

VACANT LAND DISCLOSURE REPORT

DISCLAIMER

THIS DISCLOSURE REPORT CONCERNS THE REAL PROPERTY LOCATED AT 4.45 Acres, Lot 1 Kiley
Way IN THE City
(CITY) (~~VILLAGE~~) (~~TOWN~~) OF Plymouth, COUNTY OF
Sheboygan STATE OF WISCONSIN.

THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES AS OF February (MONTH) 27th (DAY), 2026 (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PARTIES MAY WISH TO OBTAIN.

A buyer who does not receive a fully completed copy of this report within 10 days after the acceptance of the contract of sale or option contract for the above-described real property has the right to rescind that contract (Wis. Stat. s. 709.02), provided the owner is required to provide this report under Wisconsin Statutes chapter 709.

NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the property and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

A. OWNER'S INFORMATION

A1. In this form, "aware" means the "owner(s)" have notice or knowledge.

A2. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed, or replaced would significantly shorten or adversely affect the expected normal life of the premises.

A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described real property. An "owner" who transfers real estate that does not include any buildings is required to complete this report.

Exceptions: An "owner" who is a personal representative, trustee, conservator, or fiduciary appointed by or subject to supervision by a court, and who has never occupied the property transferred is not required to complete this report. An "owner" who transfers property that has not been inhabited or who transfers property in a manner that is exempt from the real estate transfer fee is not required to complete this report. (Wis. Stat. s. 709.01)

A4. The owner represents that to the best of the owner's knowledge, the responses to the following questions have been accurately checked as "yes," "no," or "not applicable (N/A)" to the property being sold. If the owner responds to any question with "yes," the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the question is "yes."

A5. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium, and any limited common elements that may be used only by the owner of the condominium unit being transferred.

A6. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes the owner's agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

CAUTION: The lists of defects following each question below are examples only and are not the only defects that may properly be disclosed in response to each respective question.

B. ENVIRONMENTAL

	YES	NO	N/A
B1. Are you aware of a material violation of an environmental rule or other rule or agreement regulating the use of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B2. Are you aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property, lead in soil, or other potentially hazardous or toxic substances on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B3. Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B4. Are you aware of subsoil conditions that would significantly increase the cost of development, including, but not limited to, subsurface foundations or waste material; any type of fill; dumpsites where pesticides, herbicides, fertilizer, or other toxic or hazardous materials or containers for these materials were disposed of in violation of manufacturer or government guidelines or other laws regulating such disposal; high groundwater; adverse soil conditions, such as low load-bearing capacity, earth or soil movement, settling, upheavals, or slides; excessive rocks or rock formations; or other soil problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B5. Are you aware of a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B6. Are you aware of brownfields (abandoned, idled, or underused land that may be subject to environmental contamination) or other contaminated land on the property, or that contaminated soils on the property have been cleaned up under the Petroleum Environmental Cleanup Fund Act (PECFA), a Wisconsin Department of Natural Resources (DNR) remedial or cleanup program, the DATCP Agricultural Chemical Cleanup Program, or other similar program?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B7. Explanation of "yes" responses _____			

C. WELLS, SEPTIC SYSTEMS, STORAGE TANKS

	YES	NO	N/A
C1. Are you aware of underground storage tanks presently or previously on the property for storage of flammable or combustible liquids, including, but not limited to, gasoline or heating oil? (If "yes," the owner, by law, may have to register the tanks with the Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Wisconsin Department of Agriculture, Trade and Consumer Protection regulations may require the closure or removal of unused tanks.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C2. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property? Defects in underground or aboveground fuel storage tanks may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating standards.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C3. Are you aware of defects in a well on the property or a well that serves the property, including unsafe well water due to contaminants such as coliform, nitrates, or atrazine, or any out-of-service wells or cisterns that are required to be abandoned (see s. NR 812.26, Wis. Adm. Code) but that are not closed or abandoned according to applicable regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C4. Are you aware of a joint well serving this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C5. Are you aware of a defect relating to a joint well serving this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C6. Are you aware of defects in any septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C7. Explanation of "yes" responses _____			

D. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

	YES	NO	N/A
D1. Have you received notice of a property tax increase, other than normal annual increases, or are you aware of a pending property tax reassessment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D2. Are you aware of pending special assessments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D3. Are you aware of the property being located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D4. Are you aware of any land division involving the property for which required state or local permits were not obtained?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D5. Are you aware of impact fees or another condition or occurrence that would significantly increase development costs or reduce the value of the property to a reasonable person with knowledge of the nature and scope of the condition or occurrence?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D6. Are you aware of proposed, planned, or commenced public improvements or public construction projects that may result in special assessments or that may otherwise materially affect the property or the present use of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D7. Explanation of "yes" responses _____			

