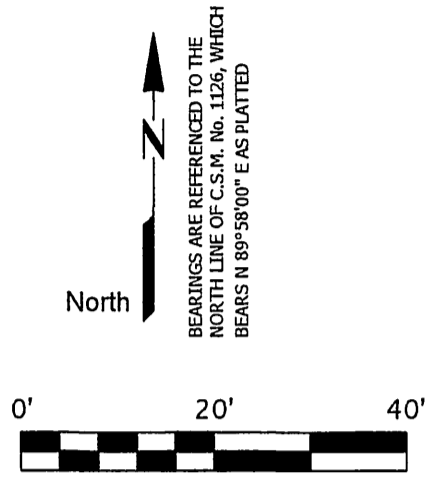
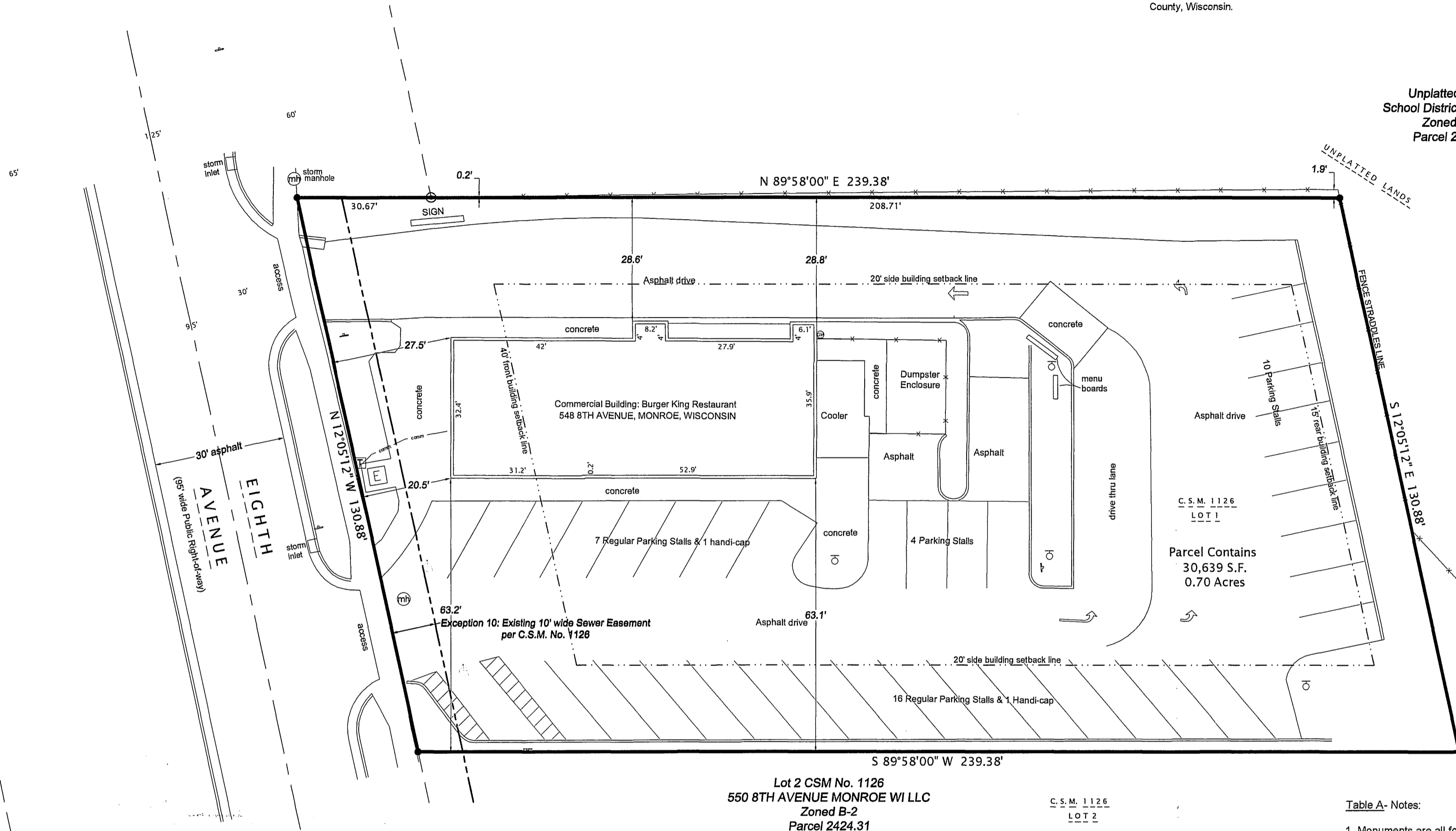


SURVEYED FOR:  
Four Points Holdings LLC  
6430 Bridge Road, Suite 230  
Madison, WI 53713  
SURVEYED BY:  
ISTHMUS SURVEYING, LLC  
450 NORTH BALDWIN STREET  
MADISON, WI 53703  
(608) 244.1090  
www.isthmussurveying.com

# ALTA/ACSM Land Title Survey: Burger King, Monroe, WI

Located in: Lot One (1) of Certified Survey Map No. 1126, as recorded in Volume Three of Certified Survey Maps of Green County on Pages 462, being part of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section Thirty-Four, Town Two North, Range Seven East, City of Monroe, Green County, Wisconsin.

Unplatted lands  
School District of Monroe  
Zoned B-2  
Parcel 2424.4



- LEGEND**
- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
  - ⊙ IRON PIPE FOUND (2" O.D.)
  - ( ) INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
  - ⊠ Sign
  - ⊞ Electric Transformer
  - ⊙ Light Pole
  - ⊕ Gas Meter
  - ⊞ Utility Pedestal
  - ⊗ Chain link Fence
  - comm — underground communications

Lot 2 CSM No. 1126  
550 8TH AVENUE MONROE WI LLC  
Zoned B-2  
Parcel 2424.31

C.S.M. 1126  
LOT 2

**Table A- Notes:**

1. Monuments are all found as shown hereon.
2. Address is 548 8th Avenue, Monroe, WI
3. Flood Zone: By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 55045C0282G, and is NOT in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.  
Zone "X" denotes areas outside the 500 year flood plain.
4. Parcel Contains 30,639 S.F. or 0.70 acres.
- 6(a). Current Zoning Classification is B-2: General Business District  
Setbacks: Front=40' Building appears to encroach the front setback per zoning requirements.  
Side=20' (when adjacent to Residential District)  
Rear=15'
- 7(a). Building Footprint contains 2,773 S.F. (not including Cooler)
8. Substantial features shown hereon.
9. Parking Stall information:  
Regular Stalls=37  
Handi-cap stalls=2  
Total Stalls=39
- 11(a). Observed utilities shown hereon.
13. Adjoining Owners noted hereon.
16. No observed evidence of current earth moving work or building construction or building additions.
18. No Observed evidence of site use as a solid waste dump, sump or sanitary landfill.

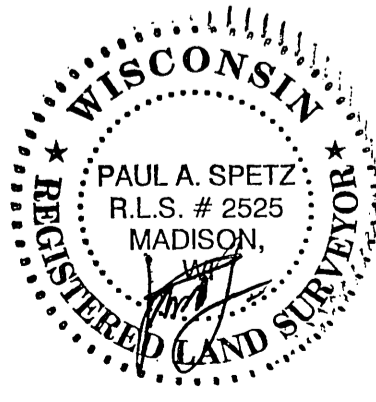
To Four Points Holdings LLC, Oregon Community Bank & Trust, First American Title Insurance Company:  
  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11(a), 13, 16, and 18 of Table A thereof. The field work was completed on April 16th, 2015.  
  
Date of Plat or Map: April 22, 2015  
Paul A. Spetz, Wisconsin Professional Surveyor 2525

Legal Description as Provided in First American Title Insurance Company Commitment No. NCS-723116-MAD, dated March 31, 2015 at 7:30 a.m.

Lot One (1) of Certified Survey Map No. 1126, as recorded in Volume Three of Certified Survey Maps of Green County on Pages 462, being part of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section Thirty-Four, Town Two North, Range Seven East, City of Monroe, Green County, Wisconsin.

Schedule B-Exceptions: As provided in First American Title Insurance Company Commitment No. NCS-723116-MAD, dated March 31, 2015 at 7:30 a.m.

10. 10 Foot Sewer Easement as depicted along the West property line of Certified Survey Map No. 1126 dated May 15, 1990 by R.H. Batterman & Co., Inc. APPLIES AND AFFECTS, SHOWN HEREON.
11. Utility Easement from Fred Kraus Sr. and Mary Kraus, his wife to Wisconsin Power and 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. DOES NOT APPLY OR AFFECT.
12. Utility 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. DOES NOT APPLY OR AFFECT
13. Utility Easement from Marjorie Ekum to United Telephone Company, by instrument dated October 15, 1968 and recorded in the Green County Register of Deeds office October 23, 1968 in Volume 222 of Records on Page 404. DOES NOT APPLY OR AFFECT.
14. Utility Easement from Raymond Hughes to United Telequipment Corporation, by instrument dated February 24, 1982 and recorded in the Green County Register of Deeds office March 23, 1982 in Volume 360 of Records on Page 409 as Document No. 286011. DOES NOT APPLY OR AFFECT.
15. Encroachment of a fence onto property to the North to the extent of 2 feet at the NE corner of Lot 1 of CSM 1126 as shown on said CSM. FENCE APPEARS TO BE OWNED BY SCHOOL DISTRICT OF MONROE (ADJACENT LANDOWNER) AND DOES NOT ENCRUCH ONTO THIS PARCEL SHOWN HEREON.



Filed June 29, 2015 vol 14 pg 106