

ALTA/NSPS LAND TITLE SURVEY

Legal Description contained within a Commitment for Title Insurance provided to the Surveyor by First American Title Insurance Company.

Parcels I, II & III: Commitment Number NCS-1007796-18-MKE Commitment Date: August 28, 2020, 8:00 am
 Parcel IV: Commitment Number NCS-1029888-MAD Commitment Date: September 17, 2020, 7:30 am
 Tax Parcel No. ZBL 00008 (Parcel I), ZBL 00006 (Parcel II), ZBL 000058 (Parcel III), ZBL 00006A (Parcel IV)

LEGAL DESCRIPTIONS

PARCEL I: Lots 1, 2, 3, 101 and 102 of Boulevard Subdivision in the City of Lake Geneva, which Subdivision is located in Section 36, Township 2 North, Range 17 East and Section 1, Township 1 North, Range 17 East, City of Lake Geneva, Walworth County, Wisconsin, and described as follows: beginning at the Northwest corner of Lot 1 of Boulevard Subdivision; thence West 10 feet to the centerline of the vacated alley; thence North along the centerline of said alley 49.80 feet; thence West 10 feet to the Southeast corner of Lot 101 of said Boulevard Subdivision; thence North along the East line of Lots 101 and 102 of said Boulevard Subdivision 99.76 feet to the Northeast corner of Lot 102 of said Subdivision; thence East 10 feet to the centerline of said vacated alley; thence North along the centerline of said alley 10 feet; thence East along the centerline of said alley 99.80 feet more or less to the Southwesterly line of Logan Avenue; thence South 36°03' East along the line of Logan Avenue 12.46 feet to the Northeast corner of Lot 1 of said Boulevard Subdivision; thence West along the North line of said Lot 1, 97.20 feet to the Northwest corner of said Lot 1; thence South along the West line of Lots 1, 2 and 3 of said Boulevard Subdivision, 150 feet more or less to the place of beginning.

PARCEL II: Part of Lot B of Boulevard Subdivision and located in the Southeast 1/4 of Section 36, Township 2 North, Range 17 East, and in the Northeast 1/4 of Section 1, Township 1 North, Range 17 East, City of Lake Geneva, Walworth County, Wisconsin, and described as follows: commencing at the North corner of said Lot B, thence South 36°03' East 363.31 feet to the place of beginning; thence South 36°03' East 192.43 feet; thence North 89°22' West 99.71 feet; thence South 0°08' West 10.00 feet; thence North 89°22' West 126.00 feet; thence North 0°11'45' East 100.00 feet; thence South 89°22' West 26.70 feet; thence North 53°20'25' East 107.10 feet to the place of beginning.

PARCEL III: Lot 100 of Boulevard Subdivision, according to the recorded plat thereof. Also the West 1/2 of the vacated alley adjacent to Lot 100 of Boulevard Subdivision, as set forth in resolution vacating an alley recorded June 1, 1959, in Volume 540 of Deeds, Page 37, as Document No. 510024. Said land being in the City of Lake Geneva, County of Walworth, and State of Wisconsin.

PARCEL IV: A parcel of land located in Lot B of the Boulevard Subdivision, which subdivision is located in the City of Lake Geneva, Section 36, Township 2 North, Range 17 East, and in Section 1, Township 1 North, Range 17 East, Walworth County, Wisconsin, and described as follows: Commencing at the North corner of said Lot B, thence South 36°03' East 341.37 feet; thence North 89°22' West 102.36 feet; thence South 0°08' West 20 feet; thence North 89°22' West 186.00 feet to the place of beginning; thence continue North 89°22' West 100.00 feet; thence North 0°11'45' East 100.00 feet; thence South 89°22' West 100.00 feet; thence South 0°11'45' West 100.00 feet to the place of beginning.

NOTES CORRESPONDING TO SCHEDULE 'B-2' ITEMS (PARCELS I, II, III)

Items 1-10 & 16-23 are considered general in nature or non-survey related and are not listed.

11. Public or private rights in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway, and or alley purposes. PLOTTED HEREON. AFFECTS PARCELS I AND II.

12. Rights for entrance to, maintenance, construction, or repair of any utility structures, improvements or services which may be under the surface of the portion of the insured premises lying within vacated alley, pursuant to Section 66.1005(2) (a) Wisconsin Statutes. Resolution vacating an alley recorded on June 08, 1959 in Volume 540 of Deeds, Page 37 as Document No. 510024. Resolution Modifying the Resolution Adopted by the City of Lake Geneva, Wisconsin on Monday May 25, 1959, and other matters contained in the instrument recorded July 14, 1965 as Document No. 572046. PLOTTED HEREON. AFFECTS PARCELS I AND II.

13. Utility Easement to Wisconsin Telephone Company, dated October 14, 1982, recorded/filled December 27, 1982 in Volume 295, Page 268 as Document No. 85201. PLOTTED HEREON. AFFECTS PARCEL I.

14. Agreement upon the terms, conditions, first option to purchase and provisions contained therein: Dated: September 30, 1974. Parties: Carl L. Woodward and Carol J. Woodward, his wife, and Gail C. Platts and Mildred R. Platts, his wife. Recorded: October 11, 1974, in Volume 123, page 749. Instrument No: 684369. (Affects Parcel II)

Continuation of the conditions, promises and covenants by and between Carl L. Woodward and Carol Woodward, his wife, grantors, Gail C. Platts and Mildred R. Platts, his wife, vendors, and Charles R. Platts, purchaser recorded on June 08, 1959 in Volume 540 of Deeds, Page 37 as Document No. 510024. Said agreement was amended by Release of First Option to Purchase recorded May 11, 1994 in Volume 630, Page 1154 as Document No. 284837. APPEARS TO AFFECT PARCEL III. DESCRIBED LANDS PLOTTED HEREON. THE GRANTORS LEGAL DESCRIPTION IS UNCLEAR TO SURVEYOR AS THAT IT DOES NOT INCLUDE SURVEYED PARCEL. AGREEMENT FOR TRAFFIC, ADVERTISING SIGN, USE, AND AN EASEMENT FOR EXISTING CITY SEWER AND WATER SERVICES. NOT PLOTTABLE. NO SPECIFIC LOCATIONS PROVIDED.

15. Terms, conditions, restrictions and provisions relating to the use and maintenance of the easement for customer parking as contained in Land Contract recorded on January 06, 1987 in Volume 389, Page 639, as Document No. 140374. PLOTTED HEREON. AFFECTS PARCEL II.

24. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by R.H. Batterman & Co., Inc. on June 16, 2020, designated Order No. 33621:
 a. Utilities located on the Land without the apparent benefit of an easement.
 b. Encroachment of adjacent building onto Parcel I of the Land.
 c. Effect, if any, due to the location of fence which does not lie entirely on the lot lines.
 d. Apparent cross adjacent easement.
 e. Encroachment of sidewalk over property line.
 f. Encroachment of adjacent signage and mailboxes onto Parcel II.
 PLOTTED HEREON.

TABLE A NOTES

PURSUANT TO TABLE "A" ITEM 1, Monuments found or placed are shown hereon and referenced in the legend.

PURSUANT TO TABLE "A" ITEM 2, Parcel I has an address of 896 and 898 Wells Street, Lake Geneva, WI 53147. Parcel II has an address of 836 Wells Street, Lake Geneva, WI 53147. Parcel III has an address of 895 Lake Geneva Boulevard, Lake Geneva, WI 53147. Parcel IV has an address of 809 Lake Geneva Boulevard, Lake Geneva, WI 53147. Address information provided by others or taken from public records.

PURSUANT TO TABLE "A" ITEM 3, Parcels surveyed are located in Zone "X" (area of minimal flooding) of FEMA Flood Map No. 15127C0333D having an effective date of 10/27/2009. Zone "X" was shown to be in an area outside the 0.2% annual chance floodplain.

PURSUANT TO TABLE "A" ITEM 4, Gross land area of Parcel I is 47,749 sq. ft. (1.096 acres). Gross land area of Parcel II is 22,919 sq. ft. (0.526 acres). Gross land area of Parcel III is 112,556 sq. ft. (2.58 acres). Gross land area of Parcel IV is 10,009 sq. ft. (0.23 acres).

PURSUANT TO TABLE "A" ITEM 5, Contour lines plotted hereon at 1-foot intervals. Source Benchmark is NGS PID: DG4902 - Elevation = 877.90 NAVD-88 (2012) vertical datum.

PURSUANT TO TABLE "A" ITEM 6, No zoning report or letter was provided to the surveyor.

PURSUANT TO TABLE "A" ITEM 7, Existing buildings on the surveyed property are shown hereon.

PURSUANT TO TABLE "A" ITEM 8, Substantial features observed in the process of conducting fieldwork have been plotted hereon.

PURSUANT TO TABLE "A" ITEM 9, Parcel I has 29 regular parking spaces and 1 accessible parking space observed on surveyed property. Parcel II has 32 regular parking spaces observed on surveyed property. Parcel III has no observed parking spaces. Parcel IV has 10 regular and 1 accessible parking space observed on surveyed property.

PURSUANT TO TABLE "A" ITEM 11, Location of utilities on or serving the surveyed parcel have been determined by observed evidence and markings requested by the surveyor by a Diggers Hotline request. Ticket Number 2020201936 with a start date of May 20, 2020 (Parcel I), Ticket Number 2020202862 with a start date of July 15, 2020 (Parcel II), Ticket Number 20203822848 (Parcel III) with a start date of September 23, 2020, and Ticket Number 20203822864 (Parcel IV) with a start date of September 23, 2020. Lacking excavation, the exact location of underground facilities cannot be accurately, completely, and reliably depicted. In addition, utility located requests from surveyors may be ignored or result in an incomplete response. Members notified with Diggers Hotline request to Alliant Energy, Lake Geneva Utility Commission, Windstream, AT&T Distribution, We Energies-We Gas, Time Warner Cable, and We Energies-High Profile Gas.

PURSUANT TO TABLE "A" ITEM 14, The nearest intersecting street is E. Townline Road across from Parcel II.

PURSUANT TO TABLE "A" ITEM 17, No evidence of recent street or sidewalk construction observed in the process of conducting field work.

PURSUANT TO TABLE "A" ITEM 18, No evidence of delineated wetlands observed in the process of conducting field work or servitudes.

SURVEYOR'S CERTIFICATE

To: Kwik Trip, Inc., a Wisconsin corporation
 First American Title Insurance Company

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 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 11, 14, 17, 18, 19, 21 and 24 of Table A thereof. Last day of field work on September 24th, 2020.

Kristin J. Belongia
 Kristin J. Belongia, P.L.S.
 Wisconsin Professional Land Surveyor S-2943
 Dated this 16th day of June, 2020.
 Revised this 27th day of July, 2020 to add Parcel II.
 Revised this 2nd day of October, 2020 to add Parcels III & IV.



GENERAL NOTES

(A) EXHIBIT 'A' (LEGAL DESCRIPTIONS) AND SCHEDULE B, PART II EXCEPTIONS ARE REPRODUCED EXACTLY FROM THE TITLE COMMITMENT PROVIDED FOR THIS SURVEY.

(B) THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE B ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES (SEE CERTIFICATION). IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN COUNSEL FOR INTERPRETATION OF ALL SCHEDULE B DOCUMENTS REFERENCED IN THE TITLE REPORT.

(C) THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR ADDITIONAL EVIDENCE OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY, OTHER THAN THE ITEMS PLOTTED AND NOTED HEREON.

(D) R.H. BATTERMAN & CO., INC. DOES NOT EXPRESS A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF POTENTIAL ENCROACHMENTS SHOWN HEREON.

(E) DURING THE PROCESS OF THE SURVEY WORK IT WAS OBSERVED THAT AN AIR COMPRESSOR AND ICE FREEZERS ARE LOCATED ON THE CONCRETE PAD IN THE AREA INDICATED HEREON.

(F) SIDEWALK SOUTHWEST OF PROPERTY LINE AS SHOWN HEREON.

(G) CROSS ACCESS LOCATION (SEE EXCEPTION ITEM 13).

(H) FLAGGED UNDERGROUND TELEPHONE CROSSES SURVEYED PROPERTY AS PLOTTED HEREON. NO EASEMENT DOCUMENTS OUTSIDE OF EXISTING UTILITY EASEMENT PROVIDED TO SURVEYOR.

(I) OVERHEAD LINES AND FLAGGED GAS LINE SERVICES FROM ADJOINING PROPERTIES. NO OFFSITE EASEMENTS PROVIDED TO SURVEYOR.

(J) SIGN BASE FOR RITA'S WELLS STREET SALON OBSERVED ONSITE (SEE EXCEPTION ITEM 14, 10.IV AND 11.IV).

(K) MAILBOXES OF UNKNOWN USERS OBSERVED ONSITE.

