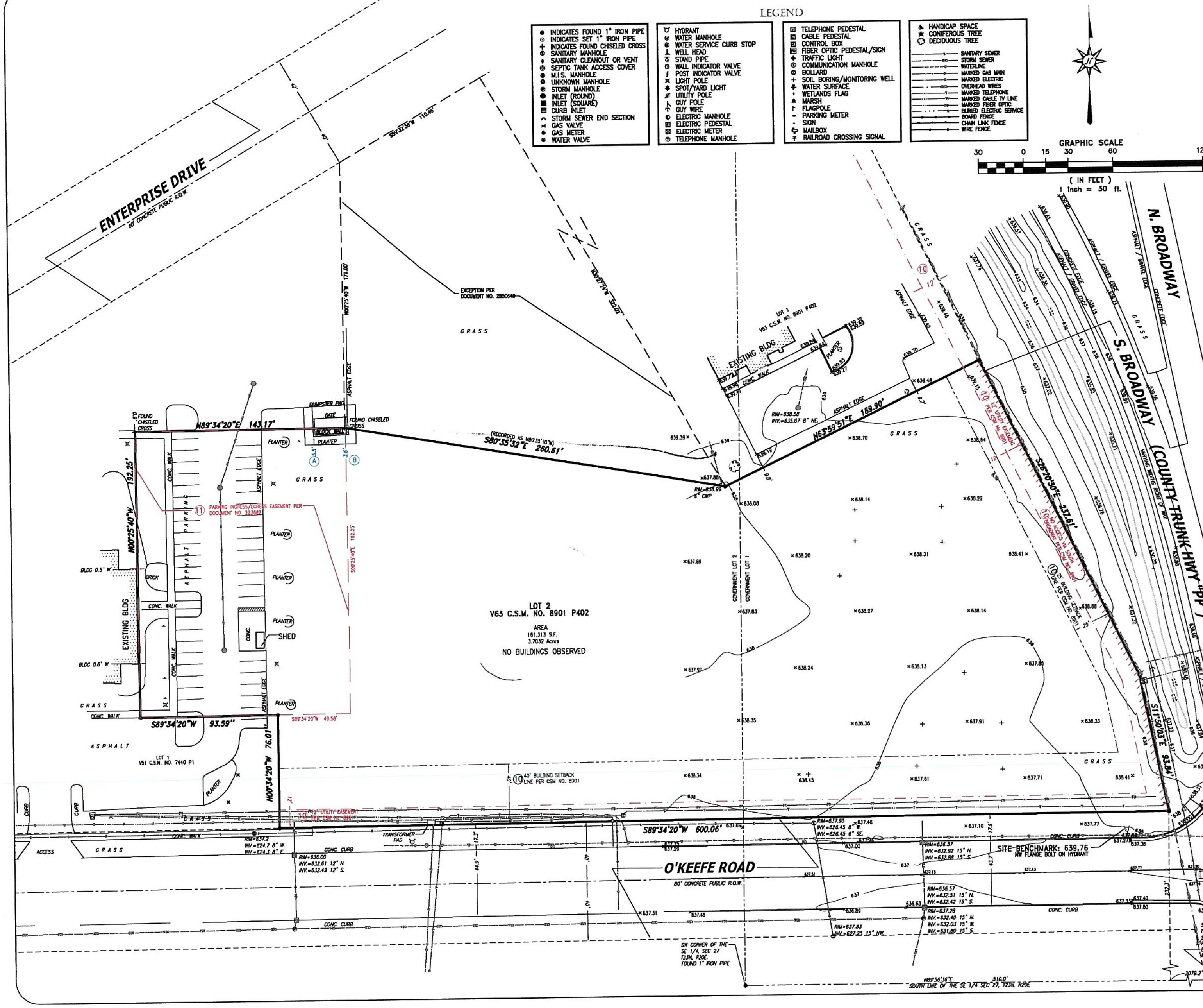
# ALTA/NSPS LAND TITLE SURVEY




## CLIENT
Albor Restaurant Group LLC, a Wisconsin limited liability company

## SITE ADDRESS
Vacant land at the Northwest corner of O'keefe Road and South Broadway Street, City of De Pere, Brown County, Wisconsin.

## LEGAL DESCRIPTION
Lot 2 of Volume 63, of Certified Survey Maps, Page 402, Map No. 8901, recorded on April 2, 2018, as Document No. 2819782, Brown County Records, being all of Lot 2, Volume 51, Certified Survey Maps, Page 1, Map No. 7440, Document No. 2232852, Brown County Records, being located in part of Government Lots 1 and 2, Section 27, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin, EXCEPTING that part conveyed in Document No. 2850649 described as follows: Beginning at the Northwest corner of Lot 1 of Volume 63, Certified Survey Maps, Page 402; thence South 30°27' 05" East, 322.02 feet along the Westerly line of said Lot 1; thence North 80°35' 10" West, 260.61 feet to a West line of Lot 2 of said Map; thence North 0°25' 21" West, 179.00 feet along said line to the North line of said Lot, said line also being the South Right of Way of Enterprise Drive; thence North 59°32' 55" E, 110.46 feet along said line to the point of beginning.

## BASIS OF BEARINGS
Bearings are referenced to the Brown County Coordinate System, in which the South line of the Southeast 1/4 bears North 89°56'36" East.

## TITLE COMMITMENT
This survey was prepared based on Chicago Title Insurance Company Commitment No. CO-14085, effective date of June 5, 2023 which lists the following easements and/or restrictions from schedule B-II:

1, 5, 6, 7 & 8 visible evidence shown, if any.

2, 3, 4 & 9 not survey related.

10. Restrictions and Easements as contained in Certified Survey Map No. 8901 recorded April 2, 2018 as Document No. 2819782. Affects property by location, shown.

11. Parking Easement dated December 28, 2005, recorded December 28, 2005 as Document No. 2232853. Corrected by Parking Easement dated January 17, 2006, recorded January 23, 2006 as Document No. 2236821. Affects property by location, shown.

12. Sewer Easement in favor of City of De Pere dated November 9, 1966, recorded November 10, 1966 as Document No. 652941. Does not affect property by location, not shown.

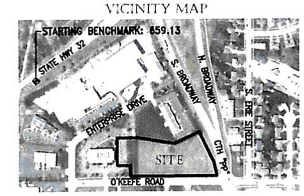
## TABLE "A" ITEMS
3. According to the flood insurance rate map of the County of Brown, Community Panel No. 55009C0266F, effective date of August 18, 2009 this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 161,313 square feet or 3.7032 acres.
9. There are 41 regular parking spaces and 0 handicap space 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 20233023396 & 20233023395. 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.
20(b). Engineering design topography and utility survey: Vertical datum, elevations with 1 foot contour intervals and spot elevations on paved surfaces. Sewer lines will be depicted by location and depths where accessible without confined entry safety procedures and where traffic lanes do not pose a safety hazard accessing sewer data. Pipe sizes will be shown from plans, if available. Watermain and water services will be depicted from surface evidence and available plans. The limits of topography will extend to the centerline of the adjacent streets and 25' onto adjacent properties unless otherwise agreed upon.

## VERTICAL DATUM
Vertical Datum is based on National Geodetic Vertical Datum of 1988

**STARTING BENCHMARK: 659.13**

NGS MONUMENT "4KB6" BRASS CAPPED MONUMENT IN CONCRETE WALL

## VICINITY MAP




## ENCROACHMENT TABLE

| | |
|---|---|
| A | DUMPSTER PAD ENCROACHING 5.5' ONTO PROPERTY |
| B | DUMPSTER PAD ENCROACHING 3.6' ONTO PROPERTY |

TO: Albor Restaurant Group LLC, a Wisconsin limited liability company
Dickenshied 5099138, LLC, a Wisconsin limited liability company
Chicago 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 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), 19 and 20(b) of Table A thereof. The field work was completed on August 16, 2023.

Date of Map: August 24, 2023

WISCONSIN DANIEL BEDNAR S-2812 GERMANTOWN WI LAND SURVEYOR

Daniel E. Bednar
Professional Land Surveyor
Registration Number S-2812

| Date | Revision description |
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