Air Conditioner

Telephone Pedestal

Telephone Manhole

Winnebago County Coordinate System.

Electric Pedestal

Electric Transformer

( ) Recorded As

First AmericanTitle Insurance Company

File No. 723100036 - Notes to Schedule B - II

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

Items 2-5, 9-10, 16, and 18-19 = items that cannot be shown on a map.

- 1) 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 and the date on which all of the Schedule B, Part I - Requirements are met. (No Observed, Survey Related, Burden to Subject Parcel)
- 6) Any encroachment, encumbrance, violation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land
- (Pavement and Dumpster Enclosure encroach into public right of way. Building Overhang "Bank Drive Thru" encroaches into the Street Yard Setback - Mapped and Labeled on this instrument)
- 7) Easements, claims of easements or encumbrances not shown by the public records.
- (No Observed, Survey Related, Burden to Subject Parcel)
- Any claim of adverse possession or prescriptive easement.
- (Possible Prescriptive easement for Sanitary line in Southwest Corner of Subject parcel) 11) Easement granted to Town of Algoma Sanitary District #1 by an instrument recorded June 30, 1978, as Document No. 510060.
- (Sanitary Easement Mapped and Labeled; Note that building and easement overlap but no current use of the easement was observed) 12) Easement granted to Town of Algoma Sanitary District #1 by an instrument recorded February 2, 1978, as Document No. 510259. Document was corrected by Correction Easement recorded February 20, 1978, as Document No. 510975. (20' Sanitary Easement. - Mapped and Labeled on this instrument
- Conveyance of Access Rights granted to State of Wisconsin, Department of Transportation by an instrument recorded January 19, 1984 as Document No. 604614.

## (No Direct Access to Highway 21)

14) Covenants, conditions and restrictions referenced in Quit Claim Deed recorded November 13, 1984, as Document No. 621800.

(Signage Restriction within Quit Claimed Parcel. No Observed, Survey Related, Burden or Violation within the Subject Parcel in regards to these Covenants, conditions and restrictions)

15) Easement granted to State of Wisconsin by an instrument recorded April 28, 2005, as Document No. 1352712.

(Described Easement is and was a Temporary Limited Easement for Construction. The terms of this easement ended with the end of construction. No Observed, Survey Related, Burden to Subject Parcel.)

15) Easement granted to Wisconsin Bell, Inc. d/b/a SBC Wisconsin, a Wisconsin Corporation by an instrument recorded October 4, 2005 as Document No. 1373219.

20) Public or private rights in that part of the insured premises which may be laid out or used for highway purposes or rights of way.

(No Observed, Survey Related, Burden to Subject Parcel)

- 21) Encroachment of Building Overhang Bank Drive Thru over the building setback line as set out on ALTA / NSPS Land Title Survey by Davel Engineering & Environmental, Inc. as filename 7803ALTA.dwg.
- 22) Encroachments of pavement and dumpster enclosure as set out on ALTA / NSPS Land Title Survey by Davel Engineering & Environmental, Inc. as filename 7803ALTA.dwg.
- 23) Encroachment of building onto Sanitary Easement recorded as Document No. 510060 as set out on ALTA / NSPS Land Title Survey by Davel Engineering & Environmental, Inc. as filename 7803ALTA.dwg.
- 24) Electrical, CATV, overhead, fiber optic, gas and sanitary utilities as set out on ALTA / NSPS Land Title Survey by Davel Engineering & Environmental, Inc. as filename 7803ALTA.dwg.

(Same survey as this map)

## Legal Description

(Per Commitment File No.: 723100036 with an effective date of October 3, 2023)

The Land is described as follows:

The South 396 feet of the West 385.25 feet of the Southeast 1/4 of the Northeast 1/4 of Section 16, Township 18 North, Range 16 East, in the Town of Algoma, Winnebago County, Wisconsin, excepting therefrom the three (3) following described tracts of land:

1. The West 50 feet thereof.

2. The East 7 feet of the North 165 feet thereof.

3. Excepting therefrom those lands conveyed in Document No. 1352712.

That part of the East 290 feet of the South 231 feet of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 16, Township 18 North, Range 16 East, in the Town of Algoma, Winnebago County, Wisconsin, Iying west of the West line of tract of land heretofore conveyed to State of Wisconsin, Department of Transportation by Deed recorded as Document No. 604612, excepting therefrom those lands conveyed in Document No. 1352712.

