

ALTA/ACSM LAND TITLE SURVEY

The Legal Descriptions of Record as Contained within a Commitment for Title Insurance provided to the Surveyor by Fidelity Title Insurance Company.

File Numbers AT-6286 & AT-6287 Effective Dated: September 29, 2015 at 4:00 p.m.

EXHIBIT 'A' LEGAL DESCRIPTION (Reproduced exactly from title commitment)

AT-6286

Starting at a cross in the concrete marking the Southwest corner of the Northeast Quarter of Section Thirty-four (34), thence North 89°53' East for 403.3 feet along center of Highway 11, thence North 12°46' West for 254.10 feet to point of beginning, thence East 87.45 feet, thence North Fifty (50) feet, thence West 97.55 feet, thence South 12°46' East for 50.85 feet to the point of beginning, being a part of the Northeast Quarter of Section 34, Town 2 North, Range 7 East, City of Monroe, Green County, Wisconsin.

ALSO Lot Seven (7) of Certified Survey Map No. 4172 as recorded in Volume 16 of Certified Survey Maps of Green County on Page 250 as Document No. 486372.

AT-6287

Part of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section 34, Town 2 North, Range 7 East, Green County, Wisconsin, described as follows:

Commencing at the North Quarter corner of Section 34, aforesaid;
 thence South 0°00'00" West along the West line of the Northeast Quarter of said Section 34 a distance of 2273.75 feet;
 thence North 88°47'10" East, 289.45 feet to the place of beginning for the land to be herein described;
 thence continuing North 88°47'10" East along the South line of Certified Survey Map Number 860, as recorded in Volume 3 of Certified Survey Maps, Page 6, 393.70 feet;
 thence South 0°00'00" West, 241.81 feet;
 thence South 83°27'50" West, 133.87 feet;
 thence South 0°00'00" West, 87.70 feet to the North right-of-way line of 8th Street;
 thence South 89°48'40" West along said right-of-way line 155.60 feet to the Easterly right-of-way line of 8th Avenue;
 thence North 12°54'00" West along said Easterly right-of-way line 59.73 feet to the South line of Certified Survey Map Number 1132, as recorded in Volume 3 of Certified Survey Maps, Page 469;
 thence North 88°54'00" East along the South line of said Certified Survey Map Number 1132 a distance of 55.97 feet to the Southeast corner of said Certified Survey Map Number 1132;
 thence North 1°06'00" West along the East line of said Certified Survey Map Number 1132 a distance of 200.00 feet;
 thence South 88°54'00" West, 125.38 feet;
 thence North 12°58'30" West, 82.17 feet to the place of beginning.

This parcel INCLUDES Lot Six (6) of Certified Survey Map Number 4172 as recorded in Volume 16 of Certified Survey Maps of Green County on Page 250 as Document No. 486372.

EXCEPT lands conveyed for street purposes by Award of Damages recorded in the office of the Register of Deeds for Green County, WI on December 30, 2009 in Volume 1114 of Records, Page 118 as Document No. 522073.

SCHEDULE 'B-2' SPECIAL EXCEPTIONS AT-6286

ITEMS 1-9 ARE CONSIDERED GENERAL IN NATURE OR NON-SURVEYED RELATED AND ARE NOT LISTED

10.) EASEMENT from Fred Kraus, Sr. Land Owner and Mary Kraus, his wife to Wisconsin Power & Light Company, by instrument dated October 28, 1949 and recorded in the Green County Register of Deeds office December 3, 1949 in Volume 22 of Misc. on Page 247.

EASEMENT TO ERRECT & MAINTAIN UTILITY POLES. LOCATION COULD NOT BE DETERMINED FROM INFORMATION PROVIDED AND IS NOT PLOTTED.

11.) EASEMENT from Fred Kraus, Sr. and Mary Kraus, his wife to United Telephone Company, by instrument dated November 15, 1950 and recorded in the Green County Register of Deeds office November 16, 1950 in Volume 24 of Misc. on Page 487.

EASEMENT TO ERRECT & MAINTAIN UTILITY POLES. LOCATION COULD NOT BE DETERMINED FROM INFORMATION PROVIDED AND IS NOT PLOTTED.

12.) EASEMENT from Mary Lou Buehle to United Telephone Company, by instrument dated February 16, 1982 and recorded in the Green County Register of Deeds office March 23, 1982 in Volume 360 of Records on Page 393.

UNDERGROUND TELECOMMUNICATIONS AFFECTS SUBJECT PROPERTY. BLANKET EASEMENT CANNOT BE PLOTTED.

SCHEDULE 'B-2' SPECIAL EXCEPTIONS AT-6287

ITEMS 1-9 ARE CONSIDERED GENERAL IN NATURE OR NON-SURVEYED RELATED AND ARE NOT LISTED

10.) EASEMENT from Fred Kraus, Sr. Land Owner and Mary Kraus, his wife to Wisconsin Power & Light Company, by instrument dated October 28, 1949 and recorded in the Green County Register of Deeds office December 3, 1949 in Volume 22 of Misc. on Page 247.

EASEMENT TO ERRECT & MAINTAIN UTILITY POLES. LOCATION COULD NOT BE DETERMINED FROM INFORMATION PROVIDED AND IS NOT PLOTTED.

11.) EASEMENT from Fred Kraus, Sr. and Mary Kraus, his wife to United Telephone Company, by instrument dated November 15, 1950 and recorded in the Green County Register of Deeds office November 16, 1950 in Volume 24 of Misc. on Page 487.

EASEMENT TO ERRECT & MAINTAIN UTILITY POLES. LOCATION COULD NOT BE DETERMINED FROM INFORMATION PROVIDED AND IS NOT PLOTTED.

12.) EASEMENT from Mary Lou Buehle to United Telephone Company, by instrument dated February 16, 1982 and recorded in the Green County Register of Deeds office March 23, 1982 in Volume 360 of Records on Page 393.

UNDERGROUND TELECOMMUNICATIONS AFFECTS SUBJECT PROPERTY. BLANKET EASEMENT CANNOT BE PLOTTED.

13.) POSSIBLE 12" SANITARY SEWER EASEMENT as depicted on city tax maps running East and West across the South 100' of the described real estate.

SANITARY SEWER & EASEMENT LINES PLOTTED HEREON

14.) EASEMENT from Roundy-Stamm, LLC to Utelco, LLC d/b/a TDS Telecom, by instrument dated July 25, 2005 and recorded in the Green County Register of Deeds office August 10, 2005 in Volume 930 of Records on Page 651 as Document No. 476056.

12" EASEMENT FOR UNDERGROUND UTILITY. DESCRIPTION AND MAP ARE VAGUE. THE APPROXIMATE LOCATION IS PLOTTED HEREON

15.) EASEMENT from Roundy-Stamm, LLC to Utelco, LLC d/b/a TDS Telecom, by instrument dated June 17, 2009 and recorded in the Green County Register of Deeds office July 14, 2009 in Volume 1098 of Records on Page 948 as Document No. 518225.

10" EASEMENT PLOTTED HEREON

TABLE A NOTES

- 2.) PROPERTY ADDRESS PROVIDED ON THE TITLE COMMITMENT. 720 8TH AVE. AND 801 8TH ST.
- 3.) FLOOD ZONE CLASSIFICATION OF THE SUBJECT PARCEL IS X AS SHOWN FEMA FIRM MAP 55045C0282G HAVING AN EFFECTIVE DATE OF MAY 18, 2009.
- 4.) GROSS LAND AREA CONTAINED IN THE LEGAL DESCRIPTION PROVIDED, 89,700 S.F. ± / 2.06 ACRES.
- 6.) CURRENT ZONING CLASSIFICATION NOT PROVIDED BY INSURER.
- 9.) THERE IS NO OBSERVABLE PARKING STRIPS ON THE SUBJECT PARCEL.
- 14.) STREET INTERSECTION NOT SPECIFIED.
- 17.) THERE IS NO KNOWN PROPOSED CHANGES IN STREET ROW'S PER A PHONE CALL TO ALAN GERBER CITY OF MONROE ENGINEERING SUPERVISOR DATED OCTOBER 30, 2015.