Point #	Northing	Easting	Elevation	Description
100	332562.41	794626.09	958.32	Nail
101	332437.28	794718.31	956.32	Nail
104	332570.36	794262.44	960.35	Chiseled Cross
105	332488.18	794262.98	959.40	Chiseled Cross

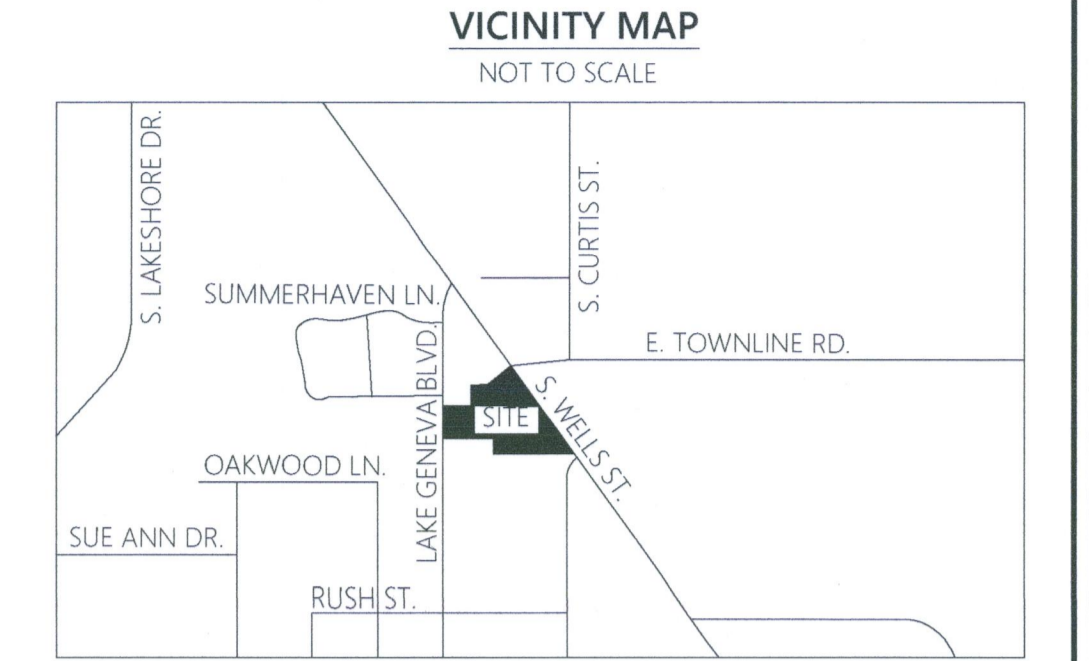
NOTES CORRESPONDING TO SCHEDULE 'B-2' ITEMS (PARCEL IV)

Items 1-9 & 12-14 are considered general in nature or non-survey related and are not listed.

10.IV Agreement upon the terms, conditions, and provisions contained therein: Dated: September 30, 1974. Parties: Carl L. Woodward and Carol J. Woodward, his wife, and Gail C. Platts and Mildred R. Platts, his wife. Recorded: October 11, 1974, in Volume 123, page 749. Instrument No: 684369.

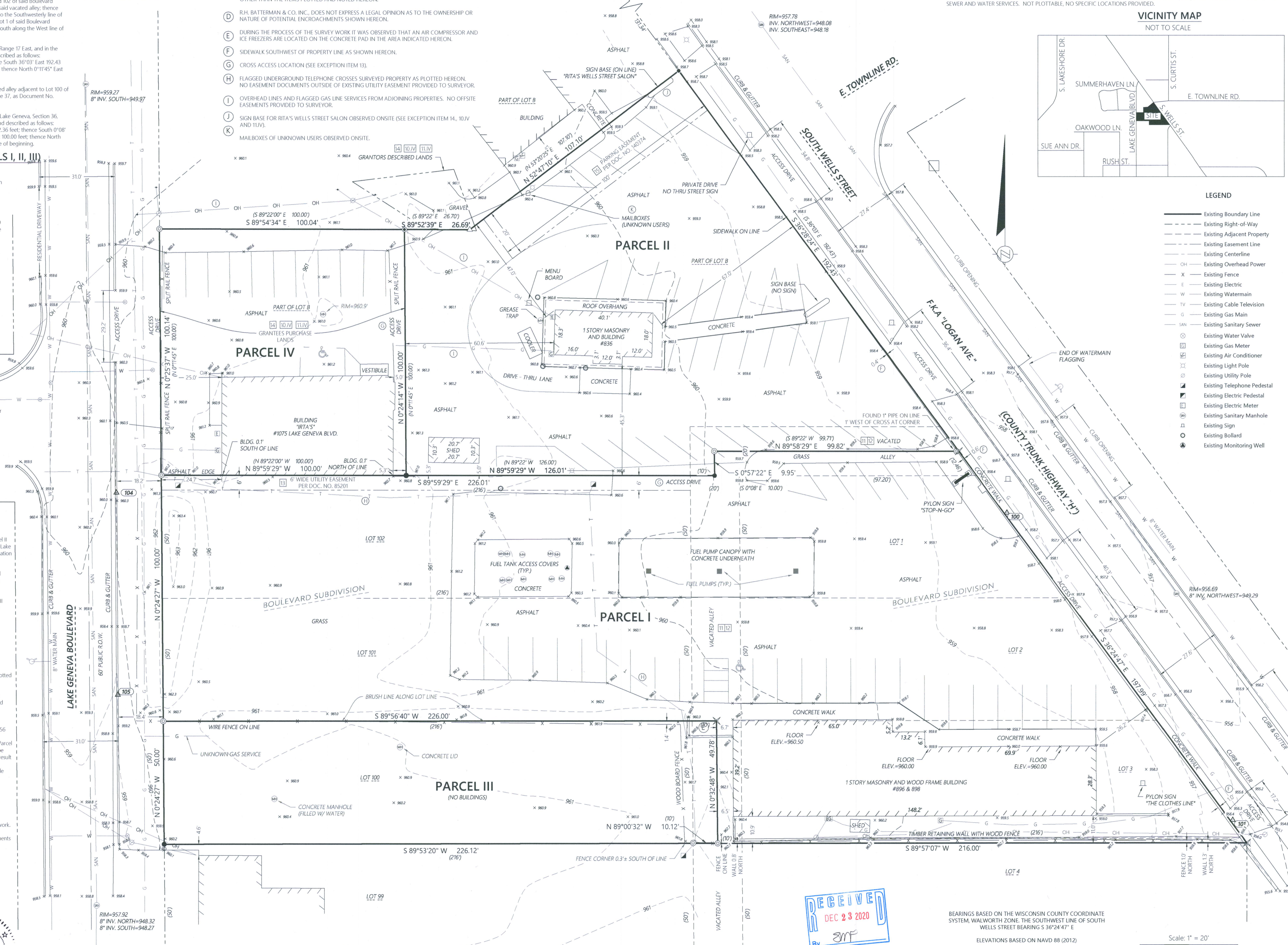
11.IV Agreement upon the terms, conditions, and provisions contained therein: Dated: June 02, 1978. Parties: Carl L. Woodward and Carol J. Woodward, his wife, and Gail C. Platts and Mildred R. Platts, his wife and Charles R. Platts. Recorded: June 08, 1978 in Volume 212, Page 675. Instrument No: 33842.

APPEARS TO AFFECT PARCEL IV. DESCRIBED LANDS PLOTTED HEREON. THE GRANTORS LEGAL DESCRIPTION IS UNCLEAR TO SURVEYOR AS THAT IT DOES NOT INCLUDE SURVEYED PARCEL. AGREEMENT FOR TRAFFIC, ADVERTISING SIGN, USE, AND AN EASEMENT FOR EXISTING CITY SEWER AND WATER SERVICES. NOT PLOTTABLE. NO SPECIFIC LOCATIONS PROVIDED.



LEGEND

- Existing Boundary Line
- - - Existing Right-of-Way
- - - Existing Adjacent Property
- - - Existing Easement Line
- - - Existing Easement Line
- - - Existing Overhead Power
- - - Existing Electric
- - - Existing Fence
- - - Existing Watermain
- - - Existing Cable Television
- - - Existing Gas Main
- - - Existing Sanitary Sewer
- - - Existing Water Valve
- - - Existing Gas Meter
- - - Existing Air Conditioner
- - - Existing Utility Pole
- - - Existing Light Pole
- - - Existing Telephone Pedestal
- - - Existing Electric Pedestal
- - - Existing Sign Manhole
- - - Existing Sign
- - - Existing Bollard
- - - Existing Monitoring Well



BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, WALWORTH ZONE. THE SOUTHWEST LINE OF SOUTH WELLS STREET BEARING S 36°24'47" E
 ELEVATIONS BASED ON NAVD 88 (2012)
 Scale: 1" = 20'
 DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

ZBL-6 ZBL-6A ZBL-8 ZBL-58

007-3577

Batterman
 2887 Barris Drive
 Beloit, Wisconsin 53511
 608.365.4464
 www.batterman.com

2016 Standard ALTA / NSPS Land Title Survey
 engineers surveyors planners

FOR THE EXCLUSIVE USE OF:
 KWIK TRIP, INC.
 PO BOX 2107
 LACROSSE, WI 54602

ORDER NO: 33621
 FIELD CREW: DIE
 DRAWN BY: DIE

File Name: 153306-1009920201-04a.dwg - Lake Geneva 2020 ALTA/NSPS PLAT DRAWINGS.rvt