

ALTA SURVEY
PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 972
RECORDED IN VOL. 4 ON PG. 233 AND 234 AS DOC. NO. 52226
LOCATED IN PART OF THE SE 1/4 OF SECTION 17, TOWN 2 NORTH, RANGE 16 EAST,
CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN — — — —

PARCEL A:

BEING A PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 372, RECORDED IN VOLUME 4 OF CERTIFIED SURVEY MAPS FOR WALWORTH COUNTY, ON PAGE 233 AND 234, AS DOCUMENT NO. 53236, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 17, TOWN N RANGE E, CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT AN IRON REBAR STAKE MARKING THE NORTHWEST CORNER OF CERTIFIED SURVEY MAP NO. 1697, RECORDED AS DOCUMENT NO. 102313, AND THE EASTELY SIGHT-OF-WAY LINE OF WEIGHT OF THENCE BEING ALONG THE WEST LINE OF SAID CERTIFIED SURVEY MAP AND THE EASTELY RIGHT-OF-WAY LINE OF SAID TRACT, THEREUPON BEING 8' 10" 00" LONG, TO A CHISELED "X" IN THE PAVEMENT; THENCE BEING ALONG THE WEST LINE OF SAID TRACT, THEREUPON BEING 8' 10" 00" LONG, TO A POINT BEING 16' 10" 00" LONG, TO THE POINT OF BEGINNING; THENCE BEING ALONG THE IRON REBAR STAKE, THEREUPON BEING 5' 01" 12" E, 150' 01" E, TO AN IRON REBAR STAKE AT THE NORTHWEST CORNER OF SAID TRACT, THEREUPON BEING 8' 10" 00" LONG, TO A POINT BEING ALONG SAID NORTHWEST RIGHT-OF-WAY LINE, S 88° 59' 43" W, 162.34 FT. TO THE EASTERN RIGHT-OF-WAY LINE OF SAID TRACT, THEREUPON BEING 17' 19" 01" E, 79.70 FT. TO A POINT; THENCE BEING ALONG SAID EASTERN RIGHT-OF-WAY LINE, S 10° 19' 55" E, 19.95 FEET TO A POINT OF BEGINNING.

PART C: TOGETHER WITH THE BENEFICIAL RIGHTS AND EASEMENTS CONTAINED IN:

NON-EXCLUSIVE AND RECIPROCAL EASEMENT AGREEMENT FOR INGRESS AND EGRESS AS SET FORTH IN EASEMENT AGREEMENT RECORDED IN VOLUME 66, PAGE 1 OF THE REGISTER OF PUBLIC RECORDS FOR WALWORTH COUNTY, WISCONSIN IN VOLUME 465, PAGE 1 AS DOCUMENT NUMBER 182193 AND RECIPROCAL EASEMENT SET FORTH AT SECTION 21, AND EXCLUSIVE AND RECIPROCAL EASEMENT SET FORTH AT SECTION 21, ALL OF WHICH ARE SUBJECT TO THE RESTRICTIONS AND MODIFICATIONS AND MODIFICATION OF EASEMENT AGREEMENT RECORDED JUNE 27, 2005 AS DOCUMENT NO. 182194 AND 182195.

PARCEL NO.: XA 97200026A

1. ACCESS INTO GENEVIA STREET (S.T.H. 50) WAS ORIGINALLY RESTRICTED TO 2 ACCESS POINTS PER DOC. 670636 WHICH WAS LATER AMENDED TO 1 ACCESS POINT PER DOCUMENT NO. 168914, SEE ACCESS KEY MAP INSERT ON BOTTOM OF SHEET FOR LOCATION OF EXISTING PERMITTED ACCESS. (TITLE COMMITMENT EC. 12).

2. DEED RESTRICTIONS RECORDED IN VOL. 420, ON PAGE 526 OF DOC. NO. 157595 PREVENTS THE LANDS SURVEYED FROM BEING USED AS A BANK, SAVINGS AND LOAN ASSOCIATION, SAVINGS BANK, TRUST COMPANY, OR CREDIT UNION, OR ANY SUCH FINANCIAL INSTITUTION. (TITLE COMMITMENT EC. 13).

3. INGRESS AND EGRESS EASEMENT REC. IN DOC. NO. 182193 IS SHOWN AND HAS BEEN RELOCATED TO THE NEW ERIE AS SHOWN PER DOC. 644805 (TITLE COMMITMENT EC. 14).

4. DOC. NO. 644805 ALLOWS FOR 70 SPACES OF OFFSITE PARKING WITHIN THE CROUCH HATCHED AREAS SHOWN. THE EXACT 70 SPACES TO BE SPECIFICALLY RESERVED BY WALGREENS.

5. LAND DIVISIONS OF LESS THAN 4 PARCELS IN A 5 YEAR PERIOD DO NOT FALL WITHIN STATE JURISDICTION. THE CITY OF DELAVAN REVIEWED ALL SITE HAS AND ANY VIOLATIONS MUST HAVE BEEN WITHIN THEIR JURISDICTION. THE SURVEYOR HAS NOT BEEN MADE AWARE OF ANY CITY OBJECTIONS TO THE LAND DIVISION CREATING THIS PARCEL.

