

LEGAL DESCRIPTION:
"PARCEL A" AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER WA-11275 BEARING A COMMITMENT DATE OF FEBRUARY 27th, 2018.

PART OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE S 89°05'27" W ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1,315.99 FEET TO THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST 1/4, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S 0°29'05" E ALONG SAID EAST LINE, A DISTANCE OF 761.63 FEET; THENCE N 75°55'58" W, A DISTANCE OF 452.86 FEET; THENCE N 17°06'53" W, A DISTANCE OF 183.03 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 45 AS DESCRIBED IN VOL. 42 OF RECORDS ON PAGE 96 AS DOCUMENT NO. 632889; THENCE N 64°04'24" E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 213.13 FEET TO THE NORTH LINE OF SAID NORTHEAST 1/4; THENCE N 89°05'27" E ALONG SAID NORTH LINE OF THE NORTHEAST 1/4, A DISTANCE OF 502.86 FEET TO THE POINT OF BEGINNING.

ALSO PART OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE S 0°31'00" E ON THE EAST LINE OF SAID SECTION 31, 1108.14 FEET; THENCE S 89°22'23" W, 45.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF C.T.H. "G", SAID POINT BEING THE PLACE OF BEGINNING OF THE LANDS HEREIN DESCRIBED, TO-WIT:

THENCE CONTINUE S 89°22'23" W 620.00 FEET; THENCE S 0°31'00" EAST 360.00 FEET, THENCE N 89°22'23" EAST 605.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF C.T.H. "G", THENCE N 0°31'00" E ON THE WEST RIGHT-OF-WAY LINE OF C.T.H. "G", 312.64 FEET; THENCE N 89°22'23" E ON SAID WEST RIGHT-OF-WAY LINE OF C.T.H. "G", 15.00 FEET; THENCE N 0°31'00" W ON SAID WEST RIGHT-OF-WAY LINE OF C.T.H. "G", 47.39 FEET TO THE PLACE OF BEGINNING.

AND ALSO THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 18 EAST, TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN,

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS OF LAND:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 18 EAST, OF THE 4th P.M., THENCE WEST ALONG THE NORTH LINE OF SAID SECTION, 440 FEET TO AN IRON STAKE; THENCE SOUTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION, 99 FEET TO AN IRON STAKE; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION, 440 FEET TO A POINT IN THE EAST LINE OF SAID SECTION, THENCE NORTH ALONG THE EAST LINE OF SAID SECTION, 99 FEET TO THE PLACE OF BEGINNING.

ALSO COMMENCING AT A POINT IN THE EAST LINE OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 18 EAST OF THE 4th P.M. THAT IS 99 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION; THENCE WEST 440 FEET TO AN IRON STAKE, THENCE SOUTH 99 FEET TO AN IRON STAKE; THENCE EAST 440 FEET TO A POINT IN THE AFORESAID EAST LINE OF SECTION 31, THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 31, 99 FEET TO THE PLACE OF BEGINNING;

ALSO PART OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE S 0°31'00" E ON THE EAST LINE OF SAID SECTION 31, 1108.41 FEET; THENCE S 89°22'23" W 45.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF C.T.H. "G", SAID POINT BEING THE PLACE OF BEGINNING OF THE LANDS HEREIN DESCRIBED, TO-WIT: THENCE CONTINUE S 89°22'23" W, 620.00 FEET; THENCE S 0°31'00" E, 360.00 FEET; THENCE N 89°22'23" E, 605.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF C.T.H. "G", THENCE N 0°31'00" W ON THE WEST RIGHT-OF-WAY LINE OF C.T.H. "G", 312.64 FEET; THENCE N 89°22'23" E ON THE SAID WEST RIGHT-OF-WAY LINE OF C.T.H. "G", 15.00 FEET; THENCE N 0°31'00" E ON SAID WEST RIGHT-OF-WAY LINE OF C.T.H. "G", 47.39 FEET TO THE PLACE OF BEGINNING.

ALSO COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN; THENCE WEST 45.00 FEET, THENCE NORTH 982.52 FEET; THENCE WEST 15.00 FEET; THENCE NORTH 500.00 FEET; THENCE EAST 15.00 FEET; THENCE NORTH 956.90 FEET; THENCE EAST 45.00 FEET; THENCE SOUTH 2,440.42 FEET TO THE PLACE OF BEGINNING.

