

# ALTA/NSPS Land Title Survey

A parcel of land described in Schedule A of Title Commitment No. WA-20814, prepared by Chicago Title Insurance Company, dated February 4, 2022, as shown below:

Parcel A: Lot 1 of Certified Survey Map No. 1885, being part of the Southwest 1/4 of the Southeast 1/4 of Section 17, Township 2 North, Range 16 East, recorded on November 9, 1989, in Volume 9 of Certified Survey Maps, Page 61 as Document No. 186221. Said land being in the City of Delavan, Walworth County, Wisconsin.

Parcel B: Also non-exclusive easements for ingress and egress for the benefit of Parcel A as described in Agreement recorded in Volume 481 of Records on Page 399 as Document No. 191449 and as amended by Agreement recorded in Volume 567 of Records on Page 103 as Document No. 232421.

Tax Key No.: XA188500001  
Address: 518 Borg Road

Schedule B - Part II of Title Commitment No. WA-20814, prepared by Chicago Title Insurance Company, dated February 4, 2022, lists the following easements and restrictions:

11. Recitals as shown on that certain map/plat recorded on November 9, 1989, as Document No. 186221. Reference is hereby made to said document for full particulars. \* EASEMENTS AND ACCESS RESTRICTIONS SHOWN

12. Covenants, conditions, restrictions and easements as set forth in the Agreement recorded on March 19, 1990, as Document No. 191449.

Notice of Easement Amendment recorded January 30, 1992 as Document No. 226043.

Easement Agreement recorded April 30, 1992 as Document No. 232421.

Easement Agreement recorded February 14, 2013 as Document No. 857333. \* EASEMENTS SHOWN See Note 3

13. Covenants, conditions, restrictions and easements as set forth in the Warranty Deed recorded on December 16, 1981, as Document No. 75195.

\* A PORTION OF PARCEL 1 (Lot 1 of C.S.M. 1196) IS SHOWN, PARCELS 2 THROUGH 6 - ARE NOT WITHIN THE AREA OF THIS DRAWING AND ARE NOT SHOWN

14. Temporary Limited Easement recorded January 17, 2014 as Document No. 878949. \* APPEARS TO HAVE EXPIRED - NOT SHOWN

15. Storm Water Drainage Agreement recorded January 23, 2015 as Document No. 898432.

Affidavit of Correction recorded October 28, 2015 as Document No. 914567. \* EASEMENT SHOWN

16. Parking Easement Agreement recorded November 8, 2017 as Document No. 957005. \* GENERAL IN NATURE - NOT SHOWN See Note 4

Notes:

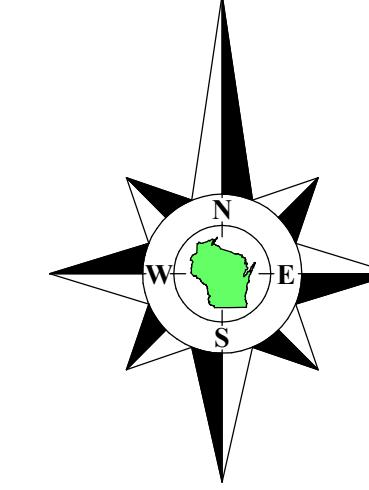
1. According to Flood Insurance Rate Map (FIRM) No. 55127C0169D for Walworth County City of Delavan, Effective date: October 2, 2009, this site falls in Zone X: Areas determined to be outside the 0.2% annual chance floodplain.

2. There are 54 regular, 3 oversized and 4 handicapped marked parking spaces on this site.

3. Easements in Doc. No. 191449 are shown for reference purposes with the notation "Ammended by Doc. No. 857333". The correct location of these easements are noted per Doc. No. 857333.

4. Document No. 957005 refers to parking on a maximum of 10 spaces with no specific location given. Document appears grant parking easement on Lot 1 of CSM 3591 for the benefit of Lot 1 of CSM 1885, however easement was granted by Star as owner of Lot 1 of CSM 1885.

5. Tax Parcel XA107300001B is a portion of Lot 1 of Certified Survey Map No. 1073 that was conveyed by J. Kenneth Morrison, Robert D. Read, Donald F. Stoick and Howard W. Henning to C & H, Inc. by Quit Claim Deed recorded March 10, 1990 as Document No. 159540. On November 9, 1989, C & H, Inc. recorded Certified Survey Map No. 1885 dividing their property into 3 lots, however this adjacent portion of Lot 1 of Certified Survey Map No. 1073 which they owned was not included. C & H, Inc. conveyed Lot 1 of Certified Survey Map No. 1885 to DNR IV by Warranty Deed recorded March 19, 1990 as Document No. 191448 and this adjacent portion of Lot 1 of Certified Survey Map No. 1073 which they owned was not included. Tax Parcel XA107300001B is currently still owned by C & H, Inc.



Bearings referenced to the West line of the Southeast 1/4 of Section 17-2-16, recorded as N0°01'W on Certified Survey Map No. 1885, a rotation of 0°50'59" from the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

Coordinates are referenced to the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).



To: Jay Mahakali Corporation  
Star Hospitality LLC  
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 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), 8 and 9 of Table A thereto.

The field work was completed on March 29, 2022.

March 31, 2022.

Douglas G. Olson  
Wisconsin Professional Land Surveyor - 2093

Not Certified Unified Stamped in Red.

Sheet 1 of 1 Sheets

Drawing Name:

Job Reference Number

2022.033

Legend of Symbols & Abbreviations

■ Found County Section Corner

■ Found Iron Pipe

○ Found Iron Rod

○ Record Information

■ Utility Pedestal

○ Light Pole or

○ Ground Light

○ Manhole

○ Hydrant

■ Asphalt Surface

○ Gravel Surface

■ Brick Pavers

■ Found Iron Pipe

1" = 1000'



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Scale in Feet

1" = 20'

0' 10' 20' 40' 60'

Survey date: March 29, 2022.

Revisions: