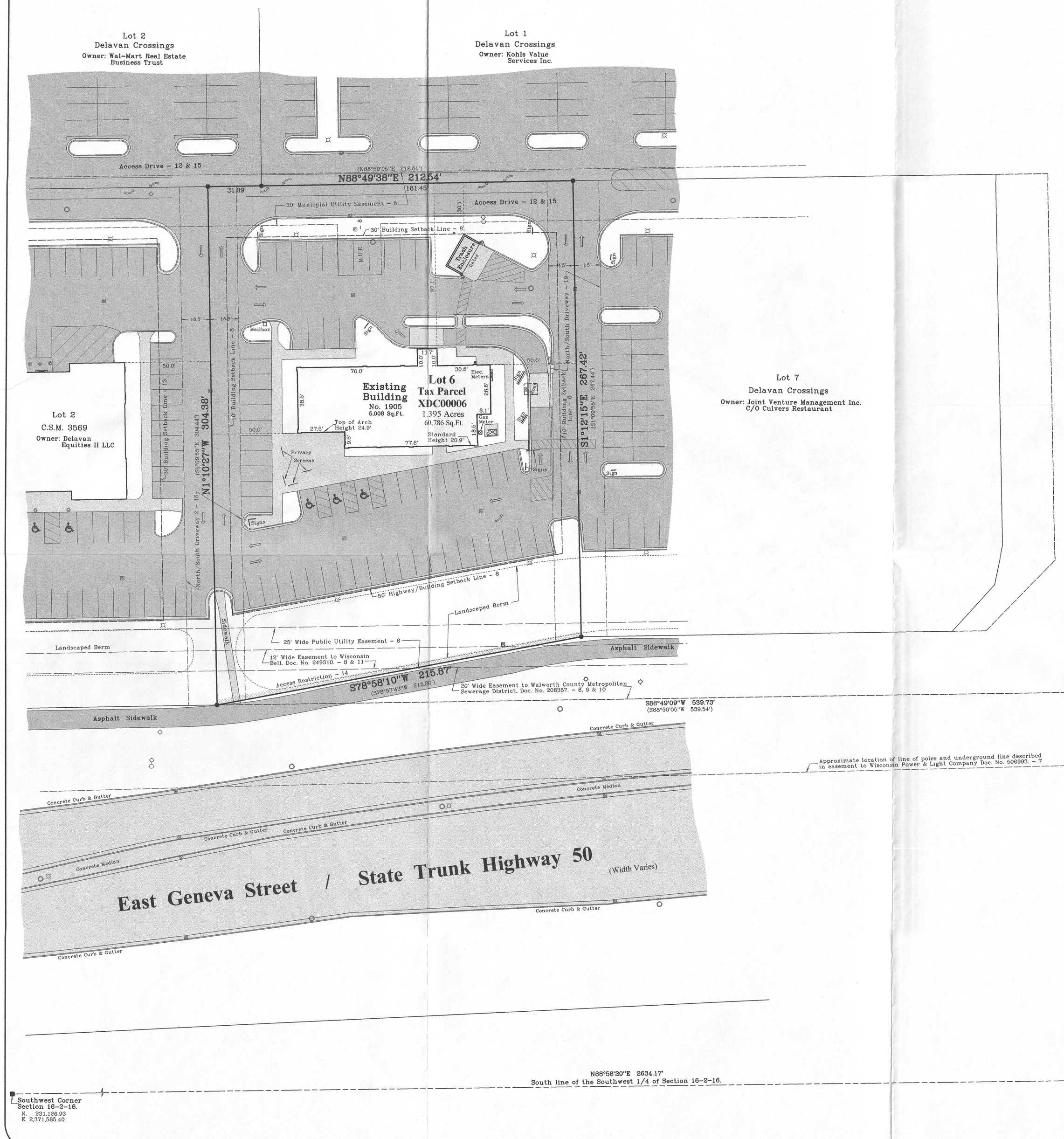


ALTA/ACSM Land Title Survey

A parcel of land described in Title Insurance Commitment, File No. 15-11086 prepared by First American Title Insurance Company, dated June 3, 2015, as shown below:

Lot 6 in Delavan Crossings, a subdivision of part of the Southwest quarter and part of the Southeast quarter of Section 16, all in Township 2 N., Range 16 E., City of Delavan, County of Walworth, State of Wisconsin pursuant to the plat thereof recorded as Document No. 489594 with the Recorder of Walworth County, Wisconsin. Also easements contained in the "ECR" recorded as Document No. 493771, as amended by the First Amendment to Easements with Covenants and Restrictions Affecting Land dated as of June 30, 2003 and recorded July 1, 2003 as Document No. 563742, and the Second Amendment to Easements with Covenants and Restrictions Affecting Land dated September 16, 2003 and Recorded November 11, 2003 as Document No. 583408, and the Third Amendment to Easements with Covenants and Restrictions Affecting Land dated January 27, 2005 and Recorded January 27, 2005 as Document No. 630012.

Schedule B - II of Title Insurance Commitment, File No. 15-11086 prepared by First American Title Insurance Company, dated June 3, 2015, lists the following easements and restrictions:

7. Easement from George W. Borg to Wisconsin Power and Light Company dated June 24, 1959 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on February 5, 1959 in Volume 535 of Deeds on page 479 as Document No. 506993. SHOWN

8. Those certain easements, building lines and other matters revealed by the Plat of Delavan Crossings Subdivision as Document No. 489594. SHOWN

9. Sewer Main Easement by and between Bank of Wisconsin, Trustee of the Harold W. Zilisch Revocable Trust dated July 18, 1984 and the Village of Williams Bay, a municipal corporation dated December 13, 1985 and recorded in the Register of Deeds Office in and for Walworth County, Wisconsin on May 6, 1986 in Vol. 367 of Records on page 269 as Document No. 128285. Said easement assigned to Walworth County Metropolitan Sewerage District by Document recorded August 4, 1988 in Vol. 436 of Records on page 115 as Document No. 166141. SHOWN

10. Easement from Airport 43 Limited Partnership, an Illinois limited partnership to Walworth County Metropolitan Sewerage District, a municipal corporation dated March 6, 1991 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on March 20, 1991 in Vol. 514 of Records on page 191 as Document No. 208357. SHOWN

11. Easement from Airport 43 Limited Partnership, an Illinois limited partnership to Wisconsin Bell, Inc., dated June 17, 1992 and recorded in the office of the Register of Deeds for Walworth County, on January 8, 1993 in Volume 606 of Records on page 800 as Document No. 249310. SHOWN

12. Terms and conditions contained in the "ECR" recorded as Document No. 493771, and First Amendment recorded as Document No. 563742, and Second Amendment recorded as Document No. 583408. Existing improvements & drives on and adjacent to subject parcels SHOWN

13. Development Agreement by and between the City of Delavan, a municipal corporation, and Household Finance Corporation, III, a Delaware Corporation, dated October 9, 2001 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on November 21, 2001 as Document No. 490207. Existing improvements & drives on and adjacent to subject parcels SHOWN

14. Access Restrictions contained in Deed recorded January 23, 1974 in Volume 108 of Records on page 374 as Document 674484, as modified by that certain Quit Claim Deed made by Household Finance Corporation III in favor of State of Wisconsin Department of Transportation and recorded November 20, 2001 as Document No. 489996 and as further modified by that certain Quit Claim Deed made by State of Wisconsin Department of Transportation in favor of Household Finance Corporation III and recorded November 20, 2001 as Document No. 489997. SHOWN

15. Easements with Covenants and Restrictions Affecting Land made by and among Wal-Mart Real Estate Business Trust, a Delaware business trust, Kohl's Department Stores, Inc., a Delaware Corporation, Household Finance Corporation, III, a Delaware Corporation, and Delavan Crossings Association Inc., a Wisconsin corporation, recorded December 20, 2001 as Document No. 493771, as amended by the First Amendment to Easements with Covenants and Restrictions Affecting Land dated as of June 30, 2003 and recorded on July 1, 2003 as Document No. 563742 and the Second Amendment to Easements with Covenants and Restrictions Affecting Land dated September 16, 2003 and Recorded November 11, 2003 as Document No. 583408, and the Third Amendment to Easements with Covenants and Restrictions Affecting Land dated January 27, 2005 and Recorded January 27, 2005 as Document No. 630012. Existing improvements & drives on and adjacent to subject parcels SHOWN

