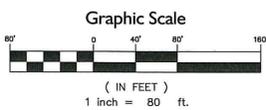


LEGEND

- = Found 1" Iron Pipe (unless stated otherwise)
- = Set 3/4" x 20" Rebar (1.50 lb./in. ft.)
- ⊙ = Found 3/4" Iron Bar
- ⊕ = Found County marker
- () = Recorded dimensions
- ⊗ = Hydrant
- ⊠ = Electric box
- ⊡ = Sign
- ⊙ = Light Pole
- ⊠ = Storm Water Inlet
- ⊠ = Pedestal
- = Boundary of this survey
- = Centerline
- = Overhead Wires
- = Fence line
- ⊠ = Utility Pedestal
- ⊙ = Utility Pole
- = Concrete Curb & Gutter
- = Concrete
- = Landscaped Area
- = Direction of Flow



Bearing Basis: The Monroe County Coordinate System, Referenced to the (NAD 83) (2011) Adjustment.

Surveyor's Certificate

To: Sharma Hospitality Inc., a Wisconsin corporation; Ready Capital LLC, its successors and/or assigns; L & I Investments LLC, a Wisconsin limited liability company; Knight Barry Title, Inc.; Chicago Title Insurance Company; Arndt, Buswell & Thorn, SC.

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 in 2016, and includes items: 1, 2, 3, 4, 7(1), 8, & 21 of Table A thereof. The fieldwork was completed May 15 & 16, 2019.

Christopher W. Fechner
 Date: 5/22/2019
 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As of that date, all previous versions of the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys are superseded by these 2016 standards.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.

National Society of Professional Surveyors, Inc., a member organization of the American Congress on Surveying and Mapping, 6 Montgomery Village Avenue, Suite 403, Gaithersburg, MD 20879

LEGAL DESCRIPTIONS

Parcel A:
 Lot 1 of Certified Survey Map recorded on June 15, 2005 in Volume 18 of Certified Survey Maps of Page 171, as Document No. 550395, being part of the Southwest 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 18 North, Range 1 West, City of Tomah, County of Monroe, State of Wisconsin.

Parcel B:
 Lot 2 of Certified Survey Map recorded on June 15, 2005 in Volume 18 of Certified Survey Maps of Page 171, as Document No. 550395, being part of the Southwest 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 18 North, Range 1 West, City of Tomah, County of Monroe, State of Wisconsin.

1017 East McCoy Boulevard, Tomah, WI 54660

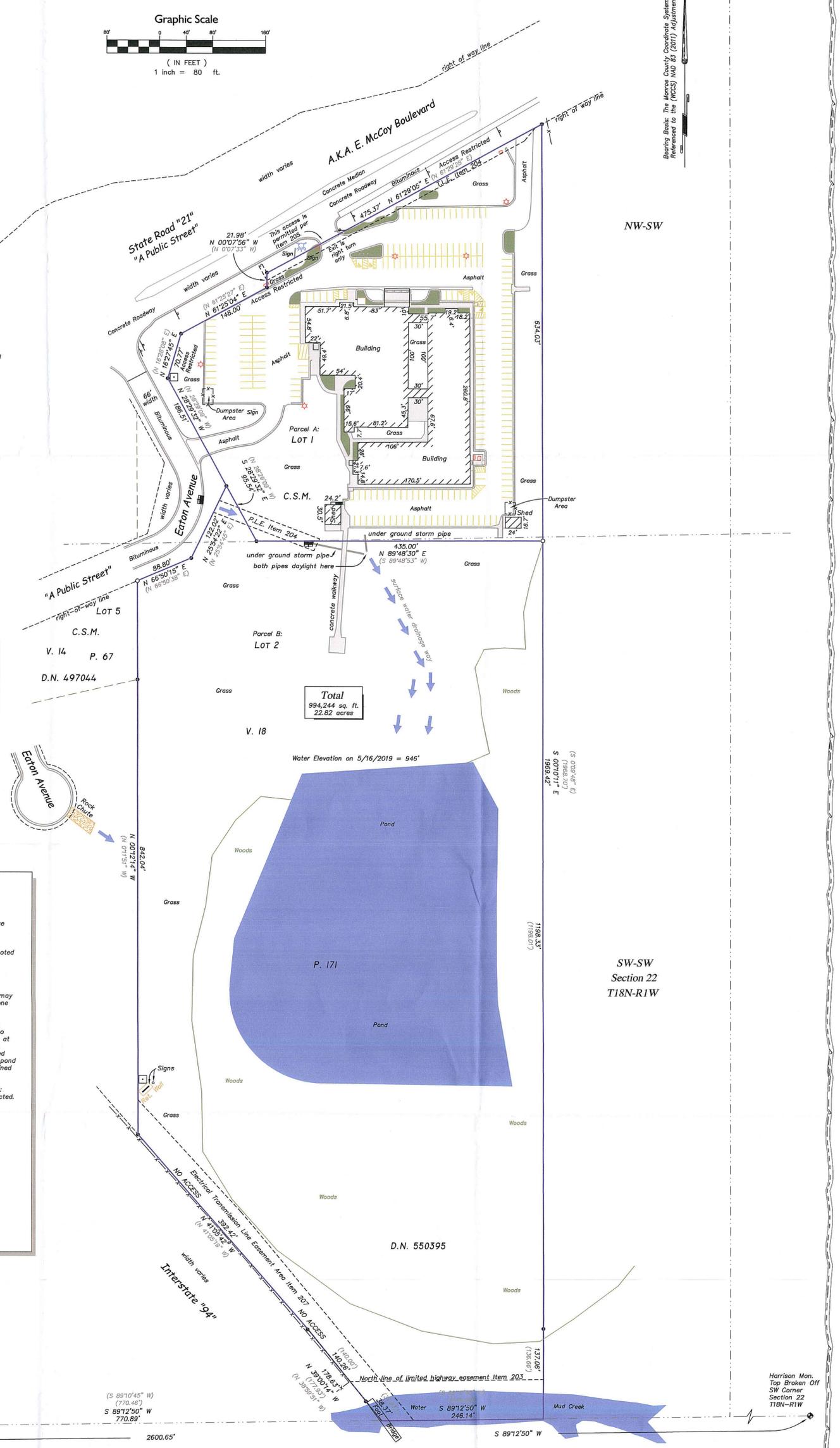
Tax Key Number: 286-02651-6200 (Parcel A) and 286-02651-6202 (Parcel B)

