

ALTA/NSPS LAND TITLE SURVEY

The Legal Description of Record as Contained within a Commitment for Title Insurance provided to the Surveyor by Southeastern Title, LLC, an Authorized Agent for Old Republic National Title Insurance

Commitment Number 922040375

Effective Dated: April 11, 2022. 7:44 am

PARCEL ID # RA314500001
RA314500002

LEGAL DESCRIPTION

Lots 1 and 2 of Certified Survey Map No. 3145, recorded in the office of the Register of Deeds for Walworth County, Wisconsin on September 13, 1999, in Volume 17 of Certified Survey Maps, Page 150, as Document No. 426349, being a subdivision of Lot 2 of Certified Survey Map 2667, located in the Northwest 1/4 of the Northwest 1/4 of Section 30, Town 4 North, Range 18 East. Said land being in the Village of East Troy, County of Walworth, and State of Wisconsin.

NOTES CORRESPONDING TO SCHEDULE 'B-2' ITEMS

Items 1-11 & 24-26 are considered general in nature or non-survey related and are not listed.

[12] Rights of the public in that portion of the premises lying with the limits of S.T.H. "15" n/k/a County Trunk Highway "ES" and Town Line Road. - Affects surveyed property, general in nature, right of way locations shown hereon.

[13] Easement to North-West Telephone Company, recorded December 19, 1974, in Volume 127 of Records, page 517, as Document No. 686680. Affects surveyed property, location shown hereon.

[14] Easement to Wisconsin Electric Power Company dated August 2, 1976 and recorded August 19, 1976, in Volume 165 of Records, page 541, as Document No. 06927. Affects surveyed property, location shown hereon.

[15] Easement to Wisconsin Natural Gas Company dated August 25, 1976 and recorded on September 2, 1976, in Volume 166 of Records, page 565, as Document No. 07511. Affects surveyed property, location shown hereon, there was no observed evidence at the time of field work.

[16] Easement to Wisconsin Electric Power Company dated January 23, 1978 and recorded March 29, 1978, in Volume 207 of Records, page 888, as Document No. 30671. Affects surveyed property, location shown hereon.

[17] Easement Agreement by and between Southern Wisconsin Pharmacies, a Wisconsin general partnership, and Michael C. Martin and Rosemary L. Martin and Thomas B. McCormack and JoAnn E. McCormack, dated February 28, 1996 and recorded March 21, 1996, in Volume 639 of Records, page 8371, as Document No. 325314. - Affects surveyed property, location shown hereon, there was no observed evidence at the time of field work.

[18] Easement Agreement between Village Marketplace, LLC and Thomas B. McCormack, JoAnn E. McCormack, Michael C. Martin and Rosemary L. Martin, dated March 15, 1996, and recorded May 21, 1996, in Volume 641 of Records, page 172, as Document No. 329932. Affects surveyed property, blanket in nature, limited and restricted to the front driveway to the properties from Highway ES and a rear service drive from Townline Road across the northerly portion behind the existing buildings, and a perpetual easement for use of fifteen (15) parking spaces for the purpose and use of parking, its location cannot be determined from the record document.

[19] Sanitary Sewer Easement Agreement between Michael C. Martin, Rosemary L. Martin, Thomas McCormack, JoAnne E. McCormack Trust and the Village of East Troy, dated April 5, 1999, and recorded April 12, 1999, in Volume 662 of Records, page 8645, as Document No. 412808. Affects surveyed property, plotted hereon.

[20] Easement, Restrictions and other matter set forth on Certified Survey Map No. 3145, recorded September 13, 1999, as Document No. 426349. Affects surveyed property, plotted hereon.

[21] Village of East Troy Conditional Use Permit recorded May 10, 2011, as Document No. 814872, and replaced by Village of East Troy Conditional Use Permit recorded September 16, 2013 as Document No. 871219. Not a survey-related item, related to the use of the property.

