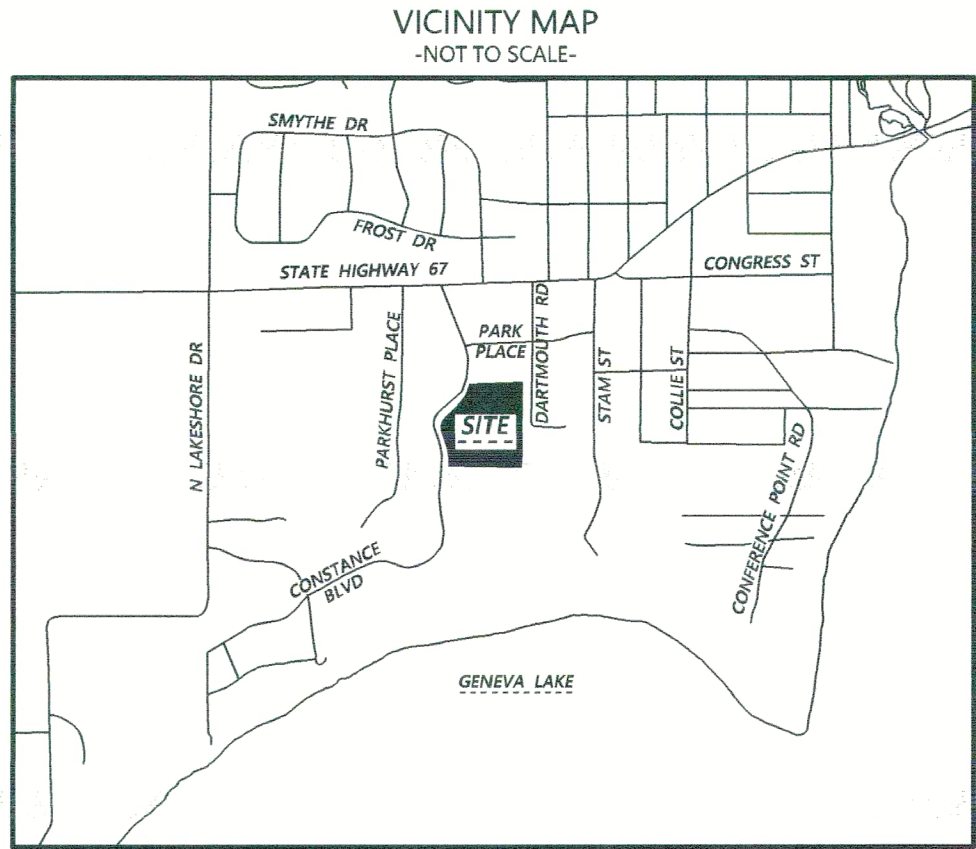


ALTA/NSPS LAND TITLE SURVEY

THE LEGAL DESCRIPTION OF RECORD AS CONTAINED WITHIN A COMMITMENT FOR TITLE INSURANCE PROVIDED TO THE SURVEYOR BY KNIGHT BARRY TITLE SERVICES LLC, AN AUTHORIZED AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY.
FILE NUMBER: 2327658 COMMITMENT DATE: April 16, 2025 at 08:00 am LAST REVISED DATE: 04/21/2025 01:34 PM
PARCEL ID #WA496800001 & WA496800002



LEGAL DESCRIPTION

Lot 1 of Certified Survey Map No. 4968 recorded in the office of the Register of Deeds for Walworth County, Wisconsin, on June 9, 2021 of Certified Survey Maps, as Document No. 1038933, being a redivision of Block E of Assessor's Subdivision and part of Block 6 of Grand Terrace Subdivision located in part of the NE 1/4 & SE 1/4 of the SW 1/4 of Section 1, Town 1 North, Range 16 East, Village of Williams Bay, Walworth County, Wisconsin.

Lot 2 of Certified Survey Map No. 4968 recorded in the office of the Register of Deeds for Walworth County, Wisconsin, on June 9, 2021 of Certified Survey Maps, as Document No. 1038933, being a redivision of Block E of Assessor's Subdivision and part of Block 6 of Grand Terrace Subdivision located in part of the NE 1/4 & SE 1/4 of the SW 1/4 of Section 1, Town 1 North, Range 16 East, Village of Williams Bay, Walworth County, Wisconsin.

NOTES CORRESPONDING TO SCHEDULE 'B-2' ITEMS

ITEMS 1-10 ARE CONSIDERED GENERAL IN NATURE OR NON-SURVEY RELATED AND ARE NOT LISTED.

[1] Easements, restrictions and other matters shown on Certified Survey Map No. 4968 recorded June 9, 2021 as Document No. 1038933.
LIES WITHIN SURVEYED PROPERTY, LOCATION SHOWN.

[2] Easements, restrictions and other matters shown on the Plat of Assessor's Subdivision.
LIES WITHIN SURVEYED PROPERTY, NO EASEMENTS, RESTRICTIONS AND OTHER MATTERS ARE SHOWN OR STATED ON THE PLAT OF ASSESSOR'S SUBDIVISION.

[3] Public or private rights. If any in such portion of the Land as may be presently used, laid out, or dedicated in any manner whatsoever, for street, highway and/or alley purposes.

TABLE A ITEMS

ITEM 1: MONUMENTS FOUND OR PLACED ARE SHOWN HEREON AND REFERENCED IN THE LEGEND.

ITEM 3: SUBJECT PARCEL IS LOCATED IN ZONE 'X' (AREA OF MINIMAL FLOODING) OF FEMA FLOOD MAP NO. 55127C0308D HAVING AN EFFECTIVE DATE OF 10/2/2009.

ITEM 4: GROSS LAND AREA OF SURVEYED PARCELS ARE 501,020 SQ. FT. (11,502 ACRES).

ITEM 5: CONTOUR LINES PLOTTED HEREON AT 1 FOOT INTERVALS DERIVED FROM A UAV LIDAR FLIGHT OF THE SITE ON 6/23/2025. SOURCE BENCHMARK IS NGS PID: DG4987 - ELEVATION = 1048.26 NAVD-88 (2012) VERTICAL DATUM.

ITEM 11(a): LOCATION OF UTILITIES ON OR SERVING THE SURVEYED PARCEL HAVE BEEN DETERMINED BY OBSERVED EVIDENCE AND MARKINGS REQUESTED BY THE SURVEYOR BY A DIGGERS HOTLINE REQUEST, TICKET NUMBER 2025-2418-580, 2025-2418-645, 2025-3418-704 WITH A START DATE OF JUNE 21, 2025. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FACILITIES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, UTILITY LOCATED REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. MEMBERS NOTIFIED WITH DIGGERS HOTLINE REQUEST ARE ALLIANT ENERGY, CHARTER COMMUNICATIONS, AT&T DISTRIBUTION, WE ENERGIES-WE GAS, AND VILLAGE OF WILLIAMS BAY.

GENERAL NOTES

- (A) EXHIBIT 'A' LEGAL DESCRIPTION(S) AND SCHEDULE B, PART II EXCEPTIONS ARE REPRODUCED EXACTLY FROM THE TITLE COMMITMENT PROVIDED FOR THIS SURVEY.
- (B) THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE B ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES (SEE CERTIFICATION). IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN COUNSEL FOR INTERPRETATION OF ALL SCHEDULE B DOCUMENTS REFERENCED IN THE TITLE REPORT.
- (C) THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR ADDITIONAL EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY, OTHER THAN THE ITEMS PLOTTED AND NOTED HEREON.
- (D) R.H. BATTERMAN & CO., INC., DOES NOT EXPRESS A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF POTENTIAL ENCROACHMENTS SHOWN HEREON.
- (E) THE SURVEYED PARCEL HAS A PHYSICAL ACCESS LOCATION(S) TO CONSTANCE BOULEVARD OVER FIELD ENTRANCE AS PLOTTED HEREON.
- (F) NO BUILDINGS OBSERVED ON SURVEYED PARCELS AS OF THE DATE OF THIS SURVEY.



SURVEYOR'S CERTIFICATE

To: BRENT A FOX INDIVIDUAL PROPERTY TRUST
MACFIVE, LLC

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, 3, 4, 5, and 11(a) of Table A thereof.

The field work was completed on June 23, 2025.

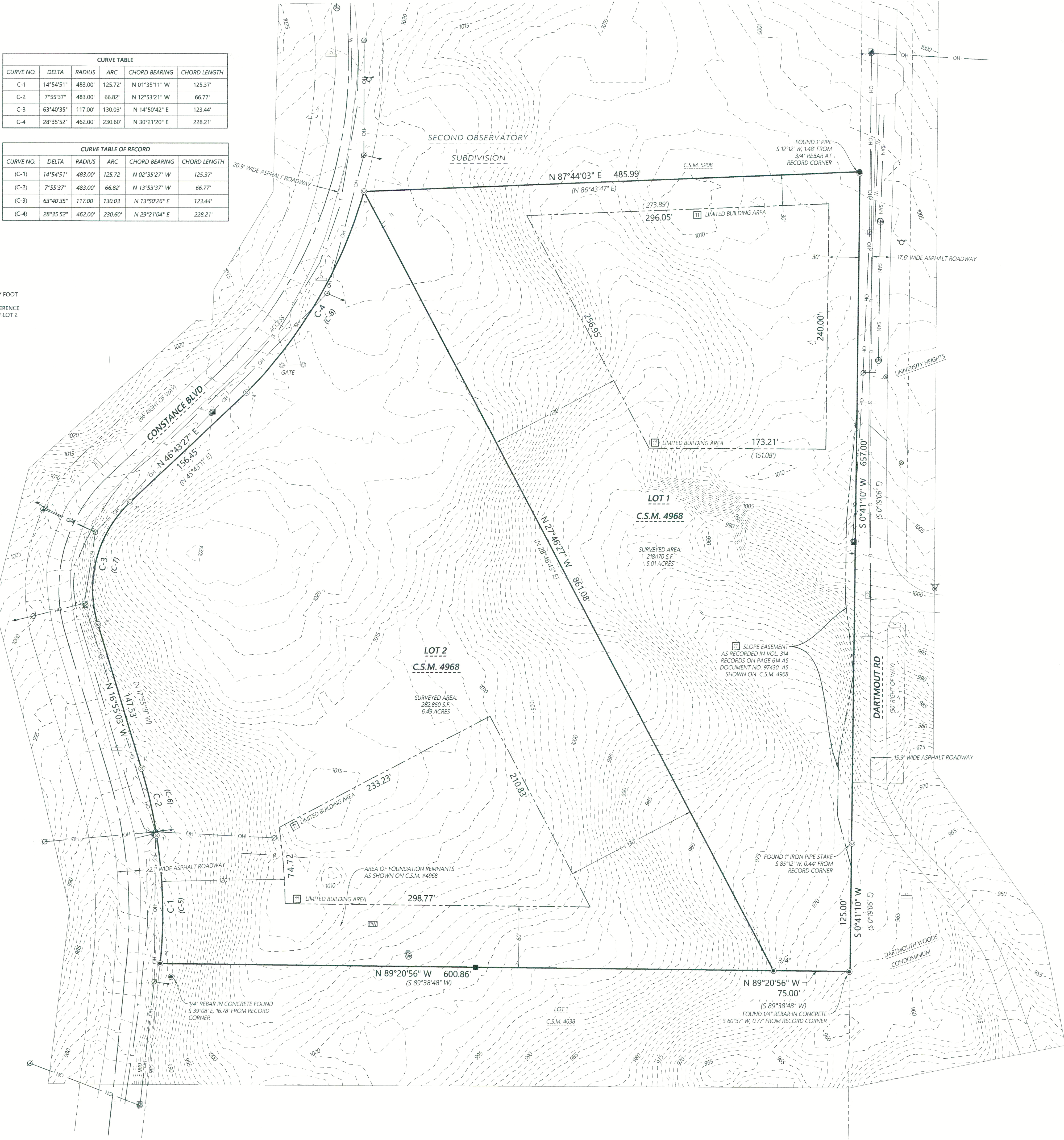
Kristin J. Belongia
Kristin J. Belongia, P.L.S.
Wisconsin Professional Land Surveyor S-2943
Dated this 26th day of June, 2025.

MONUMENT KEY

- Iron Rebar Set
3/4" x 24"(1.5 Lbs./Ft.)
- 3/4" Iron Rebar Found
- Wooden Lath Set on Line
- Iron Pipe Found
- Section Corner Monument Found
- (XXX) Record Information

LEGEND

- Existing Boundary Line
- - - Existing Right-of-Way
- - - Existing Adjacent Property
- - - Existing Centerline
- - - Existing Easement Line
- - - Existing Section Line
- Existing Well
- Existing Telephone Pedestal
- OH Existing Overhead Power
- Existing Utility Pole
- Existing Guy Wire
- Existing Electric Meter
- T Existing Telephone
- G Existing Gas Main
- SAN Existing Sanitary Sewer
- W Existing Watermain
- ⊗ Existing Water Valve
- ⊕ Existing Fire Hydrant
- ⊕ Existing Sanitary Manhole
- ⊕ Existing Sign
- ⊕ Existing Fence Post
- ⊕ Existing Mailbox
- Existing Bollard



Batterman
engineers surveyors planners
BELLOTT ELKHORN JAMESVILLE
2857 S. Barlett Dr. • Beloit, WI 53511
608.365.4464 | www.rhbatterman.com

FOR THE EXCLUSIVE USE OF:

Brent Fox
2501 N. Parker Drive
Janesville, WI 53545

ORDER NO:35536
FIELD CREW: JPL DGM
DRAWN BY: JRT DGM
SHEET 1 OF 1

2021 Standard ALTA / NSPS Land Title Survey

WA4968-1, 2
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