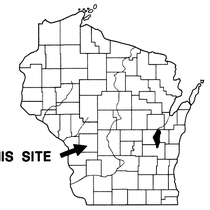
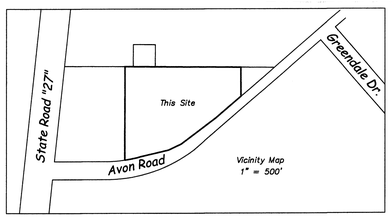
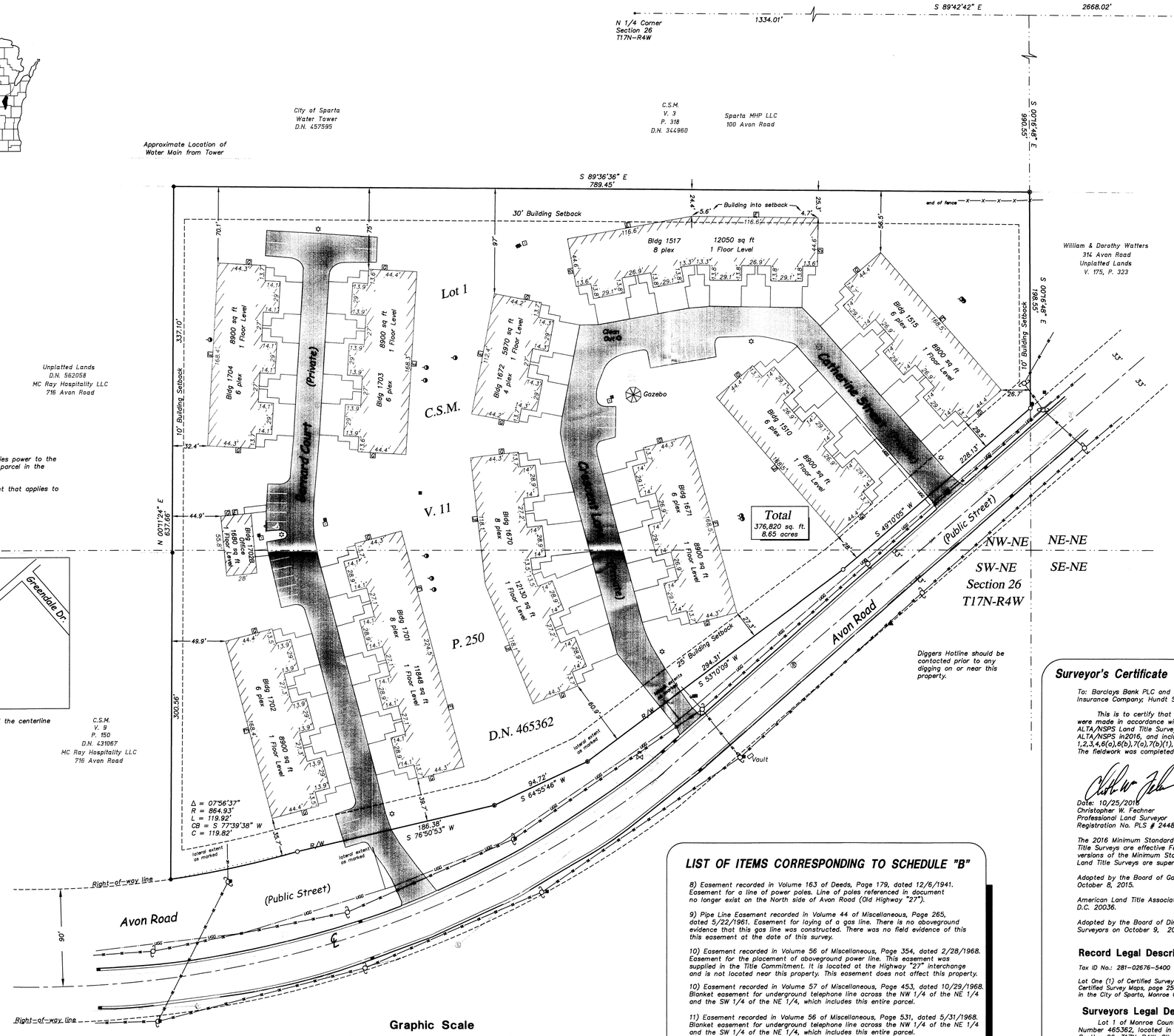
FILED Nov 22, 2016

CSR 2500





The distance from the centerline of State Road "27" and the centerline of Bernard Court is 823 feet.



C.S.M.
V. 9
P. 150
D.N. 431067
MC Ray Hospitality LLC
716 Avon Road

Statement of Encroachments:

Power pole and the overhead electric line that supplies power to the parcel lying East of this property is located on this parcel in the southeast corner of this property.

There is no easement listed on the Title Commitment that applies to this power pole.

Bearing Basis: The Monroe County Coordinate System. Referenced to the (MCCS) NAD 83 (2011) Adjustment: Referenced to the North line of the NE 1/4, Section 26, T17N-R4W: S 89°42'42" E

LEGEND

- ● = Found 1" Iron Pipe (unless stated otherwise)
- ○ = Set 3/4" x 20" Rebar (1.50 lb/lin. ft.)
- ● = Found 3/4" Iron Bar
- • = Found MAG nail
- ▲ = ROW Post
- ( ) = Recorded dimensions
- Ⓢ = Sanitary Sewer Manhole
- = Storm Sewer Manhole
- = Storm Sewer Drain
- = Hydrant
- = Water Valve
- GV = Gas Valve
- = Sign
- ☆ = Light Pole
- ■ = Storm Water Inlet
- ■ = Pedestal
- = Boundary of this survey
- = Centerline
- = Electric
- = Fiber Optic
- = Gas Line
- = Communication
- = Sanitary Sewer
- = Storm Sewer
- = Water Line
- = Overhead Wires
- = Fence line
- = Electric Transformer
- = Electric Meters
- = Gas Meters
- = Utility Pole
- = Satellite Dish
- = Concrete Curb & Gutter
- R/W = Right-of-way line

Graphic Scale

50' 0 25' 50' 100'

(IN FEET)
1 inch = 50 ft.

LIST OF ITEMS CORRESPONDING TO SCHEDULE "B"

8) Easement recorded in Volume 163 of Deeds, Page 179, dated 12/6/1941. Easement for a line of power poles. Line of poles referenced in document no longer exist on the North side of Avon Road (Old Highway "27").

9) Pipe Line Easement recorded in Volume 44 of Miscellaneous, Page 265, dated 5/22/1961. Easement for laying of a gas line. There is no aboveground evidence that this gas line was constructed. There was no field evidence of this this easement at the date of this survey.

10) Easement recorded in Volume 56 of Miscellaneous, Page 354, dated 2/28/1968. Easement for the placement of aboveground power line. This easement was supplied in the Title Commitment. It is located at the Highway "27" interchange and is not located near this property. This easement does not affect this property.

10) Easement recorded in Volume 57 of Miscellaneous, Page 453, dated 10/29/1968. Blanket easement for underground telephone line across the NW 1/4 of the NE 1/4 and the SW 1/4 of the NE 1/4, which includes this entire parcel.

11) Easement recorded in Volume 56 of Miscellaneous, Page 531, dated 5/31/1968. Blanket easement for underground telephone line across the NW 1/4 of the NE 1/4 and the SW 1/4 of the NE 1/4, which includes this entire parcel.

12) Easement recorded in Volume 10 of Records, Page 679, dated 1/28/1981. Blanket easement for underground telephone line across the NW 1/4 of the NE 1/4 and the SW 1/4 of the NE 1/4, which includes this entire parcel.

Notes:

Zoning report prepared by American Zoning Services dated 10/25/16. Site Number 1679-1

All streets, lanes and courts on this property are private access roads. The subject property has access to Avon Road, a dedicated public street.

Underground utilities or laterals supplying each building were not marked and are not shown on this survey.

There is no ground evidence of any utility lines supplying or being supplied from neighboring parcels, except as shown on this map and listed in the Statement of Encroachments.

The gas line shown on this survey is a supply line and does not encroach onto this parcel. The location of the gas line is approximate and determined by road plans obtained from the City of Sparta.