A part of the West 1/2 of the East 1/2 of the Northeast 1/4 of Section 16, Township 18 North, Range 16 East, in the Town of Algoma, Winnebago County, Wisconsin, described as

Commencing at the East Quarter corner of said Section 16; thence South 89° 08' 09" West, 872.97 feet, along the South line of Northeast 1/4 of said Section 16, to its intersection with the West line of a frontage road extended South; thence North 00° 43' 18" West 231.09 feet, along the West line of a frontage road described in Warranty Deed recorded in Document No. 604612 and its Southerly extension to the true point of beginning; thence South 89° 08' 09" West, 100.09 feet; thence North 01° 11' 15" West 183.00 feet, to the Southwest corner of Lot 1 of Certified Survey Map No. 1436; thence North 89° 06' 05" East 101.58 feet, along the South line of said Lot 1, to its intersection with the West line of said frontage road; thence South 00° 43' 18" East 183.06 feet, along the West line of said frontage road, to the true point of beginning, excepting therefrom those lands conveyed in Document No.

PIN: 00200910101 & 022009101

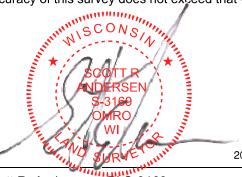
## **Surveyor's Certificate**

I, Scott R. Andersen, Professional land surveyor, hereby certify that in full compliance with the provisions of Chapter A-E 7 of the Wisconsin Administrative Code, and under the direction and control of STKJR Express, LLC, the Proposed property owners, that this survey is correct to the best of my knowledge and belief, that this survey is the same property as described in ALTA Commitment for Title Insurance File No. 723100036, and that this land is located in the Southeast 1/4 of the Northeast 1/4 and in the Northwest of the Southeast 1/4, ALL of Section 16, Township 18 North, Range 16 East, in the Town of Algoma, Winnebago County, Wisconsin, containing 148,204 Square Feet (3.4023 Acres) of land described as

Commencing at the East 1/4 Corner of Section 16, Township 18 North, Range 16 East; thence N89°49'53"W along the south line of the Northeast 1/4, 1230.26 feet to the intersection of said south line and the north right of way line of State Highway 21 (State R/W Project 6184-14-21) and to the point of beginning of the parcels to be described; thence S81°43'16"W along said north right of way line, 72.05 feet to the common east line of Omro Road and the Brooks Lane; thence N00°00'08"E along said east line, 257.31 feet; thence, N14°04'24"E along the east line of Brooks Lane, 49.47 feet; thence N02°53'59"E along said east line, 50.06 feet; thence N00°43'49"W along said east line, 20.45 feet to the south line of East Way Drive; thence N89°14'02"E along said south line, 147.63 feet; thence N78°59'46"E along said south line, 64.65 feet; thence S89°30'46"E along said south line, 90.28 feet; thence S00°02'14"W along said south line, 13.58 feet; thence S89°57'46"E along said south line, 108.32 feet to the west line of Abraham Lane; thence S01°00'21"W along said west line, 42.02 feet; thence S56°40'42"E along said west line, 8.55 feet; thence S00°18'40"W along said west line, 239.72 feet; thence S27°2618"W along said west line and the north right of way line of State Highway 21, 32.64 feet; thence S81°43'16"W along said north line of State Highway 21, 346.35 feet to the Point of Beginning of the parcels described. Said parcel is subject to all easements and restrictions of record.

To: STKJR Express, LLC, a Wisconsin limited liability company; Bank First, N.A., its successors and/or assigns; Schmitt Tilte, LLC, a Wisconsin limited liability company; and First American 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, 6(b), 7(a), 7(b)(1), 8, 11(b), 13, 16, 17 and 18 of Table A thereof. This is also to certify that the land shown on this Survey are the same as those described in Commitment of Title Insurance by First American Title Insurance Company, File No. 723100036, dated as of October 3, 2023. The field work was completed on March 28, 2024. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies 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.



2024.04.24 11:55:34-05'00'

Scott R. Andersen - PLS-3169

scott@davel.pro

incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of

the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation may

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