

**Donald W. Lenz**  
 Donald W. Lenz PLS No. 2003  
 Dated this 9th Day of December, 2025

**GEC**  
 General Engineering Company  
 P.O. Box 340 916 Silver Lake Dr. Portage, WI 53901  
 608-742-2149 (Portage Office) 700-294-4666 (Green Lake Office)  
 www.generalengineering.net

Client: LSRE Watertown LLC  
 Site Address: 1727 South Church Street, Watertown, WI 53094

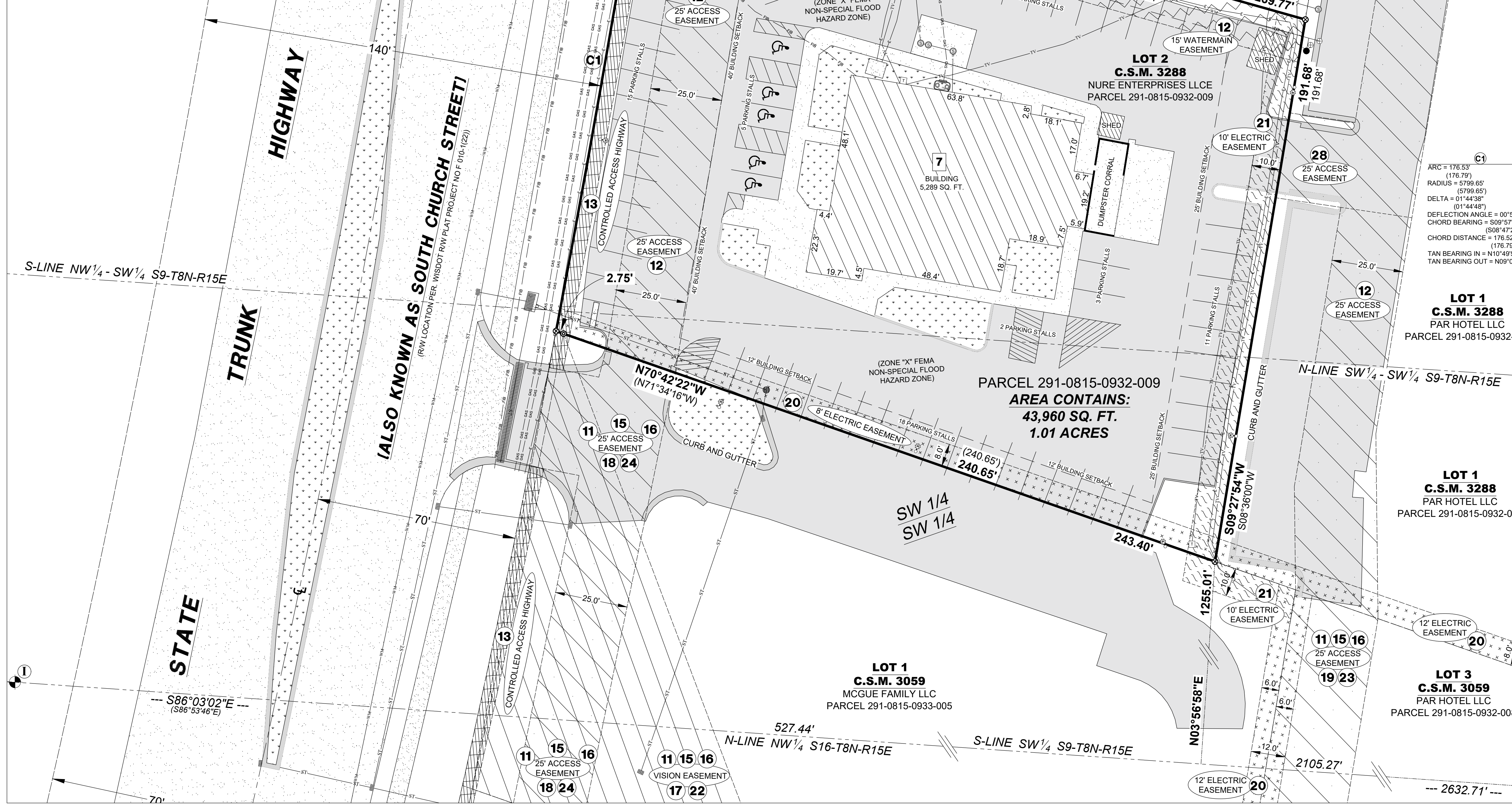
GEC Job No.: 01-25000-677  
 GEC File Name: 01-25000-677 LSRE Watertown.dwg

Drafted By: JDP  
 Fieldwork Completed 10-30-25

**ALTA/NSPS LAND TITLE SURVEY**

ALTA/NSPS LAND TITLE SURVEY FOR LSRE WATERTOWN LLC. DESCRIPTION OF LANDS BEING TWO (2) OF CERTIFIED SURVEY MAP NO. 3288 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR JEFFERSON COUNTY, WISCONSIN ON JUNE 28, 1996, IN VOLUME 14 OF CERTIFIED SURVEY MAPS, PAGE 168 AS DOCUMENT NO. 958059, AS AMENDED BY AFFIDAVIT OF CORRECTION RECORDED ON SEPTEMBER 25, 1996 IN VOLUME 966, PAGE 350 AS DOCUMENT NO. 962782 AND AFFIDAVIT OF CORRECTION RECORDED ON SEPTEMBER 25, 1996 IN VOLUME 966, PAGE 352 AS DOCUMENT NO. 962783, SAID CERTIFIED SURVEY MAP BEING A REDIVISION OF A PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3059, BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2272, IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

Bearings are referenced to the South line of the Southwest 1/4 of Section 09, Township 08 North, Range 15 East, per the Wisconsin County Coordinate System, Jefferson County Zone, with a bearing of South xx°xx'xx" West, NAD 83(91).



**Surveyor's Section Corner Notes:**

I. South West 1/4 Corner - Section 9 - Township 8 North - Range 15.  
 - Per Jefferson County Coordinates.

II. South Corner - Section 9 - Township 8 North - Range 15 East.  
 - Could not Occupy Section Corner Due to Chain Link Fence,  
 - Used Jefferson County Coordinates.

**FEMA Non-Special Flood Hazard Areas are moderate-to-low risk areas:**

- The risk of flooding is reduced, but not completely removed.
- Moderate-to-low-risk areas are shown on flood maps as zones beginning with the letters "B", "C" or "X" (or a shaded X).
- These areas submit more than 20 percent of National Flood Insurance Program claims and receive one-third of federal disaster assistance for flooding.

Flood insurance isn't federally required in moderate-to-low-risk areas, but it is recommended for all property owners and renters.

**Note:**  
 The Title Policy Provided to General Engineering Company, was Completed by First American Title Insurance Company Nation Commercial Services, as Agent LSRE Watertown LLC, on July 10th, 2025 as File No. NCS-126795-MAD.

**Note: 14**  
 Distance from Access Drive From S.T.H. "26" to Nearest Intersecting Street is 340± Southwesterly to Jefferson Road.

**LEGEND**

|                       |     |
|-----------------------|-----|
| SECTION LINE          | --- |
| RIGHT-OF-WAY LINE     | --- |
| ROADWAY CENTERLINE    | --- |
| EASEMENT LINE         | --- |
| PROPERTY LINE         | --- |
| OWNER'S PROPERTY LINE | --- |

**VERTICAL DATUM**  
 NORTH AMERICAN VERTICAL DATUM NAVD88

**Parking Note: 9**  
 68 - Regular Parking Stalls  
 5 - Handicap Parking Stalls  
 73 - Total Parking Stalls

**LEGEND:**

|   |     |
|---|-----|
| SECTION CORNER MONUMENT                       | ●   |
| 1" IRON PIPE FOUND                            | ○   |
| 3" IRON PIPE FOUND                            | ○   |
| 3" X 12" REBAR SET                            | ○   |
| 5" IRON PIPE FOUND                            | ○   |
| SANITARY MANHOLE                              | ⊙   |
| SEPTIC TANK CLEANOUT                          | ⊙   |
| GAS VALVE                                     | ⊙   |
| STORM DRAIN                                   | ⊙   |
| WATERMAIN VALVE                               | ⊙   |
| ENDWELL                                       | ⊙   |
| SEWER   | ⊙   |
| LIGHTPOLE                                     | ⊙   |
| RECTANGLE INLET                               | ⊙   |
| GAS METER                                     | ⊙   |
| ELECTRIC PEDESTAL                             | ⊙   |
| CABLE PEDESTAL                                | ⊙   |
| TELEPHONE PEDESTAL                            | ⊙   |
| FIBEROPTIC PEDESTAL                           | ⊙   |
| FENCELINE                                     | --- |
| ST - STORM SEWER                              | --- |
| SANITARY SEWER                                | --- |
| WATERMAIN                                     | --- |
| UNDERGROUND ELECTRIC                          | --- |
| UNDERGROUND GAS                               | --- |
| TELEPHONE                                     | --- |
| CONCRETE                                      | --- |
| LANDSCAPING                                   | --- |
| GRAVEL  | --- |
| 25' EXISTING INGRESS & EGRESS ACCESS EASEMENT | --- |
| CONTROLLED ACCESS HIGHWAY                     | --- |
| 15' SANITARY SEWER EASEMENT                   | --- |
| 15' WATERMAIN EASEMENT                        | --- |
| VISION CORNER EASEMENT                        | --- |
| 10' ELECTRIC EASEMENT                         | --- |
| 8' ELECTRIC EASEMENT                          | --- |

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM FIELD DATA ACQUISITION THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO.

**Note:**  
 The Location and Size of the Underground Structures and Utilities Shown Hereon have been Located to a Reasonable Degree of Accuracy, but the Engineer or Surveyor does not Guarantee their Exact Location of Others not Shown. Contact Diggers Hotline In., Etc.

**Digger's Hotline Notes: 11**  
 Diggers Hotline Ticket No. 2025432624 was used October 29th, 2025 11:00:00 a.m. Contractor/Owner Should Contact Diggers Hotline Phone No. 1-800-242-8511 to Remark the Property Before any Excavation or Demolition.

Site Location = Lot 2 of Certified Survey Map 3288 Utility Locations were Marked by Diggers Hotline and Maps were Furnished by:

SBC01 = AT&T Distribution SBC01 [Phone]: (262) 446-9821

CHC01 = Charter Communications CHC01 [Coms]: (262) 446-9821

WAT01 = City of Watertown WAT01 [San Sewer]: (262) 446-9821

WAT01 = City of Watertown WAT01 [Facility Owner]: (262) 446-9821

WAT01 = City of Watertown WAT01 [Storm Sewer]: (262) 446-9821

WAT01 = City of Watertown WAT01 [Water]: (262) 446-9821

TDM19 = TDS Metrocom TDM19 [Coms]: (262) 446-9821

UCL01 = U.S. Cellular UCL01 [Coms]: (712) 363-4291

WOWEB = WOWEB We Energies-Ele and We Gas-WOWEB [Gas]: (262) 446-9821

WOWEB = Sun Prairie Utilities SUN01 [Electric]: (262) 466-9821

ALTA/NSPS LAND TITLE SURVEY

ALTA/NSPS LAND TITLE SURVEY FOR LSRE WATERTOWN LLC. DESCRIPTION OF LANDS BEING LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 3288 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR JEFFERSON COUNTY, WISCONSIN ON JUNE 20, 1996, IN VOLUME 14 OF CERTIFIED SURVEY MAPS, PAGE 168 AS DOCUMENT NO. 958059, AS AMENDED BY AFFIDAVIT OF CORRECTION RECORDED ON SEPTEMBER 25, 1996 IN VOLUME 966, PAGE 350 AS DOCUMENT NO. 962782 AND AFFIDAVIT OF CORRECTION RECORDED ON SEPTEMBER 25, 1996 IN VOLUME 966, PAGE 352 AS DOCUMENT NO. 962783. SAID CERTIFIED SURVEY MAP BEING A REDIVISION OF A PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3059, BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2272, IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

PROVIDED PARCEL DESCRIPTION (Per Commitment for Title Insurance File No.: NCS-1267945-MAD; Dated: July 10th, 2025):

Lot Two (2) of Certified Survey Map No. 3288 recorded in the Office of the Register of Deeds for Jefferson County, Wisconsin on June 20, 1996, in Volume 14 of Certified Survey Maps, Page 168 as Document No. 958059, as amended by Affidavit of Correction recorded on September 25, 1996 in Volume 966, Page 350 as Document No. 962782 and Affidavit of Correction recorded on September 25, 1996 in Volume 966, Page 352 as Document No. 962783, said Certified Survey Map being a revision of a part of Lot 2 of Certified Survey Map No. 3059, being a redivision of Lot 1 of Certified Survey Map No. 2272, in the Southwest 1/4 of Section 9, Township 8 North, Range 15 East, in the City of Watertown, Jefferson County, Wisconsin.

