

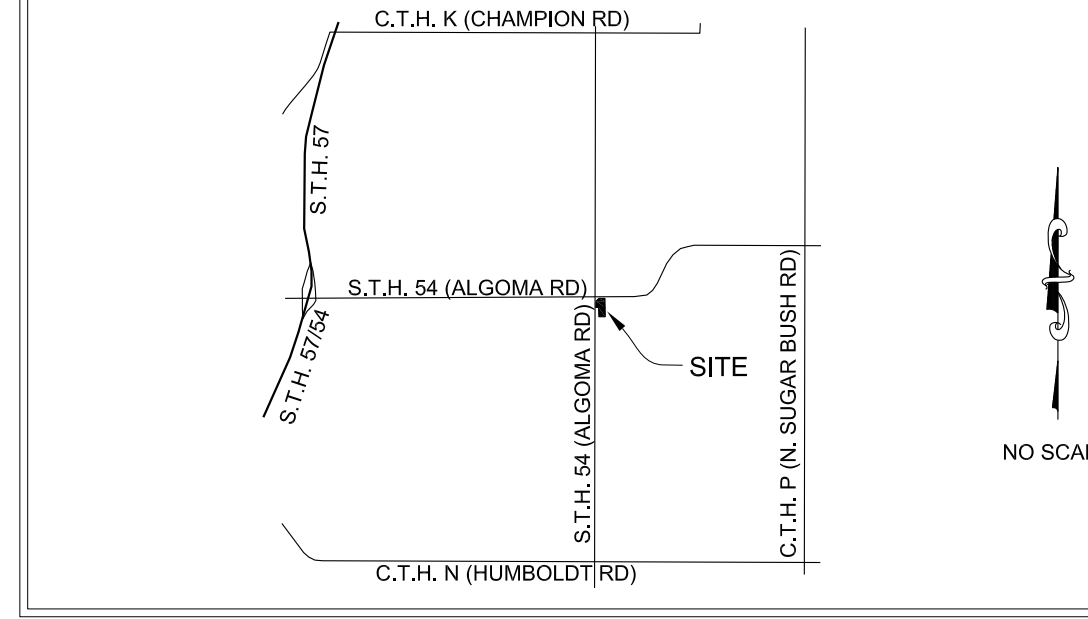
ITEMS CORRESPONDING TO SCHEDULE B-II

- 10 Easement as contained in Instrument executed by Theo Roberts and Maggie Roberts to Wisconsin Telephone Company dated April 13, 1943, and recorded May 14, 1943, in Volume 36 Miscellaneous Records, Page 47, as Document Number 286422. Has an ambiguous description and is not shown on the map.
- 11 Easement as contained in Instrument executed by Theodore L. Roberts and Margaret Roberts to General Telephone Company of Wisconsin dated April 6, 1967, and recorded June 5, 1967, in Volume 774 Records, Page 141, as Document Number 660966. Said Instrument was assigned by an Assignment and Assumption of Recorded Easements, Licenses and Right of Way Agreements entered into by and between CenturyTel of Central Wisconsin, LLC, successor to CenturyTel, Inc. (Buyer) and Verizon North, Inc. formerly GTE North Incorporated, dated September 26, 2000 and recorded December 7, 2000, as Document Number 1785028. Blanket in nature and not shown on the map.
- 12 Terms, provisions and obligations as disclosed by a Holding Tank Agreement dated September 3, 1984 and recorded September 25, 1984, in Jacket 8435 Image 34, as Document Number 1034229. As shown on the map.
- 13 Terms, provisions and obligations as disclosed by a Holding Tank Agreement dated April 26, 1990 and recorded May 24, 1990, in Jacket 15573 Image 03, as Document Number 1213651. Blanket in nature and not shown on the map.
- 14 Covenants, conditions and restrictions as contained in an instrument from Norman Van Drisse and Beverly Van Drisse, his wife to State of Wisconsin Department of Transportation dated May 15, 1987 and recorded July 15, 1987, in Jacket 12275, Image 14, as Document Number 1130336. As shown on the map.
- 15 Terms, provisions and obligations of Agreement to Waive Damages recorded August 24, 1989, in Jacket 14664, Image 08, as Document Number 1191071. As shown on the map.
- 16 Covenants, conditions and restrictions as contained in an instrument from State of Wisconsin Department of Transportation to Fran J. Kahr and Jane A. Kahr, his wife dated September 13, 1989 and recorded September 19, 1989, in Jacket 14752, Image 16, as Document Number 1193275. As shown on the map.
- 17 Covenants, conditions, restrictions, easements and all other matters as contained on the recorded Volume 39 Certified Survey Maps, Page 133, Map Number 5943, recorded July 7, 1999, as Document Number 1705012. As shown on the map.