E. LAND USE

	YES	NO	N/A
E1. Are you aware of the property being part of or subject to any subdivision homeowners' associations, or other homeowners' associations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E2. If the property is not a condominium unit, are you aware of common areas associated with the property that are co-owned with others?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E3. Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area under local, state or federal law?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E4. Are you aware of any zoning code violations with respect to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E5. Are you aware of nonconforming uses of the property? A nonconforming use is a use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E6. Are you aware of conservation easements on the property? A conservation easement is a legal agreement in which a property owner conveys some of the rights associated with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or education, or for similar purposes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E7. Are you aware of restrictive covenants or deed restrictions on the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E8. Other than public rights of ways, are you aware of nonowners having rights to use part of the property, including, but not limited to, private rights-of-way and easements other than recorded utility easements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E8a. Are you aware of any private road agreements or shared driveway agreements relating to the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E9. Are you aware of the property being subject to a mitigation plan required under administrative rules of the Wisconsin Department of Natural Resources related to county shoreland zoning ordinances, which obligates the owner of the property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E10. The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. For more information visit https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx or (608) 266-2486.			
a. Are you aware of all or part of the property having been assessed as agricultural land under Wis. Stat. s. 70.32 (2r) (use value assessment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are you aware of the property having been assessed a use-value assessment conversion charge relating to this property? (Wis. Stat. s. 74.485 (2))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	YES	NO	N/A
c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s. 74.485 (4))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E11. Is all or part of the property subject to or in violation of a farmland preservation agreement? Early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land. Visit https://datcp.wi.gov/Pages/Programs_Services/FPAgreements.aspx for more information.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E12. Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E13. Are you aware of a dam that is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners' association, lake district, or similar group? (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E14. Are you aware of boundary or lot line disputes, encroachments, or encumbrances (including a joint driveway) affecting the property? Encroachments often involve some type of physical object belonging to one person but partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages, driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of the property or to the use of the property such as a joint driveway, liens, and licenses.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E15. Are you aware there is not legal access to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E16. Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See http://dnr.wi.gov/topic/waterways for more information.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E17. Are you aware of a written agreement affecting riparian rights related to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E18. Are you aware that the property abuts the bed of a navigable waterway that is owned by a hydroelectric operator? Under Wis. Stat. s. 30.132, the owner of a property abutting the bed of a navigable waterway that is owned by a hydroelectric operator, as defined in s. 30.132 (1) (b), may be required to ask the permission of the hydroelectric operator to place a structure on the bed of the waterway.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E19. Are you aware of one or more burial sites on the property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at 800-342-7834 or www.wihist.org/burial-information).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E20. Are you aware of archeological artifacts, mineral rights, orchards, or endangered species on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E21. Are you aware of existing or abandoned manure storage facilities located on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E22. Are you aware that all or part of the property is enrolled in the managed forest land program? The managed forest land program is a landowner incentive program that encourages sustainable forestry on private woodlands by exempting the landowner from the payment of property taxes in exchange for the payment of a lower acreage share payment and compliance with certain conservation practices. Orders designating lands as managed forest lands remain in effect for 25 or 50 years. When ownership of land enrolled in the managed forest land program changes, the new owner must sign and file a report of the change of ownership on a form provided by the Wisconsin Department of Natural Resources (DNR) and pay a fee. By filing this form, the new owner agrees to comply with the management plan for the land and the managed forest land program rules. The DNR Division of Forestry monitors forest management plan compliance. Changes that a landowner makes to property that is subject to an order designating it as managed forest land, or to its use, may jeopardize benefits under the program or cause the property to be withdrawn from the program and may result in the assessment of penalties. For more information, call your local DNR forester or visit http://dnr.wi.gov/topic/forestry.html .	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E23. Explanation of "yes" responses	E7: See Deed Restrictions, attached.		
	E8a: See Easement, attached (easement is on adjacent property)		
	E10: Property was previously use-value assessed from approximately 2013-2019. Contact local assessor or WI DOR for more information. Conversion charges, if any, are payable by Buyer.		

F. ADDITIONAL INFORMATION

	YES	NO	N/A
F1. Are you aware of high voltage electric (100 kilo volts or greater) or steel natural gas transmission lines located on, but not directly serving, the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F1a. Are you aware if there is internet service available to property? If so, which provider? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F2. Are you aware of flooding, standing water, drainage problems, or other water problems on or affecting the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F3. Are you aware of material damage from fire, wind, flood, earthquake, expansive soil, erosion, or landslide?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F4. Are you aware of significant odor, noise, water diversion, water intrusion, or other irritants emanating from neighboring property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F5. Are you aware of significant crop damage from disease, insects, soil contamination, wildlife, or other causes; diseased or dying trees or shrubs; or substantial injuries or disease in livestock on the property or neighboring property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F6. Utility Connections. Are you aware that the property is connected to the following utilities on the property or at the lot line? (If "yes," indicate where the utility is located.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Electricity _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Municipal water _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Telephone _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Cable television _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Natural gas _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Municipal sewer _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F7. Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F7a. Are you aware of any right of first refusal, recorded or not, on all or any portion of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F8. Are you aware of other defects affecting the property? Other defects may include items such as animal, reptile, or insect infestation, including infestation impacting trees; drainage easement or grading problems; excessive sliding; or any other defect or material condition.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F9. Are you aware of a government agency, court order, or federal, state, or local regulations requiring repair, alteration, or correction of an existing condition?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F10. Is the owner a foreign person, as defined in 26 USC 1445 (f)? (E.g. a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate.) Section 1445 of the Internal Revenue Code (26 USC 1445), also known as the Foreign Investment In Real Property Tax Act or FIRPTA, provides that a transferee (buyer) of a U.S. real property interest must be notified in writing and must withhold tax if the transferor (seller) is a foreign person, unless an exception under FIRPTA applies to the transfer.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F11. The owner has owned the property for <u>22</u> years.			
F12. Explanation of "yes" responses _____			

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections at <http://www.doc.wi.gov> or by phone at 608-240-5830.

OWNER'S CERTIFICATION

NOTE: Wisconsin Statute section 709.035 requires owners who, prior to acceptance of a purchase contract or an option to purchase, obtain information that would change a response on this report to submit a complete amended report or an amendment to the previously completed report to the prospective buyer within 10 days of acceptance.

The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Owner Andrew A. Petzold, President 03/11/26 1:12 PM CDT Date _____
Owner Concord 5, LLC, by its manager, Concord Development Company, by Andrew Petzold, Pres. Date _____
Owner _____ Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

A person other than the owner certifies that the person supplied information on which the owner relied for this report and that the information is true and correct to the best of the person's knowledge as of the date on which the person signs this report.

Person _____ Items _____ Date _____
Person _____ Items _____ Date _____
Person _____ Items _____ Date _____

BUYER'S ACKNOWLEDGEMENT

The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations, and floodplain status.

I acknowledge receipt of a copy of this statement.

Prospective buyer _____ Date _____
Prospective buyer _____ Date _____
Prospective buyer _____ Date _____

Information appearing in italics is supplemental in nature and is not required pursuant to Section 709.03 of the Wisconsin Statutes.

SPECIAL WARRANTY DEED

This document was drafted by:

Wal-Mart Stores East, LP
Sam M. Walton Development Complex
2001 S.E. 10th Street
Bentonville, AR 72716-0550
Attn: Brandi Lewis
(479) 277-1348

After recording return to:

Fidelity National Title Insurance Company
717 North Harwood Street, Suite 800
Dallas, TX 75201
Attn: Rod Faris
(214) 969-5300

This SPECIAL WARRANTY DEED made this January 21, 2004, between WAL-MART STORES EAST, LP, a Delaware limited partnership, with an address of 702 S.W. 8th Street, Bentonville, AR 72716 ("Grantor"), and CONCORD 27, LLC, a Wisconsin limited liability company, with an address of 11501 N. Port Washington Road, Suite 200, Mequon, WI 53092 ("Grantee").

W I T N E S S E T H:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby forever grant, bargain, sell, convey and confirm to Grantee, and its successors and assigns, a certain tract(s) of land, containing 40.7 ACRES, more or less, situated, lying, and being in the City of Plymouth, Sheboygan County, Wisconsin, as more particularly described to wit:

See Exhibit "A" attached hereto and made a part hereof ("Property");

TO HAVE AND TO HOLD said land unto Grantee, and its successors and assigns, forever, with all tenements, appurtenances and hereditaments thereunto belonging, subject to easements, conditions, restrictions and other matters of record, and subject to the following conditions and restrictions:

- (a) The Property shall not be used for any of the following purposes:
 - (i) A discount retail store in excess of twenty-five thousand (25,000) square feet.
 - (ii) A wholesale membership/warehouse club in excess of twenty-five thousand (25,000) square feet.
 - (iii) A grocery store/supermarket in excess of ten thousand (10,000) square feet.
 - (iv) A pharmacy/drug store requiring a qualified pharmacist or other person authorized by law to dispense medicinal drugs, directly or indirectly, for a fee or remuneration of any kind.
 - (v) A gas station, quick lube/oil change facility, automobile tire sales facility.
 - (vi) Intentionally deleted.
 - (vii) An adult book store, nightclub or discotheque, massage parlor (provided this shall not prohibit massages in connection with a beauty salon or health club, medical facility, or athletic facility), or any other establishment which provides live adult entertainment or which sells, rents or exhibits pornographic or obscene materials (the term pornographic or obscene shall include, without limitation, a store whose primary use (as opposed to a bookstore offering a general variety of books) is displaying for sale or exhibition books, magazines or other publications containing any combination of photographs, drawings or sketches of a sexual nature, which are not primarily scientific or educational, or a store offering as its primary use for exhibition, sale or rental video cassettes or other medium capable of projecting, transmitting or reproducing, independently or in conjunction with another device, machine or equipment, an image or series of images, the content of which has been rated or advertised generally as NC-17 or X or unrated by the Motion Picture Association of America, or any successor thereto.
 - (viii) A facility principally operated as a bar or tavern (but the Property may be used for a purpose, having on-premises consumption of alcoholic beverages, whose incidental revenues are from the sale of alcoholic beverages).
- (b) All such covenants, conditions, restrictions and approval rights shall remain in effect for a period of fifty (50) years. The aforesaid covenants, conditions, restrictions and approval rights shall run with and bind the Property, and shall bind Grantee or an affiliated company, or its successors or assigns, and shall inure to the benefit of and be enforceable by Grantor, or an affiliated company, or its successors and assigns,

Document Name

EASEMENT AGREEMENT

Document Number

**ORIGINAL DOCUMENT
RECORDED ELECTRONICALLY**

Date: 12/3/2024

Doc. No. 2171904

Knight-Barry Title Group
www.knightbarry.com

Recording Area

Name and Return Address

Wangard Partners, Inc.
1200 N. Mayfair Road, Suite 410
Milwaukee, Wisconsin 53226
Attn: Legal

Part of 59271827945

Parcel Identification Number (PIN)

This instrument was drafted by Timothy J. Voeller, JD, of Wangard Partners, Inc., 1200 N. Mayfair Road, Suite 410, Milwaukee, Wisconsin 53226

EASEMENT AGREEMENT

This EASEMENT AGREEMENT (this "AGREEMENT") is made as of the 26 day of November, 2024 ("**Effective Date**"), between Landing at Hub City LLC, a Wisconsin limited liability company ("**Grantor**") with offices located at 1200 North Mayfair Road, Suite 410, Milwaukee, Wisconsin 53226, and Concord 27, LLC, a Wisconsin limited liability company ("**Grantee**") with offices located at 10580 North Port Washington Road, Mequon, Wisconsin 53092. Both Grantor and Grantee may be referred to herein individually as an "**Owner**" and collectively as "**Owners**".

WITNESSETH:

WHEREAS, Grantor is the owner of certain real property located in the City of Plymouth, County of Sheboygan, State of Wisconsin, more particularly described on Exhibit A attached hereto and made a part hereof ("**Grantor Property**");

WHEREAS, Grantee is the owner of certain real property located in the City of Plymouth, County of Sheboygan, State of Wisconsin, more particularly described on Exhibit B attached hereto and made a part hereof ("**Grantee Property**");

WHEREAS, Grantor Property and Grantee Property are parcels designated as Lot 1 and Lot 2 on that certain Certified Survey Map No. —, recorded on 11-21-24, as Document No. 211727 and depicted on the attached Exhibit C. Both Grantor Property and Grantee Property may be referred to individually as a "**Parcel**" and collectively as the "**Parcels**".

WHEREAS, Grantor desires to grant certain easement rights to Grantee and Grantee desires to accept certain easement rights from Grantor as set forth herein.

NOW, THEREFORE, Grantor and Grantee hereby agree to the conditions, restrictions, covenants, reservations and easements set forth below.

1. Grant of Easement. The easement granted herein shall run with the land. Grantor hereby grants, creates and establishes for the benefit of the Grantee Property:

a. A perpetual, non-exclusive easement for ingress and egress by vehicular and pedestrian traffic upon, over and across those portions of the Grantor Parcel ("**Access Easement**"), described as follows: a sixty foot (60') wide driveway to be constructed upon the Grantor Property in the location more particularly shown on the attached Exhibit C and referred to herein as the "**Access Easement Area**." Improvements to the Access Easement Area shall be constructed by Grantor, at Grantor's sole expense, substantially as shown in the attached Exhibit D not later than **two (2) years** following the Effective Date, unless otherwise agreed by the Grantee or its successor in writing. Grantee shall not use the Access Easement Area for purposes other than temporary construction (as described in Section 1.b. hereof) until Grantee exercises its rights pursuant to Section 2 below; and

b. A non-exclusive, temporary construction easement to: (i) construct, install and maintain, at Grantee's sole cost and expense, a paved connection from the Grantee Property

to the Access Easement Area (the "Connection") in a location along the Grantee Property's property line adjacent to the Access Easement Area; and (ii) subsequent closure of such Connection (in Grantee Parcel Owner's sole discretion) as permitted pursuant to Section 6.c. hereof, which shall include the right to go upon the Access Easement Area with personnel and equipment to the extent reasonable to construct and install the Connection (and to subsequently close the Connection if the Grantee Parcel Owner so chooses). In the event that Grantee exercises its rights pursuant to this Section 1.b., Grantee, at Grantee's sole cost and expense, shall promptly restore and repair all ground surface, asphalt, concrete and landscaping that it has disturbed as nearly as possible to the condition as existing immediately prior to exercise of such rights.

2. Use. Upon the earlier of: (i) Grantee's commencement of the physical work to implement the Connection; or (ii) the date that is thirty (30) days from Grantee's written notice to Grantor that Grantee desires to exercise its right to use the Access Easement pursuant to Section 1.a. hereof (either of which shall constitute "Grantee's Exercise Notice"), Grantee and its tenants, assigns, customers, employees, agents and invitees (collectively, the "Grantee Users") shall have the right to use the Access Easement Area in common with Grantor and its tenants, assigns, customers, employees, agents and invitees (collectively, the "Grantor Users"), only for the purposes described in Section 1.a. above. Except for times (a) when Grantor (or Grantee, pursuant to Section 5.a (ii) or 5.c. hereof) is performing maintenance on the Access Easement Area and (b) when Grantee is exercising its rights and obligations set forth in Section 1.b. hereof, the Owners shall not alter, obstruct or interfere with the free flow of pedestrian and vehicular traffic over and upon the Access Easement Area.

3. Installation and Maintenance. The Grantor shall install the initial Access Easement Area with paved asphalt and except as provided below, maintain, or cause to be maintained, the Access Easement Area in an aesthetic and safe condition and in a good state of repair. Such maintenance obligations shall include but not be limited to (i) maintaining all paved surfaces in a smooth and evenly covered condition, including but not limited to the replacement of base, skin patch, and resealing and resurfacing, (ii) removing snow and ice, (iii) periodically removing all papers, debris, filth and refuse to the extent necessary to keep the Access Easement Area in first class, clean, and orderly condition. The Access Easement Area shall be operated and maintained in compliance with all applicable governmental laws, rules, regulations, orders and ordinances, and the provisions of this AGREEMENT. All Access Easement Area improvements shall be repaired or replaced with materials at least equal to the quality of the materials being repaired or replaced. Except as set forth herein, the Owners shall be responsible for the maintenance of their respective Parcel.

a. Damage or Destruction. In the event any part of the Access Easement Area is damaged or destroyed by Grantee or Grantee Users, other than damage caused by ordinary use or wear and tear, the Grantee shall repair or restore such damaged Access Easement Area at Grantee's sole cost and expense. In the event any part of the Access Easement Area is damaged or destroyed by Grantor or Grantor Users, other than damage caused by ordinary use or wear and tear, the Grantor shall repair or restore such damaged Access Easement Area at Grantor's sole cost and expense.

b. Costs. Until the date that is thirty (30) days after the date of Grantee's Exercise Notice (such date, the "Cost Sharing Commencement Date"), Grantor shall be solely

responsible for the costs to construct, install, maintain, repair and replace improvements comprising the Access Easement Area. On the Cost Sharing Commencement Date and continuing until termination of this AGREEMENT as described in Section 6 hereof, Grantee and Grantor shall share in the costs to repair and replace the asphalt pavement and any subbase materials thereunder within the Access Easement Area and the concrete curb located only on the northernmost side of the Access Easement Area that is closest to the Grantee Property (as identified in Exhibit D) in accordance with "Proportionate Share" as follows:

Grantee: 18.1% (4.4453 acres/24.5575 acres)

Grantor: 81.9% (20.1122 acres/24.5575 acres)

and Grantee shall reimburse the Grantor within thirty (30) days after the Grantor shall deliver to Grantee a statement of costs incurred and copies of invoices evidencing such costs (but in no event more than four [4] times annually), all of which shall be reasonable and customary in the industry.

c. Exclusions. The following costs are specifically excluded from Grantee's Proportionate Share: snow and ice removal, refuse removal and cleaning, signage, lighting, landscaping and plantings, stormwater facilities, utilities, mowing, Grantor's insurance, Grantor's real estate taxes, Grantor's personnel and overhead, and any expense other than repair and replacement of asphalt pavement and subbase materials thereunder within the Access Easement Area and the concrete curb located only on the northernmost side of the Access Easement Area that is closest to the Grantee Parcel (as identified in Exhibit D). Notwithstanding the foregoing, in the event Grantee or the Grantee Parcel utilizes stormwater facilities or utilities within the Access Easement Area at any time after the Effective Date, the use of those items shall be the subject of separate easement agreements between the Grantor and Grantee.

4. Indemnification and Insurance.

a. Grantee shall hold Grantor harmless from and shall indemnify Grantor against any loss, liability, damage or expense, including reasonable attorneys' fees arising out of or in any way related to the use of the Access Easement Area by Grantee or the Grantee Users. Grantor shall hold Grantee harmless from and shall indemnify Grantee against any loss, liability, damage or expense, including reasonable attorneys' fees arising out of or in any way related to the use of the Access Easement Area by Grantor and the Grantor Users.

b. If Grantor shall be made a party to any litigation commenced by or against Grantee that is not a dispute between Grantee and Grantor, and in its reasonable discretion Grantor determines that it must intervene in such litigation to protect its interest hereunder, the Grantee shall defend Grantor and shall pay all costs, expenses and reasonable attorneys' fees and costs in connection with such litigation. Grantor shall have the right to engage its own attorneys in connection with respect to any of the provisions of this Paragraph 4 or any of the provisions of this AGREEMENT, including, but not limited to, any defense of or intervention by Grantor, notwithstanding any contrary provisions of the laws or court decisions of the state in which the Parcels are located. If Grantee shall be made a party to any litigation commenced by or against Grantor that is not a dispute between Grantor and Grantee, and in its reasonable discretion Grantee

determines that it must intervene in such litigation to protect its interest hereunder, the Grantor shall defend Grantee and shall pay all costs, expenses and reasonable attorneys' fees and costs in connection with such litigation. Grantee shall have the right to engage its own attorneys in connection with respect to any of the provisions of this Paragraph 4 or any of the provisions of this AGREEMENT, including, but not limited to, any defense of or intervention by Grantee, notwithstanding any contrary provisions of the laws or court decisions of the state in which the Parcels are located.

c. Grantee shall acquire and maintain throughout the term of this AGREEMENT commercial general liability insurance, including contractual liability insurance, from an insurance company licensed to do business in the State of Wisconsin, which insurance shall provide for coverage limits of not less than One Million Dollars (\$1,000,000.00) per occurrence and Two Million Dollars (\$2,000,000.00) in the aggregate, with respect to personal injury and death, and not less than One Million Dollars (\$1,000,000.00) per occurrence with respect to property damage. Grantee shall deliver to Grantor, upon request at any time (but not more than twice annually), a certificate of insurance evidencing the existence of the required coverage. Grantee's insurance coverage shall name Grantor (or its successor) as an insured, to insure against injury to property, person, or loss of life arising out of Grantee's and Grantee Users' use and maintenance (if any) of the Access Easement Area. Grantor shall acquire and maintain throughout the term of this AGREEMENT commercial general liability insurance, including contractual liability insurance, from an insurance company licensed to do business in the State of Wisconsin, which insurance shall provide for coverage limits of not less than One Million Dollars (\$1,000,000.00) per occurrence and Two Million Dollars (\$2,000,000.00) in the aggregate, with respect to personal injury and death, and not less than One Million Dollars (\$1,000,000.00) per occurrence with respect to property damage. Grantor shall deliver to Grantee, upon request at any time (but not more than twice annually), a certificate of insurance evidencing the existence of the required coverage. Grantor's insurance coverage shall name Grantee (or its successor) as an insured, to insure against injury to property, person, or loss of life arising out of Grantor's and Grantor Users' use and maintenance of the Access Easement Area.

5. Enforcement.

a. In the event any Owner fails to perform any obligation or responsibility imposed upon such party (the "**Defaulting Party**") under this AGREEMENT for more than thirty (30) days after the other party (the "**Non-Defaulting Party**") delivers written notice thereof to such Defaulting Party or such longer period as shall be reasonably necessary provided the Defaulting Party has commenced to cure its non-performance within such thirty (30) day period and pursues such cure to completion in good faith and with diligence, the Non-Defaulting Party shall have, in addition to any other rights or remedies under applicable law or in equity, the following remedies:

(i) Obtain temporary or permanent injunctive relief requiring the Defaulting Party to comply with the obligations set forth herein. In such event, the Defaulting Party shall be responsible for all actual attorneys' fees and other costs reasonably incurred by the Non-Defaulting Party in obtaining such relief.

(ii) The Non-Defaulting Party may (but shall not be obligated to), upon

ten (10) additional days' notice to the Defaulting Party, perform the obligations of the Defaulting Party and select and engage any and all professional(s) the Non-Defaulting Party deems necessary to perform such obligations. In such event, the Defaulting Party shall reimburse the Non-Defaulting Party, upon demand, for all costs reasonably incurred by the Non-Defaulting Party relating to the remedy of such default, including interest at the rate of ten percent (10%) per annum from the date on which the Non-Defaulting Party delivered notice to the Defaulting Party hereunder.

b. Notwithstanding the foregoing, it is expressly agreed that a breach of this AGREEMENT shall not entitle any Owner to terminate this AGREEMENT, but such limitation shall not affect in any manner any other rights or remedies which such Owner may have hereunder by reason of any breach of this AGREEMENT.

c. Notwithstanding the foregoing, it is expressly agreed that, in the event that Grantor fails to complete snow and ice removal when necessary, Grantee may complete the same, without notice, at Grantee's sole expense.

d. Notwithstanding anything contained in this AGREEMENT, each Owner shall be excused from performing any obligation under this AGREEMENT, and any delay in the performance of any obligation under this Agreement shall be excused, if and so long as the performance of the obligation is prevented, delayed or otherwise hindered by acts of God, fire, earthquake, floods, explosion, actions of the elements, war, riots, mob violence, inability to procure or a general shortage of labor, equipment, facilities, materials or supplies in the open market, failure of transportation, strikes, lockouts, actions of labor unions, condemnation, court orders, laws, regulations or orders of Governmental Agencies or military authorities or any other cause, whether similar or dissimilar to the foregoing, not within the control of such Owner (other than lack of or inability to procure funds or financing to fulfill its commitments and obligations under this AGREEMENT).

e. No default under this AGREEMENT shall entitle any Owner to terminate, cancel or otherwise rescind this AGREEMENT; provided, however, this limitation shall not affect any other rights or remedies the Owners may have by reason of any such default.

6. Term/Termination. The term of this AGREEMENT shall commence on the date that this AGREEMENT is filed of record with the Register of Deeds office for Sheboygan County, Wisconsin and except as otherwise herein specifically provided, shall continue in perpetuity. Notwithstanding the foregoing, this AGREEMENT may be terminated by recording with the Register of Deeds office for Sheboygan County, Wisconsin a written instrument of termination and signed by all of the then current Owners and the holders of any mortgage(s) encumbering all or any of the Parcels. Notwithstanding the foregoing, this AGREEMENT may be terminated by the Owner of the Grantee Parcel upon completion of all of the following (at which time cost sharing shall cease and the Grantor Parcel Owner shall be solely responsible for all costs with respect to the Access Easement Area accruing thereafter) (the "**Grantee Termination Date**"):

a. Written notice of termination delivered from Grantee Parcel Owner to Grantor Parcel Owner in recordable form setting forth Grantee's consent to the termination of the Access Easement;

- b. Payment to Grantor Parcel Owner by Grantee Parcel Owner of all amounts due from Grantee Parcel Owner under this AGREEMENT through Grantee Termination Date; and
- c. Closure of the Connection and restoration of Grantor's improvements as nearly as possible to the condition as existing immediately prior to construction of the Connection at Grantee Parcel Owner's sole cost and expense.

Upon completion of Grantee's termination of the Access Easement, Grantor, at Grantor's sole cost and expense, shall record documentation, including the written notice described in Section 6.a. above to effectively terminate the Access Easement.

7. Miscellaneous.

a. No Joint Venture. Nothing in this AGREEMENT shall be construed to make any Owner a partner or joint venturer with any other Owner, or to render any of said parties liable for the debts or obligations of any other.

b. Headings. Paragraph and subparagraph headings herein are for convenience and reference only and in no way define or limit the scope or content of this AGREEMENT or in any way affect its provisions.

c. Waiver. No delay or omission by any Owner to exercise any right or power occurring upon any non-compliance or failed performance by any other Owner shall impair any such right or power or be construed to be a waiver thereof. A waiver by any Owner of any of the covenants, conditions or agreements hereof to be performed by another, shall not be construed to be a waiver of any succeeding breach thereof or of any other covenant, condition or agreement contained herein.

d. Notices. Any notice, request or demand required or permitted to be delivered to the Owners of the Parcels under this AGREEMENT shall be in writing and shall be deemed given when personally served, one day after the same has been deposited with a nationally recognized overnight delivery service, or three (3) days after the same has been deposited with the United States Post Office, registered or certified mail, return receipt requested, postage prepaid. Any Parcel Owner may change its address for the receipt of notice by written notice to the other Parcel Owners.

e. Governing Law and Interpretation. This AGREEMENT shall be governed and construed in accordance with the laws of the State of Wisconsin.

f. Amendments to be in Writing. No amendment to this AGREEMENT shall be effective to add to, change, modify, waive or discharge this AGREEMENT in whole or in part, unless such amendment is in writing and signed by all the Owners of the Parcels.

g. Covenants Running with the Land. All of the easements, restrictions, covenants and agreements set forth in this AGREEMENT are intended to be and shall be construed as covenants running with the land, binding upon, inuring to the benefit of, and enforceable by the Owners of the Parcels and their respective successors and assigns.

h. Partial Invalidity. If any provisions of this AGREEMENT or portions hereof or the application thereof or hereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this AGREEMENT, or the application of such provision, or portion hereof or thereof, to any other persons or circumstances shall not be affected thereby and each provision of this AGREEMENT shall be valid and enforceable to the fullest extent permitted by law.

i. Conveyance. Upon the conveyance by any Owner of its Parcel and notice to the other Parcel Owners, such Owner shall be relieved of any further liability under this AGREEMENT arising on and after the date of transfer, and its transferee shall be deemed to have assumed all obligations of such Owner hereunder arising on and after the date of transfer.

j. No Liens. Each Owner shall remove, or cause to be removed or bonded over, within thirty (30) days after the filing thereof, any mechanic's, materialman's or any other similar lien on the other Owner's Lot arising by reason of its act or any work or materials undertaken at its request as for its benefit. In the event such Owner fails to remove any such lien within said thirty (30) day period, the affected Lot Owner may take such action as it may deem necessary to remove such lien. The curing Owner shall be entitled to immediate reimbursement from the defaulting Owner for all costs and expenses incurred in removing or attempting to remove such lien, including attorneys' fees and costs.

k. No Gift or Dedication. Nothing contained in this AGREEMENT shall be deemed to be a gift or dedication of any portion of the Parcels to the general public, or for any public use or purpose whatsoever, it being the intention of the parties that this AGREEMENT shall be strictly limited to and for the purposes herein expressed. Grantor shall have the right to close, if necessary, all or any portion of the Grantor Property, including the Access Basement Area, from time to time as may be necessary, in the opinion of Grantor, to prevent a dedication thereof, the accrual of any rights of the public therein or the acquisition of prescriptive rights by anyone. Before closing off any part of the Grantor Property as provided above, Grantor must give notice to the Grantee of its intention to do so and must coordinate such temporary closing with the activities of the Grantee and Grantee Users so that no unreasonable interference with the operation of the Grantee Property occurs.

l. Joint and Several Obligations. If any Parcel owner is composed of more than one person, the obligations of said party shall be joint and several.

m. Merger. Notwithstanding a Parcel Owner's ownership of more than one Parcel, the easements granted hereunder shall burden and benefit each Parcel individually, without merger as a result of such common ownership.

[signature page to follow]

IN WITNESS WHEREOF, the Grantor and Grantee have caused this AGREEMENT to be executed effective as of the Effective Date.

GRANTOR:

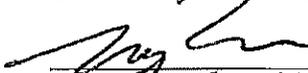
Landing at Hub City LLC,
a Wisconsin limited liability company
By: Wangard Entity Manager,
a Wisconsin limited liability company, its
Manager
By: Wangard Operations LLC,
a Wisconsin limited liability company, its
Manager
By: Wangard Partners, Inc.,
a Wisconsin corporation, its Manager

By: 
Stewart M. Wangard, Executive
Chairman

STATE OF WISCONSIN)
) SS.
COUNTY OF MILWAUKEE)

On this 25th day of November, 2024, before me, a Notary Public, personally appeared Stewart M. Wangard, to me personally known, who being by me duly sworn, did say that he is the Executive Chairman of Wangard Partners, Inc., the Manager of Wangard Operations LLC, the Manager of Wangard Entity Manager LLC, the Manager of Landing at Hub City LLC, a Wisconsin limited liability company, and that this instrument was signed and sealed on behalf of such limited liability company, and acknowledges the execution of this instrument as the free act and deed of such Manager on behalf of the limited liability company.

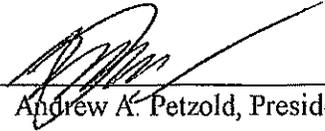
IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Name: Timothy J. Voeller
Notary Public, State of WISCONSIN
County of Milwaukee
My Commission: 13 permanent

[NOTARIAL SEAL]

GRANTEE:

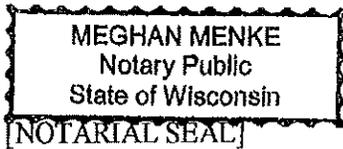
Concord 27, LLC, a Wisconsin limited liability company
By: Concord Development Company, its Manager

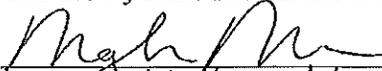
By: 
Andrew A. Petzold, President

STATE OF WISCONSIN)
) SS.
COUNTY OF OZAUKEE)

On this 21 day of November, 2024, before me, a Notary Public, personally appeared Andrew A. Petzold, to me personally known, who being by me duly sworn, did say that he is the President of Concord Development Company, the Manager of Concord 27, LLC, a Wisconsin limited liability company, and that this instrument was signed and sealed on behalf of such limited liability company, and acknowledges the execution of this instrument as the free act and deed of such Manager on behalf of the limited liability company.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.




Name: Meghan Menke
Notary Public, State of Wisconsin
County of Ozaukee
My Commission: exp. 7-17-28

MORTGAGEE:

Old National Bank

By: Nicole Willoughby
Nicole Willoughby, Vice President

STATE OF WISCONSIN)
) SS.
COUNTY OF MILWAUKEE)

On this 25 day of November, 2024, before me, a Notary Public, personally appeared Nicole Willoughby, to me personally known, who being by me duly sworn, did say that she is the Vice President of Old National Bank, and that this instrument was signed and sealed on behalf of such Old National Bank, and acknowledges the execution of this instrument as the free act and deed of such Old National Bank.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Laura A. Rickert
Name: Laura A. Rickert
Notary Public, State of Wisconsin
County of Milwaukee
My Commission: 8/29/25

[NOTARIAL SEAL]

**LAURA A. RICKERT
NOTARY PUBLIC
STATE OF WISCONSIN**

EXHIBIT A

LEGAL DESCRIPTION OF GRANTOR PROPERTY

Lot 2 of Certified Survey Map recorded on 11-21-24 in Volume 31 of Certified Survey Maps, Pages 415, as Document No. 211727, being a redivision of Lot 3 of Certified Survey Map recorded in Volume 25 of Certified Survey Maps, Pages 135-138, as Document No. 1941216, being located in the Northwest 1/4 of the Southeast 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 15 North, Range 21 East, in the City of Plymouth, County of Sheboygan, State of Wisconsin.

EXHIBIT B

LEGAL DESCRIPTION OF GRANTEE PROPERTY

Lot 1 of Certified Survey Map recorded on 11-27-24 in Volume 31 of Certified Survey Maps, Pages 415, as Document No. 217127, being a redivision of Lot 3 of Certified Survey Map recorded in Volume 25 of Certified Survey Maps, Pages 135-138, as Document No. 1941216, being located in the Northwest 1/4 of the Southeast 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 15 North, Range 21 East, in the City of Plymouth, County of Sheboygan, State of Wisconsin.

EXHIBIT C TO EASEMENT AGREEMENT

60' Wide Access Easement Area

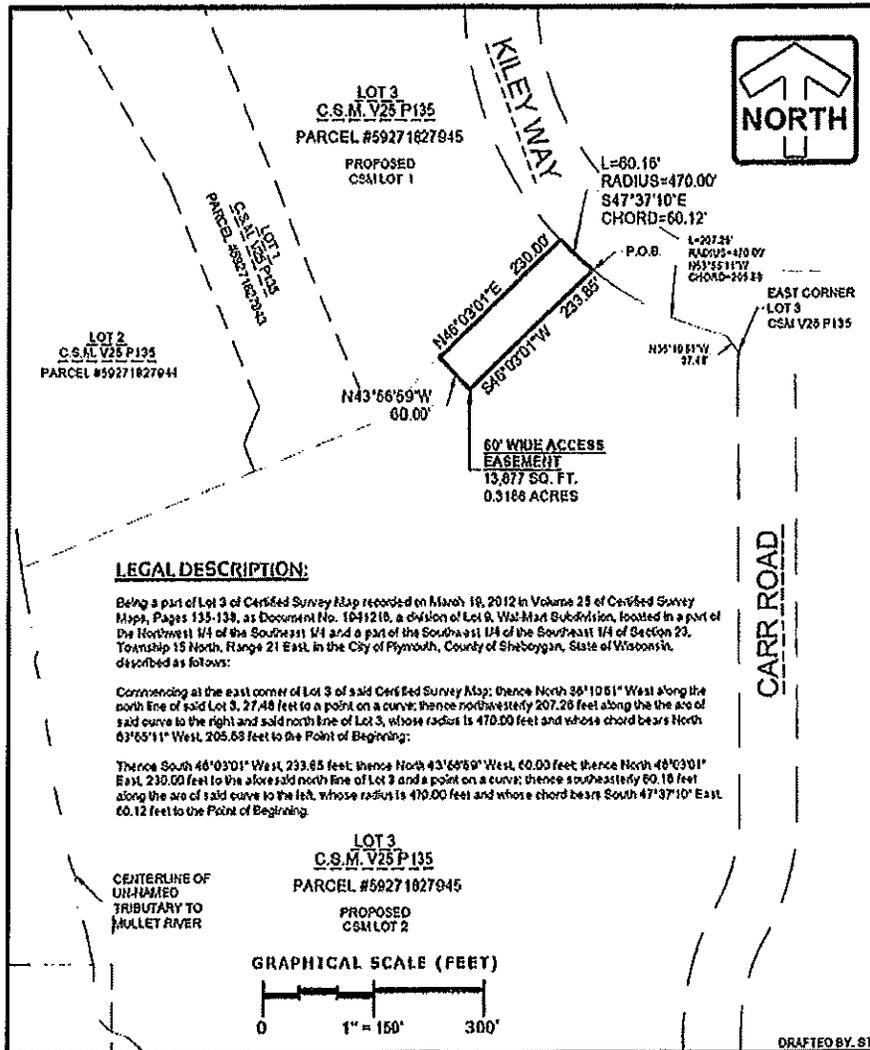


EXHIBIT D TO EASEMENT AGREEMENT

Grantor's Improvements in Access Easement Area

