

LINE	BEARING	DISTANCE
L1	S00°28'13"E	46.57'

PROPERTY DESCRIPTION:

Lot 1 and Outlet 1 of Certified Survey Map recorded in Vol. 18 of CSM at Page 175 as Document Number 550399 located in the SE ¼ of the SW ¼ of Section 21, Township 18 North, Range 1 West, City of Tomah, Monroe County, Wisconsin.

Per that Warranty Deed recorded on March 28, 2013 as Document Number 632393 in the Official Registers Office of Monroe County, Wisconsin.

- LEGEND**
- ⊗ STORM MANHOLE
 - STORM INLET (ROUND)
 - ▭ STORM INLET (RECTANGLE)
 - ⊕ FIRE HYDRANT
 - ⊥ WATER VALVE
 - ⊙ LIGHT POLE
 - ⊞ ELECTRIC TRANSFORMER
 - ⊞ ELECTRIC BOX
 - ⊞ ELECTRIC VAULT
 - ⊞ ELECTRIC VEHICLE CHARGING STATION
 - ⊞ TELEPHONE PEDESTAL
 - ⊞ A/C UNIT
 - ⊞ HANDICAP PARKING
 - ⊞ MAILBOX
 - ⊞ CONIFEROUS TREE
 - ⊞ DECIDUOUS TREE
 - ⊞ SHRUB
 - ⊞ LANDSCAPED AREA
 - ST STORM LINE (UNDERGROUND)
 - WL CULVERT
 - WL WATER LINE (UNDERGROUND)
 - US GAS LINE (UNDERGROUND)
 - UE ELECTRIC LINE (UNDERGROUND)
 - FO FIBEROPTIC LINE (UNDERGROUND)
 - UT TELEPHONE LINE (UNDERGROUND)
 - IF IRON FENCE
 - CA CONCRETE AREA

SCHEDULE B2 EXCEPTIONS:

- Item No.
13. Covenants, conditions, restrictions, requirements, easements, set backs and notes, if any, as shown on Certified Survey Map recorded in Vol. 18 of CSM, page 175 as Document No. 550399. —IS LOCATED ON THE SURVEY AREA, AS SHOWN HEREON.
 14. Oil, gas and/or mineral interests granted or reserved by instrument recorded on November 21, 1986 in Volume 73, page 735 as Document No. 383264. —IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.
 15. Oil, gas and/or mineral interests granted or reserved by instrument recorded on July 01, 2013 as Document No. 634941. —IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.
 16. A financing statement recorded July 28, 2010 as Document No. 606748 of Official Records. Debtor: T & J Hospitality, LLC Secured party: Timberwood Bank Continuation recorded May 06, 2015 as Document No. 648882. —IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.
 17. Mortgage dated March 28, 2013 and recorded March 28, 2013 as Document No. 632394, made by T & J Mall, LLC, to Timberwood Bank, to secure an indebtedness in the amount of \$1,257,500.00, and the terms and conditions thereof. (Includes additional lands) —IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.
 18. Assignment of Rents made by T & J Mall, LLC to Timberwood Bank recorded March 28, 2013 as document 632395. (Includes additional lands) —IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.
 19. Third Party Lender Agreement by and between Timberwood Bank and Wisconsin Business Development Finance Corporation, recorded June 03, 2013 as Document No. 634211. —IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.
 20. Mortgage dated May 29, 2013 and recorded June 04, 2013 as Document No. 634243, made by T & J Mall, LLC, to Wisconsin Business Development Finance Corporation, to secure an indebtedness in the amount of \$1,036,000.00, and the terms and conditions thereof. (Includes additional lands) Assignment of Mortgage assigned to U.S. Small Business Administration, recorded June 04, 2013 as Document No. 634244. —IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.
 21. Assignment of Rents made by T & J Mall, LLC to Wisconsin Business Development Finance Corporation recorded June 04, 2013 as document 634245. (Includes additional lands) —IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.
 22. Assignment of Lease - T & J Hospitality, from T & J Hospitality, LLC to Wisconsin Business Development Finance Corporation, recorded June 04, 2013 as Document No. 634246. (Includes additional lands) —IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.
 23. Assignment of Lease - T & J Retail, from T & J Retail, LLC to Wisconsin Business Development Finance Corporation, recorded June 04, 2013 as Document No. 634247. (Includes additional lands) —IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.
- Items not listed above are determined non-survey related items and are not plotted hereon.

NOTES:

1. This is a topographic map. This is not a boundary survey and is only intended to depict those topographic features or improvements shown. The property lines shown are record lines only and are shown for graphical reference only.
2. Any underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. Public utility locate request was made under Ticket No. 2020105947 dated March 5, 2020. This site was located by standard RF methods.
3. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMeTte published March 18, 2020, referencing Flood Insurance Rate Map, Map Number 5508100245D effective date January 20, 2020, indicates this parcel of land is located in Zone X (Area of minimal flood hazard).
4. This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Clark Land Surveying, Inc. relied upon a Search Report, prepared by First American Title Insurance Company with an order number of NCS-1005554-00, dated March 13, 2020.
5. Elevations are based on NAVD 88 datum.
6. BENCHMARK: Top center of manhole rim, as shown. Elevation: 961.46' (NAVD 88).
7. BASIS OF BEARINGS: Bearings are relative to those shown upon the Certified Survey Map of Lot 1, according to the map or plat thereof, recorded in Book 18, Page 175 of the Official Public Records of Monroe County, Wisconsin.
8. Field work for this survey was completed on March 11, 2020.
9. The owner names and tax parcel data shown hereon are based upon the public records available at the original date of this survey. Current ownership and tax parcel data should be verified for accuracy.
10. This site is zoned "B-2" (Highway Business) per City of Tomah Planning Department.
Building Setbacks:
Front: 50', Side: 25', Rear: 30'
No zoning information provided by the client. Zoning setbacks shown hereon are the interpretation of the surveyor. For clarification of exact zoning designations and setback locations, please, contact the City of Tomah Planning Department at (608)374-7429.

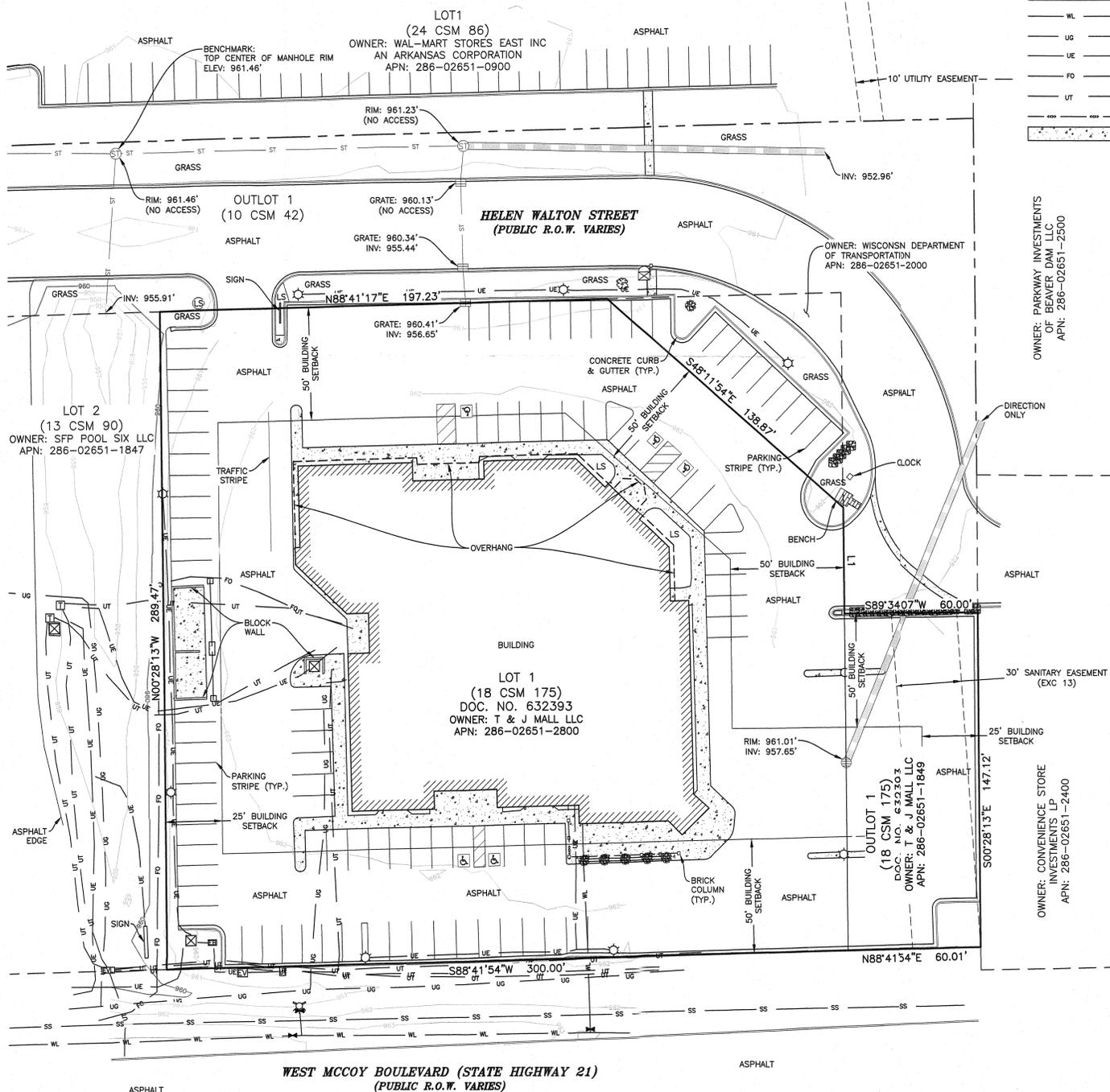
SURVEYOR'S STATEMENT:

On the basis of my knowledge, information and belief, I hereby state and declare that this drawing was prepared under my direct supervision to the standard of care of surveyors practicing in the State of Wisconsin and that the information shown hereon is true and correct to the best of my knowledge and belief.

This statement is neither a warranty nor a guarantee, either expressed or implied.



Steven C. DeJong
Wisconsin Licensed Surveyor No. S-2791
For and on behalf of Clark Land Surveying, Inc.



No.	Description	By	Date

SITE NAME:
Heartland Cranberry Mall

ENGINEERING DESIGN SURVEY
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 18 NORTH, RANGE 1 WEST, 4TH MERIDIAN,
CITY OF TOMAH, MONROE COUNTY, WISCONSIN

Project No. 200222
Drawn By: SWT
Checked By: SCD
Date: 3/18/2020
Sheet 1 of 1