

ALTA / NSPS LAND TITLE SURVEY



PROJECT INFORMATION

ALTA/NSPS LAND TITLE SURVEY

FREEDOM DRIVE • DELAVAN, WI 53115

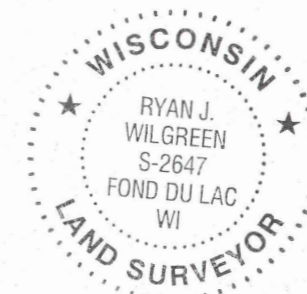
SURVEYOR'S CERTIFICATE

ALTA / NSPS Land Title Survey

- To:
- First American Title Insurance Company
 - Fidelity Title, Inc.
 - KSP West, LLC, a Wisconsin limited liability company
 - Freedom Landing 7, LLC, a Wisconsin limited liability company
 - Arvest Bank, its successors and/or assigns as their respective 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 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, 6(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18 & 19 of Table A thereof. The field work was completed on May 27, 2025.

Ryan J. Wilgreen
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Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 250143100



Date of Plat or Map: 7/23/25

LANDS DESCRIBED IN COMMITMENT NO. 86916, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH A COMMITMENT DATE OF JULY 14, 2025:

Parcel 1: Lot 1 of Certified Survey Map No. 5217 recorded in the Walworth County Register of Deeds office on July 22, 2025 as Document No. 1114838, being created out of Lot 2 of Certified Survey Map No. 4871 recorded in the Walworth County Register of Deeds as Document No. 992844, being part of the Southwest 1/4 of Section 16, Township 2 North, Range 16 East, City of Delavan, Walworth County, Wisconsin.

Parcel 2: A non-exclusive easement for ingress and egress as set forth in Article III, Section 3.1 of a Reciprocal Easement and Operation Agreement recorded December 18, 2017 as Document No. 959126, as amended by the First Amendment to Phase 1 Reciprocal Easement and Operation Agreement recorded June 27, 2018, as Document No. 970227, and Second Amendment to Phase 1 Reciprocal Easement and Operation Agreement recorded January 1, 2019, as Document No. 981281, and as further amended by the Third Amendment to Phase 1 Reciprocal Easement and Operation Agreement recorded August 22, 2019, as Document No. 992842.

TABLE A NOTES:

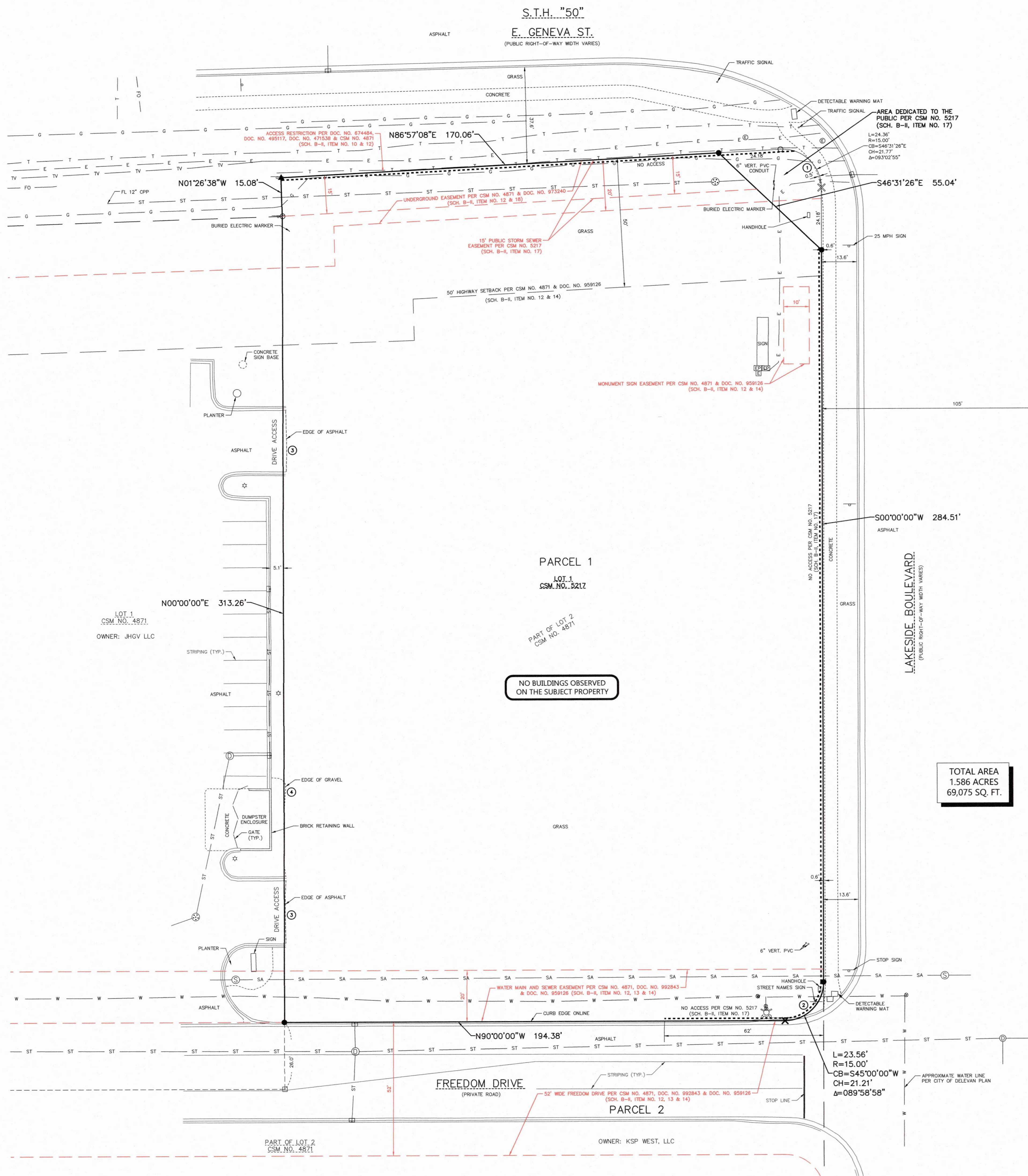
- Monuments have been placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- Address: Freedom Drive, Delavan, WI 53115
- Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map No. 55127C0190D with an effective date of October 2, 2009, the property falls within Zone "X" (areas determined to be outside the 0.2% annual chance flood hazard).
- The property described hereon contains 1.586 acres (69,075 sq. ft.) of land, more or less.
- (a) Zoning information was not provided by the client as part of this survey.
- (a)/(b)(1)/(c) No buildings observed on the subject property.
- Substantial features observed during the process of conducting the fieldwork are shown hereon.
- The subject property contains 0 regular striped parking stalls and 0 handicap accessible striped parking stalls for a total of 0 striped parking stalls.
- (a) Utility plans and maps were obtained by Excel through Digger's Hotline planning ticket requests and information provided by the municipality.
- Adjacent owner information was taken from the Walworth County GIS Website on the sheet issue date of this survey.
- The subject property is situated at the Northwest corner of the intersection of Freedom Drive and Lakeside Boulevard.
- At the time of this survey there was no visible sign of earth moving work, building construction, or building additions.
- No proposed changes to the street right-of-way lines have been disclosed by the City of Delavan or the current Title Commitment. There was no visible evidence of recent street or sidewalk construction or repairs at the time of the survey fieldwork.
- Offsite Easements or servitudes benefiting the subject property as disclosed in record documents provided to Excel have been depicted on this survey.
- Excel Engineering, Inc. carries a \$2,000,000 Professional Liability Insurance Policy. Certificate of Insurance will be provided upon request.

TITLE NOTES:

- First American Title Insurance Company, Commitment No. 86916, with a commitment date of July 14, 2025, has been reviewed in conjunction with the preparation of this survey. Survey related, Schedule B-II Exceptions are as follows:
 - #10 Rights of access acquired by the State of Wisconsin/Department of Transportation, Division of Highways set forth in Indenture dated December 11, 1973, filed January 23, 1974, in Volume 108, Page 374, as Document No. 674484. **No access along S.T.H. "50" is depicted on this survey.**
 - #11 Exclusive Use Restriction Agreement dated August 23, 2019, filed August 23, 2019, as Document No. 992961. **This document affects the subject property but does not contain any easements to depict on this survey.**
 - #12 Easements, Notations, Designations, Provisions, Restrictions or Conditions as shown and/or described on recorded plat of Certified Survey Map No. 4871, filed August 22, 2019, as Document No. 992844. **Highway setback line and easements are depicted on this survey.**
 - #13 Easement and right of way for municipal water lines and sanitary sewer lines and related purposes in favor of the City of Delavan, Wisconsin, a Wisconsin municipal corporation contained in Utility Easement Agreement dated August 9, 2019, filed August 22, 2019, as Document No. 992843. **Easements are depicted on this survey.**
 - #14 Terms, conditions, covenants, provisions, and restrictions of and easements contained in Phase 1 Reciprocal Easement and Operation Agreement dated December 15, 2017, filed December 18, 2017, as Document No. 959126. Amended by First Amendment to Phase 1 Reciprocal Easement and Operation Agreement dated May 31, 2018, filed June 27, 2018, as Document No. 970227. Amended by Second Amendment to Phase 1 Reciprocal Easement and Operation Agreement dated January 11, 2019, filed January 11, 2019, as Document No. 981281. Amended by Third Amendment to Phase 1 Reciprocal Easement and Operation Agreement dated August 20, 2019, filed August 22, 2019, as Document No. 992842. **Highway setback line, monument sign easement, private road easement and water/sewer easement have been depicted on this survey.**
 - #15 Development Agreement dated October 17, 2017, filed October 27, 2017, as Document No. 956379. As affected by Release of Recorded Development Agreement dated December 12, 2017, filed December 18, 2017, as Document No. 959173. Amended by First Amendment to Development Agreement dated January 11, 2019, filed January 11, 2019, as Document No. 981280. **Development Agreement affects the subject property but does not contain any survey related items to depict on this survey.**
 - #16 Use Restriction Agreement dated _____, recorded in the office of the Register of Deeds for Walworth County, Wisconsin on _____ as Document No. _____.
 - #17 Easements, Notations, Designations, Provisions, Restrictions or Conditions as shown and/or described on recorded plat of Certified Survey Map No. 5217, including an area dedicated to the public located in the Northeast corner of said parcel of land, restricted points of access onto Lakeside Boulevard and Freedom Drive located in the Southeast corner of said parcel of land, and a 15 foot Public Storm Sewer Easement along the North lot line of said parcel of land. **No access, storm sewer easement and dedication are depicted on this survey.**
 - #18 Underground Easement for Electric, Natural Gas, and Communication dated July 31, 2018, recorded in the office of the Register of Deeds for Walworth County, Wisconsin on August 13, 2018 as Document No. 973240. **Easement is depicted on this survey.**
- Other commitment items not specified hereon may not have been considered relevant to an ALTA/NSPS Land Title Survey, and have not been reviewed in conjunction with preparation of this plat (i.e. Annexation agreements, Leases, Mortgages, Liens, special assessments, covenants, trusts, unspecified or unrecorded rights).

NOTES:

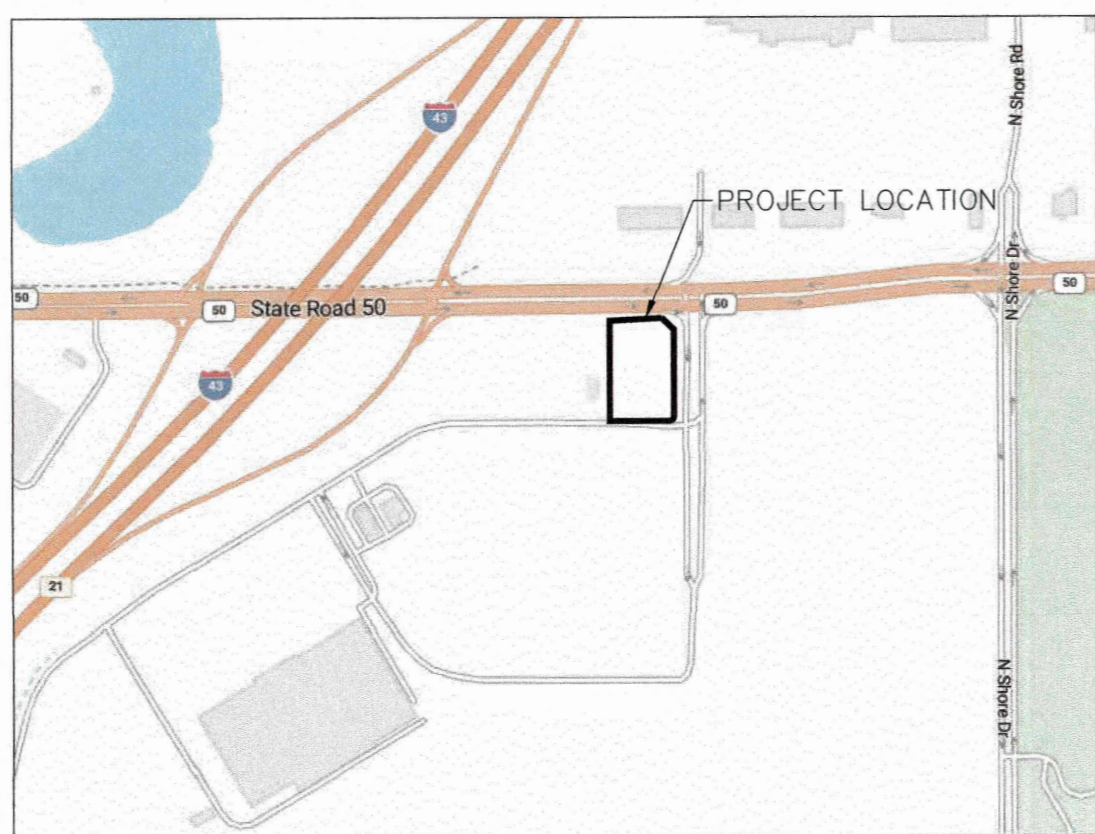
- Only the improvements that were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. This survey may not reflect all utilities, or improvements, if such items are hidden by landscaping, snow or areas covered by such items as dumpsters, trailers or vehicles. Lawn sprinkler systems, if any, are not shown on this survey.
- Surface indications of utilities along with Digger's Hotline markings per Ticket No. 2025025482 have been shown. Offsite observations have not been made to determine the extent of utilities serving or existing on the property. Controlled underground exploratory effort together with Digger's Hotline markings is recommended to determine the full extent of underground service and utility lines. Contact Digger's Hotline at 1-800-242-8511.
- The locations of the property lines shown on the face of this plat are based on the description and information furnished by the client, together with the title commitment. The parcel that is defined may not reflect actual ownership, but reflects what was surveyed. For ownership, consult your title company.
- The surveyed property is the same property described in Title Commitment No. 86916, prepared by First American Title Insurance Company.
- No gaps, strips, gores or overlaps exist within any portion of the subject property.
- The surveyed property abuts the easement for Freedom Drive and the public right of way known as Lakeside Boulevard.



- LEGEND:**
- | | | | |
|---|--------------------|--------|------------------------------|
| ⊗ | WATER VALVE IN BOX | — ST — | STORM SEWER AND MANHOLE |
| ⊗ | ROUND CATCH BASIN | — SA — | SANITARY SEWER AND MANHOLE |
| ⊗ | CURB INLET | — W — | WATER LINE AND HYDRANT |
| ⊗ | ELECTRIC MANHOLE | — FO — | UNDERGROUND FIBER OPTIC LINE |
| ⊗ | ELECTRIC METER(S) | — E — | UNDERGROUND ELECTRIC CABLE |
| ⊗ | ELECTRIC PANEL(S) | — T — | UNDERGROUND TELEPHONE CABLE |
| ⊗ | LIGHT POLE | — G — | UNDERGROUND GAS LINE |
| ⊗ | SIGN | — TV — | UNDERGROUND TELEVISION CABLE |
| ⊗ | 3/4" REBAR FOUND | — | CURB AND GUTTER |
| ⊗ | 1" IRON PIPE FOUND | — | PROPERTY LINE |
| ⊗ | CUT "X" FOUND | — | ADJACENT PROPERTY LINE |
| ⊗ | MAG NAIL FOUND | — | RIGHT-OF-WAY LINE |
| ⊗ | 3/4" REBAR SET | — | EASEMENT LINE |
| ⊗ | CUT "X" SET | — | SETBACK LINE |
| | | — | NO ACCESS LINE |

1" = 20'
SCALE
FEET

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD27). THE SOUTH LINE OF THE SOUTHWEST 1/4 HAS A RECORDED BEARING OF NORTH 88°58'20" EAST



VICINITY MAP
NOT TO SCALE

POSSIBLE VISIBLE ENCROACHMENTS:

- ① CONCRETE SIDEWALK CROSSES THE EAST LOT LINE
- ② CONCRETE CURB CROSSES THE SOUTH LOT LINE
- ③ CONCRETE CURB/ASPHALT CROSSES THE WEST LOT LINE
- ④ GRAVEL CROSSES THE WEST LOT LINE

NOTE:
EXCEL DOES NOT EXPRESS ANY LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF THE POTENTIAL ENCROACHMENTS DEPICTED HEREON.

CURRENT ZONING: ML Manufacturing Light

Building Setbacks:

Front: 25 feet
Side: 10 feet
Rear: 25 feet

Maximum Building Height: 50 feet

The current Zoning Setbacks and the Bulk Requirements have been listed per the City of Delavan Zoning Code. Zoning information shown hereon was obtained through research by Excel. Zoning information was not provided by the client as part of this survey as required by ALTA Table A, Item No. 6(a) and may be incomplete.