[22] Permanent Sidewalk Easement & Temporary Limited Easement for Construction/Maintenance recorded June 14, 2018, as Document No. 968945. (Affects Lot 1) Affects surveyed property, plotted hereon.

[23] Permanent Sidewalk Easement & Temporary Limited Easement for Construction/Maintenance recorded June 14, 2018, as Document No. 968946. (Affects Lot 2) Affects surveyed property, plotted hereon.

TABLE A ITEMS

ITEM 1: MONUMENTS FOUND OR PLACED ARE SHOWN HEREON AND REFERENCED IN THE LEGEND.

ITEM 2: SURVEYED PARCEL HAS AN ADDRESS OF 3278 MAIN STREET, EAST TROY, 53120. ADDRESS INFORMATION PROVIDED BY OTHERS OR TAKEN FROM PUBLIC RECORDS.

ITEM 3: SUBJECT PARCEL IS LOCATED IN ZONE "X" (AREA OF MINIMAL FLOODING) OF FEMA FLOOD MAP NO. 55127C0091D HAVING AN EFFECTIVE DATE OF 10/2/2009.

ITEM 4: GROSS LAND AREA OF SURVEYED PARCELS ARE 289,080 SQ. FT. (6.636 ACRES).

ITEM 7(a)(b1): EXTERIOR DIMENSIONS AND SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL ON THE SURVEYED PROPERTY ARE SHOWN HEREON.

ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK HAVE BEEN PLOTTED HEREON.

ITEM 9: THERE ARE 115 REGULAR, 6 DISABLED AND 9 MOTORCYCLE IDENTIFIABLE PARKING SPACES OBSERVED ON SURVEYED PROPERTY AS PLOTTED HEREON.

ITEM 13: NAMES OF ADDITIONING OWNERS ACCORDING TO CURRENT TAX RECORD ARE SHOWN HEREON.

GENERAL NOTES

(A) EXHIBIT 'A' LEGAL DESCRIPTION(S) AND SCHEDULE B, PART II EXCEPTIONS ARE REPRODUCED EXACTLY FROM THE TITLE COMMITMENT PROVIDED FOR THIS SURVEY.

(B) THE SURVEYOR'S SCOPE OF SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE B ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE OF SERVICES (SEE CERTIFICATION). IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN COUNSEL FOR INTERPRETATION OF ALL SCHEDULE B DOCUMENTS REFERENCED IN THE TITLE REPORT.

(C) THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR ADDITIONAL EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY, OTHER THAN THE ITEMS PLOTTED AND NOTED HEREON.

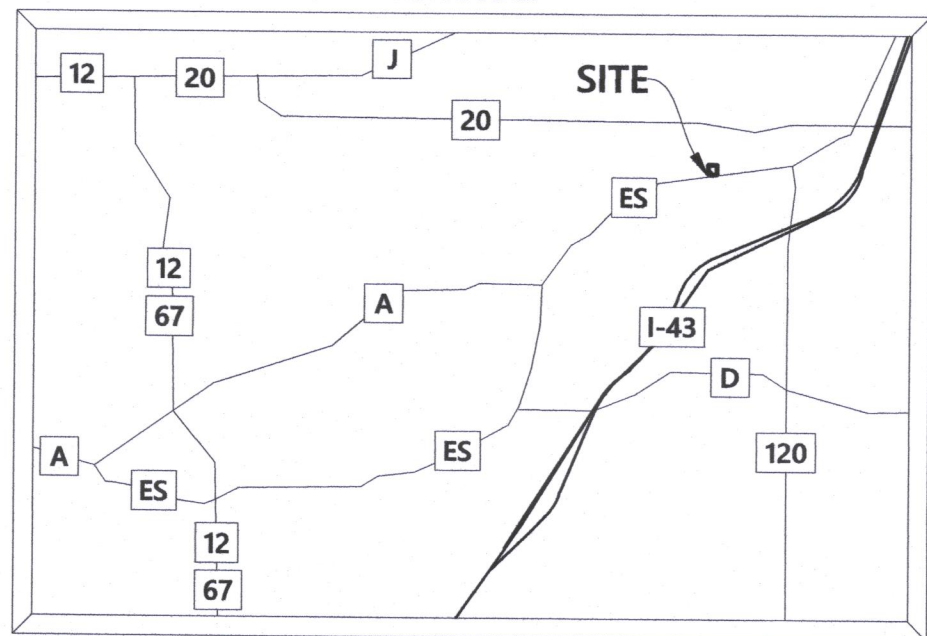
(D) R.H. BATTERMAN & CO., INC., DOES NOT EXPRESS A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF POTENTIAL ENCROACHMENTS SHOWN HEREON.

(E) WALKING PATHS OBSERVED CROSSING SURVEYED PROPERTY.

(F) LOCATION OF UTILITIES ON OR SERVING THE SURVEYED PARCEL HAVE BEEN DETERMINED BY OBSERVED EVIDENCE ONLY, MARKINGS FOR UNDERGROUND UTILITIES WERE NOT REQUESTED BY THE SURVEYOR AS PART OF THIS SURVEY. THE LOCATION OF ANY UNDERGROUND FACILITIES ON OR SERVING THE SURVEYED PARCEL MAY EXIST, BUT ARE NOT SHOWN WITHOUT A MARKING REQUEST.

VICINITY MAP

NOT TO SCALE



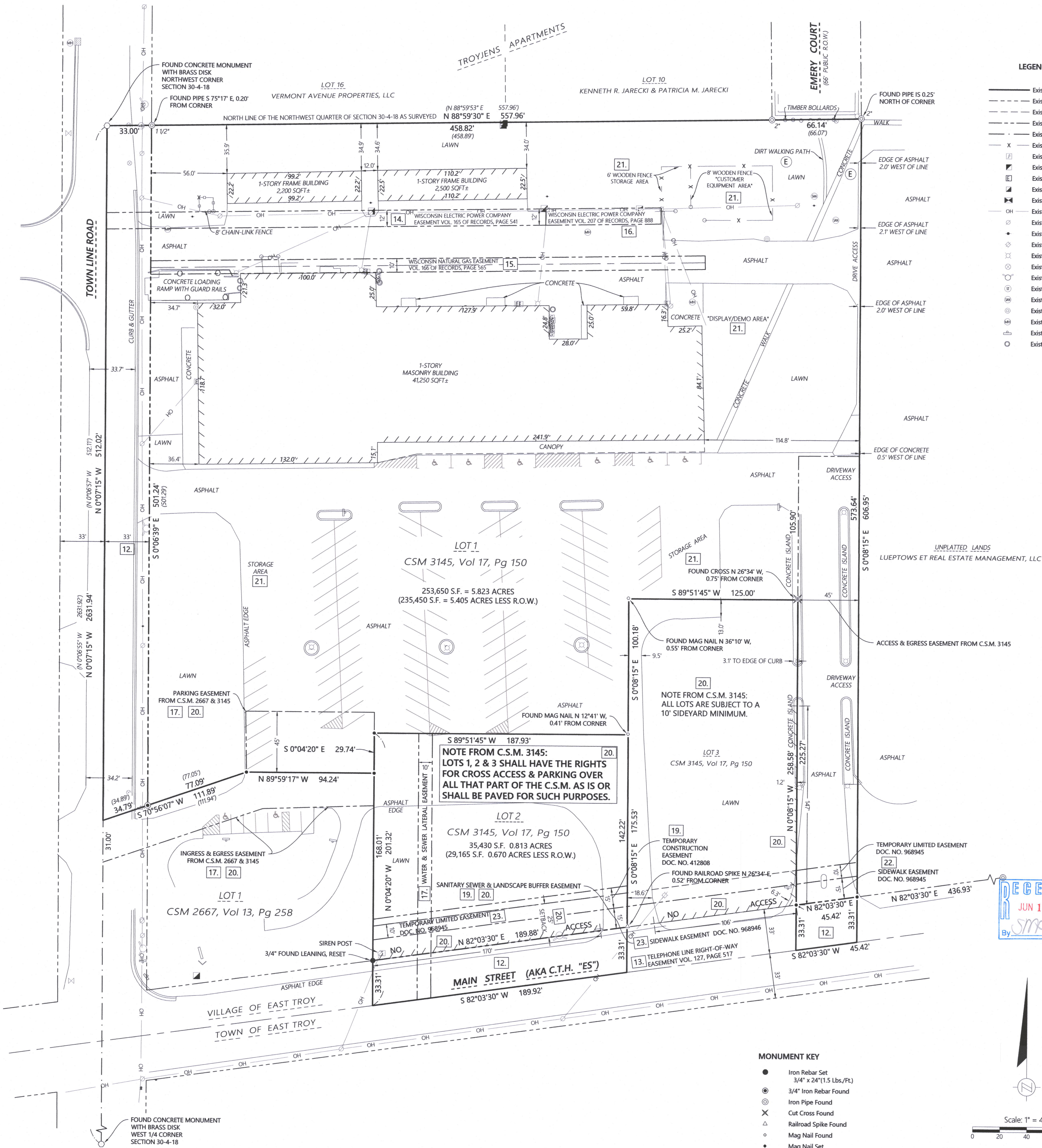
SURVEYOR'S CERTIFICATE

To: Ray Goodden
Michael C. Martin and Rosemary L. Martin
Old Republic National 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 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)(b1), 8, 9, and 13 of Table A thereof.

The field work was completed on May 23rd, 2022.

Kristin J. Belongia
Kristin J. Belongia, P.L.S.
Wisconsin Professional Land Surveyor S-2943
Dated this 3rd day of June, 2022.



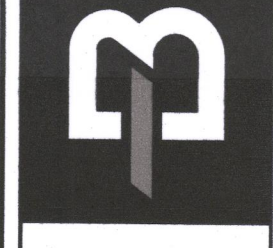
LEGEND

- Existing Boundary Line
- Existing Right-of-Way
- Existing Adjacent Property
- Existing Easement Line
- Existing Section Line
- Existing Fence
- Existing Transformer
- Existing Electric Pedestal
- Existing Electric Meter
- Existing Telephone Pedestal
- Existing Utility Vault
- Existing Overhead Power
- Existing Utility Pole
- Existing Guy Wire
