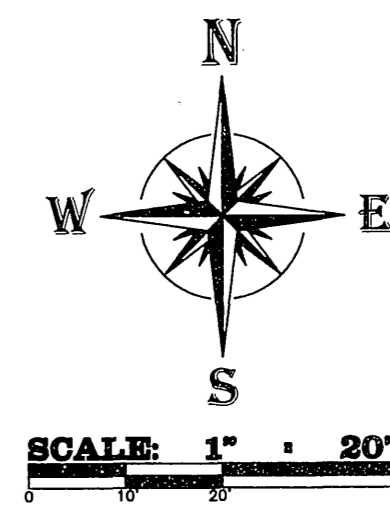
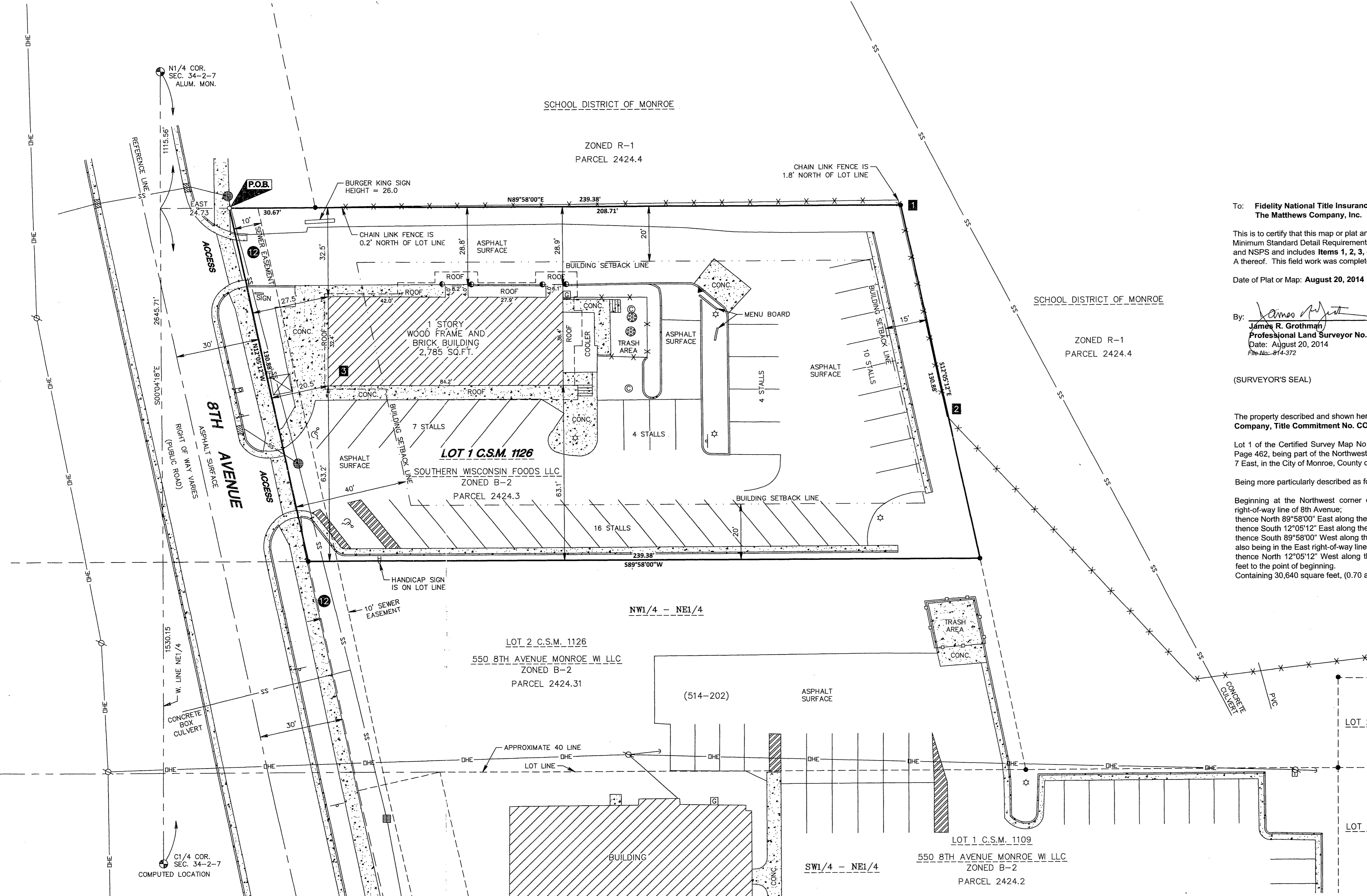


# ALTA/ACSM LAND TITLE SURVEY

TOTAL AREA: 30,640 SQ. FT. - 0.70 ACRES



BASIS OF BEARINGS: IS THE NORTH LINE OF LOT 1 C.S.M. 1126 WHICH IS RECORDED TO BEAR N89°58'00"E.



