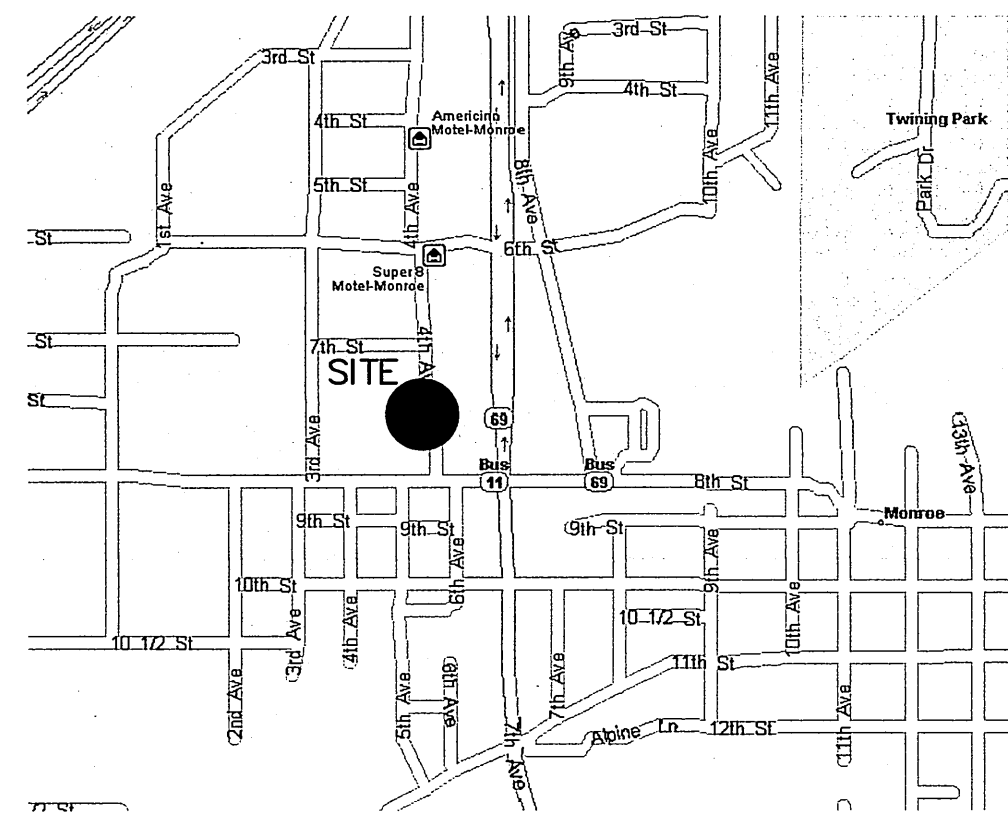


ALTA/ACSM LAND TITLE SURVEY

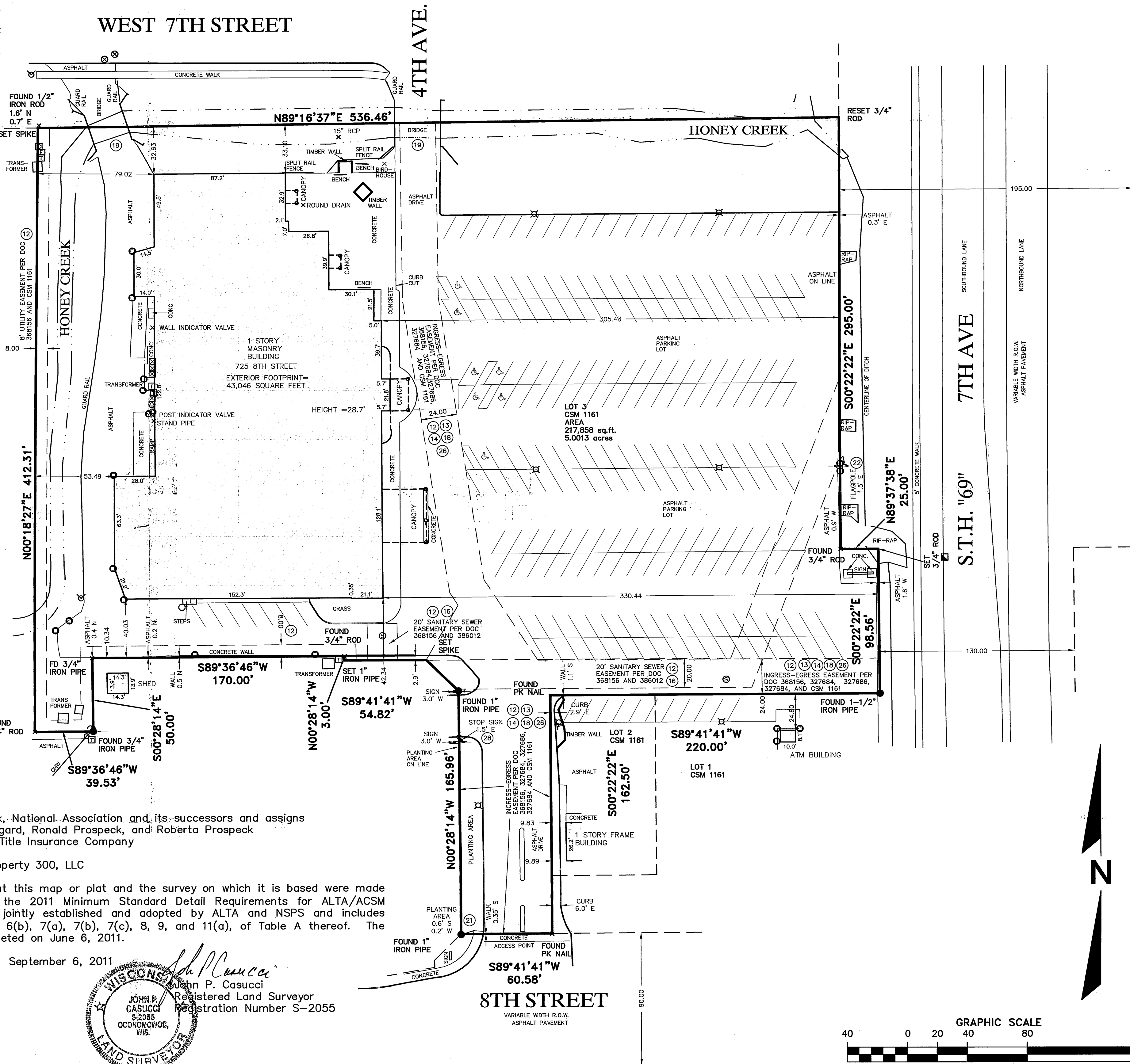
Known as 725 8th Street, in the City of Monroe, Green County, Wisconsin.

