

CERTIFIED SURVEY MAP NO. _____

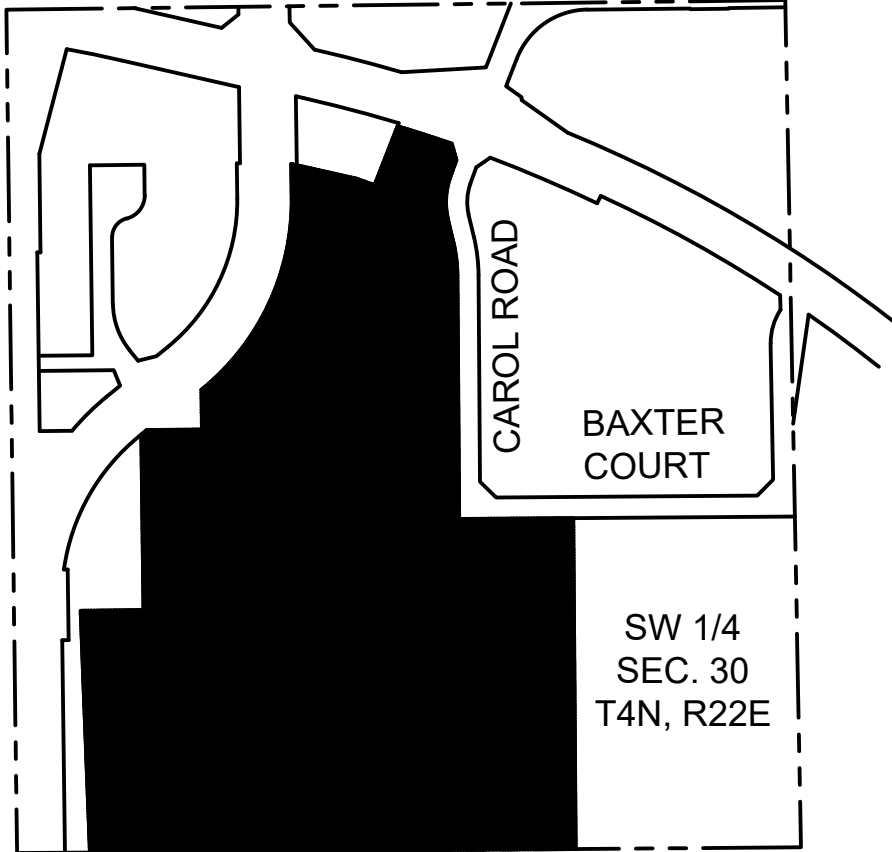
All of Lot 5 of Certified Survey Map No. 3601, being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

VICINITY MAP SCALE 1"=600'

NORTHWESTERN AVENUE
COUNTY TRUNK HIGHWAY "K" ADAMS ROAD



INTERSTATE HIGHWAY "94"



Subject Property
Zoning: M-3
Tax Key Number:
104-04-22-30-038-035

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 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.
- Flood Zone Classification: The property lies within 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.
- Wetlands delineated by Heartland Ecological Group Inc, October 2020.
- Temporary Road Easement to terminate upon the extension of the Baxter Court.
- 20' x 40' Storm Sewer Easement, as shown on Certified Survey Map No. 3601, is superceded and replaced in its entirety by a 20' x 55' Storm Sewer Easement to be recorded via separate document.
- Outlot 3 and Outlot 4, in their entirety, are covered by a Stormwater Pond Easement as described by Storm Water Pond Easement Agreement recorded February 14, 2024 as Document No. 2671168. Document No. 2671168 supercedes the easements referenced on Certified Survey Map No. 3601 as a "Stormwater Management Easement - Via Separate Document".



Jesse Zoltowski

MAY 15, 2026

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

Prepared for:

TI INVESTORS OF CALEDONIA LLC

710 N. Plankinton Avenue, Suite 1200

Milwaukee, WI 53203

This instrument drafted by Jesse Zoltowski, PLS-License No. S-3094

PEG JOB#1912.40
SHEET 1 OF 5

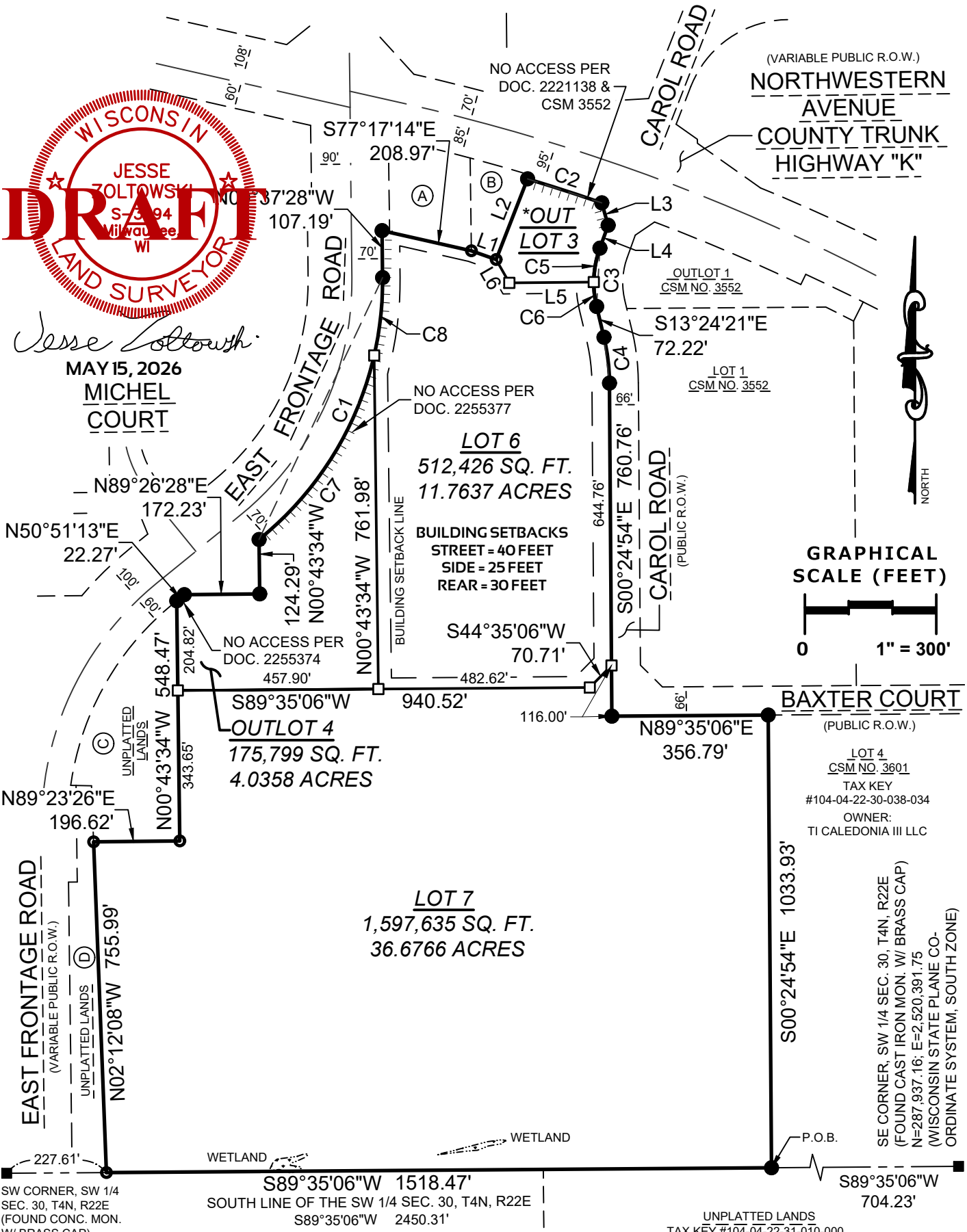
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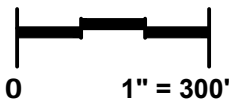
Jesse Zoltowski

MAY 15, 2026
MICHEL
COURT



(VARIABLE PUBLIC R.O.W.)
**NORTHWESTERN
AVENUE
COUNTY TRUNK
HIGHWAY "K"**

**GRAPHICAL
SCALE (FEET)**



BAXTER COURT
(PUBLIC R.O.W.)

