

ALTA / NSPS
LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

To: Chicago Title Insurance Company
(B) JHV LLC, an Illinois limited liability company
(B) Pacific Premier Bank, its successors and assigns

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, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 19 & 20 of Table A thereof. The field work was completed on February 25, 2020.

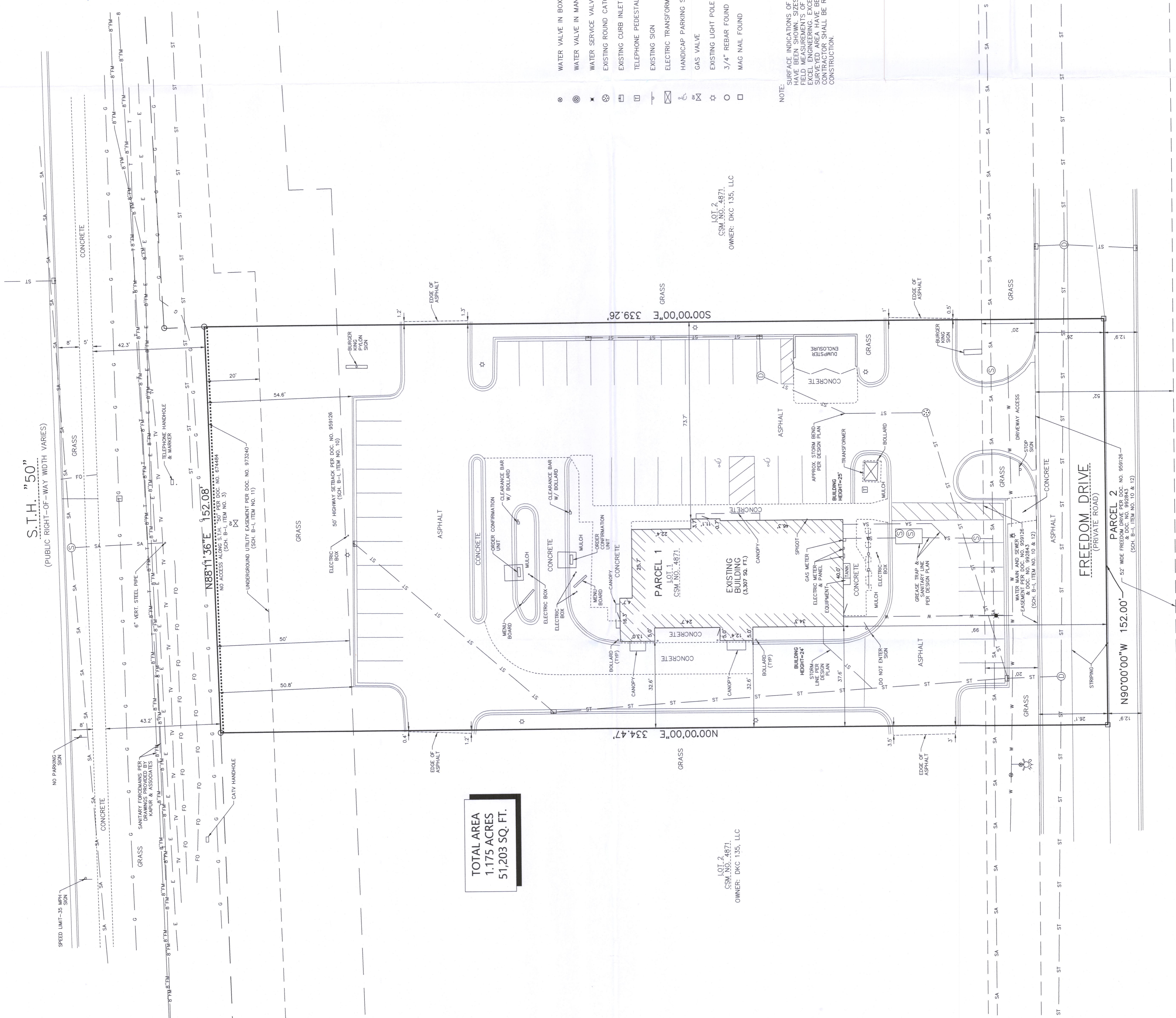
DATE OF PLAT OR MAP
4/29/2020
R. J. Wilson, P.E., S. No. 5-2647
rjwilson@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 1908540

LANDS DESCRIBED IN LOAN POLICY NO. WA-13891, PREPARED BY CHICAGO TITLE INSURANCE COMPANY WITH A POLICY DATE OF AUGUST 23, 2019:

PARCEL 1:
Lot 1 of Certified Survey Map No. 4871, recorded August 22, 2019, in Volume 32 of Certified Surveys on Page 275 as Document No. 992844, being a subdivision of Lot 3 of Certified Survey Map No. 4742, located in a part of the SE 1/4 and SW 1/4 of the SW 1/4 of Section 16 and the NE 1/4 and NW 1/4 of the NW 1/4 of Section 21, all in T2N, R1E, City of Delavan, Walworth County, Wisconsin.

