SUBJECT PROPERTY PER SCHEDULE A OF COMMITMENT No. 2682131 WITH AN EFFECTIVE DATE OF August 24, 2015 AT 7:00 AM, PREPARED BY First American Title Insurance

A parcel of land being part of the Southwest 1/4 of the Northwest 1/4 of Section 5, Township 4 North, Range 15 East, in the City of Whitewater, County of Walworth, State of

Commencing at the West 1/4 corner of said Section 5, thence North 88° 02' 10" East along the East-West 1/4 line and the centerline of West Main Street (U.S.H. 12-S.T.H. 89), 964.38 feet; thence N. 0° 00' 50" W. 33.02 feet to the Northerly right-of-way line of West Main Street (U.S.H. 12-S.T.H. 89), and to the point of beginning; thence continuing N. 0° 00' 50" W. 166.98 feet; thence N. 88° 02' 10" E. 62.93 feet; thence N. 0° 00' 50" W. 76.50 feet; thence N. 88° 02' 10" E. 91.32 feet; thence S. 0° 00' 50" E. 239.44 feet of Northerly right-of-way line of West Main Street (U.S.H. 12-S.T.H. 89); thence S. 86° 27' 57" W. along said right-of-way, 74.36 feet; thence S. 1° 57' 50" E. along said right-of-way line, 2.00 feet; thence S. 88° 02' 10" W. along said right-of-way line, 80.06 feet to the point of beginning. Said land being in the City of Whitewater,

A parcel of land being part of the Southwest 1/4 of the Northwest 1/4 of Section 5, Township 4 North, Range 15 East, in the City of Whitewater, County of Walworth, State of

Commencing at the West 1/4 corner of said Section 5, thence N88°02'02"E (recorded as N88°02'10"E) along the East-West 1/4 line and the centerline of West Main Street (U.S.H. 12-S.T.H. 89), 964.59 feet (recorded as 964.38 feet); thence N00°00'22"W (recorded as N00°00'50" W), 33.02 feet to the Northerly right-of-way line of West Main Street (U.S.H. 12-S.T.H. 89), and to the point of beginning; thence continuing N00°00'22"W, 167.11 feet, (recorded as N00°00'50"W, 166.98 feet); thence N88°02'38"E (recorded as N88°02'10"E), 62.93 feet; thence N00°00'22"W (recorded as N00°00'50"W) 76.50 feet; thence N88°02'38"E 89.00 feet (recorded as N88°02'10"E, 91.32 feet); thence S00°02'19"W 239.91 feet (recorded as S00°00'50"E, 239.44 feet) to the Northerly right-of-way line of West Main Street (U.S.H. 12-S.T.H. 89); thence S86°27'48"W along said right-of-way, 71.85 feet (recorded as S86°27'57"W, 74.36 feet); thence S01°57'58"E (recorded as S01°57'50"E), along said right-of-way line, 2.00 feet; thence S88°02'02"W (recorded as S88°02'10"W) along said right-of-way line, 80.06 feet to the point of beginning. Said land being in the City of Whitewater, County of Walworth, and State of

PER SCHEDULE B SECTION TWO (Exceptions) OF COMMITMENT No. 2682131 WITH AN EFFECTIVE DATE OF August 24, 2015 AT 7:00 AM, PREPARED BY First American Title

- 1. Any facts, rights, interests, or claims that are not shown by the public records but that could be ascertained by an inspection of the land or by making inquiry of persons
- 3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflict in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
- 5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- 9. Easement to WISCONSIN ELECTRIC POWER COMPANY dated January 26, 1976 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on February
- 10. Deed Restriction dated March 27, 2002 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on March 28, 2002 as Document No. 505340.
- 11. Agreement as Release dated April 3, 2002 and recorded in the office of the Register of Deeds for Walworth, Wisconsin on October 1, 2002 as Document No. 525290.
- 12. Public or private rights, if any, in such portion of the premises described herein as may be used, laid out or dedicated in any manner for street, highway or road purposes.

(550462) CITY OF WHITEWATER (550200) WITH AN EFFECTIVE DATE OF SEPTEMBER 3, 2014, THE SUBJECT PROPERTY IS MAPPED WITHIN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE SUBJECT PROPERTY IS ZONED: B-1, COMMUNITY BUSINESS PER CITY OF WHITEWATER ZONING ORDINANCE CHAPTER

Minimum lot area in the B-1 district is seven thousand square feet for lots existing at the time of adoption of the

- C. Rear, twenty feet, except the rear yard setback to any railroad right-of-way shall be at least fifteen feet under
- E. Any yard abutting a residential district or residential use, thirty feet or the height of the nearest principal building or structure on the lot being developed, whichever is greater. Such yards shall be subject to the landscape buffer yard requirements of Section 19.57.140, except where abutting a railroad right-of-way with the

Maximum building lot coverage in the B-1 district is fifty percent. Minimum landscaped surface area is thirty percent. The plan and architectural review commission may reduce the minimum landscaped surface area by up to ten percent if the project provides plantings in highly visible locations and includes ten canopy trees, twenty understory

> BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 15 EAST WHICH BEARS N88°02'02"E PER WISCONSIN STATE PLANE COORDINATE SYSTEM GRID. SOUTH ZONE (NAD 27)

may appear; Whitewater 1184 Inc., a Wisconsin corporation its successors and/or assigns, as their interests may appear;

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), 6(b), 7(a), 8, 11(b), 13 and 20 of Table A thereof. The field work was



LEGEND

FO- BURIED FIBER OPTIC CABLE

- BURIED ELECTRIC CABLE

- BURIED TELEPHONE CABLE

– EXISTING GUARD RAIL

- EXISTING GUY WIRE

- EXISTING HYDRANT

- EXISTING MANHOLE

- EXISTING WATER VALVE

- EXISTING RIGHT OF WAY

- EXISTING ASPHALT PAVEMENT

EXISTING CONCRETE PAVEMENT

EXISTING CURB & GUTTER

- EXISTING SIGN

- EXISTING INLET

- EXISTING POWER POLE

- G - BURIED GAS MAIN

OHU - OVERHEAD UTILITY

- EXISTING SIGNAL POLE

\_\_\_\_\_12" STO \_\_\_ - EXISTING STORM SEWER

WATERMAIN - EXISTING WATER MAIN

---- - EXISTING EASEMENT

8" SAN - EXISTING SANITARY SEWER

EXISTING CONTOURS

- PROPERTY LINES

- - EXISTING SECTION LINE

- EXISTING TREE

O - 3/4" x 24" ROUND IRON REBAR

• - 1" IRON PIPE FOUND (1.315" O.D.)

- EXISTING TELEPHONE PEDESTAL

WEIGHING 1.5 lbs./lineal ft. SET

FOR: -HERBECK DEVELOPMENT -ATTN: DAVE HERBECK -2601 E. GATEWOOD DRIVE -APPLETON, WI 54915 -(920) 428-9028

N I

**PARTS** CONSIN 0 COUNTY, S - ADV-LAND WAL EN ALTA/ACSM WHITEWATER, DEVELOPM

DESIGNED DEW PROJECT NO. 038 9-15-00660.0 DATE NOV., 2015 SHEET NO.

ECK

HERBI

OF

CITY