

SURVEYOR'S REPORT

This Surveyor's Report is to show that the survey performed on Lot 2, Certified Survey Map recorded in Vol. 24, Page 86, Monroe County, Wisconsin meets the "Minimum Standard Requirements for ALTA/ACSM Land Title Surveys" 2011 Edition, and includes items 1, 2, 3, 4, 5, 6, 8, 10, 11(b), 13, 14 and 16 of Table A thereof:

- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witness.
- Address(es) if disclosed in Record Documents, or observed while conducting the survey.
No USPS address has been established for this parcel of land at this time.
- Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaling location and graphic plotting only. The site does not lie within the FEMA Floodplain. Ref: Community Panel Number 550571 0130 B. Effective Date: May 3, 1962, County of Monroe, Wisconsin.
- Gross land area (and other areas if specified by the client). The area of this lot is 34,626 Square Feet, 0.7949 Acres of land more or less.
- Vertical relief with the source of information (e.g. ground survey or aerial map) contour interval, datum and originating benchmark identified. The contour map of this lot is shown with 1 foot contours. The contours of the drainage ditch are not shown for clarity. The drainage ditch is not in the area of disturbance. The benchmark used is an "X" painted blue on South bolt of the flange of a fire hydrant located at the Northeast corner of the lot. The datum is that of the City of Tomah, Wisconsin.
- (a) Current zoning classification, as provided by the insurer. The zoning is B Business.
(b) Current zoning classification and building setback requirements, height and floor space area restrictions as set forth in that classification, as provided by the insurer. If none, so state.
Setbacks per City of Tomah and WisDot.
Side yard 0 Feet
Rear yard 10 Feet
Front yard 0 Feet
There are no height or floor space are restrictions for this lot.

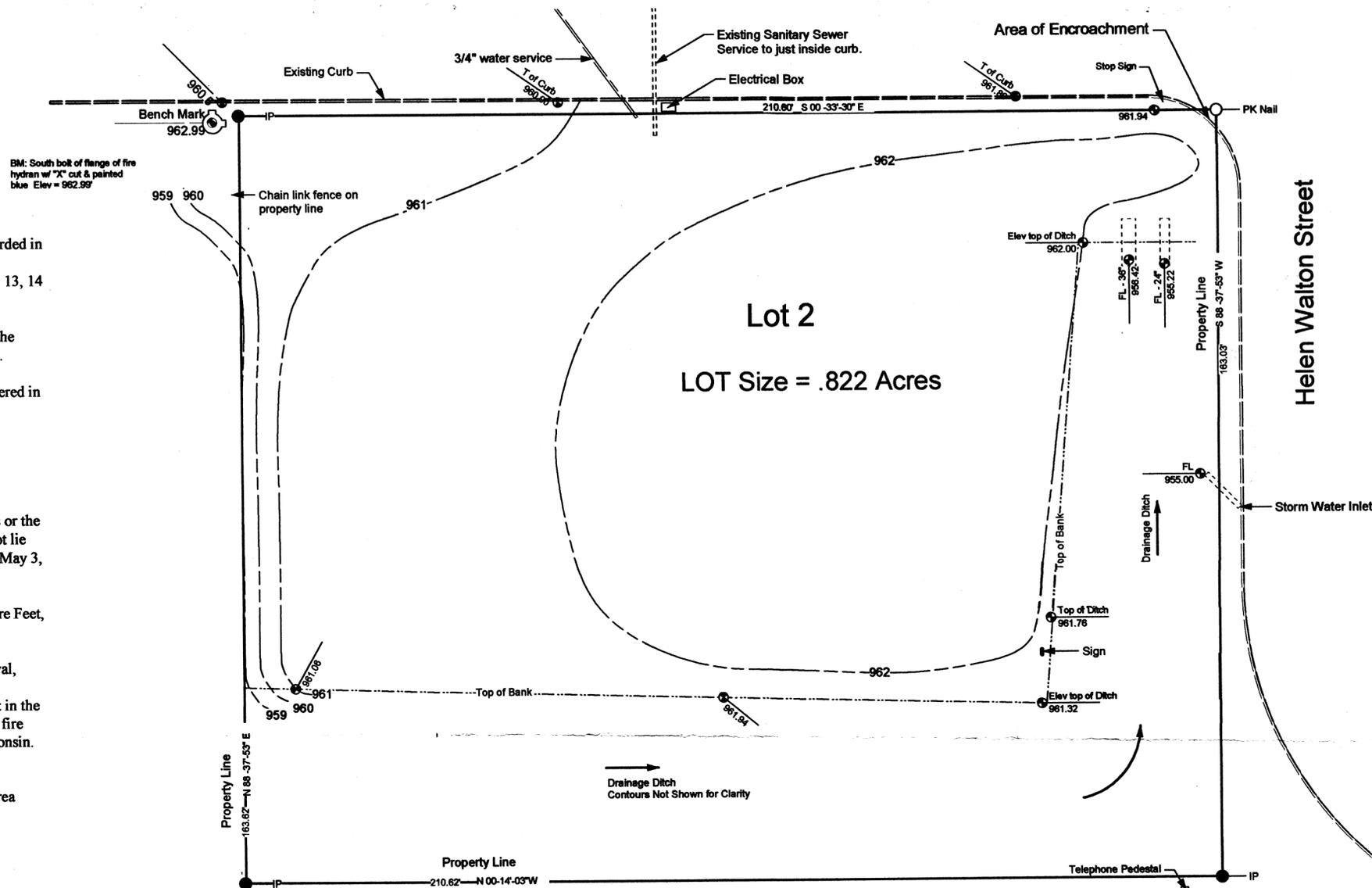
8. Substantial feature observed in the process of conducting the survey (in addition to the improvements and features required under Section 5 above) such as parking lots, billboards signs, swimming pools, landscaped areas, etc.

