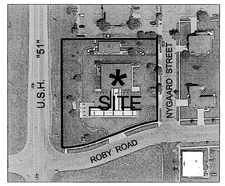
LEGEND

- 1" IRON PIPE (I.P.) FOUND (UNLESS OTHERWISE NOTED)
- CP CONTROL POINT
- SANITARY MANHOLE
- WATER VALVE
- FIRE HYDRANT
- WATER CURB STOP
- STORM SEWER MANHOLE
- SQUARE INTAKE/INLET
- RD ROOF DRAIN
- H-INLET
- FLARED END SECTION
- GUARD POST/BOLLARD
- YARD LIGHT
- ELECTRIC POWER POLE
- GUY ANCHOR
- STREET LIGHT
- EB ELECTRIC BOX
- E ELECTRIC TRANSFORMER
- TRAFFIC SIGN
- T TELEPHONE JUNCTION BOX
- GV GAS VALVE
- G GAS METER
- TV CABLE TV BOX
- MAIL BOX
- BENCHMARK
- HANDICAP PARKING STALL
- EXISTING FUEL MANHOLES/VALVES
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- DECIDUOUS TREE (SIZE VARIES)
- CONIFEROUS TREE (SIZE VARIES)
- ST STORM SEWER LINE
- W WATER MAIN LINE
- SAN SANITARY SEWER LINE
- OE OVERHEAD UTILITY LINE
- G BURIED GAS LINE
- BuTel BURIED TELEPHONE LINE
- E BURIED ELECTRIC LINE
- CaTV BURIED CABLE TV LINE
- FO BURIED FIBER OPTIC LINE
- DRAINAGE ARROWS PER JOHN NYGAARD'S VIRGIN LAKE ESTATES COMMERCE ADDITION PLAT



VICINITY MAP
NOT TO SCALE

N
W E
S

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WESTERLY RIGHT-OF-WAY LINE OF NYGAARD STREET, MEASURED AS BEARING N00°01'23"W

0 30 60 90
SCALE: ONE INCH = THIRTY FEET

SURVEYOR CERTIFICATION

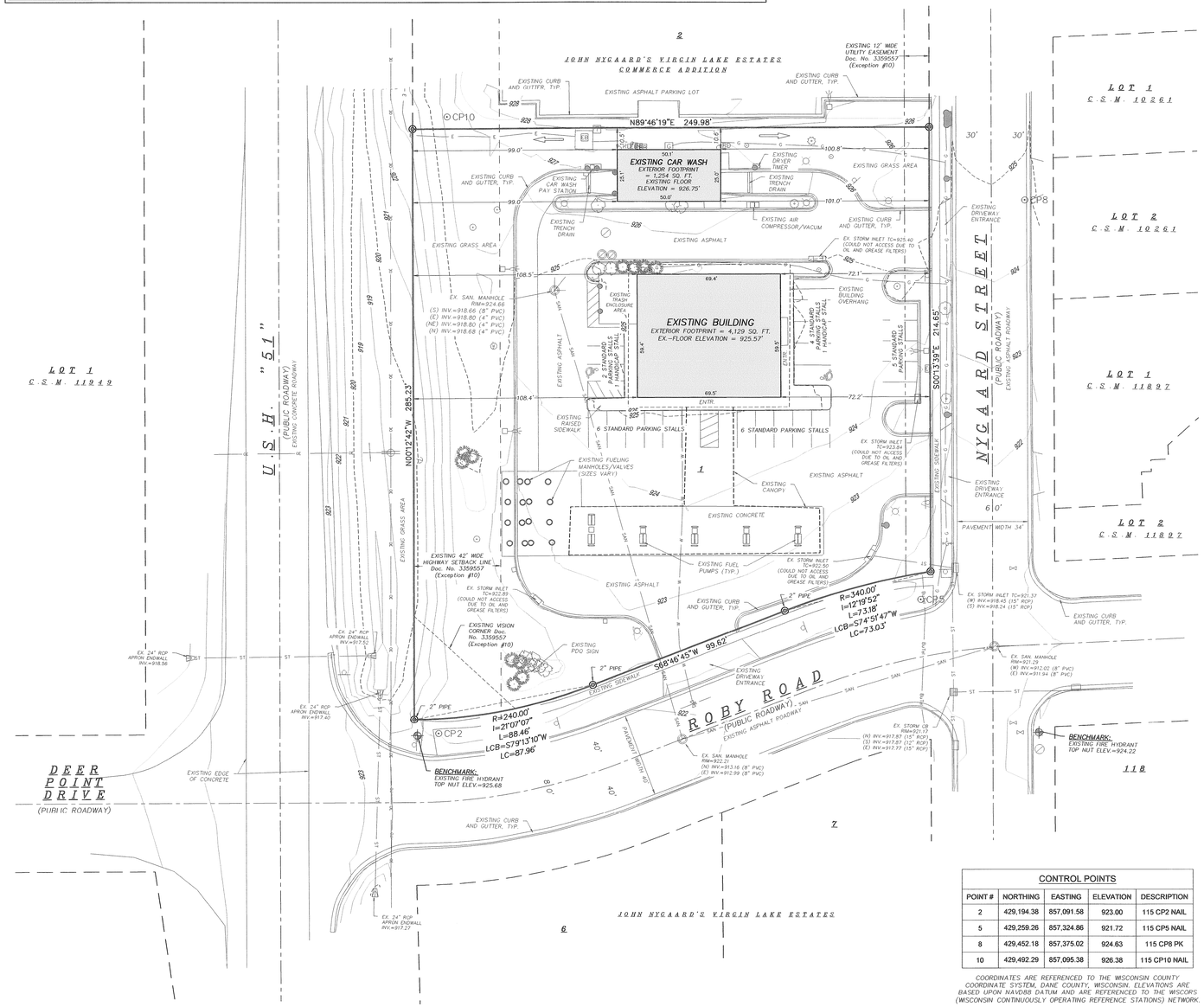
To: Kwik Trip, Inc., PDQ Food Stores, Inc., a Wisconsin Corporation and First American Title Insurance Company:

