

**SURVEYOR'S CERTIFICATE**

TO: KWIK TRIP, INC., A WISCONSIN CORPORATION  
 ZRH LLC, A DELAWARE LIMITED LIABILITY COMPANY  
 KNIGHT BARRY TITLE UNITED LLC  
 AND  
 FIRST AMERICAN TITLE INSURANCE COMPANY

RE: TITLE COMMITMENT #2106434

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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, 4, 5, 6(A), 6(B), 7(A), 8, 9, 11(A), 11(B), 14, 17, 18, 20, 20(A), AND 20(B) OF TABLE A THEREOF.

FIELDWORK WAS COMPLETED ON 5/26/2023.  
 DATE OF PLAT OR MAP: 6/13/2023

*Jacob K. Stephenson* DATED 6/14/2023  
 JACOB K. STEPHENSON, P.L.S. # 3076



**LEGAL DESCRIPTION - PARCEL 1**  
 LOCATED IN PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 4, T15N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.  
 LOT 6, LOT 7, LOT 9 AND LOT 10 OF THE PLAT OF BOULEVARD ADDITION TO THE CITY OF LA CROSSE RECORDED AS DOCUMENT NUMBER 87437.  
 SAID PARCEL CONTAINS 22,637 SQUARE FEET, OR 0.52 ACRES, AND IS SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS, IMPLIED OR RECORDED.

**LEGAL DESCRIPTION - PARCEL 2**  
 LOCATED IN PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 4, T15N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.  
 LOT 11 OF THE PLAT OF BOULEVARD ADDITION TO THE CITY OF LA CROSSE RECORDED AS DOCUMENT NUMBER 87437.  
 SAID PARCEL CONTAINS 7,542 SQUARE FEET, OR 0.17 ACRES, AND IS SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS, IMPLIED OR RECORDED.

**LEGAL DESCRIPTION - PARCEL 3**  
 LOCATED IN PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 4, T15N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.  
 LOT 14 OF THE PLAT OF BOULEVARD ADDITION TO THE CITY OF LA CROSSE RECORDED AS DOCUMENT NUMBER 87437.  
 SAID PARCEL CONTAINS 7,539 SQUARE FEET, OR 0.17 ACRES, AND IS SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS, IMPLIED OR RECORDED.

**SCHEDULE B, PART II, EXCEPTIONS**  
 AS PER COMMITMENT #2106434

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date, as set forth on the Commitment for Title Insurance, and the Date of Policy, as set forth on the Policy.
- Special assessments, special taxes or special charges, if any, payable with the taxes levied or to be levied for the current and subsequent years.
- Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due and payable on the development or improvement of the Land, whether assessed or charged before or after the Date of Policy.
- Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- Rights or claims of parties in possession not shown by the Public Records.
- Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting Title that would be disclosed by an accurate and complete land survey of the Land.
- Easements or claims of easements not shown by the Public Records.
- Storm, sewer, drainage, water utility and/or sanitary district assessments, if any.
- General Taxes for the year 2023 and subsequent years, not yet due or payable. In the event that the transaction to be insured under this Commitment occurs in December of 2023 or later, then please contact the Company for an update as to the status of taxes. Failure to do so will result in the following appearing as an exception on the final title insurance policy to be issued pursuant to this Commitment: "General Taxes for the year 2023 and subsequent years."
- Taxes for the year 2022 in the amount of \$16,176.89 are being paid on a payment plan. The balance due is \$7,990.44. All installments that are due have been paid and there are no delinquent balances.
- Agreement Concerning Payment for Municipal Services and other matters contained in the instrument recorded June 27, 2018 as Document No. 1712343. (Parcel 3)

THE EXCEPTIONS LISTED ABOVE (1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12) ARE NOT SHOWN ON THIS MAP. ONE OR MORE OF THE FOLLOWING APPLY TO THESE EXCEPTIONS:

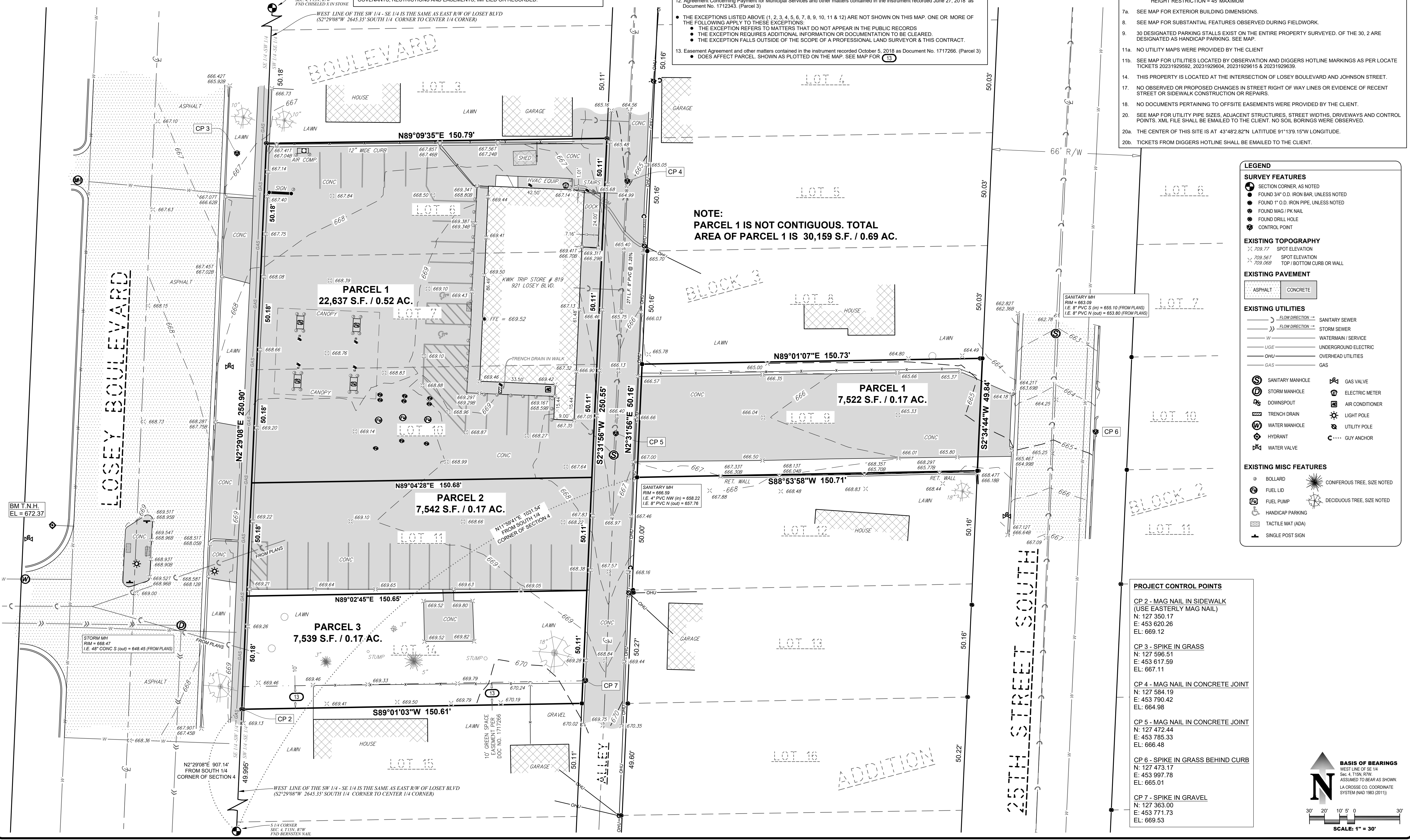
- THE EXCEPTION REFERS TO MATTERS THAT DO NOT APPEAR IN THE PUBLIC RECORDS
- THE EXCEPTION REQUIRES ADDITIONAL INFORMATION OR DOCUMENTATION TO BE CLEARED
- THE EXCEPTION FALLS OUTSIDE OF THE SCOPE OF A PROFESSIONAL LAND SURVEYOR & THIS CONTRACT.

