



Knight Barry Title, Inc.
400 Wisconsin Ave
Racine, WI 53403
262-633-2479
Fax: 262-633-4928

Refer Inquiries to: Mary K. Payne (mary@knightbarry.com)
Completed on: 12/10/19 9:43 am
Last Revised on: 12/10/19 9:43 am
Printed on: 12/10/19 9:43 am

Applicant Information

Migdalia Dominguez
WI Dept of Transportation
141 NW Barstow St
Waukesha, WI 53188

Sales Representative: Craig Haskins

Property Information

(Note: values below are from the tax roll)

Effective Date: 11/14/2019 at 8:00 am

Owner(s) of record: Stephen L. Schorsch and Albert J. Schorsch, Jr. as co-trustees of the Theodore J. Schorsch Trust dated February 15, 1974

Property address: 2010 S Green Bay Road (as to Parcel I) and 5824 Margery Drive (as to Parcel II), Mt Pleasant, WI 53406
(Note: Please see included tax bill for mailing address.)

Legal description: See "Exhibit A" attached

Tax Key No: Parcel I: 151-03-22-24-014-100 and Parcel II: 151-03-22-24-014-050

Mortgages / Leases / Land Contracts / UCC

Mortgage from Theodore J. Schorsch Trust dated February 15, 1974, as to Parcels I and II and Theodore J. Schorsch Sr. Trust, as to Parcel III to Tri City National Bank in the amount of \$650,000.00 dated September 13, 2017 and recorded September 15, 2017 as Document No. 2474706. Along with a Correction Instrument to correct the legal description, recorded on February 1, 2018, as Document No. 2485856. Said documents encumber additional real estate not included on this report.

Assignment of Rents from Theodore J. Schorsch Trust dated February 15, 1974, as to Parcels I and II and Theodore J. Schorsch Sr. Trust, as to Parcel III to Tri City National Bank recorded September 15, 2017 as Document No. 2474707. Along with a Correction Instrument to correct the legal description, recorded on February 1, 2018, as Document No. 2485857. Said documents encumber additional real estate not included on this report.

Easements / Restrictions & Other Encumbrances

Public or private rights, if any, in such portion of the Land as may be presently used, laid out, or dedicated in any manner whatsoever, for street, highway and/or alley purposes.

Declaration of Permissive Use and other matters contained in the instrument recorded August 6, 1962 in Volume 749, Page 405, as Document No. 739459.

Right-of-Way Grant and other matters contained in the instrument recorded January 22, 1975 in Volume 1251, Page 399, as Document No. 950957.

Waiver of Notice and Hearing Thereon and Consent to Imposition of Changes and other matters contained in the instrument recorded August 29, 1980 in Volume 1575, Page 322, as Document No. 1077978.

Easement and other matters contained in the instrument recorded November 3, 1980 in Volume 1586, Page 388, as Document No. 1081842.

Easement and other matters contained in the instrument recorded November 3, 1980 in Volume 1586, Page 391, as Document No. 1081843.





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Easement and other matters contained in the instrument recorded April 13, 1981 in Volume 1609, Page 251, as Document No. 1089056.

Easement and other matters contained in the instrument recorded May 12, 1981 in Volume 1614, Page 54, as Document No. 1090535.

Wisconsin Electric Power Company and Wisconsin Telephone Company Easement and other matters contained in the instrument recorded November 30, 1981 in Volume 1638, Page 338, as Document No. 1099854.

Access Covenant and other matters contained in the instrument recorded December 6, 1984 in Volume 1736, Page 238, as Document No. 1160016.

Street Light Agreement and other matters contained in the instrument recorded December 20, 1988 in Volume 1943, Page 430, as Document No. 1272718.

Resolution 3-98 Dissolving the Mount Pleasant Storm Drainage District and other matters contained in the instrument recorded April 27, 2009 as Document No. 2210698.

General Taxes

This report does not include a search for General Taxes for the year shown in the Effective Date and subsequent years, which are not yet due or payable. This report also does not include a search for special assessments, special taxes or special charges including sewer, water and other municipal charges.

Taxes for the Year 2018 in the amount of \$14,711.58, and all prior years are paid. As for Parcel I 151-03-22-24-014-100.

Taxes for the Year 2018 in the amount of \$14,711.58, and all prior years are paid. As for Parcel II 151-03-22-24-014-050.

Storm, sewer, drainage, water utility and/or sanitary district assessments, if any.

Footnotes

This report is intended for the purposes of causing the Property to become a public right of way for road purposes. Consult the Company before using for any other purposes.

The instrument(s) shown above as Document No(s). 2474706, 2485856, 2474707 and 2485857 encumbers additional land not included in this Report.

Copies of All Deeds, and Documents listed on report are attached.

In accordance with applicant's request, we have made a search of the records in the various public offices of Racine County. This report is for informational purposes only. The liability of the Knight Barry Title Group (Knight Barry Title, Inc., Knight Barry Title Advantage LLC, Knight Barry Title Services LLC, Knight Barry Title United LLC, and Knight Barry Title Solutions Inc.) (the "Company") to the applicant in issuing this report is: (i) for reasonable care in searching in accordance with the applicant's request and, (ii) is limited to a maximum amount of \$1,000.00. This report is not an abstract of title, a title opinion, a title insurance policy or a commitment to issue a policy of title insurance and should not be relied upon in place of such. It is not the intention, express or implied, of the Company to provide any type of guaranty, warranty, or indemnity to any party with respect to the accuracy of the information contained in the report. In order to obtain information from the Company that will carry the full liability of a title insurance commitment/policy, the Company may issue, if requested, a commitment of title insurance and will charge a fee in compliance with rates filed with the office of the Wisconsin Commissioner of Insurance. Section headings within the report are for convenience only and do not modify the scope of the search.





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Further, in accordance with the applicant's request, our search does not include a search through the Wisconsin Office of the Commissioner of Railroads for conveyances and mortgages affecting any portion of the Land which either is or was railroad property (Per Section 190.11, Wis. Stats., all conveyances and mortgages affecting railroad property must be filed with the Wisconsin Office of the Commissioner of Railroads and such record has the same effect as though made in the Office of the Register of Deeds of the County where the land is situated).



EXHIBIT A

Parcel I: Part of the Northwest ¼ of Section 24, Township 3 North, Range 22 East of the Fourth Principal Meridian, and more particularly described as follows: Commencing at the Northwest corner of the Northwest ¼ of said Section 24; thence South 01°45'43" East, 1163.91 feet; thence South 89°08'18" East, 952.09 feet; thence South 00°51'42" West, 151.93 feet; thence South 89°08'18" East, 151.06 feet; thence South 00°51'42" West, 251.37 feet to a point on the South right-of-way line of N. Schorsch Drive, a proposed public road 66.00 feet in width and the point of beginning of the parcel hereinafter described; thence Southeasterly along said South right-of-way line, said line being an arc of a curve convexing Northeasterly, whose radius is 1274.00 feet and whose long chord bears South 79°47'57" East, 69.24 feet, a distance of 69.25 feet; thence continue along said right-of-way line South 78°14'31" East, 125.82 feet to the Westerly line of State Trunk Highway "31", also known as Green Bay Road; thence Southwesterly along said Westerly right-of-way line which is the arc of a curve to the right, whose radius is 16,430.22 feet and whose long chord bears South 18°59'30.3" East, 257.79 feet, a distance of 257.79 feet to a point on the Northerly right-of-way line of S. Schorsch Drive, a proposed public road 66.00 feet in width; thence continue along said Northerly right-of-way North 71°34'22" West, 73.69 feet; thence continue Northwesterly along the Northerly right-of-way line said line being an arc of a curve convexing Northeasterly whose radius is 266.00 feet and whose long chord bears North 84°57'45.5" West, 123.23 feet, a distance of 124.33 feet; thence North 18°59'30" East, 261.81 feet to the point of beginning. Said land being in the Village of Mt. Pleasant, County of Racine, State of Wisconsin. Parcel II: Part of the Northwest ¼ of Section 24, Township 3 North, Range 22 East of the Fourth Principal Meridian, and more particularly described as follows: Commencing at the Northwest corner of the Northwest ¼ of said Section 24; thence South 01°45'43" East, 1163.91 feet; thence South 89°08'18" East, 952.09 feet; thence South 00°51'42" West, 151.94 feet; thence South 89°08'18" East, 151.94 feet to the point of beginning of the parcel hereinafter described; thence continue South 89°08'18" East, 279.00 feet to the West line of State Trunk Highway "31", also known as Green Bay Road; thence Southwesterly along said right-of-way line which is the arc of a curve to the right, whose radius is 2804.79 feet and whose long chord bears South 17°23'44" West, 224.33 feet, a distance of 224.39 feet; thence continue along said right-of-way line South 19°41'15" West 4.70 feet to a point of curvature; thence Southwesterly along said right-of-way line which is the arc of a curve to the left, whose radius is 16,430.22 feet and whose long chord bears South 19°40'50" West, 4.00 feet, a distance of 4.00 feet to a point on the North line of Margery Drive; thence North 78°14'31" West along the North line of said Margery Drive, 134.86 feet to a point of curvature; thence Northwesterly along said North right-of-way line which is the arc of a curve concave to the South, whose radius is 1340.00 feet and whose long chord bears North 79°58'22" West, 80.95 feet, a distance of 80.85 feet; thence North 00°51'42" East, 184.90 feet to the point of beginning. Said line being in the Village of Mt. Pleasant, County of Racine, State of Wisconsin.

For informational purposes only

Property Address: 2010 S Green Bay Road (as to Parcel I) and 5824 Margery Drive (as to Parcel II), Mt Pleasant, WI 53406

Tax Key No.: Parcel I: 151-03-22-24-014-100 and Parcel II: 151-03-22-24-014-050



(24)

1079152

(I)

2018 Property Record | Racine County, WI

Assessed values not finalized until after Board of Review
Property information is valid as of 11/12/2019 10:59:31 AM

Owner Address	
SCHORSCH TRUST THEODORE J, 5841 JOANNE DRIVE #107 RACINE, WI 53406	

Owner
SCHORSCH TRUST THEODORE J

Property Information	
<u>Parcel ID:</u>	151-032224014100
<u>Document #</u>	1502254
<u>Tax Districts:</u>	UNIFIED SCHOOL DISTRICT

Property Description	
<i>For a complete legal description, see recorded document.</i>	
PTNW1/4 COM NW COR S1163 E952 S151 E151 S251 SE69 SE125 SW257 NW73 NW124 NE261 TO POB - SITE 2 **TOTAL ACRES** 1.12	
<u>Municipality:</u>	151-VILLAGE OF MT PLEASANT
<u>Property Address:</u>	2010 GREEN BAY S RD

Tax Information		<u>Print Tax Bill</u>
<u>Installment</u>	<u>Amount</u>	
<u>First:</u>	7,615.58	
<u>Second:</u>	7,096.00	
<u>Third:</u>	0.00	
<u>Total Tax Due:</u>	14,711.58	
<u>Base Tax:</u>	14,262.57	
<u>Special Assessment:</u>	519.00	
<u>Lottery Credit:</u>	0.00	
<u>First Dollar Credit:</u>	69.99	
<u>Amount Paid:</u>	14,711.58	
<u>(View payment history info below)</u>		
<u>Current Balance Due:</u>	0.00	
<u>Interest:</u>	0.00	
<u>Total Due:</u>	0.00	

Land Valuation				
<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>
2	1.12	\$136,000	\$576,500	\$712,500
	1.12	\$136,000	\$576,500	\$712,500
<u>Assessment Ratio:</u>			0.9856968380	
<u>Fair Market Value:</u>			722900.00	

Special Assessment Detail		
<u>Code</u>	<u>Description</u>	<u>Amount</u>
21	21 - FIRE/AMBULANCE	62.50
24	24 - STORM WATER UTILITY FEE	456.50
		519.00

Payment History					
<u>Date</u>	<u>Receipt</u>	<u>Amount</u>	<u>Interest</u>	<u>Penalty</u>	<u>Total</u>
12/31/2018	145412	7615.58	0.00	0.00	7615.58
7/31/2019	178184	7096.00	0.00	0.00	7096.00

*No data found for Delinquent Tax Summary in 2018

(24)

Racine County

Owner (s):

SCHORSCH TRUST THEODORE J

Location:

Section, Sect. 24, T3N, R22E

Mailing Address:

SCHORSCH TRUST THEODORE J**5841 JOANNE DRIVE #107****RACINE, WI 53406-0000**

School District:

4620 - UNIFIED SCHOOL DISTRICT

Request Mailing Address Change

Tax Parcel ID Number:

Tax District:

Status:

151-03-22-24-014-100 151-VILLAGE OF MT PLEASANT Active

Alternate Tax Parcel Number: Acres:

1.1200

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

PTNW1/4 COM NW COR S1163 E952 S151 E151 S251 SE69 SE125 SW257 NW73 NW124 NE261 TO POB - SITE 2 *TOTAL ACRES** 1.12**

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)

2010 GREEN BAY RD S RACINE, WI 53406

0 Lottery credits claimed

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year*	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Total Payoff
2018	\$14,711.58	\$14,711.58	\$0.00	\$0.00	\$0.00	\$0.00
2017	\$14,832.71	\$14,832.71	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$15,625.38	\$15,625.38	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$16,176.33	\$16,176.33	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$15,299.05	\$15,299.05	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$15,916.12	\$15,916.12	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$16,424.75	\$16,424.75	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$16,094.71	\$16,094.71	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$12,864.59	\$12,864.59	\$0.00	\$0.00	\$0.00	\$0.00
2009	\$14,009.41	\$14,009.41	\$0.00	\$0.00	\$0.00	\$0.00
2008	\$12,744.33	\$12,744.33	\$0.00	\$0.00	\$0.00	\$0.00
Total						\$0.00

