

ALTA/NSPS LAND TITLE SURVEY

CLIENT
Daniels Global

SITE ADDRESS
1340 Grandview Parkway, Village of Yorkville, Racine County, Wisconsin.

LEGAL DESCRIPTION
Parcel I:
Parcel 7 of Certified Survey Map No. 1710 recorded in the office of the Register of Deeds for Racine County, Wisconsin, on August 3, 1994 in Volume 5 of Certified Survey Maps, at Page 226, as Document No. 1475513, being a redvision of Parcels 1 and 2 of Certified Survey Map No. 1666, being part of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 13, Township 3 North, Range 21 East. Said land being in the Village of Yorkville, County of Racine, State of Wisconsin.

Parcel II:
Nonexclusive easement for the benefit of Parcel I as created by Easement agreement dated September 13, 1994 and recorded September 19, 1994, as Document No. 1480099 for ingress and egress over, under and across the land described as follows: The North 15 feet of Parcel 8 of Certified Survey Map No. 1710 recorded in the office of the Register of Deeds for Racine County, Wisconsin, on August 3, 1994 in Volume 5 of Certified Survey Maps, at Page 226, as Document No. 1475513, being a redvision of Parcels 1 and 2 of Certified Survey Map No. 1666, being part of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 13, Township 3 North, Range 21 East. Said land being in the Village of Yorkville, County of Racine, State of Wisconsin.

BASIS OF BEARINGS
Bearings are referenced to the North line of Certified Survey Map No. 1710 which is assumed to bear North 77°59'20" East.

TITLE COMMITMENT
This survey was prepared based on Knight Barry Title Group Commitment No. 992546, effective date of February 22, 2019 which lists the following easements and/or restrictions from schedule B-I:

- 1 visible evidence shown, if any.
- 2, 3, 4, 5, 100-104, 400 & 401 not survey related.
- 6, 7, 8, 202, 203, 208, 210 & 500 intentionally deleted.
200. Easements, restrictions and other matters shown on Certified Survey Map 1666 recorded November 19, 1993 as Document No. 1443558. *Affects property by location, shown.*
As referenced on that certain plat of survey prepared by Donald C. Chaput of Chaput Land Surveys as Job No. 20151026AL1252.02, dated as of October 26, 2018, and last updated November 30, 2018. Affidavit of Correction of Certified Survey Map No. 1666 recorded June 9, 1994, recorded as Document No. 1469604.
201. Easements, restrictions and other matters shown on Certified Survey Map 1710 recorded August 3, 1994 as Document No. 1475513. *Affects property by location, shown.*
As referenced on that certain plat of survey prepared by Donald C. Chaput of Chaput Land Surveys as Job No. 20151026AL1252.02, dated as of October 26, 2018, and last updated November 30, 2018.
204. Easement Agreement and other matters contained in the instrument recorded September 19, 1994 as Document No. 1480099. *Affects property by location, shown.*
As referenced on that certain plat of survey prepared by Donald C. Chaput of Chaput Land Surveys as Job No. 20151026AL1252.02, dated as of October 26, 2018, and last updated November 30, 2018.
205. Utility Easement and other matters contained in the instrument recorded May 25, 1995 as Document No. 1503546. *Affects property by location, shown.*
As referenced on that certain plat of survey prepared by Donald C. Chaput of Chaput Land Surveys as Job No. 20151026AL1252.02, dated as of October 26, 2018, and last updated November 30, 2018.
206. Utility Easement and other matters contained in the instrument recorded February 28, 2006 as Document No. 2074096. *Affects property by location, shown.*
As referenced on that certain plat of survey prepared by Donald C. Chaput of Chaput Land Surveys as Job No. 20151026AL1252.02, dated as of October 26, 2018, and last updated November 30, 2018.
207. Grandview Business Park - Declaration of Development Standards and Protective Covenants and other matters contained in the instrument recorded September 19, 1994 as Document No. 1480097. *Affects property by location, Setbacks shown.*
As referenced on that certain plat of survey prepared by Donald C. Chaput of Chaput Land Surveys as Job No. 20151026AL1252.02, dated as of October 26, 2018, and last updated November 30, 2018.
209. Resolution creating Water Utility District No. 1 Town of Yorkville, Racine County, Wisconsin and other matters contained in the instrument recorded January 10, 1955 as Document No. 1489935. *Affects property by location.*

TO: Grandview Park Partners, LLC, a Wisconsin limited liability company
Daniels Sturtevant WI, LLC, a Delaware limited liability company
MB Financial Bank, N.A., its successors and/or assigns
Knight Barry Title Group
Chicago 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)(b), 7(a)(b)(1)(c), 8, 9, 10(a), 11, 13, 14, 16, 17, 18, 19, 20 and 22 of Table A thereof. The field work was completed on October 23, 2018.

Date of Map: October 26, 2018.

**CHAPUT
LAND SURVEYS**

234 W. Florida Street
Milwaukee, WI 53204
414-234-6056
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Date	Revision description	for
Nov 23, 18	Certification and Notes	for
Nov 30, 18	Table "A", Item 11	for
Mar 5, 2019	Table "A", Item 18 & Title Commitment	for

This document is an instrument of professional service, and may be protected by the laws of the State of Wisconsin. It is the property of the client and is not to be distributed or used for any other purpose without the written consent of the professional. Drawing No. 20190305AL1252.02-4r

VICINITY MAP



PARKING SPACES

There are 90 regular parking spaces and 4 handicap spaces marked on this site.

FLOOD NOTE

According to the flood insurance rate map of the County of Racine, Community Panel No. 55101C02020, effective date of May 2, 2012, this site falls in Zone X (Areas of minimal flood hazard).

MUNICIPAL ZONING

Zoning information is provided per Planning & Zoning Resource Company dated October 22, 2018.

Site is zoned M-3 (Heavy Industrial District)

Front setback: 50 feet

Side setback: 20 feet

Rear setback: 25 feet

Maximum building height: 60 feet

Parking Space Formula: 1 per every 2 employees (Estimated 60 Employees)

Total Parking Spaces: 30 parking spaces

LAND AREA

The Land Area of the subject property is 174,585 square feet or 4.008 acres.

NOTES

- The Property abuts and has legal vehicular access to and from a public roadway or roadways known as Grandview Parkway.

TABLE "A" ITEMS

6. Zoning Information is provided per Planning & Zoning Resource Company dated October 22, 2018.

10(a). There was no observable evidence of division or party walls at the time of survey.

11. Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-call Utility Marking System (Wisconsin Statute 182.0175), Planning Ticket Number 20184320552.

16. There is no visible evidence of earth moving, building construction or proposed additions within recent months at the time of fieldwork.

