ALTA/NSPS LAND TITLE SURVEY

Known as 109-119 North Badger Parkway, in the Village of Darien, Walworth County, Wisconsin.

PARCEL I:

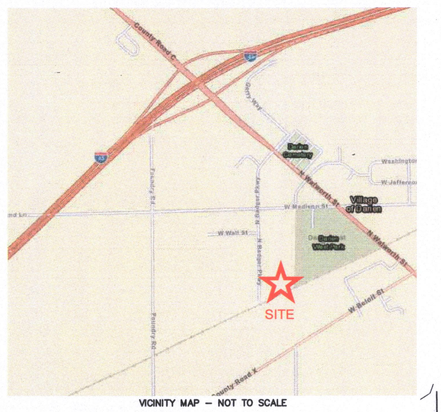
LOT 1 OF CERTIFIED SURVEY MAP NO. 1797 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN ON MARCH 22, 1989, IN VOLUME 8 OF CERTIFIED SURVEY MAPS, PAGE 263 AS DOCUMENT NO. 175667, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 15 EAST, IN THE VILLAGE OF DARIEN, WALWORTH COUNTY, WISCONSIN.

PARCEL II:

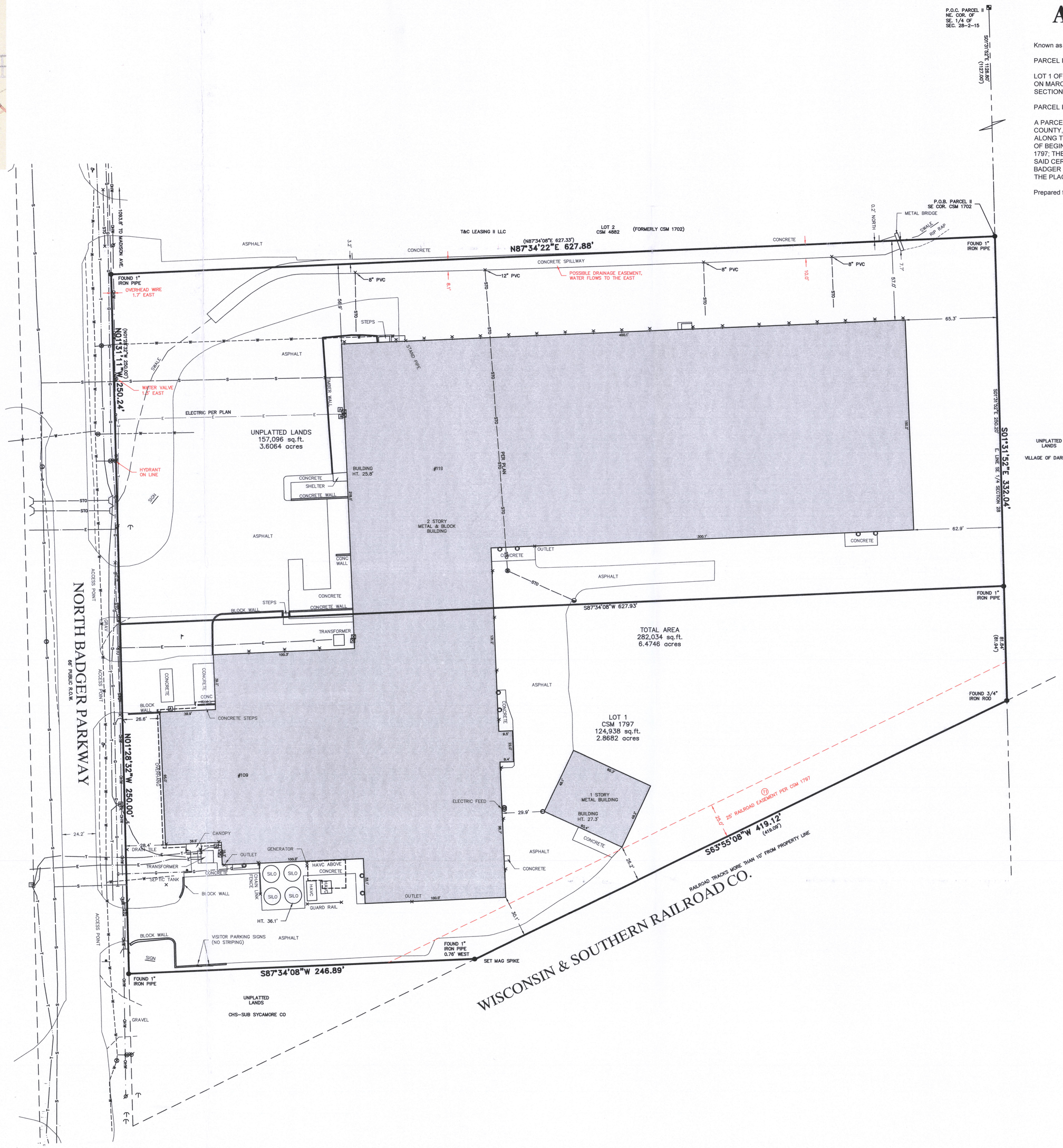
A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 15 EAST, VILLAGE OF DARIEN, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE S 1°31'52" E ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, 1127.00 FEET TO THE SOUTHEAST CORNER OF CERTIFIED SURVEY NO. 1702 AND THE PLACE OF BEGINNING; THENCE CONTINUE S 1°31'52" E ALONG SAID EAST LINE 250.00 FEET TO THE NORTHEAST CORNER OF CERTIFIED SURVEY NO. 1797; THENCE S 87°34'08" W ALONG THE NORTH LINE OF SAID CERTIFIED SURVEY NO. 1797, 627.93 FEET TO THE NORTHWEST CORNER OF SAID CERTIFIED SURVEY NO. 1797 AND THE EASTERLY LINE OF BADGER PARKWAY; THENCE N 1°28'32" W ALONG THE EASTERLY LINE OF SAID BADGER PARKWAY, 250.00 FEET TO THE SOUTHWEST CORNER OF SAID CERTIFIED SURVEY NO. 1702; THENCE N 87°34'08" E 627.73 FEET TO THE PLACE OF BEGINNING.

Prepared for: Reinhart Boerner Van Deuren, s.c.

Survey No. 168365-RMK



VICINITY MAP – NOT TO SCALE



A. Basis of Bearings
Bearings are based on the East line of the Southeast 1/4 of Section 28-2-15, which is assumed to bear South 01°31'52" East.

B. Title Commitment
This survey was prepared based on First American Title Insurance Company title commitment number NCS-1045570-MKE, commitment date of December 31, 2020, which lists the following easements and/or restrictions from schedule B-II:

10. Rights and easements, if any, in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the subject premises. (Affects Parcel I). None observed, does not affects site by location - not shown.

11. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 1797 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. (Affects Parcel I). Affects site by location - shown.

C. Flood Note
According to flood insurance rate map of the Village of Darien, community panel number 55127C0276E, effective date of September 03, 2014, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)

D. Parking Spaces
There are no regular and no handicapped parking spaces marked on this site.

E. Municipal Zoning
The zoning information listed below is taken from the Village of Darien website- site is zoned UI URBAN INDUSTRIAL DISTRICT

1. Minimum setbacks:
a. Building to front or street side lot line: 25 feet, 40 feet for a lot adjacent to a street with an officially mapped right-of-way equal to or exceeding 100 feet.
b. Building to residential side lot line: 25 feet.
c. Building to residential rear lot line: 25 feet.
d. Building to nonresidential side lot line: 25 feet.
e. Building to nonresidential rear lot line: 25 feet.

5. Peripheral setback: See Section 17.68.100(D), Table B along zoning district boundary.
6. Minimum paved surface setback: five feet from side or rear; 10 feet from street.
7. Minimum building separation: 50 feet.
8. Maximum building height: 60 feet

F. Notes

Due to existing snow cover, there may be improvements on the site that were not visible or observed as of the date of this survey.

GRAPHIC SCALE
15 0 15 30 60
1" = 30'

LEGEND

( ) DESCRIBED AS
BOLLARD
SOIL BORING/MONITORING WELL
FLAGPOLE
MAILBOX
SIGN
AIR CONDITIONER
CONTROL BOX
TRAFFIC SIGNAL
CABLE PEDESTAL
POWER POLE
GUY POLE
GUY WIRE
LIGHT POLE
SPOT/YARD/PEDESTAL LIGHT
HANDICAPPED PARKING
ELECTRIC MANHOLE
ELECTRIC PEDESTAL
ELECTRIC METER
ELECTRIC TRANSFORMER
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
UTILITY VAULT
GAS VALVE
GAS METER
GAS WARNING SIGN
STORM MANHOLE
ROUND INLET
SQUARE INLET
STORM SEWER END SECTION
SANITARY MANHOLE
SANITARY CLEANOUT OR SEPTIC VENT
SANITARY INTERCEPTOR MANHOLE
MISCELLANEOUS MANHOLE
ROOF DRAIN
WATER VALVE
HYDRANT
WATER SERVICE CURB STOP
WATER MANHOLE
WELL
WATER SURFACE
WETLANDS FLAG
MARSH
CONIFEROUS TREE
DECIDUOUS TREE
SHRUB
—EDGE OF TREES
S—SANITARY SEWER
STO—STORM SEWER
W—WATERMAIN
G—MARKED GAS MAIN
E—MARKED ELECTRIC
OHW—OVERHEAD WIRES
B—BUREAU ELEC. SERV.
T—MARKED TELEPHONE
TV—MARKED CABLE TV LINE
FO—MARKED FIBER OPTIC
780 INDICATES EXISTING CONTOUR ELEVATION
× 780.55 INDICATES EXISTING SPOT ELEVATION

DIGGERS HOTLINE TICKET NO. 20203212461 & OTHERS

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

To: Dr. Cully White and Colleen White
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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(a), 7(c), 8, 9, 11, 13 and 14 of Table A thereof. The fieldwork was completed on January 15, 2021.

Date of Plat or Map: January 20, 2021

John P. Casucci
Professional Land Surveyor
Registration Number 2055
john.casucci@rasmith.com

WISCONSIN JOHN P. CASUCCI S-2055 OCONOMOWOC WI LAND SURVEYOR

RECEIVED MAR 15 2021 SMF

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SHEET 1 OF 1

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