METES AND BOUNDS DESCRIPTION:

Commencing at the Southwest corner of said Section 9; thence South 86°03'02" East, along the South line of the Southwest 1/4 of said Section 9, 527.44 feet; thence North 03°56'58" East, 1255.01 feet to the Southerly line of Lot 2 of said Certified Survey Map 3288 and the Point of Beginning; thence North 70°42'22" West, along said Southerly line, 243.40 feet to the Westerly line of said Lot 2 of said Certified Survey Map 3288 and the Easterly line of State Trunk Highway "26"; thence along said Weserly line and said Easterly line, along an arc of a 176.53 foot curve to the left, said curve having a radius of 5799.65 feet a delta angle of 01°44'38", and whose long chord bears North 09°57'32" East for 176.52 feet to the Northerly line of said Lot 2 of said Certified Survey Map 3288; thence South 74°13'04" East, along said Northerly line, 239.77 feet to the Easterly line of said Lot 2 of said Certified Survey Map 3288; thence South 09°27'54" West, along said Easterly line, 191.68 feet to the Point of Beginning.

Said described area contains 43,960 sq. ft. or 1.01 acres.

SURVEYOR'S CERTIFICATE:

To: LSRE Watertown LLC 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 1-4, 5, 6a, 6b, 7a, 8, 9, 11, 13, 14 and 17 of Table A thereof. The fieldwork was completed on October 30th, 2025.

I further certify that I have surveyed the property described herein, and that the map shown on this ALTA Survey is a true representation thereof, and shows the size and location of visible structures and dimensions of all buildings thereon and apparent easements, if any, to the best of my knowledge and belief. This survey is made for the use of the presents owners of the property, also for those who purchase, mortgage or guarantee the title thereto, as of the date hereon.

I have made such survey under the direction of LSRE Watertown LLC, 1727 South Church Street, Watertown, WI 53094.

Donald W. Lenz WI PLS No. 2003 Dated this 9th Day of December, 2025



TABLE A OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS EXAMPLE: 1

NOTE: Whether any of the nineteen (19) items of Table A are to be selected, and the exact wording of and fee for any selected item, may be negotiated between the surveyor and client. Any additional items negotiated between the surveyor and client must be identified as 20(a), 20(b), etc. Any additional items negotiated between the surveyor and client, and any negotiated changes to the wording of a Table A item, must be explained pursuant to Section 6.D.ii.(g). Notwithstanding Table A Items 5 and 11, if an engineering design survey is desired as part of an ALTA/NSPS Land Title Survey, such services should be negotiated under Table A, Item 20. If checked, the following optional items are to be included in the ALTA/NSPS LAND TITLE SURVEY, except as otherwise qualified (see note above):

- 1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
2. Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork.
3. Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only.
4. Gross land area (and other areas if specified by the client).
5. Vertical relief with the source of information (e.g., ground survey, aerial map), contour interval, datum, with originating benchmark, when appropriate.
6. (a) If the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, list the above items on the plat or map and identify the date and source of the report or letter.
(b) If the zoning setback requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, and if those requirements do not require an interpretation by the surveyor, graphically depict those requirements on the plat or map and identify the date and source of the report or letter. Setback information obtained by the City of Sun Prairie Zoning Departments.
7. (a) Exterior dimensions of all buildings at ground level.
(b) Square footage of:
(1) exterior footprint of all buildings at ground level.
(2) other areas as specified by the client.
(c) Measured height of all buildings above grade at a location specified by the client. If no location is specified, the point of measurement shall be identified.
8. Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).
9. Number and type (e.g., disabled, motorcycle, regular and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots and in parking structures. Copyright 2021. All rights reserved. Page of 9 11 American Land Title Association and National Society of Professional Surveyors American Land Title Association® (ALTA®) Minimum Standard Detail Requirements National Society of Professional Surveyors (NSPS) For ALTA/NSPS Land Title Surveys Striping of clearly identifiable parking spaces on surface parking areas and lots.
10. As designated by the client, a determination of the relationship and location of certain division or party walls with respect to adjoining properties.
11. Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv.) as determined by:
(a) plans and/or reports provided by client (with reference as to the sources of information)
(b) markings coordinated by the surveyor pursuant to a private utility locate request
Note to the client, insurer, and lender - With regard to Table A, Item 11, information from the sources checked above will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an 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 be necessary.
12. As specified by the client, Governmental Agency survey-related requirements (e.g., HUD surveys, surveys for leases on Bureau of Land Management managed lands). The relevant survey requirements are to be provided by the client or client's designated representative.
13. Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al.,"
14. As specified by the client, distance to the nearest intersecting street.
15. Rectified orthophotography, photogrammetric mapping, remote sensing, airborne/mobile laser scanning and other similar products, tools or technologies as the basis for showing the location of certain features (excluding boundaries) where ground measurements are not otherwise necessary to locate those features to an appropriate and acceptable accuracy relative to a nearby boundary. The surveyor must (a) discuss the ramifications of such methodologies (e.g., the potential precision and completeness of the data gathered thereby) with the insurer, lender, and client prior to the performance of the survey, and (b) place a note on the face of the survey explaining the source, date, precision, and other relevant qualifications of any such data.
16. Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
17. Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
18. If there has been a field delineation of wetlands conducted by a qualified specialist hired by the client, the surveyor shall locate any delineation markers observed in the process of conducting the fieldwork and show them on the face of the plat or map. If no markers were observed, the surveyor shall so state.
19. Pursuant to Sections 5 and 6 (and applicable selected Table A items, excluding Table A Item 1), include as part of the survey any plottable offsite (i.e., appurtenant) easements disclosed in documents provided to or obtained by the surveyor.
20. Professional liability insurance policy obtained by the surveyor in the minimum amount of \$\_\_\_\_\_ to be in effect throughout the contract term. Certificate of insurance to be furnished upon request, but this item shall not be addressed on the face of the plat or map
21. \_\_\_\_\_

BUILDING, SAFETY & ZONING DEPARTMENT
Main Office 920-262-4000 Brian Zirbes 920-262-4041 Mark Hady 920-342-6986
Nikki Zimmerman 920-262-4045 Dell Zwieg 920-262-4042
Mike Jacok 920-262-4062 Marty Kurzynski 920-262-4061
November 20, 2025

Jackson Pargman General Engineering Company PO Box 340 Portage, WI 53091
Re: Tax Parcel No.: 291-0815-0932-009 1727 S. Church Street, Watertown, WI
1. The current zoning classification for the subject property is: GB, General Business
2. The height restriction for the subject zoning classification is: 40 feet
3. Building setbacks for the subject property are: Minimum setbacks: Building to front or street side lot line: 25 feet, 40 feet for a lot adjacent to a street with an officially mapped right-of-way equal to or exceeding 100 feet. Building to residential side lot line: 12 feet. Building to residential rear lot line: 25 feet. Building to nonresidential side lot line: 12 feet or zero feet on zero lot line side. Building to nonresidential rear lot line: 25 feet. Side lot line to accessory structure: three feet from property line; 10 feet from alley right-of-way. Rear lot line to accessory structure: three feet from property line; 10 feet from alley right-of-way.
4. Additional information on the zoning classification in question can be found at: https://codes390.com/29258718?highlights=gb&searchid=402981055553777929258718
This information was researched on November 20, 2025, by the undersigned per a public records request. The undersigned certifies that the above information is believed to be accurate and was obtained from public records, which may be inspected during regular business hours.
Please let me know if I can be of further assistance.
Sincerely, Brian Zirbes Zoning Administrator 106 Jones Street • P.O. Box 477 • Watertown, WI 53094-0477 • Phone 920.262.4060 Opportunity Runs Through It

Commitment No.: NCS-1270415-MAD

Schedule B, Part I Requirements

- All of the following Requirements must be met:
1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Record a Deed in fulfillment of Land Contract from Charden Properties LLC to NURE Enterprises LLC.
6. In regard to Charden Properties LLC, we require the following:
A) Furnish a copy of the Articles of Organization and the Operating Agreement.
B) Furnish a Certificate of Good Standing from the originating Secretary of State's office.
C) Furnish a resolution of the members authorizing the proposed transaction.
D) The proposed transaction should be executed by all the members of the LLC unless provided otherwise in the operating agreement. If the members of the above referenced limited liability company are entities other than individuals, additional requirements will be made.
Upon review of these items we reserve the right to make further requirements.
7. Deed from NURE Enterprises LLC to LSRE Watertown LLC, a Wisconsin limited liability company.
8. In regard to NURE Enterprises LLC, we require the following:
A) Furnish a copy of the Articles of Organization and the Operating Agreement.
B) Furnish a Certificate of Good Standing from the originating Secretary of State's office.
C) Furnish a resolution of the members authorizing the proposed transaction.
D) The proposed transaction should be executed by all the members of the LLC unless provided otherwise in the operating agreement. If the members of the above referenced limited liability company are entities other than individuals, additional requirements will be made.

NFIP PANEL 0086F 3 FIRM FLOOD INSURANCE RATE MAP JEFFERSON COUNTY, WISCONSIN AND INCORPORATED AREAS
PANEL 86 OF 500 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS: COMMUNITY NUMBER PANEL SUFFIX JEFFERSON COUNTY 86018 0086 F WATERTOWN, CITY OF 86017 0086 F
NATIONAL FLOOD INSURANCE PROGRAM
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.
MAP NUMBER 5505C0086F MAP REVISED FEBRUARY 4, 2015 Federal Emergency Management Agency