This is to certify to the best of my knowledge and belief, 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 and 21 of Table A thereof. The fieldwork was completed on August 2, 4 and 7, 2017.

Date of Map: SEPTEMBER 11TH, 2017

Adam R. Gross, P.L.S. S-3017
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
608-838-0444
argross@snyder-associates.com

WISCONSIN ADAM R. GROSS S-3017 SUN PRAIRIE WI LAND SURVEYOR



CONTROL POINTS				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
2	429,194.38	857,091.58	923.00	115 CP2 NAIL
5	429,259.26	857,324.86	921.72	115 CP5 NAIL
8	429,452.18	857,375.02	924.63	115 CP8 PK
10	429,492.29	857,095.38	926.38	115 CP10 NAIL

COORDINATES ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. ELEVATIONS ARE BASED UPON NAVD88 DATUM AND ARE REFERENCED TO THE WSCORS (WISCONSIN CONTINUOUSLY OPERATING REFERENCE STATIONS) NETWORK.

TITLE INFORMATION:

Legal Description from Title Commitment File No. NCS-861351-15-MAD dated August 4, 2017 at 7:30am from First American Title Insurance Company:

Lot One (1), John Nygaard's Virgin Lake Estates, Commerce Addition, in the City of Stoughton, Dane County, Wisconsin.

1. The legal description referenced in the title commitment is the same property depicted on this survey.
2. Date of Field Survey: August 2, 4, & 7, 2017. Any changes in site conditions after August 2, 4, & 7, 2017 are not reflected by this survey.
3. Total Area of parcels surveyed = 63,283 Sq. Ft. (1.4528 Acres)
4. Address of property: 2400 Roby Road, Stoughton, WI (Per Title Commitment)
   Parcel Numbers: 281-0511-062-2601-2 (Per Title Commitment)
5. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that the current title search may disclose.
6. No attempt has been made as a part of this survey to obtain or show data concerning size, depth, condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities contact the appropriate agencies.
7. "Said described property is located within an area having a Zone designation X by the Federal Emergency Management Agency, on Flood Insurance Rate Map No. 55025C0963H, with a date of identification of September 17, 2014, for Community Numbers 550077 and 550091, in Dane County, State of Wisconsin, which is the current Flood Insurance Rate Map for the community in which said property is situated."
8. Total number of full above-ground marked standard parking stalls on property = 23
   Total number of above-ground marked handicap stalls = 2
9. Before excavation, appropriate utility companies should be contacted. For exact location of underground utilities, contact Digger's Hotline at 1-800-242-8511.
10. Per information provided the surveyor through an email dated 08-24-2017 with the City of Stoughton, no changes plan to be made to the public street right-of-way lines. (Noted to fulfill item 17 of Table A)
11. No wetlands exist on the property surveyed per the WDNR website. (Noted to fulfill item 18 of Table A)
12. All known plottable offsite easements and servitudes disclosed in document provided to or obtained by surveyor are shown on survey. (Noted to fulfill item 19 of Table A)

13.3. Subsurface utilities and features shown on this survey have been approximated by locating surficial features and appurtenances, locating Digger's Hotline field markings and by reference to utility records and maps. Digger's Hotline Ticket Numbers 20173412062, 20173412149, and 20134121 64.