13. Easement Agreement and other matters contained in the instrument recorded October 5, 2018 as Document No. 1717266. (Parcel 3)

DOES AFFECT PARCEL SHOWN AS PLOTTED ON THE MAP. SEE MAP FOR (13)

**TABLE A ITEMS**  
 AS PER TITLE COMMITMENT #2106434

- SEE MAP FOR BOUNDARY MONUMENTS.
- STREET ADDRESS:  
 911, 921, 925 & 1003 LOSEY BLVD, 920 25TH STREET S  
 LA CROSSE, WI 54601
- FLOOD ZONE:  
 THE ENTIRE PROPERTY SURVEYED LIES WITHIN FLOOD HAZARD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS PER FIRM PANEL 55063C021D WITH AN EFFECTIVE DATE OF 1/5/2012.
- GROSS LAND AREA:  
 PARCEL 1: 30,159 S.F. / 0.69 AC. (AS SURVEYED).  
 PARCEL 2: 7,542 S.F. / 0.17 AC. (AS SURVEYED).  
 PARCEL 3: 7,539 S.F. / 0.17 AC. (AS SURVEYED).  
 TOTAL: 45,260 SQ. FT. / 1.03 ACRES (AS SURVEYED).
- SEE MAP FOR 1" INTERVAL CONTOURS, SPOT ELEVATIONS AND VERTICAL BENCHMARKS. VERTICAL DATUM IS BASED ON (NAVD83).
- AS PER LETTERS DATED 4/13/2023 FROM THE CITY OF LA CROSSE PLANNING AND DEVELOPMENT DEPARTMENT THE ZONING AND SETBACKS ARE AS FOLLOWS:  
 "PARCEL 1" (PID 17-40103-010) & "PARCEL 3" (PID 17-40103-040)  
 ZONED C1 - LOCAL BUSINESS  
 SIDE YARD SETBACK = NO SIDE YARD LESS THAN 6'  
 REAR YARD SETBACK = MINIMUM 20'  
 HEIGHT RESTRICTION = 45' MAXIMUM  
 "PARCEL 2" (PID 17-40102-100)  
 ZONED C1 - LOCAL BUSINESS  
 SIDE YARD SETBACK = NO SIDE YARD LESS THAN 6'  
 REAR YARD SETBACK = MINIMUM 20'  
 HEIGHT RESTRICTION = 45' MAXIMUM
- SEE MAP FOR EXTERIOR BUILDING DIMENSIONS.
- SEE MAP FOR SUBSTANTIAL FEATURES OBSERVED DURING FIELDWORK.
- 30 DESIGNATED PARKING STALLS EXIST ON THE ENTIRE PROPERTY SURVEYED. OF THE 30, 2 ARE DESIGNATED AS HANDICAP PARKING. SEE MAP.
- NO UTILITY MAPS WERE PROVIDED BY THE CLIENT
- SEE MAP FOR UTILITIES LOCATED BY OBSERVATION AND DIGGERS HOTLINE MARKINGS AS PER LOCATE TICKETS 20231929592, 20231929604, 20231929615 & 20231929639.
- THIS PROPERTY IS LOCATED AT THE INTERSECTION OF LOSEY BOULEVARD AND JOHNSON STREET.
- NO OBSERVED OR PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO DOCUMENTS PERTAINING TO OFFSITE EASEMENTS WERE PROVIDED BY THE CLIENT.
- SEE MAP FOR UTILITY PIPE SIZES, ADJACENT STRUCTURES, STREET WIDTHS, DRIVEWAYS AND CONTROL POINTS. XML FILE SHALL BE EMAILED TO THE CLIENT. NO SOIL BORINGS WERE OBSERVED.
- THE CENTER OF THIS SITE IS AT 43°48'28.2"N LATITUDE 91°13'9.15"W LONGITUDE.
- TICKETS FROM DIGGERS HOTLINE SHALL BE EMAILED TO THE CLIENT.