LOT 4
CSM NO. 3601
TAX KEY
#104-04-22-30-038-034
OWNER:
TI CALEDONIA III LLC

SE CORNER, SW 1/4 SEC. 30, T4N, R22E
(FOUND CAST IRON MON. W/ BRASS CAP)
N=287.937.16; E=2.520.391.75
(WISCONSIN STATE PLANE CO-
ORDINATE SYSTEM; SOUTH ZONE)

SW CORNER, SW 1/4
SEC. 30, T4N, R22E
(FOUND CONC. MON.
W/ BRASS CAP)

UNPLATTED LANDS
TAX KEY #104-04-22-31-011-000
OWNER: HILLSIDE DEVELOPMENT
OF CAL CALEDONIA LP

***OUTLOT 3**
44,736 SQ. FT.
1.0270 ACRES

UNPLATTED LANDS
TAX KEY #104-04-22-31-010-000
OWNER: HILLSIDE DEVELOPMENT
OF CAL CALEDONIA LP

LEGEND:

- - Denotes Found 1" Iron Pipe
- - Denotes Found 3/4" Iron Rod
- - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- ||||| - Denotes No Access

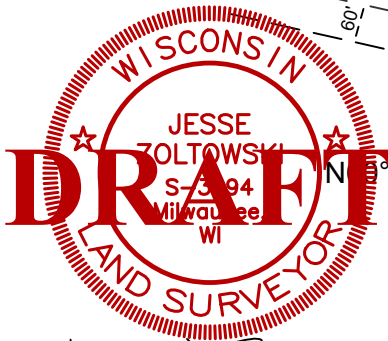
Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

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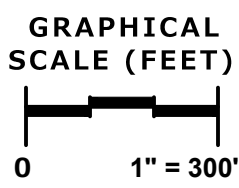
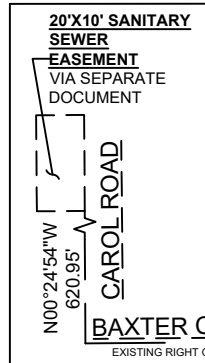
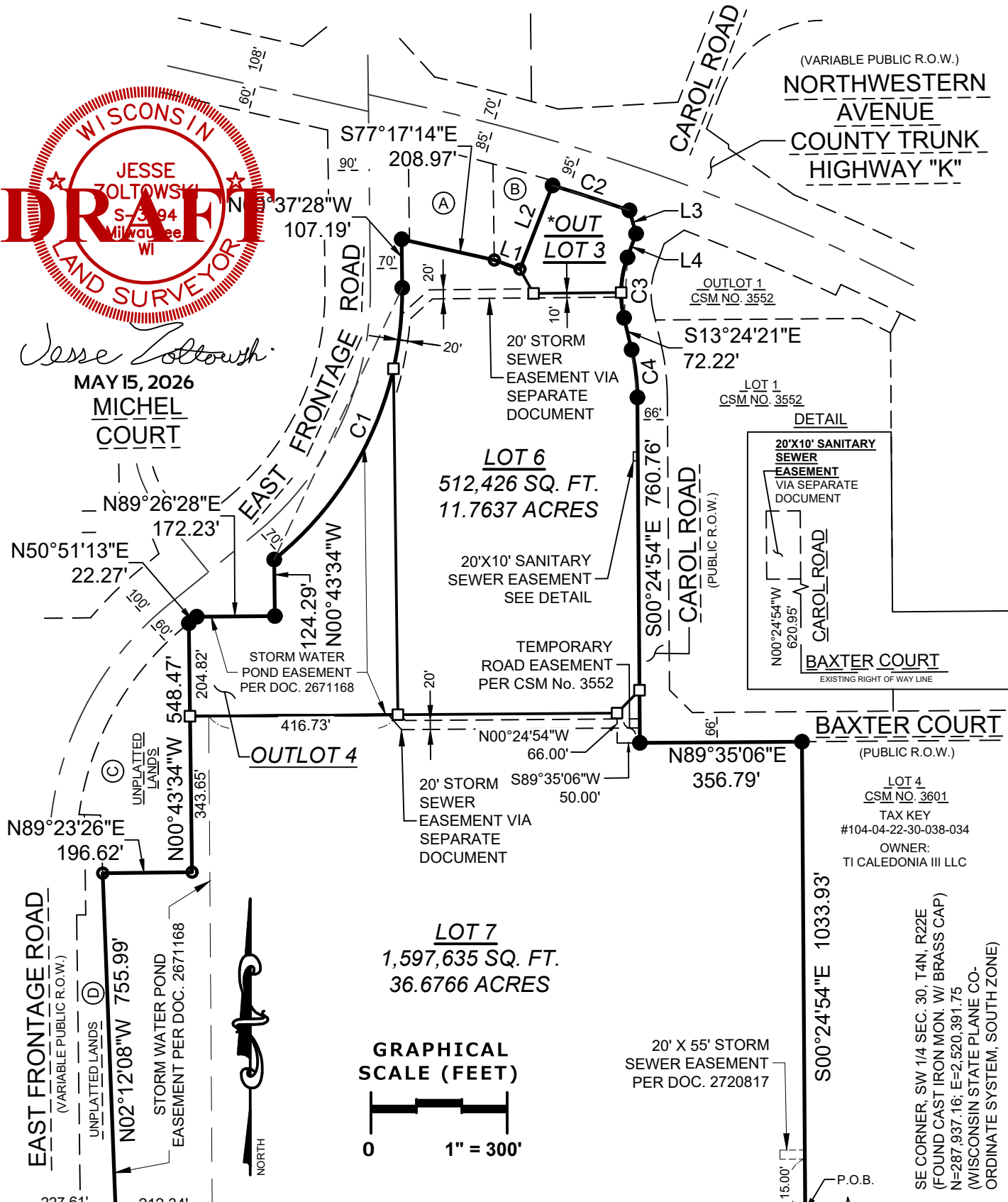
PEG JOB#1912.40
SHEET 2 OF 5

