

LEGAL DESCRIPTION:

Lot 1 of Certified Survey Map recorded in Volume 9 on Page 198 in the office of the Register of Deeds for Monroe County as Document No. 434468 on July 20, 1994, being a part of the Southeast 1/4 of the Southwest 1/4 of Section 21, Township 18 North, Range 1 West, City of Tomah, Monroe County, Wisconsin.

Also

LANDS AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT POLICY NUMBER 72106-016264 WITH AN EFFECTIVE DATE OF DECEMBER 20, 2000.

Parcel 1: A parcel of land located in the Southeast Quarter of the Southwest Quarter (SE 1/4 of SW 1/4) of Section Twenty-one (21), Township Eighteen (18) North, Range One (1) West, City of Tomah, Monroe County, Wisconsin, described as follows: Commencing at the South 1/4 corner of said Section 21; thence S89°09'W, 129.50 feet to the West right of way line of U.S.H. "12"; thence N00°31'W along the West right of way line of said U.S.H. "12", 667.50 feet; thence N47°51'W along the Southeast right of way line of said U.S.H. "12", 239.83 feet; thence S89°49'W along the South line of said S.T.H. "21", 239.83 feet; thence S00°31'E, 205.63 feet to the point of beginning; thence N88°38'E a distance of 307.33 feet; thence S00°31'E a distance of 218.74 feet; thence S89°49'W a distance of 307.33 feet; thence N00°31'W a distance of 212.40 feet to the point of beginning.

Parcel 2: Easement for the benefit of Parcel 1 created by an instrument recorded in Vol. 45 of Records on page 264, as Doc. No. 369272 described as follows:

A non-exclusive easement over and through the following: A parcel of land located in the SE 1/4 of the SW 1/4 of Section 21, Township 18 North, Range 1 West, City of Tomah, Monroe County, Wisconsin, described as follows: Commencing at the South 1/4 corner of said Section 21; thence S89°09'W, 129.50 feet to the West right of way line of U.S.H. "12"; thence N00°31'W along the West right of way line of said U.S.H. "12", 667.50 feet; thence N47°51'W along the Southeast right of way line of said U.S.H. "12", 239.83 feet; thence S89°49'W along the South line of said S.T.H. "21", 239.83 feet; thence S00°31'E, 205.63 feet to the point of beginning; thence N88°38'E a distance of 307.33 feet; thence S00°31'E a distance of 218.74 feet; thence S89°49'W a distance of 307.33 feet; thence N00°31'W a distance of 212.40 feet to the point of beginning.

Also a non-exclusive easement for ingress and egress over and through a strip of land approximately fifty (50) feet in width over the following described lands: A parcel of land located in the SE 1/4 of the SW 1/4 of Section 21, Township 18 North, Range 1 West, City of Tomah, Monroe County, Wisconsin, described as follows: Commencing at the South-Quarter corner of said Section 21; thence S89°09'W, 129.50 feet to the West right of way line of U.S.H. "12"; thence N00°31'W along the West right of way line of said U.S.H. "12", 667.50 feet; thence N47°51'W along the Southeast right of way line of said U.S.H. "12", 239.83 feet; thence S89°49'W along the South line of said S.T.H. "21", 239.83 feet; thence S00°31'E, 205.63 feet to the point of beginning; thence N88°38'E a distance of 307.33 feet; thence S00°31'E a distance of 218.74 feet; thence S89°49'W a distance of 307.33 feet; thence N00°31'W a distance of 212.40 feet to the point of beginning.

Parcel 3: A non-exclusive easement for the benefit of Parcel 1 created by an Quit Claim Deed recorded in Vol. 14 of records at page 203 as Document 353695 wherein a non-exclusive easement for ingress and egress over and through the North 50 feet of the following described lands: A parcel of land located in the SE 1/4 of the SW 1/4 of Section 21, Township 18 North, Range 1 West, City of Tomah, Monroe County, Wisconsin, described as follows: Commencing at the SE corner of said forty; thence S89°09'W, 129.50 feet to the West right of way line of U.S.H. "12"; thence N00°31'W along the West right of way line of said U.S.H. "12", 667.50 feet; thence N47°51'W along the Southeast right of way line of said U.S.H. "12", 239.83 feet; thence S89°49'W along the South line of said S.T.H. "21", 239.83 feet; thence S00°31'E, 205.63 feet to the point of beginning; thence N88°38'E a distance of 307.33 feet; thence S00°31'E a distance of 218.74 feet; thence S89°49'W a distance of 307.33 feet; thence N00°31'W a distance of 212.40 feet to the point of beginning.

Parcel No. 286026512200

WEST MCCOY BOULEVARD STATE TRUNK HIGHWAY "21"

(VARIABLE R.O.W.)

GENERAL NOTES

- 1. Right of Way widths and locations are based on surveys of record.
2. Existing vehicular access to this subject property is via Buan Street being a public right of way.
3. Survey prepared for: ALDI, Inc.
4. Chicago Title Insurance Company Commitment Policy No. 72106-016264 dated DECEMBER 20, 2000 supplied by client. No Schedule B-II documents provided.
5. Field work completed on JANUARY 3, 2017.
6. At the time of this survey the subject property contained snow covered ground conditions. Pinnacle Engineering Group, LLC takes no responsibility for any improvements that cannot be located based on a reasonable visual observation.
7. Existing improvements graphically shown on this survey are limited to a predefined "Project Area" specified by the Owner/Client. Pinnacle Engineering Group, LLC takes no responsibility for improvements outside of this "Project Area".
8. Address (OBSERVED): 1844 N. Superior Avenue, Tomah, WI 54660
9. Flood Zone Classification: The property lies within in Zone "X" with an effective date of JANUARY 20, 2010. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
10. Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Existing building main customer entrance door sill, Elevation = 936.00.
11. The existing parking stripes on this subject property are faded and/or snow covered. Information is based on a reasonable visual observation.
12. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20165103679 with a clear date of DECEMBER 25, 2016. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC, does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
13. No wetlands were delineated or observed in the process of conducting the fieldwork.

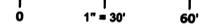
LEGEND OF SYMBOLS & ABBREVIATIONS

Table with 4 columns: Symbol, Description, Symbol, Description. Includes symbols for sanitary manhole, storm manhole, storm inlet, cleanout, catch basin, lateral, basketball hoop, spot elevation, air conditioning unit, unknown manhole, dumpster, handicap stall, well, hydrant, water valve, downspout, standpipe, traffic signal, flood light, light pole, underground utility lines, sanitary sewer, storm sewer, water main, fiber optic, telephone, electrical, overhead wires, cable television, gas main, wetlands, sign, mail box, flag pole, bollard, cross cut, iron pipe, guy wire, transformer, electric meter, electric manhole, cable tv riserbox, cable tv manhole, gas valve, gas meter, gas marker, directional arrow, conifer tree, deciduous tree, bush, wetland symbol, etc.

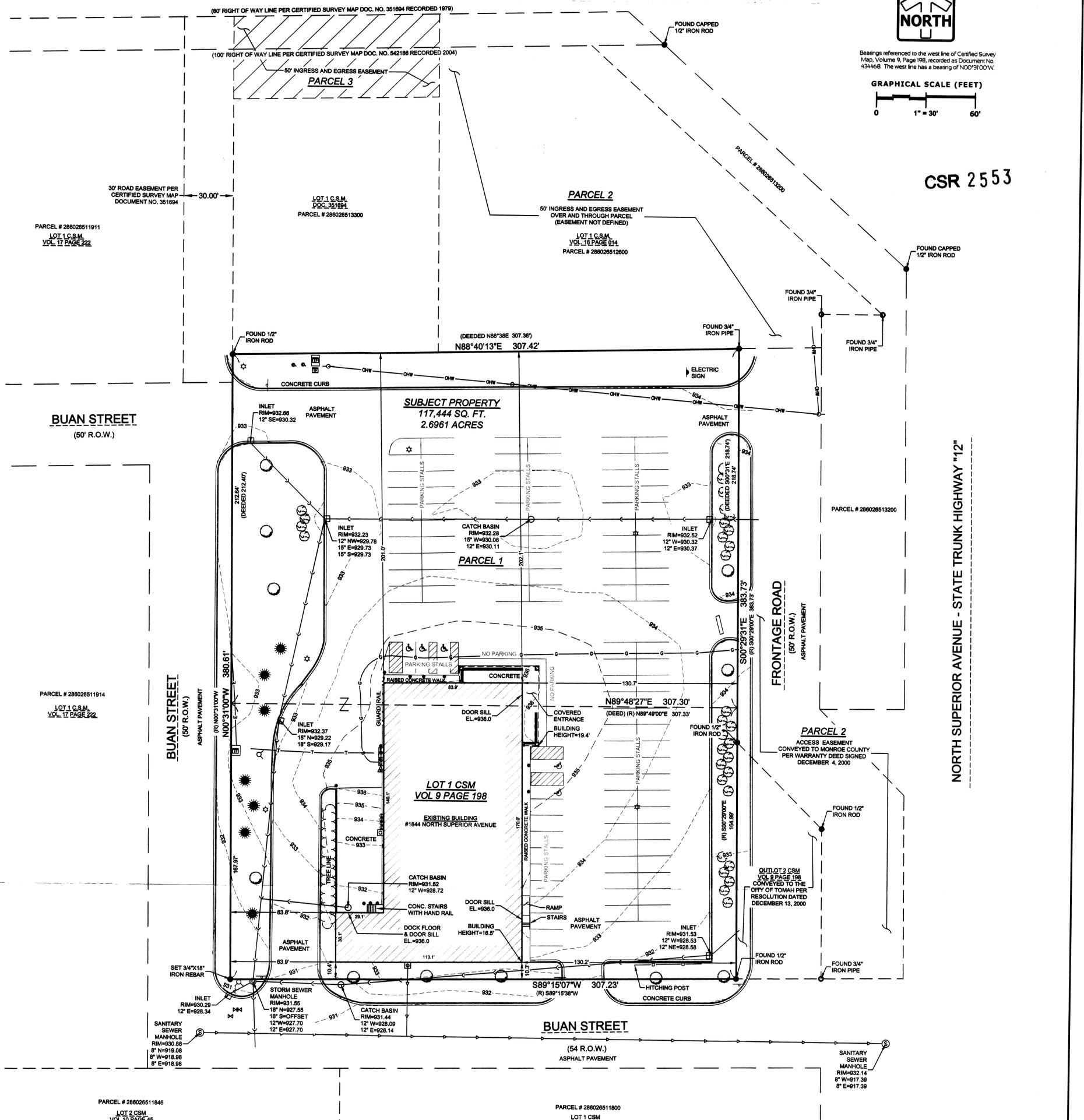


Bearings referenced to the west line of Certified Survey Map, Volume 9, Page 198, recorded as Document No. 434468. The west line has a bearing of N00°31'00"W.

GRAPHICAL SCALE (FEET)



CSR 2553



I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided and complies with requirements of Chapter A-E 7 s.35.93 of the Wisconsin State Statutes. SIGNED JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461



1844 NORTH SUPERIOR AVENUE, TOMAH
LOT 1 OF 9 CSM 198 AND LANDS IN THE SE 1/4 OF THE SW 1/4 SEC. 21, T18N, R1W, CITY OF TOMAH, MONROE COUNTY, WISCONSIN