

BY	
REVISIONS	

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ALTA/NSPS LAND TITLE SURVEY  
 1133 GEORGE STREET/2622 ROSE STREET  
 LA CROSSE, WI 54601

DATE	9-14-23
CAD FILE	17-200
PROJECT NUMBER	22-078 AT STOR. 782
SHEET	1 of 1

# ALTA/NSPS LAND TITLE SURVEY

## FLOOD ZONE CLASSIFICATION

PROPERTY AS DESCRIBED IN DESCRIPTION FALLS WITHIN FIRM MAP NUMBER 5006302210 WITH AN EFFECTIVE DATE OF APRIL 2008 AND A REVISION DATE OF JANUARY 6, 2012. MAP SHOWS PROPERTY AS BEING IN ZONE X AND POSSIBLE ZONE AE ON OUTSIDE PERMITS OF PROPERTY. THE BASE FLOOD ELEVATION PER FEMA FLOOD MAP LISTED ABOVE IS 644.60.

## ALTA CERTIFICATE

TO KMK TRIP, INC., A WISCONSIN CORPORATION, KNIGHT BARRY TITLE UNITED LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY,  
 REGARDING TITLE COMMITMENT NUMBER  
 FILE NUMBER 2229235 & 2229236  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA ON OCTOBER 1, 2020 AND NSPS ON OCTOBER 30, 2020, WHICH INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7a, 8, 9, 11(a), 8, 9, 14, 17, 18 AND 20 (G) OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND TO EXTEND THE DOWNSIDE OF THIS CERTIFICATION IN ORDER TO FURTHER CERTIFY THAT IN MY PROFESSIONAL OPINION, AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WISCONSIN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

