

ALTA/NSPS LAND TITLE SURVEY

43038

PART OF THE SE1/4 OF THE SW1/4 OF SECTION 15, T3N, R1W, 4TH P.M.
IN THE CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN

FLOOD_ZONE NOTE
PER FLOOD INSURANCE RATE MAP NO. 55043C0676F, DATED FEB. 3, 2016 FOR COMMUNITY NO. 550154 IN GRANT COUNTY, WISCONSIN: PROPERTY IS LOCATED IN A ZONE "AE" AND REGULATORY FLOODWAY BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

GENERAL SURVEY NOTES

- THIS SURVEY IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHT-OF-WAY OF RECORD AND NOT OF RECORD.
- BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM - GRANT COUNTY WITH REFERENCE TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 15, HAVING A BEARING OF NORTH 89 DEGREES 56 MINUTES 36 SECONDS WEST ALL DIMENSIONS ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- SUBJECT PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF PLATTEVILLE, WISCONSIN NO EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK. (TABLE A - #16)
- THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE UTILITIES PRESENT MAY NOT EXIST AS SHOWN. ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN MAY BE PRESENT. IT SHALL BE THE RESPONSIBILITY OF ANYONE USING THIS DOCUMENT TO ASCERTAIN THE EXACT LOCATION, SIZE, TYPE, MATERIAL AND ELEVATION OF ALL UTILITIES THAT MAY BE PRESENT.
- THE ADJACENT LAND INFORMATION SHOWN HEREON WAS ACQUIRED FROM COUNTY LAND RECORDS AT THE TIME OF THE SURVEY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO. SURVEY IS BASED UPON FIELD WORK COMPLETED ON JUNE 29, 2018.
- THE EAST PROPERTY LINE OF THIS SURVEY WAS ESTABLISHED UTILIZING PLATS OF SURVEY PREPARED BY D.F. BURBACH MUNICIPAL & CIVIL ENGINEERING, SCHMIT ENGINEERING & SURVEYING, GROTHMAN & ASSOCIATES S.C. AND WISCONSIN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLATS.

POSSIBLE ENCROACHMENTS:

- SUPER 8 MOTEL SIGN AND CONCRETE BASE 4.0' WEST OF PROPERTY LINE
- CONCRETE PARKING LOT IS 6.7' WEST OF PROPERTY LINE
- ASPHALT PAVEMENT IS 2.9' WEST OF PROPERTY LINE
- KFC & TACO BELL EXIT SIGN 5.0' NORTH OF PROPERTY LINE
- KFC & TACO BELL ENTER SIGN 5.7' NORTH OF PROPERTY LINE
- OVERHEAD ELECTRIC TRANSMISSION LINE ACROSS PROPERTY WITH NO APPARENT EASEMENT
- ASPHALT PAVEMENT IS 1.2' EAST OF PROPERTY LINE
- OVERHEAD UTILITY LINE ACROSS PROPERTY WITH NO APPARENT EASEMENT
- SANITARY SEWER MANHOLE AND LATERAL LINE ACROSS PROPERTY WITH NO APPARENT EASEMENT
- PLAT OF SURVEY PREPARED BY BLACKHAWK ENGINEERING OVERLAPS THE EAST LINE OF THIS SURVEY

ZONING:

ZONING INFORMATION PROVIDED BY JOE CARROL, CITY OF PLATTEVILLE, ZONING DEPARTMENT, PHONE NO. 608-348-9741

CURRENT ZONING CLASSIFICATION IS B3 HIGHWAY BUSINESS AND ALLOWS FOR CURRENT USE.