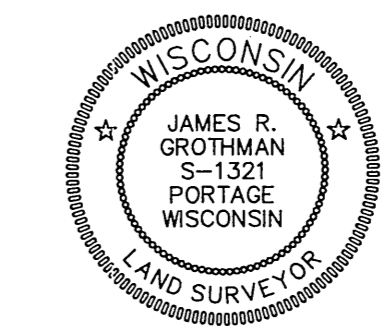
### SURVEYOR'S CERTIFICATE

To: Fidelity National Title Insurance Company  
The Mathews 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 August 13, 2014.

Date of Plat or Map: August 20, 2014

By: *James R. Grothman*  
James R. Grothman  
Professional Land Surveyor No. 1321  
Date: August 20, 2014  
P.L.S. No. 814-372



(SURVEYOR'S SEAL)

The property described and shown hereon is the same property described in Fidelity National Title Insurance Company, Title Commitment No. CO-1913, dated June 4, 2014.

Lot 1 of the Certified Survey Map No. 1126, as recorded in Volume 3 of Certified Survey Maps of Green County, on Page 462, being part of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 34, Town 2 North, Range 7 East, in the City of Monroe, County of Green, State of Wisconsin.

Being more particularly described as follows:

Beginning at the Northwest corner of Lot 1, Certified Survey Map No. 1126, said point also being in the East right-of-way line of 8th Avenue;  
thence North 89°58'00" East along the north line of said Lot 1, 239.38 feet to the Northeast corner thereof;  
thence South 12°05'12" East along the East line of said Lot 1, 130.88 feet to the Southeast corner thereof;  
thence South 89°58'00" West along the South line of said Lot 1, 239.38 feet to the Southwest corner thereof, said point also being in the East right-of-way line of 8th Avenue;  
thence North 12°05'12" West along the West line of said Lot 1 and the East right-of-way line of 8th Avenue, 130.88 feet to the point of beginning.  
Containing 30,640 square feet, (0.70 acres).

### LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- ⊙ GUARD POST
- ⊙ LIGHT POST
- ⊙ INTERCOM
- ⊙ MAIL BOX
- ⊙ POWER POLE
- ⊙ GUY WIRE
- ⊙ TELEPHONE PEDESTAL
- ⊙ GAS METER
- ⊙ ELECTRIC BOX
- ⊙ SIGN
- ⊙ HANDICAP SIGN
- ⊙ HANDICAP PARKING STALL
- ⊙ CATCH BASIN
- ⊙ STORM SEWER MANHOLE
- ⊙ CLEAN OUT
- ⊙ GREASE MANHOLE
- ⊙ CHAIN LINK FENCE
- ⊙ WOOD FENCE
- ⊙ INDICATES NO PARKING
- ⊙ CONCRETE SURFACE

### LIST OF EASEMENTS & PROVISIONS FROM TITLE COMMITMENT

- 11 EASEMENT(S) FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO UNITED TELEPHONE COMPANY, FOR UTILITY, RECORDED ON OCTOBER 23, 1968, AS DOCUMENT NO. 226523. (NOT ON PROPERTY)
- 12 10 FOOT SEWER EASEMENT AS SET FORTH ON CERTIFIED SURVEY MAP 1126 RECORDED AS DOCUMENT NO. 324201. (AFFECTS PROPERTY, AS PLOTTED)

**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.

### ZONING INFORMATION

SOURCE OF ZONING INFORMATION: PER RYAN LINSEY, 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 = 41  
HANDICAP PARKING SPACES = 2  
TOTAL PARKING SPACES = 43

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

### 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. A PUBLIC RIGHT OF WAYS AS SHOWN.

### POSSIBLE ENCROACHMENTS

- 1 CHAIN LINK FENCE 0.5' WEST OF PROPERTY LINE
- 2 CHAIN LINK FENCE 0.4' WEST OF PROPERTY LINE
- 3 BUILDING IN BUILDING SETBACK AREA

AS PREPARED BY:  
**James R. Grothman**  
**GROTHMAN & ASSOCIATES S.C.**  
LAND SURVEYORS  
625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI 53091  
PHONE: PORTAGE (608) 742-7788 SAUK (608) 644-8877  
FAX: (608) 742-7434 E-MAIL: [surveying@grothman.com](mailto:surveying@grothman.com)  
(REG. LOGO REPRESENTS THE ORIGINAL MAP)  
DWG: 814372 FILE NO. 814-372

"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)

MARK	DATE	REVISION	BY	AP'VD

### U.S. RESTAURANT PROPERTIES

548 8th Avenue  
Monroe, WI  
(Burger King)

SCALE: 1" = 20'	CHKD./AP'VD:
DATE: August 20, 2014	APPROVED:
DWN. BY: A. L. HOEL	
CHKD. BY: J. GROTHMAN	SHEET 1 OF 1

Field work in 2014, not 14 pg 82