- Existing Utility Pole with Light
- Existing Light Pole
- Existing Water Valve
- Existing Fire Hydrant
- Existing Storm Manhole
- Existing Sanitary Manhole
- Existing Cleanout
- Existing Manhole
- Existing Sign
- Existing Bollard

MONUMENT KEY

- Iron Rebar Set
- 3/4" x 24" (1.5 Lbs./Ft.)
- 3/4" Iron Rebar Found
- Iron Pipe Found
- Cut Cross Found
- Railroad Spike Found
- Mag Nail Found
- Mag Nail Set
- Section Corner Monument Found
- Record Information

DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT
BEARINGS BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, SOUTH ZONE (NAD83). THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30-4-18 BEARING S 0°07'15" E



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Elkhorn, Wisconsin 53121
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Batterman
engineers surveyors planners

2021 Standard ALTA / NSPS Land Title Survey

FOR THE EXCLUSIVE USE OF:
Spotlight Real Estate, LLC
c/o JoAnn McCormack
W2403 St. Peter's Road
East Troy, WI 53120

ORDER NO: 34293

BOOK SEE FILE

FIELD CREW: DGM/KRS

DRAWN BY: KRS

SHEET 1 OF 1

File Name: J:\ALTA-NSPS\2021 - Spotlight Real Estate - ALTA East Troy\SURVEY\DWG\DRAWINGS\FILES

RA3145-1 RA3145-2

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