

ALTA/NSPS Land Title Survey

of
A parcel of land described in Title Commitment No. WA-11376, prepared by Chicago Title Insurance Company, dated March 9, 2018, as shown below:
Lots 1 and 2 of Certified Survey Map No. 3682 recorded in Volume 22 of Certified Surveys on Page 64 as Document No. 597277, and being part of the Southeast 1/4 of the Southwest 1/4 of Section 31, T3N, R16E, Town of Sugar Creek and the Northeast 1/4 of the Northwest 1/4 of Section 6, T2N, R16E, Town of Delavan, Walworth County, Wisconsin.
Tax Key Numbers GA368200001, GA368200002 and FA368200002

Schedule B - II of Title Commitment No. WA-11376, prepared by Chicago Title Insurance Company, dated March 9, 2018, lists the following easements and restrictions.

- Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Southern Gas & Electric Co., recorded on September 10, 1937, as Document No. 325324, - General in Nature - on West side of road along the town road & serving house (as existed on site in 1937) in SW 1/4 Section 31-3-16
- Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Gas & Electric Company, recorded on October 19, 1937, as Document No. 326085, - General in Nature - on West side of road along the town road in NW 1/4 Section 6-2-16
- Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Gas & Electric Co., recorded on October 19, 1937, as Document No. 326086, - General in Nature - on West side of road along the town road in NW 1/4 Section 6-2-16
- Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Electric Power Company, and Wisconsin Bell Inc., d/b/a Ameritech-Wisconsin, recorded on September 24, 1998, as Document No. 394093, SHOWN
- Recitals as shown on that certain map/plat recorded on March 25, 2004, as Document No. 597277, SHOWN

Notes:

- According to Flood Insurance Rate Map (FIRM) No. 55127C0167D for Walworth County Unincorporated Areas, Effective date: October 2, 2009, this site falls in:
Zone X: Areas determined to be outside the 0.2% annual chance floodplain &
Zone AE: Special Flood Hazard Areas (SFHAs) Subject to inundation by the 0.1% Annual Chance Flood, where a Base Flood Elevation is determined - 893.
- There are 37 regular and 3 handicapped marked parking spaces on this site.
- Total parcel area of Lots 1 and 2 as surveyed is 15.050 acres (655,584 sq. ft.). Total parcel area exclusive of the R.O.W. of Dam Road is 14,279 acres (621,974 sq. ft.).
- In regards to Table A item 5, 2' interval contours are shown on sheet 2 as imported from the Walworth County digital mapping. Elevations are referenced to the National Geodetic Vertical Datum of 1929 and a benchmark elevation of 937.52 on the North 1/4 Corner of Section 6-2-16.
- In regards to Table A items 6(a) and 6(b) no zoning information has been provided to the surveyor. Per Certified Survey Map No. 3682 and information on the Walworth County website the site is zoned P-2 Institutional Park Districts which lists the following basic requirements:
Minimum lot width - 150 feet
Minimum lot area - 40,000 sq. ft.
Building Height: 45 feet maximum
Yards: Street, Town Road 50 feet minimum
Rear: 25 feet minimum
Side: 25 feet minimum
- In regards to Table A item 11, visible utilities are shown. No plans were requested or provided and no diggers hotline marking was requested.
- In regards to Table A item 18, no markers from a field delineation of wetlands were observed.

To: Vintage Community Residences, LLC, a Wisconsin limited liability company
Highland Commercial Mortgage, LLC
Chicago Title Insurance Company
U.S. Department of Housing and Urban Development (HUD)

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, 5, 6(a), 6(b), 7(a), 8, 9, 11, 12, 13, 16, 17, 18 and 19 of Table A thereof.

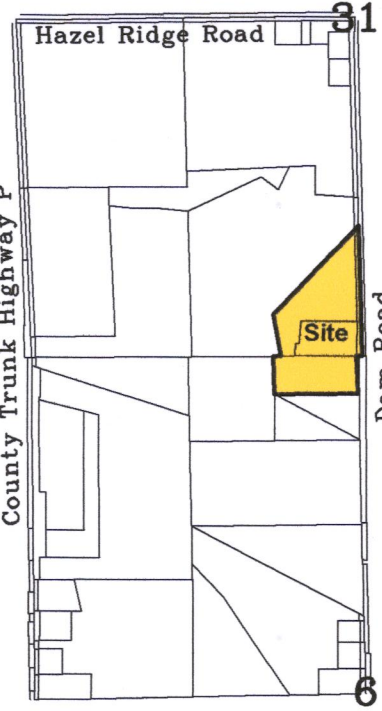
The field work was completed on March 20, 2018.

