

ALTANSPS 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 SAID 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. 1787, THENCE S 87°34'08" W ALONG THE NORTH LINE OF SAID CERTIFIED SURVEY NO. 1787, 627.93 FEET TO THE NORTHWEST CORNER OF SAID CERTIFIED SURVEY NO. 1787, THENCE S 87°34'08" W ALONG THE WEST LINE OF SAID CERTIFIED SURVEY NO. 1787, 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

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-104570-MKE, commitment date of December 31, 2020, which lists the following easements and/or restrictions from Schedule B-I:

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 affect site by location - not shown.**

11. Easements, dedications, reservations, provisions, relinquishments, easements, 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 55127C0278E, effective date of September 03, 2014, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain).

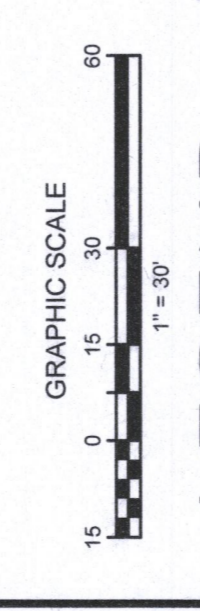
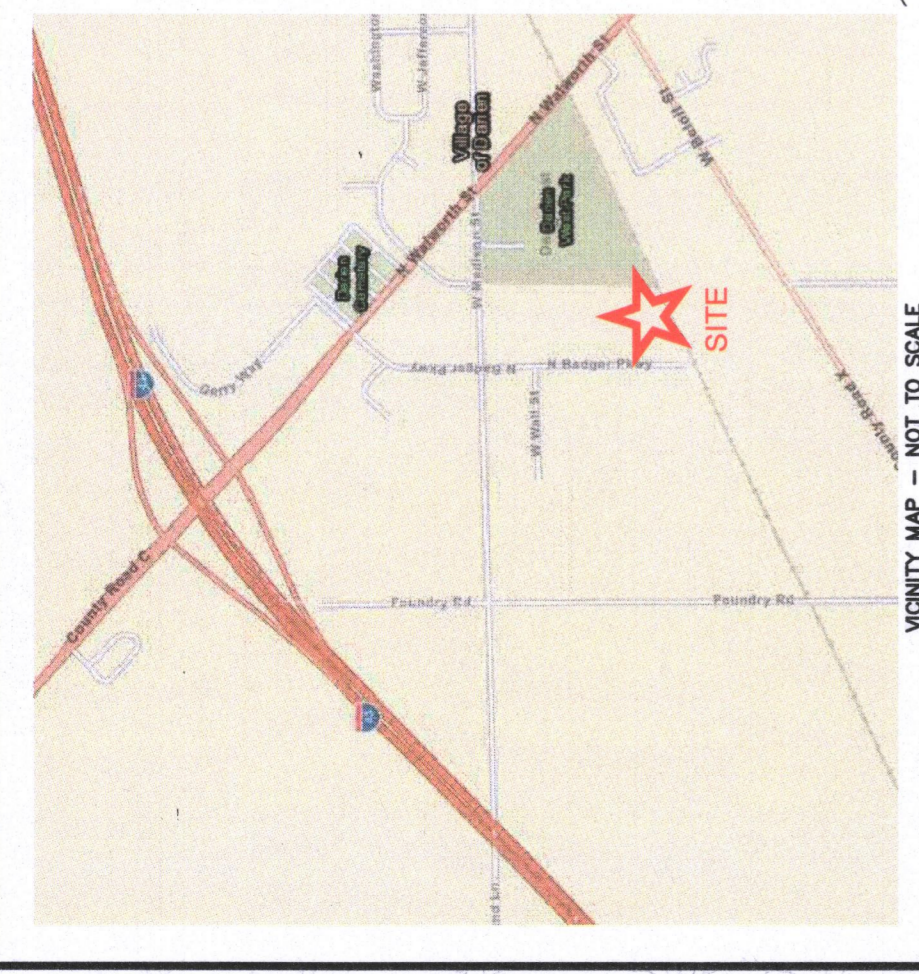
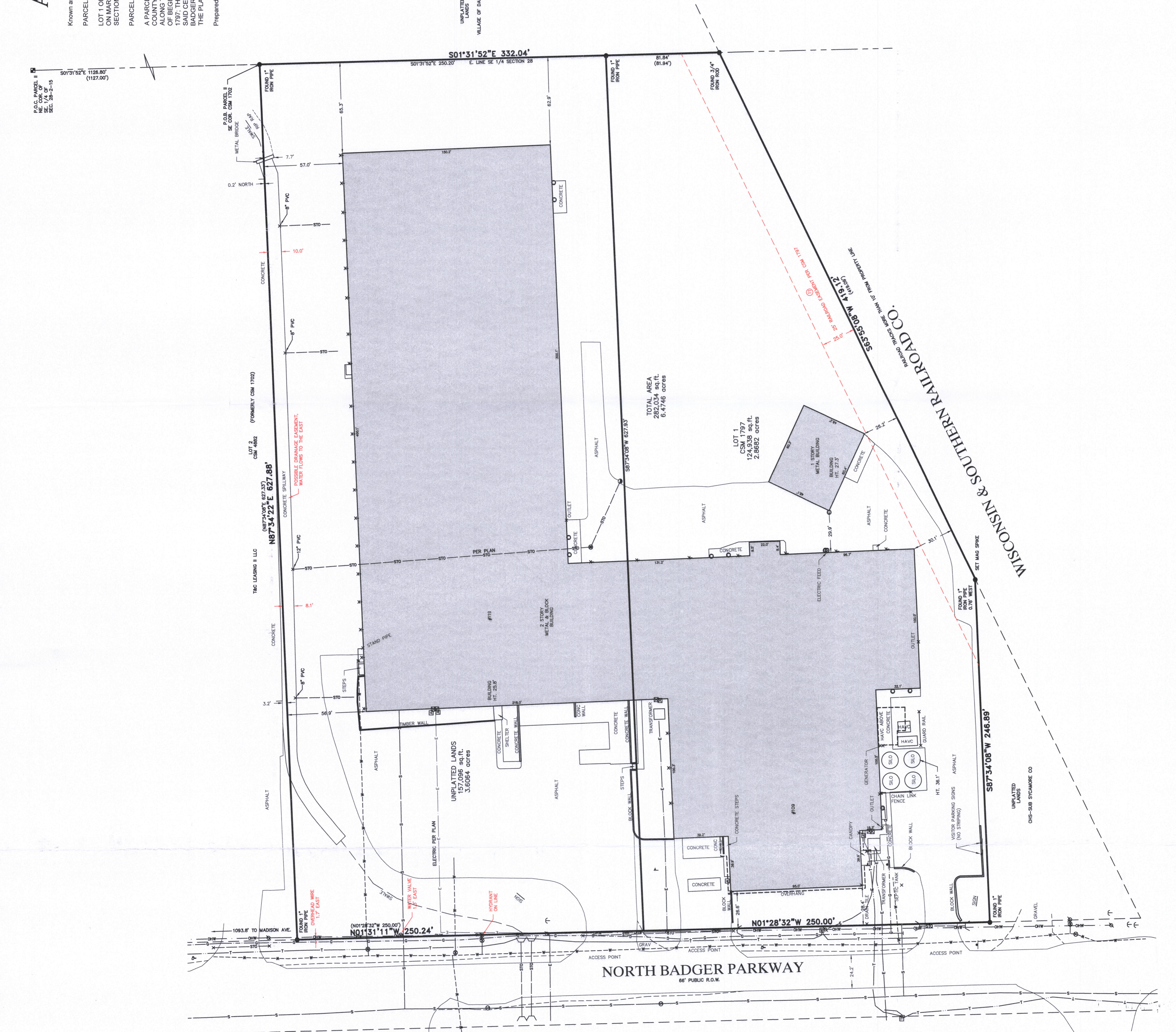
D. Parking Spaces
There are no regular and no handicapped parking spaces marked on this site.

E. Municipal Zoning
The zoning information listed below is taken from the Village of Darien website, site is zoned U1 URBAN INDUSTRIAL DISTRICT

F. Notes
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 wide side lot line: 25 feet
b. Building to rear lot line: 25 feet
c. Building to residential side lot line: 25 feet
d. Building to nonresidential side lot line: 25 feet
e. Building to nonresidential rear lot line: 25 feet
2. Easement setback: See Section 17.68.100(D), Table B along zoning district boundary.
3. Minimum paved surface setback: five feet from side or rear, 10 feet from street.
4. Minimum building separation: 50 feet.
5. Maximum building height: 60 feet.

