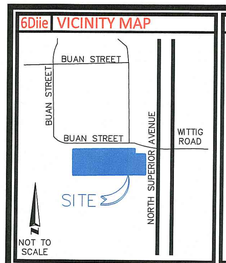
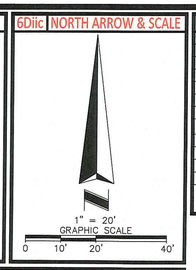
6Diie VICINITY MAP



6Diic NORTH ARROW & SCALE



6 ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
PERMITTED USE	B	AUTO
MINIMUM LOT AREA (SQ.FT.)	3,000	40,110
MINIMUM FRONTAGE	20'	292.06'
MINIMUM LOT WIDTH	N/S	N/L
MAX LOT COVERAGE	95%	17%
MAX BUILDING HEIGHT	45'	20.7'
MINIMUM SETBACKS		
FRONT	N/R	121.2'
SIDE	N/R	4.1'
STREET SIDE	N/R	47.6'
REAR	10'	121.4'

PARKING REQUIREMENTS:
REQUIRED = 36 PARKING SPACES
EXISTING = 36 PARKING SPACES

ZONING INFORMATION SHOWN HEREON WAS PROVIDED BY INSURED, INFORMATION WAS NOT OBTAINED BY ASM, INC.
CONTACT:
MASSEY CONSULTING GROUP
SITE # 26786
REPORT DATE: 11/13/2019
PHONE/FAX
(405) 475-5056
(405) 475-0142

NOTES:
B: BUSINESS DISTRICT
N/S: NOT STATED
N/L: NOT LISTED

CONFORMANCE STATUS: LEGAL CONFORMING

6Bxii TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM:
CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO.: CO-9421, HAVING AN EFFECTIVE DATE OF OCTOBER 14, 2019.

SHEET 1 OF 1

6Bi TITLE DESCRIPTION

LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOL. 18 CSM ON PAGE 049 AS DOCUMENT NO. 544934 LOCATED IN PART OF THE SOUTHEAST QUARTER OF SOUTHWEST QUARTER (SE 1/4 OF SW 1/4), SECTION TWENTY-ONE (21), TOWNSHIP EIGHTEEN (18) NORTH, RANGE ONE (1) WEST, CITY OF TOMAH, MONROE COUNTY, WISCONSIN.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

5Ciii OBSERVED POTENTIAL ENCROACHMENTS

NONE APPARENT AT THE TIME OF SURVEY UNLESS OTHERWISE DEPICTED ON THIS SURVEY

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 550291 0245 D (MAP NO. 55081C245D), WHICH BEARS AN EFFECTIVE DATE OF 01/20/2010, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6Diid LEGEND AND ABBREVIATIONS

- CONCRETE SURFACE
- NO PARKING AREA
- HANDICAP PARKING
- ELECTRIC BOXES/STRUCTURES
- UTILITY POLE
- LIGHT POLE
- ELECTRIC METER
- CATCH BASIN
- TELEPHONE BOXES/STRUCTURES
- RECOVERED MONUMENT AS NOTED
- SECTION CORNER
- GAS VALVE
- GAS METER
- SIGN
- MB — MAIL BOX
- X PS — PARKING SPACE
- WOOD FENCE
- STORM SEWER LINE
- CCG — CONCRETE CURB & GUTTER
- CMP — CORRUGATED METAL PIPE
- CO — CLEAN OUT
- DA — DUMPSTER AREA
- NO. — NUMBER
- POB — POINT OF BEGINNING
- POC — POINT OF COMMENCEMENT
- OH — OVERHANG
- (R) — RECORD DESCRIPTION

6Cvii PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES

NONE PROVIDED TO THIS SURVEYOR.