## SURVEY CERTIFICATE

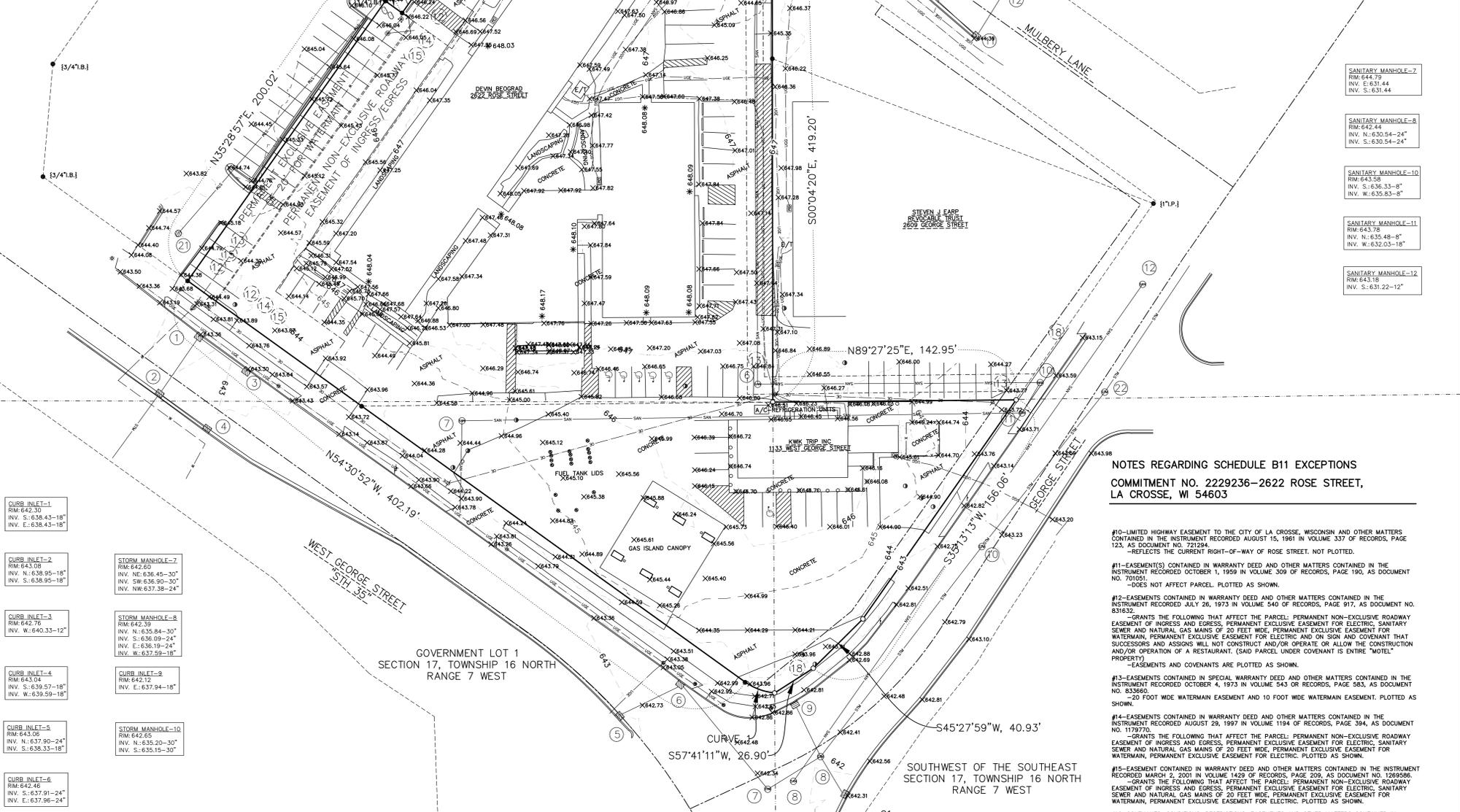
I, JACOB K. STEPHENSON, PROFESSIONAL LAND SURVEYOR #3076, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL, AT THE DIRECTION OF KMK TRIP, INC., AND THE ATTACHED MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FILE NUMBER: 2229235 & 2229236  
 1133 GEORGE STREET  
 C2-COMMERCIAL  
 2622 ROSE STREET  
 C2-COMMERCIAL  
 REQUIRED SETBACKS:  
 C1-LOCAL BUSINESS  
 FRONT-0 FEET  
 SIDE-0 OR 6 FEET IF ABUTTING A RESIDENTIAL ZONING DISTRICT  
 REAR-20 FEET  
 C2-COMMERCIAL  
 FRONT-0 FEET  
 SIDE-0 OR 6 FEET IF ABUTTING A RESIDENTIAL ZONING DISTRICT  
 REAR-9 OR 20 FEET IF INCLUDES DWELLING UNITS  
 HEIGHT & FLOOR AREA RESTRICTIONS  
 C1-LOCAL BUSINESS  
 HEIGHT-45 FEET OR 3 STORIES  
 FLOOR AREA-1 DWELLING UNIT FOR EACH 1,000 SQ. FT. OF LOT AREA  
 C2-COMMERCIAL  
 HEIGHT-100 FEET OR 8 STORIES  
 FLOOR AREA-1 DWELLING UNIT FOR EACH 1,000 SQ. FT. OF LOT AREA  
 PARKING REQUIREMENTS  
 NONE  
 SIGN CODE ORDINANCE  
 SEE CHAPTER 111 OF MUNICIPAL CODE  
 WELLSHEAD PROTECTION AREA  
 BOTH PROPERTIES ARE NOT WITHIN A WELLSHEAD PROTECTION AREA

SECTION TIE TO BOUNDARY  
 SOUTHWEST CORNER TO SOUTH 1/4 OF SECTION 17 TO SOUTH 1/4-5892'22"W, 2638.56'  
 SOUTH 1/4 TO NORTHWEST CORNER OF THE SOUTHWEST OF THE SOUTHWEST-N002'11"W, 1323.03'

GOVERNMENT LOT 2  
 SECTION 17, TOWNSHIP 16 NORTH  
 RANGE 7 WEST

GOVERNMENT LOT 2  
 SECTION 17, TOWNSHIP 16 NORTH  
 RANGE 7 WEST

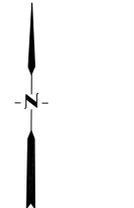
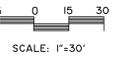


## PROJECT BENCHMARKS

CP1: N:14914.05	E:44824.15	Z:646.39	DESC:LANDSCAPE SPIKE
CP2: N:14899.27	E:44849.50	Z:643.86	DESC:LANDSCAPE SPIKE
CP3: N:14873.51	E:44798.61	Z:644.78	DESC:LANDSCAPE SPIKE
CP4: N:14904.83	E:44826.21	Z:646.56	DESC:LANDSCAPE SPIKE
CP5: N:14873.82	E:44821.24	Z:647.09	DESC:PK NAIL

## LEGEND

- FOUND SECTION CORNER (AS NOTED)
- SET 3/4" x 18" IRON BAR (1.5 LBS/LIN FT)
- FOUND 1 1/2" IRON PIPE (UNLESS NOTED)
- \* FLOOR ELEVATION
- SPOT ELEVATION
- E/T ELECTRICAL TRANSFORMER (OR BOX)
- IB IRON BAR
- IP IRON PIPE
- T/PE TELEPHONE PEDESTAL
- TNH TOP NUT HYDRANT
- PLATTED OR RIGHT OF WAY LINES
- SECTION OR QUARTER LINE
- UTILITY EASEMENT
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- STORM SEWER MANHOLE
- STORM SEWER LINE
- CATCH BASIN
- CURB INLET
- WATER LINE
- HYDRANT
- WATER MANHOLE
- WATER VALVE
- CURB STOP
- AIR CONDITIONER
- UTILITY PEDESTAL
- UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS
- GAS VALVE
- GAS METER
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- TELEPHONE MANHOLE
- UNDERGROUND TELEVISION
- OVERHEAD UTILITY LINES
- LIGHT POLE
- UTILITY POLE
- UTILITY POLE W/GUY WIRE
- SIGNS
- BOLLARD
- CHAIN LINK FENCE (UNLESS NOTED)
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- FUEL TANK LID
- ELECTRIC MANHOLE
- TRAFFIC SIGNAL POST



BASIS FOR BEARINGS  
 SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 7 WEST, LA CROSSE COUNTY, WISCONSIN. ASSUMED TO BEAR: S89°25'22\"/>

NOTES REGARDING SCHEDULE B11 EXCEPTIONS  
 COMMITMENT NO. 2229235-1133 GEORGE STREET  
 WEST, LA CROSSE, WI 54603

#10-COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER MATTERS CONTAINED IN WARRANTY DEED RECORDED ON JUNE 22, 1983 IN VOLUME 694 OF RECORDS, PAGE 848, AS DOCUMENT NO. 938861.  
 -UNABLE TO PLOT THE COVENANT OF NOT MORE THAN 25 PERCENT OF THEIR DOLLAR VOLUME DERIVED FROM THE BUSINESS CONDUCTED ON THE PROPERTY SHALL RESULT FROM THE SALE OF HAMBURGERS, SAID COVENANT IS TO RUN WITH THE LAND, SO LONG AS SELLER, ITS SHAREHOLDERS, SUCCESSORS OR ASSIGNS OPERATES A MCDONALD HAMBURGER TYPE OF BUSINESS WITHIN A ONE-HALF MILE RADIUS OF THE REAL ESTATE HEREIN CONVEYED.  
 #11-EASEMENT DEED AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED NOVEMBER 30, 1940 IN VOLUME 181 OF RECORDS, PAGE 114, AS DOCUMENT NO. 403834.  
 -EASEMENT FOR SANITARY SEWER INTERCEPTOR LINE, DOES NOT AFFECT SAID PARCEL AND UNABLE TO PLOT.

DESCRIPTION-FILE NO. 2229235-1133 GEORGE STREET  
 WEST, LA CROSSE, WI 54603

PART OF FRACTIONAL LOT 1 AND PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 7 WEST, IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, BEING A PART OF BLOCK 40 AND 41 OF NORTHERN ADDITIONS TO THE VILLAGE OF NORTH LA CROSSE, NOW VACATED DESCRIBED AS FOLLOWS, BEGINNING AT THE NORTHEAST CORNER OF SAID FRACTIONAL LOT 1, THENCE SOUTH 89 DEGREES 34 MINUTES WEST ALONG THE NORTH LINE THEREOF 243.15 FEET TO THE NORTHEASTLY RIGHT-OF-WAY LINE OF WEST GEORGE STREET, THENCE SOUTH 84 DEGREES 26 MINUTES EAST ALONG SAID RIGHT-OF-WAY LINE 276.94 FEET TO THE POINT OF CURVATURE OF A 30 FOOT RADIUS CURVE, THENCE CONTINUING ALONG SAID RADIUS OF SAID CURVE, CONCAVE TO THE NORTH, THE CHORD OF WHICH BEARS NORTH 80 DEGREES 26 MINUTES 30 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE 90.89 FEET TO THE NORTH LINE OF SAID SW 1/4 OF THE SE 1/4, THENCE SOUTH 89 DEGREES 34 MINUTES WEST ALONG THE NORTH LINE THEREOF 14.4 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PART TAKEN FOR HIGHWAY DESCRIBED AS PARCEL 6 OF TRANSPORTATION PROJECT PLAT NO. 1071-06-23-4-02 RECORDED ON OCTOBER 6, 2015, AS DOCUMENT NO. 1664482.



NOTES REGARDING SCHEDULE B11 EXCEPTIONS  
 COMMITMENT NO. 2229236-2622 ROSE STREET,  
 LA CROSSE, WI 54603

- #10-LIMITED HIGHWAY EASEMENT TO THE CITY OF LA CROSSE, WISCONSIN AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED AUGUST 15, 1961 IN VOLUME 337 OF RECORDS, PAGE 123, AS DOCUMENT NO. 721294.  
 -REFLECTS THE CURRENT RIGHT-OF-WAY OF ROSE STREET, NOT PLOTTED.
- #11-EASEMENT(S) CONTAINED IN WARRANTY DEED AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED AUGUST 1, 1959 IN VOLUME 309 OF RECORDS, PAGE 190, AS DOCUMENT NO. 701051.  
 -DOES NOT AFFECT PARCEL PLOTTED AS SHOWN.
- #12-EASEMENTS CONTAINED IN WARRANTY DEED AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED JULY 28, 1973 IN VOLUME 540 OF RECORDS, PAGE 917, AS DOCUMENT NO. 831632.  
 -GRANTS THE FOLLOWING THAT AFFECT THE PARCEL: PERMANENT NON-EXCLUSIVE ROADWAY EASEMENT OF INGRESS AND EGRESS, PERMANENT EXCLUSIVE EASEMENT FOR ELECTRIC, SANITARY SEWER AND NATURAL GAS MAINS OF 20 FEET WIDE, PERMANENT NON-EXCLUSIVE ROADWAY EASEMENT FOR WATER, PERMANENT EXCLUSIVE EASEMENT FOR ELECTRIC AND ON SIGN AND COVENANT THAT SUCCESSORS AND ASSIGNS WILL NOT CONSTRUCT AND/OR OPERATE OR ALLOW THE CONSTRUCTION AND/OR OPERATION OF A RESTAURANT, (SAID PARCEL, UNDER COVENANT IS ENTIRE "MOTEL" PROPERTY).  
 -EASEMENTS AND COVENANTS ARE PLOTTED AS SHOWN.
- #13-EASEMENTS CONTAINED IN SPECIAL WARRANTY DEED AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED OCTOBER 4, 1973 IN VOLUME 543 OF RECORDS, PAGE 983, AS DOCUMENT NO. 835666.  
 -20 FOOT WIDE WATERMAIN EASEMENT AND 10 FOOT WIDE WATERMAIN, PLOTTED AS SHOWN.
- #14-EASEMENTS CONTAINED IN WARRANTY DEED AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED AUGUST 29, 1997 IN VOLUME 1194 OF RECORDS, PAGE 394, AS DOCUMENT NO. 1179770.  
 -GRANTS THE FOLLOWING THAT AFFECT THE PARCEL: PERMANENT NON-EXCLUSIVE ROADWAY EASEMENT OF INGRESS AND EGRESS, PERMANENT EXCLUSIVE EASEMENT FOR ELECTRIC, SANITARY SEWER AND NATURAL GAS MAINS OF 20 FEET WIDE, PERMANENT EXCLUSIVE EASEMENT FOR WATER, PERMANENT EXCLUSIVE EASEMENT FOR ELECTRIC, PLOTTED AS SHOWN.
- #15-EASEMENT CONTAINED IN WARRANTY DEED AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED MARCH 2, 2001 IN VOLUME 1429 OF RECORDS, PAGE 209, AS DOCUMENT NO. 1269586.  
 -GRANTS THE FOLLOWING THAT AFFECT THE PARCEL: PERMANENT NON-EXCLUSIVE ROADWAY EASEMENT OF INGRESS AND EGRESS, PERMANENT EXCLUSIVE EASEMENT FOR ELECTRIC, SANITARY SEWER AND NATURAL GAS MAINS OF 20 FEET WIDE, PERMANENT EXCLUSIVE EASEMENT FOR WATER, PERMANENT EXCLUSIVE EASEMENT FOR ELECTRIC, PLOTTED AS SHOWN.
- #16-COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND OTHER MATTERS CONTAINED IN RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON AUGUST 5, 2004, AS DOCUMENT NO. 1400833.  
 -REFERS TO PROPERTY LOCATED TO THE NORTHWEST AND HAS NO EFFECT ON THIS SURVEY.
- #17-COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND OTHER MATTERS CONTAINED IN RESTATED AND AMENDED SHARED ACCESS EASEMENT AND SIGNAGE AGREEMENT RECORDED ON MAY 11, 2004, AS DOCUMENT NO. 1393259.  
 -REFERS TO INGRESS/EGRESS EASEMENTS CONVEYED BETWEEN, AT THE TIME PROPERTY OWNERS OF WILDORNS AND GAS MAINS LOCATED TO THE NORTHWEST SIDE OF MOTEL PROPERTY AS PLOTTED. REFERS TO ABSOLUTE LEGAL DESCRIPTION OF EASEMENT. REFER TO EXHIBIT C OF DOCUMENT TO SEE APPROPRIATE AREA OF EASEMENTS.
- #18-EASEMENTS CONTAINED IN TRANSPORTATION PROJECT PLAT NO. 1071-06-23-4-01 AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED JANUARY 8, 2016 AS DOCUMENT NO. 1668950.  
 -FILE AND FEE ON CURRENT KMK TRIP PROPERTY AS PLOTTED.  
 -FILE AND FEE ON NORTHWEST SIDE OF MOTEL PROPERTY AS PLOTTED.
- #19-MORTGAGE FROM DIVNA BEGOARD, LLC TO COMMUNITY CREDIT UNION IN THE AMOUNT OF \$810,000.00 DATED DECEMBER 4, 2009 AND RECORDED DECEMBER 8, 2009, AS DOCUMENT NO. 1543258.  
 -DOES NOT AFFECT PARCEL IN A SURVEY MATTER.
- #20-ASSIGNMENT OF RENTS FROM DIVNA BEGOARD, LLC TO COMMUNITY CREDIT UNION RECORDED DECEMBER 8, 2009 AS DOCUMENT NO. 1540229.  
 -DOES NOT AFFECT PARCEL IN A SURVEY MATTER.
- #21-MORTGAGE FROM DIVNA BEGOARD, LLC, A WISCONSIN LIMITED LIABILITY COMPANY TO VERVE, A CREDIT UNION IN THE AMOUNT OF \$40,000.00 DATED FEBRUARY 25, 2016 AND RECORDED MARCH 10, 2016 AS DOCUMENT NO. 1671044.  
 -DOES NOT AFFECT PARCEL IN A SURVEY MATTER.

