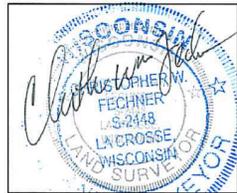


Surveyor's Certificate

To: CARS TO PROVIDE SPE, its successors and assigns; Barclays Bank PLC, as Administrative Agent, its successors and assigns; First American Title Insurance Company, its successors and assigns; Time Enterprise, Inc.

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: 1,2,3,4,6(a),6(b),7(a),7(b),7(c),8,9,11,13,14,16,17,18, & 19 of Table A thereof. The fieldwork was completed August 16th through September 9th, 2019.

Date: 10/28/2019
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As of that date, all previous versions of the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys are superseded by these 2016 standards.

LIST OF SURVEY ITEMS CORRESPONDING TO SCHEDULE "B"

- Any facts, rights, interests, or claims of parties in possession not shown by the Public Records: None noted by surveyor.
- Easements or claims of easements, not shown in the public record: This item is not plotted because the surveyor has no knowledge of such claims. Recorded easements are plotted hereon.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance: Retaining wall at the corner of Maple Avenue and S. Black River Street encroaches into right-of-way by 1.89'. Item noted hereon.
- Defects, liens, encumbrances, adverse claims: This item is not plotted because it is blanket in nature and affects the entire subject property.
- Reservation for easements, building setbacks and other matters as depicted on the Certified Survey map recorded as Document No. 431925: All setbacks and easements are shown hereon. The shed shown on said C.S.M. has been removed.
- Reservation for easements, building setbacks and other matters as depicted on the Certified Survey map recorded as Document No. 488974: All setbacks and easements are shown hereon. The house shown on said C.S.M. has been removed.
- Right of way for drainage ditches, feeders, laterals, and underground drain tile or pipes, if any: None noted by surveyor at the date of this survey. All utilities and improvements are shown hereon.
- Public or private rights in such portion of the subject premises as may be presently used, laid out or dedicated for street purposes: None noted by surveyor. The right-of-ways of Black River Street, A.K.A. State Road "27"; W. Wisconsin Street, A.K.A. State Road "16/71"; Belmont Avenue and Maple Avenue are plotted hereon.
- Easement recorded in Document No. 352018: This telephone easement does not specify a location or a width and can't be plotted per the description. It is located on the subject property. All telephone lines were located and are shown hereon per the locate request to Digger's Hotline called in 8/12/2019. Refer to said Document for details for maintenance of the telephone lines.
- Transportation Project Plat 5144-01-21-4.02 recorded in Documents No. 657212; Amended in D.N. 659113; Amended in D.N. 666710, 667409 and corrected in D.N. 670344: The current right-of-ways for S. Black River Street and W. Wisconsin Street that affect the subject property are monumented and shown hereon.
- Covenants, conditions, restrictions and easements in Document No. 675151: This easement area affects the subject property(ies) and is plotted hereon.
- Covenants, conditions, restrictions, requirements, easements, setbacks and notes, if any as shown on Belmont Gardens: All items referring to Belmont Gardens are plotted hereon.
- Easement recorded in Document No. 352517: This telephone easement does not specify a location or a width and can't be plotted per the description. It is located on the subject property. (Over Lot 99, Belmont Gardens, A.K.A., Lot 1, C.S.M., Vol. 3, Pg. 102: All telephone lines were located and are shown hereon per the locate request to Digger's Hotline called in 8/12/2019. Refer to said Document for details for maintenance of the telephone lines.
- Waiver for rental Unit recorded in Document No. 547211. The structure that this item refers to no longer exists.
- Terms and Conditions of the Weatherization Stipulation Agreement recorded in Document No. 618420. The structure that this item refers to no longer exists.

Miscellaneous Notes:
The Surveyor has received and examined a copy of First American Title Insurance Company's Commitment No. NCS-966038-4-CH12 and the location of any matter shown thereon, to the extent it can be located, has been shown on this Survey with the appropriate recording reference. The parties listed in the Certification are entitled to rely on the survey and the Certification as being true and accurate.

Zoning Report Notes:

Flood zone classification - Zone X.
Zoning designation - B-2, Highway Business District.
Maximum building height - 45'.
Building height - 23'.
Height of building is conforming.
3 Handicap parking space.
77 Regular parking spaces.
Existing parking is in conformance.
No zoning, building & fire code violations.
Subject property not within an Overlay District.
Current use of property permitted by right.
Property not a part of a PUD.
No variances, special permits, use permits, exceptions or conditions that are applicable.
Property regulated by Section 17-209 of the City of Sparta Zoning Ordinance.
Structure developed in accordance with current zoning code requirements and is legal conforming.
In the event of casualty, structure may be rebuilt in whole or part of the current form.
No new permit, variance or other approvals required in the event of casualty.
Date of zoning report August 13, 2019. Site No. 2357-4

LEGEND

- = Found 1" Iron Pipe (unless stated otherwise)
- = Set 3/4" x 20" Rebar (1.50 lb./lin. ft.)
- ⊙ = Found 3/4" Iron Bar
- = Set MAG Nail
- () = Recorded dimensions
- ⊕ = Found County Monument
- ⊕ = Electric Manhole
- ⊕ = Sanitary Sewer Manhole
- ⊕ = Storm Sewer Manhole
- ⊕ = Hydrant
- ⊕ = Water Valve
- ⊕ = Gas Valve
- ⊕ = Sign
- ⊕ = Light Pole
- ⊕ = Ground Light
- ⊕ = Storm Water Inlet
- ⊕ = Pedestal
- = Boundary of this survey
- = Centerline
- = Electric
- = Fiber Optic
- = Gas Line
- = Communication
- = Sanitary Sewer
- = Storm Sewer
- = Water Line
- = Overhead Wires
- = Parking Stripes
- = Fence line
- = Utility Pole
- = Ballast
- = Concrete Curb & Gutter
- = Concrete

Legal Description

All of Lot 1, Certified Survey Map, Volume 3, Page 102, Document Number 327468, "F.K.A. Lot 99, Belmont Gardens Addition"; Lot 1, Certified Survey Map, Volume 9, Page 29, Document Number 423150; Outlot 1, Certified Survey Map, Volume 9, Page 158, Document Number 431925; Outlot 1, Certified Survey Map, Volume 13, Page 134, Document Number 488974; Lots 69, 70, 71, 75, 76, and 77, Belmont Gardens Addition, located in the SW 1/4 of the NE 1/4, Section 23, T17N-R4W, City of Sparta, Monroe County, Wisconsin, except that portion taken for right-of-way purposes as recorded in Transportation Project Plat 5144-01-21-4.02 recorded in Document No. 659113 and further described in Document No. 668341; also excepting those lands taken in Document No. 657212 for said Transportation Project Plat.

Subject to any easements, covenants and restrictions of record.
The above legal description is the exact parcel described in First American Title Insurance Company Commitment file No. NCS-966038-4-CH12.
Dated: 10/01/2019

Tax ID No's: 281-00700-0000, 281-00690-0000, 281-00691-0000, 281-00694-0000, 281-00692-0000, 281-00693-0000, 281-00699-0000



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.
Utilities shown as marked per Diggers Hotline ticket number 20193314243, dated 8/12/2019.

SURVEY FOR
Capital Automotive Real Estate Services, Inc

All of Lot 1, C.S.M., V. 3, P. 102, D.N. 327468; Lot 1, C.S.M., V. 9, P. 29, D.N. 423150; Outlot 1, C.S.M., V. 9, P. 158, D.N. 431925; Outlot 1, C.S.M., V. 13, P. 134, D.N. 488974; Lots 69, 70, 71, 75, 76 & 77, Belmont Gardens Addition; Except any portion taken for right-of-way purposes; City of Sparta, Monroe Co. WI; 615 S Black River Street		DRAWN BY: DATE:	CF TS 10/28/2019
		REVISED BY: DATE:	
PROJECT NO.:		SCALE:	1" = 40'
SHEET 1 OF 1		CREW:	RC TS
S-7589			

ALTA/NSPS Land Title Survey

Brenengen Ford Sparta



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LA CROSSE, WISCONSIN 54601
PHONE (608) 784-1614 FAX (608) 784-1408
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