

ALTA/NSPS
LAND TITLE SURVEY

CLIENT

Daniels Real Estate Acquisitions, LLC

SITE ADDRESS

2815 Buell Drive, Village of East Troy, Walworth County, Wisconsin.

LEGAL DESCRIPTION

Lot 2, East Troy Industrial Park, located in the SW 1/4, NW 1/4, SE 1/4, NW 1/4, SW 1/4, NE 1/4 & NW 1/4, SW 1/4 of Section 29, T4N, R18E, Village of East Troy, Walworth County, Wisconsin.

ALSO KNOWN AS:
Lot Two (2) in EAST TROY INDUSTRIAL PARK, as recorded in CAB B Slide Eighty-eight (88) WCR, located in the South One-half (1/2) of the Northwest One-quarter (1/4), and the Northwest One-quarter (1/4) of the Southwest One-quarter (1/4), Southwest One-quarter (1/4) of the Northeast One-quarter (1/4) of Section Twenty-nine (29), in Township Four (4) North, Range Eighteen (18) East, in the Village of East Troy, County of Walworth, State of Wisconsin.

Taxkey No.: RET 00002

BASIS OF BEARINGS

Bearings are referenced to the South line of Buell Drive, which is assumed to bear North 89°00'40" East

TITLE COMMITMENT

This survey was prepared based on Chicago Title Insurance Company Commitment No. WA-20503, effective date of December 15, 2021 (Revision C) which lists the following easements and/or restrictions from schedule B-II:

1, 5, 6, 7, 8, 18, 19, 20 and 21 visible evidence shown, if any

2, 3, 4 and 17 not survey related

9, 10, 11(b), 13 and 16 intentionally omitted

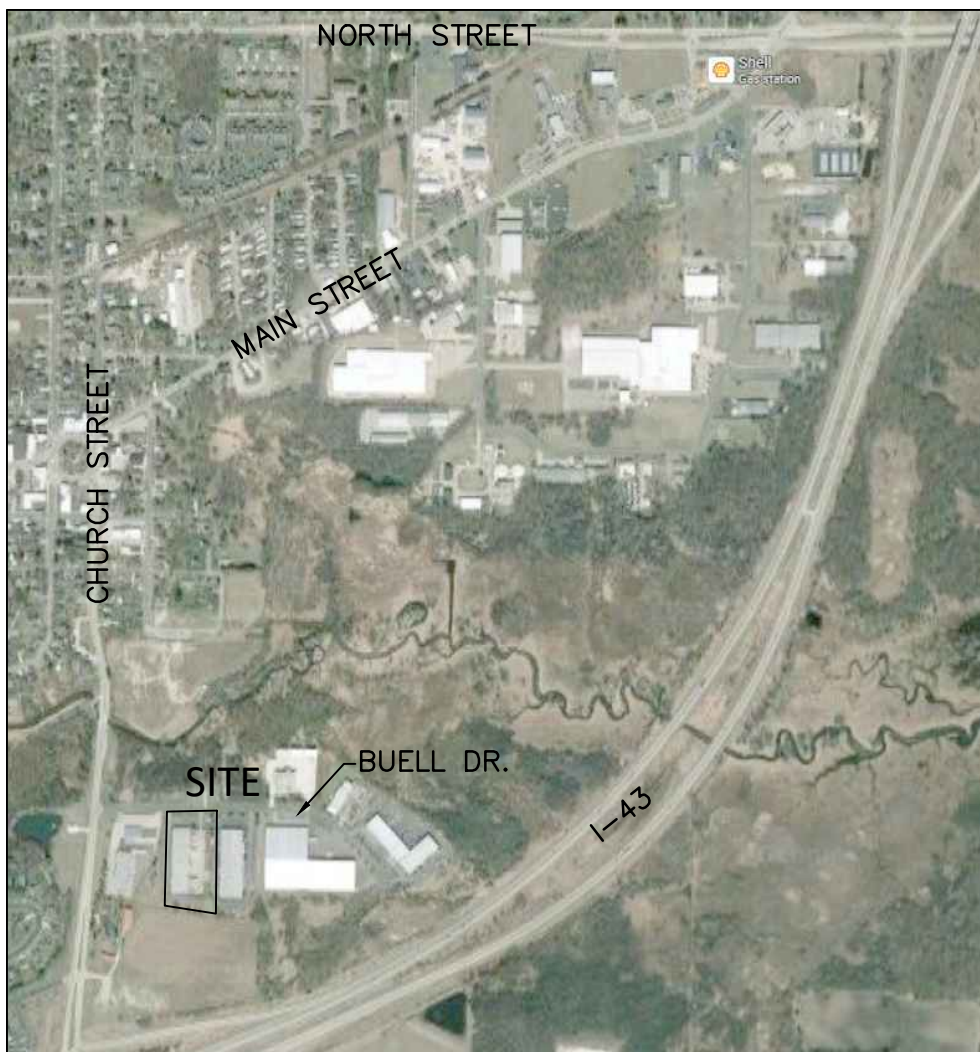
11(a.) Easement(s) for the purpose(s) and rights incidental thereto, as shown on that certain map/plat for East Troy Industrial Park recorded on November 2, 1988, as Document No. 170322. Reference is hereby made to said document for full particulars. **Affects property by location, shown.**

12. Easement(s) for the purpose(s) and rights incidental thereto, as granted to Wisconsin Electric Power Company, its assignees and or successors in interest, in a document recorded on July 26, 1961, as Document No. 531079. **Affects property by location, general in nature, cannot be plotted.**

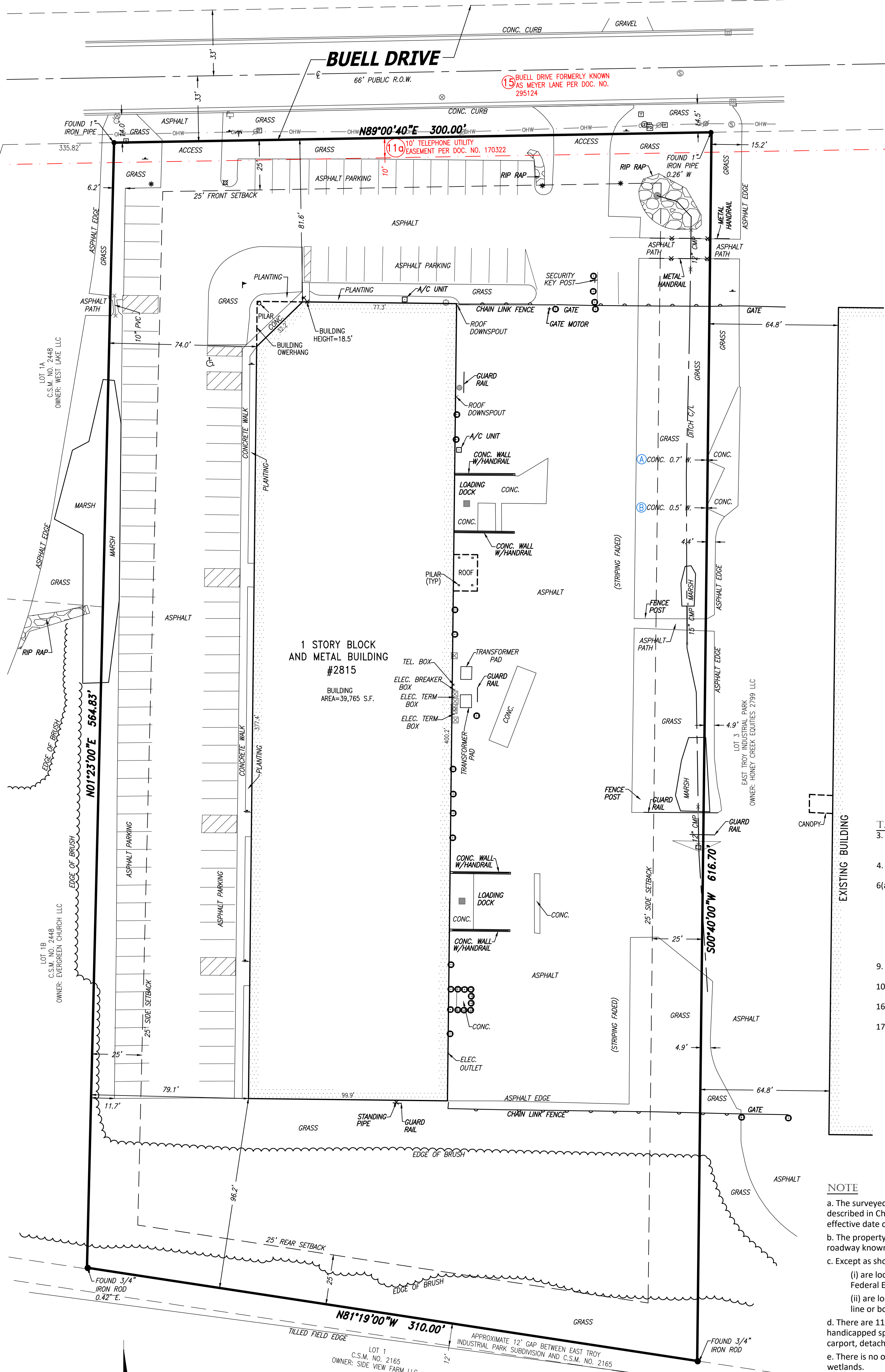
14. Easement(s) for the purpose(s) and rights incidental thereto, as granted in document recorded July 26, 1961, as Document No. 531079. **Affects property by location, general in nature, cannot be plotted.**

