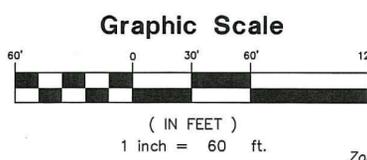


**TOTAL AREA**  
440,689 sq. ft. ±  
10.12 acres ±



- LEGEND**
- = Found 1" Iron Pipe (unless stated otherwise)
  - = Set 3/4" x 20" Rebar (1.50 lb./lin. ft.)
  - ⊙ = Found 3/4" Iron Bar Capped
  - ⊕ = Set MAG Nail
  - ⊙ = Found County Marker
  - ( ) = Recorded dimensions
  - ⊕ = Electric Manhole
  - ⊕ = Communication Manhole
  - ⊕ = Sanitary Sewer Manhole
  - ⊕ = Storm Sewer Manhole
  - ⊕ = 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
  - = LOMR Area (See Note)

The area lying West and North of this line was removed from the SFHA by a LOMR issued 4/12/17 Case No. 17-05-2726A



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 20193305551, dated 8/12/2019.

- 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.
  - 11) Rights of the United States of America, State of Wisconsin, the municipality and the public in regards to the La Crosse River: The river is plotted hereon. Ownership extends to the edge of the water.
  - 12) Any adverse claim based upon accretion or reliction of the La Crosse River into the subject property: None noted by surveyor at the date of this survey. The waters edge is portrayed hereon.
  - 13) Conveyance of Lands for Highway Purposes and Covenants, Conditions, Restrictions and Easements recorded in Document No. 243614: This Document describes Lands that fall within the current right-of-way of So. Black River Street.
  - 14) Covenants, conditions, restrictions and easements in Document No. 268403: No structures are located within this area at the date of this survey.
  - 15) Easement recorded in Document No. 315189: This item is plotted hereon.
  - 16) Easement recorded in Document No. 456169: This item is plotted hereon and reflects the same easement as Document No. 315189.
  - 17) Transportation Project Plat 5144-01-21-4.01 recorded in Documents No. 656686: This area is current right-of-way for So. Black River Street. Note that Amendment 1 recorded in Document No. 659117 and Amendment 2 recorded in Document No. 667293 do not affect the subject property and are located North of the subject property.
  - 18) Easement recorded in Document No. 660876: This item is plotted hereon.
  - 19) Access Rights and Temporary Limited Easements recorded in Document No. 668341: This area obtained by the WI DOT is plotted hereon.
  - 20) Electric Overhead Distribution Easement recorded in Document No. 675151: This item is plotted hereon.

**Legal Description**

All of Lot 1 and Lot 2, Certified Survey Map, Volume 10, Page 56, Document Number 440589, located in the SW 1/4 of the SE 1/4, Section 23, T17N-R4W, City of Sparta, Monroe County, Wisconsin, except that portion taken for right-of-way purposes in Document No. 668341.

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-966038-3-CH12. Dated: 8/15/2019 Tax ID No: 281-00327-0000

**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 27th, 2019.

Date: 9/10/2019  
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.



FINALIZED  
11/27/19

**Zoning Report Notes:**  
Flood zone classification - Zone X & AE.  
Comm. Panel No. 55081C0337D, Eff. Date 1/20/2010  
Zoning designation - B-2, Highway Business District  
Building Height - 21'  
Maximum building height - 45'  
Existing building height is conforming.  
1 Handicap parking spaces.  
36 Regular parking spaces.  
Existing parking is in conformance.  
No zoning, building or fire code violations.  
Subject property not located in an overlay district.  
Existing use in conformance and permitted by right.  
Not a part of a PUD.  
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.  
Event of casualty structure may be rebuilt in current form.  
No new use permit, variances or other approvals will be required in the event of casualty.  
Date of Zoning report August 13, 2019. Site No. 2357-3

**SURVEY FOR**  
**Capital Automotive Real Estate Services, Inc**

All of Lots 1 & 2, C.S.M., V. 10, P. 56, D.N. 440589, Except R.O.W. taken; located in the SW-SE, Section 23, T17N-R4W; City of Sparta, Monroe County, WI  
1015 S. Black River Street

PROJECT NO.: S-7588  
SHEET 1 OF 1

CREW: RC TS

DRAWN BY: CF TS  
DATE: 9/10/2019

REVISED BY: DATE:

SCALE: 1" = 60'

ALTA/NSPS Land Title Survey  
Brenengen Chevrolet Buick

**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

CSR 2759