There are no observable evidence of cemeteries on this property.

There are 28 regular parking spaces and one handicap parking space on this property with 64 garage spaces for a total of 93 parking spaces.

The parking is deficient by three stalls per the Zoning Report. (96 required) There is sufficient land within the premises to create the needed stalls.

This Parcel is zoned R-3 PUD, Multiple Family PUD District.

Building setback requirements
Front = 25'
Back = 30'
Side = 10'

Height and floor space requirements
Max. Main Bldg Hgt = 45'
Max. Accessory Bldg Hgt = 15'
Two bedroom Min. = 850 sq. ft.

- Except as shown of the survey, there are not visible easements or rights of way of which the undersigned has been advised.
- Except as shown on the survey, there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
- The location of each easement, right of way, servitude and other matter affecting the subject property and listed in the Title Commitment # NCS-814991-2-MKE, Dated October 5, 2016 issued by First American Title Insurance Company with the respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in the Title Commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such Title Commitment.
- The subject property has access to and from a duly dedicated and accepted public street.
- Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities or ingress and egress.
- The record description of the subject property forms a mathematically closed figure.
- There was no indication of earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
- There was no indication of street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- No wetlands were delineated on this site.

All buildings located on this property do not violate height requirements. The height of all buildings above grade is 14.2'

All electric lines on this property are underground, except for the encroachment listed in the Statement of Encroachments.

All TV and Phone pedestals located on the North side of Avon Road along this parcel supply TV and Phone service to this parcel.

Said surveyed property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 55081C0337D, with a date of identification of 1/20/2010, for Community Number 550290, in Monroe County, State of Wisconsin, which is the current Flood Insurance Rate Map for the Community in which said surveyed property is situated.

Surveyor's Certificate

To: Barclays Bank PLC and its successors and assigns; First American Title Insurance Company; Hundt SBW, LLC; American Zoning Services.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA/NSPS in2016, and includes items: 1,2,3,4,6(a),6(b),7(a),7(b)(1),7(c),8,9,10(a),13,14,16,17,18,19&20 of Table A thereof. The fieldwork was completed September 20 through October 10, 2016.

Date: 10/25/2016
Christopher W. Fechner
Professional Land Surveyor
Registration No. PLS # 2448

The 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys are effective February 23, 2016. As of that date, all previous versions of the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys are superseded by these 2016 standards.

Adopted by the Board of Governors, American Land Title Association, on October 8, 2015.

American Land Title Association, 1828 L St., N.W., Suite 705, Washington, D.C. 20036.

Adopted by the Board of Directors, National Society of Professional Surveyors on October 9, 2015.

Record Legal Description

Tax ID No.: 281-02676-5400

Lot One (1) of Certified Survey Map filed in Volume 11 of Certified Survey Maps, page 250 as Document No. 465362, in the City of Sparta, Monroe County, Wisconsin.

Surveyors Legal Description

Lot 1 of Monroe County Certified Survey Map, Volume 11, Page 250, Document Number 465362, located in the NW 1/4 of the NE 1/4, the SW 1/4 of the NE 1/4, Section 26, T17N-R4W, City of Sparta, Monroe County, Wisconsin.

Subject to any easements, covenants and restrictions of record.

The above legal description is the exact parcel described in First American Title Commitment file No. NCS-814991-2-MKE dated October 5, 2016.

Coulee Region Land Surveyors
917 SOUTH 4TH STREET - P.O. BOX 1954
LA CROSSE, WISCONSIN 54601
PHONE (608) 784-1614 FAX (608) 784-1408
www.couleeregionlandsurveyors.com

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR
Hundt SBW LLC

Lot 1, C.S.M., Vol. 11, Pg. 250, D.N. 465362, Located in NW-NE, SW-NE, Sec. 26, T17N-R4W, City of Sparta, Monroe County, WI

Avon Road

DRAWN BY: CF TS	DATE: 10/25/2016
REVISED BY:	DATE:
SCALE: 1" = 40'	
FIELD CREW: TS CF RC	
PROJECT NO.: S-7133	

SHEET 1 OF 1