ZONING INFORMATION

AS OF THE DATE OF THIS MAP, ZONING INFORMATION HAS NOT BEEN PROVIDED TO THE SURVEYOR.

VICINITY MAP - NOT TO SCALE

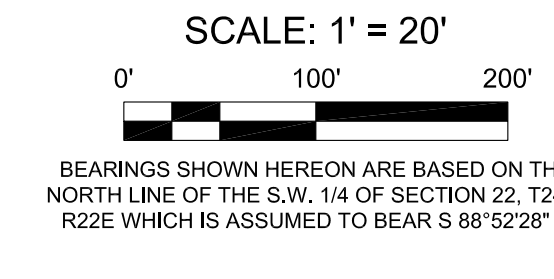
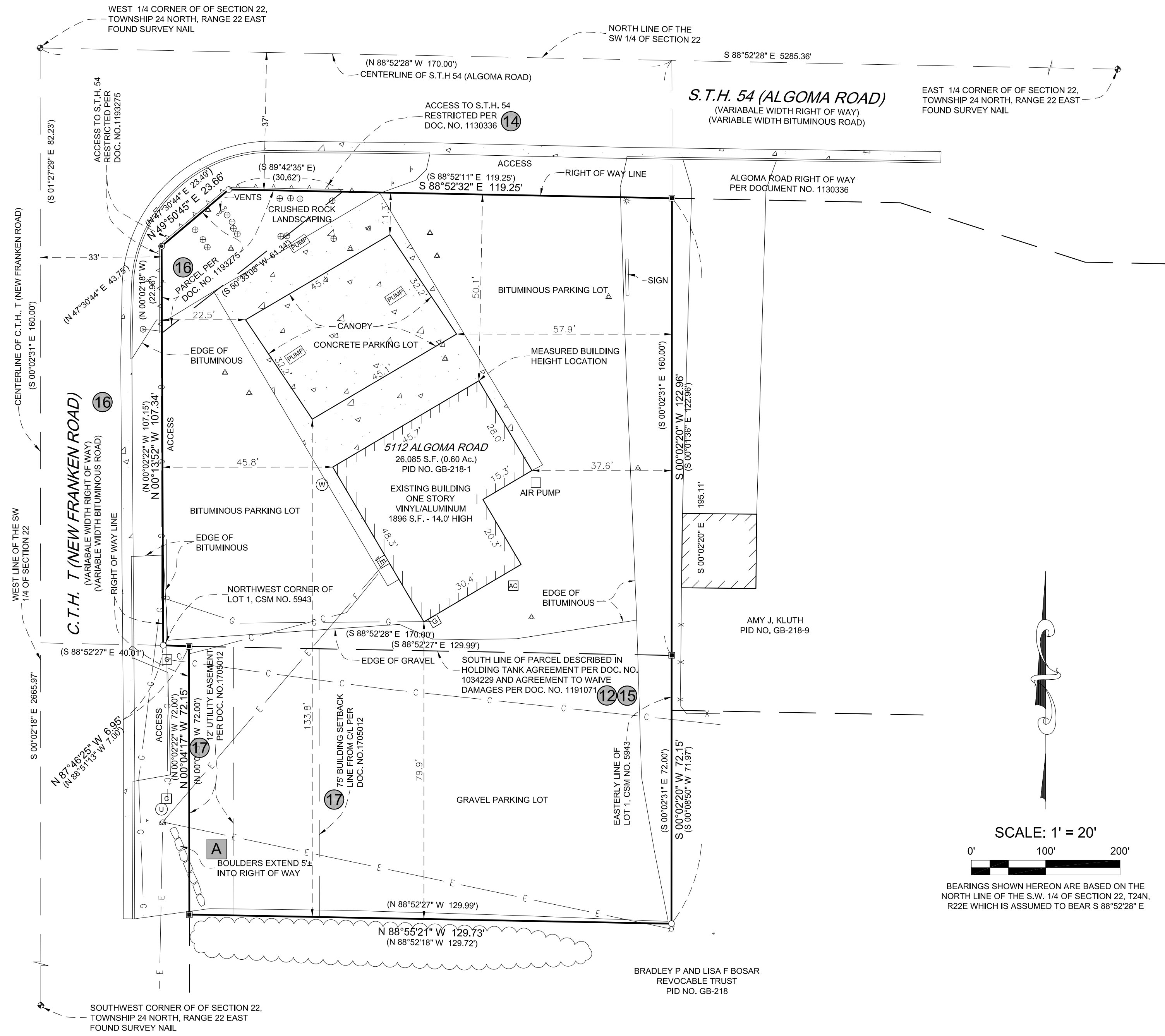


