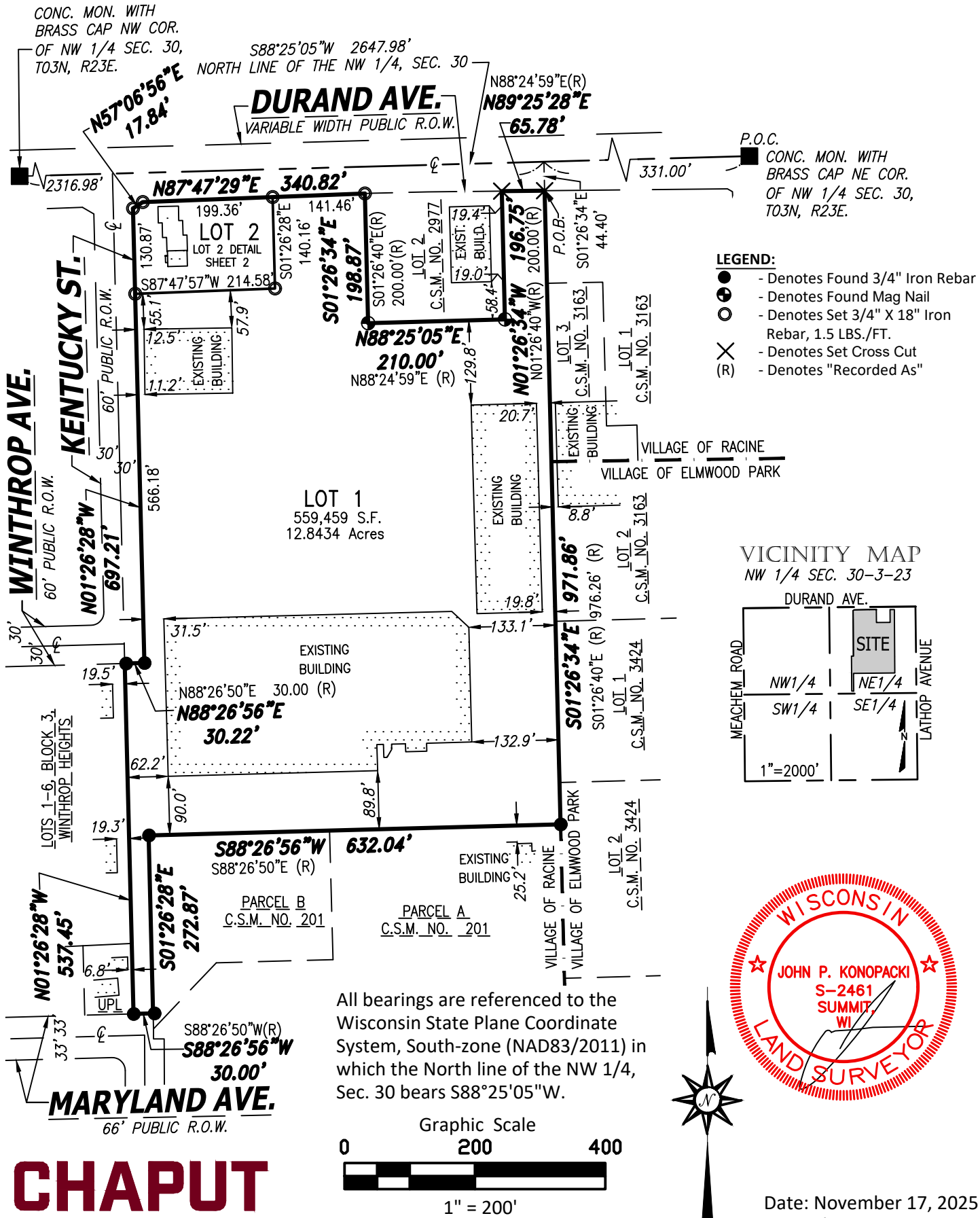


CERTIFIED SURVEY
MAP NO. _____

Being all of Lot 1 of Certified Survey Map No. 2977, located in the Northeast 1/4 of the Northwest 1/4 of Section 30, Township 3 North, Range 23 East, in the City of Racine, Racine County, Wisconsin.

Owner : Badger Plaza, LLC Zoning: B-2, R-4
111 E. Wisconsin Ave., Tax Key Number: 276000023877001
Suite 1800
Milwaukee, WI 53202



CHAPUT

LAND & SURVEYS

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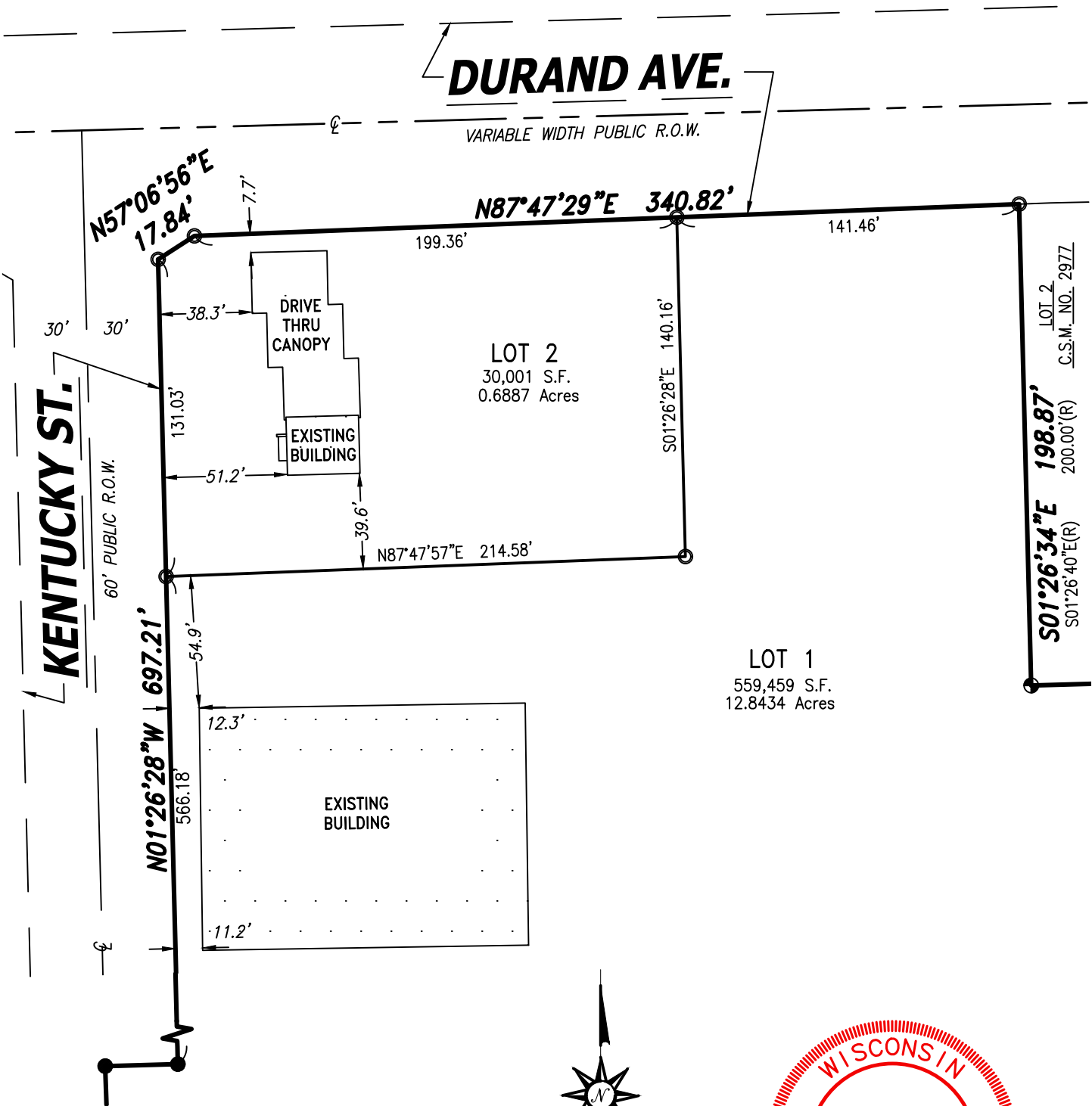
This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: November 17, 2025
Revised: January 29, 2025
Survey No. 4154.00A-BML
Sheet 1 of 6 Sheets

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 1 of Certified Survey Map No. 2977, located in the Northeast 1/4 of the Northwest 1/4 of Section 30, Township 3 North, Range 23 East, in the City of Racine, Racine County, Wisconsin.

LOT 2 DETAIL

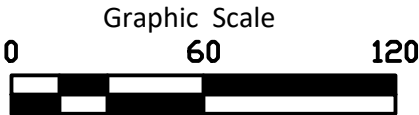


- LEGEND:**
- - Denotes Found 3/4" Iron Rebar
 - ⊕ - Denotes Found Mag Nail
 - - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
 - (R) - Denotes "Recorded As"



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1" = 60'

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Date: November 17, 2025
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Sheet 2 of 6 Sheets

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 1 of Certified Survey Map No. 2977, located in the Northeast 1/4 of the Northwest 1/4 of Section 30, Township 3 North, Range 23 East, in the City of Racine, Racine County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
:SS
WAUKESHA COUNTY}

I, JOHN P. KONOPACKI, a professional land surveyor, do hereby certify:

THAT I have survey, divided and mapped a redivision of Lot 1 of Certified Survey Map No. 2977 as recorded in the register of Deeds office for Racine County as document no. 2248239, located in the Northeast 1/4 of the Northwest 1/4 of Section 30, Township 3 North, Range 23 East, in the City of Racine, Racine County, Wisconsin, bounded and described as follows:
Commencing at the Northeast corner of the Northwest 1/4 of said Section 30; thence South 88°25'05" West along the North line of the said 1/4 Section 331.00 feet; thence South 01°26'34" East 44.36 feet to a point on the south line of Durand Avenue and the Point of Beginning of the lands hereinafter described; thence continuing South 01°26'34" East along the West lines of Certified Survey Map No.s 3163 and 3424 a distance of 971.86 feet to a point; thence South 88°26'56" West along the North line of Certified Survey Map No. 201, a distance of 632.04 feet to a point; thence South 01°26'28" East along the West line of said Certified Survey Map No. 201 a distance of 272.87 feet to a point on the North line of Maryland Avenue; thence South 88°26'56" West along said North line 30.00 feet to a point; thence North 01°26'28" West along the East line of Lots 1-6, Block 3, Winthrop Heights 537.45 feet to a point on the South line of Winthrop Avenue; thence North 88°26'56" East along said South line 30.22 feet to a point on the East line of Kentucky Street; thence North 01°26'28" West along said East line 697.21 feet to a point; thence North 57°06'56" East along said East line 17.84 feet to a point on the South line of Durand Avenue; thence North 87°47'29" East along said South line 340.82 feet to a point; thence South 01°26'34" East along the West line of Lot 2 of Certified Survey Map No. 2977, a distance of 198.87 feet to a point; thence North 88°25'05" East along the South line of said Lot 2, a distance of 210.00 feet to a point; thence North 01°26'34" West along the East line of said Lot 2, a distance of 196.75 feet to a point on the aforesaid South line of Durand Avenue; thence North 89°25'28" East along said South line 65.78 feet to the Point of Beginning.

Containing 589,460 square feet or 13.5321 acres of land.

THAT I have made this survey, land division and map by the direction of Badger Plaza, LLC, respective owners 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 Land Division Ordinance of the City of Racine in surveying, dividing and mapping the same.

DATE: November 17, 2025




JOHN P. KONOPACKI
PROFESSIONAL LAND SURVEYOR S-2461

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LAND SURVEYS

710 N. Plankinton Ave. Ste 720, Milwaukee, WI 53203
414-224-8068 www.chaputlandsurveys.com

This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: November 17, 2025
Revised: January 29, 2026
Survey No. 4154.00A-BML
Sheet 3 of 6 Sheets

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 1 of Certified Survey Map No. 2977, located in the Northeast 1/4 of the Northwest 1/4 of Section 30, Township 3 North, Range 23 East, in the City of Racine, Racine County, Wisconsin.

OWNER'S CERTIFICATE

_____, a _____ duly organized and existing under and by virtue of the laws of the State of _____, as owner, certifies that said limited liability company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of Chapter 119 of the Milwaukee Code of Ordinances.

Badger Plaza, LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval of objection: City of Racine

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by (name-print) _____, (title) _____, at (city) _____, _____ County, Wisconsin, on this _____ day of _____, 2026.

Name: _____
Signature: _____
Type or Print Name: _____
Title: _____

STATE OF _____)
_____ SS
_____ COUNTY)

Personally came before me this _____ day of _____, 2026,
(name) _____, (title) _____, of the above named limited liability company, to me known to be the person who executed the foregoing instrument and to me to be known to be such officer as the deed of said limited liability company, by its authority. acknowledged the same.

Notary Public
Name: _____
State of _____
My Commission Expires: _____

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LAND SURVEYS

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Professional Land Surveyor S-2461



Date: November 17, 2025
Revised: January 29, 2026
Survey No. 4154.00A-BML
Sheet 4 of 6 Sheets

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 1 of Certified Survey Map No. 2977, located in the Northeast 1/4 of the Northwest 1/4 of Section 30, Township 3 North, Range 23 East, in the City of Racine, Racine County, Wisconsin.

CONSENT OF ENTITY MORTGAGEE

_____, _____, duly organized and existing under and by virtue of the laws of the State of _____, as mortgagee of the above described land, consents to the surveying, dividing and mapping of the land described on this map and in the surveyor’s certificate, and to the certificate of the owner of said land.

Date: _____
Entity Name: _____
Signature: _____
Type or Print Name: _____
Title: _____

STATE OF _____ }
_____ } :SS
_____ COUNTY }

Personally came before me this _____ day of _____, 2026, _____ of the above named entity, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

Notary Signature: _____
Print Notary Name: _____
Notary Public, State of _____. My commission expires: _____

(Notary Seal)



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Professional Land Surveyor S-2461



Date: November 17, 2025
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Sheet 5 of 6 Sheets

CERTIFIED SURVEY MAP NO. _____

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PLANNING COMMISSION APPROVAL

Approved by the Plan Commission of the City of Racine on this _____ day of _____, 2026.

Date

Chairman

Date

Secretary

