

LEGAL DESCRIPTION:

AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER WA-6157 WITH AN EFFECTIVE DATE OF DECEMBER 21, 2015.

Lot 1 of Certified Survey Map No. 4617 recorded November 19, 2015 in Volume 30 of Certified Surveys on Page 199 as Document No. 915990, and being located in the Southeast 1/4 and Northeast 1/4 of Section 7, T2N, R17E, City of Elkhorn, Walworth County, Wisconsin.

Tax Key No. YA461700001

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Lot 1 of Certified Survey Map No. 4617 recorded November 19, 2015 in Volume 30 of Certified Surveys on Page 199 as Document No. 915990, and being located in the Southeast 1/4 and Northeast 1/4 of the Southwest 1/4, Section 7, Township 2 North, Range 17 East, City of Elkhorn, Walworth County, Wisconsin. The foregoing legal description describes the same property as shown in the vesting deed with the complete legal description as recorded in Document 915990.

GENERAL NOTES

- Right of Way widths and locations are based on Certified Survey Map No. 4617.
- Existing vehicular access to this subject property is via East Morrissey Drive being a public right of way.
- Underground utility locations shown are based on field location markings by Digger's Hotline and/or utility plans available from the municipality. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown hereon. Contact Digger's Hotline prior to the start of any activity.
- Wetland locations based on information supplied by the City of Elkhorn.

NOTES CORRESPONDING TO SCHEDULE B - II

- 1 - 4, 9, 13 & 14 NOT SURVEY RELATED
- 5 - 8 VISIBLE EVIDENCE SHOWN IF ANY
10. Declaration of Restrictive Covenants recorded in Volume 529 of Records on Page 467 as Document No. 215881 and Amendment thereto recorded in Volume 565 of Records page 305 as Document No. 231676. Restrictions and Covenants governing the Industrial area of Elkhorn Business Park and includes Landscape requirements, Parking Lot Requirements and Building Setbacks (Front/Street = 25 Feet, Interior Side Yards = 20 Feet and Rear Yard Setbacks = 25 Feet). Affects subject property, Building Setbacks graphically shown on survey.
11. Restrictions as set forth on Certified Survey Map No. 4617. E-1 Zoning District Setbacks (Front = 30 Feet, Side Yard = 10 Feet and Rear Yard = 15 Feet). Affects subject property, Building Setback graphically shown on survey.
12. Public rights of the United States, the State of Wisconsin or the City or County or any of their agencies in respect to that portion of the Land constituting the bed or the waters of Jackson Creek or the banks, shores or dock lines, wharves, piers, protection walls, bulkheads, or other structures pertaining thereto. Jackson Creek as graphically shown on Walworth County Web Mapping Application shown on survey.

LEGEND OF SYMBOLS & ABBREVIATIONS

⊙	SANITARY MANHOLE	△	FIBER OPTIC MARKER	—	SIGN
⊙	STORM MANHOLE	△	FIBER OPTIC MANHOLE	—	MAIL BOX
⊙	STORM INLET	△	TELEPHONE PEDESTAL	—	FLAG POLE
⊙	CLEANOUT	△	TELEPHONE MANHOLE	—	BOLLARD
⊙	CATCH BASIN	△	TELEPHONE MARKER	×	CROSS CUT
⊙	LATERAL	—○—	UTILITY POLE	—	IRON PIPE
⊙	BASKETBALL HOOP	—○—	GUY WIRE	—	IRON REBAR/ROD
⊙	SPOT ELEVATION	⊞	TRANSFORMER	—	MAG NAIL
⊙	AIR CONDITIONING UNIT	⊞	ELECTRIC PEDESTAL	—	SECTION MONUMENT
⊙	UNKNOWN MANHOLE	⊞	ELECTRIC MANHOLE	—	BENCH MARK
⊞	DUMPSTER	⊞	CABLE TV RISER/BOX	CL.	*CENTERLINE
⊞	HANDICAP STALL	⊞	CABLE TV MANHOLE	CONC.	*CONCRETE
⊞	WELL	⊞	GAS VALVE	EL.	*ELEVATION
⊞	HYDRANT	⊞	GAS METER	EXT.	*EXISTING
⊞	WATER VALVE	⊞	GAS MARKER	F.P.P.	*FOUND IRON PIPE
⊞	WATER SERVICE BOX	⊞	DIRECTIONAL ARROW	F.M.N.	*FOUND MAG NAIL
⊞	SPRINKLER VALVE	⊞	CONIFER TREE	INV.	*INVERT
⊞	TRAFFIC SIGNAL	⊞	DECIDUOUS TREE	MON.	*MONUMENT
⊞	FLOOD LIGHT	⊞	BUSH	P.O.B.	*POINT OF BEGINNING
☆	LIGHT POLE	⊞	POST	P.O.C.	*POINT OF COMMENCEMENT
<u>UNDERGROUND UTILITY LINES</u>					
—		—	SANITARY SEWER	R.O.W.	*RIGHT OF WAY
—	→	—	STORM SEWER	SEC.	*SECTION
—	W	—	WATER MAIN	SQ. FT.	*SQUARE FEET
—	FO	—	FIBER OPTIC	T.O.C.	*TOP OF CURB
—	T	—	TELEPHONE	W/	*WITH
—	E	—	ELECTRICAL	(R)	*RECORDED AS
—	OWH	—	OVERHEAD WIRES		
—	CATV	—	CABLE TELEVISION		
—	G	—	GAS MAIN		
—	WET	—	WETLANDS		

