

TITLE COMMITMENT NO. NCS-1103250-MAD  
ADDRESS: 2530 NORTH GRANDVIEW BLVD.  
LOT 1 OF CERTIFIED SURVEY MAP NO. 9874 RECORDED SEPTEMBER 16, 2004 IN VOLUME 91, PAGES 335-340 AS  
DOCUMENT NO. 3204793, BEING ALL THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28,  
TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.  
TAX PARCEL NO. WAKC 0975-328

TITLE COMMITMENT NO. NCS-1103249-MAD  
ADDRESS: 2500 NORTH GRANDVIEW BLVD.  
PARCEL I:  
LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 9948 RECORDED IN THE OFFICE OF THE REGISTER F DEEDS FOR  
WAUKESHA COUNTY, WISCONSIN ON JANUARY 10, 2005, IN VOLUME 92 OF CERTIFIED SURVEY MAPS, PAGES 318 TO  
325, AS DOCUMENT NO. 3240521, BEING ALL OF LOT 2 CERTIFIED SURVEY MAP NO. 9874 AND PART OF THE NORTHEAST  
1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA  
COUNTY, WISCONSIN.

PARCEL II:  
LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 9948 RECORDED IN THE OFFICE OF THE REGISTER F DEEDS FOR  
WAUKESHA COUNTY, WISCONSIN ON JANUARY 10, 2005, IN VOLUME 92 OF CERTIFIED SURVEY MAPS, PAGES 318 TO  
325, AS DOCUMENT NO. 3240521, BEING ALL OF LOT 2 CERTIFIED SURVEY MAP NO. 9874 AND PART OF THE NORTHEAST  
1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA  
COUNTY, WISCONSIN.  
TAX PARCEL NO. WAKC 0975-329-001

A. Basis of Bearings  
Bearings are based on the East line of the Southwest 1/4 of Section 28-7-19, which to bears South 01°04'31" East (State Plane Coordinate System NAD1927).

B. Title Commitment  
This survey was prepared based on First American Title Insurance Company title commitment number NCS-1103250-MAD, commitment date December 6, 2021, which lists the following easements and/or restrictions from schedule B-II: **Shown with circles.**

1-3, 5, 7, 9. **Visible evidence shown, if any.**

4, 6, 8, 18. **Not Survey related.**

10. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 9874 recorded September 16, 2004 in Volume 91, Pages 335-340 as Document No. 3204793 referenced in the legal description contained herein. **Lies within or crosses the surveyed property - its location is shown.**

11. Limited highway easement as set forth on Award of Damages recorded February 27, 1975 in Reel 110, Image 270 as Document No. 904363. **Lies within or crosses the surveyed property - its location is shown.**

12. Holding Tank Agreement upon the terms, conditions and provisions contained therein: Dated: September 22, 1981  
Parties: Town of Pewaukee and D & R Leasing  
Recorded: October 21, 1981 in Reel 471, Image 677  
Instrument No.: 1169768. **Lies within or crosses the surveyed property - it is a blanket easement - its location is not shown.**

13. Matters in a document entitled "Covenant", executed by and between D & R Leasing Co. and Waukesha County Health Department, recorded February 10, 1982 as Reel 483, Image 229 as Document No. 1176538 of Official Records, including but not limited to covenants, conditions, restrictions, easements, assessments, liens and charges. **Not survey related.**

14. Ordinance No. 10-02 - An Ordinance Attaching Certain Lands of the City of Pewaukee to the City of Waukesha, Wisconsin Pursuant to the Cooperative Boundary Plan recorded March 04, 2002 as Document No. 2772530. **Not survey related.**

15. An option in favor of Grandview Boulevard, LLC, a Wisconsin Limited Liability Company as contained in or disclosed by a document recorded June 23, 2003 as Document No. 3011645 of Official Records. **Not survey related.**

16. Storm Water Management Agreement upon the terms, conditions and provisions contained therein: Dated: May 15, 2003  
Parties: Convenience Store Investments, a Wisconsin limited partnership, its successors and assigns, Grandview Boulevard, LLC, its successors and assigns and Peter Hronis and Amalia Hronis, husband and wife  
Recorded: June 23, 2003  
Instrument No.: 3011646. **Lies within or crosses the surveyed property - its location is shown approximate, does not close mathematically.**