March 26, 2018.

Douglas G. Olson
Wisconsin Professional Land Surveyor - 2093

Location Sketch

Northwest 1/4, Section 6, Town 2 North, Range 16 East
Southwest 1/4, Section 31, Town 3 North, Range 16 East
1" = 1500'



Pond

Location imported from the Walworth County digital mapping and not field verified.

Tax Parcel
GSC 3100007
LeeAnn Cali &
Vito Cali
Doc. No. 937978

Pond

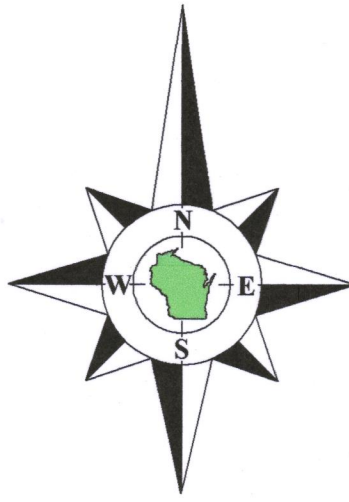
Location imported from the Walworth County digital mapping and not field verified.

Tax Parcel
FD 600010
LeeAnn Cali &
Vito Cali
Doc. No. 937979

See Notes 1 and 4.
Limit of Zone AE: Special Flood Hazard Areas, Base Flood Elevation is determined as 893 as scaled from Flood Insurance Rate Map and as interpolated from 2' interval contours imported from the Walworth County digital mapping.

Tax Parcel
FD 600009A
LeeAnn Cali &
Vito Cali
Doc. No. 937979

Pond
Location imported from the Walworth County digital mapping and not field verified.



Bearings referenced to the East line of the Northwest 1/4 of Section 6-2-16, recorded as N1°14'26"W in the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

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

Tax Parcel
GSC 3100007
LeeAnn Cali &
Vito Cali
Doc. No. 937978

Lot 1
Tax Parcel
GA368200001
7.177 Acres
312,646 Sq. Ft.
6.632 Acres
288,887 Sq. Ft.
Exclusive of R.O.W.

Well
Pump House
36 Sq. Ft.

Tax Parcel
GA368200002
3.090 Acres
134,590 Sq. Ft.
2.864 Acres
124,739 Sq. Ft.
Exclusive of R.O.W.

Lot 2
7.873 Acres
342,938 Sq. Ft.
7.647 Acres
333,087 Sq. Ft.
Exclusive of R.O.W.

Tax Parcel
FA368200002
4.783 Acres
208,348 Sq. Ft.

Tax Parcel
FD 600009
David D. Dueterbeck &
Denise L. Dueterbeck
Doc. No. 194862

Center 1/4 Corner
Section 31-3-16
N. 249,432.47'
E. 2,363,178.19'

South 1/4 Corner
Section 6-2-16
N. 248,797.31'
E. 2,363,215.70'
Elevation 937.52

North 1/4 Corner
Section 6-2-16
N. 248,797.31'
E. 2,363,215.70'
Elevation 937.52

Center 1/4 Corner
Section 31-3-16
N. 244,182.94'
E. 2,363,272.31'

Legend of Symbols & Abbreviations

- Found County Section Corner
- Found Iron Pipe
- Set Iron Pipe, 1" dia.
- Recorded Information
- Utility Pole
- Utility Pedestal
- Manhole or Concrete Cover
- Septic Vent or PVC Cap
- Wood Gate Post
- Asphalt Surface
- Concrete Surface
- Gravel Surface

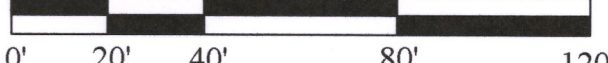
N North
S South
E East
W West
In Bearings
Degrees
Minutes
Seconds
In Distances
Feet
Miles
No. Number
NW Northwest
NE Northeast
SE Southeast
SW Southwest

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Email: doug@olsonsurveying.com
Website: www.olsonsurveying.com

Scale in Feet

1" = 40'



Survey date: March 20, 2018.

Revisions:

GA3682-1
GA3682-2
FA3682-2
310-2340