6. DOC. NO. 644806 LIMITS THE SIZE OF THE STRUCTURE ALLOWABLE (SEE BUILDING FOOTPRINT) AND HAS USE RESTRICTIONS AND ENFORCEMENT PROVISIONS (NOT COPIED ONTO THIS SURVEY). NOTE: EXISTING BUILDING NUMBER AND COPIED AS A RETAIL OPERATION AS OF THE DATE OF THIS MAP. (TITLE COMMITMENT EC. 15).

7. PROPERTY CORNERS ORIGINALLY SET IN JANUARY OF 2006 WERE ALL (BUT 1 AT THE SE CORNER OF THE PROPERTY) FOUND TO BE MISSING DURING CONSTRUCTION AND RESET 11-01-2006. ALL EXIST AS OF THE DATE OF THIS MAP.

8. EXISTING SHOPPING CENTER DRIVES SHOWN PROVIDE DIRECT VEHICULAR ACCESS INTO WRIGHT STREET AND GENEVIA STREET PER DOC. 644808.

9. DOC. NO. 644805 DETAILS CROSS ACCESS, DRAINAGE, AND UTILITY EASEMENT RIGHTS. SEE ATTACHED DOCUMENT FOR SPECIFIC RIGHTS AND OBLIGATIONS RELATIVE TO SAID EASEMENT RIGHTS.

NOTES ARE RELATIVE TO TITLE COMMITMENT NO. WA260692
EFFECTIVE DATE OF DEC. 27, 2021 AT 5:59 A.M.

EXISTING ZONING
CITY OF DELAVAN BUSINESS REGIONAL (BR)

Min. setback 25 Along Wright Street
42 Along Geneva Street per zoning ord. sec. 23.405(1)(c)(e)

Max Building Height 50 feet

Min. lot area 1 acre (20,000 s.f. permitted with a conditional use permit and site plan for end use of property demonstrating full compliance).

Parking requirements and other zoning related requirements are a condition of approval of

ALTA SURVEY

SURVEYOR'S CERTIFICATION


The undersigned, being a duly licensed and qualified surveyor in and for the State of Wisconsin, does hereby certify to

Ward 1031 LLC, a Michigan Limited Liability Company
Like Kind ACQ LLC
Cormark Finance Inc., a California corporation, its successors and assigns
Cormark Bank, a Utah Industrial bank, its successors and assigns
Loyers Title Insurance Corporation

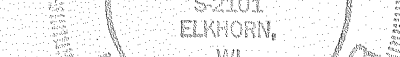
a.) the survey represented herein is an accurate survey of all the real property legally described herein; b.) the within survey properly and accurately indicates the size, location and type of improvements on the property as of the date of the survey; c.) the within survey was prepared under the direct supervision and control of the undersigned from an actual survey made of the real property legally described herein; d.) all monuments shown hereon actually exist, and the location, size, and type of material are correctly shown; e.) the undersigned shows, there are no encroachments either across property lines or zoning restriction lines in effect as of the date of the survey; f.) the within survey properly designates and locates all visible or recorded easements as of the date of the survey; g.) ingress and egress to the property is provided by way of easements rights granted in documents no. 644805 and 670836, and 189814 to State Road Highway "A" and Wright Street both being paved and dedicated rights of way maintained by the City of Delavan; h.) the property lies in an area which has not been mopped by FEMA to determine a flood hazard potential designation; i.) the subject property is not subject to any flood hazard potential property for drainage, ingress, egress, or any other purpose; j.) all recorded easements and other survey related exceptions, as noted in the Title Companies Commitment for Title Insurance No. Case WA02692, other Company file No. n-100823, dated December 27, 2006, have been correctly plotted herein; k.) all parking areas and the number of spaces have been accurately located and noted herein; and l.)

the within survey was prepared in accordance with the minimum standards of Wisconsin Administrative Code Chapter AC-7 (Minimum Standards for *Practicing Surveyors*) and was made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by the ALTA/ACSM/NPSIS in 2005, and includes Items 1, 2, 3, 4, 5, 6, 7, 9, 10, and 11(a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k), (l), (m), (n), (o), (p), (q), (r), (s), (t), (u), (v), (w), (x), (y), (z), (aa), (ab), (ac), (ad), (ae), (af), (ag), (ah), (ai), (aj), (ak), (al), (am), (an), (ao), (ap), (aq), (ar), (as), (at), (au), (av), (aw), (ax), (ay), (az), (ba), (bb), (bc), (bd), (be), (bf), (bg), (bh), (bi), (bj), (bk), (bl), (bm), (bn), (bo), (bp), (bq), (br), (bs), (bt), (bu), (bv), (bw), (bx), (by), (bz), (ca), (cb), (cc), (cd), (ce), (cf), (cg), (ch), (ci), (cj), (ck), (cl), (cm), (cn), (co), (cp), (cq), (cr), (cs), (ct), (cu), (cv), (cw), (cx), (cy), (cz), (da), (db), 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Dated January 11, 2007 REVISED AND RECERTIFIED MARCH 27, 2007



PETER S. GORDON
Penitentiary No. 2101



- WORK ORDERED BY -
OFFE, RAIT, HEURER, & WEISS, PC
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REVISIONS
06-02-06 CHANGE PLAT TITLE

PROJECT NO.	6585.06
DATE	01/11/06
SHEET NO.	1 OF 1