17. Utility Easement to Wisconsin Electric Power Company, a Wisconsin Corporation doing business as We Energies, and Wisconsin Bell, Inc., d/b/a SBC Wisconsin, a Wisconsin Corporation, dated October 22, 2003, recorded/filed October 27, 2003 as Document No. 3089938. **Lies within or crosses the surveyed property - its location is shown.**

C. Title Commitment  
This survey was prepared based on First American Title Insurance Company title commitment number NCS-1103249-MAD, commitment date December 8, 2021, which lists the following easements and/or restrictions from schedule B-II: **Shown with squares.**

1-3, 5, 27. **Visible evidence shown, if any.**

4, 6-8, 24, 26, 28. **Not survey related.**

9. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 9874 recorded on September 16, 2004 as Document No. 3204793 and on Certified Survey Map No. 9948 recorded on January 10, 2005 as Document No. 3240521 referenced in the legal description contained herein. **Lies within or crosses the surveyed property - its location is shown.**

10. Access restrictions as set forth in Award of Damages recorded February 27, 1975, Reel 110, Image 270, as Document No. 904363 and in Award of Damages recorded March 13, 1975, Reel 111, Image 698, as Document No. 905267. **Lies within or crosses the surveyed property - its location is shown.**

11. Matters in a document entitled "Covenant", executed by and between D & R Leasing, Co and Waukesha County Health Department, recorded February 10, 1982 as Document No. 1176538 of Official Records, including but not limited to covenants, conditions, restrictions, easements, assessments, liens and charges. **Not survey related.**

12. Utility Easement to Waukesha Water Utility, City of Waukesha, dated November 23, 1987, recorded/filed December 1, 1987 as Document No. 1458627. **Lies within or crosses the surveyed property - its location is shown.**

13. Easement for sanitary sewer and storm drainage facility granted to City of Waukesha, a Wisconsin Municipal Corporation by Easement recorded in February 24, 1988 as Document No. 1468238. **Lies within or crosses the surveyed property - its location is shown.**

14. Easement for sanitary sewer granted to City of Waukesha, a Wisconsin Municipal Corporation by Sanitary Sewer Easement recorded in May 13, 1996 as Document No. 2123662. **Lies within or crosses the surveyed property - its location is shown.**

15. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Vehicular Cross - Easement recorded on November 14, 1996, as Document No. 2172344. **Lies within or crosses the surveyed property - its location is shown.**

16. Drainage Easement to Convenience Store Investments, a Wisconsin limited partnership and Grandview Boulevard, LLC, a Wisconsin limited liability company, dated May 28, 2003, recorded/filed June 23, 2003 as Document No. 3011647. **Does not lie within or cross the surveyed property - its location is shown.**

Modification and/or amendment by instrument: Amendment to Storm Drainage Easement Recording Information: November 03, 2006 as Document No. 3432971

17. Sewer Easement to Convenience Store Investments, a Wisconsin limited partnership, dated May 23, 2003, recorded/filed June 23, 2003 as Document No. 3011648. **Lies within or crosses the surveyed property - its location is shown.**

18. Drainage Easement to Convenience Store Investments, a Wisconsin limited partnership and Peter Hronis and Amalia Hronis, husband and wife, dated May 23, 2003, recorded/filed June 23, 2003 as Document No. 3011649. **Lies within or crosses the surveyed property - its location is shown.**

19. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Utility Easement Agreement recorded on June 23, 2003, as Document No. 3011650. **Lies within or crosses the surveyed property - its location is shown.**

20. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Public Access Easement Agreement recorded on June 23, 2003, as Document No. 3011651. **Lies within or crosses the surveyed property - its location is shown.**

# ALTA/NSPS LAND TITLE SURVEY

## STORE 425 - WAUKESHA, WI

21. Utility Easement to Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies, and Wisconsin Bell, Inc., d/b/a SBC Wisconsin, a Wisconsin Corporation, dated October 22, 2003, recorded/filed October 27, 2003 as Document No. 3089938. **Does not lie within or cross the surveyed property - its location is shown.**

22. Holding Tank Agreement upon the terms, conditions and provisions contained therein:  
Dated: September 22, 1981  
Parties: Town of Pewaukee and D & R Leasing  
Recorded: October 21, 1981  
Instrument No.: 1169768. **Lies within or crosses the surveyed property - it is a blanket easement - its location is not shown.**

23. Storm Water Management Agreement upon the terms, conditions and provisions contained therein:  
Dated: May 15, 2003  
Parties: Convenience Store Investments, a Wisconsin limited partnership, Grandview Boulevard, LLC and Peter Hronis and Amalia Hronis, husband and wife  
Recorded: June 23, 2003  
Instrument No.: 3011646  
Satisfaction of Obligations to Date recorded on December 28, 2009 as Document No. 3715698. **Lies within or crosses the surveyed property - its location is shown approximate, does not close mathematically.**

25. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in January 10, 2005 as Document No. 3240519 of Official Records. **Lies within or crosses the surveyed property - it is a blanket easement - its location is not shown.**

D. Flood Note  
According to flood insurance rate map of the City of Waukesha, community panel number 55133C0192G, effective date of 11/05/2014, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain).

E. Parking Spaces  
There are 36 regular and 3 handicapped parking spaces marked on this site.

F. Elevations  
Elevations refer to NAV88 Datum. Starting benchmark - Northeast corner of the Southeast 1/4 of Section 28-7-19, Found brass cap monument elevation 901.87.

G. Municipal Zoning  
A Zoning Report prepared was not provided for this property.  
Based on City of Waukesha Website:  
#2530 (Existing Store) is zoned B-3 General Business District  
Vacant land is zoned B-5 Community Business District  
#2500 is zoned B-5 Community Business District

B-3  
no maximum height  
minimum street yard setback 25 feet from all right of way lines  
side yard on all sides of all buildings not less than 10 feet  
year yard not less than 25 feet

B-5  
no maximum height  
minimum street yard setback 50 feet from all right of way lines  
side yard on all sides of all buildings not less than 10 feet  
year yard not less than 25 feet

H. Notes  
As to table A item 11  
Surveyor's responsibility to coordinate markings shall be limited to one marking request to 811 (national "call before you dig" number) based on the property address, as provided by the client.  
Note to the client, insurer, and lender - With regard to Table A, item 11, information from the sources checked within will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response.  
As of the field date indicated below in certificate (most recent site visit/inspection), it appears some underground utilities were not marked. This affected the surveyor's assessment of the location of the utilities resulting in partial illustration and/or mapping per plan. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

There are no proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction observed in the process of conducting the fieldwork.

There is no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

Total area = 160,539 square feet or 3.6855 acres.

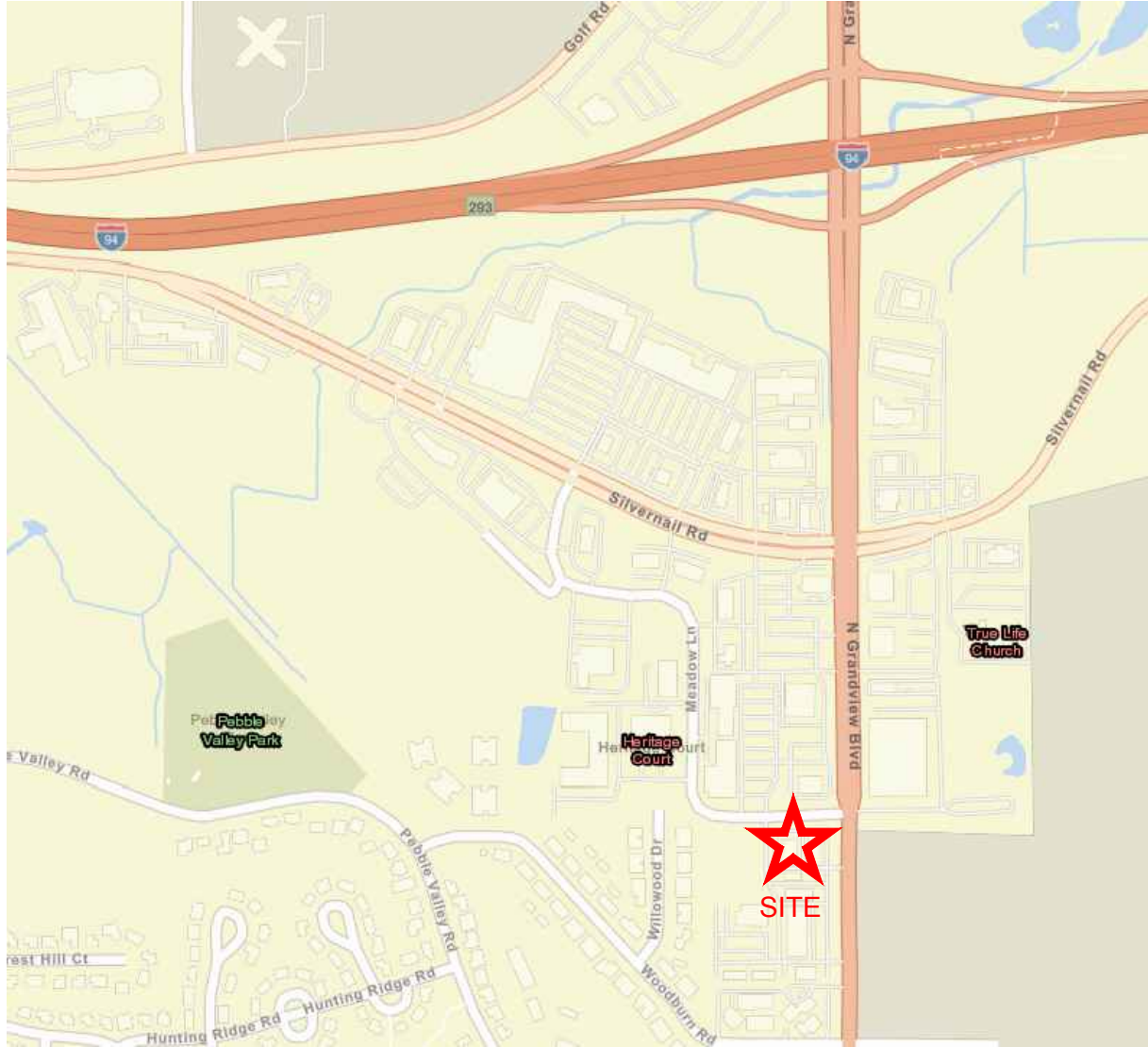
Due to existing snow cover, there may be improvements on the site that were not visible or observed as of the date of this survey.

Conversion to old city datum -780.55

Certified Survey Map No. 9874 sets out a 30' cross access easement in between Lots 1 & 2, cross access easement on the East side of Lot 1, Watermain Easement, 20' Storm water Detention and Drainage Easement all to be recorded by a separate document. There is not any separate documents recorded - only shown on Certified Survey Maps.

The Telephone lines near the Southwest corner of the Surveyed Property are exposed and lying in the ground surface. There is no easement for these lines.

The wood fence at the Southwest corner appears to be blocking the recorded vehicular cross access easement area - Document No. 2172344.



VICINITY MAP - NOT TO SCALE

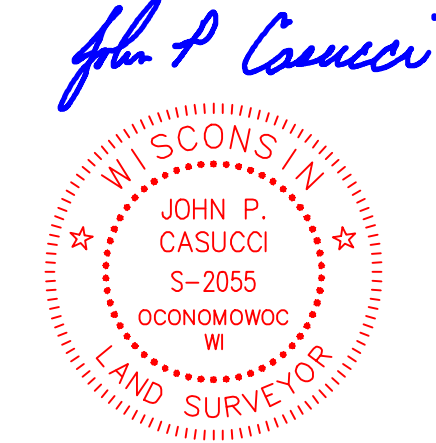
To: KT Real Estate Holdings LLC, a Delaware limited liability company successor to Convenience Store Investments, a Wisconsin limited partnership

First American Title Insurance Company National Commercial Services

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 items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 11(a), 11(b), 14, 17, 18 and 20 of Table A thereof. The fieldwork was completed on January 21, 2022.

Date of Plat or Map: February 1, 2022

I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter AE-7 of the Wisconsin Administrative Code.



