

Block A
Delavan Business Park

Northwest Corner
Section 16-2-16.
N. 236.399.47
E. 2,371.476.81

North line of the Northwest 1/4 Section 16-2-16.
N88°29'38"E 2620.94'

1308.32'
(1308.60')

North 1/4 Corner
Section 16-2-16.
N. 236.468.52
E. 2,374.096.78

ALTA/NSPS Land Title Survey

of

A parcel of land described in Title Commitment No. NCS-873414-MAD, prepared by First American Title Insurance Company, dated October 6, 2017, as shown below:

A parcel of land being part of a parcel referred to as "Water Tower Parcel", in part of Block B of Delavan Business Park No. 3, City of Delavan, Walworth County, Wisconsin, described commencing at the Northeast corner of said Block B; thence South 1°11'43" E. 225.00 feet to the point of beginning, thence continue S01°11'43" E. 75.00 feet, thence S 88°48'50" W. 250.00 feet, thence N20°34'36" W. 79.51 feet, thence N 88°48'50" E. 276.40 feet to the point of beginning.

Tax Key No. XCDB3 00002C (Part of)

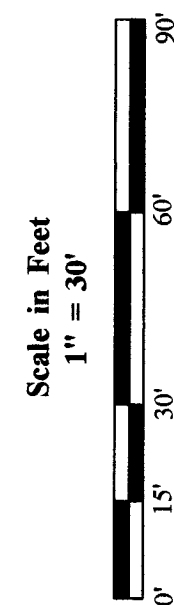
Property Address: 329 Hallberg Street, Delavan, WI

Schedule B - II of Title Commitment No. NCS-873414-MAD, prepared by First American Title Insurance Company, dated October 6, 2017, lists the following easements and restrictions.

10. Reservation for a utility easement contained in a Warranty Deed recorded on April 26, 1996 in Volume 640, Page 5190, as Document No. 327972.
DOES NOT AFFECT THE SITE - PARTIALLY SHOWN

12. Declaration of Protective Covenants Delavan Business Park - City of Delavan, Wisconsin, recorded on March 14, 1991 in Volume 513 of Records on Page 570, as Document Number 208030.
AFFECTS THE SITE - NOT PLOTABLE

Survey Date: August 19, 2017.
Revisions:



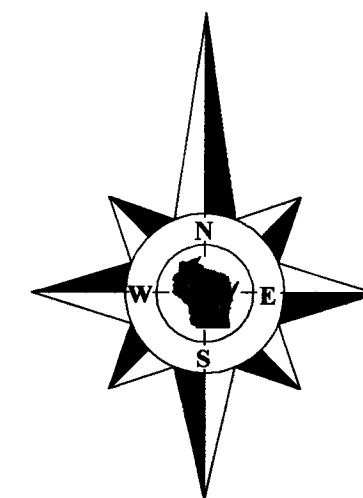
45 South Wisconsin Street | P.O. Box 322
Elkhorn, Wisconsin 53121
Telephone: (262) 723-3434
Facsimile: (262) 723-8044
Email: doug@olsonsurveying.com
Website: www.olsonsurveying.com

OLSON
LAND SURVEYING, LLC
Rural | Residential | Commercial

Legend of Symbols & Abbreviations	
Found County Corner	N North
Found Iron Rod	S South
Found Iron Pipe	E East
Recorded Information	W West
Utility Pole	1" dia. Catch Basin
Utility Box	1" dia. Manhole
Pedestal	Light
Asphalt Surface	Concrete Surface

Sheet 1 of 1 Sheets
Job Reference Number
2017.095A

2017.095A

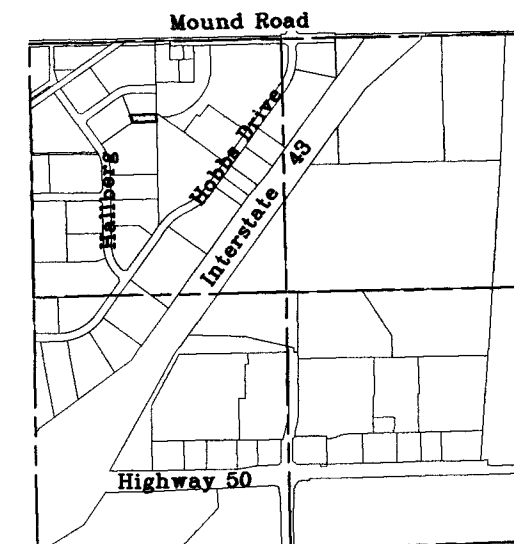


DEC 14 2017

smc

Bearings referenced to the North line of the Northwest 1/4 Section 16-2-16, recorded as N88°29'38"E in the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

Location Sketch
Section 26, T2N, R16E
1" = 2000'



Notes:

- According to Flood Insurance Rate Map (FIRM) No. 55127C0190D 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.
- There are 0 marked parking spaces on this site.
- No buildings observed.
- In regards to Table A item 11, visible utilities are shown. No plans were requested or provided and no diggers hotline marking was requested.

To: Nodon Properties, LLC
United States Gypsum Company, a Delaware Corporation
First Business Bank
First American 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), 8, 9, 11, 13, 16 and 17 of Table A thereof.

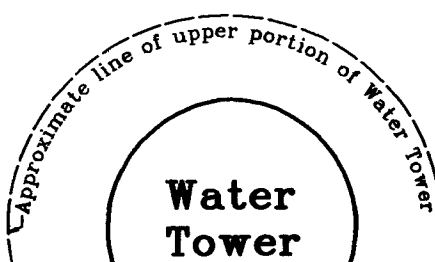
The field work was completed on August 19, 2017.

August 19, 2017.

Douglas G. Olson
Wisconsin Professional Land Surveyor - 2093

20' Wide Public
Utility Easement
Doc. No. 327972

(102.80')
Arc=102.72'
75', Chord=N78°15'18"E 102.09'
(N78°14'48"E 102.17')



Tax Parcel
XCDB3 00002
Owner: City of Delavan

Access and Egress Easement
Vol. 642, Page 9722, Doc. No. 337876

Lot 2
C.S.M. 4706
Owner: Nieuwenhuis Properties, LLC

S1°12'00"E 225.04'
recorded as(S1°11'43"E 225.00')

Chain Link Fence
Fence 0.2' E of line

Rod 0.33' E of line

Parcel 2
C.S.M. 3217
Owner: JBST Delavan, LLC

Edge of mown grass

Edge of soybean field

recorded as(N88°48'50"E 276.40')
N88°49'06"E 276.11'

Part of
Tax Parcel
XCDB3 00002C
0.453 Acre
19,722 Sq.Ft.

Tax Parcel
XCDB3 00002A
Owner: 307 Hallberg Street, LLC

S88°49'28"W 249.73'
recorded as(S88°48'50"W 250.00')

Tax Parcel
XCDB3 00002A
Owner: 307 Hallberg Street, LLC

S20°34'36"E 300.02'
recorded as(S20°34'36"E 300.00')

N20°34'36"W 79.51'
recorded as(S20°34'36"E 19.15')

Tax Parcel
XCDB3 00002C

Vol. 640, Page 5190,
Doc. No. 327972.
Doc. No. 595962.

Owner: Nodon Properties, LLC

Block B

Delavan

Business Park

Park