

ALTA/ACSM
LAND TITLE SURVEY

CLIENT
Wisconsin Oven Corporation, A Wisconsin Corporation

SITE ADDRESS
Young Street, East Troy, Walworth County, Wisconsin.

LEGAL DESCRIPTION

Parcel 1
A parcel of land located in the Southwest 1/4 of Section 20, T4N, R18E, Village of East Troy, County of Walworth, State of Wisconsin, being more particularly described as follows: Commencing at a concrete monument marking the South 1/4 corner of said Section 20; thence South 89° 05' West along the South line of said Section 20, 805.55 feet; thence North 98.74 feet to the point of beginning; thence continue North 241.13 feet; thence North 89° 05' East, 696.02 feet; thence South 66° 31' East, 38.10 feet; thence Southwesterly 442.13 feet along a circular curve to the right of radius 385.28 feet and having the long chord South 56° 21' 30" West, 418.26 feet; thence South 89° 14' West 382.90 feet to the point of beginning.
Tax Key No. RXUP 00146D

Parcel 2
Parcel I: A parcel of land located in the Southwest 1/4 of Section 20, T4N, R18E, being more fully described as: Commencing at a point where the centerline of Highway 15 intersects the North and South 1/4 line of Section 20, T4N, R18E; thence South 58 deg. 47' West 152.23 feet to the place of beginning; thence South 58 deg. 47' West 322.77 feet; thence South 36.10 feet; thence South 31 deg 13' East 354.65 feet; thence North 58 deg. 47' East 182.84 feet; thence North 312.3 feet; thence South 58 deg. 47' West 75 feet; thence North 138.5 feet to the place of beginning, Village of East Troy, Walworth County, Wisconsin.
Parcel II: A parcel of land located in the Southwest 1/4 of Section 20, T4N, R18E, being more fully described as: Commencing at the intersection of the North and South 1/4 section line of Section 20, T4N, R18E with the centerline of Highway 15; thence South 138.5 feet; thence South 58 deg. 47' West 77.23 feet to the place of beginning; thence South 58 deg. 47' West 75 feet; thence North 138.5 feet; thence North 58 deg. 47' East 182.84 feet; thence North 312.3 feet; thence South 58 deg. 47' West 75 feet; thence North 138.5 feet to the place of beginning, Village of East Troy, Walworth County, Wisconsin.
Tax Key No. RXUP 00153

Parcel 3
Parcel I: A parcel of land located in the Southeast 1/4 of the Southwest 1/4 of Section 20, T4N, R18E, Village of East Troy, Walworth County, Wisconsin and described as follows, to-wit: Commencing at the South 1/4 corner of said Section 20, thence North 0° 05' West 1123.24 feet along the North-South 1/4 line of said Section 20, thence South 58° 47' West 77.23 feet to the place of beginning, thence South 0°05' East 206.53 feet, thence West 341.50 feet, thence North 58° 47' East 398.50 feet to the place of beginning.
Parcel II: A parcel of land located in the Southwest 1/4 of Section 20, T4N, R18E, Village of East Troy, Walworth County, Wisconsin described as follows: Beginning at the Southeast corner of land described in Volume 603 of Deeds on page 277 of Walworth County Records and run thence South 0° 05' East along the highway 127.55 feet, thence West 341.50 feet, thence North 0° 05' West 127.55 feet; thence East along the South line of land described in Volume 603 page 277, 341.50 feet to the point of beginning.
Tax Key No. RXUP 00157

PARCEL 4
Lot 1 of Certified Survey No. 839 being a part of a parcel of land located in Section 20 of Township 4 North, Range 18 East, in Village of East Troy and recorded at Volume 4 Page 20 as Document No. 38425. Certified Survey in the Office of Walworth County Register of Deeds.
Tax Key No: RA 83900001

BASIS OF BEARINGS
Bearings are referenced To the Wisconsin State Plane Coordinate System (SouthZone), in which the East line of the Southwest 1/4 of Section 20 bears N 00°10'12" W (NAD-27) adjustment.

TITLE COMMITMENT
This survey was prepared based on Chicago Title Insurance Company Commitment No. 442201, effective date of January 24, 2012 which lists the following easements and/or restrictions from schedule B-II:

