

3 WORKING DAYS BEFORE YOU DIG CALL DIGGERS HOTLINE 1-800-242-8511

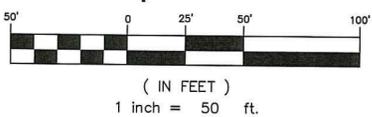
ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

Utilities shown as marked per Diggers Hotline ticket number 20193305697, dated 8/12/2019.

Note: Two new fiber optic or communication signs appeared during conducting the field work on this site. These are labeled "A" and "B" along the South line of the subject property. No markings were found connecting the two new signs. I have drawn a line between the two as it appears they are connected. This is not confirmed as the locate was poorly marked per our request.

Total
234,548 sq. ft.
5.38 acres

Graphic Scale



Zoning Report Notes:
Flood Zone classification - Zone "X"
Zoning Designation - B, Business District.
Maximum height of building - 45'.
Height of building - 22'.
Existing building height is in conformance.
Lot area requirements in conformance.
2 Handicap parking spaces.
46 Regular parking spaces.
Existing parking is in conformance.
No zoning, building or fire code violations.
Subject property not within an Overlay District.
Current use of the property permitted use by right.
Property not part of a PUD.
No variances, special permits, use permits, exceptions or conditions that are applicable to subject property.
Regulated by Section 52-35 of the Zoning Ordinance.
Structure was developed in accordance with current zoning code requirements and in legal conforming.
In event of casualty, structure may be rebuilt, in whole or part of the current form.
No new use permit, variances or other approval required in event of casualty.
Date of zoning report August 12, 2019. Site No. 2357-5.

Legal Description

A parcel of land located in the SE 1/4 of the SW 1/4, Section 28, T18N-R1W, City of Tomah, Monroe County, Wisconsin described as follows:
Commencing at the South 1/4 corner of Section 28, thence N 00°45'31" W 1297.42 feet to the northeast corner of the SE 1/4 of the SW 1/4, thence, along the North line of said SE 1/4 of the SW 1/4, S 88°17'03" W 153.96 feet, thence S 01°04'38" E 18.29 feet to the point of beginning of this description;
thence, continuing S 01°04'38" E 382.15 feet;
thence S 88°21'24" W 610.00 feet;
thence N 01°04'54" W 387.80 feet;
thence N 88°53'14" E 610.00 feet to the point of beginning of this description.

This includes Outlot 1 of Certified Survey Map recorded in Vol. 12 C.S.M., on Page 108, as Document No. 473679. 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-966038-2-CHI2. Dated: 8/15/2019. Recorded bearings & distances are shown hereon.

Tax Parcel Nos. 286-02655-1500 & 286-02655-1700.

Triple C Investments, LLC
B, Business

Triple C Investments, LLC
B, Business

Triple C Investments, LLC
B, Business

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 6th through August 29th, 2019.

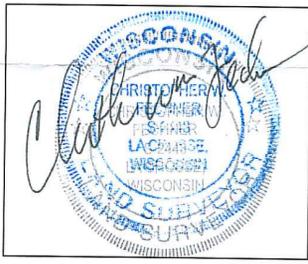
Date: 9/12/2019
Christopher W. Fehner
Professional Land Surveyor
Registration No. PLS # 2448

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.

FINALIZED 11/27/19

LEGEND

- = Found 3/4" Iron Bar (unless stated otherwise)
- = Set 3/4" x 20" Rebar (1.50 lb/lin. ft.)
- () = Recorded dimensions
- ◆ = Found County Monument
- ⊕ = Sanitary Sewer Manhole
- ⊗ = Storm Sewer Manhole
- ⊙ = Storm Drain
- ⊚ = Hydrant
- ⊛ = Water Valve
- ⊜ = 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
- ⊫ = Parking Stripes
- ⊬ = Fence line
- ⊭ = Utility Pole
- ⊮ = Bollard
- ⊯ = Concrete Curb & Gutter
- = Concrete



Miscellaneous Notes:

The Surveyor has received and examined a copy of First American Title Insurance Company's Commitment No: NCS-966038-2-CHI2 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.

LIST OF SURVEY ITEMS CORRESPONDING TO SCHEDULE "B"

- 1) Any facts, rights, interests, or claims of parties in possession not shown by the Public Records: None noted by surveyor.
- 2) 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.
- 3) Any encroachment, encumbrance, violation, variation, or adverse circumstance: None noted by surveyor.
- 5) Defects, liens, encumbrances, adverse claims: This item is not plotted because it is blanket in nature and affects the entire subject property.
- 8) Reservations for easements, building setback lines and other matters as shown on the recorded Certified Survey Map as Vol. 12, Pg. 108, Document No. 473679: This C.S.M. is plotted hereon. There are no easements or setback lines portrayed on said C.S.M. However, the Outlot is portrayed as a frontage road and would be subject to access for ingress and egress. It is currently being used for right-of-way.
- 9) Right-of-way for drainage ditches, feeders, laterals and underground drain tile or pipes, if any: Storm drains and manholes are shown hereon as per locate and by observed evidence. None others noted by surveyor.
- 10) Public or private rights in such portion of the subject premises as may be presently used, laid out or dedicated for street purposes: Outlot 1, Certified Survey Map, Vol. 12, Pg. 108, Doc. No. 473679 is currently used for frontage road right-of-way. That parcel is depicted hereon. None others noted by surveyor.
- 11) Easement recorded in Document No.298089: This item is blanket in nature and affects the entire subject property. All communication lines located by diggers hotline and visual inspection of the premises are shown hereon.
- 12) Easement recorded in Document No.325804: This item is plotted hereon.

SURVEY FOR
Capital Automotive Real Estate Services, Inc

All of Outlot 1, C.S.M., V. 12, P. 108, D.N. 473679; also part of the SE-SW, Section 28, T18N-R1W; City of Tomah, Monroe County, WI 1200 N. Superior Street	DRAWN BY:	DATE:
	CF TS	9/12/2019
PROJECT NO.:	REVISOR BY:	DATE:
SHEET 1 OF 1	SCALE:	CREW:
	1" = 50'	RC CF
PROJECT NO.:		CREW:
S-7590		RC CF

ALTA/NSPS Land Title Survey
Brenengen Chrysler Ford Tomah



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