

Nettesheim, Denise G - DNR

From: Loveland, Vicky [Vicky.Loveland@shawgrp.com]
Sent: Thursday, April 02, 2009 1:15 PM
To: Nettesheim, Denise G - DNR
Subject: FW: A&W- Beaver Dam, WI
Attachments: 2009-02-17_Beveal Dam-WI_SP-6.pdf; 2009-03-30_Beveal Dam-WI_SP-6-excavation.pdf; 001-survey-021209.pdf

Denise, are you in the office to discuss this site in more detail? Please let me know and I'll call you.

Victoria L. Loveland

Engineer 3
Shaw Environmental & Infrastructure
831 Critter Court, Suite 400
Onalaska, Wisconsin 54650
715.849.8986 direct
715.571.6042 cell
715.849.4040 fax
www.shawgrp.com

Privileged And Confidential Communication For Providing Legal Counsel - Environmental Audit/Attorney Work Product

From: Jeff Brownell [mailto:jbrownell@pfdainc.com]
Sent: Thursday, April 02, 2009 12:23 PM
To: Loveland, Vicky
Cc: Rouse, David; Voss, Gary
Subject: A&W- Beaver Dam, WI

Vicky,

As requested, we are sending you our current site sketch for the proposed A&W project at the corner of N. Spring Street and E. Main Street in Beaver Dam. Our site sketch dated 2-17-09 shows our proposed layout and the requested sketch dated 3-30-09 was an exhibit prepared to show excavation quantities for removal of bad soils.

Also enclosed is a copy of a survey which shows the existing grades for this site. The site slopes approximately 4' across the width of the site. We would anticipate that half the site would sit in a fill area which may be important when determining the quantity of excavated material.

(Gary/ David- Vicky works for Shaw Environmental and she has been contacted by Dodge County for a second opinion on the existing fill issue)

Jeffrey Brownell
ALA/ LEED AP

PFDA Architects, Inc.
2803 Butterfield Rd, Suite 340
Oak Brook, IL 60523
P:312.795.1245 ext. 236
F:312.795.6123

****Internet Email Confidentiality Footer**** Privileged/Confidential Information may be contained in this message. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy or deliver this message to anyone. In such case, you should destroy this message and notify the sender by reply email. Please advise immediately if you or your employer do not consent to Internet email for messages of this kind. Opinions, conclusions and other information in this message that do not relate to the official business of The Shaw Group Inc. or its subsidiaries shall be understood as neither given nor endorsed by it.

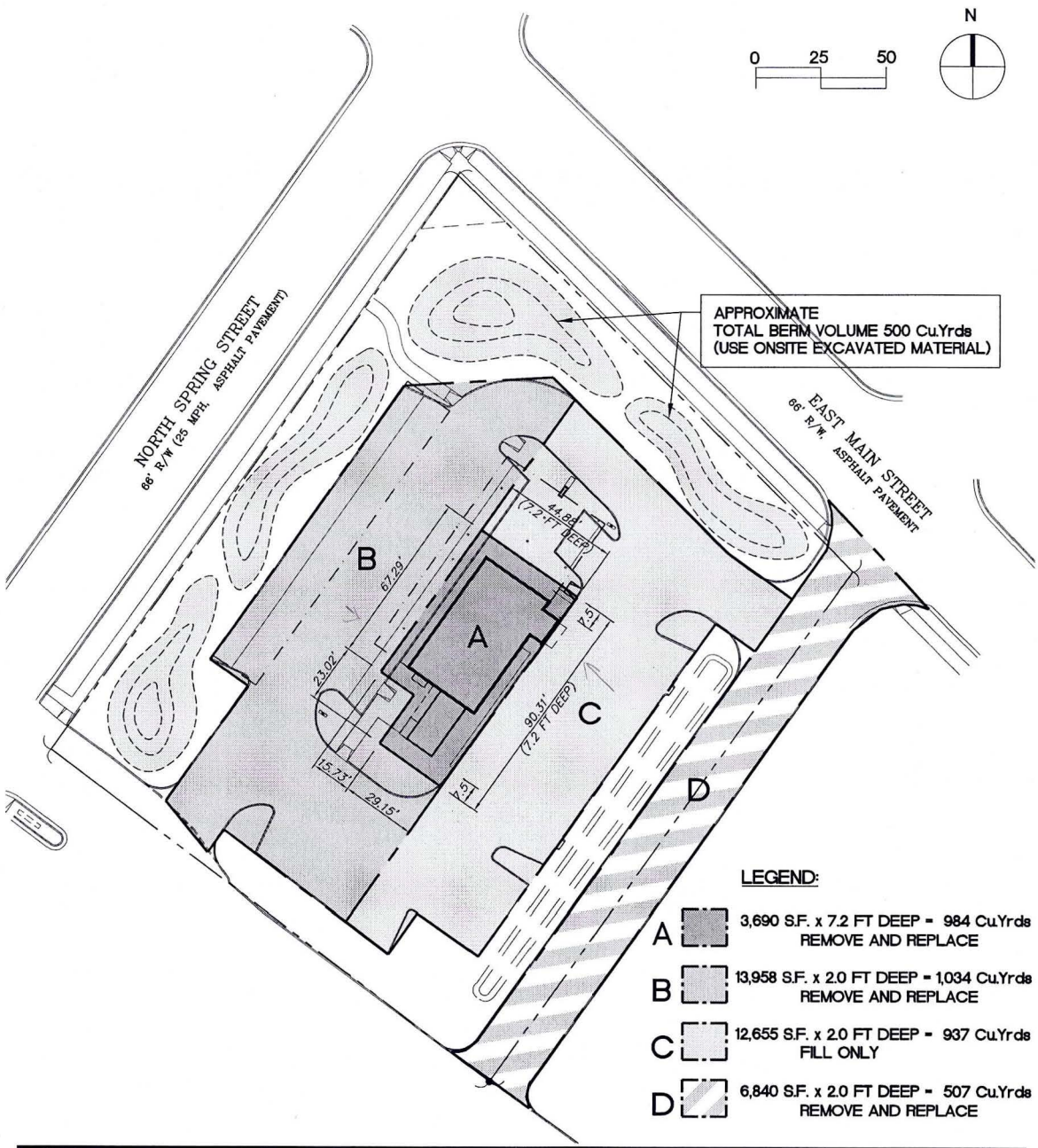
The Shaw Group Inc. <http://www.shawgrp.com>

SITE SKETCH - SP6 (EXCAVATION)



Project Information Site#: 30-6673 Entity#: 37-2929 Address: SEC N. Spring Street + Main Street City/State: CITY OF BEAVER DAM, WI CM: GARY VOSS REM: DAVID ROUSE RC: _____ RAP: _____ Contact: MATT WILLIAMS		Building Design: AWDI-OPTION 3 (1,975 SF) Required Parking: PER REVIEW Parking Provided: 42 (22 EOS's) Drive-Thru Stack: 8 Parcel Sq. Ft.: 54,982 Pole/Monument Sign: EITHER IS ALLOWED Height of Sign Allowed: 50'-0" Size of Sign Allowed: PER REVIEW		Consultant Firm: PFDA, Inc. Contact: JEFFREY BROWNELL Phone: 312 795 1245 Fax: 312 795 6123 Sketch Date: 10/17/08, 11/25/08, 12/11/08, Rev. Date: 12/2/08, 1/13/09, 01/27/09, Rev. Date: 1/30/09, 2/03/09, 2/09/09, Rev. Date: 2/17/09, 3/27/09, 3/30/09 Rev. Date: _____ Scale: 1" = 50'	
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Approvals Construction Manager(CM): _____ Date: _____ Director of Development(DoD): _____ Date: _____ Region Coach(RC): _____ Date: _____ Region Architect(RAP): _____ Date: _____	
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LEGEND:

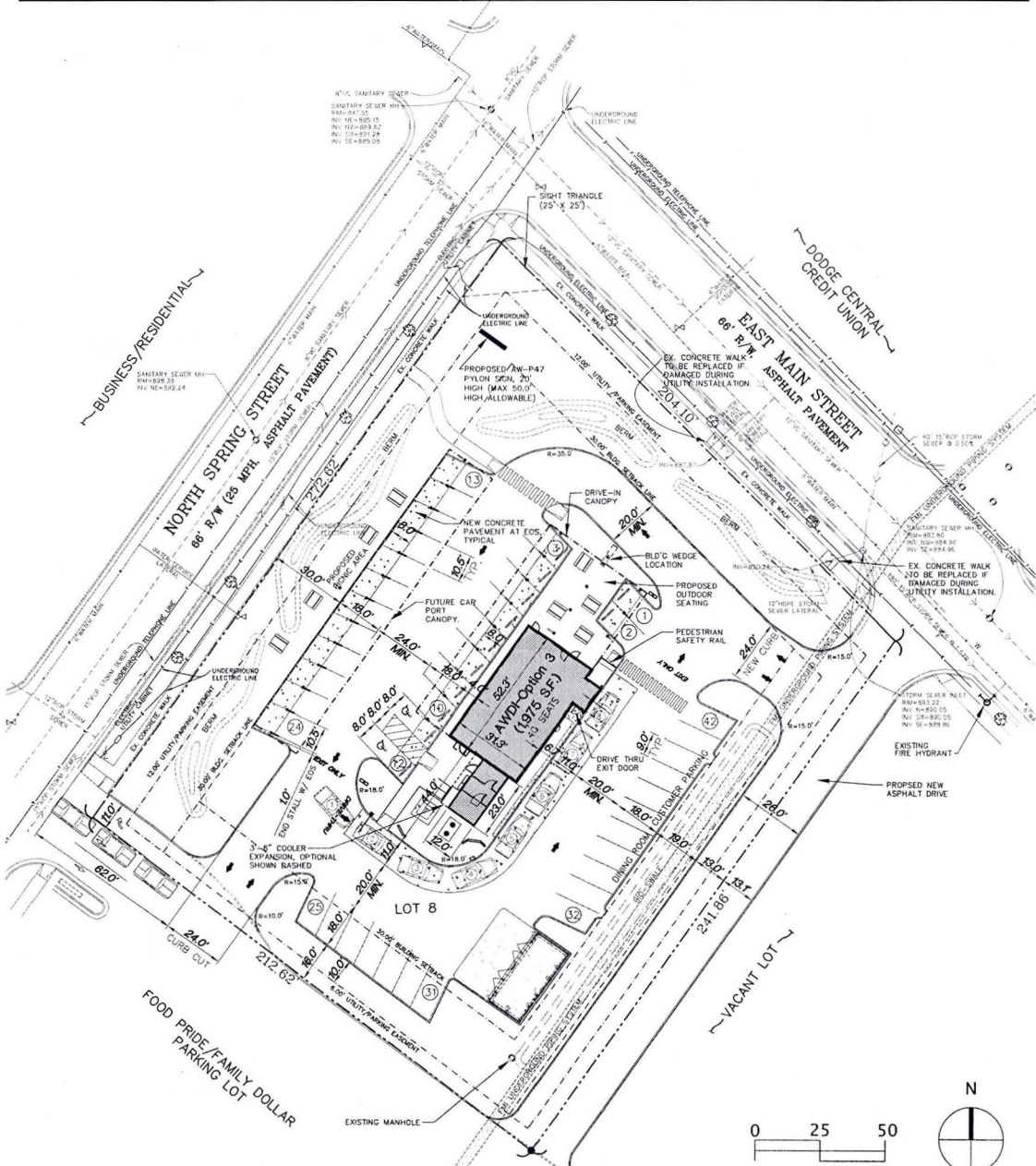
	3,690 S.F. x 7.2 FT DEEP = 984 Cu.Yrds REMOVE AND REPLACE
	13,958 S.F. x 2.0 FT DEEP = 1,034 Cu.Yrds REMOVE AND REPLACE
	12,655 S.F. x 2.0 FT DEEP = 937 Cu.Yrds FILL ONLY
	6,840 S.F. x 2.0 FT DEEP = 507 Cu.Yrds REMOVE AND REPLACE

For Non-Standard, please check all that apply. ZONE "XXXXX" <input type="checkbox"/> Site Standards <input type="checkbox"/> Footprint <input type="checkbox"/> Exterior Image <input type="checkbox"/> Signage <input type="checkbox"/> Equipment Layout <input type="checkbox"/> Interior Decor		<input type="checkbox"/> Standard Prototype <input checked="" type="checkbox"/> Non-Standard <input type="checkbox"/> Delco	
Additional Notes: _____ _____ _____		See attached equipment plan and exterior elevations.	

SITE SKETCH-SP6 (OPTION -3)



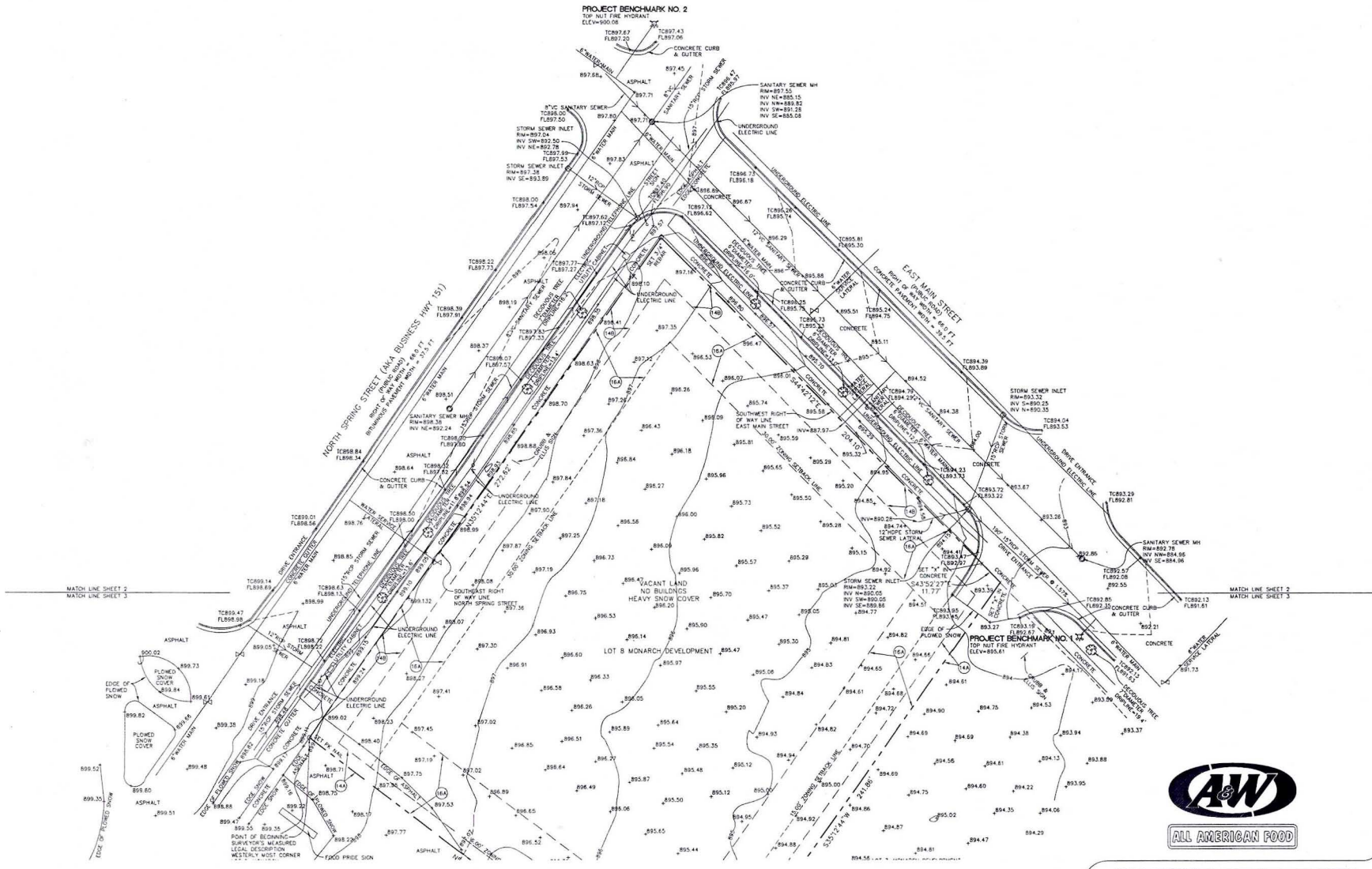
Project Information Site#: 30-6673 Entity#: 37-2929 Address: SEC N. Spring Street & Main Street City/State: CITY OF BEAVER DAM, WI CM: GARY VOSS REM: DAVID ROUSE RC: _____ RAP: _____ Contact: MATT WILLIAMS		Building Design: AWDI-OPTION 3 (1,975 SF) Required Parking: PER REVIEW Parking Provided: 42 (22 EOS's) Drive-Thru Stack: 8 Parcel Sq. Ft.: 54,982 Pole/Monument Sign: EITHER IS ALLOWED Height of Sign Allowed: 50'-0" Size of Sign Allowed: PER REVIEW		Consultant Firm: PFDA, Inc. Contact: JEFFREY BROWNELL Phone: 312 795 1245 Fax: 312 795 6123 Sketch Date: 10/17/08 11/25/08, Rev. Date: 12/11/08, 12/2/08 Rev. Date: 1/13/09, 01/27/09, Rev. Date: 01/30/09 02/03/09, Rev. Date: 02/09/09, 02/17/09 Scale: 1"= 50'	
Approvals Construction Manager(CM): _____ Date: _____ Director of Development(DoD): _____ Date: _____ Region Coach(RC): _____ Date: _____ Region Architect(RAP): _____ Date: _____					



For Non-Standard, please check all that apply. ZONE "XXXXX"

<input type="checkbox"/> Site Standards	<input type="checkbox"/> Footprint	<input type="checkbox"/> Exterior Image	<input type="checkbox"/> Signage	<input type="checkbox"/> Equipment Layout	<input type="checkbox"/> Interior Decor	<input type="checkbox"/> Standard Prototype
Additional Notes: _____						<input checked="" type="checkbox"/> Non-Standard <input type="checkbox"/> Delco

See attached equipment plan and exterior elevations.



SCALE : 1" = 20'
 0' 10' 20' 40'



ALTA/ACSM LAND TITLE SURVEY
 PREPARED FOR:
 A & W RESTAURANT PROJECT
 DATE: 1-22-2009
 Project No. 200905049-001



Bock & Clark's National Surveyors Network
 National Coordinators of ALTA/ACSM Land Title Surveys
 537 North Cleveland-Massillon Road
 Akron, Ohio 44333
 Phone: (800) Surveys, Fr. (330) 666-8508 www.1800surveys.com

Items Corresponding to Schedule B

- 1) Public or private rights, if any, in each portion of the subject premises as may be presently used, laid out, plotted or dedicated in any manner whatsoever, for street, highway and/or alley purposes. This item is not plotted hereon as it does not affect the subject property.
- 2) A 18.00 foot wide Sanitary Sewer Easement contained in Affidavit of Easement recorded November 28, 1990 in Volume 704, Page 729 as Document Number 818419. This item is not plotted hereon as it does not affect the subject property.
- 3) A 6.00 foot wide Utility Easement as shown on the plot of Monarch Development recorded October 20, 1995 in Cabinet A of Plots, Page 257 as Document Number 816420. This item is plotted hereon and does affect the subject property.
- 4) A 12.00 foot wide Utility Easement as shown on the plot of Monarch Development recorded October 20, 1995 in Cabinet A of Plots, Page 257 as Document Number 816420. This item is plotted hereon and does affect the subject property.
- 5) Covenants and Restrictions contained in Waiver/Release Agreement recorded October 27, 1995 in Volume 661, Page 427 as Document Number 818799. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.
- 6) A 30.00 foot Building Setback Line contained in Declaration of Covenants and Restrictions for the Monarch Development recorded October 27, 1995 in Volume 661, Page 437 as Document Number 818800. This item is plotted hereon and does affect the subject property.
- 7) Covenants, Terms, Provisions and Conditions contained in Declaration of Covenants and Restrictions for the Monarch Development recorded October 27, 1995 in Volume 661, Page 437 as Document Number 818800. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.
- 8) Covenants, Terms, Provisions and Conditions contained in Resolution Number 05-15 recorded July 12, 2005 as Document Number 1048800. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.

Statement of Encroachments

On the date of this survey, the subject property was covered with snow and ice ranging in depth from 18 to 38 inches. Street plowing operations have resulted in frozen solid plowed snow piles along the street curb and gutter, averaging four feet in depth. The commercial property to the Southeast has plowed their large parking area toward the subject property, resulting in a vast area of plowed snow along the Southeast area of the subject property, with an average depth of ten feet. Only the improvements accessible above the snow cover on the subject property are shown hereon.

On the date of this survey, no visible encroachments were observed.

Miscellaneous Notes

GENERAL NOTES:

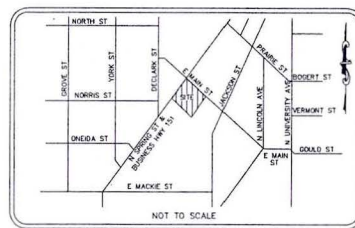
1. All measured and recorded dimensions are the same unless noted otherwise.
2. There is no visible evidence of cemeteries or burial grounds on the subject property.
3. No monuments shown have identification numbers.
4. There was no observable evidence of earth moving work, building construction or building additions within recent months.
5. There were no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction.
6. There was no observable evidence of recent street or sidewalk construction or repairs.
7. There was no observable evidence of site use as a solid waste dump, pump or sanitary landfill.
8. The utility locations shown hereon were determined by utility markings provided by the respective utility companies and underground pipes obtained from the local municipality.
9. All elevations are based on DDSD datum.
10. On the date of this survey, the subject property was covered with snow and ice ranging in depth from 18 to 38 inches. Street plowing operations have resulted in frozen solid plowed snow piles along the street curb and gutter, averaging four feet in depth. The commercial property to the Southeast has plowed their large parking area toward the subject property, resulting in a vast area of plowed snow along the Southeast area of the subject property, with an average depth of ten feet. Only the improvements accessible above the snow cover on the subject property are shown hereon.