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.

UNPLATTED LANDS
VILLAGE OF DARIEN



LEGEND

- (1) UNDESIGNED AS
- (2) SOIL BORING/MONITORING WELL
- (3) BOUNDARY
- (4) MAILBOX
- (5) MILEBOX
- (6) SIGN CONDITIONER
- (7) CONTROL BOX
- (8) CABLE PEDestal
- (9) CABLE PEDestal
- (10) CABLE PEDestal
- (11) CABLE PEDestal
- (12) CABLE PEDestal
- (13) CABLE PEDestal
- (14) CABLE PEDestal
- (15) CABLE PEDestal
- (16) CABLE PEDestal
- (17) CABLE PEDestal
- (18) CABLE PEDestal
- (19) CABLE PEDestal
- (20) CABLE PEDestal
- (21) CABLE PEDestal
- (22) CABLE PEDestal
- (23) CABLE PEDestal
- (24) CABLE PEDestal
- (25) CABLE PEDestal
- (26) CABLE PEDestal
- (27) CABLE PEDestal
- (28) CABLE PEDestal
- (29) CABLE PEDestal
- (30) CABLE PEDestal
- (31) CABLE PEDestal
- (32) CABLE PEDestal
- (33) CABLE PEDestal
- (34) CABLE PEDestal
- (35) CABLE PEDestal
- (36) CABLE PEDestal
- (37) CABLE PEDestal
- (38) CABLE PEDestal
- (39) CABLE PEDestal
- (40) CABLE PEDestal
- (41) CABLE PEDestal
- (42) CABLE PEDestal
- (43) CABLE PEDestal
- (44) CABLE PEDestal
- (45) CABLE PEDestal
- (46) CABLE PEDestal
- (47) CABLE PEDestal
- (48) CABLE PEDestal
- (49) CABLE PEDestal
- (50) CABLE PEDestal
- (51) CABLE PEDestal
- (52) CABLE PEDestal
- (53) CABLE PEDestal
- (54) CABLE PEDestal
- (55) CABLE PEDestal
- (56) CABLE PEDestal
- (57) CABLE PEDestal
- (58) CABLE PEDestal
- (59) CABLE PEDestal
- (60) CABLE PEDestal
- (61) CABLE PEDestal
- (62) CABLE PEDestal
- (63) CABLE PEDestal
- (64) CABLE PEDestal
- (65) CABLE PEDestal
- (66) CABLE PEDestal
- (67) CABLE PEDestal
- (68) CABLE PEDestal
- (69) CABLE PEDestal
- (70) CABLE PEDestal
- (71) CABLE PEDestal
- (72) CABLE PEDestal
- (73) CABLE PEDestal
- (74) CABLE PEDestal
- (75) CABLE PEDestal
- (76) CABLE PEDestal
- (77) CABLE PEDestal
- (78) CABLE PEDestal
- (79) CABLE PEDestal
- (80) CABLE PEDestal
- (81) CABLE PEDestal
- (82) CABLE PEDestal
- (83) CABLE PEDestal
- (84) CABLE PEDestal
- (85) CABLE PEDestal
- (86) CABLE PEDestal
- (87) CABLE PEDestal
- (88) CABLE PEDestal
- (89) CABLE PEDestal
- (90) CABLE PEDestal
- (91) CABLE PEDestal
- (92) CABLE PEDestal
- (93) CABLE PEDestal
- (94) CABLE PEDestal
- (95) CABLE PEDestal
- (96) CABLE PEDestal
- (97) CABLE PEDestal
- (98) CABLE PEDestal
- (99) CABLE PEDestal
- (100) CABLE PEDestal

DIGGERS HOTLINE TICKET NO. 202003212461 & OTHERS
THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES. THE INFORMATION IS BELIEVED TO BE RELIABLE, BUT ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO. (P) INDICATES PIPE SIZES PER RECORD PLANS, OTHER PIPE SIZES ARE ESTIMATED. PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

John P. Casucci
Professional Land Surveyor
Registration Number 20555
john.casucci@rasmith.com

rasmith
CREATIVITY BEYOND ENGINEERING

16745 W. Blenheim Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com