MISCELLANEOUS NOTES

- MN1 SURVEY PREPARED BY HEALY LAND SURVEYING, P.O. BOX 221, NIAGARA, WI, 53429
- MN2 AS PER TABLE A NO. 2, THE SITE ADDRESS IS 5112 ALGOMA ROAD, NEW FRANKEN, WI 54229 PER BROWN COUNTY RECORDS
- MN3 AS PER TABLE A NO. 9, THERE WERE NO STRIPED PARKING SPACES OBSERVED DURING FIELD WORK ON 12/21/2020.
- MN4 AS PER TABLE A NO. 11, UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MARKINGS PER DIGGERS HOTLINE TICKET NUMBER 2020500471 LOCATED DURING FIELD WORK ON 12/21/2020.
- MN5 AS PER TABLE A NO. 16, AS SHOWN ON THE MAP, THERE WAS NO BUILDING CONSTRUCTION OR EARTH MOVING WORK OBSERVED DURING FIELD WORK ON 12/21/2020.
- MN6 THERE WERE NO CEMETERIES, GRAVESITES OR BURIAL GROUNDS OBSERVED DURING FIELD WORK ON 12/21/2020.
- MN7 THE PROPERTY HAS DIRECT ACCESS TO S.T.H. 54 (ALGOMA ROAD) AND C.T.H. T (NEW FRANKEN ROAD), PUBLIC RIGHT OF WAYS.

LEGEND OF SYMBOLS & ABBREVIATIONS

- ◆ FOUND SECTION CORNER AS NOTED
- FOUND 1" IRON PIPE
- FOUND IRON MONUMENT WITH PLASTIC CAP
- SET 1"x24" IRON PIPE WEIGHING 1.68 LBS/FT WITH PLASTIC CAP BEARING PLS NO. 2546
- (XXX) RECORD DATA
- ▨ EXISTING BUILDING
- ▨ CONCRETE SURFACE
- ⊙ POWER POLE
- ⊥ GUY WIRE
- OVERHEAD POWER LINE
- ⊙ ELECTRIC METER
- ⊠ AIR CONDITIONER
- ▢ COMMUNICATION PEDESTAL
- UNDERGROUND COMMUNICATION LINE
- * LIGHT POLE
- ⊙ UTILITY MANHOLE
- ⊙ WELL
- ⊙ GAS METER
- ⊣ SIGN
- ⊠ FUEL PUMP
- ▲ MONITOR WELL
- ⊕ UNDERGROUND TANK LID



FLOOD NOTE

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community No. 550020, Map No. 55009C0215F which bears an effective date of 8/18/2009 and is not in a Special Flood Hazard Area. As shown on FEMA website (fema.gov) by firmette created on 12/20/2020 we have learned this community does currently participate in the program. No field surveying was performed to determine this zone.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
1/8/2021	CLIENT COMMENTS		
1/14/2021	B-II No. 10 / CERTIFICATION PARTIES		
FIELD WORK:	DRAFTED:	CHECKED BY:	FB & PG:

SIGNIFICANT OBSERVATIONS

- A BOULDERS BLOCKING ACCESS TO PARKING LOT EXTEND 5'± INTO C.T.H. T RIGHT OF WAY

LEGAL

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORPORATION, AN NV5 COMPANY.
© 2020 BOCK AND CLARK CORPORATION, AN NV5 COMPANY
THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

RECORD DESCRIPTION

That part of Lot 1, Volume 39 Certified Survey Maps, Page 133, Map No. 5943, recorded as Document Number 1705102; said map being part of the Northwest 1/4 of the Southwest 1/4, Section 22, Township 24 North, Range 22 East, in the Town of Green Bay, Brown County, Wisconsin, described as follows:
Commencing at the West 1/4 corner of said Section 22; thence S0°02'31"E 160.00 feet along the West line of said SW 1/4; thence S88°52'27"E 40.01 feet to the Northwest corner of said Lot 1 and point of beginning; thence continuing S88°52'27"E 129.99 feet along the North line of said Lot 1; thence S00°02'31"E 72.00 feet along an Easterly line of said Lot 1 and Southerly extension thereof; thence N88°52'27"W 129.99 feet to the Westerly line of C.T.H. "T"; thence N0°02'31"W 72.00 feet along said line to the point of beginning.

AND

That part of the Northwest 1/4 of the Southwest 1/4, Section 22, Township 24 North, Range 22 East, in the Town of Green Bay, Brown County, Wisconsin, described as follows:
Commencing at the Northwest corner of said NW 1/4 of the SW 1/4 in the center of highway (CTH "T") for a point of beginning; thence South along center of highway, 160 feet; thence East in a line parallel with the North line of said NW 1/4 of the SW 1/4, 170 feet; thence North parallel with the West line of said NW 1/4 of the SW 1/4, 160 feet to the center of STH 54; thence West along center of highway, 170 feet to the point of beginning, excepting therefrom the West 33 feet thereof as described in Vol. 340 Deeds, Page 656 and any part thereof lying within the boundaries of STH 54 and further excepting that part described in Jacket 12275 Records, Image 14.

AND

That part of STH 54 right of way in the NW 1/4 of the SW 1/4 of the SW 1/4, Section 22, Township 24 North, Range 22 East, in the Town of Green Bay, Brown County, Wisconsin, described as follows:
Commencing at the West one-quarter corner of said Section 22; thence along the West section line S1°27'29"E 82.23 feet; thence N47°30'44"E 43.75 feet to the East right of way line of CTH "T" and the point of beginning; thence continuing N47°30'44"E 23.49 feet; thence N89°42'35"E 30.62 feet; thence S50°33'08"W 61.34 feet to a point on the East right of way line of CTH "T"; thence along said line N1°27'29"W 22.96 feet to the point of beginning.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. WGB20-12281029, DATED DECEMBER 2, 2020.

ALTA/NSPS LAND TITLE SURVEY

for
New Franken One Stop
NV5 Project No. 202004683-001
5112 Algoma Rd, New Franken, WI 54229
based upon Title Commitment No. WGB20-12281029
of Chicago Title Insurance Company
bearing an effective date of December 2, 2020

Surveyor's Certification
To: Chicago Title Insurance Company; Lighthouse Title Inc.; and Bock & Clark Corporation, an NV5 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, 6b, 7a, 7b1, 7c, 8, 9, 11, 13, 14, 16, 20 and 21 of Table A thereof. The field work was completed on December 21, 2020.

PRELIMINARY

THOMAS M. HEALY
REGISTRATION NO. S-2546
IN THE STATE OF WISCONSIN
DATE OF FIELD SURVEY: DECEMBER 21, 2020
DATE OF LAST REVISION: JANUARY 14, 2021
NETWORK PROJECT NO. 202004683-001 BJK

Bock & Clark Corporation
an NV5 Company

Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT