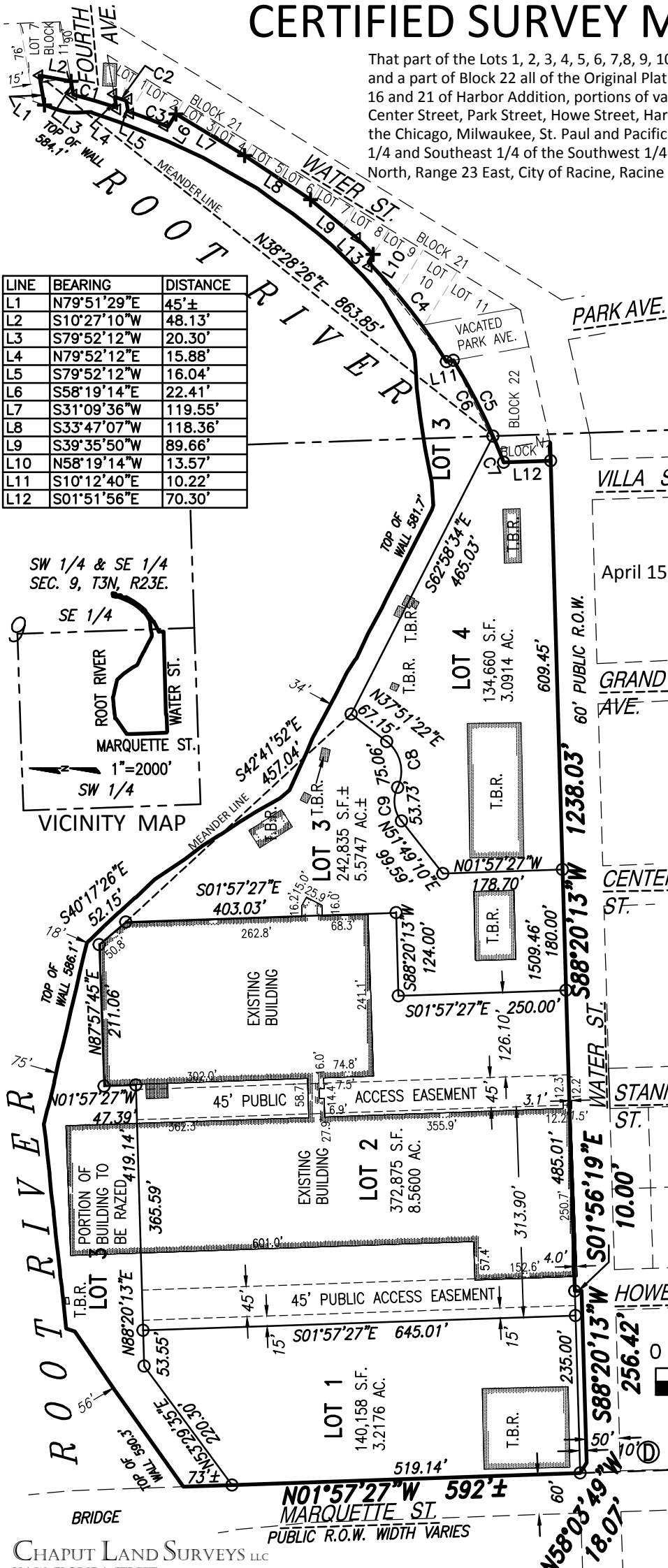


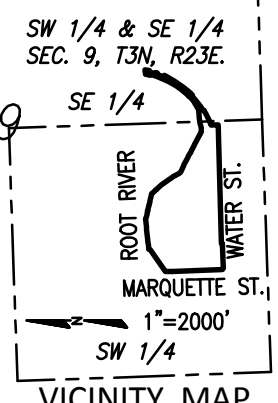
CERTIFIED SURVEY MAP NO. _____

That part of the Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 of Block 21, a part of Lot 7 of Block 11 and a part of Block 22 all of the Original Plat of Racine, all of Blocks 1, 5, 6, 9, 10, 11, 12, 15, 16 and 21 of Harbor Addition, portions of vacated Water Street, Villa Street, Grand Avenue, Center Street, Park Street, Harbor Street, Harbor Street and Stannard Street and that part of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, all located in the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of Section 9, Township 3 North, Range 23 East, City of Racine, Racine County, Wisconsin

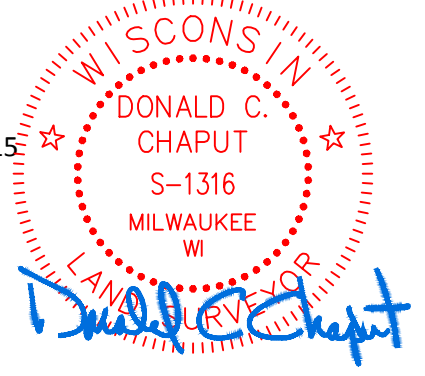
- Indicates found 1" iron pipe.
- ⊕ Indicates found Chisled "X"
- △ Indicates found Mag Nail
- Indicates set 1.315" O.D. iron pipe 18" in length, weighing 1.68 lbs. per lineal foot.
- Ⓛ Indicates land dedicated to the City of Racine for street purposes. 2640 SF/0.0606AC
- T.B.R. Indicates building "TO BE RAZED"



LINE	BEARING	DISTANCE
L1	N79°51'29"E	45'±
L2	S10°27'10"W	48.13'
L3	S79°52'12"W	20.30'
L4	N79°52'12"E	15.88'
L5	S79°52'12"W	16.04'
L6	S58°19'14"E	22.41'
L7	S31°09'36"W	119.55'
L8	S33°47'07"W	118.36'
L9	S39°35'50"W	89.66'
L10	N58°19'14"W	13.57'
L11	S10°12'40"E	10.22'
L12	S01°51'56"E	70.30'



CONC. MON. WITH BRASS CAP
SE COR. OF SW 1/4 SEC. 9, T3N, R23E.
EAST LINE OF SW 1/4 SEC. 9, T3N, R23E.

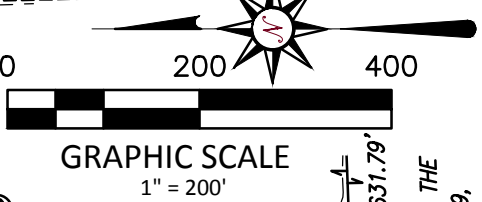


April 15, 2015

Subdivider:
Financial District Properties
201 N. Harrison St.
Suite 402
Davenport, IA 52801

Bearings are referenced to grid North of the Wisconsin State Plane Coordinate System (South Zone) NAD 27, in which the South line of the Southwest 1/4 of Section 9, Town 3 North, Range 23 East, bears N88°00'23"E.

CURVE	ARC	RADIUS	DELTA	BEARING	CHORD
C1	67.01'	981.05'	3°54'49"	S16°17'54"W	67.00'
C2	18.20'	995.05'	1°02'53"	S18°20'32"W	18.20'
C3	63.80'	981.05'	3°43'34"	S21°11'09"W	63.79'
C4	189.01'	877.00'	12°20'53"	S51°49'23"W	188.64'
C5	189.59'	886.50'	10°57'40"	S63°43'22"W	169.34'
C6	127.48'	886.50'	8°14'21"	S62°21'43"W	127.37'
C7	42.12'	886.50'	2°43'19"	S67°50'33"W	42.11'
C8	75.06'	56.00'	76°47'52"	N76°15'18"E	69.57'
C9	53.73'	48.00'	64°08'24"	N83°53'22"E	50.97'



CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput Professional Land Surveyor S-1316

Drawing No. 1813-deb
Sheet 1 of 4 Sheets

CERTIFIED SURVEY MAP NO.

That part of the Lots 1, 2, 3, 4, 5, 6, 7,8, 9, 10 and 11 of Block 21 , a part of Lot 7 of Block 11 and a part of Block 22 all of the Original Plat of Racine, all of Blocks 1, 5, 6, 9, 10, 11, 12, 15, 16 and 21 of Harbor Addition, portions of vacated Water Street, Villa Street, Grand Avenue, Center Street, Park Street, Howe Street, Harbor Street and Stannard Street and that part of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, all located in the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of Section 9, Township 3 North, Range 23 East, City of Racine, Racine County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
:SS
MILWAUKEE COUNTY}

I, DONALD C. CHAPUT, a Professional land surveyor, do hereby certify:

THAT I have survey, divided and mapped that part of the Lots 1, 2, 3, 4, 5, 6, 7,8, 9, 10 and 11 of Block 21 , a part of Lot 7 of Block 11 and a part of Block 22 all of the Original Plat of Racine, all of Blocks 1, 5, 6, 9, 10, 11, 12, 15, 16 and 21 of Harbor Addition, portions of vacated Water Street, Villa Street, Grand Avenue, Center Street, Park Street, Howe Street, Harbor Street and Stannard Street and that part of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, all located in the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of Section 9, Township 3 North, Range 23 East, City of Racine, Racine County, Wisconsin, bounded and described as follows:

COMMENCING at the Southwest corner of the Southwest 1/4 of said Section; thence North 88°00'23" East along the South line of the Southwest 1/4 of said Section 1082.82 feet to a point; thence North 01°59'37" West 468.77 feet to the point of beginning of the lands hereinafter described; thence North 01°57'27" West along the East line of Marquette Street 519.14 feet to a point on a meander line of the southerly side of the Root River said meander point being South 01°57'27" East 73 feet more or less of the wall at the water's edge of said Root River; thence along the following described meander line; thence North 53°29'35" East 220.30 feet on said meander line; thence North 88°20'13" East 419.14 feet on said meander line; thence North 01°57'27" West 47.39 feet on said meander line; thence North 87°57'45" East 211.06 feet on said meander line; thence South 40°17'26" East 52.15 feet on said meander line; thence South 42°41'52" East 457.04 feet on said meander line; thence South 62°58'34" East 465.03 feet on said meander line; thence North 38°28'26" East along said meander line 863.85 feet to a meander point 45 feet more or less North 79°51'29" East of the wall at the water's edge of the Root River; thence South 10°27'10" West along said line 48.13 feet to the South line of said Lot 7, Block 11; thence South 79°52'12" West along said South line 20.30 feet to a point; thence 67.01 feet along the arc of a curve that is 7 feet Southeasterly of and parallel to the centerline of the former Chicago, Milwaukee, St. Paul and Pacific Railroad Company and its center lying to the West, having a radius of 981.05 feet and bearing South 16°17'54" West 67.00 feet to a point; thence North 79°52'12" East 15.88 feet to a point; thence 18.20 feet along the arc of a curve that is 21 feet Southeasterly of and parallel to the centerline of the former Chicago, Milwaukee, St. Paul and Pacific Railroad Company and its center lying to the West, having a radius of 995.05 feet and bearing South 18°20'32" West 18.20 feet to a point; thence South 79°52'12" West 16.04 feet to a point; thence 63.80 feet along the arc of a curve that is 7 feet Southeasterly of and parallel to the centerline of the former Chicago, Milwaukee, St. Paul and Pacific Railroad Company and its center lying to the West, having a radius of 981.05 feet and bearing South 21°11'09" West 63.79 feet to the northerly line of said Lot 2, Block 21; thence South 58°19'14" East 22.41 feet; thence South 31°09'36" West 119.55 feet along a line described in Document No. 1492046 in Volume 2427 of Records, page 936; thence South 33°47'07" West along said line 118.36 feet to a point; thence South 39°35'50" West along said line 89.66 feet to a point; thence South 45°14'31" West along said line 34.33 feet to a point on the South line of said Lot 8, Block 21; thence North 58°19'14" West along said South line 13.57 feet; thence 189.00 feet along the arc of a curve that is 7 feet Southeasterly of and parallel to the centerline of the former Chicago, Milwaukee, St. Paul and Pacific Railroad Company and its center lying to the West, having a radius of 877.00 feet bearing South 51°49'23" West 188.64 feet to a point on the West line of vacated Park Ave; thence South 10°12'40" East along the said West line 10.22 feet to a point; thence 169.59 feet along the arc of a curve that is 16.5 feet Southeasterly of and parallel to the centerline of the former Chicago, Milwaukee, St. Paul and Pacific Railroad Company and its center lying to the West, having a radius of 886.50 feet bearing South 63°43'22" West 169.34 feet to a point that is 42.11 feet West of the East line of said Block 1; thence South 01°51'56" East 70.30 feet to a point on the North line of said Water Street; thence South 88°20'13" West along the said North line 1238.03 feet to a point in the centerline of vacated Howe Street; thence South 01°56'19" East along the said centerline 10.00 feet to the South line of the vacated portion of Water Street; thence South 88°20'13" West along said South line 256.42 feet to a point 15.00 feet East of the East line of Marquette Street; thence North 58°03'49" West 18.07 feet to the point of beginning.

Including those lands lying between the aforesaid meander line or the southeasterly most described boundary line in the Southeast 1/4 Section of said Section 9 and the shore of the Root River.

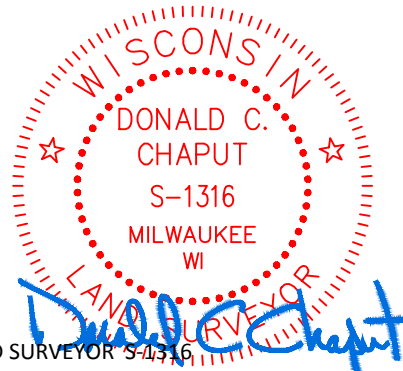
Containing 893,000 ± square feet or 20.5005 acres of land.

THAT I have made this survey, land division and map by the direction of Financial District Properties, owner of said land.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, the City of Racine Code of Ordinances in surveying, dividing and mapping the same.