DESCRIPTION-FILE NO. 2229236-2622 ROSE STREET,  
 LA CROSSE, WI 54603

PART OF CERTIFIED SURVEY MAP FILED FEBRUARY 15, 1969 IN VOLUME 1 OF CERTIFIED SURVEY MAPS, PAGE 17, AS DOCUMENT NO. 792740 BEING A REVISION OF CERTIFIED SURVEY MAP NO. 15, IN VOLUME 1 OF CERTIFIED SURVEY MAPS, PAGE 15, DOCUMENT NO. 799444 BEING A PART OF GOVERNMENT LOT 2 OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 7 WEST, IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2, THENCE SOUTH ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE SOUTH 89 DEGREES 34 MINUTES WEST, ALONG SAID SOUTH LINE, 243.15 FEET TO THE NORTHEASTLY RIGHT-OF-WAY LINE OF WEST GEORGE STREET, THENCE NORTH 84 DEGREES 26 MINUTES WEST, ALONG SAID NORTHEASTLY LINE, 105.4 FEET, THENCE NORTH 30 DEGREES 34 MINUTES EAST 200.00 FEET, THENCE SOUTH 54 DEGREES 26 MINUTES EAST 12.0 FEET, THENCE NORTH 30 DEGREES 34 MINUTES EAST 20.0 FEET, THENCE NORTH 84 DEGREES 26 MINUTES WEST 40.0 FEET, THENCE NORTH 30 DEGREES 34 MINUTES EAST 20.0 FEET TO A POINT 120.00 FEET WEST OF THE EAST LINE OF SAID GOVERNMENT LOT 2, THENCE SOUTH 0 DEGREES 13 MINUTES EAST TO THE POINT OF BEGINNING.

EXCEPT THAT PART OF DESCRIBED IN AWARD OF DAMAGES RECORDED ON OCTOBER 13, 2016, AS DOCUMENT NO. 1683520. TOGETHER WITH ACCESS EASEMENTS AS DESCRIBED IN DOCUMENT NO. 1393259 AND CORRECTED BY 404857.