

LEGAL DESCRIPTION:

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY - WISCONSIN TITLE SERVICE COMPANY COMMITMENT...

Tax Key Nos. 104-04-22-30-038-000 & 104-04-22-30-047-000 (2023)
New Tax Key Nos. 104-04-22-30-038-010 (Lot 1) & 104-04-22-30-038-020 (Lot 2)
Addresses: 4321 Carol Road, Franksville, WI 53126 (Lot 1) 4300 Carly Avenue, Franksville, WI 53126 (Lot 2)

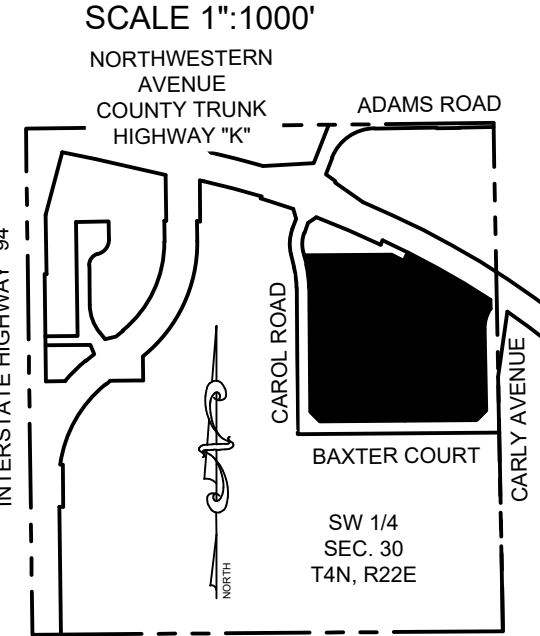
NOTES CORRESPONDING TO SCHEDULE B - II

- 1-4, 9 NOT SURVEY RELATED
5-8 VISIBLE EVIDENCE SHOWN IF ANY
10. Utility Easement recorded on April 19, 1937 in Volume 331 of Deeds, on Page 115, as Document No. 423463. 10' Wisconsin County Trunk Highway "K". Exact location cannot be determined from the recorded document.
11. Utility Easement recorded on April 19, 1937 in Volume 331 of Deeds, on Page 122, as Document No. 423470. 10' Wisconsin County Trunk Highway "K". Exact location cannot be determined from the recorded document.
12. Access Restrictions contained in Award of Damages recorded on November 8, 1972 in Volume 1157 of Records, on Page points - locations are shown.
13. Access Restrictions contained in Conveyance by Corporation recorded on May 24, 1974 in Volume 1224 of Records, on Page points - locations are shown.
14. Agreement recorded on March 23, 1982 in Volume 1644 of Records, on Page 660, as Document No. 1104147. Agreement property but cannot be plotted.
15. Agreement recorded on April 19, 1982 in Volume 1646 of Records, on Page 335, as Document No. 1105316. Agreement property but cannot be plotted.
16. 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 - Does not affect the surveyed property.
17. 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 - Does not affect the surveyed property.
18. 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.
19. 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.
20. Access restrictions set forth in a Transportation Project Plat 1030-11-20-4.08 recorded on July 9, 2009 as Document No. 2221138. Locations are shown.
21. Access restrictions set forth in a Transportation Project Plan 1030-11-20-4.07 recorded on July 13, 2010, as Document No. 2255374. Access Restrictions do not affect the surveyed property.
22. Access restriction set forth in a Transportation Project Plan 1030-11-20-4.02 recorded on July 13, 2010, as Document No. 2255377. Access Restrictions do not affect the surveyed property.
23. Matters shown on the recorded plat of Certified Survey Map No. 2653548, as follows: (a) Note regarding Temporary Road Easement - Note cannot be plotted (b) Building Setbacks - Locations are shown. (c) Cross Access Easement (d) Note regarding Cross Access Easement
24. Development Agreement TID #4 Parcels TI Investors of Caledonia, LLC recorded on August 11, 2022 as Document No. 2636415. Development Agreement cannot be plotted.
25. Temporary Access and Construction Easement recorded on March 30, 2023 as Document No. 2651152. The Temporary Access and Construction Easement is not on and does not touch the surveyed property.
26. Declaration of Access and Cross Access Easements recorded on August 4, 2023 as Document No. 2659644. Locations are shown.

