ALTA/NSPS Land Title Survey

of

A parcel of land described in Title Committment, File Number WI000617 prepared by Greater Wisconsin Title Company, a policy issuing agent of Stewart Title Guaranty Company, dated February 13, 2023, as shown below:

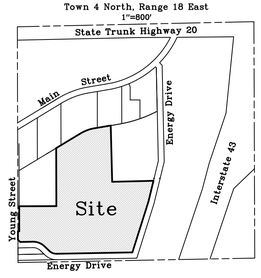
A parcel of land located in the SE 1/4 of Section 20, T4N, R18E, Village of East Troy, Walworth County, Wisconsin, described as follows: Commence at the South quarter corner of said Section 20; thence N 0° 10' West along the North-South quarter Section line, 90.00 feet to the Point of Beginning; thence continue N 0° 10' West 259.34 feet; thence N 89° 50' East 15.00 feet; thence N 0° 10' West 280.57 feet; thence N 89° 50' East 415.19 feet; thence N 0° 10' 20" West 649.15 feet; thence N 58° 51' 54" East 311.82 feet; thence along the arc of a non-tangent curve to the right whose chord bears N 68° 37' 21" East 164.56 feet, with a radius of 439.71 feet, with a central angle of 21° 35' 51", 165.53 feet; thence N 80° 27' 45" East 282.10 feet; thence along the arc of a curve to the left whose chord bears N 71° 20' 51" East 454.38 feet, with a radius of 1434.13 feet with a central angle of 18° 13' 48", 456.30 feet; thence S 1° 14' 14" East 556.94 feet; thence S 13° 39' 46" West 468.38 feet; thence S 17° 28' 17" West 594.99 feet; thence S 88° 55' 17" West 1278.63 feet to the Point of Beginning, EXCEPTING THEREFROM Lot 1 of Certified Survey Map No. 1875, recorded October 27, 1989 as Document No. 185524 and ALSO EXCEPTING THEREFROM thatpart thereof conveyed to the Village of East Troy by deed recorded November 8, 2005 as Document No. 659242.

Schedule B-II of Title Committment, File Number WI000617 prepared by Greater Wisconsin Title Company, a policy issuing agent of Stewart Title Guaranty Company, dated February 13, 2023, lists survey related easements and restrictions as shown below:

12. Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for road, street, highway and/or alley purposes.
13. Easement for water main granted to The Village of East Troy by instrument recorded February 26, 1985 in Volume 339 of records on page 217 in the office of the Register of Deeds for Walworth County, Wisconsin as Document No. 112230. SHOWN
14. Easement for drainage granted to The Village of East Troy by instrument recorded February 26, 1985 in Volume 339 of records on page 226 in the office of the Register of Deeds for Walworth County, Wisconsin as Document No. 112231. SHOWN
15. Detention Area Easement Agreement dated August 10, 2007 and recorded August 14, 2007 in the office of the Register of Deeds for Walworth County, Wisconsin as Document No. 716299. SHOWN
16. Rights and easements, if any, in and to the railroad spur located upon or apprtenant to the subject premises as set forth on an ALTA/ACSM Land Title Survey prepared by Jensen & Olson Land Surveying dated August 3, 2007 as Job No. 2007.091. SHOWN
17. Rights utility companies and/or municipalities to maintain easements for water, sewer, electric, gas and drainage as evidenced by water and gas valves, hydrants, utility and light poles, overhead lines, transformers, utility pedestals, manholes and catch basins as set forth on an ALTA/ACSM Land Title Survey prepared by Jensen & Olson Land Surveying dated August 3, 2007 as Job No. 2007.091. SHOWN
18. Encroachments of buildings onto the water main easement as set forth on an ALTA/ACSM Land Title Survey prepared by Jensen & Olson Land Surveying dated August 3, 2007 as Job No. 2007.091. SHOWN
19. Encroachment of a sign onto Young Street right of way as set forth on an ALTA/ACSM Land Title Survey prepared by Jensen & Olson Land Surveying dated August 3, 2007 as Job No. 2007.091. SHOWN
20. Encroachment of parking area and path onto property adjoining the subject premises to the Northeast as set forth on an ALTA/ACSM Land Title Survey prepared by Jensen & Olson Land Surveying dated August 3, 2007 as Job No. 2007.091. SHOWN

Location Map

Southeast 1/4
Section 20
Town 4 North, Range 18 East
1"=800'



Notes:

1. According to Flood Insurance Rate Map of the Village of East Troy, Map Number 55127C0092D, Effective date: October 2, 2009, this site falls in "Zone X, Areas determined to be outside the 0.2% annual chance floodplain" (North of line shown), and "Zone X, Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
2. There are 65 regular, 4 handicapped and 2 visitor marked parking space on this site.
3. In regards to Table A items 6(b) no zoning report or letter has been provided by the client.
4. In regards to Table A item 7(c) no building height location has been specified by the client. Measured locations are shown.
5. In regards to Table A item 10(a) no division or party walls were observed on the property.
6. In regards to Table A item 11(b) the approximate location of underground utilities are shown on the property as marked with flags and paint on site by diggers hotline.
   - --G--Gas Line
   - --T--Fiber Optic or Telephone Line
   - --E--Electric Line
   - --W--Water Line
   - --S--Storm Sewer
7. In regards to Table A item 16, no evidence of recent earth moving work, building construction, or building additions were observed on the property.
8. Concrete areas next to the building marked with a V are concrete pads with industrial building vents on them.

