

# ALTA/NSPS LAND TITLE SURVEY

## CLIENT

Miniature Precision Components, Inc.

## SITE ADDRESS

837 and 850 Walworth Street, Village of Walworth, Walworth County, Wisconsin.

## LEGAL DESCRIPTION

### PARCEL 1

A parcel of land located in Walworth County, Wisconsin, in the Southeast 1/4 of Section 16, Town 1 North, Range 16 East; thence North 89 deg. 09' West, 198 feet to the Point of BEGINNING; thence continue North 89 deg. 09' West, 1,073.34 feet; thence North 0 deg. 57' West, 448.75 feet; thence South 89 deg. 09' East, 474.53 feet; thence South 0 deg. 39' West 60.00 feet; thence South 89 deg. 09' East, 471.37 feet; thence South 0 deg. 20' East, 79.70 feet; thence South 89 deg. 22' East, 133.29 feet; thence South 0 deg. 20' East, 309.42 feet to the Point of Beginning.

## BASIS OF BEARINGS

Bearings are referenced to the North line of the Wisconsin Street which is assumed to bear N89°25'30"W.

## PARKING SPACES

There are 134 regular parking spaces and 5 handicap space marked on this site.

## LAND AREA

The Land Area of Parcel 1 is 435,670 square feet or 10.0015 acres.

## MUNICIPAL ZONING

Municipal Code: Sec. 13-1-52.  
Site is zoned: M-1 (Limited Manufacturing District)  
Front setback: 25 feet from street right-of-way  
Side setback: 25 feet  
Rear setback: 40 feet  
Maximum building height: 45 feet  
Parking restrictions: No parking restriction has been provided in the zoning ordinance.

## FLOOD NOTE

According to the flood insurance rate map of the County of Walworth, Community Panel No. 55127C0315D, effective date of October 2, 2009, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

## TABLE "A" ITEMS

6(a)(b). Zoning setbacks has been shown per zoning report provided by client.

11. Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-call Utility Marking System (Wisconsin Statute 182.0175), Ticket Number 20164911218, 20164911180, 20164911164 & 20164911208. This survey represents the underground utilities that participated with the request and were marked on the time of the survey. Additional utilities may exist, but were non-responsive to the request.

Note: Water lines shown hereon were derived from water valve locations.

Sanitary Sewer lines shown hereon were derived from manholes locations.

16. There is no visible evidence of earth moving, building construction or building additions within recent months.

17. 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.

18. There is no evidence on site of delineated wetlands areas.

19. Schedule B, Items 15, 16 benefits Parcel 1 and Item 17 benefits Parcel 1, 2 & 3.

## TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. CL160043345CO, effective date of December 08, 2016 which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3, 7, 8 & 10 visible evidence shown, if any.

4, 5, 6, 9, 11 & 12 not survey related.

13. Right-of-Way Authorization granted by Nels A. Olson and Elenora C. Olson, his wife, to the General Telephone Company of Wisconsin dated April 27, 1970 and recorded May 15, 1970 in Volume 27 at Page 259, as Document No. 623943. **Affects property by location, shown.**

14. Subject to a 40 foot easement for construction, operation and maintenance of public utilities as described in Warranty Deed from Premier Bedding Group, LLC, a Delaware limited liability company, to Miniature Precision Components, Inc. dated as of October 31, 2000 and recorded November 6, 2000 in Volume 674 at Page 7830, as Document No. 0455453. **Affects property by location, shown.**

15. Perpetual Easement for construction, operation and maintenance of a railroad lead line granted by United States Gypsum Company to the Village of Walworth Business & Industrial Corporation dated November 6, 1972 and recorded November 7, 1972 in Volume 80 at Page 748, as Document No. 657029. **Benefits property by location, shown.**

16. Perpetual Easement for construction, operation and maintenance of a railroad lead line granted by United States Gypsum Company to the E.B. Malone Corporation dated January 8, 1973 and recorded January 30, 1973 in Volume 86 at Page 621, as Document No. 660396. **Benefits property by location, shown.**

17. Public roadways, terms, conditions and restrictions contained in Warranty Deed from Village of Walworth Business and Industrial Corporation to The E.B. Malone Corporation dated November 15, 1972 and recorded November 16, 1972 in Volume 81 at Page 317, as Document No. 657397. **Benefits Parcel 1, 2 & 3, shown.**

