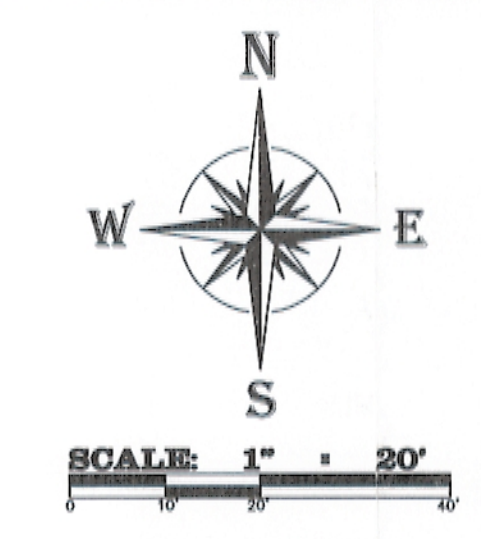
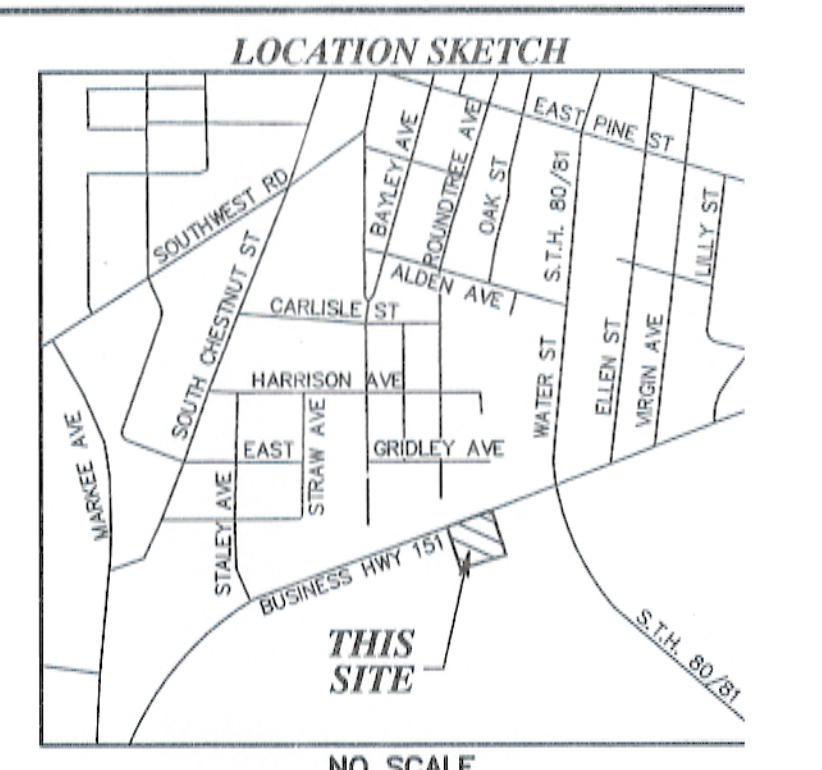


# ALTA/NSPS LAND TITLE SURVEY

TOTAL AREA: 38,137 SQ. FT. - 0.88 ACRES



**BASIS OF BEARINGS:** IS THE SOUTH LINE OF THE SW 1/4, SECTION 15 WHICH BEARS N89°56'39"W. AS REFERENCED TO GRID NORTH GRANT CO. COORDINATE SYSTEM NAD83(2011)



**NOTE:** NO EVIDENCE OF POTENTIAL WETLANDS WAS 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 JOE ROX, WISCONSIN DEPARTMENT OF TRANSPORTATION, PHONE NO. 608-785-9033.

**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: JOE CARROLL  
CITY OF PLATTEVILLE ZONING DEPARTMENT, PHONE NO. 608-348-9741.  
CURRENT ZONING CLASSIFICATION IS B3 HIGHWAY BUSINESS AND ALLOWS FOR CURRENT USE.  
BUILDING SETBACK REQUIREMENTS:  
FRONT = 25 FEET  
SIDE = 15 FEET  
REAR = 30 FEET  
BUILDING HEIGHT RESTRICTIONS: 45 FEET  
FLOOR SPACE RESTRICTIONS: NONE  
PARKING:  
REGULAR PARKING SPACES = 25  
HANDICAP PARKING SPACES = 4  
TOTAL PARKING SPACES = 29  
CURRENT PARKING REQUIREMENT IS:  
ONE SPACE FOR EACH 200 SQ.FT. OF FLOOR AREA PLUS ONE SPACE FOR EACH 2 EMPLOYEES.

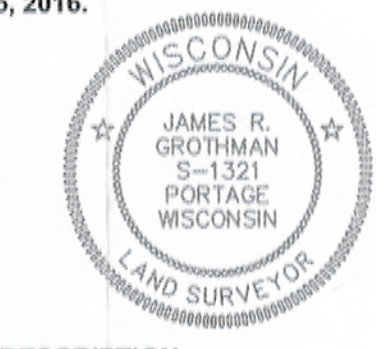
**ACCESS STATEMENT**  
ACCESS TO AND FROM SUBJECT PROPERTY "DIRECT" TO BUSINESS HWY. 151. A PUBLIC RIGHT OF WAY AS SHOWN.

**SURVEYOR'S CERTIFICATE**  
TO: SCF Realty Capital LLC, a Delaware limited liability company and its successors and assigns  
Stonebriar Commercial Finance LC  
ZAK, L. L. C., a Nebraska limited liability company, and its successors and assigns  
Weaver Enterprises, Ltd., a Nevada corporation and its 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on September 15, 2016.

Date of Plat or Map: September 23, 2016

By: *James R. Grothman*  
JAMES R. GROTHMAN  
Professional Land Surveyor No. 1321  
Date: September 23, 2016  
G&A No: 916-482



**LEGAL DESCRIPTION**  
The property described and shown hereon is the same property described in First American Title Insurance Company, Policy No.: NCS-801344W1-PHX1 dated July 5, 2016.

A part of the S.E.1/4 of the S.W.1/4 of Section 15, T 3 N, R 1 W of the 4th P.M., City of Platteville, Grant County, Wisconsin, described as follows, to-wit:

Commencing at the Southwest corner of the N.E.1/4 of the N.W.1/4 of Section 22, said Township and Range; thence North 00°02' West 1187.50 feet along the 1/16 Section line; thence North 352.70 feet; thence North 200.00 feet to the South right-of-way line of U.S. Highway #151; thence North 7000'1 East 277.70 feet along said right-of-way to the point of beginning; thence North 7000'1 East 190.00 feet along said right-of-way; thence South 19°56' East 10.00 feet along said right-of-way; thence North 7000'4 East 10.00 feet along said right-of-way; thence South 16°59' East 188.47 feet to the North bank of Roundtree Branch; thence South 73°44' West 200.26 feet along said bank; thence North 16059' West 185.49 feet to the point of beginning. Said lands being designated as part of Lots 1, 2 and 3 in Block 33 of the Assessment Plat to the City of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof.