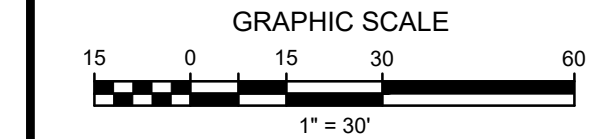
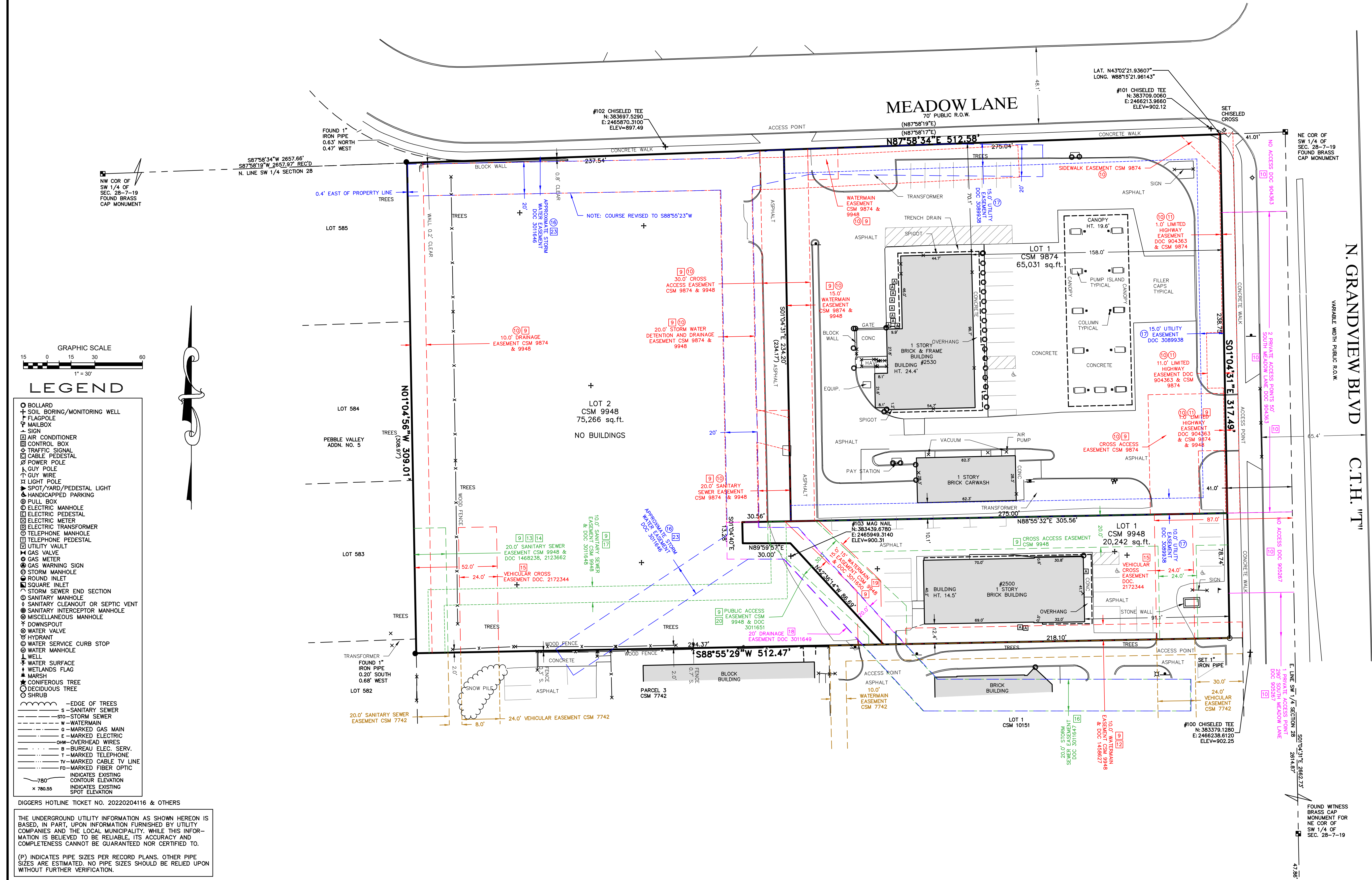
John P. Casucci  
Professional Land Surveyor  
Registration Number S-2055  
john.casucci@rasmith.com

**raSmith**  
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com



ALTA/NSPS LAND TITLE SURVEY  
STORE 425 - WAUKESHA, WI



LEGEND

- BOLLARD
- + SOIL BORING/MONITORING WELL
- △ FLAGPOLE
- MAILBOX
- SIGN
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- PULL BOX
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY VAULT
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- DOWNSPOUT
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- ★ CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- EDGE OF TREES
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- BUREAU ELEC. SERV.
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- INDICATES EXISTING CONTOUR ELEVATION
- INDICATES EXISTING SPOT ELEVATION

DIGGERS HOTLINE: TICKET NO. 20220204116 & OTHERS

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, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF R.A.SMITH, INC.

N. GRANDVIEW BLVD  
C.T.H. "T"

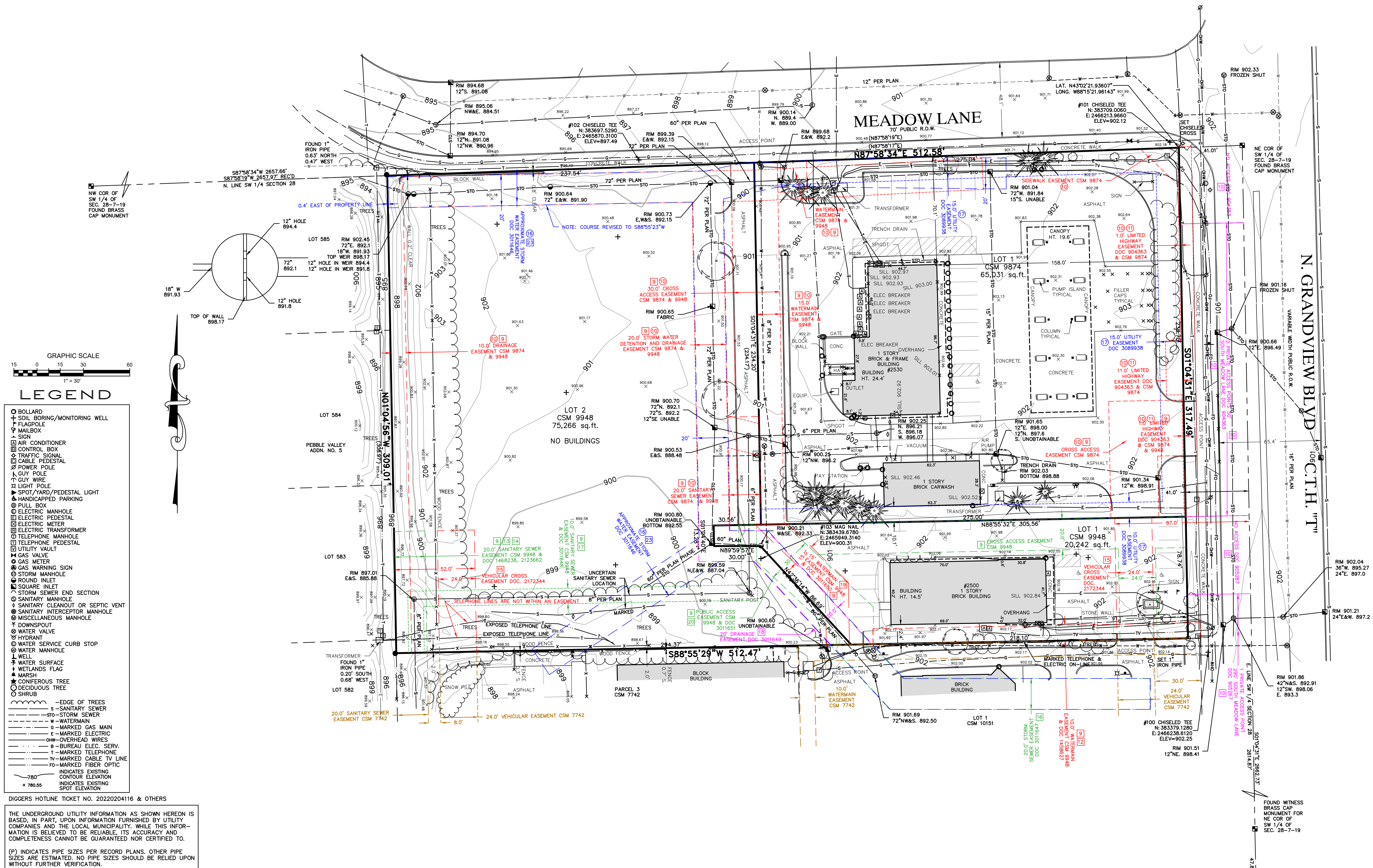
**raSmith**  
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com



# ALTA/NSPS LAND TITLE SURVEY

## STORE 425 - WAUKESHA, WI



**raSmith**  
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com