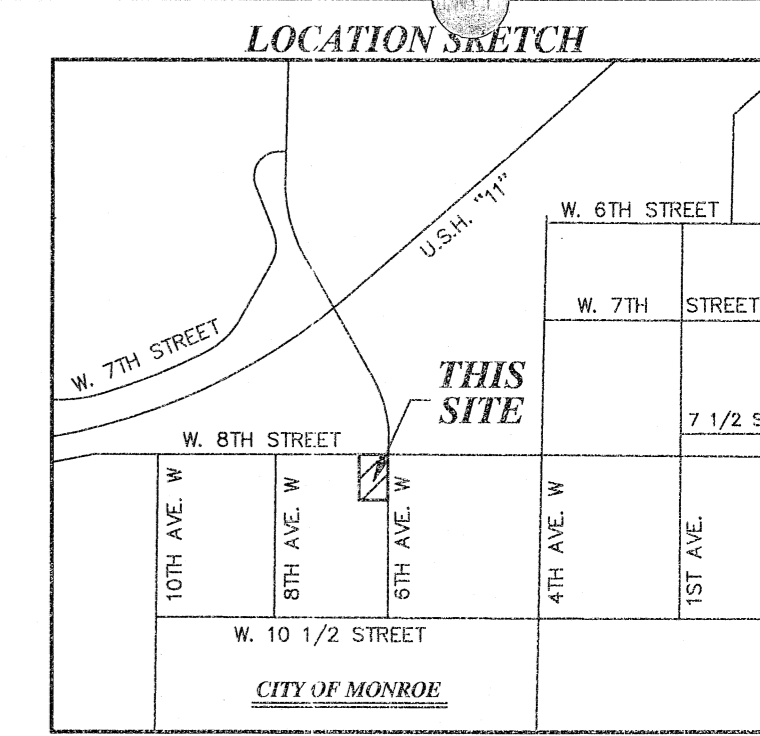
FLOOR SPACE RESTRICTIONS: NONE STATED IN CODE

PARKING:
REGULAR PARKING SPACES = 31
HANDICAP PARKING SPACES = 3
TOTAL PARKING SPACES = 33

CURRENT PARKING REQUIREMENT IS:
ONE (1) STALL FOR EACH 200 SQ.FT. OF NET FLOOR AREA.

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without The Matthews Company, Inc. and Grothman & Associates, S.C.'s prior written consent. The Matthews Company, Inc. and Grothman & Associates, S.C. expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.

Please be advised that The Matthews Company, Inc. and Grothman & Associates, S.C. will not include the providers of any third party reports in the Surveyor's Certification.



LEGEND

- 3/4" IRON ROD FND.
- 1" IRON PIPE FND.
- ⊙ GUARD POST
- ⊙ LIGHT POST
- ◇ OLD SIGN BASE
- ⊙ POWER POLE
- ⊙ INTERCOM
- ⊙ MAIL BOX
- ⊙ HANDICAP SIGN
- ⊙ HANDICAP PARKING STALL
- ⊙ SIGN
- ⊙ STOP SIGN
- ⊙ TELEPHONE PEDESTAL
- ⊙ AIR CONDITIONING UNIT
- ⊙ GAS VALVE
- ⊙ GAS METER
- ⊙ ELECTRIC BOX
- ⊙ ELECTRIC METER
- ⊙ FIRE HYDRANT
- ⊙ WATER BOX
- ⊙ CATCH BASIN
- ⊙ SEPTIC TANK
- ⊙ SANITARY SEWER MANHOLE
- SAN — SANITARY SEWER LINE
- SS — STORM SEWER LINE
- OHE — OVERHEAD UTILITY LINE
- X X X WOOD FENCE
- ▨ INDICATES NO PARKING
- ▨ CONCRETE SURFACE
- FLOW DRAINAGE ARROW

AS PREPARED BY:
James R. Grothman

GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS
629 EAST SUFFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-9877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(RED LINED REPRESENTS THE ORIGINAL) WPT 739
DWG: 1215-739 FILE NO. 1215-739

"ALTA/ACSM LAND TITLE SURVEY"
PREPARED FOR:

THE MATTHEWS COMPANY Inc.[®]

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714) 979-7181 Fax: (714) 641-2840
www.themathewscopany.com

2/1/16	Surveyor's Certificate and Notes	ALH
DATE	REVISION	BY AP'VD

RLC - Bell Great Lakes

606 W. 8th Street
Monroe, WI
(Taco Bell)

SCALE: 1" = 20'	CHKD./AP'VD:
DATE: January 14, 2016	APPROVED:
DWN. BY: A. L. HOEL	STORE NO. 9553
CHKD. BY: J. GROTHMAN	SHEET 1 OF 1