Commitment No.: NCS-1270415-MAD

Schedule B, Part II Exceptions

EXAMPLE: 2

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the 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, claims of easements or encumbrances that are 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, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.
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 proposed insured 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 2025, not now due and payable. Tax Parcel No. 291-0815-0932-009.
8. General taxes for the year 2024 in the amount of \$15,119.65 are being paid on a payment plan. Balance due \$5,039.87.
9. 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.
10. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 2042 recorded on August 25, 1987 in Volume 6 of Certified Survey Maps, Page 341 as Document No. 833779 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. As amended by Certified Survey Map No. 2272 recorded on July 27, 1989 in Volume 8 of Certified Survey Maps, Page 47 as Document No. 853206. As amended by Correction Affidavit recorded on March 12, 1991 in Volume 768 of Records, Page 463 as Document No. 871030. (No Easements indicated on Certified Survey Map(s) 2042 and 2272)
11. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 3059 recorded on March 24, 1995 in Volume 12 of Certified Survey Maps, Page 235 as Document No. 936859 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. As amended by Affidavit of Correction recorded on November 06, 1995 in Volume 931, Page 325 as Document No. 946854.
12. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 3288 recorded on June 20, 1996 in Volume 14 of Certified Survey Maps, Page 168 as Document No. 958059 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. As amended by Affidavit of Correction recorded on September 25, 1996 in Volume 966, Page 350 as Document No. 962782. As amended by Affidavit of Correction recorded on September 25, 1996 in Volume 966, Page 352 as Document No. 962783.
13. Controlled Access Highway - All existing, future or potential common law or statutory easements or rights of access between any traveled way to the highway designated as Highway 26 (S. Church St.) and all of the abutting remaining real property of the insured is relinquished to the City of Watertown, Jefferson County, Wisconsin, in accordance with the Instrument recorded on November 24, 1959 in Volume 317 of Records on Page 390 as Document No. 567183. Controlled Access Highway - All existing, future or potential common law or statutory easements or rights of access between any traveled way to the highway designated as Highway 26 (S. Church St.) and all of the abutting remaining real property of the insured is relinquished to the City of Watertown, Jefferson County, Wisconsin, in accordance with the Quit Claim Deed recorded on July 11, 1996 in Volume 958 of Records on Page 400 as Document No. 959075.
14. Utility Easement to Wisconsin Electric Power Company, dated July 14, 1992, recorded/ filed July 29, 1992 in Volume 810 of Records, Page 164 as Document No. 891387. (This Easement Does not Affect this Property)
15. Easements as set forth in Warranty Deed recorded on February 07, 1995 in Volume 906 of Records, Page 161 as Document No. 935256.
16. Easements as set forth in Warranty Deed recorded on February 08, 1995 in Volume 906 of Records, Page 255 as Document No. 935312.
17. Vision Easement to Convenience Store Investments, a Wisconsin limited partnership, dated January 31, 1995, recorded on February 08, 1995 in Volume 906 of Records, Page 257 as Document No. 935313.
18. Highway 26 Access Easement recorded on February 08, 1995 in Volume 906 of Records, Page 263 as Document No. 935314.
19. Jefferson Road Access Easement recorded on February 08, 1995 in Volume 906 of Records, Page 270 as Document No. 935315.
20. Modification and/or amendment by instrument: Amendment to Jefferson Road Access Easement Recording Information: December 17, 1999 in Volume 1132, Page 540 as Document No. 1030364
21. Utility Easement to Wisconsin Electric Power Company and Wisconsin Bell, Inc., d/b/a Ameritech- Wisconsin, dated November 07, 1995, recorded/ filed November 21, 1995 in Volume 932, Page 989 as Document No. 947600.
22. Partial Release of Easement recorded on September 30, 2019 as Document No. 1414907.
23. Partial Release of Easement Rights recorded on October 07, 2019 as Document No. 1415258.
24. Utility Easement to Wisconsin Electric Power Company, Wisconsin Bell Inc. d/b/a Ameritech-Wisconsin and Marcus Cable Partners, L.P., dated September 03, 1996, recorded/ filed October 29, 1996 in Volume 970, Page 175 as Document No. 964514.
25. Vision Easement to J. D. Development I, LLC, a Wisconsin limited liability company, dated September 12, 1997, recorded on September 26, 1997 in Volume 1006, Page 293 as Document No. 979956.
26. Jefferson Road Access Easement recorded on September 26, 1997 in Volume 1006, Page 297 as Document No. 979957.
27. Reservation of Access Easement recorded on September 26, 1997 in Volume 1006, Page 301 as Document No. 979958.
28. Covenants, conditions, restrictions and easements in the document recorded September 26, 1997 in Volume 1006, Page 304 as Document No. 979959 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.
29. Storm Sewer Easement and Maintenance Agreement: Dated: September 12, 1997 Parties: Watertown Lodging, L.L.C., a Wisconsin limited liability company and J. D. Development I, LLC, a Wisconsin limited liability company Recorded: September 26, 1997 in Volume 1006, Page 307 Instrument No.: 979960
30. Conditional Use Permit by the City of Watertown Planning Commission recorded on May 13, 1998 in Volume 1039, Page 106 as Document No. 993107. Successor Conditional Use Extension Form recorded on October 09, 2018 as Document No. 1402299.
31. Access Easement recorded on September 13, 2007 as Document No. 1227050. Land Contract and the terms, covenants and conditions thereof between Charden Properties LLC, as Vendor and NURE Enterprises LLC, as Vendee, recorded September 16, 2021 in/as Document No. 1451949 of Jefferson County Records. Assignment of Contract Rights and Payments recorded on March 25, 2024 as Document No. 1482495.
32. Mortgage dated March 20, 2024 and recorded March 25, 2024 as Document No. 1482496, made by Charden Properties LLC, a Wisconsin limited liability company, assignor, as vendor, as to their interest under the Land Contract with NURE Enterprises LLC, as Purchaser, dated September 21, 2021, to Oak Bank, organized and existing under the laws of Wisconsin, to secure an indebtedness in the amount of \$300,000.00, and the terms and conditions thereof.
33. Assignment of Rents made by Charden Properties LLC, a Wisconsin limited liability company, as vendor, as to their interest under the Land Contract with NURE Enterprises LLC, as Purchaser, dated September 21, 2021 to Oak Bank, organized and existing under the laws of Wisconsin recorded March 25, 2024 as document no. 1482497.
34. Rights of tenants in possession under unrecorded leases.