Surveyor has been provided a copy of Title Commitment File No. NCS-861351-15-MAD dated August 4, 2017 at 7:30am from First American Title Insurance Company.

Title Exceptions:(Per Title Commitment File No. NCS-861351-15-MAD dated August 4, 2017 at 7:30am from First American Title Insurance Company:)

1. Any facts, rights, interests, or claims that are not shown by the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including, discrepancies, conflict in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished imposed by law and not shown in the public records.
5. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposedInsured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
6. Special taxes, assessments or charges, if any.

   NOTE: Said exception will be removed only if the Company receives written evidence from the municipality that there are no special assessments against the land, or that all such items have been paid in full within 30 days of closing.
7. Taxes, general and special for the year 2017, not now due and payable.

   Taxes for the year 2016 in the amount of $24,063.53 are paid.
8. 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.
9. Rights of tenants now in possession of the land under unrecorded leases or otherwise.
10. Easement for public utilities and incidental purposes disclosed by plat of subdivision. (As shown on survey)
11. Drainage swale requirement as note on recorded plat. (As shown on survey)
12. Notes on Plat: "No poles or buried cable are to be placed such that the installation would disturb any survey stake or obstruct vision along any lot line or street line. The disturbance of a survey stake by anyone is a violation of Section 236.32 of Wisconsin Statutes. Utility Easements as herein set forth are for the use of public bodies and Private public utilities having the right to serve the area." "Vision corner no Obstruction in Excess of 2' Higher than the Center line Elevation." "Existing 42' Highway Setback Line. No improvements or structures are allowed between the right-of-way and the highway setback line.Improvements and structures include, but are not limited to signs, parking areas, driveways, wells septic systems, drainage facilities, building and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in Section 236.293 Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns." (As shown on survey)

13. Restrictions and Covenants recorded November 14, 2000 as Document No. 3266126
14. Agreement Regarding Construction on Easement Area recorded February 12, 2002 as Document No. 3445619
15. Mortgage and Security Agreement dated February 25, 2015 and recorded February 26, 2015 as 5131644, made by PDQ Food Stores,Inc.,to JPMorgan Chase Bank, N.A., to secure an indebtedness in the amount of $22,000,000.00, and the terms and conditions thereof.
16. Assignment of Rents made by PDQ Food Stores, nc. to JPMorgan Chase Bank, recorded February 26, 2015 as document 5131645.

NOTES FROM THE PLAT OF JOHN NYGAARD'S VIRGIN LAKE ESTATES COMMERCE ADDITION: (Exceptions #10, #11 & #12)

Highway Setback Restriction

No improvements or structures are allowed between the right-of-way and the highway setback line. Improvements and structures include, but are not limited to signs, parking areas, driveways, wells septic systems, drainage facilities, building and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in Section 236.293 Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or is assigns." Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.

Utility Easements

No POLES or BURIED CABLES are to be placed such that the installation would disturb any survey stake or obstruct vision along any lot line or street line. The disturbance of a survey stake by anyone is a violation of Section 236.32 of Wisconsin Statutes. Utility Easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area."

Drainage Arrows

Arrows indicate the direction to surface drainage swale at individual property lines. Said drainage swale shall graded with the construction of each principal structure and maintained by the lot owner, unless modified with approval of the CITY ENGINEER.

SHEET 1 OF 1

PN: 117.0742.30
DATE: 08-24-17

REVISIONS:

ALTA/ACSM LAND TITLE SURVEY

LOT 1, JOHN NYGAARD'S VIRGIN LAKE ESTATES COMMERCE ADDITION, AS RECORDED IN VOLUME 57-180A OF PLATS, ON PAGE 753, AS DOCUMENT NUMBER 3359557, DANE COUNTY REGISTRY, ALSO LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 05 NORTH, RANGE 11 EAST, CITY OF STOUGHTON, DANE COUNTY, WISCONSIN

SNYDER & ASSOCIATES
Engineers and Planners

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SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

SURVEYED FOR:
Kwik Trip, Inc.
1626 Oak Street
La Crosse, WI 54602