18. Electric Line Easement granted by The E.B. Malone Corporation to Wisconsin Power and Light Company dated August 30, 1974 and recorded April 4, 1975 in Volume 132 at Page 679. **Affects property by location, shown.**

19. Easement granted by Miniature Precision Components, Inc. to Dalco Metals, Inc. dated March 11, 2005 and recorded March 23, 2005 as Document No. 634366. **Affects property by location, shown.**

20. Right-of-Way Easement granted by Dean Building Company, Inc. to the General Telephone Company and Wisconsin Power and Light dated March 3, 1979 and recorded June 18, 1979 in Volume 234 at Page 243, as Document No. 47814. **Affects Parcel 2.**

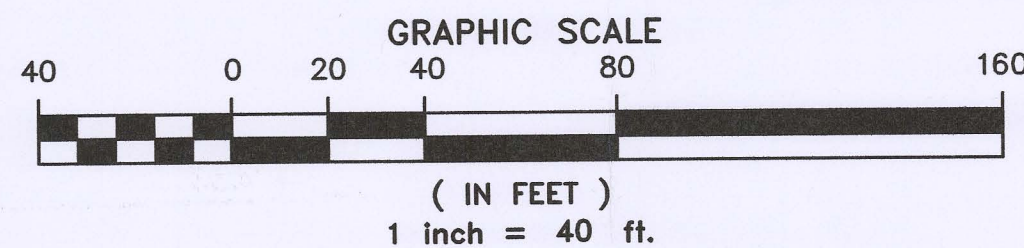
## ENCROACHMENT TABLE

A	ASPHALT 0.69' ON PROPERTY LINE
B	GRAVEL DRIVEWAY ENCROACHES ON THE PROPERTY LINE FOR A LENGTH OF 400' + WITH A MAXIMUM ENCROACHMENT DISTANCE OF 65.39'
C	BUILDING ENCROACHES 5.60' TO REAR SETBACK LINE
D	BUILDING ENCROACHES 6.60' TO REAR SETBACK LINE