Lot Three of Certified Survey Map No. 1161 as recorded in Volume 4 of Certified Survey Maps of Green County on Page 5 as Doc. No. 327218 in the City of Monroe, Green County, Wisconsin.

Prepared for RY Holdings, LLC 34-2-7 Survey No. 165146-CRW



Field Notes 8, 2011 Oct 13, 2011 14



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)
- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- 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
- MARKED ELECTRIC
- OVERHEAD WIRES
- BUREAU ELEC. SERV.
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- INDICATES EXISTING CONTOUR ELEVATION
- INDICATES EXISTING SPOT ELEVATION

To: Associated Bank, National Association and its successors and assigns
 Stewart M. Wangard, Ronald Prospek, and Roberta Prospek
 First American Title Insurance Company
 Robert Yunker
 RY Holdings Property 300, LLC

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, 4, 6(a), 7(a), 7(b), 7(c), 8, 9, and 11(a), of Table A thereof. The field work was completed on June 6, 2011.

Date of Plat or Map: September 6, 2011

John P. Casucci
 JOHN P. CASUCCI
 Registered Land Surveyor
 S-2055
 OCONOMOWOC, WIS.
 Registration Number S-2055

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.

- A. **Basis of Bearings**
 Bearings are based on the West line of S.T.H. "69" which is assumed to bear South 00°22'22" East.
- B. **Title Commitment**
 This survey was prepared based on First American Title Insurance Company title commitment number NCS-473229-MKE, effective date of January 24, 2011, which lists the following easements and/or restrictions from schedule B-II:
 1-3, 5, 11. Visible evidence shown, if any.
 4, 6-10, 25, 29. Not survey related.
 12. City Utility Easement from Brodbeck Realty Corporation to City of Monroe dated June 26, 1996 and recorded in the office of the Register of Deeds for Green County, WI on July 29, 1996 in Vol. 540 Records, Page 227 as Doc. No. 368156 the perpetual right to install, maintain and repair sanitary sewers, with the necessary appurtenances through and under. Affects site by location - shown.
 13. Non-Exclusive Easement from Brodbeck Realty Corporation to The Public dated March 13, 1991 and recorded in the office of the Register of Deeds for Green County, WI on March 20, 1991 in Vol. 442 Records, Page 515 as Doc. No. 327684. Affects site by location - shown.
 14. Easement for Ingress and Egress granted by Brodbeck Realty Corporation, Grantor in Warranty Deed to Salsaa Bros., Inc., Grantee dated March 13, 1991 and recorded in the office of the Register of Deeds for Green County, WI on March 20, 1991 in Vol. 442 Records, Page 517 as Doc. No. 327686. Affects site by location - shown.
 15. Terms and Conditions in Warranty Deed between Brodbeck Realty Corporation, Grantor and Bank One Monroe, Grantee dated March 13, 1991 and recorded on March 20, 1991 in Vol. 442 Records, Page 518 as Doc. No. 327687 the use of the South 39.5 feet of the West 70 feet of the above mentioned Lot 1, which is that portion of Lot 1 located South of Lot 2, is restricted to use as driveway for ingress to Lot 1, and may include shrubbery not exceeding three feet in height and signage not exceeding five feet in height. This restriction excludes all types of lighting fixtures or light apparatus, but may be modified by mutual agreement of the owners of Lots 1 and 2 of the above mentioned Certified Survey Map along with the written consent of McDonald's Corporation, 11950 West Lake Park Drive, Suite 100, Milwaukee, WI 53224, or their successors and assigns. Does not affect site by location - not shown.
 16. Permanent Easement between Brodbeck Realty Corporation and City of Monroe dated June 15, 1998 and recorded in the office of the Register of Deeds for Green County, WI on June 23, 1998 in Vol. 587 Records, Page 57 as Doc. No. 386012 the perpetual right to install, maintain or repair sanitary sewers, with the necessary appurtenances through and under the following described premises to wit: Permanent Easement, a 20 foot wide easement for sanitary sewer over part of the NW 1/4 of Sec. 34, T2N, R7E. Affects site by location - shown.