- 1, 5, 6, 7, 8 & 13 visible evidence shown, if any.
- 2, 3, 4, 9, 10, 11, 12, 14, 15, & 20 not survey related.
16. Utility easement from Elmer G. Robran and Laura Robran to Wisconsin Power Company, dated September 26, 1950 and recorded on October 11, 1950, in Volume 420 of Deeds at Page 243, as Document No. 429433. (Parcels 1, 2 and 3) affects site, general in nature, cannot be plotted.
17. Utility easement from Elmer Robran and Laura Robran to Wisconsin Electric Power Company, dated November 3, 1961 and recorded on January 13, 1962, in Volume 574 of Deeds at Page 103, as Document No. 535877. (Parcels 1, 2 and 3) affects site, general in nature, cannot be plotted.
18. Easement from ARTHUR G. VASS AND MARION L. VASS to NORTH-WEST TELEPHONE COMPANY, dated June 16, 1972 and recorded on May 31, 1973 in Volume 93 of Records, at Page 656, in the office of the Register of Deeds for Walworth County, Wisconsin as Document No. 665162, affects site by location, shown.
19. Easement from HAROLD R. JOHNSON to THE VILLAGE OF EAST TROY, dated November 19, 1981 and recorded on December 3, 1981, in Volume 278 of Records at Page 756, in the office of the Register of Deeds for Walworth County, Wisconsin as Document No. 74957, affects site by location, shown.

PARKING SPACES
There are 151 regular parking spaces and 0 handicap space marked on this site.

FLOOD NOTE
According to the flood insurance rate map of the County of Walworth, Community Panel No. 55127C0092D, effective date of October 2, 2009, this site falls in Zone AE (Base Flood Elevations determined) and Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

PARCEL 1, 2 & 3 Section 13-1-27 (b) (G) General Industrial				
Zoning Use/District: GI (General Industrial)	Required under Zoning Ordinances	Existing at Property		
		Parcel 1	Parcel 2	Parcel 3
Minimum Street Setback:	25 feet	57.8'	76.8'	54.8'
Minimum Rear Yard Setback:	25 feet	21.6' & 24.4'	97.2'	57.9'
Minimum Side Yard Setback:	25 feet	19.0, 21.7, 21.6 & 34.1	38.4' & 4.9'	20.0' & 5.0'
Maximum Building Height:	45 feet	19.6', 20.0' & 24.0'	23.7' & 26.4'	18.7'

PARCEL 4 Section 13-1-26 (b) (HB) Highway Business		
Zoning Use/District: HB (Highway Business)	Required under Zoning Ordinances	Existing at Property Parcel 4
Minimum Street Setback:	25 feet	33.8' & 48.3'
Minimum Rear Yard Setback:	25 feet	203.3' & 243.1'
Minimum Side Yard Setback:	0 or 10 feet	12.9' & 13.0'
Maximum Building Height:	35 feet	22.4' & 18.7'

The basic zoning information listed above is taken from municipal codes and does not reflect all regulations that may apply.

LAND AREA
The Land Area of the subject property is 439,077 square feet or 10.0798 acres.

- TABLE "A" ITEMS**
- 10(a)(b). There was no observable evidence of division or party walls at the time of survey.
16. There is no visible evidence of earth moving, building construction or building additions within recent months.
17. There are no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs if any, is shown.
18. There is no observable evidence of site use as a solid waste dump or sanitary landfill.
19. There is no evidence on site of delineated wetlands areas.
- 20(a). There were no offsite easements or servitude's benefitting the survey property disclosed in furnished Title Commitment at the time of survey.

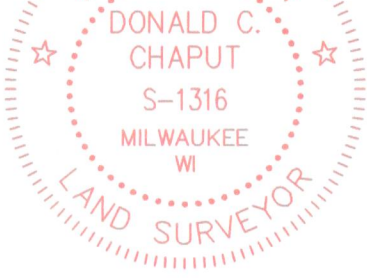
NOTE
Parcel 3 legal description has a 4 foot North - South discrepancy with adjoining property to South.The error is presumed to be in the lead-in line.

TO: Wisconsin Oven Corporation, A Wisconsin Corporation, and also those who mortgage within one year from the date hereof.
First American Title Insurance Company

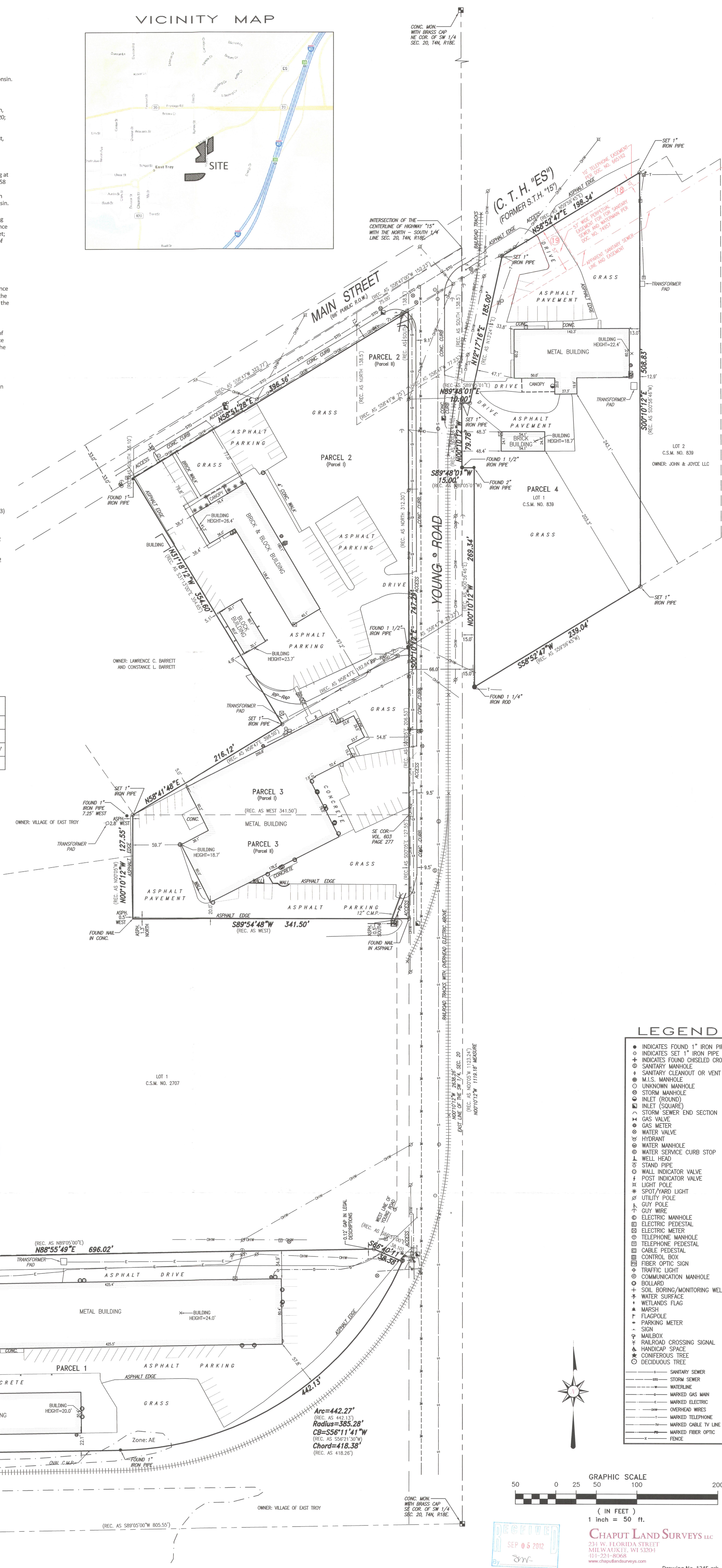
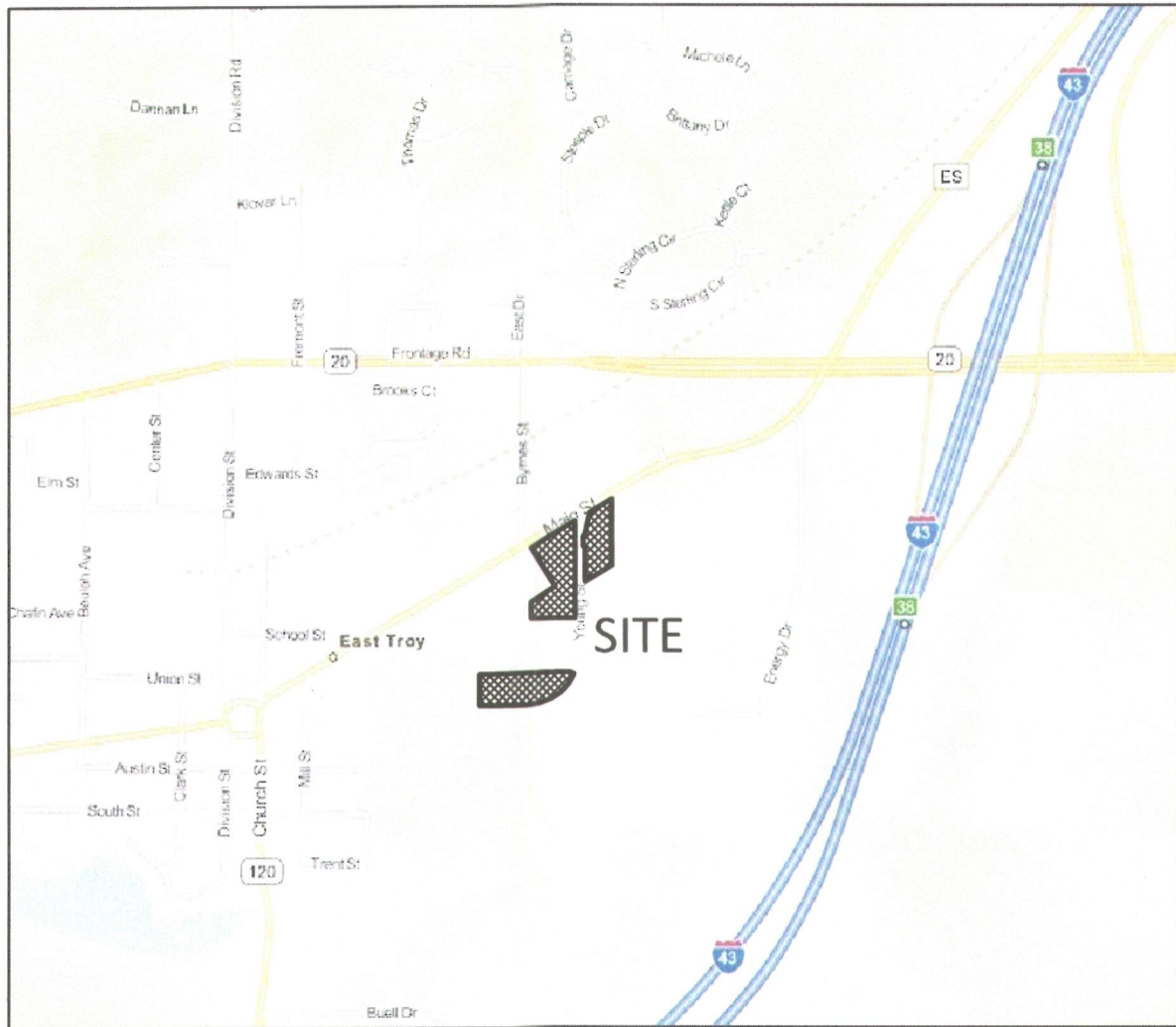
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(c), 8, 9, 10, 11(b), 14, 16, 17, 18, 19, 20 and 21 of Table A thereof. The field work was completed on March 4, 2012

Date of Map: March 6, 2012
Revised: March 8, 2012

Donald C. Chaput
Registered Land Surveyor
Registration Number S-1316

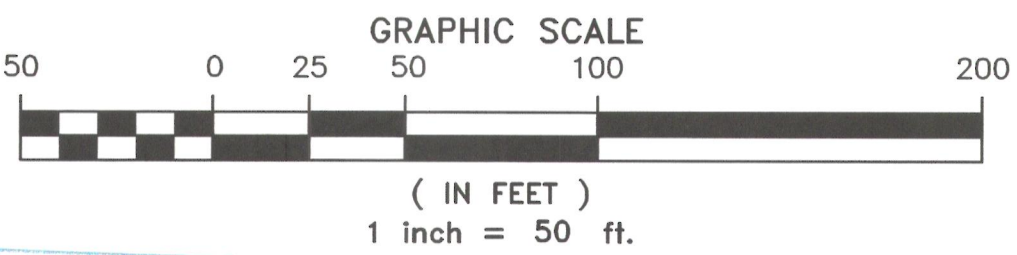


VICINITY MAP



LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- ✚ INDICATES FOUND CHISELED CROSS
- ⊙ SANITARY MANHOLE
- ⊙ M.I.S. MANHOLE
- ⊙ UNKNOWN MANHOLE
- ⊙ STORM MANHOLE
- ⊙ INLET (ROUND)
- ⊙ INLET (SQUARE)
- ⊙ STORM SEWER END SECTION
- ⊙ GAS VALVE
- ⊙ GAS METER
- ⊙ WATER VALVE
- ⊙ HYDRANT
- ⊙ WATER MANHOLE
- ⊙ WATER SERVICE CURB STOP
- ⊙ WELL HEAD
- ⊙ STAND PIPE
- ⊙ WALL INDICATOR VALVE
- ⊙ POST INDICATOR VALVE
- ⊙ LIGHT POLE
- ⊙ SPOT/YARD LIGHT
- ⊙ UTILITY POLE
- ⊙ GUY POLE
- ⊙ GUY WIRE
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC PEDESTAL
- ⊙ ELECTRIC METER
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ CABLE PEDESTAL
- ⊙ CONTROL BOX
- ⊙ FIBER OPTIC SIGN
- ⊙ TRAFFIC LIGHT
- ⊙ COMMUNICATION MANHOLE
- ⊙ BOLLARD
- ⊙ SOIL BORING/MONITORING WELL
- ⊙ WATER SURFACE
- ⊙ WETLANDS FLAG
- ⊙ MARSH
- ⊙ FLAGPOLE
- ⊙ PARKING METER
- ⊙ SIGN
- ⊙ MAILBOX
- ⊙ RAILROAD CROSSING SIGNAL
- ⊙ HANDICAP SPACE
- ⊙ CONIFEROUS TREE
- ⊙ DECIDUOUS TREE
- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRE
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- FENCE



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Drawing No. 1245-grb

RA 839-1 RXUP 146D RXUP 153 RXUP 157

003-1009