5Ei "SCHEDULE B - SECTION 2" ITEMS

11. DRAINAGE, SETBACK LINES, EASEMENTS, UTILITY EASEMENTS, AND OTHER NOTATIONS, AS SHOWN ON THE RECORDED CERTIFIED SURVEY MAP RECORDED IN VOLUME 10 CSM PAGE 45, AS DOCUMENT NO. 440342. (AFFECTS, AS SHOWN)
12. DRAINAGE, SETBACK LINES, EASEMENTS, UTILITY EASEMENTS, AND OTHER NOTATIONS, AS SHOWN ON THE RECORDED CERTIFIED SURVEY MAP RECORDED IN VOLUME 18 CSM PAGE 049, AS DOCUMENT NO. 544934. (AFFECTS, AS SHOWN)
13. EASEMENT GRANTED TO NORTH-WEST TELEPHONE COMPANY BY AN INSTRUMENT RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN, ON FEBRUARY 5, 1962 AT 3:00 P.M. IN VOLUME 45 OF MISC. ON PAGE 362, AS DOCUMENT NO. 269753. (AFFECTS, BLANKET IN NATURE)
14. EASEMENT GRANTED TO NORTH-WEST TELEPHONE COMPANY BY AN INSTRUMENT DATED MAY 2, 1988 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MONROE COUNTY, WISCONSIN, ON MAY 9, 1988 AT 8:00 A.M. IN VOLUME 91 OF RECORDS, ON PAGE 152, AS DOCUMENT NO. 391854. (AFFECTS, BLANKET IN NATURE)
15. ROADWAY EASEMENT OVER THE EAST 50 FEET OF LOT 1 AS DESIGNATED ON THE CERTIFIED SURVEY MAP RECORDED IN VOLUME 10 CSM ON PAGE 45 AS DOCUMENT NO. 440342. (AFFECTS, AS SHOWN)
16. GENERAL UTILITY EASEMENT BETWEEN FREDERICK A WEGNER AND BARBARA J WEGNER, AND LEGEND HOLDINGS, LLC, DATED DECEMBER 9, 2005 AND RECORDED JANUARY 17, 2006 AS DOCUMENT NO. 557683. (AFFECTS, AS SHOWN)