 (Depicted on ALTA/ACSM Land Title Survey dated April 8, 2002 by Bruce D. Bowden, R.L.S. 1250); which easement was partially vacated by an Easement between the City of Monroe and Brodbeck Realty Corporation dated June 22, 1998 and recorded in the office of the Register of Deeds for Green County, WI on June 23, 1998 in Vol. 587 Records, Page 54 as Doc. No. 386011. Vacated sanitary easement - not shown.
 18. Ingress and Egress as depicted on ALTA/ACSM Land Title Survey dated April 8, 2002 by Bruce D. Bowden, R.L.S. 1250. Affects site by location - shown.
 19. Bridge Encroachment as depicted on ALTA/ACSM Land Title Survey dated April 8, 2002 by Bruce D. Bowden, R.L.S. 1250. Affects site by location - shown.
 20. Centerline of Waterway as depicted on ALTA/ACSM Land Title Survey dated April 8, 2002 by Bruce D. Bowden, R.L.S. 1250. Affects site by location - general in nature, cannot be plotted.
 21. Landscape Encroaches upon right of way as depicted on ALTA/ACSM Land Title Survey dated April 8, 2002 by Bruce D. Bowden, R.L.S. 1250. Affects site by location - shown.
 22. Flag Pole and Ground Lights as depicted on ALTA/ACSM Land Title Survey dated April 8, 2002 by Bruce D. Bowden, R.L.S. 1250. Does not affect site by location - shown.
 23. Underground Electric as depicted on ALTA/ACSM Land Title Survey dated April 8, 2002 by Bruce D. Bowden, R.L.S. 1250. Affects site by location - general in nature, cannot be plotted.
 24. Underground Sanitary Sewer as depicted on ALTA/ACSM Land Title Survey dated April 8, 2002 by Bruce D. Bowden, R.L.S. 1250. Affects site by location - general in nature, cannot be plotted.
 26. Terms and conditions in Non-Exclusive Easement Granted by Brodbeck Realty Corporation to owners of Lot 1 and 2 of CSM 1161 dated March 13, 1991 and recorded in the office of the Register of Deeds for Green County, WI on March 20, 1991 in Vol. 442 Records, Page 515 as Doc. No. 327684. Affects site by location - shown.
 27. Quit Claim Deed from McDonald's Corporation to Brodbeck Realty Corporation dated March 11, 1991 and recorded in the office of the Register of Deeds for Green County, WI on March 20, 1991 in Vol. 442 Records, Page 516 as Doc. No. 327685, to release any and all easements rights of Grantor with respect to Lots 1 and 2 of CSM No. 1161. Affects site by location - general in nature, cannot be plotted.
 28. First Amendment to Easement Agreement by and between Brodbeck Realty Corporation and McDonald's Corporation dated July 25, 2001 and recorded in the office of the Register of Deeds for Green County, WI on July 27, 2001 in Vol. 681 Records, Page 834 as Doc. No. 418160 to grant a perpetual, non-exclusive easement for vehicular and pedestrian ingress and egress over, upon and across. An Affidavit was recorded to correct the legal description exhibits by an instrument dated on August 26, 2001 and recorded in the office of the Register of Deeds for Green County, WI on October 5, 2001 in Vol. 691 Records, Page 519 as Doc. No. 420438. Affects site by location - general in nature, cannot be plotted. Stop sign referenced in exhibit "C" - shown.

- C. **Parking Spaces**
 There are 213 regular and 7 handicapped parking spaces marked on this site.
- D. **Municipal Zoning** Information obtained by surveyor
 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 2
 Front setback - 40 feet
 Side yard for a corner lot or adjoining residential - 20 feet
 Rear yard setback - 15 feet

R.A. Smith National, Inc.
Beyond Surveying and Engineering
 16745 W. Bluemound Road, Brookfield, WI 53005-5308
 262-781-1000 Fax 262-797-7373 www.ra-smithnational.com
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