BUILDING SETBACKS

FRONT YARD SETBACK: NO LESS THAN 25 FEET

SIDE YARD SETBACK: NO LESS THAN 15 FEET

REAR YARD SETBACK: NO LESS THAN 30 FEET

BUILDING HEIGHT: NO MORE THAN 45 FEET

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 HIGHWAY 151. A PUBLIC RIGHT-OF-WAY AS SHOWN

UTILITY PROVIDERS:

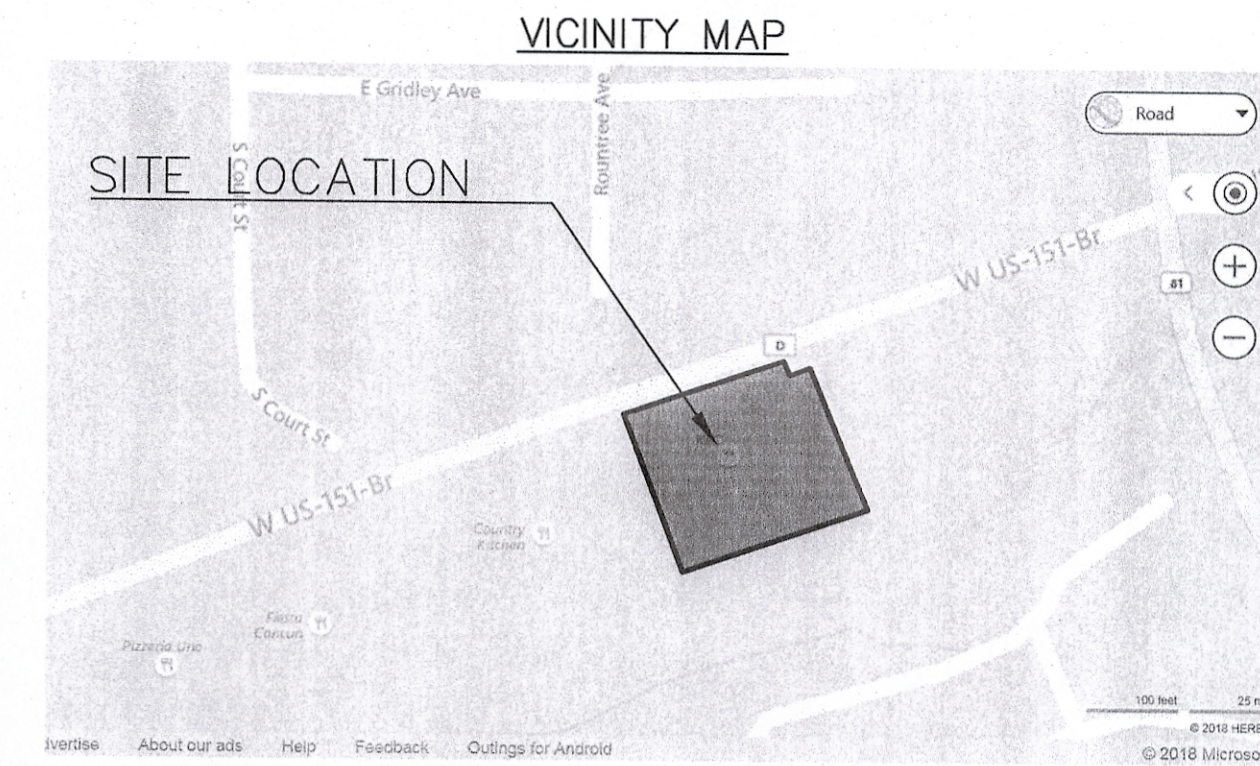
DIGGERS HOTLINE ONE-CALL CENTER (800) 242-8511 OR 811

PROPERTY ADDRESS

95 E. BUSINESS HWY 151
PLATTEVILLE, WI 53181

GROSS LAND AREA

TOTAL AREA OF SURVEYED PARCEL IS 0.88 ACRES



NOTES CORRESPONDING TO SCHEDULE B - EXCEPTIONS

- ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION OF THE LAND. (NSR)
- EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. (AS SHOWN)
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE INCLUDING DISCREPANCIES, CONFLICT IN BOUNDARY LINES, SHORTAGES IN AREA, OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, AND THAT ARE NOT SHOWN IN THE PUBLIC RECORDS. (AS SHOWN)
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL THEREFORE OR HEREAFTER FURNISHED IMPOSED BY LAW AND NOT SHOWN IN THE PUBLIC RECORDS. (NSR)
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS, OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NSR)
- SPECIAL TAXES, ASSESSMENTS OR CHARGES, IF ANY.