Tax Key No: XA487100001

PARCEL 2:
A non-exclusive easement for ingress and egress as set forth in Article III, Section 3.1 of a Reciprocal Easement and Operation Agreement recorded December 18, 2017 as Document No. 959126, as amended by the First Amendment to Reciprocal Easement and Operation Agreement recorded December 18, 2017 as Document No. 970221, and the Second Amendment to Reciprocal Easement and Operation Agreement recorded January 1, 2019, as Document No. 981281, and as further amended by the Third Amendment to Phase 1 Reciprocal Easement and Operation Agreement recorded August 22, 2019, as Document No. 992842.



TOTAL AREA
1.175 ACRES
51,203 SQ. FT.

LOT 2
CSM NO. 4871
OWNER: DKC 135, LLC

LOT 2
CSM NO. 4871
OWNER: DKC 135, LLC



VICINITY MAP
NOT TO SCALE

RECEIVED
MAY 11 2020
By: [Signature]

CURRENT ZONING:	MC: Manufacturing Light
Land use or activity:	Vacant
Setbacks:	Building: 25 feet Side: 10 feet Rear: 25 feet
Max Building Height:	50 feet
The current Zoning Setbacks and the Bulk Requirements have been listed per the Ordinance of the City of Delavan, Wisconsin. The Ordinance does not provide for the client as part of this survey as required by ALTA Table A, Item No. 6(a).	

