

LEGAL DESCRIPTION:

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY - WISCONSIN TITLE SERVICE COMPANY COMMITMENT NUMBER 2008A0552 WITH AN EFFECTIVE DATE OF AUGUST 18, 2020.

PARCEL I:

That part of the North One-half (1/2) of the Southwest One-quarter (1/4) of Section Thirty (30), in Township Four (4) North, Range Twenty-two (22) East, in the Village of Caledonia, Racine County, Wisconsin, bounded as follows: Commence at a point on the North-South 1/4 line of said Section 30 located South 01°04'21" East 1324.11 feet from a cast iron monument with a brass cap marking the center of said Section 30; run the South 89°26'42" West 33.00 feet on the South line of the North 1/2 of said Section 1/4 Section to a 1" diameter iron pipe stake marking the point of beginning of this description; run thence South 89°26'42" West 1815.57 feet to a 1" diameter iron pipe stake; thence North 00°43'27" East 830.09 feet, parallel with the West line of said Section 1/4 Section to a 1" diameter iron pipe stake; thence North 89°16'42" East 273.99 feet to a 1" diameter iron pipe stake; thence South 77°16'48" East 225.33 feet to a diameter iron pipe stake; thence South 70°25'25" East 60.00 feet to a 1" diameter iron pipe stake; thence North 21°25'13" East 211.05 feet to a 1" diameter iron pipe stake on the South line of C.T.H. "K" at a point on a curve of Northeastly convexity whose radius is 4227.18 feet and whose chord bears South 65°33'57" East 1308.25 feet; thence Southeastly 1313.53 feet on the arc of said curve to a 1" diameter iron pipe stake; thence South 01°04'21" East 401.57 feet to the point of beginning.

PARCEL II:

The South One-half (1/2) of the Southwest Fractional One-quarter (1/4) of Section Thirty (30), in Township Four (4) North, Range Twenty-two (22) East, excepting therefrom that part thereof bounded and described as follows, to-wit: Commence at the Southwest corner of said Section 30, said point being place of beginning of excepted parcel; run thence North along the West line of said Section 30, 889.67 feet; thence South 87°59' East 204.96 feet to an iron stake; thence South 01°23' East 684.35 feet to the North 1/2 of said Section 1/4 Section to a 1" diameter iron pipe stake marking the point of beginning. Also excepting land contained in Award of Damages recorded in the Office of the Register of Deeds for Racine County, Wisconsin on August 11, 1958, Volume 627 of Deeds at Page 438, as Document No. 678112; and land contained in Warranty Deed recorded in said Register's Office of August 29, 1958, in Volume 628 of Deeds at Page 349, as Document No. 678935 and also excepting that part of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, described as follows: Commence at a point on the West line of said Section that is located due North 889.67 feet from Southwest corner of said Section; thence run South 87°59' East 149.65 feet to East line of Interstate Highway No. 94 and point of beginning of this description; thence due North 435.39 feet parallel with the West line of said Section along the East line of said Interstate Highway No. 94; thence South 89°53' East 255.18 feet; thence due North parallel with the West line of said Section 30, 565.17 feet; thence North 89°53' West 196.02 feet; thence North 01°29'30" West 128.00 feet; thence North 87°59' West 55.31 feet to point of beginning of this description. Said land being in the Village of Caledonia, County of Racine, State of Wisconsin.

Also excepting therefrom lands conveyed in Warranty Deed recorded November 12, 2010 as Document No. 2268003.

Tax Key No: 104-04-22-30-038-000 & 104-04-22-30-047-000  
Address: Northwestern Avenue, Franksville, WI 53126

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

METES AND BOUNDS DESCRIPTION OF SURVEYED PROPERTY

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, described as follows:

Beginning at the southeast corner of the Southwest 1/4 of said Section 30; thence South 89°35'08" West along the south line of said Southwest 1/4, 2222.70 feet; thence North 02°12'09" West, 755.99 feet; thence North 89°23'28" East, 198.62 feet; thence North 00°43'34" West, 548.47 feet to the southeasterly right of way line of East Frontage Road; thence the following courses along said southeasterly right of way line:

North 50°51'13" East, 22.27 feet; North 89°26'28" East, 172.23 feet; North 00°43'34" West, 124.29 feet to a point on a curve; northeasterly 684.45 feet along the arc of said curve to the left, whose radius is 758.00 feet and whose chord bears North 25°14'37" East, 661.43 feet; North 00°37'28" West, 107.69 feet;

Thence South 77°17'14" East along said southeasterly right of way line and then continuing, 208.97 feet; thence South 70°25'39" East, 60.00 feet; thence North 21°17'37" East, 197.87 feet to the southerly right of way line of Northwestern Avenue - County Trunk Highway "K" and a point on a curve; thence southeasterly 669.68 feet along said southerly right of way line and the arc of said curve to the right, whose radius is 4378.00 feet and whose chord bears South 68°51'11" East, 669.02 feet; thence North 25°31'44" East along said right of way line, 25.74 feet to a point on a curve; thence South 89°16'42" East, 273.99 feet along said right of way line and the arc of said curve to the right, whose radius is 4227.18 feet and whose chord bears South 61°01'02" East, 641.13 feet; thence South 01°03'53" East, 401.57 feet; thence North 89°26'28" East, 33.00 feet to the east line of the aforesaid Southwest 1/4 of Section 30; thence South 01°03'53" East, 401.57 feet along said east line, 1323.85 feet to the Point of Beginning.

GENERAL NOTES

- 1. Right of Way widths and locations are based on surveys on record.
2. The property depicted on the survey has direct physical ingress and egress via Northwestern Avenue - County Trunk Highway "K", a publicly dedicated right of way and via East Frontage Road, a publicly dedicated right of way.
3. At the time of this survey the subject property contained snow covered ground conditions. Pinnacle Engineering Group, LLC takes no responsibility for any improvements that can not be located based on a reasonable visual observation.
4. Utilities on or above the surface of the surveyed property observed in the process of conducting the fieldwork graphically shown on the survey. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20220403336 & #20220403341 with a clear date of JANUARY 24, 2022. The location and size of underground structures and utilities shown herein 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.
5. Transportation Project Plat No. 1030-11-20-4.07 Amendment No. 1 recorded in the Register of Deeds office for Racine County on July 13, 2010 as Document No. 2255374 Amends Document No. 2245539.

TABLE A

- 1. Monuments placed at all corners of the surveyed property boundary.
2. Address (as disclosed in title commitment); Northwestern Avenue, Franksville, WI 53126
3. Flood Zone Classification: The property lies within in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55101C0089D with an effective date of MAY 2, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
4. Gross Land Area: 4,035.763 Square Feet (92.6484 Acres)
5. Vertical Datum: North American Vertical Datum of 1988(12). (NAVD88). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Cast Iron monument with brass cap at the northeast corner of the Southwest 1/4 Section 30, Town 4 North, Range 22 East. Elevation = 779.56.
6. Letter 'Z' zoning report not supplied by client at time of survey.
7. (a) The exterior dimensions of the remnant building foundations graphically shown on survey. (b) (1) The exterior building square footage is not graphically shown on survey. (c) Measured height of buildings are not graphically shown on survey - remnant foundations only.
8. Substantial features observed in the process of conducting the survey graphically shown on survey.
9. There are no designated parking spaces on the subject property.
10. Party walls not designated by the client at the time of the survey.
11. Evidence of underground utilities existing or serving the property as determined by plans and/or reports not provided by the client at the time of the survey.
12. Names of adjoining owners according to current public records: Shown on survey, only need one owner's name.
13. No evidence of recent earth moving work, building construction or building additions or building alterations in the process of conducting the fieldwork.
14. No evidence of changes in street right of way lines and street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
15. Offsite easements, if any, shown on Survey.
16. Certificate of Professional Liability Insurance furnished upon request and in effect throughout the contract term.

LEGEND OF SYMBOLS & ABBREVIATIONS

Table with 2 columns: Symbol and Description. Includes symbols for sanitary manhole, storm manhole, septic manhole, catch basin, septic vent, unknown manhole, well, hydrant, water valve, down spout, sprinkler valve, water shut off, standpipe, water manhole, flood light, light pole, traffic signal, utility pole, guy wire, fiber optic marker, fiber optic manhole/valve, telephone pedestal, telephone manhole/valve, telephone marker, transformer, electric meter/pedestal, electric manhole/valve, cable TV riser/box, cable TV manhole/valve, gas valve, gas meter, gas marker, air conditioning unit, directional arrow, dumpster, handcap stall, spot elevation, field cattails, sanitary sewer, storm sewer, water main, fiber optic line, telephone line, electric line, overhead wires, cable television, gas main, wetlands, tree line, no access.

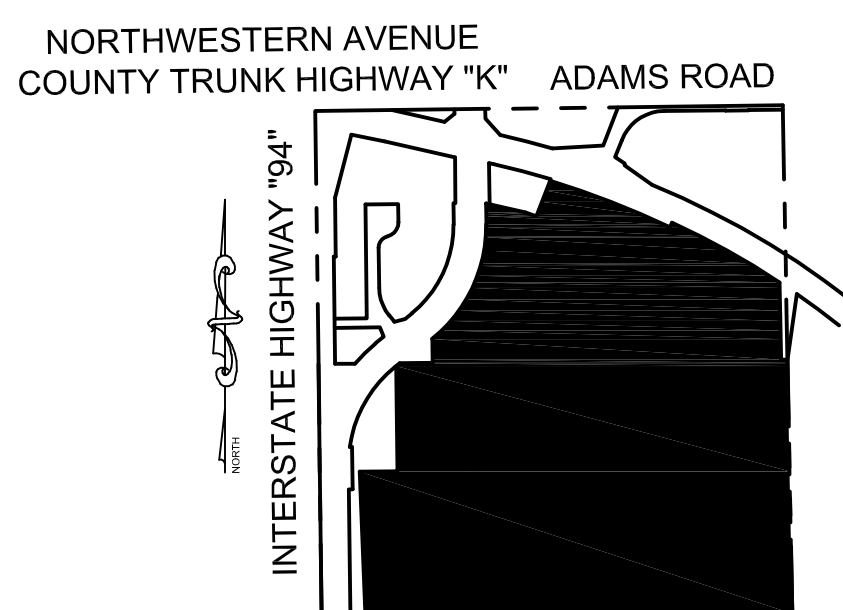
STATEMENT OF POTENTIAL ENCROACHMENTS

- AA - Asphalt drive 4.8' east of property line.

