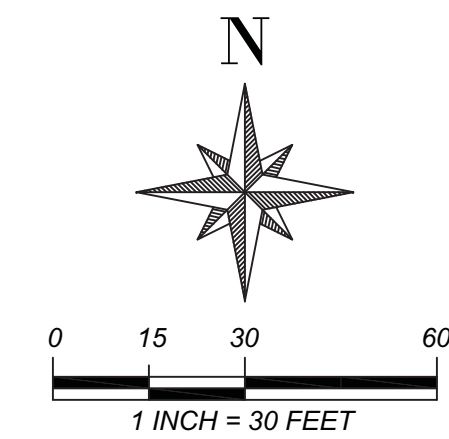


ALTA/NSPS LAND TITLE SURVEY

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)

LOT 10 OF KEYSTONE DEVELOPMENT, BEING A REPLAT OF LOT 2 AND OUTLOT 3 OF CSM NO. 1147, A REPLAT OF PART OF LOT 1 CSM 1031, ALL IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, NORTHWEST 1/4 OF THE NORTHEAST 1/4, SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SOUTHEAST 1/4 OF THE NORTHEAST 1/4, NORTHWEST 1/4 OF THE NORTHWEST 1/4, NORTHWEST 1/4 OF THE NORTHWEST 1/4, SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN.

Survey Notes

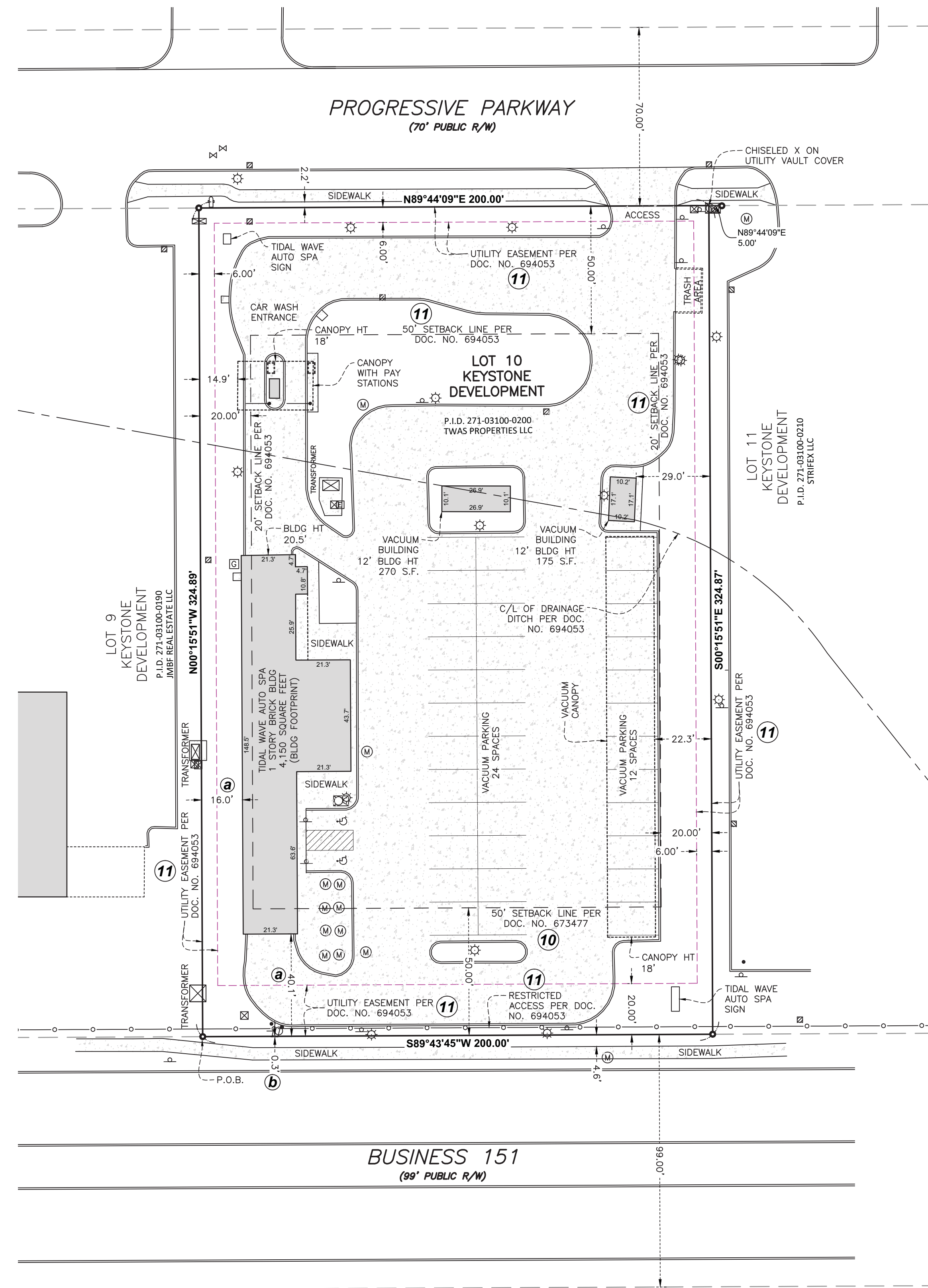
- The observed address of the subject property is 1651 Progressive Parkway, Platteville WI.
- The subject property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain), per Flood Insurance Rate Map No. 55043C0677F with an effective date of 2/3/2016.
- The total land area of the subject property is 64,976 square feet or 1.49 acres.
- The subject property has 36 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 south line of the subject property bears S89°43'45"W, as referenced to the Grant County Coordinate System.
- The subject property has direct access to and from Progressive Parkway, a public RW, on the north side of the property.

Title Commitment Exceptions

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

The numbers below correspond to those numbers listed in the Title Commitment. Items not listed do not require Survey comment.

- Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 1031 recorded December 17, 2003 in Volume 9, Pages 187-190 as Document No. 662810 and being corrected by Affidavit of Correction recorded November 22, 2004 in Volume 1045, Page 210 as Document No. 673477 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars.
- Affects - said matters, if any, are plotted.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Keystone Development, as recorded in Document No. 694053.
- Affects - said matters, if any, are plotted.
- Utility Easement to Platteville Telephone Co., dated February 25, 1978, recorded/ filed November 17, 1978 in Volume 545, Page 63 as Document No. 469647.
- Affects - item is blanket in nature and contains no plottable items.
- Covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions in the document recorded December 21, 2006 in Volume 1122, Page 345 as Document No. 694445.
- Affects - no plottable items.
- Covenants, conditions, restrictions and easements in the document recorded December 21, 2006 in Volume 1122, Page 377 as Document No. 694446.
- Affects - no plottable items.
- Grant of Private Right of Way Easement for Telecommunications Company Plant by Corporation recorded on March 22, 2010 in Volume 1236, Page 859, as Document No. 724931.
- Does not affect - not plotted.
- Covenants, conditions, restrictions and easements in the document recorded June 27, 2018 as Document No. 785277.
- Affects - no plottable items.



Legend

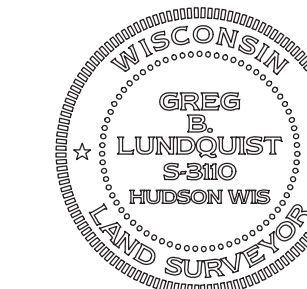
- | | | | |
|---|----------------|---|---|
| ↑ | HYDRANT | ○ | SET 3/4" x 18" IRON REBAR 1.5 LBS/PER FOOT (CAPPED) |
| ⊠ | CATCH BASIN | ⊙ | SET 1" MAG NAIL |
| ⊠ | SIGN | ○ | SET DRILL HOLE |
| ● | BOLLARD | ● | FOUND 1" IRON PIPE (OR NOTED) |
| ⊠ | GATE VALVE | ● | FOUND 3/4" REBAR (OR NOTED) |
| ○ | 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 |

Certification

To: STORE MASTER FUNDING XXXIII, LLC, a Delaware limited liability company, STORE CAPITAL LLC, a Delaware limited liability company, f/k/a STORE CAPITAL CORPORATION, a Maryland corporation, their successors and/or assigns, FIRST AMERICAN TITLE INSURANCE COMPANY and 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 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, 19 and 20. The fieldwork was completed on April 15, 2024.

Greg B. Lundquist
By: Greg B. Lundquist
Wisconsin P.L.S. License No. 3110
Date Signed: April 22, 2024
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 First American Title Insurance Company, Commitment No. NCS-109MW101-PHX1 with an effective date of February 12, 2024.

Zoning Information

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

Zoning information provided per Global Zoning Conformance Summary Report, Job # GZ27781.

- Zoning Designation: B-3, Highway Business District
- Building Setback Restrictions: Front - 25', Street Side - 25', Interior Side - 15', Rear - 30'
- Building Height Restriction: 45'
- Parking Requirements: 1 space per 300 S.F. of Floor Area
- Minimum Lot Area: None Required
- Minimum Lot Width: 100'
- Maximum Lot Coverage: None Required

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

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 Matthews Company, Inc. and St. Croix Surveying's prior written consent. The Matthews 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 Matthews Company, Inc. and St. Croix Surveying will not include the providers of any third party reports in the Surveyor's Certification.

"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.themattthewscompany.com

MARK	DATE	REVISION	BY	APV/D
2	4/29/24	ADD DRAINAGE DITCH	GBL	GBL
1	4/25/24	ADD ZONING INFO & COMMENTS	GBL	GBL

STORE Capital

1651 Progressive Parkway
Platteville, WI
(Tidal Wave Auto Spa)

SCALE: 1"=30'	CHKD/APV/D:
DATE: 4/22/24	APPROVED:
DWN BY: GBL	SCS JOB NO. 2024.41
COLLECTED BY: GBL	SHEET 1/1

Possible Encroachments

- The existing building lies over the platted building setback line.
- A portion of the concrete base that supports the stop/go signal lies in the public RW of Business Highway 151.