

Parcel 1

Project 2703-00-02

**Fee title** in and to the following tract of land in the City of Racine, Racine County, State of Wisconsin, described as: All that land of the owner contained in the following description:

A part of Lot 29 and Lot 30 of Kinzie Park Subdivision recorded May 20, 1899 in the Southwest Quarter of the Southeast Quarter of Section 8, Township 3 North, Range 23 East, being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 8;  
Thence North 89°58'40" East along the south line of said Section 8, 169.33 feet;  
Thence North 00°01'20" West, 30.00 feet to the intersection of the North right of way line of W. 6<sup>th</sup> Street with the East right of way of Horlick Drive and the **POINT OF BEGINNING**;  
Thence North 10°41'39" East along said East right of way line of Horlick drive, 71.00 feet;  
Thence South 28°07'25" East, 79.09 feet to said North right of way line of W. 6<sup>th</sup> Street;  
Thence South 89°58'40" West along said North right of way line, 50.46 feet to the **POINT OF BEGINNING**;

Parcel ID: 276-00-00-06-073-000  
Address: 1901 KINZIE AVE RACINE, WI 53405

This portion contains 1760 SQ FT of land for highway purposes.

Also,

A part of the Northwest Quarter of the Northeast Quarter of Section 17, Township 3 North, Range 23 East, being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 17,  
Thence North 89°58'40" East along the North line of said Section 17, 471.34 feet;  
Thence South 00°01'20" East, 30.00 feet to the South right of way line of W. 6<sup>th</sup> Street and the **POINT OF BEGINNING**.  
Thence continuing South 00°01'20" East, 15.00 feet;  
Thence South 89°58'40" West, 53.41 feet to the shoreline of the Root River;  
Thence North 16°46'59" East along said shoreline, 15.67 feet to said South right of way line of W. 6<sup>th</sup> Street;  
Thence North 89°58'40" East along said South right of way line, 48.88 feet; to the **POINT OF BEGINNING**.

Parcel ID: 276-00-00-07-326-000

Address: 1901 W SIXTH ST RACINE, WI 53405

This portion contains 768 SQ FT of land for highway purposes.

Said parcel contains 2528 SQ FT, more or less.

Also, a **Temporary Limited Easement** is a right for construction purposes for slopes and driveways as defined herein, including the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove or plant thereon any vegetation the highway authorities may deem desirable and expire at the completion of the construction project for which this instrument is given in and to the following tract of land in the City of Racine, Racine County, State of Wisconsin, described as: All that land of the owner contained in the following description:

A part of Lots 26, 27, 28, 29, and 30 of Kinzie Park Subdivision recorded May 20, 1899 in the Southwest Quarter of the Southeast Quarter of Section 8, Township 3 North, Range 23 East, being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 8;  
Thence North 89°58'40" East along the south line of said Section 8, 169.33 feet;  
Thence North 00°01'20" West, 30.00 feet to the intersection of the North right of way line of W. 6<sup>th</sup> Street with the East right of way of Horlick Drive;  
Thence North 10°41'39" East along said East right of way line of Horlick drive, 71.00 feet to the **POINT OF BEGINNING**;  
Thence continuing North 10°41'39" East along said East right of way line, 229.16 feet to the Westerly shore of the Root River;  
The next 10 courses being along the Westerly shore of the Root River,  
Thence South 32°46'57" East, 100.82 feet;  
Thence South 37°04'51" East, 26.64 feet;  
Thence South 24°28'15" East, 30.10 feet;  
Thence South 12°40'30" East, 38.69 feet;  
Thence South 07°18'40" East, 22.16 feet;  
Thence South 09°37'37" East, 33.19 feet;  
Thence South 04°27'04" East, 18.43 feet;  
Thence South 20°49'15" East, 12.91 feet;  
Thence South 02°02'07" East, 36.04 feet;  
Thence South 23°45'47" West, 2.80 feet to said North right of way line of W. 6<sup>th</sup> Street;  
Thence South 89°58'40" West along said North right of way line, 111.39 feet;  
Thence North 28°07'25" West, 79.09 feet to the **POINT OF BEGINNING**;

Parcel ID: 276-00-00-06-073-000

Address: 1901 KINZIE AVE RACINE, WI 53405

Said portion contains 27,946 SQ FT.

Also,

A part of the Northwest Quarter of the Northeast Quarter of Section 17, Township 3 North, Range 23 East, being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 17,

Thence North 89°58'40" East along the North line of said Section 17, 328.86 feet;

Thence South 00°01'20" East, 30.00 feet to the intersection of the South right of way line of W. 6<sup>th</sup> Street and the Westerly shoreline of the Root River and the **POINT OF BEGINNING.**

Thence South 00°21'43" West along said shoreline, 18.90 feet;

Thence South 25°47'48" West along said shoreline, 11.67 feet;

Thence South 07°55'00" West along said shoreline, 120.38 feet;

Thence South 02°20'02" West along said shoreline, 84.56 feet;

Thence North 75°12'26" West, 114.74 feet;

Thence North 14°47'34" East, 60.00 feet;

Thence North 09°52'55" East, 105.17 feet;

Thence North 18°36'58" West, 12.32 feet;

Thence along the arc of a non-tangent curve 56.44 feet to the left, said curve having a radius of 193.51 feet, and a chord which bears South 61°26'04" West for 56.24 feet;

Thence along the arc of a compound tangent curve 91.09 feet to the left, said curve having a radius of 355.36 feet, and a chord which bears South 45°44'00" West for 90.84 feet;

Thence North 44°22'13" West, 5.08 feet;

Thence South 31°01'51" West, 152.91 feet;

Thence North 58°58'09" West, 5.00 feet to the Southeasterly right of way line of Horlick Drive;

Thence North 31°01'51" East along said Southeasterly right of way line, 152.91 feet;

Thence continuing along said Southeasterly right of way line and along the arc of a non-tangent curve 93.65 feet to the right, said curve having a radius of 365.36 feet, and a chord which bears North 45°43'57" East for 93.39 feet;

Thence continuing along said Southeasterly right of way line and along the arc of a non-tangent curve 51.91 feet to the right, said curve having a radius of 201.00 feet, and a chord which bears North 60°25'18" East for 51.76 feet;

Thence continuing along said Southeasterly right of way line and along the arc of a non-tangent curve 94.08 feet to the right, said curve having a radius of 365.35 feet, and a chord which bears North 75°15'13" East for 93.82 feet to the South right of way line of W. 6<sup>th</sup> Street;

Thence North 89°58'40" East along said South right of way line, 26.39 feet to the **POINT OF BEGINNING.**

Parcel ID: 276-00-00-07-346-002  
Address: 2300 TWELFTH ST RACINE, WI 53404

This portion contains 23,878 SQ FT.

Also,

A part of the Northwest Quarter of the Northeast Quarter of Section 17, Township 3 North, Range 23 East, being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 17,  
Thence North 89°58'40" East along the North line of said Section 17, 471.34 feet;  
Thence South 00°01'20" East, 30.00 feet to the South right of way line of W. 6th Street and the **POINT OF BEGINNING**.  
Thence North 89°58'40" East along said South right of way line, 78.32 feet to the intersection of said South right of way line with the Northwesterly right of way line of Riverside Drive;  
Thence South 22°35'08" West along said Northwesterly right of way line, 227.48 feet;  
Thence South 89°58'40" West, 54.28 feet to the Easterly shoreline of the Root River;  
Thence North 08°20'32" East along said Easterly shoreline, 19.47 feet;  
Thence North 01°09'17" East along said Easterly shoreline, 119.58 feet;  
Thence North 09°40'33" East along said Easterly shoreline, 29.99 feet;  
Thence North 00°45'56" West along said Easterly shoreline, 26.62 feet;  
Thence North 89°58'40" East, 53.41 feet;  
Thence North 00°01'20" West, 15.00 feet to said South right of way line of W. 6<sup>th</sup> Street and the **POINT OF BEGINNING**.

Parcel ID: 276-00-00-07-326-000  
Address: 1901 W SIXTH ST RACINE, WI 53405

This portion contains 18,616 SQ FT.

Said parcel contains 70,440 SQ FT, more or less.