NOTE: SAID EXCEPTION WILL BE REMOVED ONLY IF THE COMPANY RECEIVES WRITTEN EVIDENCE FROM THE MUNICIPALITY THAT THERE ARE NO SPECIAL ASSESSMENTS AGAINST THE LAND, OR THAT ALL SUCH ITEMS HAVE BEEN PAID IN FULL WITHIN 30 DAYS OF CLOSING. (NSR)

EXCEPTIONS - LEGEND

- NSR NOT SURVEY RELATED
- DNA DOES NOT AFFECT SUBJECT PROPERTY
- DBL DEFINED BOUNDARY INCLUDES ENTIRE SURVEYED PARCEL

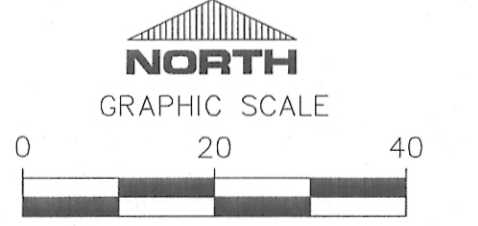
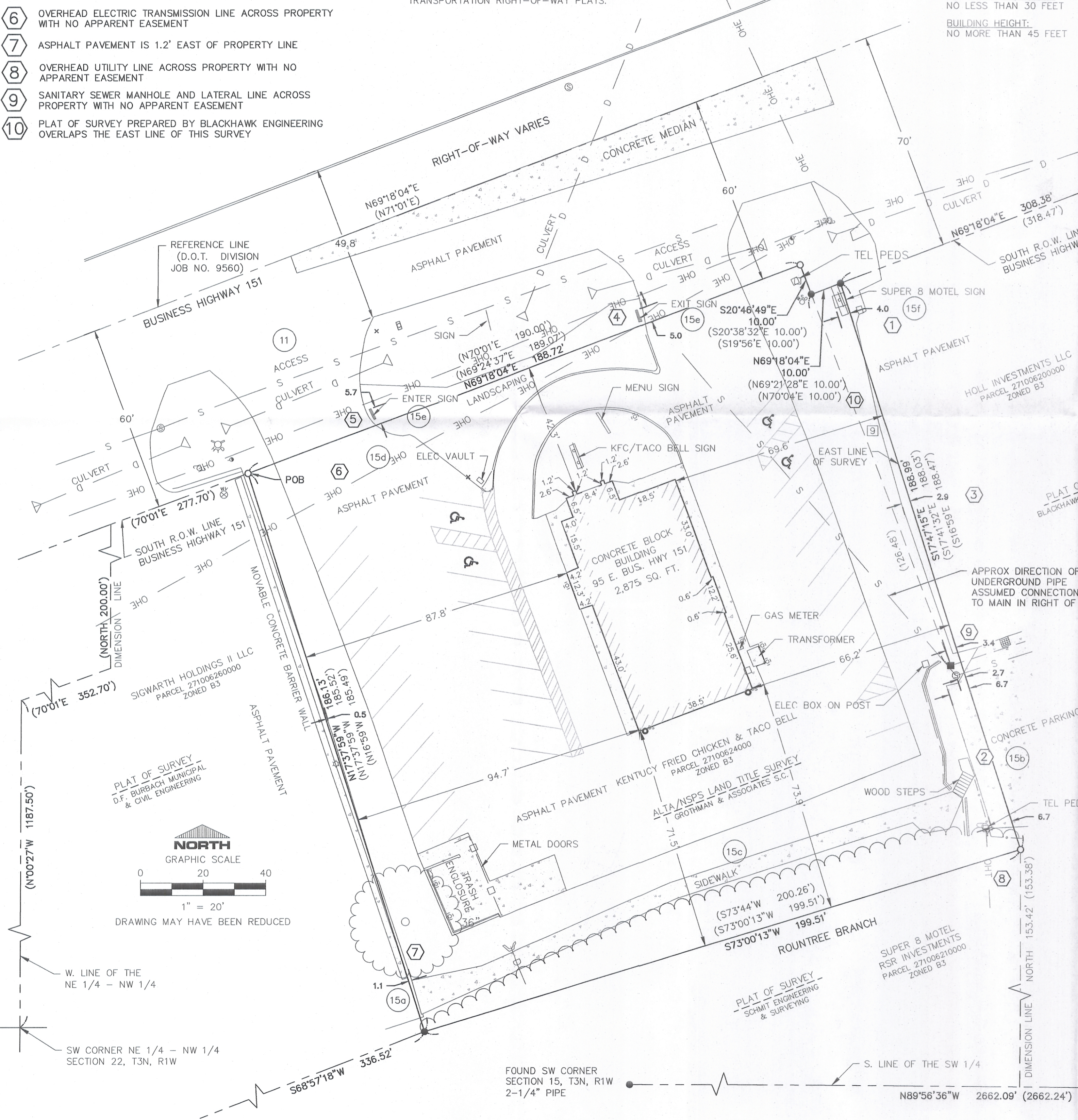
LEGAL DESCRIPTION