Date: April 14, 2015



DONALD C. CHAPUT
PROFESSIONAL LAND SURVEYOR S-1316

CERTIFIED SURVEY MAP NO.

That part of the Lots 1, 2, 3, 4, 5, 6, 7,8, 9, 10 and 11 of Block 21 , a part of Lot 7 of Block 11 and a part of Block 22 all of the Original Plat of Racine, all of Blocks 1, 5, 6, 9, 10, 11, 12, 15, 16 and 21 of Harbor Addition, portions of vacated Water Street, Villa Street, Grand Avenue, Center Street, Park Street, Howe Street, Harbor Street and Stannard Street and that part of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, all located in the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of Section 9, Township 3 North, Range 23 East, City of Racine, Racine County, Wisconsin.

Corporate Owner's Certificate of Dedication

Financial District Properties, a corporation duly organized and existing under and by virtue of the laws of the State of Iowa, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.

Financial District Properties, does further certify that this map is required by s.236.34 and the City of Racine Code of Ordinances to be submitted to the following for approval: City of Racine

IN WITNESS WHEREOF, the said Financial District Properties has caused these presents to be signed by Rodney A. Blackwell, its CEO, and countersigned by Jennifer Kakert, its CFO, at Davenport, Iowa, and its corporate seal to be hereunto affixed on this _____, day of _____, 2015.

In the presence of:

Financial District Properties (Corporate Seal)

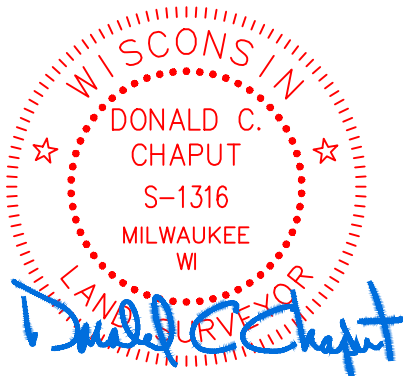
Rodney A. Blackwell, CEO Date

Countersigned: _____
Jennifer Kakert, CFO Date

STATE OF IOWA} :SS
_____ COUNTY}

Personally came before me this _____ day of _____, 2015, Rodney A. Blackwell, CEO and Jennifer Kakert, CFO of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such CEO and CFO of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____
Notary Public, _____,
Iowa
My commission expires _____.



April 15, 2015

CERTIFIED SURVEY MAP NO.

That part of the Lots 1, 2, 3, 4, 5, 6, 7,8, 9, 10 and 11 of Block 21 , a part of Lot 7 of Block 11 and a part of Block 22 all of the Original Plat of Racine, all of Blocks 1, 5, 6, 9, 10, 11, 12, 15, 16 and 21 of Harbor Addition, portions of vacated Water Street, Villa Street, Grand Avenue, Center Street, Park Street, Howe Street, Harbor Street and Stannard Street and that part of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, all located in the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of Section 9, Township 3 North, Range 23 East, City of Racine, Racine County, Wisconsin.

Consent of Corporate Mortgagee

_____, a corporation duly organized and existing under and by virtue of the laws of the _____, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Financial District Properties, owner.

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by _____, its President, and countersigned by _____, its Secretary (cashier), at _____, _____, and its corporate seal to be hereunto affixed this _____ day of _____, 20____.

In the presence of:

Corporate Name (Corporate Seal)

President Date

Secretary or Cashier Date

STATE OF _____ }
:SS
_____ COUNTY }

Personally came before me this _____ day of _____, 20____, _____, President, and _____, Secretary (cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary (cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____
Notary Public, _____,
My commission expires _____.

PLAN COMMISSION CERTIFICATE OF APPROVAL

APPROVED by the Plan Commission of the City of Racine on this ___ day of _____, 2015.

CHAIRPERSON

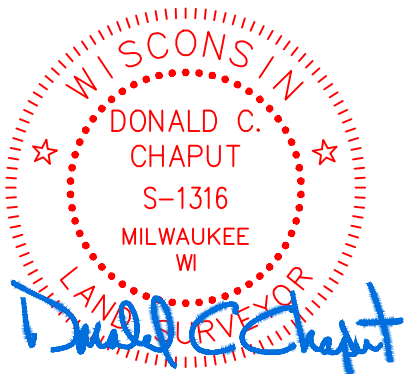
SECRETARY

COMMON COUNCIL CERTIFICATE OF APPROVAL

APPROVED by the Common Council of the City of Racine in accordance with the Resolution adopted on, this ___ day of _____, 2015

Janice Johnson-Martin, City Clerk

John Dickert, Mayor



April 15, 2015