

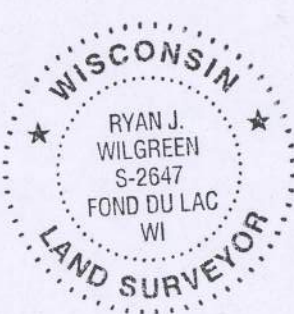
ALTA / NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

To:
1. Knight Barry Title, Inc.
2. Stewart Title Guaranty Company
3. The Northern Trust Company, its successors and/or assigns
4. JHGV LLC, an Illinois limited liability company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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(a), 13, 14, 16, 17, 18 & 19 of Table A thereof. The field work was completed on April 18, 2023.

Def
Ryan Wilgreen, P.L.S. No. S-2647
ryan.wilgreen@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 230099500



Date of Plat or Map: 5/9/23

LANDS DESCRIBED IN COMMITMENT NO. 2198637, PREPARED BY KNIGHT BARRY TITLE, INC. WITH A COMMITMENT DATE OF APRIL 17, 2023, LAST REVISED APRIL 25, 2023:

Parcel 6:

Parcel 6A:

Lot 1 of Certified Survey Map No. 4871, recorded in the office of the Register of Deeds for Walworth County, Wisconsin, on August 22, 2019 in Volume 32 of Certified Survey Maps on page 275, as Document No. 992844, being a reddivision of Lot 3 of Certified Survey Map No. 4742 and located in a part of the Southeast 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 16 and the Northeast 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 21, Township 2 North, Range 16 East, in the City of Delavan, Walworth County, Wisconsin.

Parcel 6B:

Non-exclusive easements as set forth in Article III, Section 3.1 (a), (b), Section 3.3 (a), Section 3.5 (a), (b), Section 3.6 (a), Section 3.7 (a) of a Reciprocal Easement and Operation Agreement recorded December 18, 2017, as Document No. 959126, as amended by First Amendment to Phase 1 Reciprocal Easement and Operation Agreement recorded June 27, 2018, as Document No. 970227, Second Amendment to Phase 1 Reciprocal Easement and Operation Agreement recorded January 1, 2019, as Document No. 981281, Third Amendment to Phase 1 Reciprocal Easement and Operation Agreement recorded August 22, 2019, as Document No. 992842.

Address: 1720 East Geneva Street, Delavan, Wisconsin 53115
Tax Parcel No.: XA487100001

TABLE NOTES:

- Monuments have been placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- Address: 1720 E. Geneva Street, Delavan, Wisconsin 53115
- Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map No. 55127C0190D with an effective date of October 2, 2009, the property falls within Zone "X" (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
- (a) Zoning classification was obtained through a City of Delavan zoning verification letter dated April 12, 2023.
- (a) Exterior dimensions of all buildings at ground level are shown hereon.
(b)(1) The square footage of the exterior footprint of all buildings are shown hereon.
(c) Building heights shown hereon have been rounded up to the nearest foot.
- Substantial features observed during the process of conducting the fieldwork are shown hereon.
- The subject property contains 39 regular striped parking stalls and 2 handicap accessible striped parking stalls for a total of 41 striped parking stalls.
- Adjacent owner information was taken from the Walworth County GIS Website on the sheet issue date of this survey.
- The intersection of Freedom Drive and Lakeside Boulevard is approximately 300 feet East of the Southeast corner of the subject property.
- At the time of this survey there was no visible sign of earth moving work, building construction, or building additions.
- No proposed changes to the street right-of-way lines have been disclosed by the City of Delavan or the current Title Commitment. There was no visible evidence of recent street or sidewalk construction or repairs at the time of the survey fieldwork.
- Offsite easements or servitudes benefiting the subject property as disclosed in record documents provided to Excel Engineering, Inc. have been depicted on this survey.
- Excel Engineering, Inc. carries a \$2,000,000 Professional Liability Insurance Policy. Certificate of Insurance will be provided upon request.

TITLE NOTES:

- Knight Barry Title, Inc., Commitment No. 2198637, with a commitment date of April 17, 2023, last revised April 25, 2023 has been reviewed in conjunction with the preparation of this survey. Survey related, Schedule B-II Exceptions are as follows:**
 - #86 Intentionally Deleted.
 - #87 Limited Access restrictions to S.T.H. "50" and no right of access to S.T.H. "15", (now know as Interstate 43) all as set forth in the Deed from Lake Lawn Lodge, Inc., to the State of Wisconsin Department of Transportation and other matters contained in the instrument recorded in Walworth County on January 23, 1974 as Document No. 674484. Revised and restated in Warranty Deed recorded in Walworth County on January 3, 2002 as Document No. 495117 which references Transportation Project Plat No. 3170-04-20-4.1 recorded in Walworth County as Document No. 471538. **This document restricts access along S.T.H. "50".**
 - #88 Terms, conditions and other matters contained in the City of Delavan, Wisconsin Resolution #9-2016 recorded in Walworth County as August 18, 2016 as Document No. 930695. **This document affects the subject property but does not contain any easements to depict on this survey.**
 - #89 Development Agreement and other matters contained in the instrument recorded in Walworth County on October 27, 2017 as Document No. 955379, affected by a Release of Recorded Development Agreement recorded in Walworth County on December 18, 2017 as Document No. 959173, affecting Lots 1 and 2 of Certified Survey Map No. 4742. **This document affects the subject property but does not contain any easements to depict on this survey.**
 - #90 Terms, conditions and other matters contained in the Phase 1 Reciprocal Easement and Operation Agreement recorded in Walworth County on December 18, 2017 as Document No. 959126. Amended by First Amendment to Phase 1 Reciprocal Easement and Operation Agreement recorded in Walworth County on June 27, 2018 as Document No. 970227. Further amended by Second Amendment to Phase 1 Reciprocal Easement and Operation Agreement recorded in Walworth County on January 1, 2019 as Document No. 981281. Further amended by the Third Amendment to Phase 1 Reciprocal Easement and Operation Agreement recorded in Walworth County on August 22, 2019 as Document No. 992842. **Highway setback line, private road easement and water/sewer easement have been depicted on this survey.**
 - #91 Easement for Underground Electric, Natural Gas and Communications and other matters contained in the instrument recorded in Walworth County on August 13, 2018 as Document No. 973240. **Easement is depicted on this survey.**
 - #92 Utility Easement Agreement and other matters contained in the instrument recorded in Walworth County on August 22, 2019 as Document No. 992843. **Easements are depicted on this survey.**
 - #93 Easement Underground Electric and other matters contained in the instrument recorded in Walworth County on November 25, 2019 as Document No. 999176. **Easement is depicted on this survey.**
 - #94 Intentionally Deleted.
- 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 (i.e. Annexation agreements, Leases, Mortgages, Liens, special assessments, covenants, trusts, unspecified or unrecorded rights).

NOTES:

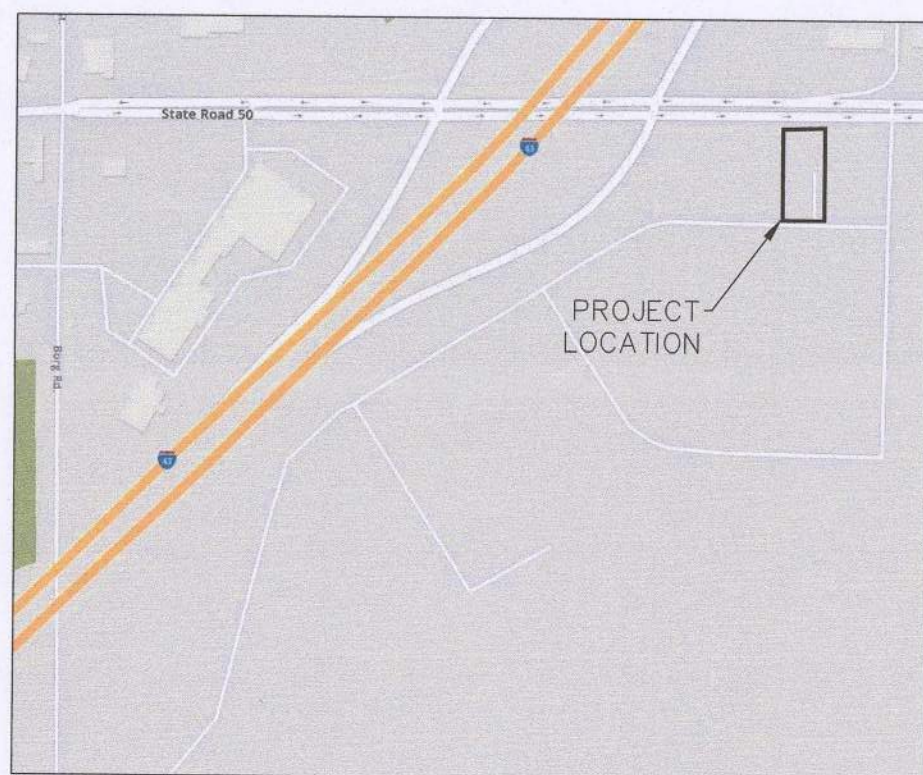
- Only the improvements that were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. This survey may not reflect all utilities, or improvements, if such items are hidden by landscaping, snow or areas covered by such items as dumpsters, trailers or vehicles. Lawn sprinkler systems, if any, are not shown on this survey.
- Surface indications of utilities on the surveyed parcel have been shown. Offsite observations have not been made to determine the extent of utilities serving or existing on the property. Public records 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.
- The locations 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.
- No gaps, strips or gores exist within any portion of the subject property.

LEGEND:

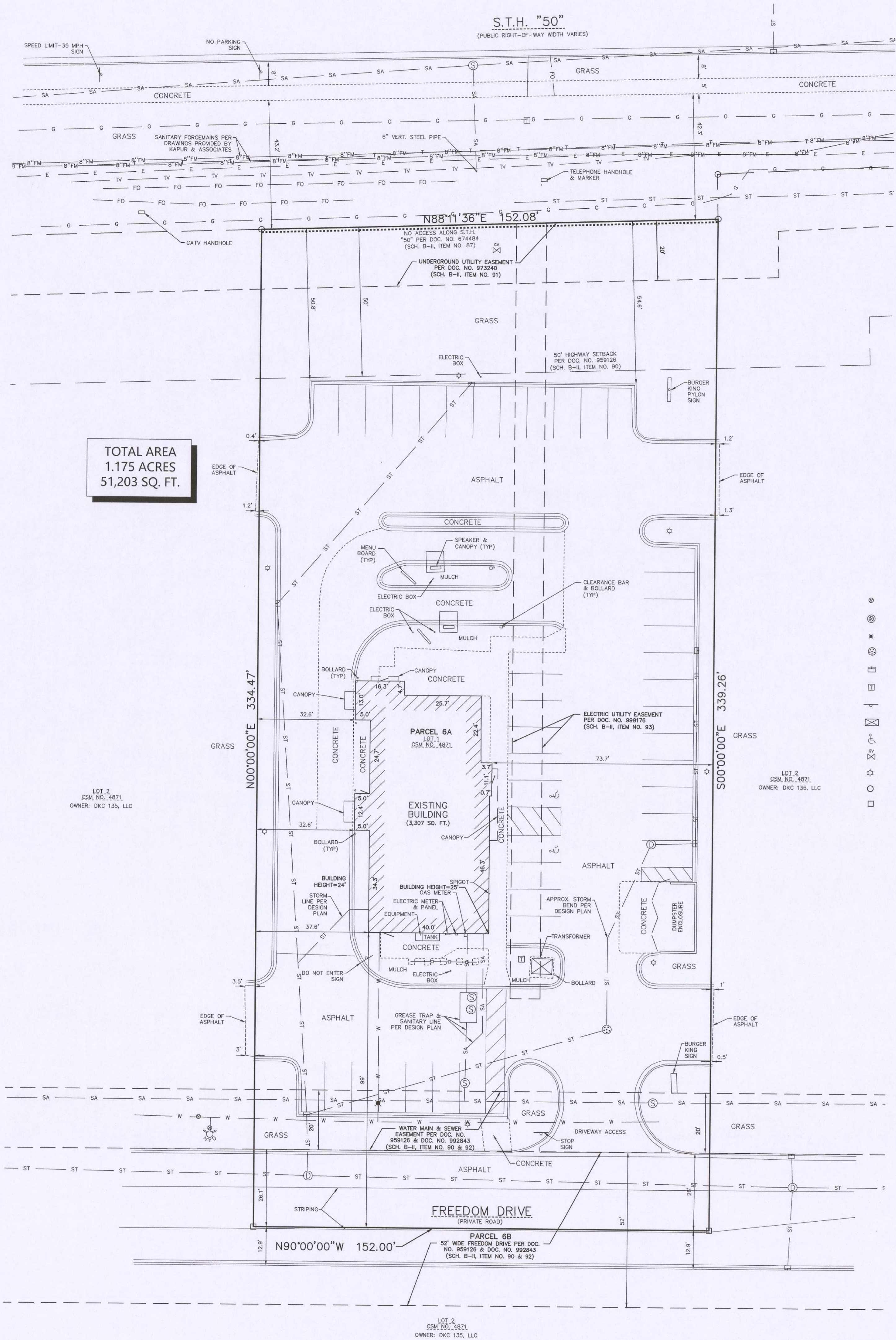
⊗	WATER VALVE IN BOX	— ST —	STORM SEWER AND MANHOLE
⊗	WATER VALVE IN MANHOLE	— SA —	SANITARY SEWER AND MANHOLE
⊗	WATER SERVICE VALVE	— 8"FM —	SANITARY FORCE MAIN
⊗	ROUND CATCH BASIN	— FO —	UNDERGROUND FIBER OPTIC LINE
⊗	CURB INLET	— E —	UNDERGROUND ELECTRIC CABLE
⊗	TELEPHONE PEDESTAL	— T —	UNDERGROUND TELEPHONE CABLE
⊗	SIGN	— G —	UNDERGROUND GAS LINE
⊗	ELECTRIC TRANSFORMER	— TV —	UNDERGROUND TELEVISION CABLE
⊗	HANDICAP PARKING STALL	— — —	CURB AND GUTTER
⊗	GAS VALVE	— — —	PROPERTY LINE
⊗	EXISTING LIGHT POLE	— — —	RIGHT-OF-WAY LINE
⊗	3/4" REBAR FOUND	— — —	ALUMINUM SCREEN WALL
⊗	MAG NAIL FOUND	— — —	

1" = 20'
SCALE
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.

CURRENT ZONING: GDP General Development Plan w/ a PIP



VICINITY MAP
NOT TO SCALE



Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

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

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE MAY 1, 2023

REVISIONS

MAY 8, 2023
MAY 9, 2023

JOB NUMBER

230099500

SHEET NUMBER

AL