

ALTA/NSPS LAND TITLE SURVEY

CLIENT

Fifth Third Bank

SITE ADDRESS

848 East Commercial Avenue, City of Whitewater, Walworth County, Wisconsin.

LEGAL DESCRIPTION

Lot 1 of Certified Survey Map No. 645, according to the plat thereof recorded March 4, 1977 in Volume 3 of Certified Survey Maps on Pages 126 to 127 as Document No. 14023, located in the Northwest 1/4 of Section 3, Town 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin.

BASIS OF BEARINGS

Bearings are referenced to the West line of the NW 1/4, Sec. 3 which is assumed to bear N00°46'00"W.

TITLE COMMITMENT

This survey was prepared based on Chicago Title Insurance Company Commitment No. WA-7760, effective date of August 17, 2016 which lists the following easements and/or restrictions from schedule B-II:

1, 5, 6, 7, 8 & 11 visible evidence shown, if any.

2, 3, 4 & 9 not survey related.

10. Easement granted by Clinton Building Corporation to Wisconsin Electric Power Company by instrument recorded April 11, 1977 in Volume 182 of Records on page 24, as Doc. No. 15255. **Affects property by location, shown.**

PARKING SPACES

There are no parking spaces marked on this site.

FLOOD NOTE

According to the flood insurance rate map of the County of Milwaukee, Community Panel No. 55055C045CF, effective date of February 4, 2015, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

MUNICIPAL ZONING

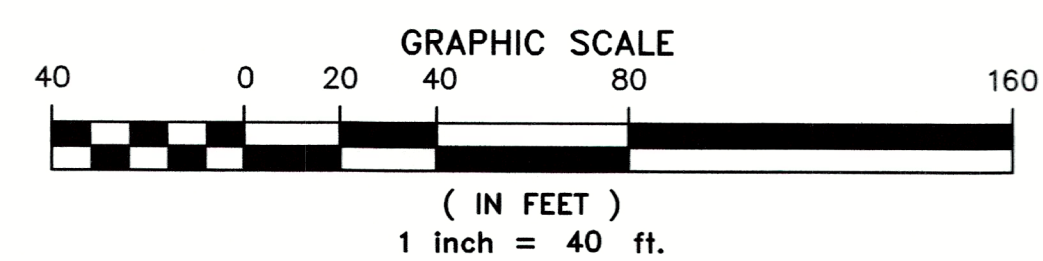
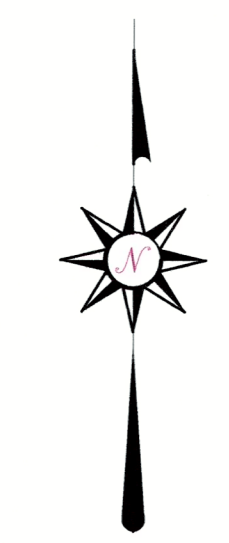
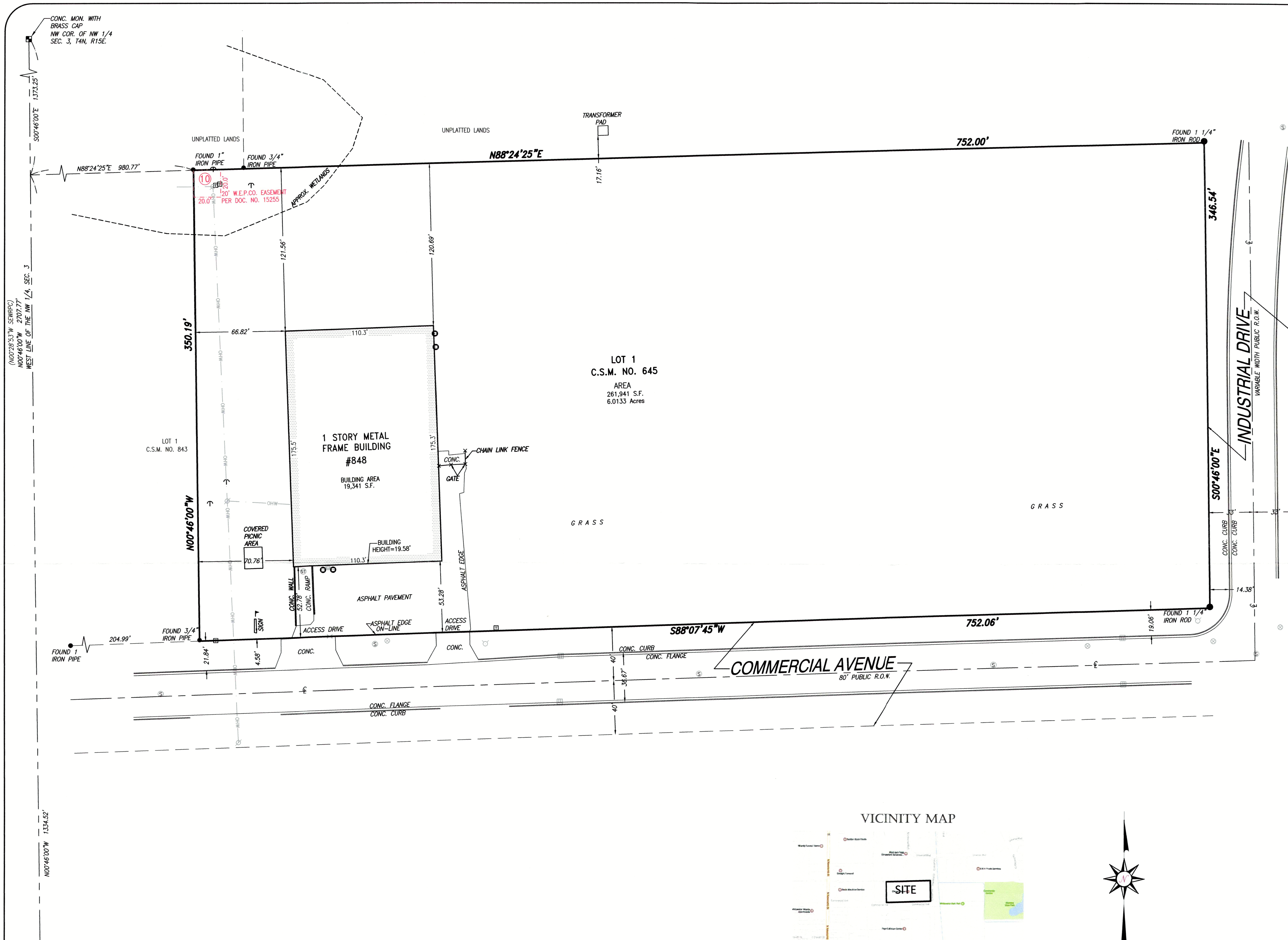
Site is zoned: M-1 (General Manufacturing District)
Report by: Sage Commercial Advisory, LLC
Date of Report: July 18, 2016
Front setback: 30 feet
Side setback: 15 feet Interior and 30 feet Corner Lot
Rear setback: 30 feet
Maximum building height: 100 feet
Parking restrictions: 1 stall for every 2 employees