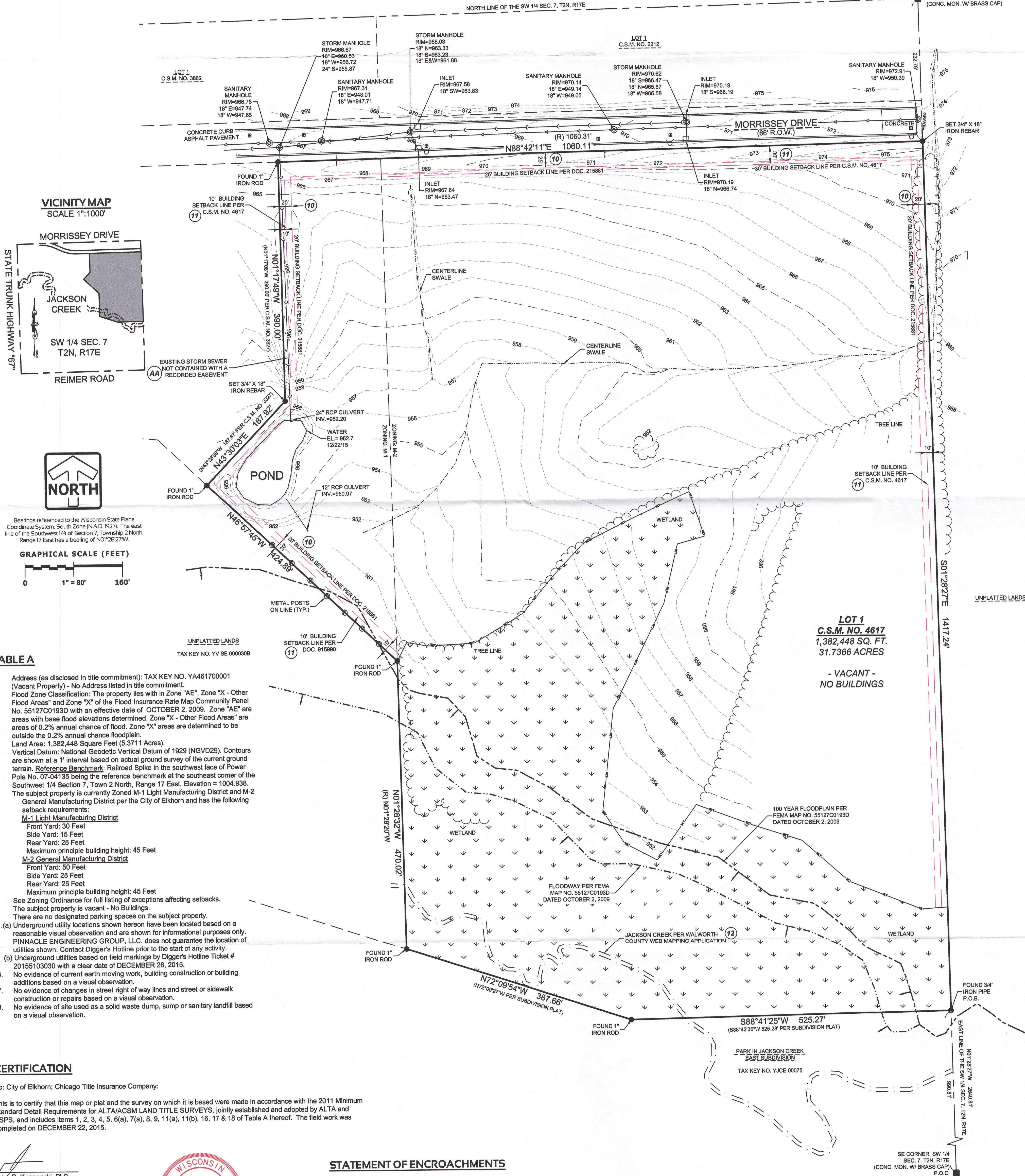


TABLE A

- Address (as disclosed in title commitment): TAX KEY NO. YA461700001 (Vacant Property) - No Address listed in title commitment.
- Flood Zone Classification: The property lies within Zone "AE", Zone "X" - Other Flood Areas and Zone "X" of the Flood Insurance Rate Map Community Panel No. 55127C0193D with an effective date of OCTOBER 2, 2009. Zone "AE" are areas with base flood elevations determined. Zone "X" - Other Flood Areas are areas of 0.2% annual chance of flood. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Land Area: 1,382,448 Square Feet (3.171 Acres).
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Railroad Spike in the southwest face of Power Pole No. 07-04135 being the reference benchmark at the southeast corner of the Southwest 1/4 Section 7, Town 2 North, Range 17 East, Elevation = 1004.938.
- The subject property is currently Zoned M-1 Light Manufacturing District and M-2 General Manufacturing District per the City of Elkhorn and has the following setback requirements:
M-1 Light Manufacturing District
Front Yard: 30 Feet
Side Yard: 15 Feet
Rear Yard: 25 Feet
Maximum principle building height: 45 Feet
M-2 General Manufacturing District
Front Yard: 50 Feet
Side Yard: 25 Feet
Rear Yard: 25 Feet
Maximum principle building height: 45 Feet
See Zoning Ordinance for full listing of exceptions affecting setbacks.
- The subject property is vacant - No Buildings.
