

ALTA/ACSM
LAND TITLE SURVEY

CLIENT: East Troy Property, LLC
SITE ADDRESS: 2761 Buell Drive, Village of East Troy, Walworth County, Wisconsin.

LEGAL DESCRIPTION: Lot 1 of Certified Survey Map No. 2807, recorded on January 23, 1997 in Volume 14 of Certified Survey Maps on Pages 239 and 240, as Document No. 347426, being a division of Lot 4, Lot 5, and Outlot 1 of East Troy Industrial Park, and lands, located in the Southeast 1/4 of the Northwest 1/4, Southwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 29, Town 4 North, Range 18 East, in the Village of East Troy, County of Walworth, State of Wisconsin.

BASIS OF BEARINGS: Bearings are referenced to the South line of the Northwest 1/4 of Section 29, Town 4 North, Range 18 East, which is assumed to bear N89°04'48"E.

TITLE COMMITMENT: This survey was prepared based on Chicago Title Group Commitment No. WA-2184, effective date of May 08, 2014, which lists the following easements and/or restrictions from schedule B-II:

- 1-5, 9, 14, 15, 16 & 17 not survey related.
- 6, 7 & 8 visible evidence shown, if any.
- 10. Provisions contained in Conditional Use Permit recorded in Volume 649 of Records on Page 1135 as Document No. 361999. Affects site by location, general in nature.
- 11. Easement and Restrictions as set forth on the plat of East Troy Industrial Park. Affects site by location shown.
- 12. Easement from Wamaco, Inc. to Wisconsin Electric Power Company & Northwest Telephone Company d/b/a PTI Communications, recorded on February 19, 1998 in Volume 652 of Records on Page 5869 as Document No. 374829. Affects site by location shown.
- 13. Easement from Wamaco, Inc. to Wisconsin Electric Power Company, recorded on October 11, 1999 in Volume 667 of Records on Page 1835 as Document No. 428616. Affects site by location shown.

PARKING SPACES: There are 23 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. 55127C0094D, effective date of October 2, 2009, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

MUNICIPAL ZONING: Site is zoned: GI (General Industrial)
Front setback, Side setback, Rear setback: 25 feet
Maximum building height: 45 feet

LAND AREA: The Land Area of the subject property is 267,348 square feet or 6.1374 acres.

- TABLE "A" ITEMS
- 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.

TO: East Troy Property, LLC, a Wisconsin limited liability company
Knight Barry Title Group
Chicago Title Insurance Company
STAG East Troy, LLC
Commonwealth Land Title Insurance Company

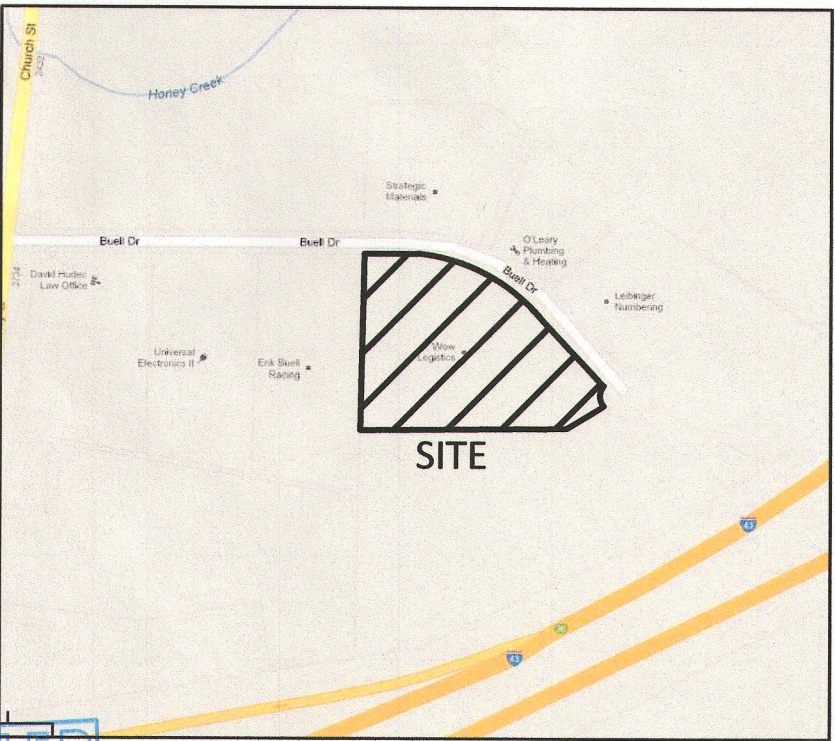
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b1), 7(c), 8, 9, 11(a) 13, 14, 17 and 18 of Table A thereof. The field work was completed on May 19, 2014.

Date of Map: May 22, 2014
Revised June 3, 2014

DONALD C. CHAPUT
S-1316
MILWAUKEE, WI
LAND SURVEYOR

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

VICINITY MAP

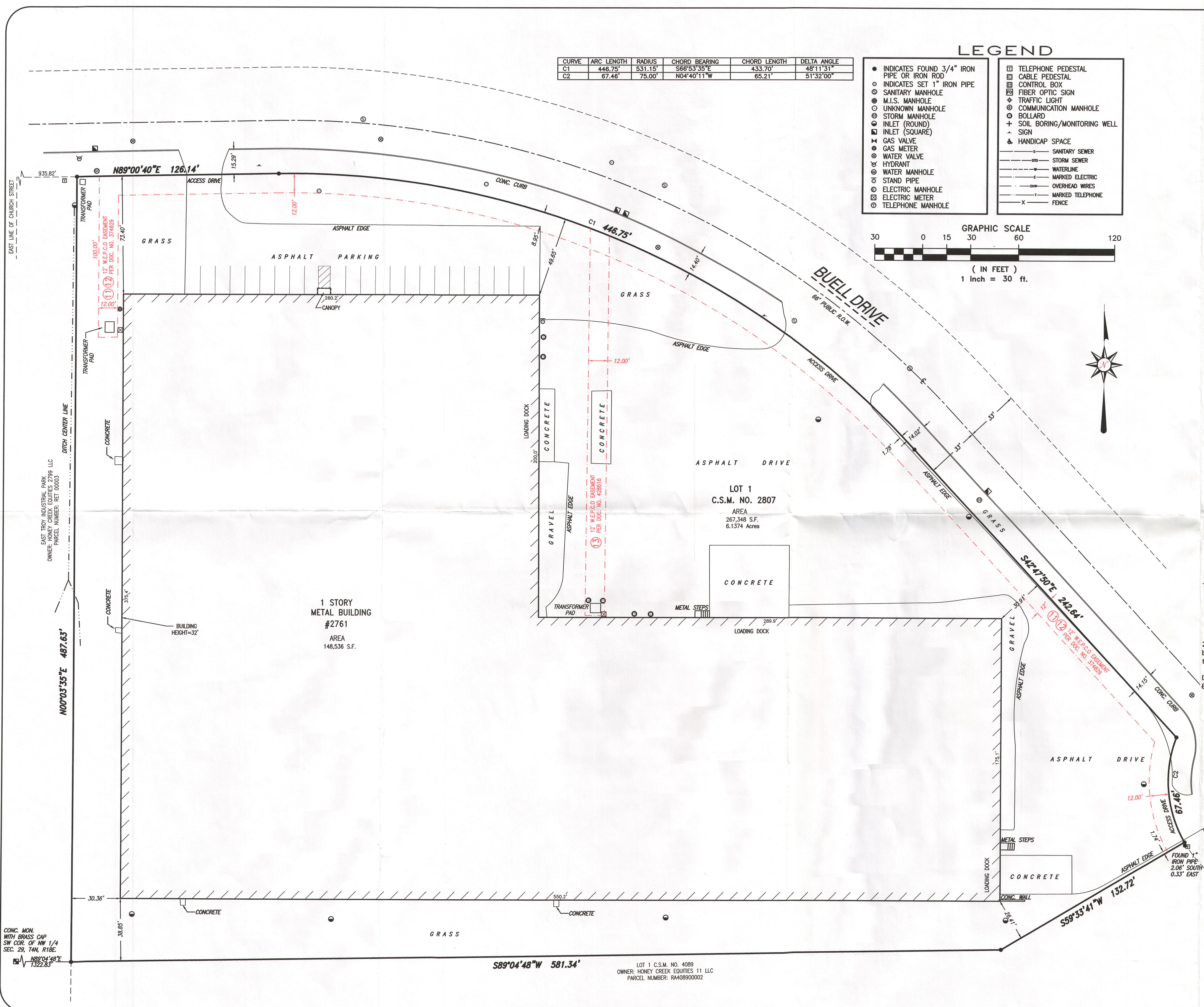
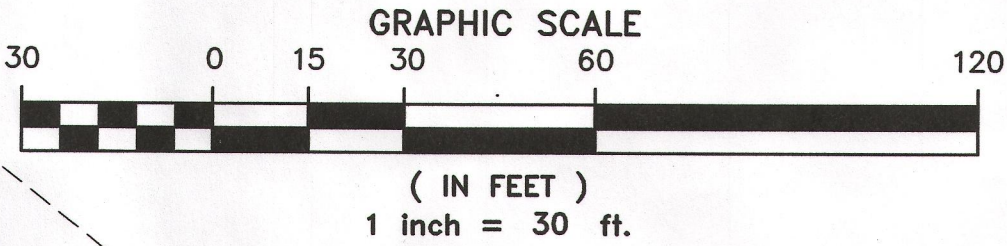


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MAR 17 2015
By: [Signature]

CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com
Drawing No. 1432-jde

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	446.75'	531.15'	S66°53'35"E	433.70'	48°11'51"
C2	67.46'	75.00'	N04°40'11"W	65.21'	51°32'00"

LEGEND	
● INDICATES FOUND 3/4" IRON PIPE OR IRON ROD	☐ TELEPHONE PEDESTAL
○ INDICATES SET 1" IRON PIPE	☐ CABLE PEDESTAL
⊙ SANITARY MANHOLE	☐ CONTROL BOX
⊙ M.I.S. MANHOLE	⊕ FIBER OPTIC SIGN
⊙ UNKNOWN MANHOLE	⊕ TRAFFIC LIGHT
⊙ STORM MANHOLE	⊙ COMMUNICATION MANHOLE
⊙ INLET (ROUND)	⊙ BOLLARD
⊙ INLET (SQUARE)	+ SOIL BORING/MONITORING WELL SIGN
⊕ GAS VALVE	⊕ HANDICAP SPACE
⊕ GAS METER	— SANITARY SEWER
⊕ WATER VALVE	— STORM SEWER
⊕ HYDRANT	— WATERLINE
⊕ WATER MANHOLE	— MARKED ELECTRIC
⊕ STAND PIPE	— OVERHEAD WIRES
⊕ ELECTRIC MANHOLE	— MARKED TELEPHONE
⊕ ELECTRIC METER	— FENCE
⊕ TELEPHONE MANHOLE	



RA2807-1 003-1058