LAND AREA

The Land Area of the subject property is 261,941 square feet or 6.0133 acres.

TABLE "A" ITEMS

18. There is no evidence on site of delineated wetlands areas. Wetlands shown on map are taken from the U.S. Fish and Wildlife Service website.



LEGEND

● INDICATES FOUND 1" IRON PIPE ○ INDICATES SET 1" IRON PIPE + INDICATES FOUND CHISELED CROSS ⬇ SANITARY MANHOLE ⬆ SANITARY CLEANOUT OR VENT ⬇ M.I.S. MANHOLE ⬇ UNKNOWN MANHOLE ⬇ STORM MANHOLE ⬇ INLET (ROUND) ⬇ INLET (SQUARE) ⬇ CURB INLET ⬇ STORM SEWER END SECTION ⬇ GAS VALVE ⬇ GAS METER ⬇ WATER VALVE	⬇ HYDRANT ⬇ WATER MANHOLE ⬇ WATER SERVICE CURB STOP ⬇ WELL HEAD ⬇ STAND PIPE ⬇ WALL INDICATOR VALVE ⬇ POST INDICATOR VALVE ⬇ LIGHT POLE ⬇ SPOT/YARD LIGHT ⬇ UTILITY POLE ⬇ GUY POLE ⬇ GUY WIRE ⬇ ELECTRIC MANHOLE ⬇ ELECTRIC PEDESTAL ⬇ ELECTRIC METER	⬇ TELEPHONE MANHOLE ⬇ TELEPHONE PEDESTAL ⬇ CABLE PEDESTAL ⬇ CONTROL BOX ⬇ FIBER OPTIC SIGN ⬇ TRAFFIC LIGHT ⬇ COMMUNICATION MANHOLE ⬇ BOLLARD ⬇ SOIL BORING/MONITORING WELL ⬇ WATER SURFACE ⬇ WETLANDS FLAG ⬇ MARSH ⬇ FLAGPOLE ⬇ PARKING METER ⬇ SIGN	⬇ MAILBOX ⬇ RAILROAD CROSSING SIGNAL ⬇ HANDICAP SPACE ⬇ CONIFEROUS TREE ⬇ DECIDUOUS TREE ⬇ SANITARY SEWER ⬇ STORM SEWER ⬇ WATERLINE ⬇ MARKED GAS MAIN ⬇ MARKED ELECTRIC ⬇ OVERHEAD WIRES ⬇ MARKED TELEPHONE ⬇ MARKED CABLE TV LINE ⬇ MARKED FIBER OPTIC ⬇ FENCE
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TO: Fifth Third Bank
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 2016 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, 7(a), 7(c), 8, 9, 18, 20, and 22 of Table A thereof. The field work was completed on February 22, 2017.

Date of Map: March 3, 2017.

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Drawing No. 2529-far

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