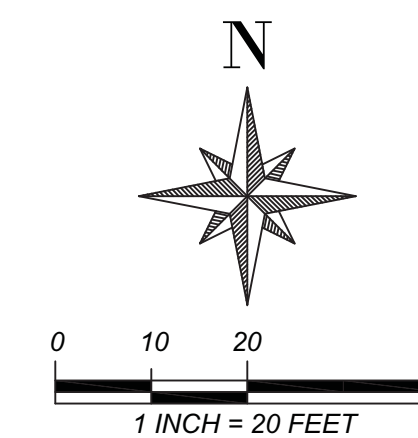


ALTA/NSPS LAND TITLE SURVEY

St. Croix Surveying
Professional Land Surveyors
www.stcroixsurveying.com
Ph: (715) 222-5544
info@stcroixsurveying.com



Legal Description of Surveyed Property

(Per Schedule A of the herein referenced Title Commitment)

LOTS 9, 10, 11, the West 1/2 of Lot 12 and that part of the East 1/2 of Lot 12 lying Westerly of a line 40 feet Westerly of and parallel to the center line of U.S. Highway #61, as traveled May 1, 1961, Block 2, Watkin's Addition to the Village (now City) of Boscobel, Grant County, Wisconsin.

Tax Key No. 206-01013-0000


Survey Notes

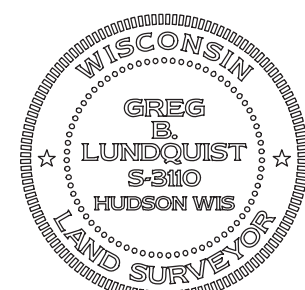
- The observed address of the subject property is 806 Elm Street, Boscobel WI.
- The subject property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain), per Flood Insurance Rate Map No. 55043C0014F, with an effective date of 2/3/2016.
- The total land area of the subject property is 28,412 square feet or 0.65 acres.
- The subject property has 27 standard parking spaces and 2 accessible parking spaces. Striping of identifiable parking spaces are shown hereon.
- No evidence of division or party walls were observed during the fieldwork.
- The names of adjoining owners are shown per the respective County G.I.S. Maps if available.
- No evidence of recent earth moving work, building construction, or building additions were observed during the fieldwork.
- No information on proposed changes in street right of way lines were provided to St. Croix Surveying.
- No evidence of recent street or sidewalk construction or repairs were observed during the fieldwork.
- No evidence of potential wetlands were observed at the time the fieldwork was conducted, nor has St. Croix Surveying received any documentation of any wetlands or waterways being located on the subject property.
- The west line of the subject property bears N00°00'30"W, as referenced to the Grant County Coordinate System.
- The subject property has direct access to and from Elm Street, a public R/W, on the east side of the property and Warah Street, a public R/W, on the south side of the property.
- The boundary line dimensions as shown on this Survey Map form a mathematically closed figure within ±0.1', with no gaps or gores.

Certification

To: Realty Income Corporation, a Maryland corporation, together with its affiliates, subsidiaries, successors and/or assigns, Fidelity National Title Insurance Company, Chicago 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 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Table A items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10, 13, 14, 16, 17, 18 and 19. The fieldwork was completed on July 28th, 2023.

By: 
Greg B. Lundquist
Wisconsin P.L.S. License No. 3110
Date Signed: August 18, 2023
greg@stcroixsurveying.com



The property depicted on this Survey and the easements of record shown hereon are the same as the property and the easements described in the Commitment for Title Insurance, issued by Chicago Title Insurance Company, Commitment No. CO-14235, with an effective date of July 23, 2023.

Zoning Information

(Per Item 6(a) & 6(b) of herein referenced Table A Notes)

Zoning information provided per Partner Zoning Report, Project #23-417115.3.