16. Reciprocal Easement Agreement by and between Household Finance Corporation III, a Delaware Corporation and Delavan Retail, LLC, a Wisconsin limited liability company dated June 30, 2003 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on July 1, 2003 as Document No. 563773. Existing improvements & drives on and adjacent to subject parcels SHOWN

17. Restrictive Covenant Agreement by and between Household Finance Corporation III, a Delaware corporation, and Chili's of Wisconsin, Inc., a Wisconsin corporation, recorded in the office of the Register of Deeds for Walworth County, Wisconsin on September 16, 2003 as Document No. 575830. NOT PLOTTABLE

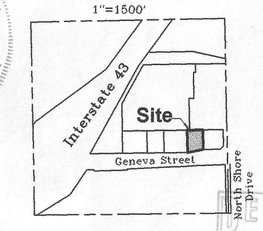
18. Reciprocal Easement Agreement by and between Household Finance Corporation III and Chili's of Wisconsin, Inc., recorded in the office of the Register of Deeds for Walworth County, Wisconsin on September 16, 2003 as Document No. 575831. Existing improvements & drives on and adjacent to subject parcels SHOWN

19. Reciprocal Easement Agreement by and between Household Finance Corporation III and J.G. Properties, L.L.P., an Iowa limited liability partnership, recorded in the office of the Register of Deeds for Walworth County, Wisconsin on May 16, 2005 as Document No. 639999. Existing improvements & drives on and adjacent to subject parcels SHOWN

Bearings reference to the Wisconsin State Plane Coordinate System, South Zone.

DOUGLAS OLSON S-2093 ELKHORN, WI LAND SURVEYOR

Location Sketch
Southwest 1/4
Section 16-2-16.
1"=1500'



RECEIVED
DEC 15 2015
By:

Notes:

1. According to Flood Insurance Rate Map (FIRM) No. 55127C0190D for the 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 56 regular and 3 handicapped marked parking spaces on this site.
3. Site is zoned BR Business Regional District which lists the following basic requirements.
   Area, height and yard requirements.
   - Lot area: minimum 1 acre (20,000 sq.ft. permitted with a conditional use.
   - Lot width: 150'
   - Yards
     Street: 25'
     Rear: 25 feet
     Side: 10 feet: 25 feet when abutting a residential district.
     Pavement: 10'
   - Minimum building separation 20'
   - Building Height: 50 feet maximum
   - Minimum Landscape Surface Ratio: .250
   - Maximum Floor Area Ratio: .250
   - Maximum Building Size: na
4. Visible evidence of water, gas, electric, telephone and sewer utilities were observed the site. The site was not marked by diggers hotline to identify the location of buried utility lines.
5. Table A item 19* - There was no observed evidence of a wetland delineation on the site.
6. Table A item 20** - The location of improvements within offsite easements has been limited to an area immediately adjacent to the subject parcels and does not include the location of improvements within offsite easements throughout the entire retail development.

To: Torrey Realty Holdings, Inc., a California corporation
Delavan Panera Partners, LLC, a Wisconsin limited liability company
First American Title Insurance Company
GRS Title Services, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM 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, 11(a), 13, 14, 16, 17, 18, 19* and 20(a)** of Table A thereof.
The field work was completed on June 14, 2015.

June 30, 2015.

Douglas G. Olson
Wisconsin Registered Land Surveyor - 2093

Survey date: June 30, 2015.
Revisions:

Scale in Feet
1" = 30'
0' 15' 30' 60' 90'

Olson Land Surveying, LLC
45 South Wisconsin Street * P.O. Box 322 * Elkhorn, Wisconsin. 53121
Telephone: (262) 723-4434 * Facsimile: (262) 723-8044
Email: doug@olsonsurveying.com

Legend

Found County Section Corner	M.U.E. Municipal Utility Easement	Light Pole	Sanitary Manhole
Found Iron Rod	P.U.E. Public Utility Easement	Electrical or Telephone Pedestal	Water Valve
Found Chiseled Crosscut		Utility Pole	Culvert
Recorded Information		Catch Basin	Electric Meter
Bollard		Fire Hydrant	Gas Meter
		Asphalt Surface	Concrete Surface
		Brick Pavers	Utility Sign
		Round Pipe	

Sheet 1 of 1 Sheets
Drawing Name:
Job Reference Number 2015.059
2015.059