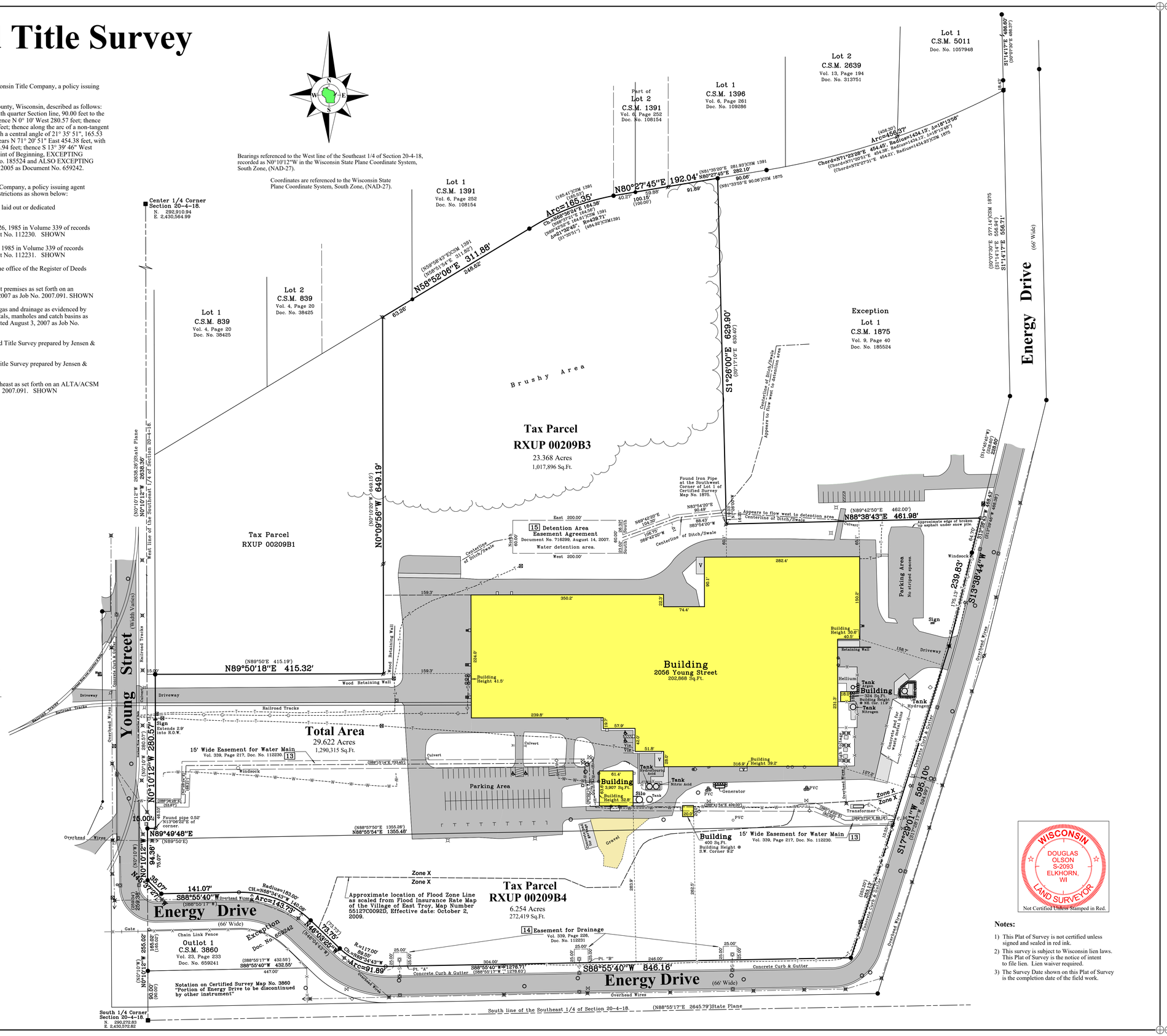
To: Plymouth Tube Company, a Michigan Corporation
Symetra Life Insurance Company, an Iowa corporation, ISAOA
2056 Young Street,LLC, a Wisconsin Limited Liabilty Company
Stewart Title Guaranty Company

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), 7(c), 8, 9, 10, 11, 16 and 19 of Table A thereof.

The field work was completed on March 8, 2023.

March 10, 2023.

Douglas G. Olson
Wisconsin Professional Land Surveyor - 2093



WISCONSIN
DOUGLAS OLSON
S-2093
ELKHORN, WI
LAND SURVEYOR
Not Certified Unless Stamped in Red.

Notes:

1) This Plat of Survey is not certified unless signed and sealed in red ink.
2) This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.
3) The Survey Date shown on this Plat of Survey is the completion date of the field work.

Survey date: March 8, 2023.
Revisions: No. 1 - Misc. Information

Scale in Feet
1" = 80'
0' 40' 80' 160' 240'

OLSON LAND SURVEYING, LLC
Rural | Residential | Commercial
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Elkhorn, Wisconsin 53121
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Legend of Symbols & Abbreviations

- Found County Section Corner
- Found Iron Pipe / Found Iron Rod
- Found Railroad Spike
- Set Iron Pipe, 1" dia. 1.5 lbs/ft. Plastic Cap
- Utility Pole
- Light Pole (Pedestal)
- Manhole
- Asphalt Surface
- Concrete Surface
- Brick Pavers
- Ground Light
- Utility Meter
- Gas Valve
- Control Valve
- Bollard
- Catch Basin
- Water Well
- Chain Link Fence

N North
W West
E East
S South
B Bearings
D Deed
M Measured
Minutes
Seconds
Distances
Feet
Inches
SW Southwest
NE Northeast
Rad. Radius
Dia. Diameter

Sheet 1 of 1 Sheets

Drawing Name:

Job Reference Number
2023.011

2023.011