

PLAT OF SURVEY

Situated on Golf Road, in the City of Waukesha, Waukesha County, Wisconsin.

That part of the Southwest 1/4 of Section 21, Township 7 North, Range 19 East, in the City of Waukesha, County of Waukesha, State of Wisconsin, described as follows:

Commence at the Southwest corner of said Section; thence North 88°38'32" East 581.65 feet along the South line of said Section; thence North 81°55'26" East 595.22 feet to a point; thence North 38°58'59" East 586.23 feet to a point in the Northwestly right-of-way line of the frontage road; thence North 38°58'59" East 484.03 feet to a point; thence South 51°01'01" East 100 feet to a point; thence North 38°58'59" East 4.54 feet to the point of beginning of this description; thence North 88°36'56" East 547.33 feet to a point of curve; thence Northerly and to the right along a curve, 229.88 feet (radius bears South 88°36'36" East, 1295.92 feet, tangent is 115.24 feet, long chord bears North 8°28'19" East, 229.55 feet); thence Westerly and to the left along a curve, 654.63 feet (radius bears South 5°40'27" West, 666.20 feet, tangent is 356.47 feet, long chord bears South 67°31'28" West, 626.61 feet) to the point of beginning.

Also:

Lot 2 of Certified Survey Map No. 10718 recorded September 28, 2009 in Volume 103 of Certified Survey Maps on Pages 231 through 234 as Document No. 3695980, and being a division of that part of the SW 1/4 and SE 1/4 of the SW 1/4 of Section 21, T7N, R19E, in the City of Waukesha, Waukesha County, Wisconsin.

February 17, 2015

Kwik Trip

Survey No. 166325-RMK

A. Basis of Bearings

Bearings are based on the North line of Certified Survey Map No. 10718, which is assumed to bear North 88°36'55" East.

B. Title Commitment

This survey was prepared based on Chicago Title Insurance Company title commitment number CO-2672, effective date of December 17, 2014, which lists the following easements and/or restrictions from schedule B-1:

- 1-6, 8, 10. Visible evidence shown, if any.
- 2-5, 9, 21, 23, 25-28. Not survey related.
11. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to The Milwaukee Electric Railway and Light Company, for utility purposes, recorded on May 26, 1937, as Document No. 214376. May affect site by location - location of private drive unknown, cannot be plotted.
12. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to The Milwaukee Electric Railway and Light Company, for utility purposes, recorded on October 18, 1938, as Document No. 223238, amended by Conveyance of Rights in Land by Public Utility recorded as Document No. 842441. Does not affect site by location - lands in Highway 94 frontage road per doc no. 842441.
13. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Electric Power Company, for utility purposes, recorded on April 14, 1944, as Document No. 263452. May affect site by location - description is too vague, cannot be plotted.
14. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Electric Power Company, for utility purposes, recorded on May 16, 1947, as Document No. 301162. May affect site by location - description is too vague, cannot be plotted.
15. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Electric Power Company, for utility purposes, recorded on February 16, 1950, as Document No. 334485. May affect site by location - description is too vague, cannot be plotted.
16. Limited Highway Easement and access restriction set forth in Document recorded January 4, 1973 as Document No. 838257. Affects site by location - shown.
17. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Electric Power Company and Wisconsin Telephone Company, for utility purposes, recorded as Document No. 871685. May affect site by location - exhibit A is illegible, cannot be plotted.
18. Easement(s) for the purpose(s) and rights incidental thereto; as granted in a document, granted to Wisconsin Electric Power Company, for utility purposes, recorded on April 2, 1975, as Document No. 906739. Does not affect site by location - not shown.
19. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Natural Gas Company, for utility purposes, recorded as Document No. 933207. Does not affect site by location - not shown.
20. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to the City of Waukesha, for sanitary sewer and sewage force main purposes, recorded on December 8, 1983, as Document No. 1239228. Does not affect site by location - not shown.
22. Easement set forth in Memorandum of Agreement recorded as Document No. 2601169. Does not affect site by location - not shown.
24. Easements set forth in Memorandum of Sublease and Purchase Option recorded as Document No. 3264947. Does not affect site by location - not shown.

C. Flood Note

According to flood insurance rate map of the City of Waukesha, community panel number 55133C0192F, effective date of November 19, 2008, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)

D. Notes

There are no changes in street right of way lines if information is available from the controlling jurisdiction as of the field date of this survey.

There is no observable evidence of recent street or sidewalk construction or repairs as of the field date of this survey.

Due to existing snow cover, there may be improvements on the site that were not visible or observed as of the date of this survey.

I certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.



Stephen G. Southwell
STEPHAN G. SOUTHWELL
PROFESSIONAL WISCONSIN LAND SURVEYOR 5-1939

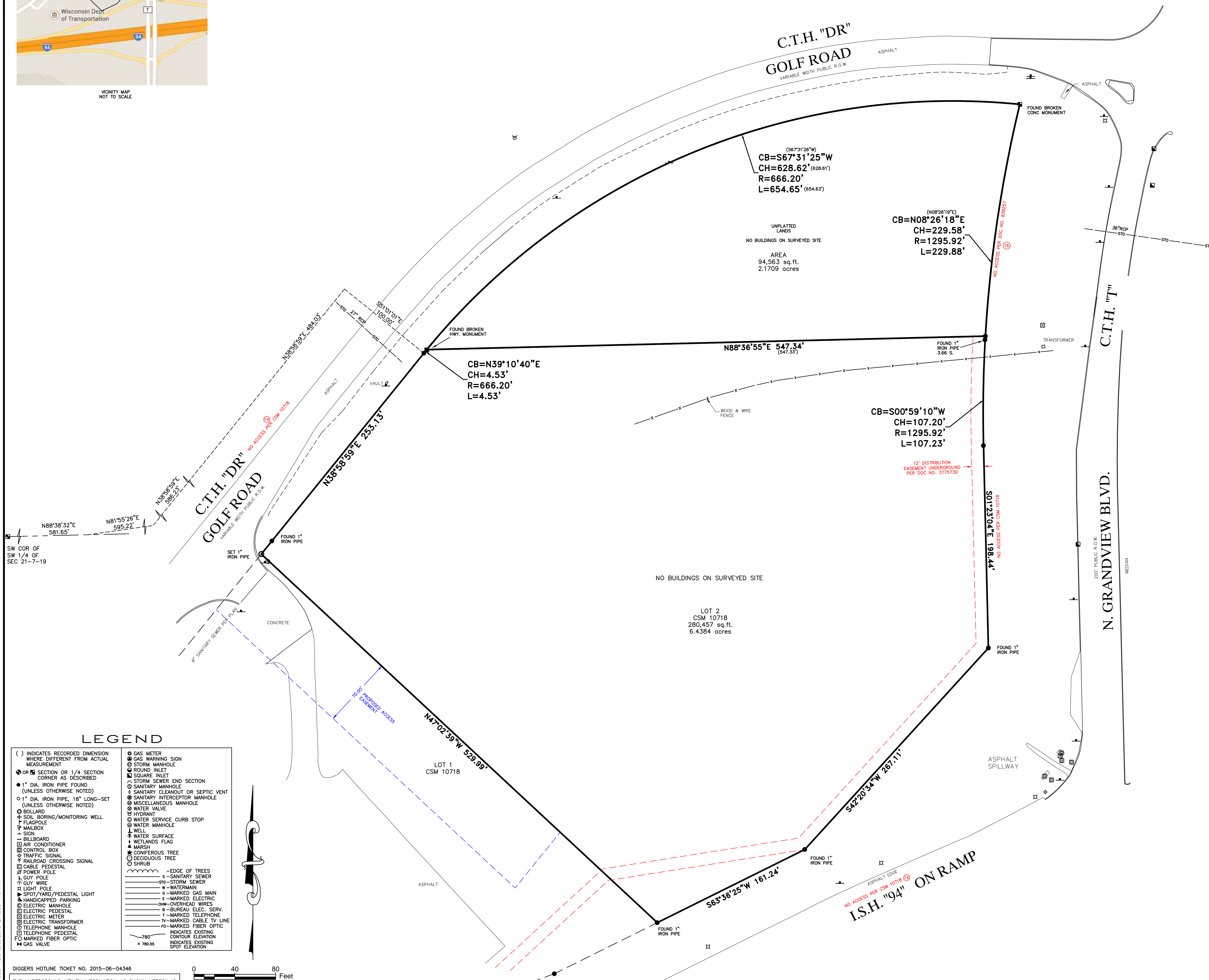
R.A. Smith National, Inc.

