

# ALTA/ACSM LAND TITLE SURVEY

TOTAL AREA: 43,220 SQ. FT. - 0.99 ACRES

**LIST OF EASEMENTS & PROVISIONS FROM TITLE COMMITMENT**  
(FROM COMMITMENT NO. NCS-668328B-PHX-1 - SCHEDULE B - PART TWO)

- 10 NOT AN EASEMENT.
- 11 EASEMENT DISCLAIMER.
- 12 THROUGH 13 NOT AN EASEMENT.
- 14 PUBLIC OR PRIVATE RIGHTS IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY, AND/OR ALLEY PURPOSES. (AFFECTS PROPERTY, AS PLOTTED)
- 15 GRANT OF EASEMENT TO WISCONSIN POWER AND LIGHT COMPANY RECORDED DECEMBER 3, 1949 IN VOLUME 22 OF MISC., PAGE 247. (AFFECTS PROPERTY, NOT PLOTTABLE)
- 16 GRANT OF EASEMENT TO UNITED TELEPHONE COMPANY RECORDED NOVEMBER 16, 1950 IN VOLUME 24 OF MISC., PAGE 487. (AFFECTS PROPERTY, BLANKET IN NATURE)
- 17 GRANT OF EASEMENT TO UNITED TELEPHONE COMPANY RECORDED OCTOBER 23, 1968 IN VOLUME 222 OF RECORDS, PAGE 404. (DOES NOT AFFECT PROPERTY)
- 18 GRANT OF EASEMENT TO UNITED TELEPHONE COMPANY RECORDED MARCH 12, 1982 IN VOLUME 360 OF RECORDS, PAGE 409 AS DOCUMENT NO. 286011. (AFFECTS PROPERTY, BLANKET IN NATURE)
- 19 UTILITY EASEMENT AS SHOWN ON CERTIFIED SURVEY MAP NO. 1109. (AFFECTS PROPERTY, AS PLOTTED)
- 20 THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- 21 NOT AN 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. 55045C0282G, WITH A DATE OF IDENTIFICATION OF MAY 18, 2009 FOR COMMUNITY PANEL 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" TO 8TH AVENUE AND 6TH STREET, PUBLIC RIGHT OF WAYS AS SHOWN.

**ZONING INFORMATION**

SOURCE OF ZONING INFORMATION: PER RYAN LINDSEY, CITY OF MONROE BUILDING INSPECTOR/ZONING ADMINISTRATOR AND ONLINE ZONING CODE. PHONE NO. 608-329-2518.

CURRENT ZONING CLASSIFICATION IS B-2 GENERAL BUSINESS DISTRICT AND ALLOWS FOR CURRENT USE.

PARKING:  
REGULAR PARKING SPACES = 80  
HANDICAP PARKING SPACES = 2  
TOTAL PARKING SPACES = 82

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

BUILDING SETBACK REQUIREMENTS:  
FRONT = 40 FEET  
SIDE CORNER LOT = 20 FEET  
SIDE INTERIOR LOT = 20 FEET  
REAR = 15 FEET

BUILDING HEIGHT RESTRICTIONS: NONE

FLOOR SPACE RESTRICTIONS: NONE

**NOTE:** NO EVIDENCE OF POTENTIAL WETLAND, 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 ALAN L. GERBER CITY OF MONROE ENGINEERING DEPARTMENT 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.

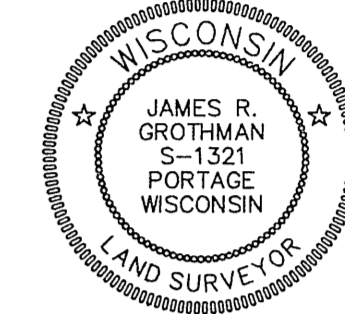
**SURVEYOR'S CERTIFICATE**

TO: STORE MASTER FUNDING VI, LLC, a Delaware limited liability company and its respective successors and assigns  
STORE CAPITAL CORPORATION, a Maryland corporation, and its respective successors and assigns  
First American Title Insurance Company  
The Matthews Company, 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, 6(b), 7(a), 7(b)(1), 7(c) 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18, and 21 of Table A thereof. This field work was completed on **May 15, 2014**.

Date of Plat or Map: June 2, 2014

By: *James R. Grothman*  
Name: James R. Grothman  
Registered Professional Land Surveyor No. 1321  
Date: June 2, 2014  
File No. 514-202



(SURVEYOR'S SEAL)

The property described and shown hereon is the same property described in First American Title Insurance Company, Commitment No. NCS - 668328B-PHX1, dated May 13, 2014.

Lot One (1) of Certified Survey Map No. 1109, as recorded in Volume 3 of Certified Survey Maps of Green County on Pages 426 - 428 as Document No. 323266. *SW 1/4 NE 1/4 34-2-7*

Being more particularly described as follows:

Beginning at the Northwest corner of Lot 1, Certified Survey Map, No. 1109, said point also being in the East right-of-way line of 8th Avenue;  
thence North 77°03'54" East, 30.00 feet;  
thence North 89°58'00" East along the North line of said Lot 1, 320.00 feet to the Northeast corner of said Lot 1;  
thence South 00°02'00" East along the East line of said Lot 1, 102.15 feet to the Southeast corner of said Lot 1, said point also being in the North right-of-way line of 6th Street;  
thence South 79°35'12" West along the South line of said Lot 1 and the North right-of-way line of 6th Street, 198.55 feet;  
thence Southwesterly along a 363.70 foot radius curve to the right in the North right-of-way line of 6th Street having a central angle of 10°01'14" and whose long chord bears South 84°35'49" West, 63.53 feet;  
thence South 89°36'26" West along the North right-of-way line of 6th Street, 59.20 feet;  
thence North 12°56'06" West along the West line of said Lot 1 and the East right-of-way line of 8th Avenue, 141.10 feet to the point of beginning.  
Containing 43,220 square feet, (0.99 acres), more or less.

AS PREPARED BY:  
**James R. Grothman**  
**GROTHMAN & ASSOCIATES S.C.**  
LAND SURVEYORS  
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI 53901  
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877  
FAX: (608) 742-9434 E-MAIL: [surveying@grothman.com](mailto:surveying@grothman.com)  
FIELD LOGS REPRESENTS THE ORIGINAL MAP  
DWG: 514202 FILE NO. 514-202

**"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.themathewscompany.com](http://www.themathewscompany.com)

6/5	TITLE BLOCK	ALH
6/4	TITLE BLOCK AND LEGAL	ALH
MARK DATE	REVISION	BY / AP'VD

STORE CAPITAL  
7210/02-251.1

550 8th Avenue  
Monroe, WI  
(Pizza Hut)

SCALE: 1" = 20'	CHKD./AP'VD:
DATE: June 2, 2014	APPROVED:
DWN. BY: A. L. HOEL	J.N.: 14-05-04-05005
CHKD. BY: J. GROTHMAN	SHEET 1 OF 2

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.

File 514-202 6/5/14 11:14 AM