TABLE A

- 1. Monuments found/placed at all corners of the surveyed property boundary.
2. Address (as disclosed in title commitment): 4321 Carol Road, Franksville, WI 53126
3. Flood Zone Classification: The property lies within in Zone "X" of the Flood Insurance Rate Map Community Panel No. 5510C0089D 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: 750,679 Square Feet (17.2332 Acres).
5. Vertical Datum: 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 / Zoning Report not supplied by client at time of survey.
7. (a) The exterior dimensions of all buildings at ground level graphically shown on survey.
(b) (1) The exterior building square footage is graphically shown on survey.
(c) Measured height of buildings graphically shown on survey.
8. Substantial features observed in the process of conducting the survey graphically shown on survey.
9. There are 140 regular parking spaces and 6 disabled parking spaces clearly designated on the surface of the subject property. Total parking = 146 stalls. There are 36 loading dock spaces designated on the subject property.
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.
14. The surveyed properties are located at the northeast corner of the intersection of Carol Road and Baxter Court.
17. 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.
18. Offsite easements, if any, shown on Survey.
19. Certificate of Professional Liability Insurance furnished upon request and in effect throughout the contract term.

VICINITY MAP



GENERAL NOTES

- 1. Right of Way widths and locations are based on surveys on record.
2. The properties depicted on the survey have direct physical ingress and egress via Carol Road, Baxter Court and Carly Avenue, all publicly dedicated right of ways.
3. 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 #2023505783 with a clear date of December 23, 2023. 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.

CERTIFICATION

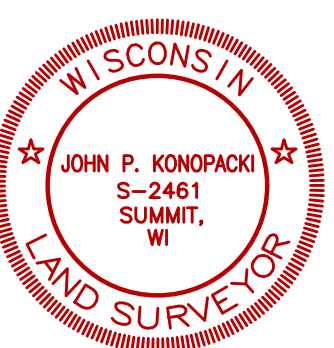
To: First American Title Insurance Company; Wisconsin Title Service Company; TI Investors of Caledonia LLC, a Wisconsin limited liability company.

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), 7(c), 8, 9, 11(a), 11(a), 13, 14, 16, 17, 18 & 19 of Table A thereof. The fieldwork was completed on JANUARY 11, 2024, JANUARY 26, 2024 & FEBRUARY 21, 2024.

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

Date of Plat or Map: JANUARY 19, 2024

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



LEGEND OF SYMBOLS & ABBREVIATIONS

Table with 3 columns: Symbol, Description, and Abbreviation. Includes symbols for manholes, valves, pipes, easements, and various utility lines.

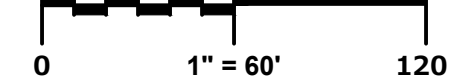
STATEMENT OF POTENTIAL ENCROACHMENTS

- AA - Storm Sewer without the benefit of an easement.

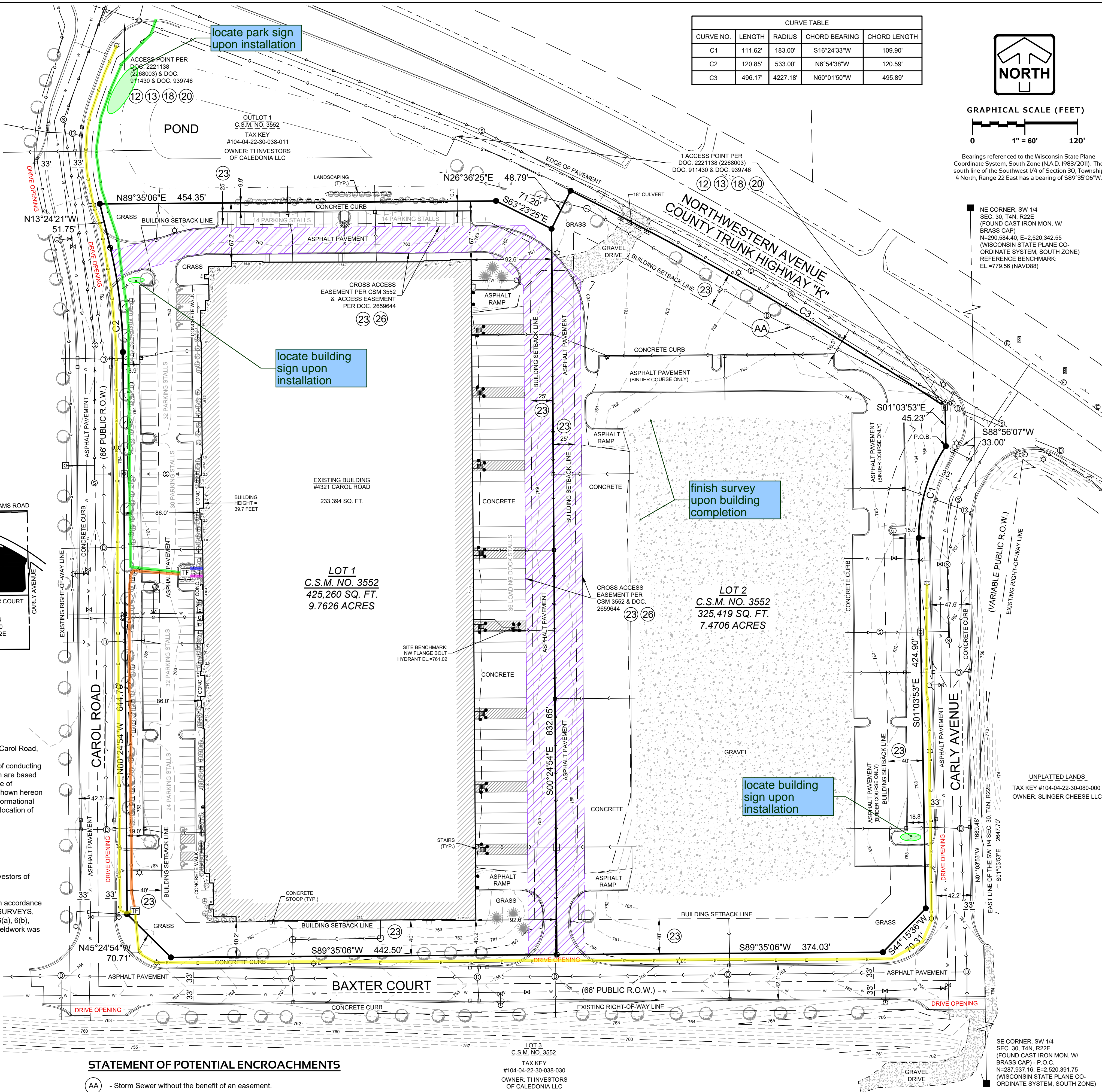
CURVE TABLE with columns: CURVE NO., LENGTH, RADIUS, CHORD BEARING, CHORD LENGTH. Lists curves C1, C2, and C3.



GRAPHICAL SCALE (FEET)



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\"/>



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PINNACLE ENGINEERING GROUP logo and contact information including website, address, and phone numbers.

4321 CAROL ROAD & 4300 CARLY AVENUE
LOT 1 AND LOT 2 OF C.S.M. NO. 3552 IN THE NE 1/4 AND SE 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 revision number, description, and date. Includes sheet number 1 of 1 and date 01/19/2024.