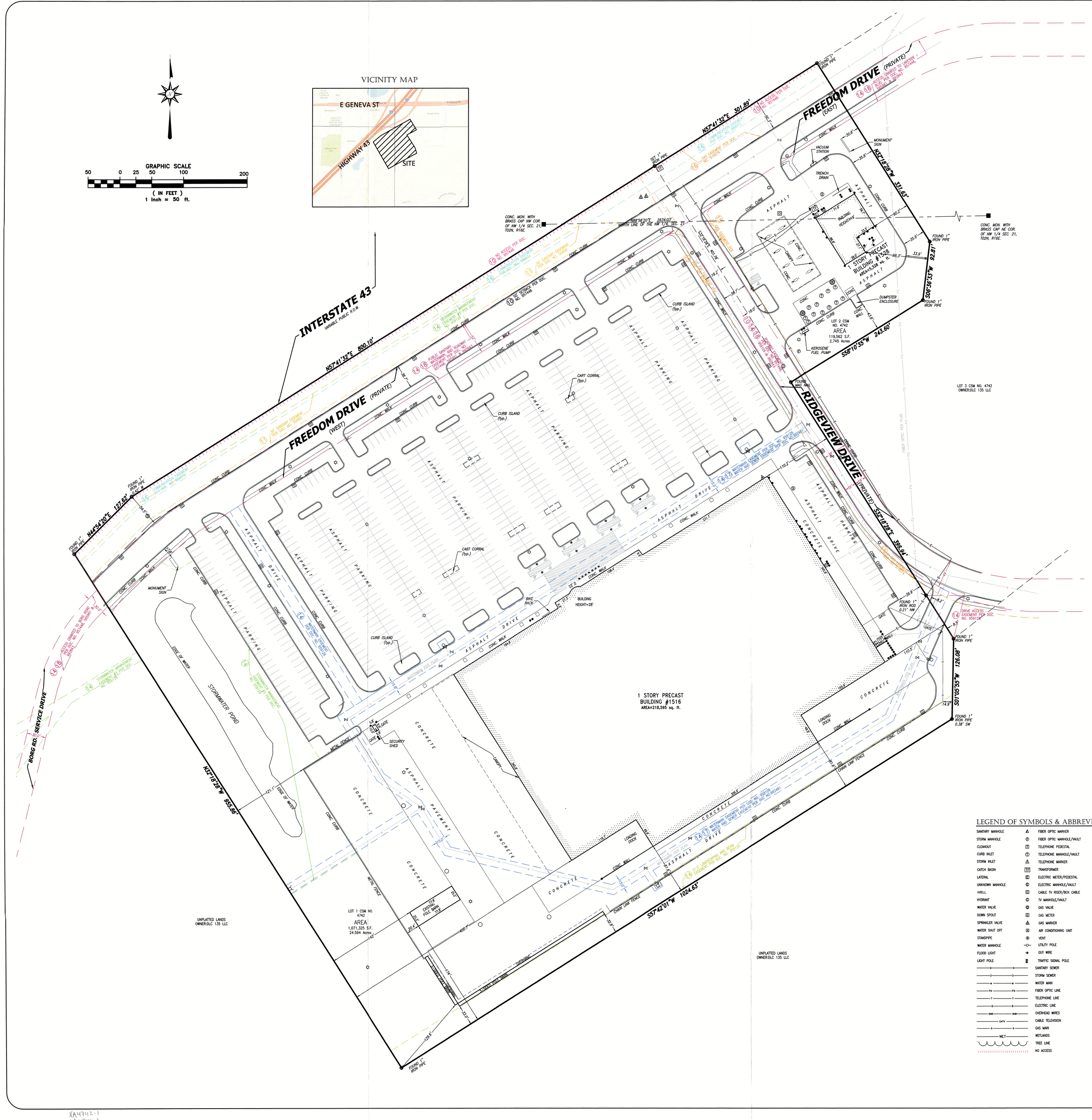
ALTA/NSPS LAND TITLE SURVEY



CLIENT
Fleet Farm Group LLC

SITE ADDRESS
1516 and 1528 East Geneva Street, City of Delavan, Walworth County, Wisconsin

LEGAL DESCRIPTION
Lots One (1) and Two (2) of CERTIFIED SURVEY MAP NO. 4742 recorded in the office of the Register of Deeds for Walworth County, Wisconsin on November 16, 2017, in Volume 31, Page 218 as Document No. 957448, said Certified Survey Map being a part of the Southeast 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 16, the Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 20 and the Northeast 1/4, Northwest 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 21, all in Township 2 North, Range 16 East, in the City of Delavan, Walworth County, Wisconsin.

BASIS OF BEARINGS
Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the North line of the NW 1 /4 is assumed to bear N88°58'20"E.

TITLE COMMITMENT
This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1847WI05-MKE, effective date of March 22, 2024 which lists the following easements and/or restrictions from schedule B-II:

1, 2, & 3 visible evidence shown, if any.

4, 5, 6, 7, 8, 9, 19, 20, 21, & 22 not survey related.

10. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 4742 recorded on November 16, 2017, in Volume 31 of Certified Survey Maps, Page 218 as Document No. 957448 and on Certified Survey Map No. 4741 recorded on November 16, 2017, in Volume 31 of Certified Survey Maps, Page 215 as Document No. 957447 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. Affects property by location, shown.
11. Sewer Easement to the Walworth County Metropolitan Sewerage District, dated December 20, 1978, recorded/filed August 23, 1979 in Volume 238 of Records, Page 556 as Document No. 50450. Affects property by location, shown.
12. Memorandum of Agreement to Enter into Easement:
    Dated: July 15, 2003
    Parties: Aranta Limited Partnership, a Florida limited partnership and North Shore Plaza, LLC, a Wisconsin limited liability company
    Recorded: July 17, 2003
    Instrument No.: 565961
    Said agreement, among other things, provides for Vacant Land Offer to Purchase. Does not affect property by location, not shown.
13. Agreement to Enter into Easement recorded on September 23, 2003, as Document No. 576730. Does not affect property by location, not shown.
14. Phase 1 Reciprocal Easement and Operation Agreement recorded on December 18, 2017, as Document No. 959126.
    • The right to levy certain charges or assessments against the land which shall become a lien if not paid as set forth in the above declaration of restrictions, and is conferred upon Lakeside Center Delavan Association, Inc. fees, if any.
    Modification and/or amendment by instrument: First Amendment to Phase 1 Reciprocal Easement and Operation Agreement
    Recording Information: June 27, 2018 as Document No. 970227
    Modification and/or amendment by instrument: Second Amendment to Phase 1 Reciprocal Easement and Operation Agreement
    Recording Information: January 11, 2019 as Document No. 981281
    Modification and/or amendment by instrument: Third Amendment to Phase 1 Reciprocal Easement and Operation Agreement
    Recording Information: August 22, 2019 as Document No. 992842
    Affects and benefits property by location, shown.
15. Utility Easement to Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies, dated June 29, 2018, recorded/filed August 23, 2018 as Document No. 974074. Affects property by location, shown.
16. Utility Easement to Wisconsin Power and Light Company, a Wisconsin corporation, Wisconsin Bell, Inc., d/b/a AT&T - Wisconsin, a Wisconsin corporation, dated June 12, 2019, recorded/filed June 24, 2019 as Document No. 989072. Affects and benefits property by location, shown.
17. Easement for water and sewer main granted to the City of Delavan, Wisconsin by Water Utility Easement Agreement recorded on August 16, 2019 as Document No. 992481. Affects property by location, shown.
18. Easement for water and sewer main granted to the City of Delavan, Wisconsin, a Wisconsin municipal corporation by Utility Easement Agreement recorded on August 22, 2019 as Document No. 992843.Affects and benefits property by location, shown.
19. Terms and provisions of Resolution No. R-728, a resolution to approve a Precise Implementation Plan for Indoor Commercial Retail Redevelopment for Mills Fleet Farm at 1516 East Geneva Street dated October 17, 2017. Affects property by location.

TABLE "A" ITEMS

3. According to the flood insurance rate map of the County of Walworth, Community Panel No.55127C0190D & 55127C0301D, effective date of October 02, 2009, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 1,190,887 square feet or 27.3390 acres.
7. (a) The exterior dimensions of all buildings at ground level graphically shown on survey.
   (b) (1) The exterior building square footage is 218,595 SQ. FT.
   (c) Measured height of buildings graphically shown on survey.
8. Substantial features observed in the process of conducting the survey graphically shown on survey.
9. There are 753 regular parking spaces and 17 handicap spaces marked on this site.