There is a drainage ditch along the west and south property lines flowing into a 24" and 36" diameter pipes. There is a 4' x 8' sign as shown on the plan. Along the north property line there is a 110' chain link fence with the east end post on the property line and the west end post set 3" into the adjacent lot. There is not apparent encroachment of this fence. The Southeast property corner is represented by a PK nail in the pavement. The curb and gutter crosses the property line in the north/south direction 4.32 feet north of the PK nail and the curb and gutter crosses the property line in the east/west direction 2.10 feet west of the PK nail.

- Location of utilities existing or serving the surveyed property as determined by:
Water: Shown on map as supplied by the City of Tomah
Sanitary Sewer: shown on the map as supplied by the City of Tomah
Electrical: Alliance Electrical
Telephone: Pedestal as shown on map in Southeast corner of the lot.
Gas: WE Energies.
- Names of adjoining owners of platted lands according to current public records.
The East and North property owner is Wal-Mart Store #965, Tomah, Wisconsin
The South property owner is the City of Tomah, Wisconsin, Helen Walton Street
The West property owner is Teal Farms, Tomah, Wisconsin.

14. Distance to the nearest intersecting street as specified by the client. Helen Walton Street is street to the south of this property.

16. Observed evidence of current earth moving work, building construction or building additions. There was no earth moving or construction activity during the preparation of the survey.



SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to Wal-Mart Stores East, Inc., an Arkansas corporation and its successors and assigns and Fidelity National Title Insurance Company, its successors and assigns, that the survey to which this certificate is attached, was made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 2011 and includes items 1, 2, 3, 4, 5, 6, 8, 10, 11(b), 13, 14, AND 16, of Table A thereof. Pursuant to the accuracy standards as adopted ALTA, NSPS and ACSM and in effect on that date of this certification, the undersigned further certifies that the survey measurements were made in accordance with the Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys.

Signed Phillip G. Epping Date 6/20/11
Being a Registered Professional Land Surveyor in the State of Wisconsin, being Land Surveyor No, S-1124.
Date Surveyed - May 13, 2011



ALTA/ACSM LAND TITLE SURVEY

for
Lot 2 of Certified Survey Map
Recorded in VOL. 24, PAGE 86
City of Tomah, Monroe County, Wisconsin



Scale: 1" = 20 ft

Phillip Epping Engineer & Surveyor 1666 W Bass Lake Rd Eagle River, WI 54521	
Hunter Engineering & Design 217 E Division St, PO Box 1585 Eagle River, WI 54521	Drawn By CAH
Date 05/31/11	Revision
Maurice's Tomah, WI	Project Title Alta/ACSM Land Title Survey
Scale As Shown	Drawing No. 1