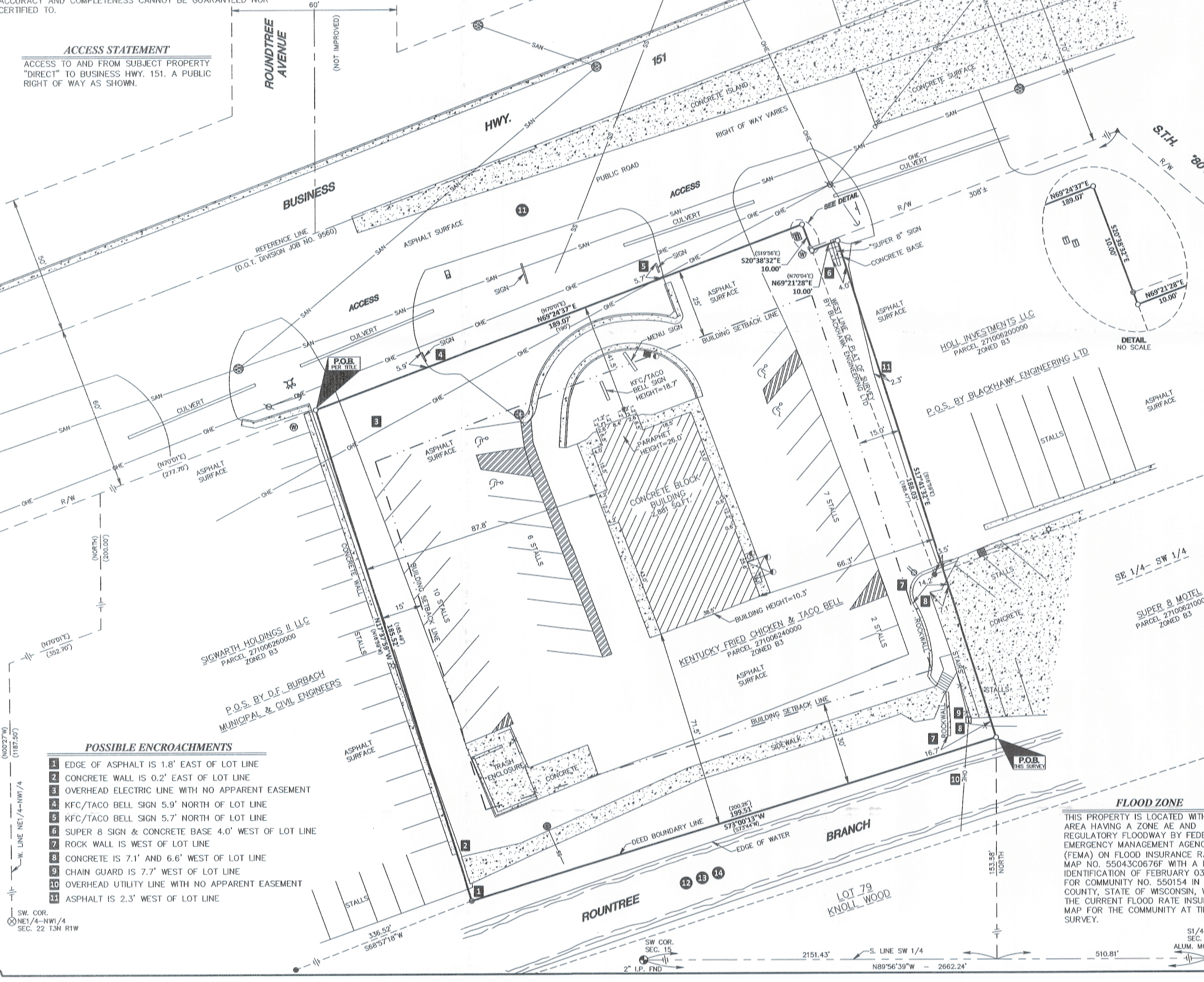
More particularly described as:  
Commencing at the South Quarter corner of Section 15; thence North 89°56'39" West along the South line of the Southwest Quarter of said Section 15, 510.81 feet; thence North, 153.58 feet to the point of beginning; thence South 73°00'13" West, 199.51 feet; thence North 17°37'59" West, 185.52 feet to a point in the South right-of-way line of Business US Highway 151; thence North 69°24'37" East along the South right-of-way line of Business US Highway 151, 189.07 feet; thence South 20°38'32" East along the South right-of-way line of Business US Highway 151, 10.00 feet; thence North 69°21'28" East along the South right-of-way line of Business US Highway 151, 10.00 feet; thence South 17°41'32" East, 188.03 feet to the point of beginning. Containing 38,137 square feet, (0.88 acres), more or less.

**LIST OF EASEMENTS & PROVISIONS FROM TITLE COMMITMENT**  
(FROM COMMITMENT NO. NCS801344W1-PHX1 - SCHEDULE B - SECTION TWO)

- 11 RIGHTS OF THE PUBLIC IN THAT PORTION OF THE INSURED PREMISES LYING WITHIN THE LIMITS OF U.S. HIGHWAY 151. (AFFECTS PROPERTY, AS PLOTTED)
- 12 ANY ADVERSE CLAIM BASED UPON THE ASSERTION THAT: THE LAND OR ANY PART OF IS NOW, OR AT ANY TIME HAS BEEN, INCLUDED WITHIN ROUNDTREE BRANCH. SOME PORTION OF THE LAND HAS BEEN CREATED BY ARTIFICIAL MEANS, OR HAS BEEN ACCRETTED TO SUCH PORTION SO CREATED. SOME PORTION OF THE LAND HAS BEEN BROUGHT WITHIN OR REMOVED FROM THE BOUNDARIES THEREOF BY AN AVULSIVE MOVEMENT OF THE ROUNDTREE BRANCH, OR HAS BEEN FORMED BY ACCRETION TO ANY SUCH PORTION. (AFFECTS PROPERTY, BLANKET IN NATURE)
- 13 THIS POLICY IS SUBJECT TO THE RIGHTS OF THE UNITED STATES OF AMERICA, STATE OF WISCONSIN, THE MUNICIPALITY AND THE PUBLIC, IN AND TO THAT PART OF THE PREMISES IN QUESTION FALLING IN THE BED OF THE ROUNDTREE BRANCH RIVER; ALSO TO THE RIGHTS OF THE RIPARIAN OWNERS IN AND TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATER OF SAID RIVER. (AFFECTS PROPERTY, BLANKET IN NATURE)
- 14 RIGHTS OF THE PUBLIC IN ANY PORTIONS OF THE SUBJECT PREMISES LYING BELOW THE ORDINARY HIGH-WATER MARK OF ROUNDTREE BRANCH. (AFFECTS PROPERTY, BLANKET IN NATURE)
- 15 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN WARRANTY DEED DATED JUNE 17, 1907 AND RECORDED IN THE GRANT COUNTY REGISTER OF DEEDS OFFICE ON NOVEMBER 25, 1914 IN VOLUME 188 OF DEEDS, PAGE 1. (AFFECTS PROPERTY, LINE NOT DETERMINABLE)
- 16 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN WARRANTY DEED DATED APRIL 13, 1912 AND RECORDED IN THE GRANT COUNTY REGISTER OF DEEDS OFFICE ON NOVEMBER 25, 1914 IN VOLUME 185 OF DEEDS, PAGE 638. (DOES NOT AFFECT PROPERTY)
- 17 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN RIGHT OF WAY EASEMENT FOR RURAL ELECTRIC LINE DATED OCTOBER 30, 1946 AND RECORDED IN THE GRANT COUNTY REGISTER OF DEEDS OFFICE ON NOVEMBER 12, 1946 IN VOLUME 268 OF DEED, PAGE 6. (AFFECTS PROPERTY, LINE NOT DETERMINABLE)
- 18 QUIT CLAIM DEED ASSIGNMENT AND BILL OF SALE EXECUTED BY DAIRYLAND POWER COOPERATIVE TO GRANT-LAFAYETTE ELECTRIC COOPERATIVE, ITS SUCCESSORS AND ASSIGNS DATED SEPTEMBER 15, 1995 AND RECORDED IN THE GRANT COUNTY REGISTER OF DEEDS OFFICE ON SEPTEMBER 22, 1995 IN VOLUME 751 OF RECORDS, PAGE 164, AS DOCUMENT NO. 577252. (AFFECTS PROPERTY, LINE NOT DETERMINABLE)

**FLOOD ZONE**  
THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE AE AND REGULATORY FLOODWAY BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 55043C0678F WITH A DATE OF IDENTIFICATION OF FEBRUARY 03, 2016 FOR COMMUNITY NO. 550154 IN GRANT COUNTY, STATE OF WISCONSIN, WHICH IS THE CURRENT FLOOD RATE INSURANCE MAP FOR THE COMMUNITY AT TIME OF SURVEY.

- POSSIBLE ENCROACHMENTS**
- 1 EDGE OF ASPHALT IS 1.8' EAST OF LOT LINE
  - 2 CONCRETE WALL IS 0.2' EAST OF LOT LINE
  - 3 OVERHEAD ELECTRIC LINE WITH NO APPARENT EASEMENT
  - 4 KFC/TACO BELL SIGN 5.9' NORTH OF LOT LINE
  - 5 KFC/TACO BELL SIGN 5.7' NORTH OF LOT LINE
  - 6 SUPER 8 SIGN & CONCRETE BASE 4.0' WEST OF LOT LINE
  - 7 ROCK WALL IS WEST OF LOT LINE
  - 8 CONCRETE IS 7.1' AND 6.6' WEST OF LOT LINE
  - 9 CHAIN GUARD IS 7.7' WEST OF LOT LINE
  - 10 OVERHEAD UTILITY LINE WITH NO APPARENT EASEMENT
  - 11 ASPHALT IS 2.3' WEST OF LOT LINE



AS PREPARED BY:  
**James R. Grothman**  
**GA GROTHMAN & ASSOCIATES S.C.**  
LAND SURVEYORS  
625 EAST SUPER STREET, P.O. BOX 375 PORTAGE, WI 53901  
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877  
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com  
(800) 1-500 REPRESENTS THE ORIGINAL MAP  
DWG: 916-482 FILE NO. 916-482

**THE MATTHEWS COMPANY**

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 927  
Tel: (714) 979-7181 Fax: (714) 641-2840  
www.themathewscompany.com

DATE	REVISION

Stonebriar Commercial Finance L

95 E. Business Hwy. 151  
Platteville, WI  
(KFC/Taco Bell)

SCALE: 1" = 20'	CHKD./AP'VD:
DATE: September 23, 2016	APPROVED:
DWN. BY: J. PERTON	STORE NO.
CHKD. BY: TLG	SHEET 1 OF 1