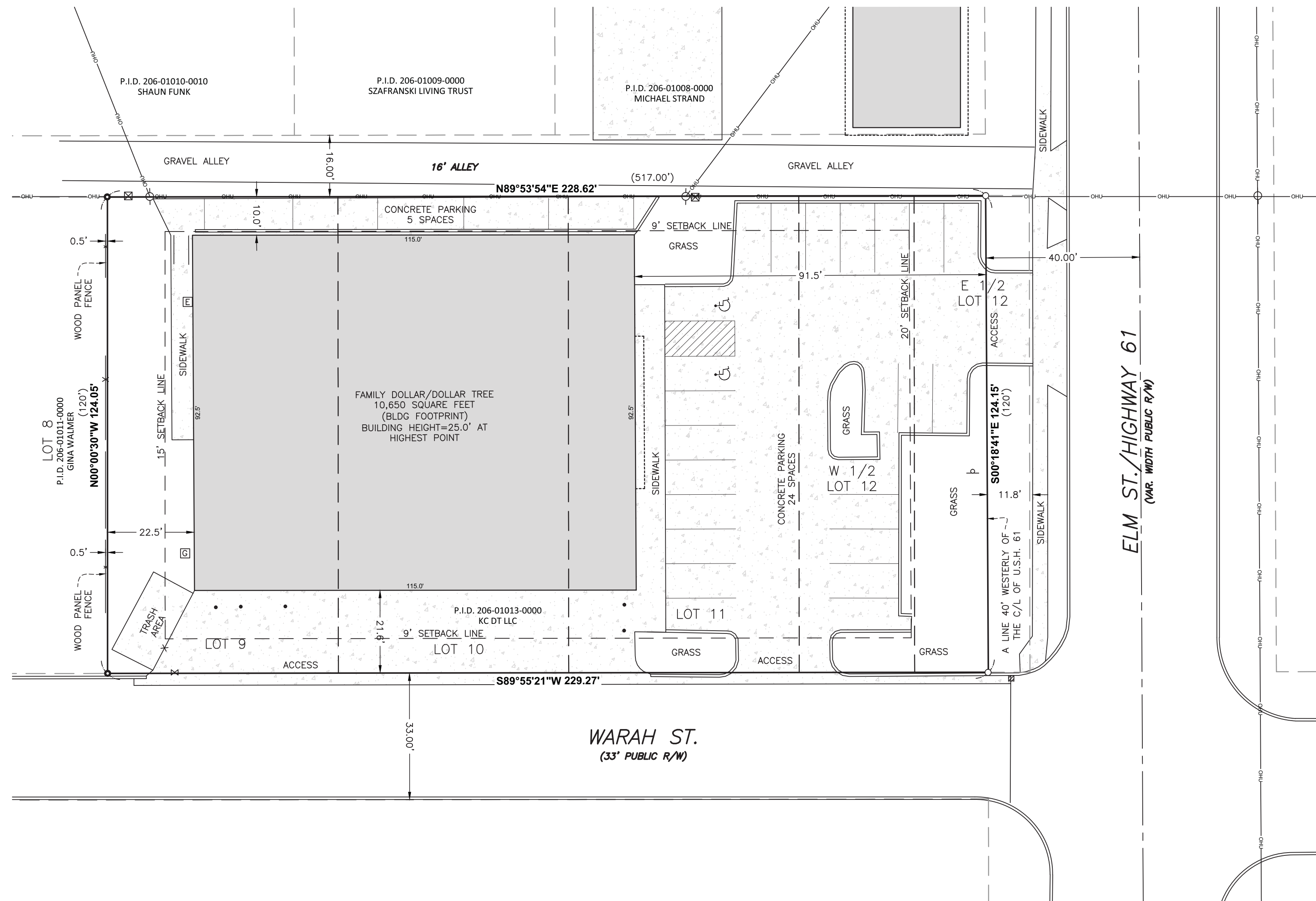
- Zoning Designation: B-2, Highway Commercial District
- Building Setback Restrictions: Front - 20', Side - 5', Rear - 15'
- Maximum Building Height: 35'
- Parking Requirements: 29 spaces
- Minimum Lot Area: 10,000 S.F.
- Minimum Lot Width: 100'
- Minimum Floor Area: 1,000 S.F.

Note: For detailed information on Zoning requirements consult said official Zoning Report.

Title Commitment Exceptions

(Per Schedule B, Part 2 of the herein referenced Title Commitment)

No Exceptions require Survey comment.



Legend

- | | | | |
|---|----------------|---|--|
| ↑ | HYDRANT | ○ | SET 3/4" x 18" IRON REBAR
1.5 LBS/PER FOOT (CAPPED) |
| ⊠ | CATCH BASIN | ⊗ | SET 1" MAG NAIL |
| ⊙ | SIGN | ⊕ | SET DRILL HOLE |
| ● | BOLLARD | ● | FOUND 1" IRON PIPE (OR NOTED) |
| ⊗ | GATE VALVE | ● | FOUND 3/4" REBAR (OR NOTED) |
| ○ | UTILITY POLE | ○ | FOUND MAG NAIL |
| ⊕ | TREE | ⊕ | UTILITY VAULT |
| ⊠ | CLEANOUT | ⊠ | UTILITY PEDESTAL |
| ⊗ | CONTROL POINT | ⊗ | UTILITY MANHOLE |
| ⊕ | CULVERT APRON | ⊕ | FLAG POLE |
| ⊕ | TRAFFIC SIGNAL | ⊕ | LIGHT POLE/SPOTLIGHT |
| ⊕ | MAILBOX | ⊕ | GUY WIRE ANCHOR |
| ⊕ | GAS METER | ⊕ | ELECTRICAL METER |
-
- | | |
|-----|-----------------------|
| --- | BOUNDARY LINE |
| --- | EASEMENT LINE |
| --- | SETBACK LINE |
| --- | ADJ BOUNDARY LINE |
| --- | CURB LINE |
| --- | BUILDING |
| --- | OVERHEAD UTILITY LINE |
| --- | FENCE |
| --- | RETAINING WALL |
| --- | BRICK WALL |
| --- | RESTRICTED ACCESS |
| --- | CONCRETE |

Possible Encroachments

None were visible at the time of the Survey.

"ALTA / NSPS LAND TITLE SURVEY"

PREPARED FOR:



17220 Newhope Street, Suites 108 - 110, Fountain Valley, CA 92708
Tel: (714) 979-7181 Fax: (714)-641-2840
www.themathewscompany.com

MARK	DATE	REVISION	BY	APVD
1	9/16/23	COMMENTS & ZONING INFO	GBL	GBL

Realty Income Corporation

806 Elm St.
Boscobel, WI
(Family Dollar - Dollar Tree)

SCALE: 1"=20'	CHKD/APPVD:
DATE: 8/18/23	APPROVED:
DWN BY: GBL	SCS JOB NO. 2023.80
COLLECTED BY: GBL	SHEET 1/1

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 Mathews Company, Inc. and St. Croix Surveying's prior written consent. The Mathews Company, Inc. and St. Croix Surveying expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.

Please be advised that The Mathews Company, Inc. and St. Croix Surveying will not include the providers of any third party reports in the Surveyor's Certification.