TAX KEY NO: RXUP 000256

ADDRESS: N7605 HIGHWAY 120

TOTAL AREA: 3,666,546 SQ. FT. OR 84.172 ACRES

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LANDS LOCATED IN THE NORTHEAST 1/4, SOUTHEAST 1/4, AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 18 EAST, VILLAGE OF EAST TROY, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE S 0°34'30" E ALONG THE EAST LINE OF SAID NORTHEAST 1/4, 198.00 FEET; THENCE S 89°05'26" W, 45.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE TRUNK HIGHWAY "120" AND THE POINT OF BEGINNING;

THENCE S 0°34'30" E ALONG SAID WEST LINE OF STATE TRUNK HIGHWAY "120", 957.48 FEET; THENCE S 89°09'08" W ALONG SAID WEST LINE, 15.00 FEET; THENCE S 0°34'30" E ALONG SAID WEST LINE, 500.00 FEET; THENCE N 89°09'08" E ALONG SAID WEST LINE, 15.00 FEET; THENCE S 0°34'30" E ALONG SAID WEST LINE, 982.52 FEET TO THE SOUTH LINE OF THE AFORESAID NORTHEAST 1/4 OF SECTION 31; THENCE S 89°09'08" W ALONG SAID SOUTH LINE, 1,275.13 FEET; THENCE N 0°29'05" W, 1,875.04 FEET; THENCE N 75°55'58" W, 452.86 FEET; THENCE N 17°06'53" W, 182.75 FEET; THENCE N 33°47'10" W, 248.43 FEET; THENCE N 22°23'21" W, 183.03 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY "43"; THENCE N 64°04'24" E ALONG SAID SOUTH LINE, 213.13 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 31; THENCE N 89°05'27" E ALONG SAID NORTH LINE, 1,378.86 FEET; THENCE S 0°34'30" E, 198.00 FEET; THENCE N 89°05'27" E, 395.00 FEET TO THE POINT OF BEGINNING.

CERTIFICATION

TO CHICAGO TITLE INSURANCE COMPANY; VILLAGE OF EAST TROY; MLG INVESTMENTS, LLC; MLG INVESTMENTS 2000, LLC

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 8(b), 8, 10(g), 11, 13-14, & 18 OF TABLE A, THEREOF. PURSUANT TO ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WISCONSIN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. EXECUTED THIS 16th DAY OF APRIL, 2018.

Peter J. Nielson 23 July 18
PETER J. NIELSON, P.L.S.
WISCONSIN PROFESSIONAL LAND SURVEYOR S-2527
LYNCH & ASSOCIATES
5482 S. WESTRIDGE DR.
NEW BERLIN, WI 53151
DATE OF SURVEY: APRIL 11th, 2018

THIS INSTRUMENT DRAFTED BY: PETER J. NIELSON, PLS

NORTH 1/4 CORNER
SEC. 31, T4N, R18E
(CONC. MON. W/ BRASS
CAP-FOUND)

GENERAL NOTES

- RIGHT-OF-WAY WIDTH OF STATE TRUNK HIGHWAY 120 IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLAT S0464(4).
- UNDERGROUND UTILITY LOCATIONS SHOWN ARE BASED ON VISUAL OBSERVATION AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. LYNCH & ASSOCIATES DOES NOT GUARANTEE THE EXACT LOCATION OF OTHERS NOT SHOWN. CONTACT DIGGER'S HOTLINE PRIOR TO ANY ACTIVITY.
- ON THE GROUND SURVEY WAS PERFORMED BY LYNCH & ASSOCIATES ON APRIL 10-12th, 2018.
- PARCEL IS LOCATED IN FLOOD ZONE "X" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL 55127C0093D, EFFECTIVE OCTOBER 2nd, 2009.
- PROPERTY IS CURRENTLY ZONED BP: BUSINESS PARK SETBACK REQUIREMENTS:
PAVEMENT: 5 FEET
ACCESSORY BUILDING: SIDE & REAR, 5 FEET
STREET: 30 FEET
SIDE: 15 FEET (SUN OF SIDES 30 FEET)
REAR: 40 FEET
- NO PARTY WALLS WERE FOUND ON THE PROPERTY

STATEMENT OF ENCROACHMENTS

- (A) WIRE FENCE ON SUBJECT PROPERTY

NOTES CORRESPONDING TO SCHEDULE B-II:

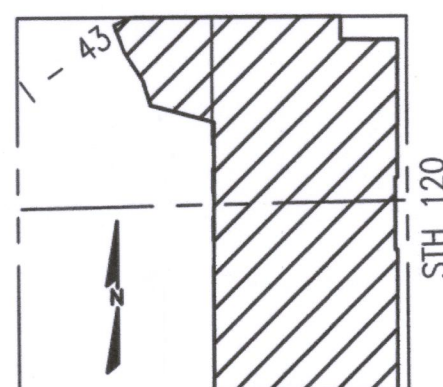
- 1.-5,9,10,16,17,22-27. NOT SURVEY RELATED
- 6.-8. VISIBLE EVIDENCE SHOWN, IF ANY
11. EASEMENT FOR THE PURPOSE AND RIGHTS INCIDENTAL THERETO, GRANTED TO THE MILWAUKEE ELECTRIC RAILWAY AND LIGHT COMPANY, RECORDED AUGUST 28, 1936 AS DOCUMENT NO. 319086.
12. NOT APPLICABLE
13. RESTRICTIONS ON ACCESS AS SET FORTH IN AN INSTRUMENT RECORDED ON OCTOBER 30, 1970, AS DOCUMENT NO. 629587
14. RESTRICTIONS ON ACCESS AS SET FORTH IN AN INSTRUMENT RECORDED ON FEBRUARY 16, 1971, AS DOCUMENT NO. 632889
15. HOLDING TANK AGREEMENT RECORDED AUGUST 26, 1986 AS DOCUMENT NO. 133754
18. ACCESS EASEMENT AGREEMENT RECORDED JULY 20, 2006, AS DOCUMENT NO. 682845
- 19.-21. PARCEL B ONLY

LEGEND

- MONUMENT FOUND AS NOTED
- 1" Iron Pipe - Found
- 3/4" Iron Rod - Found
- 5/8"X18" Iron Rod weighing 1.13 lbs per linear foot, set.
- Measured Bearing/Distance
- Utility Pole
- Guy Wire
- Overhead Wires

VICINITY MAP

NW 1/4 SEC. 32
T04N, R18E.



VILLAGE OF EAST TROY
RXUP 00230A

NORTH LINE OF THE NE 1/4 SEC. 31, T4N, R18E

NORTHEAST CORNER
SEC. 31, T4N, R18E
(CONC. MON. W/ BRASS
CAP-FOUND)

JOSEPH S. & LAUREL
KLARKOWSKI C.S.M. 2714
PA271400001

NORMAN & BETTY
SAFFRAN LIFE ESTATE,
KENNETH SAFFRAN, ET. AL.
PET3100001B

(A)
WIRE FENCE
3.5' SOUTH OF
PROPERTY LINE

(13)
NO ACCESS PER
DOCUMENT NO. 629857
606.73'

PARCEL A
3,666,546 SQ. FT.
84.172 ACRES

OWNER:
MLG INVESTMENTS, LLC
RXUP 00256

(15)

(18)
ACCESS EASEMENT
DOCUMENT NO. 682845

S89°09'08"W
15.00'

STATE TRUNK HIGHWAY "120" BASED
ON WISCONSIN DEPARTMENT OF
TRANSPORTATION RIGHT-OF-WAY PLAT
1091-4-4-21 MARCH 13, 1975

0 150 300
Feet

ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 31, T4N, R18E, RECORDED AS N89°05'27"E ON THE SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION "CONTROL SURVEY SUMMARY DIAGRAM" APPROVED AUGUST 1968, AND REVISED DECEMBER, 2012.

STATE TRUNK HIGHWAY "120" BASED ON
WISCONSIN DEPARTMENT OF TRANSPORTATION
RIGHT-OF-WAY PLAT S0464(4) JANUARY 3, 1961

KAISER FAMILY HOLDINGS #1, LLC
PET31000011

LOT 1 C.S.M. 1590
JEFF & MICHELE KNIED
PA159000001

EAST 1/4 CORNER
SEC. 31, T4N, R18E
(CONC. MON. W/ BRASS
CAP-FOUND)

ALTA / ACSM LAND TITLE SURVEY

NO. 1
BY DATE
P/JN 7-23-18
REVISIONS
REMOVED NOTE 2.

ISSUED FOR
REVIEW

PLAN DATE 4-16-18

DESIGNED BY PSD

0 150'
SCALE

PROJECT NO.
18-1017

SHEET NO.

1 OF 1

7605 N. HWY 120, EAST TROY, WI
NE 1/4, SE 1/4, NW1/4 OF THE NE 1/4 SEC. 31
T4N, R18E, WALWORTH COUNTY

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC