

ALTA/NSPS LAND TITLE SURVEY

OF LOTS 1 & 2 AND PART OF LOT 3, SUGAR CREEK BUSINESS PARK, RECORDED IN CABINET D, SLIDE 153, AS DOCUMENT NUMBER 772362, WALWORTH COUNTY REGISTER OF DEEDS, LOCATED IN THE NE 1/4 - NE 1/4 AND THE SE 1/4 - NE 1/4 OF SECTION 1, T.3 N., R. 16 E., OF THE 4TH P.M., IN THE TOWN OF SUGAR CREEK, WALWORTH COUNTY, WISCONSIN.

NOTES CORRESPONDING TO SCHEDULE 'B-2' ITEMS

- ITEMS 1-10 & 29-31 ARE CONSIDERED GENERAL IN NATURE OR NON-SURVEY RELATED AND ARE NOT LISTED.
11. Rights of the public in any portion of the subject premises lying below the ordinary high water mark of Wetlands and rights of the government to regulate the use of the shore and riparian rights.
 - 11.1. The Wetlands have been shown as depicted on the Plat of Sugar Creek Business Park.
 - 11.2. The 75' Wetland Buffer Line has been shown as depicted on the Plat of Sugar Creek Business Park.
 12. Easements, dedications, reservations, provisions, relinquishments, retracts, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 2007, recorded on February 06, 1991, in Volume 9 of Certified Survey Maps, Page 293, as Document No. 066109.
 - 12.1. Certified Survey Map No. 2007 lies entirely outside of the Parcels Surveyed and does not affect the Surveyed Property.
 13. Easements, dedications, reservations, provisions, relinquishments, retracts, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 3167, recorded on November 29, 1999, in Volume 17 of Certified Survey Maps, Page 209, as Document No. 432718. Easement Relocation Agreement recorded on September 02, 2004, as Document No. 615794.
 - 13.1. Certified Survey Map No. 3167 (CSM No. 3167) lies entirely outside the limits of the Parcels Surveyed and does not affect the Surveyed Property.
 - 13.2. The 60' Ingress/Egress Easement depicted on CSM No. 3167 falls entirely outside of the Parcels Surveyed and does not affect the Surveyed Property.
 - 13.3. The Easement Relocation Agreement (Agreement) references CSM No. 3167. The Agreement also references CSM No. 3564 which is not included in this Exception (See Exception 15 below). The 60' Driveway Easement from CSM No. 3167 and 30' Driveway Easement, both referenced in the Agreement have been released and relocated to the "New 60' Wide Access Easement" (Relocated Easement in Agreement) noted on CSM No. 3564. The Relocated Easement lies West of, and immediately adjacent to the Parcel I and Affects the Surveyed Property in that it provides access to C.T.H. "A".
 14. Easements, dedications, reservations, provisions, relinquishments, retracts, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 3519 (CSM No. 3519), recorded on January 08, 2003, in Volume 20 of Certified Survey Maps, Page 274, as Document No. 538949.
 - 14.1. CSM No. 3519 has been re-divided by CSM No. 3564 which is not included in this Exception (See Exception 15 below).
 - 14.2. The 60' Access Easement depicted on this CSM has been released and relocated as referenced in 13.3 above and does not affect the Surveyed Property.
 15. Easements, dedications, reservations, provisions, relinquishments, retracts, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 3564 (CSM No. 3564), recorded on June 04, 2003, in Volume 21 of Certified Survey Maps, Page 67, as Document No. 559836. Easement Relocation Agreement recorded on September 02, 2004, as Document No. 615794.
 - 15.1. Lot 1 of CSM No. 3564 within which the Surveyed Property is located has been re-divided by CSM No. 3721 which is not included in this Exception. (See Exception 16 below).
 - 15.2. The "New 60' Wide Access Easement" depicted on CSM No. 3564 lies West of, and immediately adjacent to Parcel I and Affects the Surveyed Property in that it provides access to C.T.H. "A".
 - 15.3. The Easement Relocation Agreement (Agreement) references the "New 60' Wide Access Easement" (Relocated Easement in Agreement) noted in 15.2 above.
 16. Easements, dedications, reservations, provisions, relinquishments, retracts, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 3721, recorded on August 24, 2004, in Volume 22 of Certified Survey Maps, Page 175, as Document No. 614724.
 - 16.1. Lot 1 of Certified Survey Map No. 3721 (CSM No. 3721) has been further subdivided by Sugar Creek Business Park referenced in Exception 17 below. The Parcels Surveyed lie within portions of Lot 1, CSM No. 3721.
 - 16.2. O.L. 1 of CSM No. 3721 incorporates all of the Relocated Easement referenced in the Agreement and is to be used for Road Way and Utility Easement Purposes. Said O.L. 1 lies West of, and immediately adjacent to the Parcels Surveyed and Affects the Surveyed Property in that it provides access to C.T.H. "A".
 - 16.3. Notes per CSM No. 3721 pertaining to the Surveyed Property:
 - 16.3.1. O.L. 1 to be maintained in accordance with the Maintenance Agreement.
 - 16.3.2. O.L. 1 to be attached to Lot 1 may be transferred to adjacent Lot 2 at a later date.
 - 16.3.3. Ingress/Egress Easement on O.L. 1 to be maintained by Lots 1 and 2 of CSM No. 3167 per Maintenance Agreement.
 - 16.3.4. Lot 1 cannot be further divided.
 17. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Sugar Creek Business Park, as recorded in Cab D, Slide 153 as Document No. 772362 on September 04, 2009, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
 - 17.1. Easements, Setback Lines, Wetlands, and Wetland Buffer Lines, and Access Restrictions as depicted on the Plat have been shown.
 18. Utility Easement to State Long Distance Telephone Company, dated October 05, 1971, recorded/filled January 05, 1972, in Volume 62 of Records, Page 224, as Document No. 645341.
 - 18.1. This Easement lies within the existing right-of-way for C.T.H. "A" South of, and adjacent to the South line of Parcel I, therefore the easement is not shown.
 19. Driveway Easement as set forth in Warranty Deed recorded on February 28, 1977, in Volume 179 of Records, Page 748, as Document No. 13884. Easement Relocation Agreement recorded on September 02, 2004, as Document No. 615794.
 - 19.1. The Driveway Easement does not lie within, and does not affect the Surveyed Property, therefore the easement is not shown.
 - 19.2. Driveway Easement as set forth in Warranty Deed recorded on March 01, 1977, in Volume 179 of Records, Page 42, as Document No. 13880. Easement Relocation Agreement recorded on September 02, 2004, as Document No. 615794.
 20. The easement as set forth in the Warranty Deed has been released by the Easement Relocation Agreement and lies within the Private Road within O.L. 1 of CSM No. 3721.
 21. Utility Easement to Wisconsin Electric Power Company, dated July 06, 1979, recorded/filled July 31, 1979, in Volume 23 of Records, Page 93, as Document No. 49547.
 - 21.1. This Easement does not lie within, and does not affect the Surveyed Property, therefore the easement is not shown.
 22. Driveway Easement recorded on July 18, 1990, in Volume 493 of Records, Page 555, as Document No. 107486. Easement Relocation Agreement recorded on September 02, 2004, as Document No. 615794.
 - 22.1. The Driveway Easement has been released by the Easement Relocation Agreement and lies within the Private Road located in O.L. 1, CSM No. 3721.
 23. West Road and Utility Easement Agreement recorded on September 28, 2004, as Document No. 617704.
 - 23.1. Document provides Easement rights for Lot 1, Lot 2, and Lot 3 of CSM No. 3721 within O.L. 1 of said CSM. O.L. 1 lies West of, and immediately adjacent to Parcel I of the Surveyed Property.
 - 23.2. Refer to Document for specific Easement rights granted.
 24. Alby, K. Driveway and Utility Easement Agreement recorded on September 23, 2004, as Document No. 617707.
 - 24.1. Document pertains to Lot 3, CSM No. 3721 and Lots 1 & 2 of CSM No. 3167, both of which lie outside of the limits of, and do not affect the Surveyed Property.
 25. Septic Easement Declaration by Mann Bros., Inc., a Wisconsin corporation recorded on May 17, 2007, as Document No. 708846.
 - 25.1. Easement lies within Parcel II of the Surveyed Property and has been shown.
 - 25.2. Sugar Creek Business Park Notes that this Easement "to be Released". Surveyor has not been provided with Documentation of said release.
 26. Private Drive and Utility Easement Declaration recorded on October 14, 2009, as Document No. 774927.
 - 26.1. Easement shown.
 - 26.2. Refer to Declaration for Rights, Obligations, Permitted Uses, and Other Conditions, Restrictions, and/or Terms.
 27. Sign Agreement Dated September 23, 2009. Parties: Mann Bros., Inc., a Wisconsin corporation and Toy Yard Storage, LLC, a Wisconsin limited liability company. Recorded: October 14, 2009. Instrument No. 774928.
 - 27.1. Agreement provides for a monument sign to be constructed and maintained within Lot 1, Sugar Creek Business Park (Parcel I of Surveyed Property). Upon Governmental Approval for said monument sign a perpetual, non-exclusive grant of easement for the approved area of the sign, with additional provisions consistent with this Agreement is required to be recorded. Refer to Document for particulars.
 - 27.2. Surveyor has not been provided with Documentation of this easement, and a monument sign was not observed in the general preferred location outlined in the Agreement. Therefore there is nothing to plot.
 28. Storm Water Management Practice Maintenance Agreement recorded June 17, 2007, as Document No. 119156.
 - 28.1. Document is legible impaired and is not able to be recreated. Nothing to plot. Refer to Agreement for specific requirements of the Storm Water Practice Maintenance Plan outlined in Exhibit C.
 - 28.2. Affect Surveyed Property as to the Description the Agreement is subject to.

VICINITY MAP



THE LEGAL DESCRIPTION OF RECORD AS CONTAINED WITHIN A COMMITMENT FOR TITLE INSURANCE PROVIDED TO THE SURVEYOR BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES.

COMMITMENT NUMBER: NCS-1265083-MAAD EFFECTIVE DATE: JUNE 12, 2025 AT 7:30 AM

PARCEL ID #'S: GSBP 0001 (Vacant Land) & GSBP 0002 (W4948 County Road A, Delavan, WI 53115)

LEGAL DESCRIPTION FURNISHED

PARCEL I: Lot 1, SUGAR CREEK BUSINESS PARK, according to the recorded plat thereof. Said land being in the Town of Sugar Creek, County of Walworth, State of Wisconsin.

PARCEL II: Lot 2 of SUGAR CREEK BUSINESS PARK being a redivision of Lot one of Certified Survey Map No. 3721, in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 1, Town 3 North, Range 16 East, in the Town of Sugar Creek, Walworth County, Wisconsin. ALSO Part of Lot 3, SUGAR CREEK BUSINESS PARK, Town of Sugar Creek, Walworth County, Wisconsin, described as follows: to-wit: A parcel of land located in the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 3 North, Range 16 East more particularly described as follows: Beginning at the Northeast corner of Lot 2 of Sugar Creek Business Park, a Subdivision recorded in the Office of the Register of Deeds for Walworth County, Wisconsin on September 4, 2009 as Document No. 772362; thence South 03°06'47" West along the East line of said Lot 2, 127.24 feet; thence South 00°46'50" East continuing along said East Lot Line, 133.80 feet; thence North 01°07'02" East, 260.89 feet to the point of beginning.

PARCEL III: A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS BENEFITING THE ABOVE DESCRIBED PARCELS I AND II SET FORTH IN EASEMENT RELLOCATION AGREEMENT RECORDED SEPTEMBER 02, 2004 AS DOCUMENT NO. 615794 AND AS DEPICTED ON CERTIFIED SURVEY MAP NO. 3721 RECORDED AUGUST 24, 2004 IN VOLUME 22 OF CERTIFIED SURVEY MAPS, PAGES 175 THROUGH 178, INCLUSIVE, AS DOCUMENT NO. 614724; AND AS SET FORTH IN WEST ROAD AND UTILITY EASEMENT AGREEMENT RECORDED SEPTEMBER 23, 2004 AS DOCUMENT NO. 617704.

PARCEL IV: A PERPETUAL, NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS BENEFITING THE ABOVE DESCRIBED PARCEL I AS SET FORTH IN PRIVATE DRIVE AND UTILITY EASEMENT DECLARATION RECORDED OCTOBER 14, 2009 AS DOCUMENT NO. 774927.

CONCRETE MONUMENT WITH BRASS CAP FOUND AT THE WITNESS CORNER FOR THE NE CORNER OF THE SE CORNER OF SECTION 1-16-16

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH
C-1	39°11'45"	600.00	41.05	N 52°50'12" E	40.25'
	(39°11'42")	(600.00)	(41.04)	(N 51°50'25" E)	(40.25)
	(600.00)	(41.04)	(41.04)	(N 54°01'53" E)	(40.25)
C-2	145°39'13"	600.00	152.23	S 73°56'01" E	114.65'
	(145°39'15")	(600.00)	(152.23)	(S 74°55'48" E)	(114.65)
	(600.00)	(152.23)	(152.23)	(S 74°52'51" E)	(114.65)
C-3	95°49'57"	600.00	100.36	N 81°09'22" E	89.06'
	(95°49'41")	(600.00)	(100.35)	(N 80°09'24" E)	(89.06)
	(600.00)	(100.35)	(100.35)	(N 82°21'10" E)	(89.06)
C-4	49°49'16"	600.00	52.17	S 26°01'02" E	50.54'
	(49°49'35")	(600.00)	(52.18)	(S 27°00'58" E)	(50.55)
	(600.00)	(52.18)	(52.18)	(S 26°57'54" E)	(50.55)

TABLE A ITEMS

- ITEM 1: MONUMENTS FOUND OR PLACED ARE SHOWN HEREON AND REFERENCED IN THE LEGEND.
- ITEM 6(a) & 6(b): SURVEYOR WAS PROVIDED WITH A COPY OF THE "ZONING VERIFICATION LETTER", DATED JULY 23, 2025, SAID LETTER REFERENCES THE FOLLOWING:
1. THE PROPERTY IS CURRENTLY ZONED. GSBP 0002 IS ZONED M-1 INDUSTRIAL DISTRICT. GSBP 0001 IS ZONED M-1 INDUSTRIAL DISTRICT AND C-1 LOWLAND RESOURCE CONSERVATION DISTRICT.
 2. THE PROPERTY IS CURRENTLY APPROVED FOR OFF-SEASON STORAGE FACILITIES. INDOORS. WE ARE NOT AWARE OF ANY EXISTING ZONING OR BUILDING CODE VIOLATIONS WITH RESPECT TO THE PROPERTY.
 3. EACH PARCEL HAS A CONDITIONAL USE PERMIT FOR OFF-SEASON STORAGE FACILITIES.
 4. THE PROPERTY IS NOT CURRENTLY SUBJECT TO ANY ZONING CODE VIOLATIONS. COUNTY ZONING DOES NOT ADDRESS BUILDING CODE OR FIRE CODE VIOLATIONS.
 5. RELEVANT ZONING INFORMATION, LIMITATIONS AND/OR REQUIREMENTS, IF ANY, AS THE CASE MAY BE, RELATED TO THE PROPERTY ARE AS FOLLOWS:
 - a. MINIMUM REQUIRED LOT AREA FOR UNSEWERED M-1 ZONED LOTS: 40,000 SQ.FT.
 - b. LOT WIDTH: MINIMUM: 150 FEET
 - c. HEIGHT OF STRUCTURES(S): 55 FEET
 - d. PARKING REQUIREMENTS: OFF-SEASON STORAGE THAT DOES NOT INCLUDE OFFICES, REPAIRS, RETAIL SALES, ETC. DOES NOT REQUIRE PARKING STALLS.
 - e. SETBACKS: 25' FROM SUBDIVISION ROAD, 65' FROM COUNTY HWY 30, REAR, 30' SIDE. THE SUBDIVISION PLAT APPEARS TO HAVE SETBACK LINES THAT ARE GENERALLY MORE RESTRICTIVE.
 - f. LANDSCAPE BUFFERS: THERE ARE "PLANTING EASEMENT", "WETLAND BUFFER", AND "LANDSCAPE BUFFER" SHOWN ON THE SUBDIVISION PLAT.
 - g. THE PROPERTY IS CURRENTLY IN CONFORMITY WITH THE ABOVE-REFERENCED INFORMATION, LIMITATIONS, AND/OR REQUIREMENTS.
 6. REFER TO CONDITION #12 OF THE GSBP 0001 CONDITIONAL USE. IT CONTAINS DEADLINES THAT HAVE NOT YET BEEN MET.

SETBACK LINES AS DEPICTED ON THE RECORDED PLAT OF SUGAR CREEK BUSINESS PARK HAVE BEEN SHOWN. THE PLATTED 75' WETLAND BUFFER LINE, 30' WIDE PLANTING EASEMENT, AND 50' LANDSCAPE BUFFER LINES HAVE BEEN SHOWN.

ITEM 7(a): THE EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL HAVE BEEN SHOWN HEREON.

ITEM 8: SUBSTANTIAL, VISIBLE, ABOVE-GROUND FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK HAVE BEEN PLOTTED HEREON.

GENERAL NOTES

- EXHIBIT 'A' LEGAL DESCRIPTION(S) AND SCHEDULE B PART II EXCEPTIONS ARE REPRODUCED EXACTLY FROM THE TITLE COMMITMENT PROVIDED FOR THIS SURVEY.
- 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.
- 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.
- R.H. BATTERMAN & CO. INC. DOES NOT EXPRESS A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF POTENTIAL ENCROACHMENTS SHOWN HEREON, IF ANY.
- THE SURVEYED PARCEL HAS 1 PHYSICAL ACCESS LOCATION TO C.T.H. "A" THROUGH THE EXISTING PLATTED INGRESS/EGRESS EASEMENT AND THE EXISTING PRIVATE ROAD (a.k.a. O.L. 1, CSM No. 3721), AS PLOTTED HEREON.
- NO BUILDINGS OBSERVED ON LOT 1 (PARCEL I) AS OF THE DATE OF THIS SURVEY.
- [] DENOTES INFORMATION AS DEPICTED ON PLAT OF SURVEY & TOPOGRAPHIC MAPPING BY CHRISTOPHER A. HODGES ON 7-26-23, SURVEY 316-2338, OR AS DEPICTED ON PLAT OF SURVEY BY PETER S. GORDON ON 5-20-10, SURVEY 316-2046, BOTH BY FARRIS, HANSEN & ASSOCIATES, INC., AND BOTH ON FILE AT THE COUNTY SURVEYOR'S OFFICE.
- MONUMENTATION FOUND AS INDICATED ON THE FINAL PLAT OF SUGAR CREEK BUSINESS PARK FOUND MONUMENTATION FOR LOT 2, CSM NO. 3721 FOUND AND SET MONUMENTATION AS INDICATED ON THE PLAT OF SURVEY & TOPOGRAPHIC MAPPING BY CHRISTOPHER A. HODGES AND THE FOUND IRON PIPE STAKES AS INDICATED ON THE PLAT OF SURVEY BY PETER S. GORDON WERE USED AS THE BASIS FOR RETRACEMENT OF THE BOUNDARY OF LOTS 1 & 2 (ALL OF PARCEL I & THAT PART OF PARCEL II COMPRISED OF SAID LOT 2).

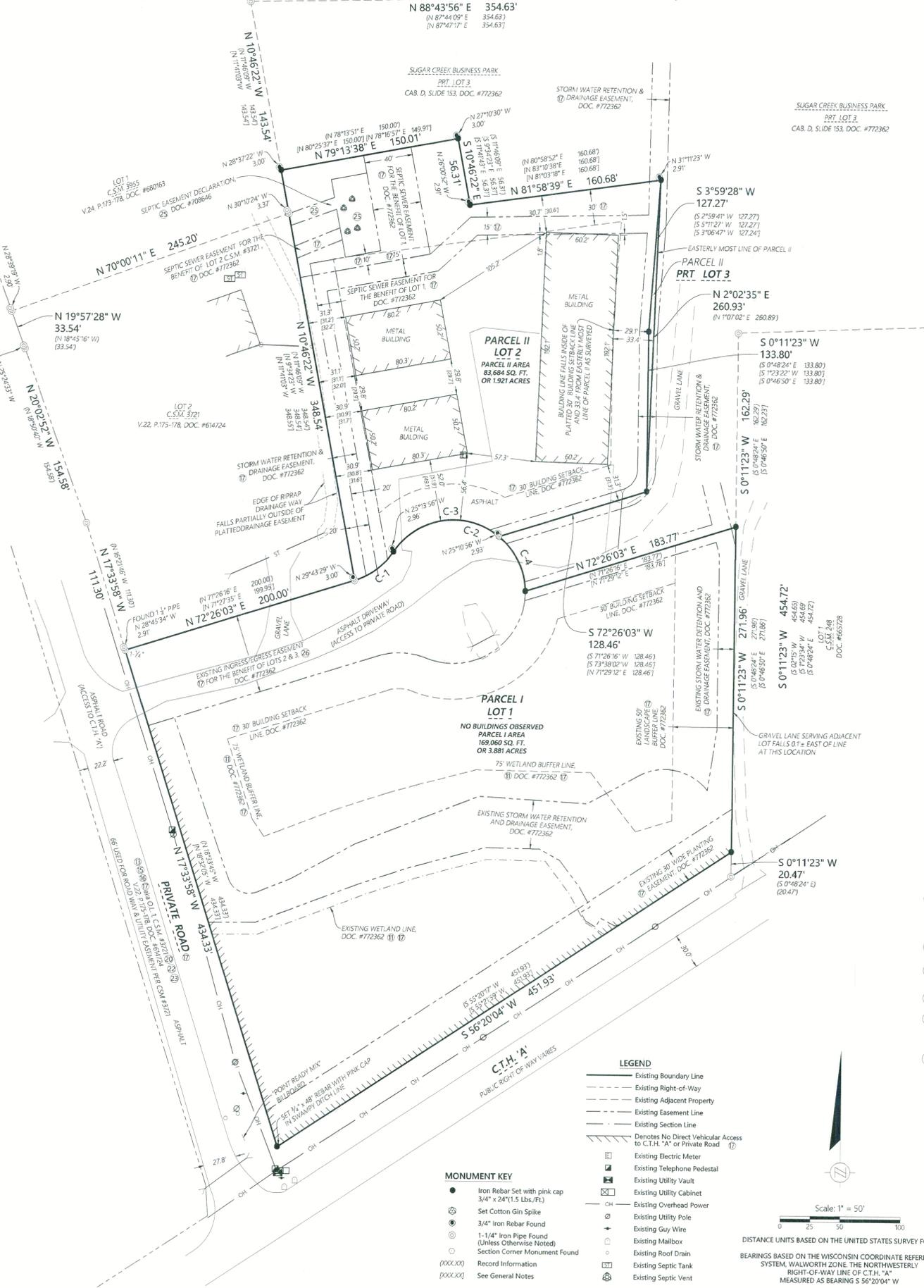
SURVEYOR'S CERTIFICATE

To: BOAT HOUSE OF CONCRETE COUNTRY REAL ESTATE, LLC, a Wisconsin limited liability company FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES FIFTH THIRD BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS

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, 6(b), 7(a), and 8 of Table A thereof.

The field work was completed on June 17, 2025.

Michael S. Marty, P.L.S.
Wisconsin Professional Land Surveyor S-2452
Dated this 25th day of JULY, 2025.



ORDER NO: 35582
FIELD CREW: DGM
DRAWN BY: DGM/MSM
CHECKED BY: KJB
SHEET 1 OF 1

FOR THE EXCLUSIVE USE OF:
JAMES MATSON, SENIOR DIRECTOR
THE BOAT HOUSE, LAUDERDALE LAKES
N7536 STERLINGWORTH DRIVE
ELKHORN, WI 53121

2021 Standard ALTA / NSPS Land Title Survey

Batterman
engineers surveyors planners
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GSBP-1, 2 316-2650