CERTIFIED SURVEY MAP NO. _____

All of Lot 5 of Certified Survey Map No. 3601, 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.



Jesse Zoltowski
 MAY 15, 2026
 MICHEL COURT



SW CORNER, SW 1/4 SEC. 30, T4N, R22E (FOUND CONC. MON. W/ BRASS CAP)

UNPLATTED LANDS
 TAX KEY #104-04-22-31-011-000
 OWNER: HILLSIDE DEVELOPMENT OF CAL CALEDONIA LP

***OUTLOT 3**
 44,736 SQ. FT.
 1.0270 ACRES

UNPLATTED LANDS
 TAX KEY #104-04-22-31-010-000
 OWNER: HILLSIDE DEVELOPMENT OF CAL CALEDONIA LP

- LEGEND:**
- - Denotes Found 1" Iron Pipe
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PEG JOB#1912.40
 SHEET 3 OF 5

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, Jesse Zoltowski, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided all of Lot 5 Certified Survey Map No. 3601, as recorded in the Register of Deeds office for Racine County as Document No. 2677634, being 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.

Containing 2,330,596 square feet (53.5031 acres) of land, more or less.

That I have made such survey, land division and map by the direction of TI INVESTORS OF CALEDONIA LLC, owner of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of s.236.34 of the Wisconsin State Statutes and the Village of Caledonia Land Division Ordinance in surveying, mapping and dividing the same..

Date: MAY 15, 2026



Jesse Zoltowski

Jesse Zoltowski
Professional Land Surveyor S-3094

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT	TANGENT
C1	684.45'	758.00'	051°44'09"	N25°14'37"E	661.43'	N51°06'41"E	N00°37'28"W
C2	178.14'	4378.00'	002°19'53"	S72°04'11"E	178.12'	S70°54'14"E	S73°14'07"E
C3	135.32'	233.00'	033°16'36"	S03°13'57"W	133.43'	S19°52'15"W	S13°24'21"E
C4	105.88'	467.00'	012°59'27"	S06°54'38"E	105.66'	S00°24'54"E	S13°24'21"E
C5	79.07'	233.00'	019°26'39"	S10°08'55"W	78.69'	S19°52'15"W	S00°25'36"W
C6	56.25'	233.00'	013°49'57"	S06°29'23"E	56.11'	S00°25'36"W	S13°24'21"E
C7	505.14'	758.00'	038°10'58"	N32°01'13"E	495.85'	N51°06'41"E	N12°55'44"E
C8	179.31'	758.00'	013°33'12"	N06°09'08"E	178.89'	N12°55'44"E	N00°37'28"W

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

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SHEET 4 OF 5

CERTIFIED SURVEY MAP NO. _____

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ADJACENT OWNERS

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

OWNER'S CERTIFICATE

TI INVESTORS OF CALEDONIA LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

TI INVESTORS OF CALEDONIA LLC as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

- 1. Village of Caledonia

IN WITNESS WHEREOF, the said TI INVESTORS OF CALEDONIA LLC has caused these presents to be signed by _____, of TOWNE REALTY, INC, manager of TI INVESTORS OF CALEDONIA LLC at Milwaukee, Milwaukee County, Wisconsin, on this _____ day of _____, 2026.

In the presence of: TI INVESTORS OF CALEDONIA LLC,
By: TOWNE REALTY, INC, Manager

Name (signature) - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2026, _____, (title) _____, of TOWNE REALTY, INC, manager of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ (title) of said TOWNE REALTY, INC, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Caledonia on this _____ day of _____, 2026.

Date

Jennifer Bass, Village Clerk



Jesse Zoltowski

MAY 15, 2026