These are the exact parcels described in Title Commitment File No. 1027992, issued by Knight Barry Title, Inc., dated 4/24/2019.

Flood Zone Classification: Zone "X" Panel No. 55081 C0263D with an effective date of 1/20/2010.

LIST OF ITEMS CORRESPONDING TO SCHEDULE "B"

- 001) Defects, liens, encumbrances, adverse claims: This item is not plotted because it is blanket in nature and affects the entire subject property.
- 006) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey: None noted by surveyor.
- 007) Easements or claims of easements, not shown in the public record: None noted by surveyor.
- 008) Any claim of adverse possession or prescriptive easement: None noted by surveyor.
- 200) Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated for street, highway or alley purposes: None noted by surveyor.
- 201) Rights of the public in any portion of the land lying below the ordinary high water mark of Mud Creek and an unnamed pond, and rights of the government to regulate the use of the shore and riparian rights: Mud Creek is portrayed hereon at the South side of the subject property. As a navigable waterway the public could utilize this creek for recreational purposes. However, access could only be obtained from the East of the subject property. The pond is portrayed hereon. The entire pond lies within the subject property. Permission for public use would need to be obtained from the current landowner(s).
- 202) Access limitations and other matters as contained in Document No. 273001: The right-of-way line of Interstate "94" is portrayed hereon and access is restricted. All other right-of-ways abutting the subject property are portrayed hereon.
- 203) Limited highway easement and other matters contained in Document No. 273002: This item affects the subject property and is portrayed hereon.
- 204) Permanent limited easement and other matters contained in Document No. 535779 and corrected in Document No. 558590: These items are plotted hereon.
- 205) Access Covenant (Permit) and other matters contained in Document No. 584362: This item is plotted hereon. Access is restricted to State Road "21" to the current location shown.
- 206) Hazardous Substances Certificate and Indemnity Agreement contained in Document No. 655776: This item does not lend itself to graphic plotting.
- 207) Electric Transmission Line Easement granted to American Transmission Company, ATC Management Inc.; NSP, d/b/a Xcel Energy; WPPi Energy DPC & SMDPA Wisconsin, LLC contained in Document No. 636626: This easement affects the subject property and is plotted hereon.



Total
994,244 sq. ft.
22.82 acres

Water Elevation on 5/16/2019 = 946'

SW-SW
Section 22
T18N-R1W

Harrison Mon.
Top Broken Off
SW Corner
Section 22
T18N-R1W

CSR 2716

SURVEY FOR
Arndt, Buswell & Thorn, SC
 Lot 1 & Lot 2, Certified Survey Map, V. 18, Pg. 171,
 Document Number 550395
 City of Tomah, Monroe County, Wisconsin
 1017 East McCoy Boulevard

DRAWN BY: DATE:
 CF TS 5/22/2019
 REVISIONS BY: DATE:
 SCALE:
 1" = 80'
 FIELD CREW:
 TS LF CF

SHEET 1 OF 1

ALTA/NSPS LAND TITLE SURVEY
 FOR
SHARMA HOSPITALITY INC

**CR Coulee Region
 LS 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