- There are no designated parking spaces on the subject property.
- (a) Underground utility locations shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
(b) Underground utilities based on field markings by Digger's Hotline Ticket # 20155103030 with a clear date of DECEMBER 26, 2015.
- No evidence of current earth moving work, building construction or building additions based on a visual observation.
- No evidence of changes in street right of way lines and street or sidewalk construction or repairs based on a visual observation.
- No evidence of site used as a solid waste dump, sump or sanitary landfill based on a visual observation.

CERTIFICATION

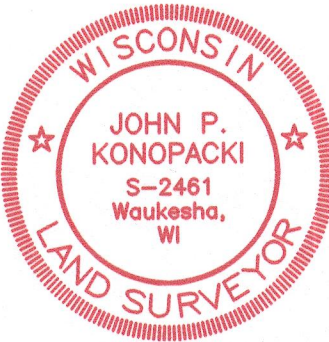
To: City of Elkhorn; Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 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, 5, 6(a), 7(a), 8, 9, 11(a), 11(b), 16, 17 & 18 of Table A thereof. The field work was completed on DECEMBER 22, 2015.

John P. Konopacki, PLS
Licence No. S-2461

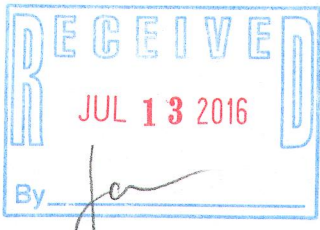
Date: JANUARY 14, 2016

PINNACLE ENGINEERING GROUP, LLC.
15850 West Bluemound Road Suite 210
Brookfield, WI 53005
Phone: 262-754-8888
Fax: 262-754-8850



STATEMENT OF ENCROACHMENTS

- (AA) - Existing storm sewer not contained within a recorded easement



LOCATION: EAST MORRISSEY DRIVE, ELKHORN, WI
LOT 1, C.S.M. NO. 4617, SE 1/4 & NE 1/4 OF THE SW 1/4
SEC. 7, T2N, R17E, CITY OF ELKHORN, WALWORTH COUNTY

REVISIONS

00119
11/17/15
DATE
SCALE
1"=80'

SHEET
1
OF
1

SURVEY