Interest and penalty on delinquent taxes are calculated to **November 30, 2019.**

25

1079152

II

2018 Property Record | Racine County, WI

Assessed values not finalized until after Board of Review
Property information is valid as of 11/12/2019 11:00:34 AM

Owner Address		Owner			
SCHORSCH TRUST THEODORE J, 5841 JOANNE DR #107 RACINE, WI 53406		SCHORSCH TRUST THEODORE J			
Property Information		Property Description			
Parcel ID: 151-032224014050		For a complete legal description, see recorded document. PT NW1/4 COM NW COR S1163 E952 S151 E151 TO POB E279 SW224 SW4 SW4 NW134 NW80 N184 TO POB SITE 1 **TOTAL ACRES** 1.16			
Document #	1502254	Municipality:	151-VILLAGE OF MT PLEASANT		
Tax Districts:	UNIFIED SCHOOL DISTRICT	Property Address:	5824 MARGERY DR		
Tax Information		Land Valuation			
Print Tax Bill					
<u>Installment</u>	<u>Amount</u>	<u>Code</u>	<u>Acres</u> <u>Land</u> <u>Impr.</u> <u>Total</u>		
First:	7,615.58	2	1.16 \$136,000 \$576,500 \$712,500		
Second:	7,096.00		1.16 \$136,000 \$576,500 \$712,500		
Third:	0.00				
Total Tax Due:	14,711.58	Assessment Ratio:	0.9856968380		
Base Tax:	14,262.57	Fair Market Value:	722900.00		
Special Assessment:	519.00				
Lottery Credit:	0.00				
First Dollar Credit:	69.99				
Amount Paid:	14,711.58				
(View payment history info below)					
Current Balance Due:	0.00				
Interest:	0.00				
Total Due:	0.00				
Special Assessment Detail					
<u>Code</u>	<u>Description</u>	<u>Amount</u>			
21	21 - FIRE/AMBULANCE	62.50			
24	24 - STORM WATER UTILITY FEE	456.50			
		519.00			
Payment History					
<u>Date</u>	<u>Receipt</u>	<u>Amount</u>	<u>Interest</u>	<u>Penalty</u>	<u>Total</u>
12/31/2018	145412	7615.58	0.00	0.00	7615.58
7/31/2019	178184	7096.00	0.00	0.00	7096.00

*No data found for Delinquent Tax Summary in 2018

(25)

Racine County

Owner (s):

SCHORSCH TRUST THEODORE J

Location:

Section, Sect. 24, T3N, R22E

Mailing Address:

SCHORSCH TRUST THEODORE J**5841 JOANNE DR #107****RACINE, WI 53406-0000**

School District:

4620 - UNIFIED SCHOOL DISTRICT

Request Mailing Address Change

Tax Parcel ID Number:

Tax District:

Status:

151-03-22-24-014-050 151-VILLAGE OF MT PLEASANT Active

Alternate Tax Parcel Number: Acres:

1.1600

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

PT NW1/4 COM NW COR S1163 E952 S151 E151 TO POB E279 SW224 SW4 SW4 NW134 NW80 N184 TO POB SITE 1 **TOTAL ACRES 1.16**

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)

5824 MARGERY DR RACINE, WI 53406

0 Lottery credits claimed

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year*	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Total Payoff
2018	\$14,711.58	\$14,711.58	\$0.00	\$0.00	\$0.00	\$0.00
2017	\$14,832.71	\$14,832.71	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$15,625.38	\$15,625.38	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$16,176.33	\$16,176.33	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$15,299.05	\$15,299.05	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$15,916.12	\$15,916.12	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$16,353.25	\$16,353.25	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$16,023.21	\$16,023.21	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$11,787.44	\$11,787.44	\$0.00	\$0.00	\$0.00	\$0.00
2009	\$12,841.09	\$12,841.09	\$0.00	\$0.00	\$0.00	\$0.00
2008	\$11,679.48	\$11,679.48	\$0.00	\$0.00	\$0.00	\$0.00
Total						\$0.00

Interest and penalty on delinquent taxes are calculated to **November 30, 2019.**

DOCUMENT NO.

1407148

STATE BAR OF WISCONSIN FORM 1-1988
WARRANTY DEED

THIS SPACE RESERVED FOR RECORDING DATA

REGISTER'S OFFICE
RACINE COUNTY, WI
RECORDED

'93 FEB 12 A8:00

VOL 2226 PAGE 284-287

REGISTER
OF DEEDSThis Deed, made between TS PARTNERSHIP, an Illinois
partnership (8647 W. Bradman Avenue, Chicago, Illinois
60656)Grantor,
and Stephen L. Schorsch and Albert J. Schorsch, XXXXXXXX
Jr., as co-trustees of the Theodore J. Schorsch Trust
Dated February 15, 1974 (c/o 8647 W. Bradman Avenue,
Chicago, Illinois 60656) Grantee,Witnesseth, That the said Grantor, for a valuable consideration
of Ten Dollars (\$10.00) and other good and valuable
consideration conveys to Grantor the following described real estate in Racine
County, State of Wisconsin:

See Exhibit A attached hereto and made a part hereof.

Wisconsin Real Estate Transfer Tax \$ 3226.20

This deed is being rerecorded to correct Grantee

DOCUMENT #

(1502254)

Tax Parcel No:

VOL PAGE
2450 460REGISTER'S OFFICE
RACINE COUNTY, WI

RECORDED

95 JUN -2 PM 4:05

MARK A. LADD
REGISTER OF DEEDS

Tax Exempt 77.26 3

This is not homestead property.
(is) (is not)Together with all and singular the hereditaments and appurtenances thereto belonging;
And Grantorwarrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except covenants,
conditions, restrictions, easements, mortgages, and encumbrances of record

and will warrant and defend the same.

Dated this 31ST day of December, 1992

(SEAL)

TS PARTNERSHIP, an Illinois partnership

By: Stephen L. Schorsch (SEAL)

(SEAL)

* STEPHEN L. SCHORSCH, AS TRUSTEE OF THE
STEPHEN L. SCHORSCH TRUST DATED JUNE 10,
1974, a general partner of (SEAL)
TS Partnership

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, 19____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not,
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

David P. DeYoe, McDermott, Will & Emery
227 W. Monroe, Chicago, Illinois 60606(Signatures may be authenticated or acknowledged. Both
are not necessary.)

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ACKNOWLEDGMENT

ILLINOIS

STATE OF WISCONSIN

County, } ss.

Personally came before me this 31ST day of
December, 1992 the above namedStephen L. Schorsch, as trustee of the
Stephen L. Schorsch Trust dated June 10,
1974, a general partner of TS PartnershipJACQUELINE M. GARDNER
to me known to be the Person who executed the
foregoing instrument and acknowledged the same.Notary Public _____ County, WIS. IL.
My Commission is permanent (If not, state expiration
date: DECEMBER 31, 1992)

*Names of persons signing in any capacity should be typed or printed below their signatures.

SITE 1:

Part of the North West One-quarter (1/4) of Section Twenty-four (24), Township Three (3) North, Range Twenty-two (22) East of the Fourth Principal Meridian, and more particularly described as follows: Commencing at the Northwest corner of the Northwest 1/4 of said Section 24; thence South 01° 45' 43" East, 1163.91 feet; thence South 89° 08' 18" East, 952.09 feet; thence South 00° 51' 42" West, 151.94 feet; thence South 89° 08' 18" East, 151.94 feet to the point of beginning of the parcel hereinafter described; thence continue South 89° 08' 18" East, 279.00 feet to the West line of State Trunk Highway "31", also known as Green Bay Road; thence Southwesterly along said right-of-way line which is the arc of a curve to the right, whose radius is 2804.79 feet and whose long chord bears South 17° 23' 44" West, 224.33 feet, a distance of 224.39 feet; thence continue along said right-of-way line South 19° 41' 15" West 4.70 feet to a point of curvature; thence Southwesterly along said right-of-way line which is the arc of a curve to the left, whose radius is 16,430.22 feet and whose long chord bears South 19° 40' 50" West, 4.00 feet, a distance of 4.00 feet to a point on the North line of Margery Drive; thence North 78° 14' 31" West along the North line of said Margery Drive, 134.86 feet to a point of curvature; thence Northwesterly along said North right-of-way line which is the arc of a curve concave to the South, whose radius is 1340.00 feet and whose long chord bears North 79° 58' 22" West, 80.95 feet, a distance of 80.95 feet; thence North 00° 51' 42" East, 184.90 feet to the point of beginning. Said land being in the Town of Mt. Pleasant, County of Racine, State of Wisconsin.

Tax Code: M2-24-8-5 (51-008-03-22-24-014-050) Site 1 5824-5826 Margery Dr.

SITE 2:

Part of the North West One-quarter (1/4) of Section Twenty-four (24), Township Three (3) North, Range Twenty-two (22) East of the Fourth Principal Meridian, and more particularly described as follows: Commencing at the Northwest corner of the Northwest 1/4 of said Section 24; thence South 01° 45' 43" East, 1163.91 feet; thence South 89° 08' 18" East, 952.09 feet; thence South 00° 51' 42" West, 151.93 feet; thence South 89° 08' 18" East, 151.06 feet; thence South 00° 51' 42" West, 251.37 feet to a point on the South right-of-way line of N. Schorsch Drive, a proposed public road 66.00 feet in width and the point of beginning of the parcel hereinafter described; thence Southeasterly along said South right-of-way line, said line being an arc of a curve convexing Northeasterly, whose radius is 1274.00 feet and whose long chord bears South 79° 47' 57" East, 69.24 feet, a distance of 69.25 feet; thence continue along said right-of-way line South 78° 14' 31" East, 125.82 feet to the Westerly line of State Trunk Highway "31", also known as Green Bay Road; thence Southwesterly along said Westerly right-of-way line which is the arc of a curve to the right, whose radius is 16,430.22 feet and whose long chord bears South 18° 59' 30.3" East, 257.79 feet, a distance of 257.79 feet to a point on the Northerly right-of-way line of S. Schorsch Drive, a proposed public road 66.00 feet in width; thence continue along said Northerly right-of-way line North 71° 34' 22" West, 73.69 feet; thence continue Northwesterly along the Northerly right-of-way line said line being an arc of a curve convexing Northeasterly whose radius is 266.00 feet and whose long chord bears North 84° 57' 45.5" West, 123.23 feet, a distance of 124.33 feet; thence North 18° 59' 30" East, 261.81 feet to the point of beginning. Said land being in the Town of Mt. Pleasant, County of Racine, State of Wisconsin.

Tax Code: M2-24-8-6 (51-008-03-22-24-014-100) Site 2 2010-2014 Green Bay Rd.

SITE 13:

VOL 2226 PAGE 285

Part of the North West One-quarter (1/4) of Section Twenty-four (24), Township Three (3) North, Range Twenty-two (22) East, of the Fourth Principal Meridian and more particularly described as: Commencing at the Northwest corner of said 1/4 section, run thence South 1° 45' 43" East along the West line of said 1/4 section, 1703.65 feet to the point of beginning of the following described parcel: Thence continue South 1° 45' 43" East along said West line 232.00 feet; thence North 88° 14' 17" East 241.98 feet to the Westerly line of Frankie Place; thence Northwesterly along said Westerly line, along the arc of a curve to the right, whose radius is 266.00 feet, whose chord bears North 16° 00' 15" West 130.88 feet, a distance of 132.24 feet; thence North 1° 45' 43" West along said Westerly line 106.14 feet; thence South 88° 14' 17" West 209.78 feet to the point of beginning. Said land being in the Town of Mt. Pleasant, County of Racine, State of Wisconsin.

Tax Code: M2-24-8-16 (51-008-03-22-24-014-600) Site 13 Vacant Lot

1407148

RECEIVED
RACINE COUNTY, WI SS
RECORDED

'93 FEB 12 AB 20

VOL 2226 PAGE 284-287

REGISTER
OF DEED

This Deed, made between TS PARTNERSHIP, an Illinois partnership (8647 W. Brodman Avenue, Chicago, Illinois 60656).

Grantor,
and Stephen L. Schorsch and Albert J. Schorsch, J. Schorsch, Jr., as co-trustees of the Theodore J. Schorsch Trust
Dated February 15, 1974 (c/o 8647 W. Brodman Avenue, Chicago, Illinois 60656) Grantee,

Witnesseth, That the said Grantor, for a valuable consideration of Ten Dollars (\$10.00) and other good and valuable consideration conveys to Grantee the following described real estate in Racine County, State of Wisconsin:

See Exhibit A attached hereto and made a part hereof.

Wisconsin Real Estate Transfer Tax \$ 3226.20

Tax Parcel No:

This is not homestead property.
(It is not)

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And Grantor

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except covenants, conditions, restrictions, easements, mortgages, and encumbrances of record

and will warrant and defend the same.

Dated this 31ST day of December, 1992

TS PARTNERSHIP, an Illinois partnership
By: Stephen L. Schorsch (SEAL)

STEPHEN L. SCHORSCH, AS TRUSTEE OF THE
STEPHEN L. SCHORSCH TRUST DATED JUNE 10,
1974, a general partner of (SEAL)
TS Partnership

AUTHENTICATION

Signature(s)

authenticated this day of, 19.....

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not,
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

David P. DeYoe, McDermott, Will & Emery

227 W. Monroe, Chicago, Illinois 60606

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF ILLINOIS

County, Cook

Personally came before me this 31ST day of December, 1992 the above named Stephen L. Schorsch, as trustee of the Stephen L. Schorsch Trust dated June 10, 1974, a general partner of TS Partnership
JACQUELINE M. GARDNER
to me known to be the State of Illinois who executed the foregoing instrument and acknowledged the same.