15. Affidavit renaming Meyer Lane to Buell Drive recorded October 20, 1994 as Document No. 295124. **Affects property by location, shown.**

VICINITY MAP



CHURCH ST. (S.T.H. "120")



LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- ⊕ INDICATES FOUND CHISELED CROSS
- ⊕ SANITARY MANHOLE
- ⊕ SANITARY CLEANOUT OR VENT
- ⊕ SEPTIC TANK ACCESS COVER
- ⊕ M.I.S. MANHOLE
- ⊕ UNKNOWN MANHOLE
- ⊕ STORM MANHOLE
- ⊕ INLET (ROUND)
- ⊕ INLET (SQUARE)
- ⊕ CURB INLET
- ⊕ 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 PEDESTAL/SIGN
- ⊕ TRAFFIC LIGHT
- ⊕ COMMUNICATION MANHOLE
- ⊕ ROLLARD
- ⊕ SOIL BORING/MONITORING WELL
- ⊕ WATER SURFACE
- ⊕ WETLANDS FLAG
- ⊕ MARSH
- ⊕ FLAGPOLE
- ⊕ PARKING METER
- ⊕ SIGN
- ⊕ MAILBOX
- ⊕ RAILROAD CROSSING SIGNAL
- ⊕ HANDICAP SPACE
- ⊕ CONIFEROUS TREE
- ⊕ DECIDUOUS TREE

TABLE "A" ITEMS

- According to the flood insurance rate map of the County of Walworth, Community Panel No.55127C0094D, effective date of October 2, 2019, this site falls in Zone X (Areas of minimal flood hazard).
- The Land Area of the subject property is 179,294 square feet or 4.1160 acres.
- A zoning report has been provided, prepared for Daniels East Troy WI, LLC and Village Bank & Trust, NA, dated 01/20/2022. Zoning District: GI (General Industrial) Front Setback: 25 Feet Side & Rear Setback: 25 feet Max Building Height: 45 feet Req. Parking Spaces: 87 Total Site is Legal and Conforming. There are 116 regular parking spaces and 1 handicap space marked on this site.
- There was no observable evidence of division or party walls at the time of survey.
- There is no visible evidence of earth moving, building construction or building additions within recent months.
- 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.

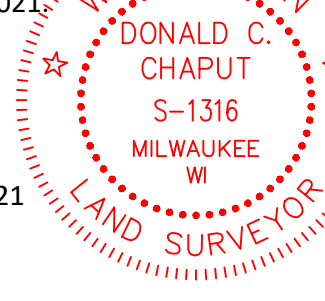
NOTE

- The surveyed property shown hereon (the "Property") is the same property that is described in Chicago Title Insurance Company Commitment No. WA-20503 with an effective date of December 15, 2021.
- The property abuts and has legal vehicular access to and from a public roadway or roadway known as Buell Drive, a 66' wide public right of way.
- Except as shown on this plat there are no improvements that
 - are located in any area designated as a special flood hazard area by the Federal Emergency Management Agency; or
 - are located on any adjoining property, easement area, right of way, setback line or boundary line.
- There are 117 total automobile parking spaces on the Property, 1 of which are handicapped spaces. The foregoing total count includes all regular, handicapped, carport, detached and attached garage spaces on the Property.
- There is no observable evidence that any portion of the Property is delineated as a wetlands.

TO: Daniels Real Estate Acquisitions, LLC
Daniels East Troy WI, LLC
Village Bank & Trust, N.A., its successors and/or assigns.
Chicago 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 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), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17 and 19 of Table A thereof. The field work was completed on December 13, 2021.

Date of Map: December 14, 2021



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

CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

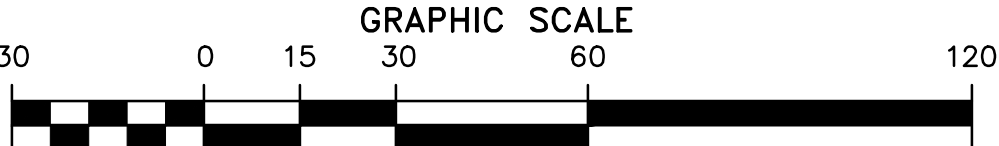
414-224-8068
www.chaputlandsurveys.com

ENCROACHMENT TABLE			
A	CONC. 0.7' OVER EAST PROPERTY LINE		
B	CONC. 0.5' OVER EAST PROPERTY LINE		

Date	Revision description	
12-22-2021	Title Commitment Revision	dz
1-19-22	Title Commitment Revision	tjs
1-21-22	Review Comments	dmb

This document is an instrument of professional service, and may be protected by the surveyor's work product doctrine or surveyor's client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties.

Drawing No. 3978-dmb



(IN FEET)
1 inch = 30 ft.