**LEGEND**

**SURVEY FEATURES**

- SECTION CORNER, AS NOTED
- FOUND 3/4" O.D. IRON BAR, UNLESS NOTED
- FOUND 1" O.D. IRON PIPE, UNLESS NOTED
- FOUND MAG / PK NAIL
- FOUND DRILL HOLE
- CONTROL POINT

**EXISTING TOPOGRAPHY**

- SPOT ELEVATION
- SPOT ELEVATION
- TOP / BOTTOM CURB OR WALL

**EXISTING PAVEMENT**

- ASPHALT
- CONCRETE

**EXISTING UTILITIES**

- FLOW DIRECTION - SANITARY SEWER
- FLOW DIRECTION - STORM SEWER
- WATERMAIN / SERVICE
- UNDERGROUND ELECTRIC
- OVERHEAD UTILITIES
- GAS

**EXISTING MISC FEATURES**

- BOLLARD
- FUEL LID
- FUEL PUMP
- HANDICAP PARKING
- TACTILE MAT (ADA)
- SINGLE POST SIGN
- SANITARY MANHOLE
- STORM MANHOLE
- DOWNSPOUT
- TRENCH DRAIN
- WATER MANHOLE
- HYDRANT
- WATER VALVE
- GAS VALVE
- ELECTRIC METER
- AIR CONDITIONER
- LIGHT POLE
- UTILITY POLE
- GLY ANCHOR
- CONIFEROUS TREE, SIZE NOTED
- DECIDUOUS TREE, SIZE NOTED

**PROJECT CONTROL POINTS**

CP 2 - MAG NAIL IN SIDEWALK (USE EASTERLY MAG NAIL)  
 N: 127 350.17  
 E: 453 620.26  
 EL: 669.12

CP 3 - SPIKE IN GRASS  
 N: 127 596.51  
 E: 453 617.59  
 EL: 667.11

CP 4 - MAG NAIL IN CONCRETE JOINT  
 N: 127 584.19  
 E: 453 790.42  
 EL: 664.98

CP 5 - MAG NAIL IN CONCRETE JOINT  
 N: 127 472.44  
 E: 453 785.33  
 EL: 666.48

CP 6 - SPIKE IN GRASS BEHIND CURB  
 N: 127 473.17  
 E: 453 997.78  
 EL: 665.01

CP 7 - SPIKE IN GRAVEL  
 N: 127 363.00  
 E: 453 771.73  
 EL: 669.53

**PROJECT INFO:**  
 PROJECT NO: 23-039  
 DRAFTED BY: R.C.J. CHECKED BY: J.K.S.  
 DATE: 6/14/2023  
 CAD FILE: 23-039 KT Store #19 - Losey Blvd - ALTA, NSPS.dwg  
 SCALE: 1" = 20'  
 SHEET NO: 1 OF 1

**BASIS OF BEARINGS**  
 WEST LINE OF SE 1/4 Sec. 4, T15N, R7W, ASSUMED TO BEAR AS SHOWN. LA CROSSE CO COORDINATE SYSTEM (NAD 1983) (2011)

**SCALE: 1" = 30'**

REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_

PLSS LOCATION:  
 PART OF THE SW 1/4 OF THE SE 1/4 OF SEC. 4, T15N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

PREPARED BY:  
**PARAGON ASSOCIATES**  
 Environmental Design & Consulting  
 632 COPELAND AVENUE, SUITE 200  
 LA CROSSE, WI 54603  
 Tel: 608.781.3110  
 www.Paragon-Associates.biz

PREPARED FOR:  
**KWIK TRIP, INC. / ZRH LLC**

SITE ADDRESS:  
 911, 921, 925 & 1003 LOSEY BLVD,  
 920 25TH STREET S  
 LA CROSSE, WI 54601

PROJECT NAME:  
**KT STORE #819 ALTA**

SHEET NAME:  
**ALTA / NSPS LAND TITLE SURVEY**

AMERICAN LAND TITLE ASSOCIATION

NSPS

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 SCALE: 1" = 20'  
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PLAT DATE: 6/14/2023 11:00 AM