17. There are no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs if any, is shown.

18. There is no evidence on site of delineated wetlands areas at the time of fieldwork.

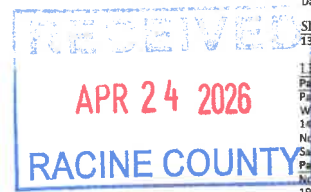
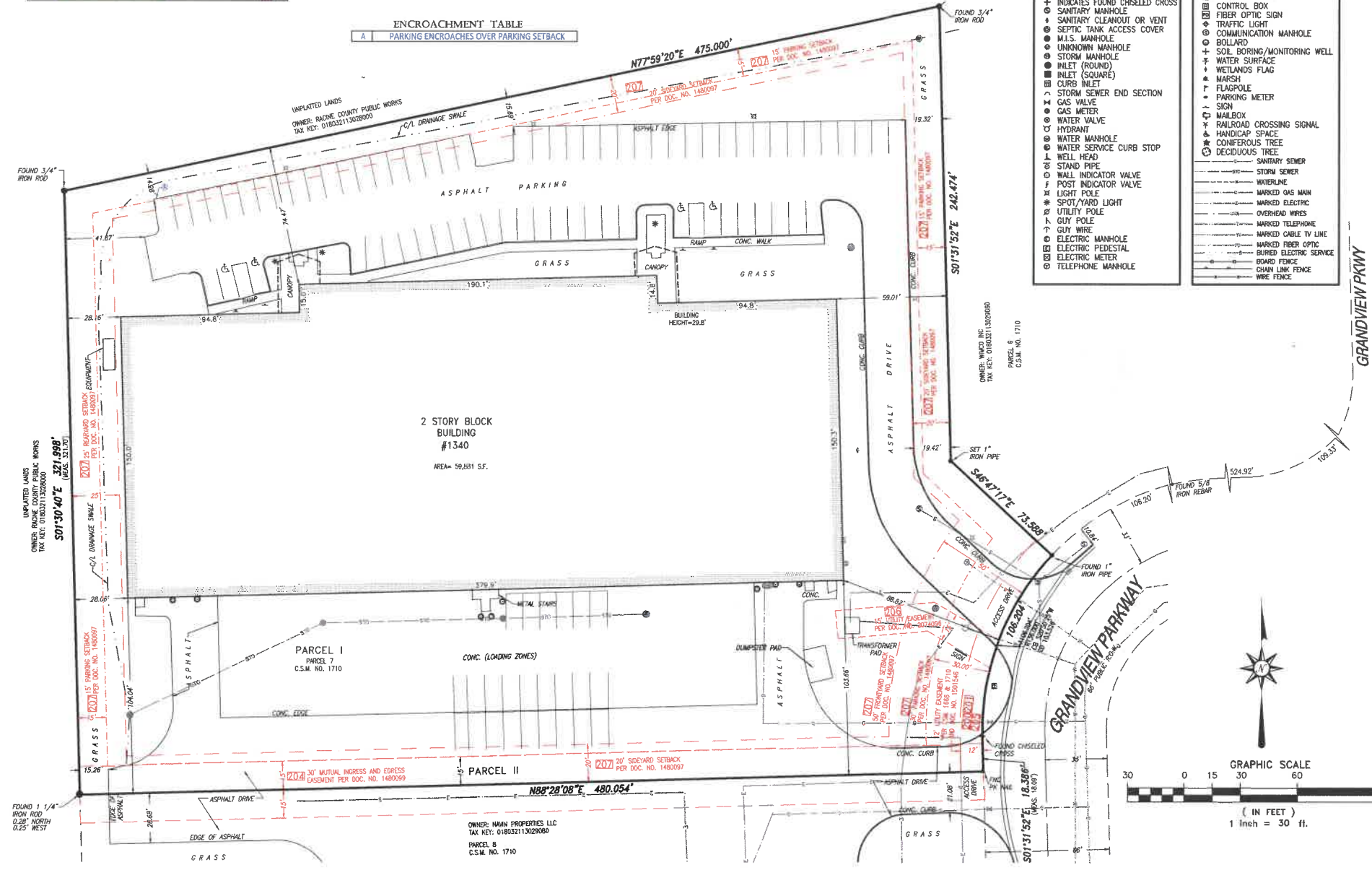
19. There were no offsite easements or servitudes benefiting the survey property disclosed in furnished Title Commitment at the time of survey.

ENCROACHMENT TABLE

A	PARKING ENCROACHES OVER PARKING SETBACK
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LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- SANITARY CLEANOUT OR VENT
- SEPTIC TANK ACCESS COVER
- M.I.S. MANHOLE
- UNKNOWN MANHOLE
- STORM MANHOLE
- INLET (ROUND)
- INLET (SQUARE)
- CURB INLET
- STORM SEWER END SECTION
- GAS VALVE
- GAS METER
- WATER VALVE
- HYDRANT
- WATER MANHOLE
- WATER SERVICE CURB STOP
- WELL HEAD
- STAND PIPE
- WALL INDICATOR VALVE
- POST INDICATOR VALVE
- LIGHT POLE
- SPOT/YARD LIGHT
- UTILITY POLE
- GUY POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CONTROL BOX
- FIBER OPTIC SIGN
- TRAFFIC LIGHT
- COMMUNICATION MANHOLE
- BOLLARD
- SOIL BORING/MONITORING WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- FLAGPOLE
- PARKING METER
- SIGN
- MAILBOX
- RAILROAD CROSSING SIGNAL
- HANDICAP SPACE
- CONIFEROUS TREE
- DECIDUOUS TREE
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- BURIED ELECTRIC SERVICE
- BOARD FENCE
- CHAIN LINK FENCE
- WIRE FENCE



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