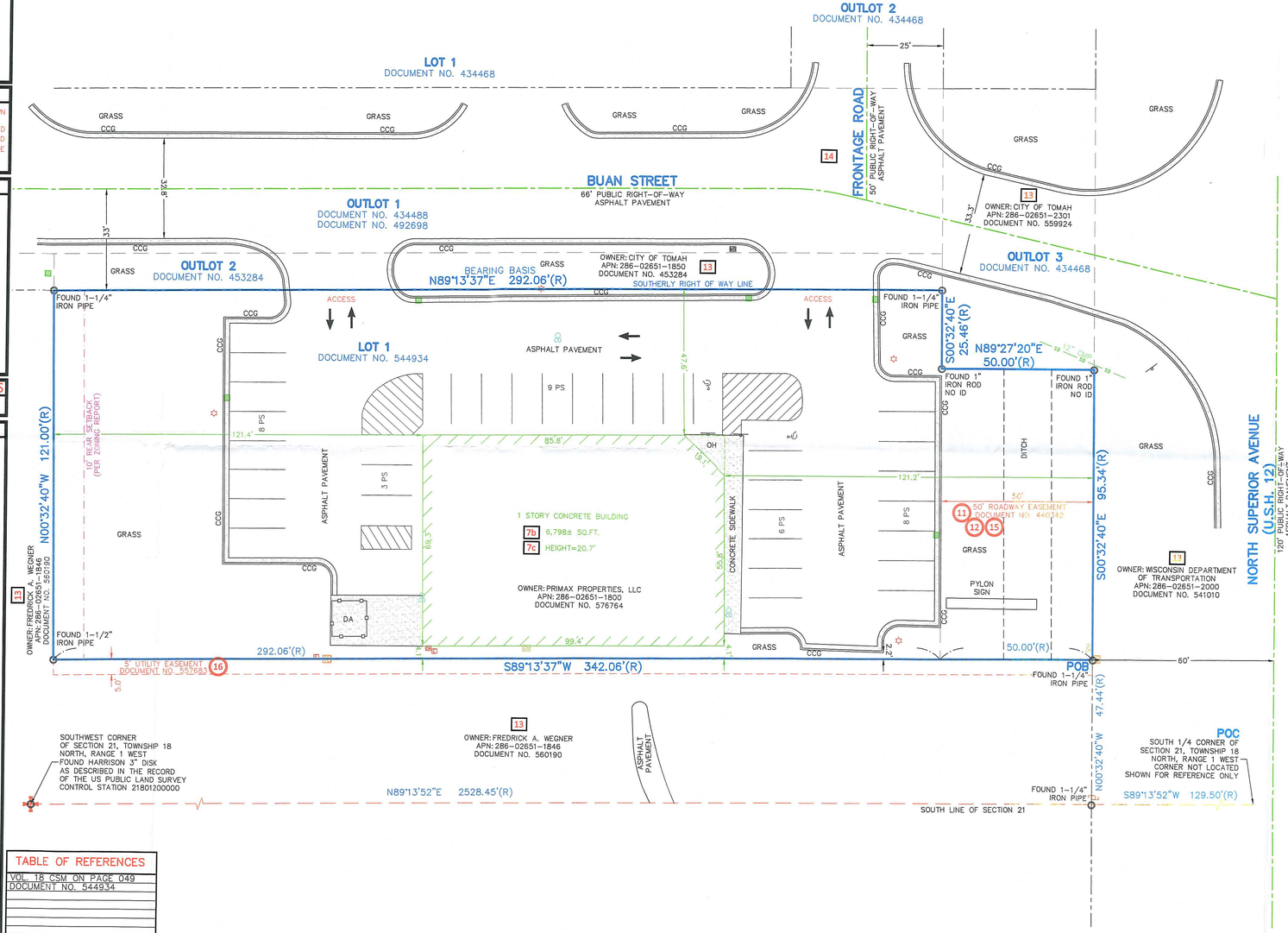


TABLE OF REFERENCES

VOL. 18 CSM ON PAGE 049
DOCUMENT NO. 544934

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE

2	"TABLE A" PROPERTY ADDRESS	6Bvii	CONTIGUITY STATEMENT	8	"TABLE A" SUBSTANTIAL FEATURES OBSERVED
3	"TABLE A" FLOOD INFORMATION	6Bxii	TITLE COMMITMENT INFORMATION	9	"TABLE A" PARKING SPACES
4	"TABLE A" LAND AREA	6Cvii	RECORDED SETBACKS/RESTRICTIONS PROVIDED BY INSURED	10a	"TABLE A" DIVISION/PARTY WALLS
5Biii	ACCESS TO PROPERTY	6Diic	NORTH ARROW & SCALE	11	"TABLE A" UTILITY INFORMATION
5Ciii	SURVEYOR OBSERVED POTENTIAL ENCROACHMENTS	6Diid	LEGEND & ABBREVIATIONS	13	"TABLE A" ADJOINING OWNERS
5Ei	"SCHEDULE B – SECTION 2" ITEMS	6Diie	VICINITY MAP	14	"TABLE A" INTERSECTING STREET
5F	CEMETERY NOTE	6Diig	SURVEYOR'S NOTES	16	"TABLE A" EARTH MOVING NOTE
6	TABLE "A" ZONING INFORMATION	6Dvi	TYPE OF SURVEY	17	"TABLE A" RIGHT OF WAY CHANGES
6Bi	TITLE DESCRIPTION	7	SURVEYOR'S CERTIFICATE	18	"TABLE A" WETLAND AREAS
		7b	"TABLE A" BUILDING AREA	19	"TABLE A" OFFSITE EASEMENTS OR SERVITUDES
6Biv	BEARING BASIS	7c	"TABLE A" BUILDING HEIGHT		

8 SUBSTANTIAL FEATURES OBSERVED

SUBSTANTIAL ABOVE GROUND FEATURES THAT WERE OBSERVED ON THE SUBJECT PARCEL, SUCH AS PARKING AREAS, DRIVES, WALKS, PLANTERS/LANDSCAPE AREAS AND OTHER, HAVE BEEN LOCATED AS SHOWN HEREON. NOTE: THERE WERE NO OBSERVED SUBSTANTIAL AREAS OF REFUSE ON THE SUBJECT PARCEL PER THE DATE OF THIS SURVEY.

DATE	REVISIONS	TECH	DATE	REVISIONS	TECH
.	.	.	.	.	.
.	.	.	.	.	.
.	.	.	12/03/19	COMMENTS/ZONING	JCT

FIELD BK	BW	DRAWING SCALE	1"= 20'
DRAWN BY	RJG	QC BY	DWK 12/04/19
DRAWING NAME	1909642-24604 TOMAH WI.DWG		

6Diig SURVEYOR'S NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
4. PER CONTRACTUAL AGREEMENT WITH THE CLIENT, THE INTERIOR SITE IMPROVEMENTS ARE REPRESENTED HEREON UTILIZING A GEO-REFERENCED, ORTHO-RECTIFIED PHOTO THAT WAS CREATED FROM AN UNMANNED AERIAL VEHICLE FLIGHT DATA SET, FLOWN BY THIS FIRM ON 10/29/2019. PURSUANT TO THE MINIMUM STANDARD DETAIL REQUIREMENTS ALTA/NSPS HEREON WERE DETERMINED BY AN ON THE GROUND, FIELD SURVEY. PRECISION OF THE UNMANNED AERIAL VEHICLE FLIGHT DATA SET AT 122 METERS/400 FEET ABOVE GROUND LEVEL = 2.9 CM/PIXEL OR 1.1 IN/PIXEL.
5. THIS SURVEY COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE – MINIMUM STANDARDS FOR PROPERTY SURVEYS AS FORTH IN CHAPTER A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

4 LAND AREA

40,110 ± SQUARE FEET 0.920 ± ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON SOUTHERLY RIGHT OF WAY LINE OF BUAN STREET, WHICH BEARS N89°13'37"E, PER DOCUMENT NO. 544934.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR = 34 HANDICAP = 2 TOTAL = 36

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO BUAN STREET, A DEDICATED PUBLIC STREET OR HIGHWAY.

16 EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

6Bvii CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

TO: ARG AA14PCK001, LLC, A DELAWARE LIMITED LIABILITY COMPANY; AR GLOBAL INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY; AMERICAN FINANCE TRUST, INC. A MARYLAND CORPORATION;
AMERICAN FINANCE OPERATING PARTNERSHIP, L.P., A DELAWARE LIMITED PARTNERSHIP,
CHICAGO TITLE INSURANCE COMPANY, AND GREENBERG TRAURIG, LLP

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 2, 3, 4, 6a, 6b, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 20 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON 10/27/2019.
DATE OF PLAT OR MAP: 11/05/2019.

DEREK J. KLINKENBORG — DATE 12-10-2019

PROFESSIONAL LAND SURVEYOR NO: LS 3040-8
STATE OF: WISCONSIN
PROJECT NO: 1909642-24604

DEREK KLINKENBORG S-3040 Overland Park KS WISCONSIN LAND SURVEYOR 12/10/19

SURVEY PREPARED BY:
AMERICAN SURVEYING & MAPPING, INC.
3191 MAGUIRE BLVD., SUITE 200
ORLANDO, FL 32803
CERTIFICATE OF AUTHORIZATION # A070556
PHONE: (407) 426-7979
FAX: (407) 426-9741
INFO@ASMCORPORATE.COM

THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT A LICENSED SURVEYOR'S SIGNATURE AND SEAL.

6Dvi 2

ALTA/NSPS LAND TITLE SURVEY
ADVANCE AUTO PARTS
1820 NORTH SUPERIOR AVENUE
MONROE COUNTY TOMAH, WISCONSIN

AMERICAN SURVEYING & MAPPING, INC.
3191 MAGUIRE BLVD., SUITE 200 ORLANDO, FLORIDA 32803
PHONE: (407) 426-7979 WWW.ASMCORPORATE.COM

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