SURVEYORS NOTES

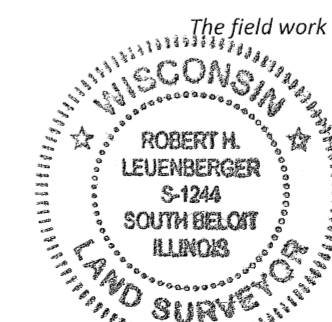
- A. UTILITIES SHOWN HEREON ARE BASED ON LOCATES PROVIDED BY DIGGERS HOTLINE AND OBSERVABLE EVIDENCE. THE SUBJECT PARCEL CONTAINS MOBILE HOMES WITH PRIVATE UTILITY SERVICES INCLUDING BUT NOT LIMITED TO SEWER, WATER, GAS, ELECTRIC, TELEPHONE, TV AND ARE NOT SHOWN HEREON. A PRIVATE LOCATE WAS NOT PROVIDED AS A PART OF THIS SURVEY.
- B.) THE SUBJECT PARCELS CURRENTLY HAVE DIRECT ACCESS TO 8TH STREET AND 8TH AVENUE.
- C.) TOPOGRAPHIC INFORMATION SHOWN HEREON INCLUDES 815 8TH STREET UNPLATTED LAND 720 8TH AVENUE BEING LOT 1 OF CSM #1132. THE FOREGOING PARCELS ARE NOT A PART OF THE TITLE WORK PROVIDED.
- D.) 2"x3" CONCRETE BARRIER BLOCKS ALONG THE NORTH PROPERTY LINE BLOCKS OF THE SAME NATURE WERE OBSERVED ELSEWHERE ON THE SUBJECT PARCEL. OWNERSHIP OF THE BLOCKS ALONG THE NORTH LINE COULD NOT BE MADE AS A PART OF THIS SURVEY.
- E.) A 4" CAST IRON PIPE WAS OBSERVED RUNNING EASTERLY FROM INLET NO. 1012
- F.) SANITARY MH NO. 351 NOTE: IT WAS OBSERVED TO HAVE 3 LATERALS RUNNING SOUTH AND APPEARED TO BE CONNECTED TO MH NO. 321 TO THE EAST AND MAY BE CONNECTED TO MH NO. 1401 TO THE WEST.
- G.) THE FENCE SHOWN NEAR THE EAST BOUNDARY IS AN OLDER WIRE FENCE SITUATED ON THE SUBJECT PARCEL AS SURVEYED USING MONUMENTS FOUND AND LEGAL DESCRIPTION PROVIDED. THE FENCE LINE MAY INDICATE A TITLE PROBLEM.
- H.) SANITARY MH #1740 INVERT ELEVATION SHOWN HEREON IS BASED ON PREVIOUS SURVEY INFORMATION. A CAR WAS PARKED OVER THE MANHOLE AT THE TIME OF THE FIELD SURVEY AND COULD NOT BE ACCESSED. INVERT ELEVATION SHOULD BE FIELD VERIFIED IF BEING USED FOR ANY PROPOSED SEWER CONNECTIONS.
- I.) THE NORTH RIGHT OF WAY LINE OF 8TH STREET SHOWN HEREON WAS ESTABLISHED FROM FOUND MONUMENTS AND A RIGHT OF WAY PLAT MADE BY OTHERS FOR THE CITY OF MONROE. AWARD OF DAMAGES FOR STREET PURPOSES RECORDED AS DOCUMENT #52073 WAS NOT PROVIDED.

SURVEYOR'S CERTIFICATE

To: KWIK TRIP, INC.
 FIDELITY NATIONAL TITLE INSURANCE COMPANY
 GREEN COUNTY TITLE & ABSTRACT, INC.

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)(b), 7(a), 8, 9, 11(a)(b), 14, 17, 20, 22 and 23 of Table A thereof.

The field work was completed on October 22, 2015



Robert H. Leuenberger
 Robert H. Leuenberger, P.L.S.
 Wisconsin Professional Land Surveyor S-1244
 Dated this 13th day of November, 2015.

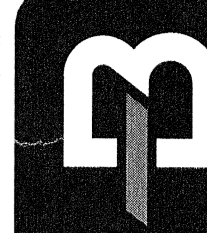
FOR THE EXCLUSIVE USE OF:
 KWIK TRIP, INC.
 1626 OAK STREET
 LA CROSSE WI

ORDER NO: 32284
 BOOK: 564 PG 37
 FIELD CREW: RHL/DM
 DRAWN BY: CM

ALTA/ACSM LAND TITLE SURVEY
 SHEET 2 OF 2

Batterman
 engineers surveyors planners

2857 Battelle Drive
 Beloit, Wisconsin 53511
 608.365.4464
 www.batterman.com



Filed Nov. 22, 2015 Vol 15 Pg 8