NOTES CORRESPONDING TO SCHEDULE B - II

- 1-4, 9-12, 26 NOT SURVEY RELATED
5-8, 25 VISIBLE EVIDENCE SHOWN IF ANY
13. Utility Easement recorded on April 19, 1937 in Volume 331 of Deeds, on Page 115, as Document No. 423463, 10' Wisconsin Gas & Electric Company Easement for poles and wires along County Trunk Highway "K". Exact location cannot be determined from the recorded document.
14. Utility Easement recorded on April 19, 1937 in Volume 331 of Deeds, on Page 122, as Document No. 423470, 10' Wisconsin Gas & Electric Company Easement for poles and wires along County Trunk Highway "K". Exact location cannot be determined from the recorded document.
15. Access Restrictions contained in Conveyance by Individual recorded on September 26, 1972 in Volume 1151 of Records, on Page 382, as Document No. 908897. Access Restriction on the north side of Northwestern Avenue - does not affect the surveyed property, location is shown.
16. Access Restrictions contained in Conveyance by Individual recorded on September 29, 1972 in Volume 1152 of Records, on Page 80, as Document No. 909132. Access Restriction on the north side of Northwestern Avenue - does not affect the surveyed property, location is shown.
17. Access Restrictions contained in Award of Damages recorded on November 8, 1972 in Volume 1157 of Records, on Page 352, as Document No. 911430. Access Restriction to 2 access points - locations are shown.
18. Access Restrictions contained in Conveyance by Corporation recorded on May 24, 1974 in Volume 1224 of Records, on Page 347, as Document No. 939746. Access Restriction to 2 access points - locations are shown.
19. Agreement recorded on March 23, 1982 in Volume 1644 of Records, on Page 660, as Document No. 1104147. Agreement for surface drainage through drain tiles, affects the surveyed property but cannot be plotted - Drain Tiles shown.
20. Agreement recorded on April 19, 1982 in Volume 1646 of Records, on Page 335, as Document No. 1105316. Agreement for surface drainage through drain tiles, affects the surveyed property but cannot be plotted - Drain Tiles shown.
21. Access Restrictions contained in Award of Damages recorded on August 11, 1958 in Volume 627 of Deeds, on Page 438, as Document No. 678112. Access Restriction to Interstate location is shown.
22. Access Restrictions contained in Warranty Deed recorded on August 29, 1958 in Volume 628 of Deeds, on Page 349, as Document No. 678935. Access Restriction locations are shown.
23. Access rights, restrictions and easements set forth in Warranty Deed recorded on November 12, 2010 as Document No. 2268003, and depicted on Transportation Project Plat 1030-11-20-4.02, Amendment No. 1, recorded on June 26, 2009, as Document No. 2219602. Access Restriction locations are shown.
24. Notice and Order Establishing Locations and Right-of-Way Widths for Future Freeways or Expressways recorded on February 5, 1999 in Volume 2876, Page 621, as Document No. 1669178, and depicted on a Functional Plan recorded on February 5, 1999 in Volume 2876, Page 615, as Document No. 1669177. Notice affects surveyed property but cannot be plotted.

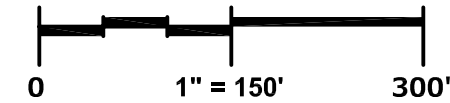
VICINITY MAP SCALE 1"=1000'



SW 1/4 SEC. 30 T4N, R22E



GRAPHICAL SCALE (FEET)



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD 1983/2011). The south line of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East has a bearing of S89°35'06"W.

CERTIFICATION

To: First American Title Insurance Company; Wisconsin Title Service Company; Towne Realty, Inc.; Badger Land Company, a Wisconsin General Partnership;

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, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 16, 17, 18 & 19 of Table A thereof. The fieldwork was completed on JANUARY 26, 2022.

Johi P. Konopacki, PLS License No. S-2461

Date of Plat or Map: FEBRUARY 21, 2022

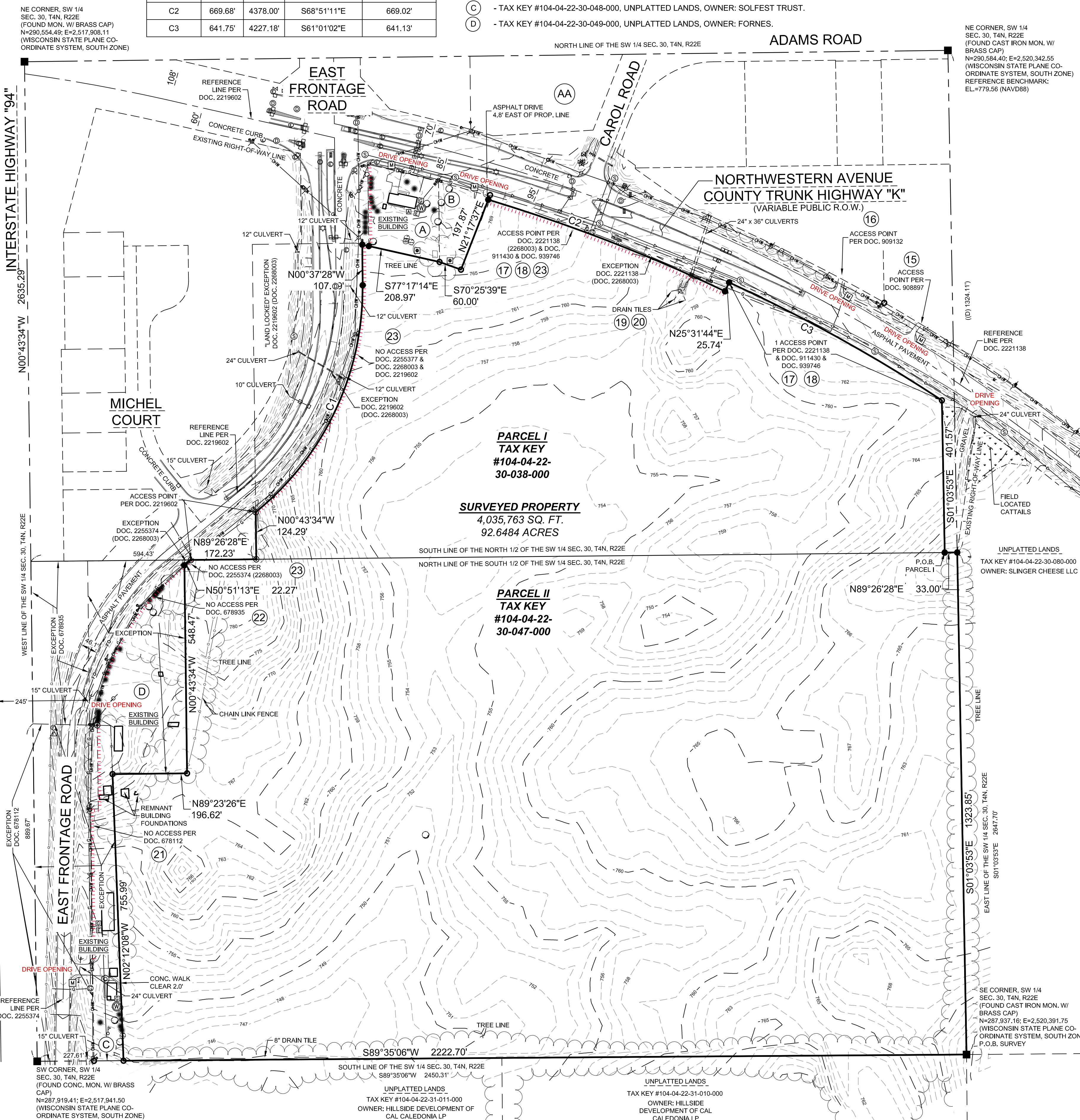
PINNACLE ENGINEERING GROUP, LLC. 20725 WATERTOWN ROAD SUITE 100 BROOKFIELD, WI 53186 Phone: 262-754-8888 Fax: 262-754-8850



CURVE TABLE with columns: CURVE NO., LENGTH, RADIUS, CHORD BEARING, CHORD LENGTH. Rows C1, C2, C3.

ADJACENT OWNERS

- A - TAX KEY #104-04-22-30-042-000, UNPLATTED LANDS, OWNER: HRIBAR TRUST.
B - TAX KEY #104-04-22-30-044-000, UNPLATTED LANDS, OWNER: RGM PARTNERS LLC.
C - TAX KEY #104-04-22-30-048-000, UNPLATTED LANDS, OWNER: SOLFEST TRUST.
D - TAX KEY #104-04-22-30-049-000, UNPLATTED LANDS, OWNER: FORNES.



PARCEL I TAX KEY #104-04-22-30-038-000

SURVEYED PROPERTY 4,035.763 SQ. FT. 92.6484 ACRES

PARCEL II TAX KEY #104-04-22-30-047-000

PINNACLE ENGINEERING GROUP logo and contact information: PLAN | DESIGN | DELIVER, www.pinnacle-engr.com, ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE: 20725 WATERTOWN ROAD SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888

NORTHWESTERN AVENUE BEING A PART OF THE NE 1/4, SE 1/4, SW 1/4 & NW 1/4 OF THE SW 1/4, SEC. 30, T4N, R22E, VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN

ALTA/NSPS LAND TITLE SURVEY

REVISIONS table with columns for No., Description, Date, and Scale.

SHEET 1 of 1, REG. JOB No. 1912.00, DATE 02/21/2022, SCALE 1"=150'