11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20241210233, 20241510243, 20241510264, and 20241510276. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

13. Names of adjoining owners according to current public records: Shown on Survey.
14. This property is not landlocked and has direct access to Freedom Drive and Ridgeview Drive, being private roads, per schedule B-II item 10, 14 and 18.
16. There is no visible evidence of earth moving, building construction or building additions within recent months.
17. There are no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs if any, is shown.
18. There are offsite easements and servitudes benefiting the surveyed property disclosed in the furnished Title Commitment.
19. Certificate of Professional Liability Insurance furnished upon request and in effect throughout the contract term.

20(a). List the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements, if any. Identify the date and source of the zoning information.

The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A item 6(a) nor to be relied on for site development purposes.

Municipal Code: 13-3-404
Site is zoned: ML (Manufacturing Light District) with a GDP (General Development Plan) overlay
Front setback: 50 feet from Interstate Highway 43
Side setback: 10 feet
Rear setback: 25 feet
Maximum building height: 50 feet plus 10 feet for architectural features

LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN	
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX	
CLEANOUT	TELEPHONE PEDESTAL	FLAG POLE	
CURB INLET	TELEPHONE MANHOLE/VAULT	BOLLARD	
STORM INLET	TELEPHONE MARKER	CROSS CUT	
CATCH BASIN	TRANSFORMER	IRON PIPE	
LATERAL	ELECTRIC METER/PEDESTAL	IRON REBAR/ROD	
UNKNOWN MANHOLE	ELECTRIC MANHOLE/VAULT	MAG NAIL	
WELL	CABLE TV RISER/BOX CABLE	SECTION MONUMENT	
HYDRANT	TV MANHOLE/VAULT	BENCH MARK	
WATER VALVE	GAS VALVE	CONIFER TREE	
DOWN SPOUT	GAS METER	DECIDUOUS TREE	
SPRINKLER VALVE	GAS MARKER	BUSH	
WATER SHUT OFF	AIR CONDITIONING UNIT	WETLAND SYMBOL	
STANDPIPE	VENT	DIRECTIONAL ARROW	
WATER MANHOLE	UTILITY POLE	SPOT ELEVATION	
FLOOD LIGHT	GUY WIRE	HANDICAP STALL	
LIGHT POLE	TRAFFIC SIGNAL POLE	DUMPSTER	
SANITARY SEWER		CL.	=CENTERLINE
STORM SEWER		CONC.	=CONCRETE
WATER MAIN		EL.	=ELEVATION
FIBER OPTIC LINE		EXT.	=EXISTING
TELEPHONE LINE		INV.	=INVERT
ELECTRIC LINE		MON.	=MONUMENT
OVERHEAD WIRES		P.O.B.	=POINT OF BEGINNING
CABLE TELEVISION		P.O.C.	=POINT OF COMMENCEMENT
GAS MAIN		R.O.W	=RIGHT OF WAY
WETLANDS		SEC.	=SECTION
TREE LINE		SQ. FT.	=SQUARE FEET
NO ACCESS		W/	=WITH
		(R)	=RECORDED AS
		(D)	=DEEDED AS

To: Golub Capital Markets LLC, as Collateral Agent for the benefit of the Secured Parties, its successors and/or assigns, as their interests may appear
Store SPE Mills Fleet II 2017-7, LLC, a Delaware limited liability company.
First American Title Group

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 7(a), 7(b)(1), 7(c), 8, 9, 11(b), 13, 14, 15, 17, 18, 19 and 20(a) Table A thereof. The field work was completed on May 1, 2024.

Date of Map: May 15, 2024

WISCONSIN ALLEN J. SCHNEIDER S-2194 GREENFIELD, WI LAND SURVEYOR

Allen J. Schneider
Professional Land Surveyor
Registration Number S-2194

RECEIVED SEP 23 2024 By

CHAPUT LAND SURVEYS
234 W. Florida Street Milwaukee, WI 53204 414-224-8068 www.chaputlandsurveys.com

Date	Revision description	
6/25/2024	Revisions per provided survey comments	cjd
7/8/2024	Revisions per provided survey comments	lpm

This document is an instrument of professional service, and may be protected by the surveyor's work product doctrine or surveyor / client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties. Chaput Land Surveys is a division of Pinnacle Engineering Group.

DRAFTED BY: JWD Drawing No. S613.00

XA 4742-1
XA 4742-2

002-2881