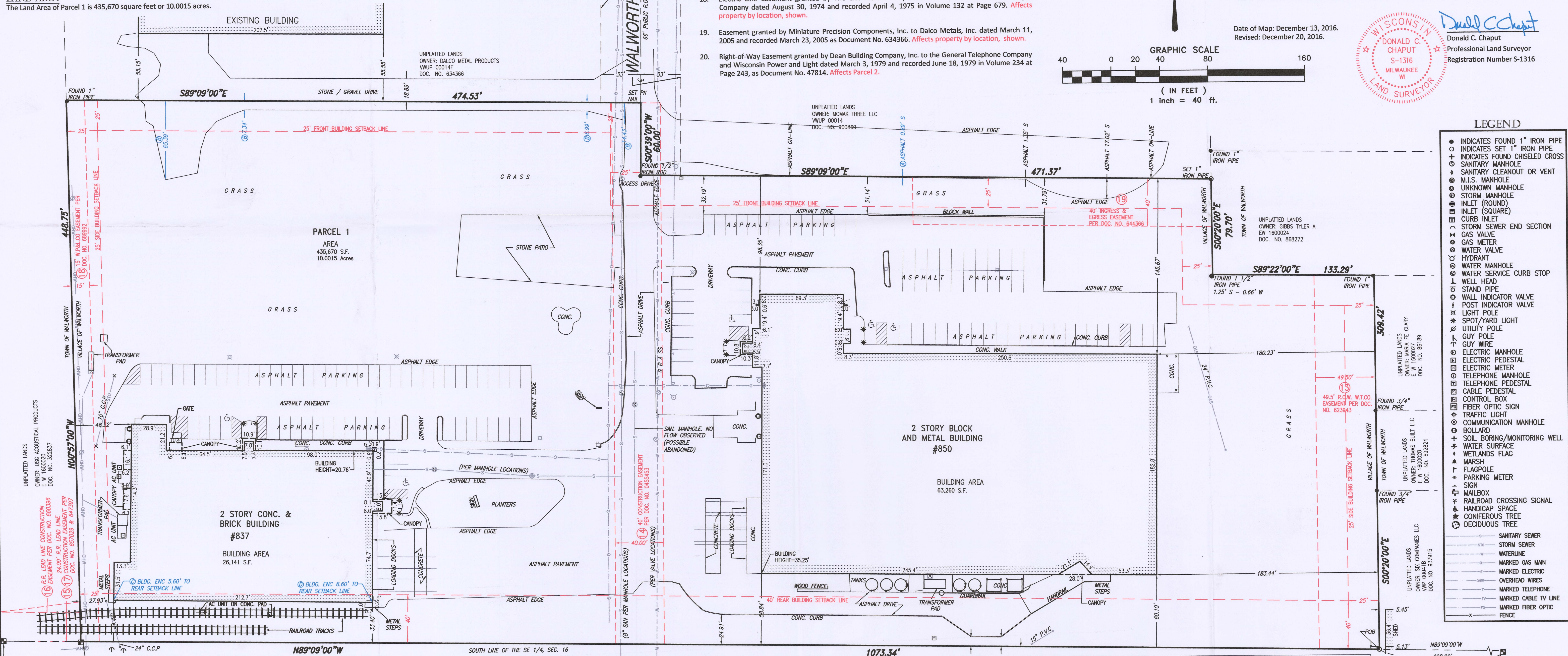
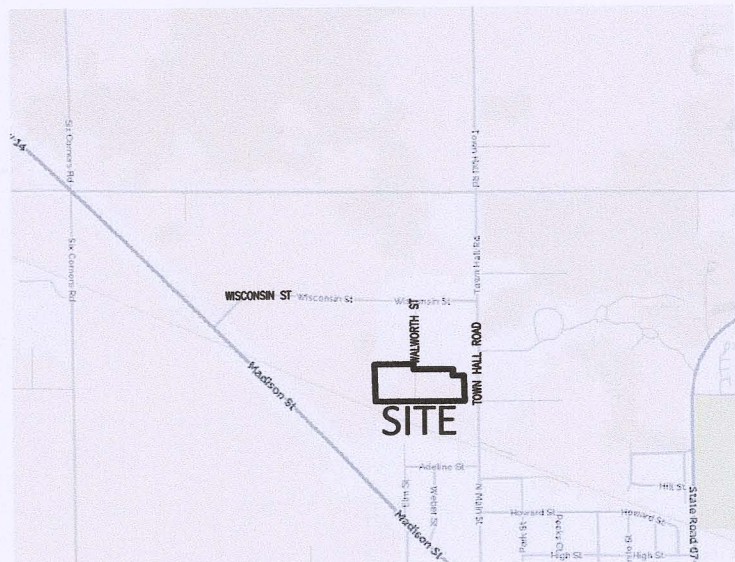
TO: Walworth WI LLC, a New York limited liability company  
Coastal Federal Credit Union, its participants, successors and/or assigns  
Harter Secrest & Emery LLP  
Closing USA  
Royal Oak Realty Trust (Operating Company) LLC  
Royal Oak Realty Trust Inc.  
First American Title Insurance Company

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, 6(a), 6b, 7(a), 7(b) 7(c), 8, 9, 11, 13, 14, 16, 17, 18, 19, 20, and 22 of Table A thereof. The field work was completed on December 10, 2016.

Date of Map: December 13, 2016.  
Revised: December 20, 2016.



## VICINITY MAP



## LEGEND

- INDICATES FOUND 1" IRON PIPE
- + INDICATES SET 1" IRON PIPE
- ⊕ INDICATES FOUND CHISELED CROSS
- ⊙ SANITARY MANHOLE
- ⊙ SANITARY CLEANOUT OR VENT
- ⊙ 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 SIGN
- ⊙ TRAFFIC LIGHT
- ⊙ COMMUNICATION MANHOLE
- ⊙ BOLLARD
- ⊙ SOIL BORING/MONITORING WELL
- ⊙ WATER SURFACE
- ⊙ WETLANDS FLAG
- ⊙ MARSH
- ⊙ FLAGPOLE
- ⊙ PARKING METER
- ⊙ SIGN
- ⊙ MAILBOX
- ⊙ RAILROAD CROSSING SIGNAL
- ⊙ HANDICAP SPACE
- ⊙ CONIFEROUS TREE
- ⊙ DECIDUOUS TREE

- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- FENCE

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Sheet 2 of 2  
Drawing No. 2471-far

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