- ALTA NOTES:
- Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone. The South line of the Southwest 1/4 of Section 16-2, 16, has a bearing of North 88° 58' 20" East.
 - Only the improvements that were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
 - Surface indications of utilities along with Digger's Hotline markings on the surveyed parcel have been shown. Offsite utility easements have not been provided for additional information. Controlled underground exploratory effort together with Digger's Hotline markings is recommended to determine the full extent of underground service and utility lines. Contact Digger's Hotline at 1-800-242-8511.
 - This survey may not reflect all utilities, or improvements, if such items are hidden by landscaping or areas covered by such items as dumpsters or trailers.
 - The location of the property lines shown on the face of this plat are based on the description and information furnished by the client, together with the title commitment. The parcel that is defined may not reflect actual ownership, but reflects what was surveyed. For ownership, consult your title company.
 - Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map No. 5127C0190D with an effective date of October 02, 2009, the property falls within Zone "X" (Unshaded areas determined to be outside the 0.2% annual chance flood hazard).
 - The property described hereon contains 1.175 acres (51,203 sq. ft.) of land, more or less.
 - Chicago Title Insurance Company, Loan Policy No. WA-13891, with a policy date of August 23, 2019, has been reviewed in conjunction with the preparation of this survey. Notes related to the review of this title policy. Schedule B-1 Exceptions are as follows:**
 - #2 Utility easement granted by Ramada Wisconsin, Inc., to Walworth County Metropolitan Sewerage District dated December 20, 1976 and recorded in the Office of the Register of Deeds for Walworth County, Wisconsin on April 28, 1980 in Volume 238 of Records, page 536 as Document No. 95943. **Easement does not affect the subject property.**
 - #3 Limited Access restrictions to S.T.H. 50' and no right of access to S.T.H. 155' (now known as Lakeside 49) as set forth in Volume 108 of Records on page 374 as Document No. 674484, revised and restated in Volume 123, 1974 in Volume 108 of Records on page 374 as Document No. 674484, revised and restated in Document No. 495117 which references state highway plan recorded as Document No. 471538, which defines 1 access point. **No access along S.T.H. 50' is depicted on this survey.**
 - #4 Utility easement granted by Ramada Wisconsin, Inc., to Walworth County Metropolitan Sewerage District dated April 18, 1980 and recorded in the Office of the Register of Deeds for Walworth County, Wisconsin on April 28, 1980 in Volume 250 of Records on page 519 as Document No. 57776. **Sanitary sewer easement does not affect the subject property.**
 - #5 Declaration and Grant of Easement dated October 16, 1992, and recorded in the Office of the Register of Deeds for Walworth County, Wisconsin on March 16, 1993 in Volume 615 of Records on page 824 as Document No. 535396; First Amendment to Declaration and Grant of Easement dated October 16, 1992 and recorded March 8, 1996 in Volume 634 as Document No. 334477. **Does not affect the subject property.**
 - #6 Electric Transmission Line Easement dated June 9, 2008 and recorded June 24, 2008 as document number 959126, as amended by the First Amendment to Reciprocal Easement and Operation Agreement recorded December 18, 2017 as document number 959126 made by and between DKC 135, LLC, a Delaware limited liability company, Landowner and American Transmission Company LLC, a Wisconsin limited liability company, Grantee, for a perpetual easement for the construction, repair and maintenance of appurtenances for the transmission of electric current, communication facilities and signals. The terms, provisions and conditions as contained therein. **Does not affect the subject property.**
 - #7 Partial Easement Assignment dated February 25, 2010 and recorded March 11, 2010 as document number 784733 made by and between American Transmission Company LLC, a Wisconsin limited liability company, Grantor and American Transmission Company LLC, a Wisconsin limited liability company, Grantee, as to various easements. The terms, provisions and conditions as contained therein. **Does not affect the subject property.**
 - #8 Terms, Provisions and conditions of the City of Delavan, Wisconsin Resolution #9-2016 recorded August 18, 2016 as Document No. 959126, as amended by the First Amendment to Reciprocal Easement and Operation Agreement recorded December 18, 2017 as Document No. 959126 made by and between the City of Delavan and Town of Delavan Intergovernmental Agreement for a boundary agreement pursuant to Sec. 66.0301 of the Wisconsin Statutes. **This item is not survey related and was not reviewed as part of this survey.**
 - #9 Development Agreement dated October 27, 2017 and recorded October 27, 2017 as document number 956379 made by and between DKC 135, LLC and DP71, LLC (Developer) and the City of Delavan, a municipal corporation and the terms, provisions and conditions as contained therein. Not a release of Recorded Survey. **Development Agreement affects the subject property but does not contain any survey related items to depict on this survey.**
 - #10 Terms, provisions and conditions of the Phase 1 Reciprocal Easement and Operation Agreement dated December 15, 2017 and recorded December 18, 2017 as document number 959126 made by and between DKC 135, LLC, a Delaware limited liability company, DP71, LLC, a Delaware limited liability company (Developer) and STORE SFE MILLS FLEET 12017-07, LLC, a limited liability company, and First Amendment to Phase 1 Reciprocal Easement and Operation Agreement dated January 1, 2019, as Document No. 981281. **Development Agreement affects the subject property but does not contain any survey related items to depict on this survey.**
 - #11 Terms, provisions and conditions contained in the Easement for Underground Electric, Natural Gas and Communications dated July 31, 2018 and recorded August 13, 2018 as document number 973240 made by and between DKC135, LLC, a Delaware limited liability company, grantor and Wisconsin Power and Light Company, a Wisconsin corporation doing business as Wisconsin Energy, its successors and assigns, Grantee, for a perpetual easement for the construction, repair and maintenance of appurtenances for the transmission of electric current, communication facilities and signals. The terms, provisions and conditions as contained therein. **Does not affect the subject property.**
 - #12 Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to City of Delavan, recorded on August 22, 2019 as Document No. 992843. **Easements are depicted on this survey.**
 - Other commitment items not specified hereon may not have been considered relevant to an ALTA/NSPS Land Title Survey, and have not been reviewed in conjunction with preparation of this plat. For information agreements, leases, mortgages, liens, special assessments, covenants, trusts, unperfected or unrecorded rights).
 - In regards to ALTA/NSPS "Table A", Item No. 9, the subject property contains 39 regular striped parking stalls and 2 handicap accessible striped parking stalls for a total of 41 striped parking stalls.
 - In regards to ALTA/NSPS "Table A", Item No. 13, adjacent owner information was taken from the Walworth County GIS Website on the sheet issue date of this survey.
 - In regards to ALTA/NSPS "Table A", Item No. 14, the intersection of Freedom Drive and Lakeside Boulevard is approximately 300 feet East of the Southeast corner of the subject property.
 - In regards to ALTA/NSPS "Table A", Item No. 16, at the time of this survey there was no visible sign of earth moving work, building construction, or building additions.
 - In regards to ALTA/NSPS "Table A", Item No. 17, no proposed changes to the street right-of-way lines have been disclosed by the City of Delavan or the current Title Commitment.
 - In regards to ALTA/NSPS "Table A", Item No. 20, Excel Engineering, Inc. carries a \$2,000,000 Professional Liability Insurance Policy. Certificate of Insurance will be provided upon request.

ALTA/NSPS LAND TITLE SURVEY
BURGER KING
1720 E. GENEVA STREET • DELAVAN, WI 53115

PROFESSIONAL SEAL

SHEET DATES
DATE DATE
REVISIONS
MAR. 6, 2020

JOB NUMBER
1908540

SHEET NUMBER
AL