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; THENCE NORTH 00°27' WEST 1187.50 FEET ALONG THE 1/16 SECTION LINE; THENCE NORTH 70°01' EAST 352.70 FEET; THENCE NORTH 200.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY #151; THENCE NORTH 70°01' EAST 277.70 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING; THENCE NORTH 70°01' EAST 190.00 FEET ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 19°56' EAST 10.00 FEET ALONG SAID RIGHT-OF-WAY; THENCE NORTH 70°04' EAST 10.00 FEET ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 16°59' EAST 188.47 FEET TO THE NORTH BANK OF ROUNTREE BRANCH; THENCE SOUTH 73°44' WEST 200.26 FEET ALONG SAID BANK; THENCE NORTH 16°59' 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.

LEGEND

- | | | | |
|---------|---------------------------------------|--------|-------------------------------------|
| — | SUBJECT PROPERTY LINE | ⊕ | UTILITY POLE |
| - - - | EXISTING PROPERTY / RIGHT-OF-WAY LINE | ⊙ | GUY ANCHOR |
| — OHE — | OVERHEAD ELECTRIC LINE | ⊛ | LIGHT POLE |
| — D — | STORM SEWER | □ | UTILITY PEDESTAL |
| — S — | SANITARY SEWER | ⊗ | BOLLARD |
| — OHT — | OVERHEAD TELEPHONE | ⊕ | RECORD DIMENSION |
| ~ ~ ~ | TREE LINE | ■ | FOUND 3/4" REBAR |
| + | SIGN | ⊖ | SET 3/4" REBAR |
| ⊙ | SANITARY MANHOLE | ● | FOUND 1-1/4" IRON PIPE UNLESS NOTED |
| ⊙ | AREA INTAKE | ⊗ | FOUND MAG NAIL |
| ⊙ | STORM MANHOLE | ⊕ | UTILITY PEDISTAL |
| ⊙ | CATCH BASIN | COR. | CORNER |
| ⊙ | FLARED END SECTION | POB | POINT OF BEGINNING |
| CMP | CORRUGATED METAL PIPE | MH | MANHOLE |
| ○ | CONCRETE | R.O.W. | RIGHT-OF-WAY |
| ○ | DOWN SPOUT | ⊕ | WATER VALVE |
| | | ⊙ | TREE W/ TRUNK DIA. |
| | | ♿ | HANDICAPPED PARKING STALL |



SURVEYOR'S CERTIFICATE

BASED UPON COMMITMENT FILE NO. NCS-910384-PHX1 OF FIRST AMERICAN TITLE INSURANCE COMPANY, BEARING AN EFFECTIVE DATE OF JUNE 12, 2018.

TO: AJ PEIL, SCF RC FUNDING IV, LLC, ESSENTIAL PROPERTIES REALTY TRUST LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

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), 7(a)(b), 8, 9, 13, AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED FROM JUNE 25th, 2018.

Craig L. Geiser
CRAIG L. GEISER, RLS, WISCONSIN REGISTRATION NO. 2934-008

DATE: July 3, 2018

REVISION DATE: 7-3-18



IIW, P.C. - 4155 PENNSYLVANIA AVENUE, DUBUQUE, IOWA 52002

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DRAWN	DMK/SAF	PLAT NO.	ALTA
CHECKED	CLG	PROJ. NO.	18046
DATE	7-2-18	SHEET	1 of 1
P:\18\700\727\DRAWINGS\SURVEY\18727 ALTA			