BASE OF BEARINGS:

All bearings are referenced to the Northwest line of Lot 8, Monarch Development, City of Beaver Dam, Dodge County, Wisconsin recorded October 20, 1995 in Cabinet A of Plots, Page 257 as Document Number 816420, having a recorded bearing of N43 degrees 12'44".

LOT AREA:

54.88 square feet
1,252 square feet



Vicinity Map

Legend of Symbols & Abbreviations

- | | | | | | |
|---|----------------------|---|------------------------------|---|----------------------------|
| P | Power Pole | ⚑ | Flag Pole | ⊠ | Storm Manhole |
| P | Power Pole w/Light | — | Sign (As Noted) | ⊠ | Storm Inlet (Square) |
| L | Light Pole | ⊠ | Stabilize Dish | ⊠ | Storm Inlet (Round) |
| T | Telephone Pole | ⊠ | Tower | ⊠ | Curb Storm Inlet |
| W | Guy Wire | ⊠ | Water Valve | ⊠ | Storm Pipe |
| ⊠ | Street Light | ⊠ | Fire Hydrant | ⊠ | Sanitary Sewer |
| ⊠ | Ground Light | ⊠ | Gas Valve | ⊠ | Sanitary Clean Out |
| ⊠ | Electric Manhole | ⊠ | Water Manhole | ⊠ | Gas Valve |
| ⊠ | Telephone Manhole | ⊠ | Water Meter Pit | ⊠ | Gas Manhole |
| ⊠ | Telephone Pedestal | ⊠ | Water Meter | ⊠ | Gas Meter |
| ⊠ | Electric Meter | ⊠ | Sprinkler Head | ⊠ | Gas Marker |
| ⊠ | Cable Box | ⊠ | Indicates Handcapped Parking | ⊠ | Indicates Mutual Ownership |
| ⊠ | Air Conditioner Unit | ⊠ | Tree (As Noted) | | |
| ⊠ | Railroad Signal | | | | |
- N, S, E, W, D, °, ' " Denotes Distance from Building Corner to Property Line
 N, S, E, W, D, °, ' " Denotes Distance from Building Corner to Building Sidewall
 °, ' " Denotes Degrees
 Foot or Minutes Indicated or Seconds (XX.XXX) Denotes Recorded As Data
 Sq. Foot, Volume, Page, Official Record, Calc., Calculated, Rec., Record, ROW, Right of Way, CA., Centerline

Record Legal Description

RECORD LEGAL DESCRIPTION:
 Lot 8 of Monarch Development, in the City of Beaver Dam, Dodge County, Wisconsin.
 Parcel Identification No.: 206-1214-3342-107

Surveyor's Measured Legal Description

SURVEYOR'S MEASURED LEGAL DESCRIPTION:

Lot 8, Monarch Development, City of Beaver Dam, Dodge County, Wisconsin being more particularly described as follows:
 Beginning of the Westerly most corner of said Lot 8, thence N35 degrees 12'44", 272.62 feet, thence S44 degrees 42'27", 204.10 feet, thence S43 degrees 02'27", 1,177 feet, thence S55 degrees 12'44", 241.66 feet, thence N52 degrees 50'42", 212.62 feet to the point of beginning.
 Contained within said bounds 54.88 square feet or 1,252.33 acres.
 This description describes all the land described in the title commitment identified as Chicago Title Insurance Company Commitment Number LTC-30171 having an effective date of January 7, 2009.

Zoning Information			
STATUS	CURRENT ZONING	COMMERCIAL ZONING DISTRICT	STATUS
ITEM	REQUIRED	OBSERVED	SOURCE INFORMATION
PERMITTED USE	RESTAURANTS/TAVERNS	VACANT LAND	279 W. MOUNTAIN ST. W. BEAVER DAM, WI 53222
MINIMUM LOT AREA	NOT APPLICABLE	54,881 SQ. FT.	PERSON CONTACTED: www.cityofbeaverdam.com
MINIMUM FRONTAGE	NOT APPLICABLE	272.62 FT.	DATE CONDUCTED: 1-26-2009
MINIMUM LOT WIDTH	NOT APPLICABLE	241.66 FT.	PHONE/FAX NUMBER: 1-920-887-4600
MAX. BUILDING COVERAGE	NOT APPLICABLE	NOT APPLICABLE	MAIL ADDRESS: NOT APPLICABLE
MINIMUM SETBACKS	30.00 FT.	NOT APPLICABLE	NOTES:
MINIMUM SETBACKS - SIDE	8.00 FT.	NOT APPLICABLE	
MINIMUM SETBACKS - REAR	15.00 FT.	NOT APPLICABLE	
MAX. BUILDING HEIGHT	3 STOREYS / 45.00 FT.	NOT APPLICABLE	
FURNISH REGULATORY	NOT APPLICABLE	0	
PARKING HANDICAP	NOT APPLICABLE	0	
TOTAL	NOT APPLICABLE	0	



ALL AMERICAN FOOD

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FLOOD NOTE: By graphic plotting only, this property is in Zone of the Flood Insurance Rate Map Community Panel No. 17-104-1001 and is not in a Special Flood Hazard Area. By telephone call dated 1-23-2009 to the National Flood Insurance Program (800-438-8620) we have learned this community does currently participate in the program. The flood surveying was performed to determine this issue and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

ALTA/ACSM Land Title Survey

A&W Restaurant
 A&W Site No. 30-8923, Entry No. 22-2928
 B&C Project No. 200900468_001
A&W Restaurant
 Southeast Corner of E. Main & N. Spring Streets, Beaver Dam, WI

Surveyor's Certification

To: A&W Restaurants, Inc., A Michigan Corporation and its affiliates, Chicago Title Insurance Company and Bock & Clark Corporation
 This is to certify that this map or plot and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and Item B under Appendix A, B, C & D of Table A thereof. 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 land surveyor registered in the State of Wisconsin, the Reciprocal Provision of this survey does not exceed that which is specified therein.

Richard F. Sarno
 Richard F. Sarno
 Wisconsin Registered Land Surveyor
 Registration Number S-1377
 Date of Survey: 1-22-2009
 Date of Last Revision: 2-11-2009
 Network Project No. 200900468-1



Bock & Clark's National Surveyors Network
 National Coordinators of ALTA/ACSM Land Title Surveys
 Phone: (608) 532-5149 Fax: (608) 532-5149 www.BockAndClark.com



Survey Performed By:
Sarko Engineering Inc.
 847 Highway 20
 Mount Horeb, WI 53572
 Phone: 608-832-6297
 Fax: 608-832-6149
 Email: rsarko@mtc.net

MATCH LINE SHEET 2
MATCH LINE SHEET 1

MATCH LINE SHEET 2
MATCH LINE SHEET 3

SCALE : 1" = 20'
0' 10' 20' 40'



ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR:
A & W RESTAURANT PROJECT
DATE: 1-22-2009
Project No. 20090049-001
Sheet 3 of 3



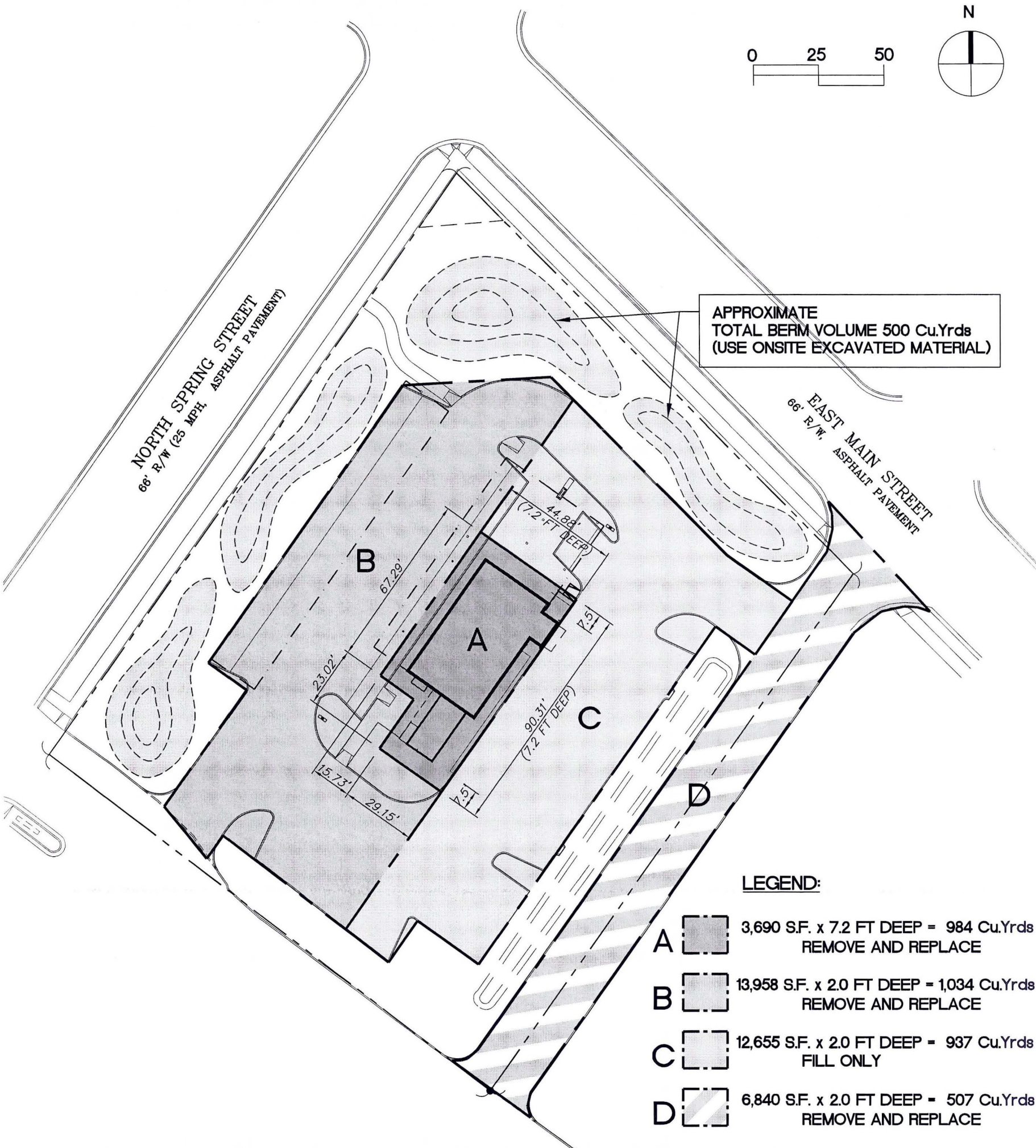
Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
Phone: (603) 899-3608 Fax: (303) 899-3608 www.bocclarke.com

SITE SKETCH - SP6 (EXCAVATION)



Project Information Site#: 30-6673 Entity#: 37-2929 Address: SEC N. Spring Street + Main Street City/State: CITY OF BEAVER DAM, WI CM: GARY VOSS REM: DAVID ROUSE RC: RAP: Contact: MATT WILLIAMS		Building Design: AWDI-OPTION 3 (1,975 SF) Required Parking: PER REVIEW Parking Provided: 42 (22 EOS's) Drive-Thru Stack: 8 Parcel Sq. Ft.: 54,982 Pole/Monument Sign: EITHER IS ALLOWED Height of Sign Allowed: 50'-0" Size of Sign Allowed: PER REVIEW		Consultant Firm: PFDA, Inc. Contact: JEFFREY BROWNELL Phone: 312 795 1245 Fax: 312 795 6123 Sketch Date: 10/17/08, 11/25/08, 12/11/08, Rev. Date: 12/2/08, 1/13/09, 01/27/09, Rev. Date: 1/30/09, 2/03/09, 2/09/09, Rev. Date: 2/17/09, 3/27/09, 3/30/09 Rev. Date: Scale: 1" = 50'	
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Approvals Construction Manager(CM): _____ Date: _____ Director of Development(DoD): _____ Date: _____ Region Coach(RC): _____ Date: _____ Region Architect(RAP): _____ Date: _____	
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For Non-Standard, please check all that apply. ZONE "XXXX"		<input type="checkbox"/> Standard Prototype	
<input type="checkbox"/> Site Standards	<input type="checkbox"/> Footprint	<input type="checkbox"/> Exterior Image	<input type="checkbox"/> Signage
<input type="checkbox"/> Equipment Layout	<input type="checkbox"/> Interior Decor	<input checked="" type="checkbox"/> Non-Standard	<input type="checkbox"/> Delco
Additional Notes: _____		See attached equipment plan and exterior elevations.	

SITE SKETCH-SP6 (OPTION -3)



Project Information

Site#: 30-6673
 Entity#: 37-2929
 Address: SEC N. Spring Street & Main Street
 City/State: CITY OF BEAVER DAM, WI
 CM: GARY VOSS
 REM: DAVID ROUSE
 RC:
 RAP:
 Contact: MATT WILLIAMS

Building Design: AWDI-OPTION 3 (1,975 SF)
 Required Parking: PER REVIEW
 Parking Provided: 42 (22 EOS's)
 Drive-Thru Stack: 8
 Parcel Sq. Ft.: 54,982
 Pole/Monument Sign: EITHER IS ALLOWED
 Height of Sign Allowed: 50'-0"
 Size of Sign Allowed: PER REVIEW

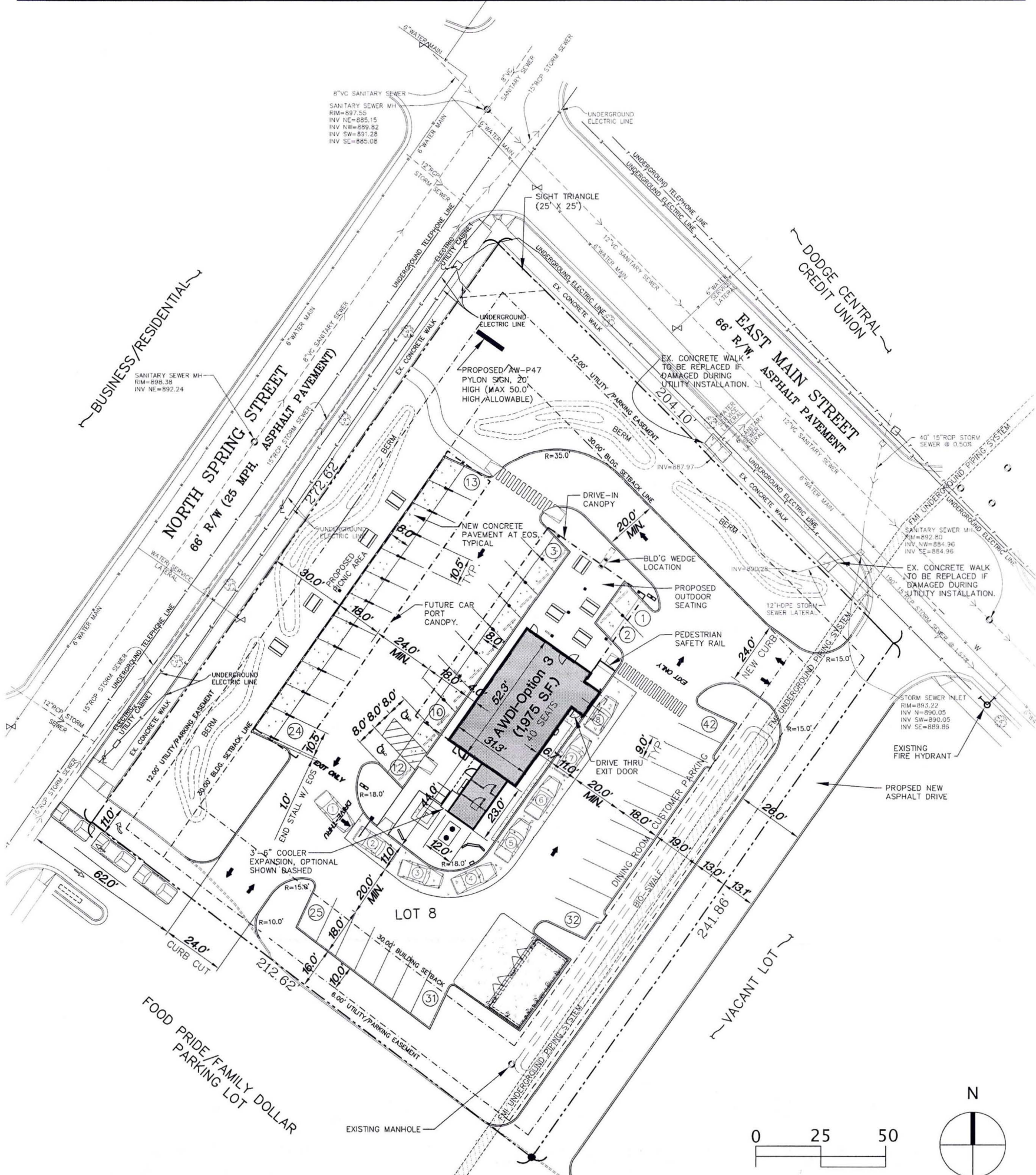
Consultant

Firm: PFDA, Inc.
 Contact: JEFFREY BROWNELL
 Phone: 312 795 1245
 Fax: 312 795 6123
 Sketch Date: 10/17/08 11/25/08,
 Rev. Date: 12/11/08, 12/2/08
 Rev. Date: 1/13/09, 01/27/09,
 Rev. Date: 01/30/09 02/03/09,
 Rev. Date: 02/09/09, 02/17/09
 Scale: 1' = 50'

Approvals

Construction Manager(CM): _____
 Director of Development(DoD): _____
 Region Coach(RC): _____
 Region Architect(RAP): _____

Date: _____
 Date: _____
 Date: _____
 Date: _____



For Non-Standard, please check all that apply. ZONE "xxxxx"
 Site Standards Footprint Exterior Image Signage Equipment Layout Interior Decor
 Additional Notes: _____

Standard Prototype
 Non-Standard Delco
 See attached equipment plan and exterior elevations.

Items Corresponding to Schedule B

- 11 Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out, plotted or dedicated in any manner whatsoever, for street, highway and/or alley purposes. This item is not plotted hereon as it does not affect the subject property.
- 13 A 16.00 foot wide Sanitary Sewer Easement contained in Affidavit of Easement recorded November 29, 1990 in Volume 704, Page 709 as Document Number 538419. This item is not plotted hereon as it does not affect the subject property.
- 14 A 6.00 foot wide Utility Easement as shown on the plot of Monarch Development recorded October 20, 1995 in Cabinet A of Plats, Page 257 as Document Number 816420. This item is plotted hereon and does affect the subject property.
- 14B A 12.00 foot wide Utility Easement as shown on the plot of Monarch Development recorded October 20, 1995 in Cabinet A of Plats, Page 257 as Document Number 816420. This item is plotted hereon and does affect the subject property.
- 15 Covenants and Restrictions contained in Reciprocal Easement Agreement recorded October 27, 1995 in Volume 861, Page 427 as Document Number 816799. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.
- 16A A 30.00 foot Building Setback Line contained in Declaration of Covenants and Restrictions for the Monarch Development recorded October 27, 1995 in Volume 861, Page 437 as Document Number 816800. This item is plotted hereon and does affect the subject property.
- 16B Covenants, Terms, Provisions and Conditions contained in Declaration of Covenants and Restrictions for the Monarch Development recorded October 27, 1995 in Volume 861, Page 437 as Document Number 816800. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.
- 18 Covenants, Terms, Provisions and Conditions contained in Resolution Number 05-15 recorded July 12, 2005 as Document Number 1049828. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.

Statement of Encroachments

On the date of this survey, the subject property was covered with snow and ice ranging in depth from 18 to 36 inches. Street plowing operations have resulted in frozen solid plowed snow piles, along the street curb and gutter, averaging four feet in depth. The commercial property to the Southeast has plowed their large parking area toward the subject property, resulting in a vast area of plowed snow along the Southwest area of the subject property, with an average depth of ten feet. Only the improvements accessible above the snow cover on the subject property are shown hereon.

On the date of this survey, no visible encroachments were observed.

Miscellaneous Notes

GENERAL NOTES:

- All measured and recorded dimensions are the same unless noted otherwise.
- There is no visible evidence of cemeteries or burial grounds on the subject property.
- No monuments shown have identification numbers.
- There was no observable evidence of earth moving work, building construction or building additions within recent months.
- There were no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction.
- There was no observable evidence of recent street or sidewalk construction or repairs.
- There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- The utility locations shown hereon were determined by utility markings provided by the respective utility companies and underground plans obtained from the local municipality.
- All elevations are based on USGS datum.
- On the date of this survey, the subject property was covered with snow and ice ranging in depth from 18 to 36 inches. Street plowing operations have resulted in frozen solid plowed snow piles, along the street curb and gutter, averaging four feet in depth. The commercial property to the Southeast has plowed their large parking area toward the subject property, resulting in a vast area of plowed snow along the Southwest area of the subject property, with an average depth of ten feet. Only the improvements accessible above the snow cover on the subject property are shown hereon.

BASE OF BEARINGS:

All bearings are referenced to the Northwest line of Lot 8, Monarch Development, City of Beaver Dam, Dodge County, Wisconsin recorded October 20, 1995 in Cabinet A of Plats, Page 257 as Document Number 816420, having a recorded bearing of N35 degrees 12'44"E.