Beyond Surveying
and Engineering

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S:\5166325\dwg\PS201F40.dwg 1, GOLF RD.

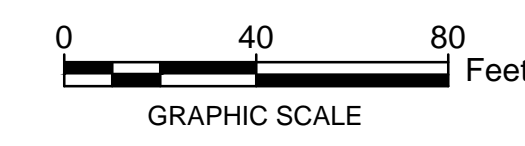


VICINITY MAP
NOT TO SCALE



LEGEND

() INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT	⊙ GAS METER
⊙ OR ⊙ SECTION OR 1/4 SECTION CORNER AS DESCRIBED	⊙ GAS WARNING SIGN
● 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)	⊙ STORM MANHOLE
○ 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)	⊙ ROUND INLET
⊙ BOLLARD	⊙ STORM SEWER END SECTION
⊙ SOLE BORING/MONITORING WELL	⊙ SANITARY MANHOLE
⊙ FLAGPOLE	⊙ SANITARY CLEANOUT OR SEPTIC VENT
⊙ MAILBOX	⊙ SANITARY INTERCEPTOR MANHOLE
⊙ SIGN	⊙ MISCELLANEOUS MANHOLE
⊙ BILLBOARD	⊙ WATER VALVE
⊙ AIR CONDITIONER	⊙ HYDRANT
⊙ CONTROL BOX	⊙ WATER SERVICE CURB STOP
⊙ TRAFFIC SIGNAL	⊙ WATER MANHOLE
⊙ RAILROAD CROSSING SIGNAL	⊙ WELL
⊙ CABLE PEDESTAL	⊙ WATER SURFACE
⊙ POWER POLE	⊙ WETLANDS FLAG
⊙ GUY WIRE	⊙ MARSH
⊙ LIGHT POLE	⊙ CONIFEROUS TREE
⊙ SPOT/YARD/PEDESTAL LIGHT	⊙ DECIDUOUS TREE
⊙ HANDICAPPED PARKING	⊙ SHRUB
⊙ ELECTRIC MANHOLE	⊙ EDGE OF TREES
⊙ ELECTRIC PEDESTAL	⊙ s - SANITARY SEWER
⊙ ELECTRIC METER	⊙ s - STORM SEWER
⊙ ELECTRIC TRANSFORMER	⊙ w - WATERMAIN
⊙ TELEPHONE MANHOLE	⊙ m - MARKED GAS MAIN
⊙ TELEPHONE PEDESTAL	⊙ e - MARKED ELECTRIC
⊙ MARKED FIBER OPTIC	⊙ o - OVERHEAD WIRES
⊙ GAS VALVE	⊙ b - BURIED ELEC. SERV.
	⊙ t - MARKED TELEPHONE
	⊙ tv - MARKED CABLE TV LINE
	⊙ fo - MARKED FIBER OPTIC
	⊙ INDICATES EXISTING CONTOUR ELEVATION
	⊙ INDICATES EXISTING SPOT ELEVATION



DIGGERS HOTLINE TICKET NO. 2015-06-04346

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

R.A. Smith National, Inc.