

Lot One (1) of CERTIFIED SURVEY MAP NO. 2707, located in the Southeast One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Twenty (20), in Township Four (4) North, Range Eighteen (18) East, in the Village of East Troy, County of Walworth, State of Wisconsin recorded in the Office of the Register of Deeds for Walworth County, Wisconsin on May 23, 1996 in Volume 14 of Certified Survey Map at pages 26 and 27, as Document No. 330207.

Parcel 2:

Easement for Drainage as set forth in Section (2) of a Declaration of Easements by and between Crucible Materials Corporation and the Village of East Troy, Wisconsin dated February 20, 1998 and recorded March 5, 1998 in Volume 652 of Records on page 8806 as Document No. 375853.

Parcel 3:

Schedule B-II of Title Commitment No. NBU 21603228 issued by Chicago Title Insurance Company, effective date December 18, 2002/03/2017, lists easements and restrictions as shown below:

11. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Electric Power Company, recorded on October 11, 1950, in Volume 420 of Deeds on Page 243, as Document No. 429433. GENERAL IN NATURE - CAN NOT BE PLOTTED

12. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Electric Power Company, recorded on January 13, 1962, in Volume 574 of Deeds on Page 103, as Document No. 535877. GENERAL IN NATURE - CAN NOT BE PLOTTED

13. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Village of East Troy, recorded on February 1, 1971, in Volume 41 of Records on Page 420, as Document No. 632517 and as further referenced on Certified Survey Map No. 2707. SHOWN - Burdens the subject property

14. Easement(s) for the purpose(s) and rights incidental thereto, by and between Crucible Materials Corporation and the Village of East Troy, recorded on March 5, 1998, affects in Volume 652 of Records on Page 8806 as Document No. 375853. SHOWN - Burdens & b

continued at right

continued from left

15. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Crucible Materials Corporation and Plymouth Tube Company, recorded on April 12, 2006, as Document No. 636429. SHOWN - Benefits the subject property

21. Rights of utility companies to maintain the catch basins, water valves, utility poles, guys, light poles, manholes hydrants, utility boxes and pedestals, gas meter area and overhead wires as referenced on an ALTA/NSPS Survey prepared by Olson Land Surveying, LLC dated January 20, 2017, as Job No. 2016.142. ("the Survey") SHOWN

22. Rights, public or private, including, but not limited to, ingress and egress, in and to monitoring wells and soil boring sites as referenced on the Survey. SHOWN

23. Encroachment of gravel area and asphalt along the Northern line as referenced on the Survey.

24. Possible rights of others, if any, as evidenced by areas of "fill" as referenced on the Survey. SHOWN

25. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Village of East Troy, recorded on January 16, 1959, in Volume 535 of Deeds on Page 197 as Document No. 506563.
SHOWN - AFFECTS PARCEL 2 ON TAX PARCEL RXUP 00146A

26. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Electric Power Company and Wisconsin Telephone Company, recorded on April 18, 1963, in Volume 590 of Deeds on Page 15 as Document No. 548131.
AFFECTS TAX PARCEL RXUP 00146A BUT NOT IN THE LOCATION OF PARCEL 2

27. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Electric Power Company, recorded on April 18, 1963, in Volume 590 of Deeds on Page 18 as Document No. 548132.
DOES NOT AFFECT PARCELS 1, 2 OR 3

Notes:

1. According to Flood Insurance Rate Map (FIRM) No. 55127CR092D for the Village of East Troy, Effective date: October 2, 2009, this site falls in Zone X: Areas determined to be outside the 0.2% annual chance floodplain.
2. There are 44 marked regular parking spaces on this site.
3. This parcel is zoned G1 - General Industrial.
Basic zoning information for this district is as follows:

<ul style="list-style-type: none"> Maximum impervious surface - 85% of lot area Minimum Lot Area - 40,000 square feet Minimum Lot Width - 100 feet Minimum Setbacks <ul style="list-style-type: none"> - Building to front or street - 25 feet - SHOWN - Building to side Lot line - Principal - 25 feet - SHOWN <li style="padding-left: 40px;">Accessory - 5 feet - Building to rear Lot line - Principal - 25 feet - SHOWN <li style="padding-left: 40px;">Accessory - 5 feet - Pavement - 5 feet 	<ul style="list-style-type: none"> Maximum Building Coverage - 75% of lot area Maximum Building Height - Principal - 45 feet <li style="padding-left: 40px;">Accessory - 45 feet
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4. Soil borings and monitoring wells shown on this survey are shown on a prior survey from 2005.
5. Vehicular traffic enters this property from Young Street over asphalt driveways as shown on this survey.

