

ALTA/NSPS LAND TITLE SURVEY

WITH TOPOGRAPHIC DATA

Known as 1700 Pewaukee Road, in the City of Waukesha, Waukesha County, Wisconsin.

Parcel 2 of Certified Survey Map, No. 4080, recorded in Volume 32, Pages 101-104, as Document No. 1167731, being part of the Northeast Quarter of Section 34, Township 7, North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin EXCEPTING THEREFROM:

A parcel of land being part of Parcel 2 of Certified Survey Map No. 4080, located in the Northeast Quarter of Section 34, Township 7 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin, more particularly described as follows:
Commencing at the Southeast corner of Lot 2 of Certified Survey Map No. 4080, said point being the point of beginning; thence along the North line of Gascoigne Drive South 89°40'00" West 7.09 feet; thence North 44°59'36" East 9.99 feet to a point on the West line of C.T.H. J (Pewaukee Road); thence along said West line South 00°10'06" East 7.03 feet to the point of beginning.

Prepared for: Kwik Trip, Inc.

Survey No. 166850-BMJ

A. Basis of Bearings

Bearings are based on the North line of Gascoigne Road, which is assumed to bear North 90°00'00" West.

B. Title Commitment

This survey was prepared based on Landmark Title Corporation title commitment number LT-142018, effective date of May 20, 2016, Amended June 13, 2016, which lists the following easements and/or restrictions from schedule B-II:

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

4-8. **Not survey related.**

C. Flood Note

According to flood insurance rate map of the City of Waukesha, community panel number 55133C0213G, effective date of November 5, 2014, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)

D. Parking Spaces

There are 8 regular and 1 handicapped parking spaces marked on this site.

E. Elevations

Elevations refer to City of Waukesha Datum.

Starting benchmark: Southeast corner of Northeast 1/4 of Section 34, Township 7 North, Range 19 East, Found concrete monument with brass cap, Elevation = 113.787'

F. Municipal Zoning

A zoning report was not provided for this survey.

G. Notes

There is 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 evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

There is no evidence of wetland flags on the site observed in the process of conducting the fieldwork.

To: Kwik Trip, Inc., a Wisconsin Corporation, Pewaukee Road, LLC, Landmark Title Corporation and First American Title Insurance Company

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, 5, 6(a), 6(b), 7(a), 8, 9, 11, 14, 17, 18, 19, and 21 of Table A thereof. The fieldwork was completed on June 30, 2016.

Date of Plat or Map: July 11, 2016

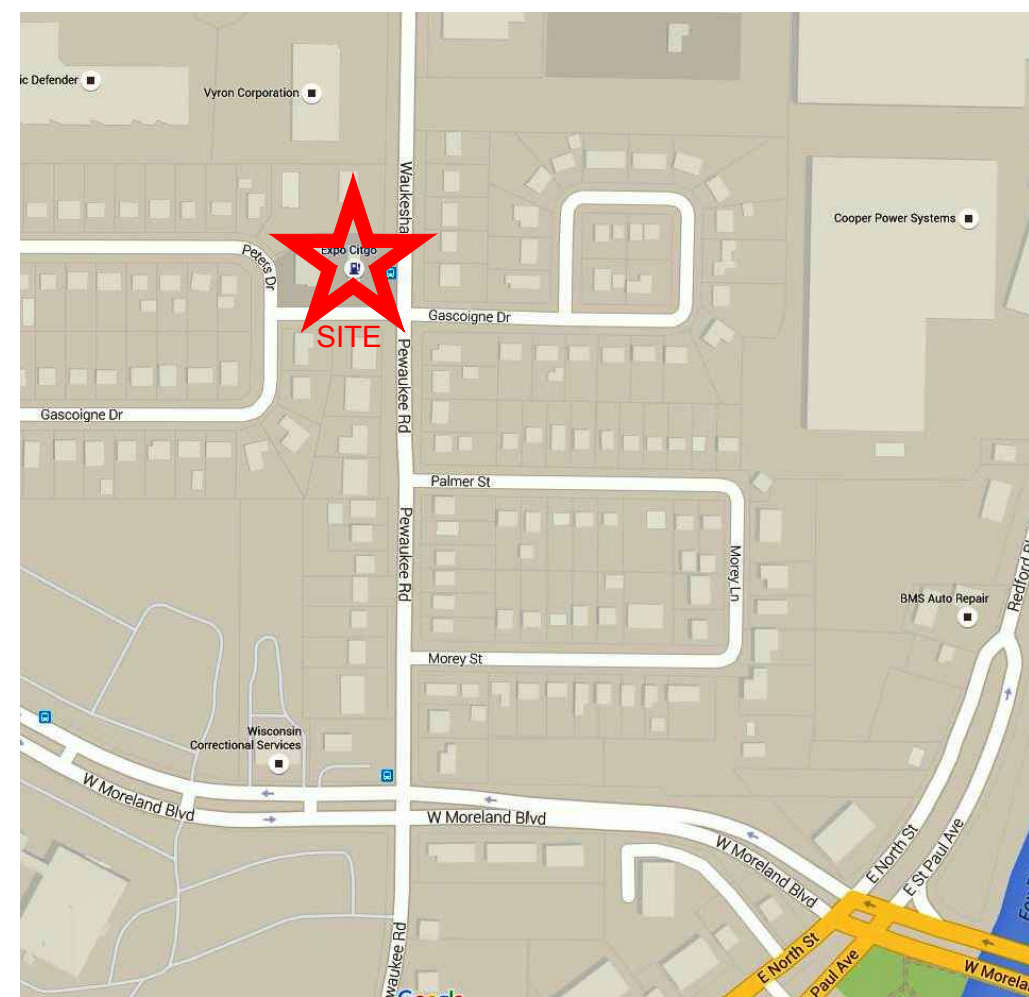
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R.A. Smith National, Inc.

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and Engineering*

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VICINITY MAP
NOT TO SCALE

LEGEND

- () INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- ◆ OR ■ SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
- BOLLARD
- ⊕ SOIL BORING/MONITORING WELL
- ⚡ FLAGPOLE
- ✉ MAILBOX
- SIGN
- BILLBOARD
- AIR CONDITIONER
- CONTROL BOX
- ⚡ TRAFFIC SIGNAL
- ✂ RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- ⚡ POWER POLE
- GUY POLE
- GUY WIRE
- ⚡ LIGHT POLE
- ⊕ SPOT/YARD/PEDESTAL LIGHT
- ♿ HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ⊕ ELECTRIC PEDESTAL
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC TRANSFORMER
- ⊕ TELEPHONE MANHOLE
- ⊕ TELEPHONE PEDESTAL
- FO MARKED FIBER OPTIC
- ⊕ 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
- ⊕ 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 NO. 2016-26-00492

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.