LOT AREA:

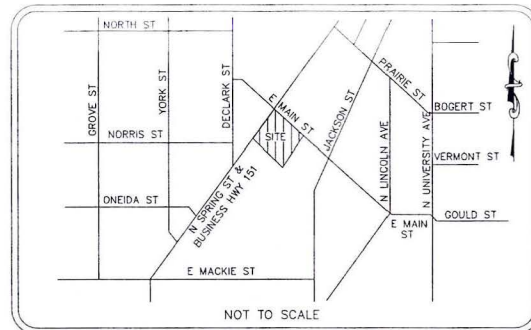
54,681 square feet
1.2553 acres

BENCHMARK NOTES:

- Project Benchmark No. 1: Top Nut of Fire Hydrant 23.8 feet South and 35.8 feet East of the Easternmost property corner. Top Nut Elevation = 895.61
- Project Benchmark No. 2: Top Nut of Fire Hydrant 95.6 feet North and 3.2 feet West of the Northernmost property corner. Top Nut Elevation = 900.08

Zoning Information

STATUS	CURRENT ZONING:	COMMERCIAL ZONING DISTRICT	STATUS
ITEM	REQUIRED	OBSERVED	SOURCE INFORMATION
PERMITTED USE	RESTAURANTS/TAVERNS	VACANT LAND	ADDRESS
MINIMUM LOT AREA	NOT APPLICABLE	54,681 SQ FT	PERSON CONTACTED
MINIMUM FRONTAGE	NOT APPLICABLE	272.62 FT	DATE CONDUCTED
MINIMUM LOT WIDTH	NOT APPLICABLE	241.86 FT	PHONE/FAX NUMBER
MAX. BUILDING COVERAGE	NOT APPLICABLE	NOT APPLICABLE	EMAIL ADDRESS
MINIMUM SETBACKS	30.00 FT	NOT APPLICABLE	NOT APPLICABLE
FRONT	8.00 FT	NOT APPLICABLE	
SIDE	15.00 FT	NOT APPLICABLE	
REAR	NOT APPLICABLE	NOT APPLICABLE	
MINIMUM SETBACKS	3 STORES / 45.00 FT	NOT APPLICABLE	
PARKING	NOT APPLICABLE	0	
REGULAR	NOT APPLICABLE	0	
PARKING	NOT APPLICABLE	0	
HANDICAP	NOT APPLICABLE	0	
PARKING	NOT APPLICABLE	0	
TOTAL			



Vicinity Map

Legend of Symbols & Abbreviations

Power Pole	Flag Pole	Storm Manhole
Power Pole w/Light	Sign (As Noted)	Storm Inlet (Square)
Light Pole	Well Head	Storm Inlet (Round)
Telephone Pole	Satellite Dish	Curb Storm Inlet
Guy Wire	Tower	Storm Pipe
Street Light	Water Valve	Sanitary Sewer
Ground Light	Fire Hydrant	Sanitary Clean Out
Electric Manhole	Siamese Fire Hydrant	Gas Valve
Telephone Manhole	Water Manhole	Gas Manhole
Telephone Pedestal	Water Meter Pit	Gas Meter
Electric Meter	Water Meter	Gas Marker
Cable Box	Sprinkler Head	Indicates Mutual Ownership
Air Conditioner Unit	Indicates Handicapped Parking	Tree (As Noted)
Railroad Signals		

N North
S South
E East
W West
° Degrees
' Feet or Minutes
" Inches or Seconds
Sq Square
FL Feet
Vol. Volume
Pg. Page
O.R. Official Record
Calc. Calculated
Rec. Record
RW Right of Way
CL Centerline

X.X' DENOTES DISTANCE FROM BUILDING CORNER TO PROPERTY LINE
X.X' DENOTES DISTANCE FROM BUILDING CORNER TO BUILDING SIDEWALL
(XX.XX) DENOTES RECORDED AS DATA

Record Legal Description

RECORD LEGAL DESCRIPTION:

Lot 8 of Monarch Development, in the City of Beaver Dam, Dodge County, Wisconsin.
Parcel Identification No.: 206-1214-3342-107

Surveyor's Measured Legal Description

SURVEYOR'S MEASURED LEGAL DESCRIPTION:

Lot 8, Monarch Development, City of Beaver Dam, Dodge County, Wisconsin being more particularly described as follows:

Beginning at the Westerly most corner of said Lot 8; thence N35 degrees 12'44"E, 272.62 feet; thence S44 degrees 42'12"E, 204.10 feet; thence S43 degrees 52'27"E, 11.77 feet; thence S35 degrees 12'44"W, 241.86 feet; thence N52 degrees 50'42"W, 212.62 feet to the point of beginning.

Contained within said bounds 54,681 square feet or 1.2553 acres.

This description describes all the land described in the title commitment identified as Chicago Title Insurance Company Commitment Number LTC-30171 having an effective date of January 7, 2009.

ALTA/ACSM Land Title Survey

A&W Restaurant

A&W Site No. 30-6673, Entry No. 37-2929
B&C Project No. 200900049, 001
A&W Restaurant

Southeast Corner of E. Main & N. Spring Streets, Beaver Dam, WI

Surveyor's Certification

To: A&W Restaurants Inc., A Michigan Corporation and its affiliates; Chicago Title Insurance Company, and Beck & Clark Corporation;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 5, 6, 7a, 7b(1), 7c, 8, 9, 10, 11b, 13, 16, 17, 18 and Yum Brands' Appendix A, B, C & D of Table A thereof. 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 land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Roland Sarko

Roland F. Sarko
Wisconsin Registered Land Surveyor
Registration Number S-1377
Date of Survey: 1-22-2009
Date of Last Revision: 2-11-2009
Network Project No. 200900049-1



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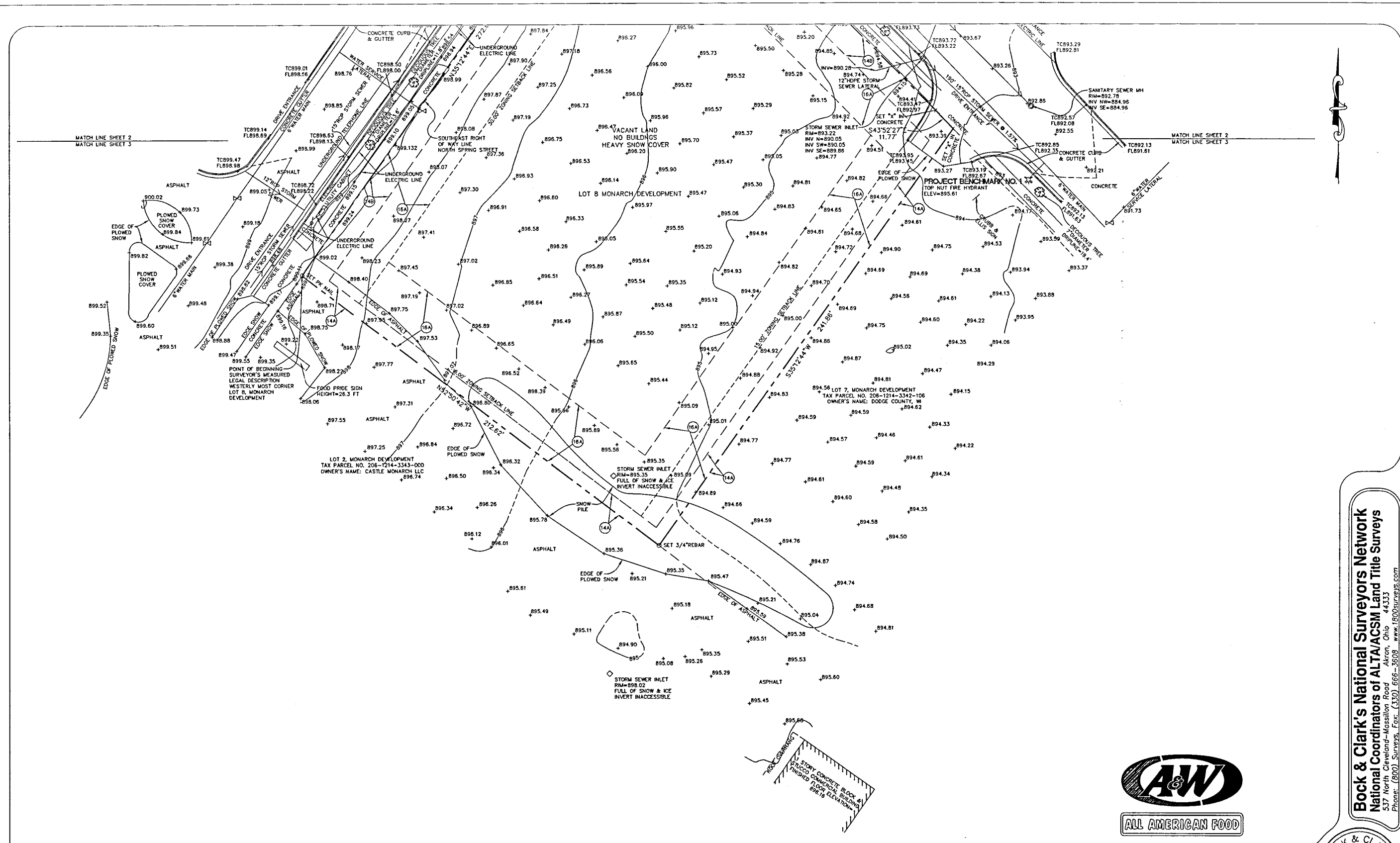
Survey Performed By:
Sarko Engineering Inc.

847 Highway JG
Mount Horeb, WI 53572
Phone: 608-832-6297
Fax: 608-832-6349
Email: rsarko@mhct.net



Beck & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland-Massillon Road Akron, Ohio 44333
Phone: (800) 866-5608 Fax: (330) 866-5608 www.1800surveys.com

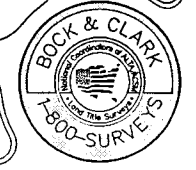
FLOOD NOTE: By graphic plotting only, this property is in Zone C of the Flood Insurance Rate Map, Community Panel No. 55002, 0001 D, which bears an effective date of 4-3-1984 and is not in a Special Flood Hazard Area. By telephone call dated 1-21-2009 to the National Flood Insurance Program (800-638-8620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.



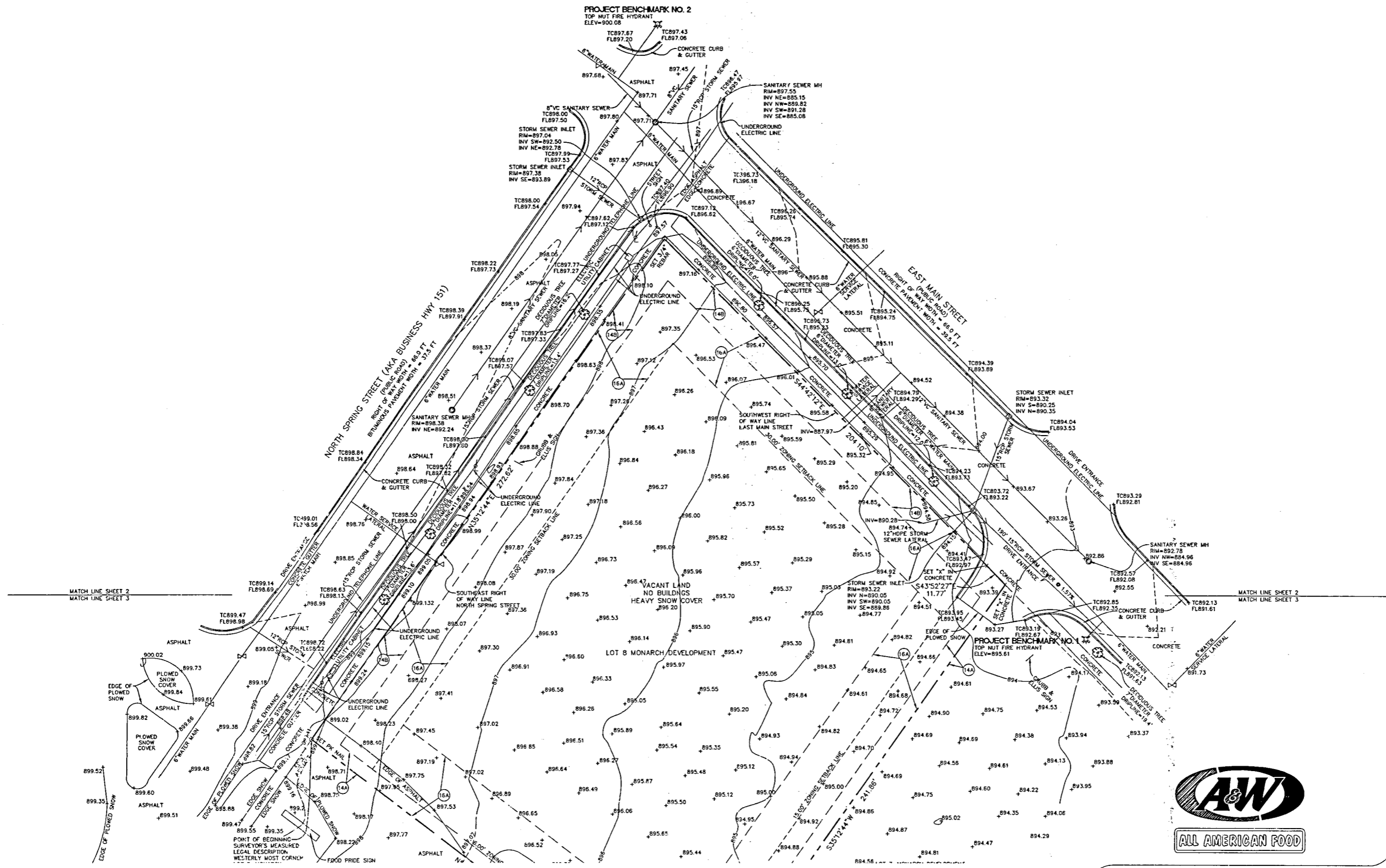
SCALE : 1" = 20'



ALTA/ACSM LAND TITLE SURVEY
 PREPARED FOR:
 A & W RESTAURANT PROJECT
 DATE: 1-22-2009
 Project No. 200900049-001

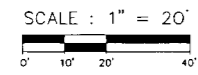


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MATCH LINE SHEET 2
MATCH LINE SHEET 3

MATCH LINE SHEET 2
MATCH LINE SHEET 3



ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR:
A & W RESTAURANT PROJECT
DATE: 1-22-2009
Project No. 200900049-001
Sheet 2 of 3

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