6. This survey shows evidence of features on adjacent properties that extend onto the subject property as follows:

- A. From Tax Parcel RXUP 00157 - Asphalt extends 0.4' South at Southeast corner
- B. From Tax Parcel RXUP 00157 - Asphalt extends from 0.5' to 1.6' West along West line
- C. From Tax Parcel RXUP 00148 - Asphalt extends South along South line up to 2.0' South at Southwest corner
- D. From Tax Parcel RXUP 00148 - "Fill" extends South along South line up to 12.7' South
- E. From Tax Parcel RXUP 00155 - "Fill" extends South along South line up to 25.4' South
- F. From Tax Parcel RXUP 00155 - Gravel extends South along South line approx. 20.0' South
- G. From Tax Parcel RXUP 00155 - An area where snow was cleared that was used for parking extends South along South line up to 20.0' South

To: Plymouth Tube Company, a Michigan corporation
Wisconsin Oven RE, LLC, a Delaware limited liability company
Chicago Title Insurance Company
First National Bank of Pennsylvania, its successors and/or assigns

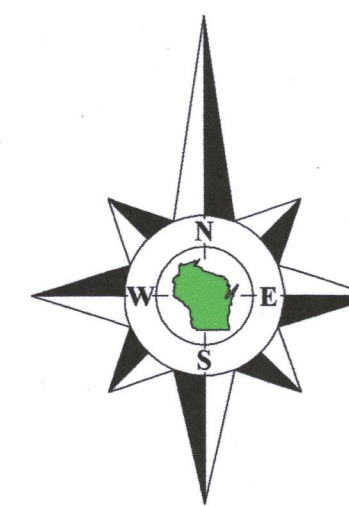
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 11, 16 and 19 of Table A thereof. The field work on Parcel 1 was completed on January 17, 2017. The field work on Parcels 2 & 3 was completed on February 16, 2017.

January 20, 2017.
Revision no. 1, February 17, 2017.
Revision no. 2, April 3, 2017.
Revision no. 3, April 5, 2017.
Revision no. 4, April 7, 2017.

Douglas G. Olson
Wisconsin Profes

Tax Parcel
RXUP 00157
onsin Oven Corporation
Warranty Deed
June 12, 2009.
Doc. No. 765808.

Center 1/4 Corner
Section 20-4-18.



Bearings reference to the Wisconsin State Plane Coordinate System, South Zone.

Survey date: January 20, 2017.

Revisions: No. 1 – Revised Title Com. & Detail drawing
 No. 2 – Misc. Notes, etc.
 No. 3 – Misc. Notes, Parcels 2 & 3
 No. 4 – Buyer

Scale in Feet
1" = 40'

Olson Land Surveying, LLC
45 South Wisconsin Street * P.O. Box 322 * Elkhorn, Wisconsin. 53121
Telephone: (262) 723-3434 * Facsimile: (262) 723-8044
Email: doug@olsonsurveying.com

Legend

Concrete Monument
On Pipe
On Rod

Information

- Manhole
- ⊗ Hydrant
- ⊗ BOLLARD
- ◇ HALLMARK
- ◇ Monitoring Well
- ◇ Soil Boring
- ◇ Surface
- ◇ Gravel Surface
- ⊗ Fence
- ⊗ Utility Box or Pedestal

County Section
County Marker
Found Mag Nail

Survey Monument shown on prior survey, buried in frozen ground and not located for this survey.

Sheet 1 of 1 Sheets
Job Reference Number
2016.142

2016.142

