

LEGAL DESCRIPTION: Lot-1B of Certified Survey Map No. 2248, recorded May 24, 1994 in Volume 12 of Certified Surveys on Page 118 as Document No. 285718 and being a redvision of Lot-1 of East Troy Industrial Park located in part of the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 29, T4N, R18E, Village of East Troy, Walworth County, Wisconsin.

Tax Key No. RA244800002

Address: 2286 Church Street

**SURVEYOR'S CERTIFICATE:**  
To EVERGREEN COMMERCIAL REAL ESTATE SERVICE LLC., MIDLAND IRA, and CHICAGO TITLE COMPANY LLC., This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirement for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011 and includes Items 1,3,4,7(a),7(b)(1),7(c) 9,11(a),14,16, and 18 and of Table A. Pursuant of the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the maximum Relative Positional Accuracy is 0.01 feet.

Dated this 13th day of NOVEMBER, 2014

*John W. Jahnke*  
JOHN W. JAHNKE - Wis. Reg. No. S-917  
Revised this 27th day of DEC., 2014

THE SUBJECT PROPERTY IS LOCATED IN ZONE X PER FEMA FLOOD INSURANCE MAP COMMUNITY PANEL No. 55127C0094D WITH AN EFFECTIVE DATE OF OCTOBER 2, 2009.

**NOTE:**  
PARKING DATA:  
29+ STANDARD PARKING STALLS  
2 HANDICAP PARKING STALLS

This seal is not red in color, this plan is a copy and should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.

**NOTES:**  
EXCEPTION No. 10 EAST TROY INDUSTRIAL PARK REQUIREMENTS

**AREA:**  
MINIMUM LOT OF 40,000 SQUARE FEET  
MINIMUM WIDTH 150'  
MAXIMUM BUILDING COVERAGE OF 25%  
**BUILDING SETBACK REQUIREMENTS:**  
FRONT - 50' FROM RIGHT OF WAY  
REAR - 25'  
SIDE - 25'  
**CONTIGUOUS ZONES:**  
REAR & SIDE 20'  
**MAXIMUM BUILDING HEIGHT - 45'**  
**PARKING REQUIREMENTS:**  
DRIVES  
TWO WAY TRAFFIC DRIVE WIDTH 24'  
ONE WAY TRAFFIC DRIVE WIDTH 12'  
PARKING IS NOT PERMITTED WITHIN THE FRONT SETBACK UNLESS APPROVED BY IPS.  
FENCING SHALL BE OF CHAIN LINK CONSTRUCTION AND NOT EXCEED 10' IN HEIGHT.  
SEE SHEET 2 OF 3 IN THE PLAT OF EAST TROY INDUSTRIAL PLAT RECORDED IN CABINET B SLIDE 88 AT THE WALWORTH COUNTY REG. OF DEEDS FOR MORE REQUIREMENTS.

EXCEPTION No. 11 GENERAL IN NATURE AND NOT DEPICTED.  
EXCEPTION No. 12 GENERAL IN NATURE AND NOT DEPICTED.  
EXCEPTION No. 13 GENERAL IN NATURE AND NOT DEPICTED.  
EXCEPTION No. 17 THERE IS NO INFORMATION ON THE CERTIFIED SURVEY MAP THAT DETERMINES CHARGES, ASSESSMENTS, OR MAINTENANCE

SURVEY BASED FROM CHICAGO TITLE POLICY COMMITMENT No. WA-3343, DATED OCTOBER 15, 2014

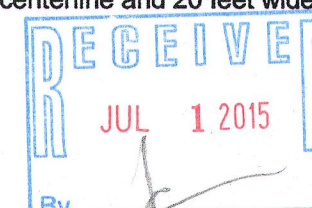
BUILDING HEIGHT 17' ±  
SQUARE FOOTAGE OF BUILDING FOOTPRINT: 19,240 SQ. FT.

**LEGAL DESCRIPTIONS:** Existing Easements

- A 33 feet Wide Vehicular Easement lying 16.5 feet on each side of the following described centerline: All that part of Lot 1A of Certified Survey Map No. 2248 recorded May 24, 1994 in Volume 12 of Certified Survey Maps on Page 118 as Document No. 285718 and being a redvision of Lot 1 of East Troy Industrial Park located in part of the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 29, T4N, R18E, Village of East Troy, Walworth County, Wisconsin; commencing at the northwest corner of said Lot 1A; thence North 89°00'40" East along the northerly line of said Lot 1A, 75.97 feet to the place of beginning of the centerline for a 33 feet wide vehicular easement; thence South 07°00'16" West along said centerline 20.11 feet; thence South 20°01'23" West 61.46 feet; thence South 04°45'24" West 123.19 feet to a point on the southerly line of said Lot 1A, also being the northerly line of Lot 1B, the termination of said centerline and 33 feet wide vehicular easement.
- A 20 feet Wide Vehicular Easement lying 10 feet on each side of the following described centerline: All that part of Lot 1A of Certified Survey Map No. 2248 recorded May 24, 1994 in Volume 12 of Certified Survey Maps on Page 118 as Document No. 285718 and being a redvision of Lot 1 of East Troy Industrial Park located in part of the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 29, T4N, R18E, Village of East Troy, Walworth County, Wisconsin; commencing at the northeast corner of said Lot 1A; thence South 89°00'40" West along the northerly line of said Lot 1A 15.46 feet to the place of beginning of the centerline for a 20 feet wide vehicular easement; thence South 01°24'55" East 47.48 feet; thence South 09°29'48" West 154.07 feet; thence South 15°14'12" West 29.52 feet to a point on the southerly line of said Lot 1A, also being the northerly line of Lot 1B, the termination of said centerline and 20 feet wide vehicular easement.



**CALL DIGGERS HOTLINE**  
1-800-242-8511  
TOLL FREE  
VIS STATUTE 98.07(3)(b)  
REQUIRE YOU 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE  
MIL.W. AREA 259-1181



ALTA/ACSM LAND TITLE SURVEY FOR: MIDLAND IRA INC LOT-1B CERTIFIED SURVEY MAP No. 2248 VILLAGE OF EAST TROY, WALWORTH COUNTY, WISCONSIN			
JAHNKE & JAHNKE ASSOCIATES INC.			
PLANNERS & PROFESSIONAL ENGINEERS 711 W. MORELAND BLVD.-WAUKESHA, WI 53188 TEL.No.(262) 542-5797 FAX (262) 542-7698 (E-MAIL pmuehl@jahnkeandjahnke.com)			
SCALE: 1"= 30'	DATE: NOVEMBER 13, 2014		
DRAWN BY: P.M.	CHECKED BY: J.W.J.	FILE NO.: WALWORTH-35A	
BOOK NO.: WALWORTH-6	14-11-151	SHEET 1 OF 1	

RA 2448-2

003-1060