Notary Public County, WIS IL.
My Commission is permanent. (If not, state expiration date: DECEMBER 31, 1992)

EXHIBIT A

SITE 1:

Part of the North West One-quarter (1/4) of Section Twenty-four (24), Township Three (3) North, Range Twenty-two (22) East of the Fourth Principal Meridian, and more particularly described as follows: Commencing at the Northwest corner of the Northwest 1/4 of said Section 24; thence South 01° 45' 43" East, 1163.91 feet; thence South 89° 08' 18" East, 952.09 feet; thence South 00° 51' 42" West, 151.94 feet; thence South 89° 08' 18" East, 151.94 feet to the point of beginning of the parcel hereinafter described; thence continue South 89° 08' 18" East, 279.00 feet to the West line of State Trunk Highway "31", also known as Green Bay Road; thence Southwesterly along said right-of-way line which is the arc of a curve to the right, whose radius is 2804.79 feet and whose long chord bears South 17° 23' 44" West, 224.33 feet, a distance of 224.39 feet; thence continue along said right-of-way line South 19° 41' 15" West 4.70 feet to a point of curvature; thence Southwesterly along said right-of-way line which is the arc of a curve to the left, whose radius is 16,430.22 feet and whose long chord bears South 19° 40' 50" West, 4.00 feet, a distance of 4.00 feet to a point on the North line of Margery Drive; thence North 78° 14' 31" West along the North line of said Margery Drive, 134.86 feet to a point of curvature; thence Northwesterly along said North right-of-way line which is the arc of a curve concave to the South, whose radius is 1340.00 feet and whose long chord bears North 79° 58' 22" West, 80.95 feet, a distance of 80.95 feet; thence North 00° 51' 42" East, 184.90 feet to the point of beginning. Said land being in the Town of Mt. Pleasant, County of Racine, State of Wisconsin.

Tax Code: M2-24-8-5 (51-008-03-22-24-014-050) Site 1 5824-5826 Margery Dr.

SITE 2:

Part of the North West One-quarter (1/4) of Section Twenty-four (24), Township Three (3) North, Range Twenty-two (22) East of the Fourth Principal Meridian, and more particularly described as follows: Commencing at the Northwest corner of the Northwest 1/4 of said Section 24; thence South 01° 45' 43" East, 1163.91 feet; thence South 89° 08' 18" East, 952.09 feet; thence South 00° 51' 42" West, 151.93 feet; thence South 89° 08' 18" East, 151.06 feet; thence South 00° 51' 42" West, 251.37 feet to a point on the South right-of-way line of N. Schorsch Drive, a proposed public road 66.00 feet in width and the point of beginning of the parcel hereinafter described; thence Southeasterly along said South right-of-way line, said line being an arc of a curve convexing Northeasterly, whose radius is 1274.00 feet and whose long chord bears South 79° 47' 57" East, 69.24 feet, a distance of 69.25 feet; thence continue along said right-of-way line South 78° 14' 31" East, 125.82 feet to the Westerly line of State Trunk Highway "31", also known as Green Bay Road; thence Southwesterly along said Westerly right-of-way line which is the arc of a curve to the right, whose radius is 16,430.22 feet and whose long chord bears South 18° 59' 30.3" East, 257.79 feet, a distance of 257.79 feet to a point on the Northerly right-of-way line of S. Schorsch Drive, a proposed public road 66.00 feet in width; thence continue along said Northerly right-of-way line North 71° 34' 22" West, 73.69 feet; thence continue Northwesterly along the Northerly right-of-way line said line being an arc of a curve convexing Northeasterly whose radius is 266.00 feet and whose long chord bears North 84° 57' 45.5" West, 123.23 feet, a distance of 124.33 feet; thence North 18° 59' 30" East, 261.81 feet to the point of beginning. Said land being in the Town of Mt. Pleasant, County of Racine, State of Wisconsin.

Tax Code: M2-24-8-6 (51-008-03-22-24-014-100) Site 2 2010-2014 Green Bay Rd.

SITE 13:

VOL 2226 PAGE 285

Part of the North West One-quarter (1/4) of Section Twenty-four (24), Township Three (3) North, Range Twenty-two (22) East, of the Fourth Principal Meridian and more particularly described as: Commencing at the Northwest corner of said 1/4 section, run thence South 1° 45' 43" East along the West line of said 1/4 section, 1703.65 feet to the point of beginning of the following described parcel: Thence continue South 1° 45' 43" East along said West line 232.00 feet; thence North 88° 14' 17" East 241.98 feet to the Westerly line of Frankie Place; thence Northwesterly along said Westerly line, along the arc of a curve to the right, whose radius is 266.00 feet, whose chord bears North 16° 00' 15" West 130.88 feet, a distance of 132.24 feet; thence North 1° 45' 43" West along said Westerly line 105.14 feet; thence South 88° 14' 17" West 209.78 feet to the point of beginning. Said land being in the Town of Mt. Pleasant, County of Racine, State of Wisconsin.

Tax Code: M2-24-8-16 (51-008-03-22-24-014-600) Site 13 Vacant Lot

DOCUMENT NO.

This Indenture, Made by Joseph M. Fons and Steven H. Brandon, as tenants in common
 grantor ⁵ of ✓ Racine County, Wisconsin, hereby conveys and warrants
 to The State of Wisconsin, Department of Transportation, Division of Highways
 grantee of X666XX Wisconsin,
 for the sum of Three Thousand Seven Hundred Twenty-Five and 00/100 (\$3,725.00) Dollars

See attached Page 2 for legal description

The consideration stated herein is payment in full for the property described herein and includes full compensation for items of damage set forth in sec. 32.09, Wisconsin Statutes, assuming the completion of the improvements contemplated by the relocation order or orders upon which this instrument is based.

Compensation for additional items of damage listed in sec. 32.19, Wisconsin Statutes, has not been included. If any such items are shown to exist the owner may file claim as provided in sec. 32.20, Wisconsin Statutes.

IN WITNESS WHEREOF, the said grantors do hereunto set their hands and seal 18th
 day of October, A.D., 1974

SIGNED AND SEALED IN PRESENCE OF

Scott P. WillmanScott L. WillmanJoseph M. FonsSteven H. Brandon

STATE OF WISCONSIN

Racine County, ss.The foregoing instrument was acknowledged before me this 18thday of October, A.D., 1974

RECEIVED FOR RECORD

DAY OF _____
 A.D. 19____ AT _____
 O'CLOCK _____ M. AND RECORDED IN VOL. _____
 OF _____ PAGE _____

REGISTER OF DEEDS

COUNTY

This instrument was drafted by the State of Wisconsin,
 Department of Transportation, Division of Highways.

Project 2390-1-21Negotiated by Scott L. Willman1244 379Parcel No. 2

EXC 948233

1244-379

Nov. 8, 1974

Fee Title in and to the following tract of land in Racine County, State of Wisconsin, described as:

That part of the northwest one-quarter of Section 24, Township 3 North, Range 22 East and described in Volume 1178 of Racine County Records on Page 217, lying easterly of a line which is 60.00 feet westerly of, as measured normal to, and parallel with the following described reference line of S.T.H. 31.

Said reference line begins at a point in the south line of said northwest one-quarter which is 938.63 feet South 89° 09' 45" East of the southwest corner of said northwest one-quarter; thence South 11° 49' 57" West 1096.40 feet to a point of curve; thence northeasterly along the arc of a 0° 21' curve to the right (whose radius is 16,370.22 feet and whose long chord bears North 15° 45' 36" East 2242.52 feet) 2244.27 feet; thence North 19° 41' 15" East 4.70 feet to a point of curve; thence northeasterly along the arc of a 2° 00' curve to the left (whose radius is 2864.79 feet and whose long chord bears North 15° 09' 25" East 452.59 feet) 453.07 feet to a point of tangency and the point of ending of this reference line.

This parcel contains 0.41 Acre, more or less, exclusive of lands previously conveyed or dedicated for highway purposes. #2

Also a Limited Highway Easement for the right to construct cut and/or fill slopes, including for such purpose the right to operate the necessary equipment thereon and 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 that the highway authorities may deem necessary or desirable, in and to the following tract of land in Racine County, State of Wisconsin, described as: a strip of land 10.00 feet in width lying westerly of and adjacent to the above described parcel.

The above easement is to terminate upon the completion of this project or on the day the highway is open to the traveling public, whichever is later, however, no later than December 31, 1976.

Said parcel of real estate and/or interests therein will be occupied by the State of Wisconsin or its agents on DEC 31 1974. However, at the sole discretion of the State of Wisconsin, said parcel and/or interests therein may be reasonably occupied after the date of acquisition by utility companies for the purpose of adjusting their facilities to accommodate the proposed highway construction.

Register's Office
Racine County, Wis.

948233

Received for Record 8th Nov 1974 at 9:04
A.D. 1974 at 9:04
o'clock A.M. and recorded in Volume 1244
of Records on page 379-380

Stanley F. Bialecki
Register of Deeds

3.00

Ref

920227

1176-217

May 4, 1973

DOCUMENT NO. 920227

THIS INDENTURE, Made this 24th day of April, A.D. 1973, between Ethel Hess party of the first part, and Joseph M. Fong and Steven H. Brandon, as tenants in common, parties of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to her in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents does give, grant, bargain, sell, remise, release, alien, convey, and confirm unto the said parties of the second part, their heirs and assigns forever, the following described real estate, situated in the County of Racine and State of Wisconsin, to-wit:

That part of the Northwest 1/4 of Section 24, Township 3 North, Range 22 East, described as follows: Begin at a point on the West line of said Section 24, at a point located South 01° 45' 43" East 1163.91 feet from the Northwest corner of said Section 24; thence South 89° 08' 18" East 952.09 feet; thence South 00° 51' 42" West 151.93 feet; thence South 89° 08' 18" East 476.68 feet to the centerline of State Trunk Highway "31"; thence South 12° 17' 12" West 197.91 feet along said centerline; thence South 19° 38' 42" West 554.22 feet along the said centerline; thence South 81° 38' 51" West 243.60 feet; thence South 08° 21' 09" East 82.00 feet to the North line of the Chicago, Milwaukee and St. Paul Railroad right of way; thence South 81° 38' 51" West 943.66 feet along said right of way to the West line of said Section 24; thence North 01° 45' 43" West 1142.87 feet along said West line to the point of beginning of this description, subject to the highway right-of-way. Containing 29.164 acres. Said land being in the Town of Mt. Pleasant, Racine County, Wisconsin.

Together with all and singular the hereditaments and appurtenances thereto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To Have and to Hold the said premises as above described with the hereditaments and appurtenances, unto the said parties of the second part, and to their heirs and assigns FOREVER.

And the said Ethel Hess heirs, executors and administrators, does covenant, grant, bargain, and agree to and with the said parties of the second part, their heirs and assigns, that at the time of the enrolling and delivery of these presents she is well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever, except municipal and zoning ordinances, recorded public utility easements and building restrictions, and except 1973 real estate taxes.

and that the above bargained premises in the quiet and peaceable possession of the said parties of the second part, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, she will forever WARRANT AND DEFEND.

In Witness Whereof, the said party of the first part has hereunto set her hand and seal this 24th day of April, A.D. 1973

Ethel Hess (SEAL)
Ethel Hess

SIGNED AND SEALED IN PRESENCE OF

C. E. Nichols (SEAL)
C. E. Nichols

Louise L. Levandowski (SEAL)
Louise L. Levandowski

Vol. 1176 PAGE 217

State of Wisconsin, } Personally came before me, this 24th day of April, A.D. 1973,
Racine County, } the above named Ethel Hess

to me known to be the person who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT WAS DRAFTED BY C. E. Nichols Notary Public, Racine County, Wis.
C. E. Nichols
My commission (expires) March 21, 1976

725-70

WARRANTY DEED
STATE OF WISCONSIN - FORM 1

RECEIVED FOR RECORDING DATA
Racine County, Wis. 53001

Received for Record 444 day of May, A.D. 1973 at 10:41 o'clock A.M. and recorded in Volume 1176 on page 217

Henry J. Bialicki
2-08
Register of Deeds
Charles, Blossner, Tessa, Clancy & Taitelman
ATTORNEYS AND COUNSELLORS
RETURN TO 211 W. WISCONSIN AVE.
MILWAUKEE, WIS. 53203

Rf

920227

1178-217

May 4, 1973

DOCUMENT NO. 920227

THIS INDENTURE, Made this 24th day of April, A.D. 1973, between Ethel Hess

party of the first part, and Joseph M. Foms and Steven M. Brandon, as tenants in common, parties of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to her in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents does give, grant, bargain, sell, remise, release, alien, convey, and confirm unto the said parties of the second part, their heirs and assigns forever, the following described real estate, situated in the County of Racine and State of Wisconsin, to-wit:

That part of the Northwest 1/4 of Section 24, Township 3 North, Range 22 East, described as follows: Begin at a point on the West line of said Section 24, at a point located South 01° 45' 43" East 1163.91 feet from the Northwest corner of said Section 24; thence South 89° 08' 18" East 952.09 feet; thence South 00° 51' 42" West 151.93 feet; thence South 89° 08' 18" East 476.68 feet to the centerline of State Trunk Highway "31"; thence South 12° 17' 12" West 197.91 feet along said centerline; thence South 19° 38' 42" West 554.22 feet along the said centerline; thence South 81° 38' 51" West 243.60 feet; thence South 08° 21' 09" East 82.00 feet to the North line of the Chicago, Milwaukee and St. Paul Railroad right of way; thence South 81° 38' 51" West 943.66 feet along said right of way to the West line of said Section 24; thence North 01° 45' 43" West 1142.87 feet along said West line to the point of beginning of this description, subject to the highway right-of-way. Containing 29.164 acres. Said land being in the Town of Mt. Pleasant, Racine County, Wisconsin.

THIS IS QUALIFIED PROPERTY (IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE) Transfer Tax \$182.30

Together with all and singular the hereditaments and appurtenances therunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To Have and to Hold the said premises as above described with the hereditaments and appurtenances, unto the said parties of the second part, and to their heirs and assigns FOREVER.

And the said Ethel Hess for her heirs, executors and administrators, does covenant, grant, bargain, and agree to and with the said parties of the second part, their heirs and assigns, that at the time of the enrolling and delivery of these presents she is well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever, except municipal and zoning ordinances, recorded public utility easements and building restrictions, and except 1973 real estate taxes.

and that the above bargained premises in the quiet and peaceable possession of the said parties of the second part, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, she will forever WARRANT AND DEFEND.

In Witness Whereof, the said party of the first part has hereunto set her hand and seal this 24th day of April, A.D. 1973

SIGNED AND SEALED IN PRESENCE OF:

C. E. Nichols
C. E. Nichols

Louise L. Levandowski
Louise L. Levandowski

Ethel Hess (SEAL)
Ethel Hess (SEAL)
(SEAL)
(SEAL)

Vol 1178 PAGE 217

State of Wisconsin, Racine County, Personally came before me, this 24th day of April, A.D. 1973, the above named Ethel Hess

to me known to be the person who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT WAS DRAFTED BY C. E. Nichols, Notary Public, Racine County, Wis. Commission (expires) March 21, 1976

C. E. Nichols

(Section 19.31 (1) of the Wisconsin Statutes provides that all documents to be recorded shall have plainly printed or typewritten thereon the names of the grantees, (last name, first name and middle name) similarly requires that the name of the person who, in person or by agency, drafted such instrument, shall be printed, typewritten, stamped or written thereon in a legible manner.)

WARRANTY DEED

725-70

WARRANTY DEED
STATE OF WISCONSIN—FORM 1

RECEIVED FOR RECORDING DATA
Racine County, Wis. 53405

Received for Record 444 day of May, 1973 at 10:01 A.M. and recorded in Volume 1178 on page 217

Stanley J. Bialicki
2.00
Attorney at Law
Charles, Blaszczak, John, Glancy & Taitelbaum
ATTORNEYS AND COUNSELLORS
RETURN TO 211 W. WISCONSIN AVE.
MILWAUKEE, WIS. 53203

affects -014-050 + adj.
-014-100

Margery D.

H.C. Miller Company
Racine, Wis.

DOCUMENT NO.

1075150

MT. PLEASANT ACRES, A PARTNERSHIP

conveys and warrants to

TOWN OF MT. PLEASANT, a municipal corporation

the following described real estate in Racine County,
State of Wisconsin:

STATE BAR OF WISCONSIN - FORM 2
WARRANTY DEED
THIS SPACE RESERVED FOR RECORDING DATA
Register's Office
Racine County, Wis. } ss.

Received for Record 10th day of
July, A.D. 1980 at 11:08
o'clock A.M. and recorded in Volume 1568
at page 11

Stanley J. Bielicki
Register of Deeds

2nd
RETURN TO
Dye #49

Tax Key No.

This conveyance covers a 66.00 foot wide strip of
land being reserved for public road purposes and
being more particularly described as:

Commencing at the Northwest corner of the Northwest Quarter of Section 24, Town 3
North, Range 22 East of the Fourth Principal Meridian; thence S 01°45'43" E,
1183.91 feet; thence S 89°08'18" E, 932.09 feet; thence S 00°51'42" W, 151.93
feet; thence S 89°08'18" E, 151.94 feet; thence S 00°51'42" W, 182.41 feet to
the point of beginning of this description; thence S 78°14'31" E, 216.25 feet to
the westerly right-of-way line of State Trunk Highway 31, also known as Green Bay
Road; thence Southwesterly along said right-of-way line, which is the arc of a
curve to the left, whose radius is 16,430.22 feet and whose long chord bears
S 19°33'39" W, 66.00 feet, a distance of 66.00 feet; thence N 78°14'32" W, 194.70
feet; thence N 00°51'42" E, 66.59 feet to the point of beginning, Containing
13,436 square feet of land, more or less.

Res. Exempt 77.2% #12

This is not homestead property.
(is) (is not)

Exception to warranties:

Dated this 25th day of June, 1980.

MT. PLEASANT ACRES, A PARTNERSHIP

Theodore J. Schorsch, Sr. (SEAL)

*Theodore J. Schorsch, Sr., as Trustee of the Theodore J. Schorsch Sr. Trust Dated February 15,
1974, the General Partner

Frank P. Schorsch (SEAL)

*Frank P. Schorsch, as Trustee of the Frank P. Schorsch Trust Dated June 19, 1974,

the General Partner (SEAL)

*Stephen L. Schorsch, as Trustee of the Stephen L. Schorsch Trust Dated June 10, 1974,
the General Partner

AUTHENTICATION

Signatures authenticated this day of
June, 1980

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not,
authorized by § 706.06, Wis. Stats.)

This instrument was drafted by

Donald E. Orth

ACKNOWLEDGMENT

STATE OF WISCONSIN

Racine County } ss.
Personally came before me, this 25th day of
June, the above named

Theodore J. Schorsch, Sr., the general partner

Frank P. Schorsch, the general partner

Stephen L. Schorsch, the general partner

to me known to be the person who executed the fore-
going instrument and acknowledged the same.

Sandra McDonald

Sandra McDonald
Notary Public, Racine County, Wis.
My Commission is permanent. (If not, state expiration
date: 7/31, 1983)

(Signatures may be authenticated or acknowledged. Both
are not necessary.)

1075150

DEDICATION DEED

STEPHEN L. SCHORSCH, AS TRUSTEE OF THE STEPHEN L. SCHORSCH TRUST, DATED JUNE 10, 1974, AS MANAGING GENERAL PARTNER OF MT. PLEASANT ACRES PARTNERSHIP, in

consideration of One Dollar (\$1.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, hereby dedicate to the TOWN OF MT. PLEASANT, County of Racine, State of Wisconsin, a municipal corporation, the following described premises:

See attached for legal descriptions.

Register's Office } ss
Racine County, Wis.
Received for Record 524 day of
October A.D. 1981 at 3:31
o'clock P. M. and recorded in Volume 1634
of Records on page 948-
955
Helen M. Schuttler
Register of Deeds
9.00

for the purpose of a public highway, and he do hereby for the same consideration release said Town from all damages by reason of the laying out and opening of said described public highway.

And the said Stephen L. Schorsch, as trustee aforesaid, and as managing general partner of the Mt. Pleasant Acres Partnership, for said Partnership and for its successors and assigns, hereby covenants, grants, bargains and agrees to and with the said Town of Mt. Pleasant, its successors and assigns, that said Partnership will (1) at its own expense, construct said public highway in accordance with the provisions of Chapter 12 of the Code of General Ordinances of the Town of Mt. Pleasant, and that (2) no parcel of land abutting upon such public highway will be sold until such public highway has been constructed and approved as provided in said Chapter 12.

IN WITNESS WHEREOF, I have hereunto set my
hand(s) and seal(s) this 5th day of May, 1981,

Stephen L. Schorsch (SEAL)
Stephen L. Schorsch, as Trustee
of the Stephen L. Schorsch Trust dated
June 10, 1974, as managing general
partner of Mt. Pleasant Acres
Partnership (SEAL)

In the Presence of:

David P. Deyoe
DAVID P. DEYOE
Michael J. Hornbrook
MICHAEL J. HORN BROOK

ILLINOIS
STATE OF WISCONSIN)
COOK) SS.
RACINE COUNTY)

Personally came before me this 5th day of May,
1981 the above named Stephen L. Schorsch, as Trustee of the Stephen
L. Schorsch Trust dated June 10, 1974, as managing general partner of
to me known to be the person(s) who executed the foregoing instru-
ment and acknowledged the same.

Sylvia A. Dandaneau
Notary Public, Racine County, Wis. Ill.
My Commission expires: October 2, 1983

This instrument was drafted by:
William E. Dye. Esq.

ORDER ACCEPTING DEED AND LAYING OUT OF TOWN ROAD

STEPHEN L. SCHORSCH, AS TRUSTEE OF THE STEPHEN
L. SCHORSCH TRUST, DATED JUNE 10, 1974, AS
MANAGING GENERAL PARTNER OF MT. PLEASANT ACRES

WHEREAS, PARTNERSHIP, have

dedicated to the TOWN OF MT. PLEASANT, property hereinafter
described for highway purposes; and

WHEREAS, it is deemed necessary that a Town highway be
laid out and maintained over said property;

NOW, THEREFORE, IT IS ORDERED, that the Town of Mt.,
Pleasant, Racine County, Wisconsin, does hereby accept the dedi-
cation of the property hereinafter described for highway purposes,
and does hereby order that a Town highway be laid out, improved
and maintained over said property subject, however, to the prior
condition that said dedicator(s) will have at his/their own
expense constructed said public highway in accordance with the
provisions of Chapter 12 of the Code of General Ordinances of the
Town of Mt. Pleasant, and that said public highway shall not be
opened for travel thereon until said construction shall have been
completed and approved in accordance with said Chapter 12, all in
accordance with the Statutes in such case made and provided, said
property being described as follows:

See attached for legal descriptions.

Dated this 14 day of September, 19 81

Mary M. Carrington
MARY M. CARRINGTON, CHAIRMAN

Francis X. Tremmel
FRANCIS X. TREMMEL, SUPERVISOR

Robert F. White
ROBERT F. WHITE, SUPERVISOR

Peter Boscha
PETER BOSCHA, SUPERVISOR

Charles E. Stratman
CHARLES E. STRATMAN, SUPERVISOR

TOWN BOARD

Attest:

Carol J. Jensen
CAROL J. JENSEN, TOWN CLERK

Filed this 14th day of September, 1981.

1. Margery Drive (66 feet wide) being a part of the Northwest 1/4 of Section 24, Town 3 North, Range 22 East, Town of Mount Pleasant, Racine County, State of Wisconsin, and being more particularly described as: Commencing at the Northwest corner of said 1/4 section, thence South $01^{\circ}45'43''$ East along the West line of said 1/4 section, 1399.16 feet to the point of beginning of this description; thence South $89^{\circ}08'18''$ East along the North line of Margery Drive, 449.91 feet to a point of curvature; thence Southeasterly along said North line, which is the arc of a curve to the right whose radius is 525.00 feet and whose long chord bears South $82^{\circ}53'51.5''$ East 114.14 feet, a distance of 114.37 feet; thence South $76^{\circ}39'25''$ East along said North line, 235.88 feet to a point of curvature; thence Southeasterly along said North line which is the arc of a curve to the left whose radius is 1340.00 feet and whose long chord bears South $80^{\circ}55'30.5''$ East 199.46 feet, a distance of 199.64 feet; thence South $85^{\circ}11'36''$ East along said North line, 27.03 feet to a point of curvature; thence Southeasterly along said North line, which is the arc of a curve to the right whose radius is 1340.00 feet and whose long chord bears South $81^{\circ}43'03.5''$ East 162.48 feet, a distance of 162.57 feet; thence South $78^{\circ}14'31''$ East along said North line, 134.86 feet to a point on the Westerly line of State Trunk Highway "31", also known as Greenbay Road; thence Southwestorly along said Westerly line, which is the arc of a curve to the left whose radius is 16,430.22 feet and whose long chord bears South $19^{\circ}33'26.6''$ West 66.62 feet, a distance of 66.62 feet to a point, said point being the intersection of the Westerly line of State Trunk Highway "31" and the Southerly line of Margery Drive; thence North $78^{\circ}14'31''$ West along the Southerly line of Margery Drive, 125.82 feet to a point of curvature; thence Northwestorly along said South line which is the arc of a curve to the left whose radius is 1274.00 feet and whose long chord bears North $81^{\circ}43'03.5''$ West 154.47, a distance of 154.57 feet; thence North $85^{\circ}11'36''$ West along said South line, 27.03 feet to a point of curvature; thence Northwestorly along the arc of a curve to the right whose radius is 1406.00 feet and whose long chord bears North $80^{\circ}55'30.5''$ West 209.28 feet, a distance of 209.48 feet; thence North $76^{\circ}39'25''$ West along said South line, 235.88 feet to a point of curvature; thence Northwesterly along said South line which is an arc of a curve to the left whose radius is 459.00 feet and whose long chord bears North $82^{\circ}53'51.5''$ West 99.79 feet, a distance of 99.99 feet; thence North $89^{\circ}08'18''$ West along said South line 440.90 feet to a point on the West line of said 1/4 section; thence North $01^{\circ}45'43''$ West along said West line, 65.07 feet to the point of beginning.

2. Emmertson Road (East 40 feet) being a part of the Northwest 1/4 of Section 24, Town 3 North, Range 22 East, Town of Mount Pleasant, Racine County, State of Wisconsin, and being more particularly described as: Commencing at the Northwest corner of the Northwest 1/4 of said Section 24; thence South 01°45'43" East along the West line of said 1/4 section, 1163.91 feet to the point of beginning of this description; thence South 89°08'18" East 40.04 feet; thence South 01°45'43" East 235.25 feet; thence North 89°08'18" West 40.04 feet; thence North 01°45'43" West along the West line of said 1/4 section, 235.25 feet to the point of beginning, purposes

3. Frankie Place (66 feet wide) being a part of the Northwest 1/4 of Section 24, Town 3 North, Range 22 East, Town of Mount Pleasant, Racine County, State of Wisconsin, and being more particularly described as: Commencing at the Northwest corner of said 1/4 section; thence South $01^{\circ}45'43''$ East along the West line of said 1/4 section, 1465.23 feet to a point on the South line of Margery Drive; thence South $89^{\circ}08'18''$ East along said South line, 210.00 feet to the point of beginning of this description; thence South $01^{\circ}45'43''$ East along the West line of Frankie Place, 333.95 feet to a point of curvature; thence Southeasterly along said West line, which is the arc of a curve to the left whose radius is 266.00 feet and whose long chord bears South $22^{\circ}56'03''$ East 192.14 feet, a distance of 196.59 feet; thence North $45^{\circ}53'37''$ East 66.00 feet to a point on the East line of Frankie Place, said point being a point of curvature; thence Northwesterly along the arc of a curve to the right whose radius is 200.00 feet and whose long chord bears North $22^{\circ}56'03''$ West 144.47 feet, a distance of 147.81 feet; thence North $01^{\circ}45'43''$ West along said East line, 330.92 feet to a point on the South line of Margery Drive; thence North $89^{\circ}08'18''$ West along said South line, 66.07 feet to the point of beginning.

4. Joanne Drive (66 feet wide) being a part of the Northwest 1/4 of Section 24, Town 3 North, Range 22 East, Town of Mount Pleasant, Racine County, State of Wisconsin, and being more particularly described as: Commencing at the Northwest corner of said 1/4 section; thence South $01^{\circ}45'43''$ East along the West line of said 1/4 section, 1465.23 feet to a point on the South line of Margery Drive; thence South $89^{\circ}08'18''$ East along said South line 210.00 feet to a point on the West line of Frankie Place; thence South $01^{\circ}45'43''$ East along said West line, 333.95 feet to a point of curvature; thence Southeasterly along said West line, said line being the arc of a curve to the left whose radius is 266.00 feet and whose long chord bears South $22^{\circ}56'03''$ East 192.14 feet, a distance of 196.59 feet to a point of curvature, said point being the point of beginning of this description; thence Southeasterly along the South line of Joanne Drive, said line being the arc of a curve to the left whose radius is 234.95 feet and whose long chord bears South $71^{\circ}13'46''$ East 214.23 feet, a distance of 222.44 feet; thence North $81^{\circ}38'51''$ East along said South line 224.27 feet to a point of curvature; thence Northeasterly along said South line, said line being an arc of a curve to the left whose radius is 213.49 feet and whose long chord bears North $62^{\circ}50'27.3''$ East 137.65 feet, a distance of 140.15 feet to a point of reverse curvature; thence Northeasterly along said South line, said line being the arc of a curve to the right whose radius is 147.49 feet and whose long chord bears North $62^{\circ}50'27.3''$ East 95.09 feet, a distance of 96.82 feet; thence North $81^{\circ}38'51''$ East along said South line, 86.08 feet to a point of curvature; thence Southeasterly along said South line, said line being the arc of a curve to the right whose radius is 200.00 feet and whose long chord bears South $84^{\circ}57'45.5''$ East 92.63 feet, a distance of 93.48 feet; thence South $71^{\circ}34'22''$ East along said South line 73.69 feet to a point on the Westerly line of State Trunk Highway "31"; thence Northeasterly along said Westerly line, said line being the arc of a curve to the right whose radius is 14,430.22 feet and whose long chord bears North $18^{\circ}25'39.7''$ East 66.00 feet, a distance of 66.00 feet to a point on the North line of Joanne Drive; thence North $71^{\circ}34'22''$ West along said North line 73.69 feet to a point of curvature; thence Northwesterly along said North line, said line being the arc of a curve to the left whose radius is 266.00 feet and whose long chord bears North $84^{\circ}57'45.5''$ West, 123.20 feet, a distance of 124.33 feet; thence South $81^{\circ}38'51''$ West along said North line 86.08 feet to a point of curvature; thence Southwesterly along said North line, said line being the arc of a curve to the left whose radius is 213.49 feet and whose long chord bears South $62^{\circ}50'27.3''$ West 137.65 feet, a distance of 140.15 feet to a point of reverse curvature; thence Southwesterly along said North line, said line being the arc of a curve to the right whose radius is 147.49 feet and whose long chord bears South $62^{\circ}50'27.3''$ West 95.09 feet, a distance of 96.82 feet; thence South $81^{\circ}38'51''$ West along said North line 224.27 feet to a point of curvature; thence Northwesterly along said North line, said line being the arc of a curve to the right whose radius is 168.95 feet and whose long chord bears North $71^{\circ}13'46''$ West 154.05 feet, a distance of 159.96 feet; thence South $45^{\circ}53'37''$ West along the South line of Frankie Place, 66.00 feet to the point of beginning.

DECLARATION OF PERMISSIVE USE

THIS DECLARATION, made and joined in by ERNEST R. ECKERT
of Racine, Wisconsin, and DONALD HESS and ETHEL HESS, his wife, of
Racine, Wisconsin,

WITNESSETH:

Donald Hess and Ethel Hess, as the owners of real estate described
as follows:

That part of the Northwest 1/4 of Section 24-3-22 East, bounded
as follows: Begin 17.635 Chains South of the Northeast corner
of said 1/4 Section; run thence South to the North line of
Southwestern Division of the Chicago, Milwaukee and St. Paul
Railroad right-of-way; thence Northwesterly along said right-of-
way to the center line of the United States Road (Green Bay Road);
thence Northerly along the center line of said road to point East
of the place of beginning; thence West to the place of beginning.
Said land being in Town of Mt. Pleasant, Racine County,
Wisconsin, excepting therefrom, the following parcel: Begin at
the intersection of the North line of right-of-way of the Chicago,
Milwaukee and St. Paul Railway and center of the highway; run
thence Westerly along said right-of-way 200 feet; thence North 82
feet; thence East parallel with said right-of-way to the center
of said highway; thence South along the center of said highway to
the place of beginning.

do hereby declare that Ernest R. Eckert, the owner of property located to the
immediate south of the property described above is a permissive user of a
certain strip of land upon the southerly portion of the above described property.

Ernest R. Eckert does hereby acknowledge and declare that his use
of that certain strip upon the southerly portion of the property described above
is permissive, he having been granted permission to use said land by Donald
Hess and Ethel Hess, the owners of said land, which use is to continue at the
sufferance of the said owners of said land, and which use may be terminated
by the said Donald Hess and Ethel Hess at their will. Said Ernest R. Eckert
further declares and acknowledges that his use of said strip of land upon the
southerly portion of that described above is in no way adverse or hostile to
the rights of the owners who have granted him the permission herein referred
to.

739459

749-405

Aug. 6, 1962

Dated this 19 day of July, A.D. 1962.

Donald Hess

Donald Hess

(SEAL)

Ethel Hess

Ethel Hess

(SEAL)

Ernest R. Eckert

Ernest R. Eckert

(SEAL)

In presence of:

Louise Lindmeyer

Louise Lindmeyer

James Wilbershild

James Wilbershild

STATE OF WISCONSIN)

ss.

COUNTY OF RACINE)

Personally appeared before me this 19 day of July, A.D.

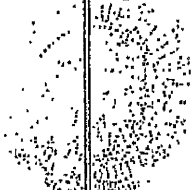
1962, Ernest R. Eckert and Donald Hess and Ethel Hess, his wife, to me known to be the parties who executed the above Declaration and acknowledged that they had done so as their own free and voluntary act.

Prepared by James Wilbershild

James Wilbershild

James Wilbershild

Notary Public, Racine County, Wisconsin
My commission is permanent.



739459

DECLARATION OF PERMISSIVE
USE

BY DONALD HESS and ETHEL
HESS, his wife, and
ERNEST R. ECKERT.

Received by David L. Hess
day of
July, 1962, at
Racine, Wisconsin on page 40.5-40.6

Stanley J. Bialkowski
Register of Deeds

WILBERSHILD & WILBERSHILD
SUITE 450, ARCADE BUILDING
RACINE, WISCONSIN
ATTORNEYS FOR

1150

12-1-30

Jan. 22, 1975

This grant likewise includes the right of ingress and egress on the lands of the undersigned for the purpose of exercising the rights herein granted; the right to ~~enter all gates and~~ make a temporary opening in any fence on said lands at the point where such fence crosses the route of said telephone line or lines; ~~and the right to cut down, or to cause to be cut down, or by chemical means to cause to be cut down, or to remove, all trees and brush which may, in the judgment of the grantee, interfere with the exercise of the rights herein granted.~~

~~The purpose for this project was to design and construct a system that would allow the user to interact with the system, for example, to enter data, to retrieve data, to perform calculations, and to print the results. The system was designed to be user-friendly and to be able to handle a large amount of data. The system was constructed using a variety of programming languages and techniques, and it was tested thoroughly before being released to the public. The system has been successful in meeting its goals, and it has been used by many people. The system is now being used by a large number of people, and it is expected to continue to be used for many years to come.~~

Signed this 1st day of July, 1921.

Patricia McComb
Patricia McComb

Joseph M. Fons (SEAL)
Joseph M. Fons Land Owner

Steven H. Brandon (SEAL) ~~Deanna~~ Land Owner

State of Wisconsin

VEL 1251 PAGE 400

County of RACINE ss.

Personally appeared before me this 10 day of January,
1925, Stella H. Brandon + Joseph M. Fox
to me known to be the person s who executed the instrument on the other side hereof
and acknowledged the same.

Carle J. [Signature]
Notary Public, State of Wisconsin

My commission expires January 10, 1928

Document Drafted By

WISCONSIN TELEPHONE COMPANY

By DONALD E. CLARKE

950957

Register's Office
Racine County, Wis. } ss.

Received for Record 22nd day of

January A.D., 1925 at 4:30
o'clock P. M. and recorded in Volume 1251
of Records on page 399-400

Stanley J. Bialecki
Register of Deeds

3.00

Wisconsin Telephone Co.
c/o D. E. Clarke, Eng. Dept.
P. O. Box 879
Janesville, Wis. 53545

Please Return To:

WAIVER OF NOTICE AND HEARING THEREON AND CONSENT TO IMPOSITION
OF CHARGES

WHEREAS, the undersigned is the owner of property hereinafter described, which is in the process of being developed, and

WHEREAS, the Mt. Pleasant Storm Water Drainage District No. 1 has provided a storm water drainage facility to benefit the undersigned's land.

NOW, THEREFORE, the undersigned does hereby waive notice and hearing thereon and consents to the imposition of a charge to cover a portion of the cost of providing said storm water drainage facility, by Mt. Pleasant Storm Water Drainage District No. 1, Racine County, Wisconsin, pursuant to the provisions of Wis. Stat. 66.60(18).

Such charge shall be in the amount of \$2,500 per acre of land owned by the undersigned, payable on the date the undersigned requests building permits to construct certain apartment houses, the exact acreage being determined by each site plan submitted. The undersigned further agrees that until such charges are paid, the Town of Mt. Pleasant may refuse to issue a building permit or permits.

The owner agrees to install all necessary internal storm drainage lines within the lands hereinafter described at his own expense.

The lands affected by this Waiver and Consent are described as follows:

Part of the North West One-quarter (1/4) of the North West One-quarter (1/4), part of the South West One-quarter (1/4), of the North West One-quarter (1/4) and part of the South East One-quarter (1/4) of the North West One-quarter (1/4), all in Section Twenty-four (24), Township Three (3) North, Range Twenty-two (22) East of the Fourth Principal Meridian, and more particularly described as: Commencing at the Northwest corner of said 1/4 Section; thence South 01°45'43" East (recorded as South) along the West line of said 1/4 Section, a distance of 1163.91 feet to the Southwest corner of Sunset Heights as recorded in the office of the Register of Deeds in and for Racine County and the point of beginning; thence South 89°08'18" East

1077978

1575-322

Aug. 29, 1980

(recorded as East) along the South line of said subdivision 952.09 feet; thence South 00°51'42" West, 151.93 feet; thence South 89°08'18" East, 430.94 feet to the Westerly right-of-way line of State Trunk Highway "31"; thence Southwesterly along said right-of-way line, which is the arc of a curve to the right, whose radius is 2804.79 feet and whose long chord bears South 17°23'44" West, 224.33 feet, a distance of 224.39 feet; thence continue along said right-of-way line South 19°41'15" West, 4.70 feet to a point of curvature; thence Southwesterly along said right-of-way line which is the arc of a curve to the left whose radius is 16,430.22 feet and whose long chord bears South 18°45'20.5" West, 534.39 feet, a distance of 534.41 feet; thence South 81°38'51" West, 185.20 feet; thence South 08°21'09" East, 82.00 feet to the Northerly line of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence South 81°38'51" West along said Northerly line, 943.66 feet to the West line of said 1/4 Section; thence North 01°45'43" West along said West line 1142.87 feet to the point of beginning.

Said land being in the Town of Mt. Pleasant, County of Racine, State of Wisconsin.

The aforesaid document and its contents shall be binding on the undersigned, and his successors and assigns.

MOUNT PLEASANT ACRES PARTNERSHIP

By: Theodore J. Schorsch Sr.
Theodore J. Schorsch Sr., as Trustee of the Theodore J. Schorsch Sr. Trust, Dated February 15, 1974, The General Partner

Dated July 31, 1980.

1077978

Register's Office
Racine County, Wis.

Received for Record 29th day of AUGUST A.D. 1980 at 10:40 o'clock A.M. and recorded in Volume 155 of Records on page 322-323

Hanley F. Bialecki
Register of Deeds

By: Frank P. Schorsch
Frank P. Schorsch, as Trustee of the Frank P. Schorsch Trust Dated June 19, 1974, The General Partner

By: Stephen L. Schorsch
Stephen L. Schorsch, as Trustee of the Stephen L. Schorsch Trust Dated June 10, 1974, The General Partner

VOL 1575 PAGE 323

300

THIS INDENTURE, made this 30th day of October A.D. 1980,
between MOUNT PLEASANT ACRES PARTNERSHIP

and MT. PLEASANT STORM WATER
DRAINAGE DISTRICT NO. 1, Racine County, Wisconsin, a Municipal Cor-
poration, duly existing under and by virtue of the laws of the State
of Wisconsin, party of the second part.

WITNESSETH:

That for and in consideration of the sum of \$1.00 and other
good and valuable consideration in hand paid, the receipt of which
is hereby acknowledged, the part 1st of the first part has this
day bargained and sold and by these presents does bargain, sell,
convey, transfer and deliver unto the party of the second part, its
successors and assigns forever, a permanent easement and right of way
and a temporary easement during the period of construction, including
the perpetual right to enter upon the real estate hereinafter de-
scribed at any time that it may see fit, and construct, maintain,
use and repair surface water drainage ditch and/or underground pipe
lines and mains, for the purpose of conveying surface and storm water
across, through and under the real estate hereinafter described, to-
gether with the right to excavate and refill ditches and/or trenches
for the location of said surface water drainage ditch and/or under-
ground pipe lines and mains, and the further right to remove trees,
bushes, undergrowth and other obstructions interfering with the
location, construction, use and maintenance of said surface water
drainage ditch and/or underground pipe lines and mains.

The real estate affected by the grant of this permanent
easement and right of way is located in the Town of Mt. Pleasant,
County of Racine, and State of Wisconsin, and is more particularly
described as follows:

See attached for legal description.

The real estate affected by the grant of this temporary
easement covers land adjacent to the above described permanent
easement and right of way as may be required during the period of
construction.

TO HAVE AND TO HOLD said permanent easement and right of way
unto the party of the second part and unto its successors and assigns
forever.

Vol. 1586 PAGE 388

Part 1st of the first part for themselves their
executors, administrators, successors and assigns, do hereby
grant unto the party of the second part, its successors and
assigns forever that they are lawfully seized and possessed
of the real estate above described and that they have good and
lawful right to convey it or any part thereof and that it is free
of all encumbrances.

1081842

1586-388

Nov. 3, 1980

IN WITNESS WHEREOF the parties of the first part have hereunto set their hands and seals on the day and year first above written.

MOUNT PLEASANT ACRES PARTNERSHIP

by Stephen L. Schorsch (SEAL)
Stephen L. Schorsch, as Trustee of
the Stephen L. Schorsch Trust dated June
10, 1974, a General Partner

by Frank P. Schorsch (SEAL)
Frank P. Schorsch, as Trustee of
the Frank P. Schorsch Trust dated
June 19, 1974, a General Partner

by Theodore J. Schorsch, Sr. (SEAL)
Theodore J. Schorsch, Sr., as Trustee
of the Theodore J. Schorsch Sr. Trust
dated Feb. 15, 1974, a General Partner

Signed and sealed in the
presence of:

Deanne R. McNamara

James L. Wale

State of Illinois
(Wiscassini)) SS.
Cook)
Raceine County)

Personally came before me this 30 day of October, A.D.,
1980, the above named Stephen L. Schorsch, Frank P. Schorsch, and
Theodore J. Schorsch, Sr., to me known to be the persons who executed
the foregoing instrument and acknowledged the same.

Deanne McNamara
Notary Public, Racine County, Ill.
Cook

My commission expires/is Oct. 1981

This instrument drafted by
William E. Dye, Atty.

A combined utilities easement over and across the Easterly most 37 feet of a parcel of land owned by the "Mount Pleasant Acres Partnership", trustees being: Stephen L. Schorsch, Frank P. Schorsch, and Theodore J. Schorsch, Sr., said land located in part of the Northwest Quarter of Section 24, Town 3 North, Range 22 East, Town of Mount Pleasant, Racine County, Wisconsin, and being more particularly described as follows:

Commencing at the Northwest corner of said Quarter section; thence South $01^{\circ}45'43''$ East along the West line of said Quarter section, 1163.91 feet; thence South $89^{\circ}08'18''$ East 952.09 feet; thence South $00^{\circ}51'42''$ West 151.93 feet; thence South $89^{\circ}08'18''$ East 430.94 feet to a point on the Westerly right-of-way line of State Trunk Highway 31 also known as Greenbay Road, said point also being the Northeast corner of the lands owned by the Mount Pleasant Acres Partnership and the point of beginning of this easement; thence Southwesterly along said Westerly right-of-way line which is the arc of a curve to the left, whose radius is 2,804.79 feet and whose long chord bears South $17^{\circ}23'44''$ West 224.33 feet, a distance of 224.39 feet; thence South $19^{\circ}41'15''$ West along said right-of-way line, 4.70 feet to a point of curvature; thence Southwesterly along said right-of-way line, which is the arc of a curve to the right, whose radius is 16,430.22 feet and whose long chord bears South $18^{\circ}45'20.5''$ West 534.39 feet, a distance of 534.41 feet to the Southeast corner of the Mount Pleasant Acres Partnership lands; thence South $81^{\circ}38'51''$ West 40.44 feet; thence North $18^{\circ}45'40''$ East 558.11 feet; thence North $17^{\circ}23'44''$ East 212.20 feet; thence South $89^{\circ}08'18''$ East 37.55 feet to the point of beginning of this description.

The West 10 feet of the East 25 feet of the above described easement to be granted to the Town of Mount Pleasant for storm sewer. Exhibit A.

It is to be noted that portions of the above described easement may be vacated as proposed public roads that cross said easement are dedicated to the public.

1081842

Register's Office
Racine Co. Wis.
Received for recording
November 19 1900 at 11:30
o'clock A. M. and recorded in Volume 1586
of Records on page 388-390
Hank
Recorder of Racine

4.00

1081843

1586-391

Nov. 3, 1980

EASEMENT

THIS INDENTURE, made this 30th day of October
MOUNT PLEASANT ACRES PARTNERSHIP, a Partnership Consisting of
1980, between, Stephen L. Schorsch,* Frank P. Schorsch,** and Theodore J.
Schorsch, SF***
parties of the first part, and TOWN OF MT. PLEASANT, Racine County,
Wisconsin, a quasi-municipal corporation duly existing under and by
virtue of the laws of the State of Wisconsin, party of the second part.

W I T N E S S E T H ;

That for and in consideration of the sum of \$1.00 and other
good and valuable consideration, in hand paid, the receipt of which is
hereby acknowledged, the parties of the first part have this day bargained
and sold and by these presents do bargain, sell, convey, transfer and
deliver unto the party of the second part, its successors and assigns
forever, a permanent easement and right-of-way and a temporary easement
during the period of construction, including the perpetual right to enter
upon the real estate hereinafter described at any time that it may see
fit, and construct, maintain, use and repair underground pipe lines and
mains, for the purpose of conveying sewage across, through and under the
real estate hereinafter described, together with the right to excavate
and refill ditches and/or trenches for the location of said pipe lines
and mains, and the further right to remove trees, bushes, undergrowth
and other obstructions interfering with the location, construction, use
and maintenance of said underground pipe lines and mains.

The real estate affected by the grant of this permanent
easement and right-of-way is located in the Town of Mt. Pleasant, County
of Racine, State of Wisconsin, and is more particularly described as
follows:

See attached for legal description.

- * as Trustee of the Stephen L. Schorsch Trust dated June 10, 1974, a General Partner
- ** as Trustee of the Frank P. Schorsch Trust dated June 19, 1974, a General Partner
- *** as Trustee of the Theodore J. Schorsch Sr. Trust dated February 15, 1974, a General Partner

The real estate affected by the grant of this temporary easement covers land adjacent to the above-described permanent easement and right-of-way as may be required during the period of construction.

TO HAVE AND TO HOLD said permanent easement and right-of-way unto the party of the second part and unto its successors and assigns forever.

Parties of the first part for themselves and for their heirs, executors, administrators, successors and assigns, do hereby covenant with the party of the second part, its successors and assigns forever, that they are lawfully seized and possessed of the real estate above-described and that they have good and lawful right to convey it or any part thereof and that it is free from all encumbrances.

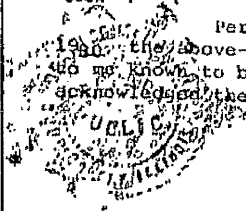
IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals on the day and year above written.

Signed and Sealed in the Presence of:

Gertrude R. McNamara
James L. Schorch

State of ILLINOIS) ss
Racine County)
Cook

Personally appeared before me this 30th day of October 1981, the above-named Stephen L. Schorch, Frank P. Schorch, and Theodore J. Schorch, Sr. who are known to be the persons who executed the foregoing instrument and acknowledged the same. *A General Partner



This instrument drafted by
William E. Dye, Esq.

MOUNT PLEASANT ACRES PARTNERSHIP

BY Stephen L. Schorch (SEAL)
Stephen L. Schorch, as Trustee of
the Stephen L. Schorch Trust dated June 10, 1974,
a General Partner
BY Frank P. Schorch (SEAL)
Frank P. Schorch, as Trustee of the
Frank P. Schorch Trust Dated June 19, 1974, a
General Partner
Theodore J. Schorch, Sr. (SEAL)
Theodore J. Schorch, Sr. as Trustee
of the Theodore J. Schorch Sr. Trust dated 2-15-74
BY Gertrude R. McNamara
Notary Public, Racine County, Wisconsin
My commission: October, 1981

A combined utilities easement over and across the Easterly most 37 feet of a parcel of land owned by the "Mount Pleasant Acres Partnership", trustees being: Stephen L. Schorsch, Frank P. Schorsch, and Theodore J. Schorsch, Sr., said land located in part of the Northwest Quarter of Section 24, Town 3 North, Range 22 East, Town of Mount Pleasant, Racine County, Wisconsin, and being more particularly described as follows:

Commencing at the Northwest corner of said Quarter section; thence South $01^{\circ}45'43''$ East along the West line of said Quarter section, 1163.91 feet; thence South $89^{\circ}08'18''$ East 952.09 feet; thence South $00^{\circ}51'42''$ West 151.93 feet; thence South $89^{\circ}08'18''$ East 430.94 feet to a point on the Westerly right-of-way line of State Trunk Highway 31 also known as Greenbay Road, said point also being the Northeast corner of the lands owned by the Mount Pleasant Acres Partnership and the point of beginning of this easement; thence Southwesterly along said Westerly right-of-way line which is the arc of a curve to the left, whose radius is 2,804.79 feet and whose long chord bears South $17^{\circ}23'44''$ West 224.33 feet, a distance of 224.39 feet; thence South $19^{\circ}41'15''$ West along said right-of-way line, 4.70 feet to a point of curvature; thence Southwesterly along said right-of-way line, which is the arc of a curve to the right, whose radius is 16,430.22 feet and whose long chord bears South $18^{\circ}45'20.5''$ West 534.39 feet, a distance of 534.41 feet to the Southeast corner of the Mount Pleasant Acres Partnership lands; thence South $81^{\circ}38'51''$ West 40.44 feet; thence North $18^{\circ}45'40''$ East 558.11 feet; thence North $17^{\circ}23'44''$ East 212.20 feet; thence South $89^{\circ}08'18''$ East 37.55 feet to the point of beginning of this description.

The East 10 feet of the above described easement granted to the Town of Mount Pleasant for sanitary sewers. Exhibit A.

It is to be noted that portions of the above described easement may be vacated as proposed public roads that cross said easement are dedicated to the public.

1081843
 Registrar's Office } ss.
 November 3rd day of
 November A.D. 1980 at 11:31
 A.M. and placed in Volume 1586
 of Records on page 391-393
 Stanley J. Ficki
 Registrar of Deeds

4.00

FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00), to It paid, the receipt whereof is hereby acknowledged, MOUNT PLEASANT ACRES PARTNERSHIP

owner and grantor, doR.S. hereby convey unto

WISCONSIN ELECTRIC POWER COMPANY

grantee, its successors and assigns, the right, permission and authority to construct, install, operate, repair, maintain and replace conduit and cables underground, together with manholes and other appurtenant equipment; also the right to construct, install, operate, maintain and replace 1000 volt electric pad-mounted transformer(s), 1000 electric pad-mounted switch-fuse unit(s), together with 100 concrete slab(s), secondary power pedestal(s), riser equipment, terminals, markers and other necessary and usual appurtenant equipment above ground, all for the purpose of transmitting electric energy for light, heat, power and signals, or for such other purpose as electric current is now or may hereafter be used upon, across, within and beneath a strip of land Twelve (12) feet in width being part of its premises in the Northwest One-quarter (NW $\frac{1}{4}$) of Section Twenty-four (24), Township Three (3) North, Range Twenty-two (22) East, Town of Mount Pleasant, Racine County, Wisconsin.

(If necessary, continue on reverse side)

The location of the easement (strip) XXXXXX of the easement hereinbefore granted with respect to the premises of the grantor is as shown on the drawing attached hereto, marked Exhibit "A" and made a part hereof.

The right, permission and authority is also granted to said grantee, its successors and assigns, to construct, install, operate, maintain and replace one (1) electric underground service lateral in and under the grantor's premises for the purpose of extending electric service to said premises. Said underground service lateral to be installed at such time and in such location as grantee, its successors and assigns, may deem necessary.

The right, permission and authority is also granted said grantee, its successors and assigns, to trim and/or cut down certain trees and/or brush where said trees and/or brush interfere with the installation or maintenance of underground facilities or represent a hazard to such facilities.

The grantor, its heirs, successors and assigns, covenant and agree that no structures will be erected over or under said underground and/or above ground electric facilities or erected in such close proximity to said electric facilities as to create a violation of the Wisconsin State Electrical Code or any amendments thereto.

The grantor, its heirs, successors and assigns, further covenant and agree that the elevation of the existing ground surface within the easement areas will not be altered by more than four (4) inches without the written consent of grantee.

The grantee and its agents shall have the right to enter the premises of the undersigned for the purpose of exercising the rights herein acquired, but the grantee agrees to restore or cause to have restored, the premises of the undersigned, as nearly as is reasonably possible, to the condition existing prior to such entry by the grantee or its agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities or to any brush or trees which may be removed at any time pursuant to the rights herein granted.

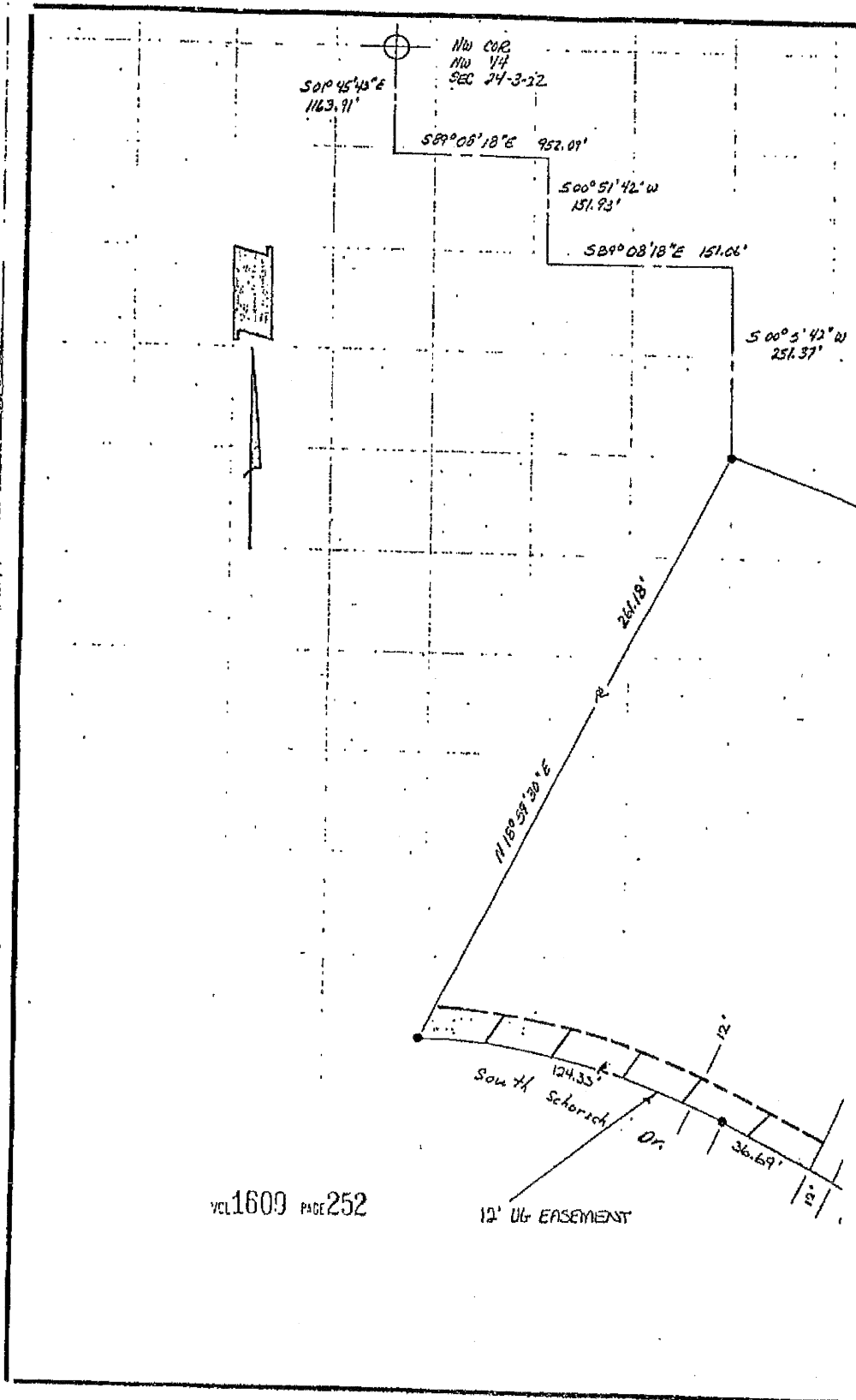
It is understood and agreed that the entire agreement of the parties is contained in this instrument and that in the event the undersigned seeks to secure electric service from said underground facilities, such service will be rendered upon the installation and energizing of said underground facilities, and then only under the conditions of the grantee's rules and regulations and at the grantee's authorized rates.

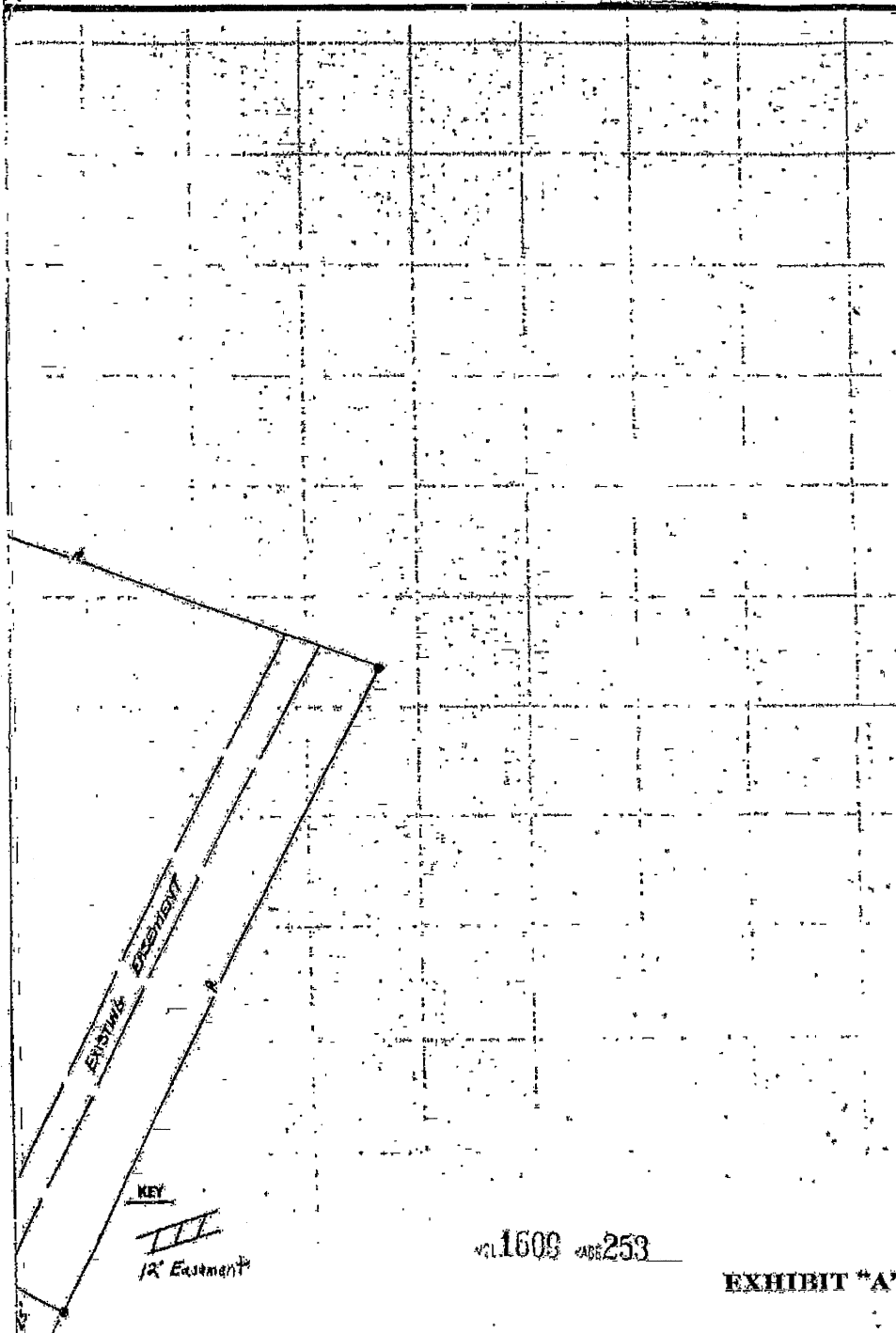
This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

1069056

1609-251

April 13, 1981





REVISIONS	WISCONSIN ELECTRIC POWER COMPANY	DRAWN BY S. KEYS
	GREENBAY MEADOWS SUBD PHASE II	CHECKED BY — APPROVED BY — SCALE: NONE DATE 1-23-81 ID: 510020 2A

Partnership Signature and Acknowledgement

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this
16 day of February, 1981, as partner(s) of MOUNT
PLEASANT ACRES PARTNERSHIP.

MOUNT PLEASANT ACRES PARTNERSHIP

Stephen L. Schorsch
Stephen L. Schorsch

as trustee of the Stephen L.
Schorsch Trust dated June 10,
1974, as general partner.

MOUNT PLEASANT ACRES PARTNERSHIP

Frank P. Schorsch
Frank P. Schorsch

as trustee of the Frank P. Schorsch
Trust dated June 19, 1974, a general
partner.

Register's Office } SS **1089056**
Racine County, Wis. }
Received for Record 1397 day of
April A.D. 1981 at 10:44
clock P.M. and recorded in Volume 1709
of Records on page 251, 254
Therese M. Schuttler
Register of Deeds

MOUNT PLEASANT ACRES PARTNERSHIP

Theodore J. Schorsch, Sr.
Theodore J. Schorsch, Sr.

as trustee of the Theodore J.
Schorsch Trust dated February 15,
1974, as general partner.

STATE OF ILLINOIS) 5.00
COUNTY) :SS
Cook COUNTY)

Personally came before me this 16th day of February,
1981, the above named Stephen L. Schorsch, Frank P. Schorsch and
Theodore J. Schorsch, Sr., to me known to be the persons and partners
who executed the foregoing instrument on behalf of MOUNT PLEASANT ACRES
PARTNERSHIP, and acknowledged the same.



510030-2A

Bernice McNamara
Bernice McNamara

Notary Public Cook County, IL.

My Commission Expires 12/31/81

This instrument was drafted by Robert C. Just on behalf of Wisconsin
Electric Power Company.

- 014-100

1090535

1614-54

May 12, 1981

THIS INDENTURE made this 1st day of MAY A.D. 1981, between Stephen L. Schorsch, as Trustee of the Stephen L. Schorsch Trust dated June 10, 1978, as Managing General Partner of Mt. Pleasant Acres Partnership, and MT. PLEASANT STORM WATER DRAINAGE DISTRICT NO. 1, Racine County, Wisconsin, a Municipal Corporation, duly existing under and by virtue of the laws of the State of Wisconsin, party of the second part.

WITNESSETH:

That for and in consideration of the sum of \$1.00 and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, the part Y of the first part has this day bargained and sold and by these presents does bargain, sell, convey, transfer and deliver unto the party of the second part, its successors and assigns forever, a permanent easement and right of way and a temporary easement during the period of construction, including the perpetual right to enter upon the real estate hereinafter described at any time that it may see fit, and construct, maintain, use and repair surface water drainage ditch and/or underground pipe lines and mains, for the purpose of conveying surface and storm water across, through and under the real estate hereinafter described, together with the right to excavate and refill ditches and/or trenches for the location of said surface water drainage ditch and/or underground pipe lines and mains, and the further right to remove trees, bushes, undergrowth and other obstructions interfering with the location, construction, use and maintenance of said surface water drainage ditch and/or underground pipe lines and mains.

The real estate affected by the grant of this permanent easement and right of way is located in the Town of Mt. Pleasant, County of Racine, and State of Wisconsin, and is more particularly described as follows:

Part of the Northwest Quarter of Section 24, Town 3 North, Range 22 East, Twp of Mount Pleasant, Racine County, State of Wisconsin and being more particularly described as: Commencing at the Northwest corner of said 1/4 section; thence South 01°45'43" East along the West line of said 1/4 section, 1465.23 feet to a point on the South line of Margery Drive; thence South 89°08'18" East along said South line, 276.07 feet to the East line of Frankie Place; thence South 01°45'43" East along said East line 243.38 feet; thence North 88°14'17" East 88.00 feet to the point of beginning of the centerline of a 24 foot wide drainage easement described as; thence North 88°14'17" East along said centerline 200 feet; thence South 76°45'43" East along said centerline 220.00 feet; thence South 28°30'01" East along said centerline 128.72 feet to a point on the North line of Joanne Drive and the end of this easement.

The real estate affected by the grant of this temporary easement covers land adjacent to the above described permanent easement and right of way as may be required during the period of construction.

TO HAVE AND TO HOLD said permanent easement and right of way unto the party of the second part and unto its successors and assigns forever.

Party of the first part for himself his heirs, executors, administrators, successors and assigns, do hereby covenant with the party of the second part, its successors and assigns forever that he is lawfully seized and possessed of the real estate above described and that he has good and lawful right to convey it or any part thereof and that it is free from all encumbrances.

IN WITNESS WHEREOF the part y of the first part has hereunto set his hand and seal on the day and year first above written.

Stephen L. Schorsch (SEAL)
Stephen L. Schorsch, as Trustee of the
Stephen L. Schorsch Trust, dated June 10,
1974, as Managing General Partner of
Mt. Pleasant Acres Partnership (SEAL)

Signed and sealed in the presence of:

[Signature]
[Signature]

State of Wisconsin))
Racine County) SS.

Personally came before me this 1st day of May, A.D. 1981, the above named Stephen L. Schorsch, as Trustee of the Stephen L. Schorsch Trust, dated June 10, 1974, as Managing General Partner of Mt. Pleasant Acres Partnership, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Sandra McDonald
Notary Public, Racine County, Wis.
My commission expires/is 7/31/83

This instrument drafted by
William E. Dye, Atty.

1090535

Register's Office
Racine County, Wis.) SS
Received for Record 12 day of May, A.D. 1981 at 1:38 o'clock P. M. recorded in Volume 1614 of Books on page 54

John M. Schuttler
Register of Deeds

3.00

1099854

FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00) toit..... paid, the receipt whereof is hereby acknowledged, MOUNT PLEASANT ACRES PARTNERSHIP

....., owner..... and grantor....., do.E.S. hereby convey unto

WISCONSIN ELECTRIC POWER COMPANY

and

WISCONSIN TELEPHONE COMPANY

grantees, their successors and assigns, the right, permission and authority to construct, install, operate, repair, maintain, and replace conduit and cables underground, together with manholes and other appurtenant equipment; also the right to construct, install, operate, maintain and replace ~~any~~ electric pad-mounted transformer (s), ~~and~~ electric pad-mounted switch-fuse unit (s), together with ~~and~~ concrete slab (s), pedestal (s), riser equipment, terminals, markers and other necessary and usual appurtenant equipment above ground, all for the purpose of transmitting electric energy for light, heat, power and signals, or for such other purpose as electric current is now or may hereafter be used, and for telephone service upon, across, within and beneath strips of land twelve (12) feet in width being part of its premises in the Northwest One-quarter (NW $\frac{1}{4}$) of Section Twenty-four (24), Township Three (3) North, Range Twenty-two (22) East, Town of Mount Pleasant, Racine County, Wisconsin.

This grant of easement supersedes and takes the place of that certain easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company by Mount Pleasant Acres Partnership, dated September 29, 1980, and recorded in the office of the Register of Deeds for Racine County, Wisconsin, on November 4, 1980, in Volume 1587 of Records on Pages 23-25 as Document No. 1081916; and Wisconsin Electric

~~XXXXXXXXXX~~, continue on (reverse side)

The location of the easement (strip) ~~(area)~~ ~~(center line)~~ of the easement hereinbefore granted with respect to the premises of the grantor..... is as shown on the drawing attached hereto, marked Exhibit "A" and made a part hereof.

The right, permission and authority is also granted to each of said grantees, their successors and assigns, to construct, install, operate, maintain and replace one (1) electric and one (1) telephone underground service lateral in and under the grantor's..... premises for the purpose of extending electric and telephone service to said premises. Said underground service laterals to be installed at such time and in such location as grantees, their successors and assigns, may deem necessary.

The right, permission and authority is also granted said grantees, their successors and assigns, to trim and/or cut down certain trees and/or brush where said trees and/or brush interfere with the installation or maintenance of underground facilities or represent a hazard to such facilities.

The grantor....., their heirs, successors and assigns, covenant..... and agree..... that no building or structure will be erected over and/or under or placed in such close proximity to said underground and/or above ground electric and telephone facilities as to create a violation of the Wisconsin State Electrical Code or any amendments thereto.

The grantor....., their heirs, successors and assigns, further covenant..... and agree..... that the elevation of the existing ground surface within the easement areas will not be altered by more than four (4) inches without the written consent of grantees.

The grantees and their agents shall have the right to enter the premises of the undersigned for the purpose of exercising the rights herein acquired, but the grantees agree to restore or cause to have restored, the premises of the undersigned, as nearly as is reasonably possible, to the condition existing prior to such entry by the grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities or telephone facilities or to any brush or trees which may be removed at any time pursuant to the rights herein granted.

It is understood and agreed that the entire agreement of the parties is contained in this instrument and that in the event the undersigned seeks to secure electric and/or telephone service from said lines, such service will be rendered upon the completion and energizing of said lines, and then only under the conditions of the grantees' rules and regulations and at the grantees' authorized rates.

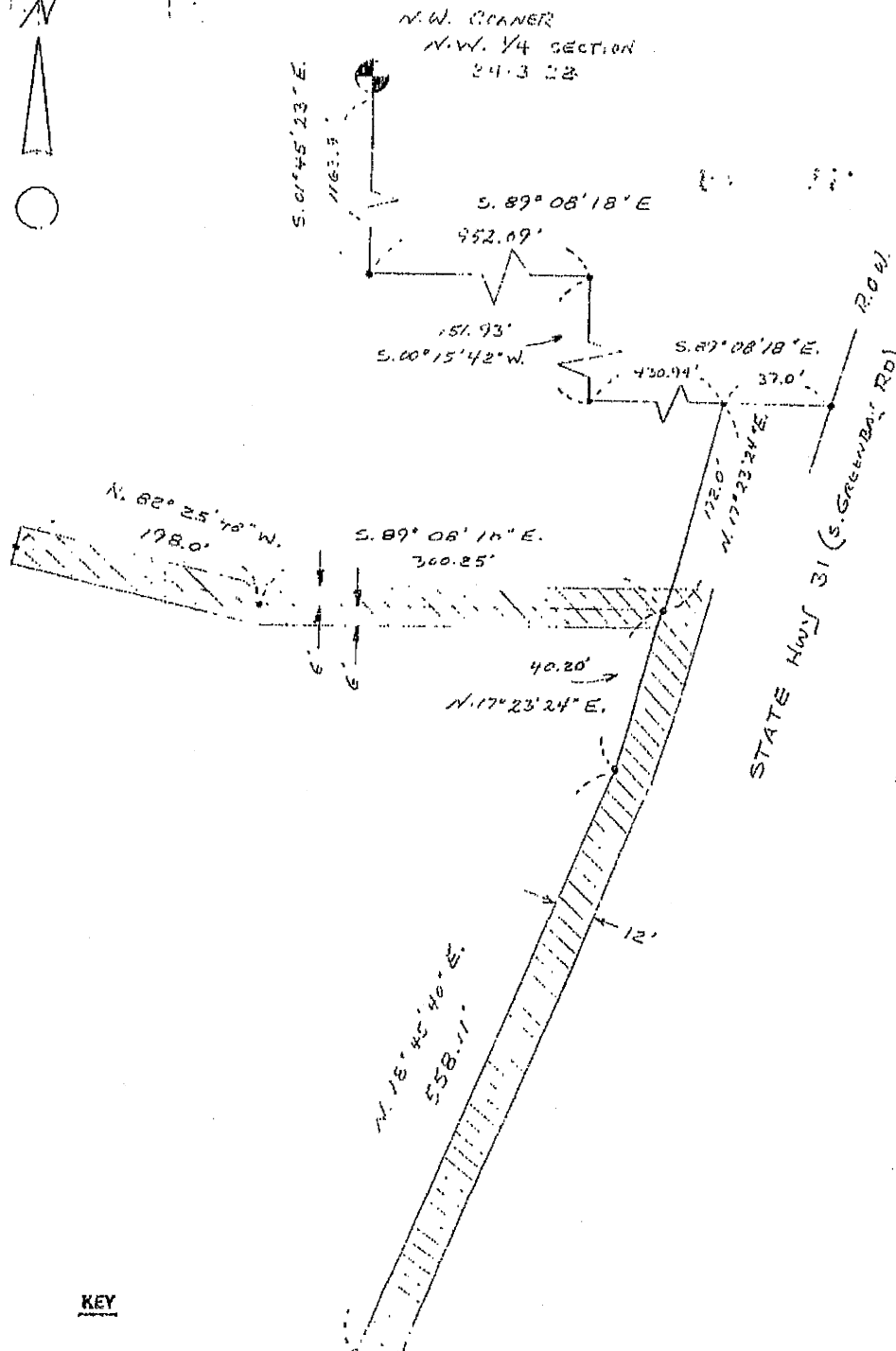
This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

1099854

1638-338

Nov. 30, 1981

Power Company (and Wisconsin Telephone Company) hereby agree that all rights of easement, created by said grant dated September 29, 1980, are hereby released and discharged, and said easement is no longer of any force and effect.



KEY

//// = 12' EASEMENT
STRIP

EXHIBIT "A"

VOL 1638 PAGE 340

REVISIONS	WISCONSIN ELECTRIC POWER COMPANY	DRAWN BY	W. G.
	GREEN BAY MEADOWS	CHECKED BY	
	TWN. MT PLEASANT - RACINE CO.	APPROVED BY	
		SCALE:	NONE
		DATE	6-25-81
		IDO	510025

Partnership Signature and Acknowledgement

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s)
this 17 day of August, 1981, as partner(s) of
MOUNT PLEASANT ACRES PARTNERSHIP.

MOUNT PLEASANT ACRES PARTNERSHIP

Stephen L. Schorsch
Stephen L. Schorsch

as trustee of the Stephen L.
Schorsch Trust dated June 10, 1974,
a general partner.

MOUNT PLEASANT ACRES PARTNERSHIP

Frank P. Schorsch
Frank P. Schorsch

as trustee of the Frank P. Schorsch
Trust dated June 19, 1974, a general
partner.

MOUNT PLEASANT ACRES PARTNERSHIP

Theodore J. Schorsch, Sr.
Theodore J. Schorsch, Sr.

as trustee of the Theodore J.
Schorsch Trust dated February 15,
1974, a general partner.

30d
1.44
1638
338-
341
Theodore J. Schorsch, Sr.

510

STATE OF ILLINOIS)
:SS
Cook COUNTY)

Personally came before me this 17th day of August,
1981, the above named Stephen L. Schorsch, Frank P. Schorsch and
Theodore J. Schorsch, Sr., to me known to be the persons and partners
who executed the foregoing instrument on behalf of MOUNT PLEASANT ACRES
PARTNERSHIP, and acknowledged the same.

APPROVED:	
DATE	INITIALS
7/14/81	RS
7/14/81	DS
7/17/81	RS

affirmed
W J C
Bum

Bernice McNamara
Bernice McNamara

Notary Public Cook Co., IL.

My commission expires Oct 1, 1981



This instrument was drafted by Robert C. Just on behalf of Wisconsin
Electric Power Company.

1.2.0. 510025 2A

Superseded
by 1099854

Pb

1081916

1587-23

Nov. 4, 1980

Form 505-C2-9-79-1000
FOET
INDIVIDUAL AND CORPORATE
U.G. EASEMENT

FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00) to it paid, the receipt whereof
is hereby acknowledged, MOUNT PLEASANT ACRES PARTNERSHIP

_____, owner, and grantor, does hereby convey unto

WISCONSIN ELECTRIC POWER COMPANY

and

WISCONSIN TELEPHONE COMPANY

grantees, their successors and assigns, the right, permission and authority to construct, install, operate, repair, maintain and replace conduit and cables underground, together with manholes and other appurtenant equipment; also the right to construct, install, operate, maintain and replace ~~XX~~ electric pad-mounted transformer(s), ~~XX~~ electric pad-mounted switch-fuse unit(s), together with ~~XX~~ concrete slab(s), pedestal(s), riser equipment, terminals, markers and other necessary and usual appurtenant equipment above ground, all for the purpose of transmitting electric energy for light, heat, power and signals, or for such other purpose as electric current is now or may hereafter be used, and for telephone service upon, across, within and beneath strips of land Twelve (12) feet in width being part of its

premises in the Northwest One-quarter (NW $\frac{1}{4}$) of Section Twenty-four (24), Township Three (3) North, Range Twenty-two (22) East, Town of Mount Pleasant, Racine County, Wisconsin.

(If necessary, continue on reverse side)

The location of the easement (strip) ~~shown on drawing~~ of the easement hereinbefore granted with respect to the premises of the grantor, ~~is as shown on the drawing attached hereto, marked Exhibit "A" and made a part hereof.~~

The right, permission and authority is also granted to each of said grantees, their successors and assigns, to construct, install, operate, maintain and replace one (1) electric and one (1) telephone underground service lateral in and under the grantor's premises for the purpose of extending electric and telephone service to said premises. Said underground service laterals to be installed at such time and in such location as grantees, their successors and assigns, may deem necessary.

The right, permission and authority is also granted said grantees, their successors and assigns, to trim and/or cut down certain trees and/or brush where said trees and/or brush interfere with the installation or maintenance of underground facilities or represent a hazard to such facilities.

The grantor, ~~s~~, their heirs, successors and assigns, covenant and agree that no building or structure will be erected over and/or under or placed in such close proximity to said underground and/or above ground electric and telephone facilities as to create a violation of the Wisconsin State Electrical Code or any amendments thereto.

The grantor, ~~s~~, their heirs, successors and assigns, further covenant and agree that the elevation of the existing ground surface within the easement areas will not be altered by more than four (4) inches without the written consent of grantees.

The grantees and their agents shall have the right to enter the premises of the undersigned for the purpose of exercising the rights herein acquired, but the grantees agree to restore or cause to have restored, the premises of the undersigned, as nearly as is reasonably possible, to the condition existing prior to such entry by the grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities or telephone facilities or to any brush or trees which may be removed at any time pursuant to the rights herein granted.

It is understood and agreed that the entire agreement of the parties is contained in this instrument and that in the event the undersigned seeks to secure electric and/or telephone service from said lines, such service will be rendered upon the completion and energizing of said lines, and then only under the conditions of the grantees' rules and regulations and at the grantees' authorized rates.

This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

Partnership Signature and Acknowledgment

IN WITNESS WHEREOF, we have hereunto set our hands and seals this
29 day of September, 1980, as partners of MOUNT PLEASANT
ACRES PARTNERSHIP.

MOUNT PLEASANT ACRES PARTNERSHIP

Stephen L. Schorsch
Stephen L. Schorsch

as trustee of the Stephen L.
Schorsch Trust dated June 10,
1974, a general partner.

MOUNT PLEASANT ACRES PARTNERSHIP

Frank P. Schorsch
Frank P. Schorsch

as trustee of the Frank P. Schorsch
Trust dated June 19, 1974, a
general partner.

Theodore J. Schorsch, Sr.
Theodore J. Schorsch, Sr.

as trustee of the Theodore J.
Schorsch Trust dated February 15,
1974, a general partner.

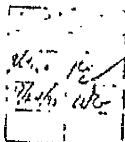
STATE OF Illinois
Cook COUNTY) :SS

Personally came before me this 29 day of September,
1980, the above named Stephen L. Schorsch, Frank P. Schorsch
and Theodore J. Schorsch, Sr., to me known to be the persons and
partners who executed the foregoing instrument on behalf of MOUNT
PLEASANT ACRES PARTNERSHIP, and acknowledged the same.



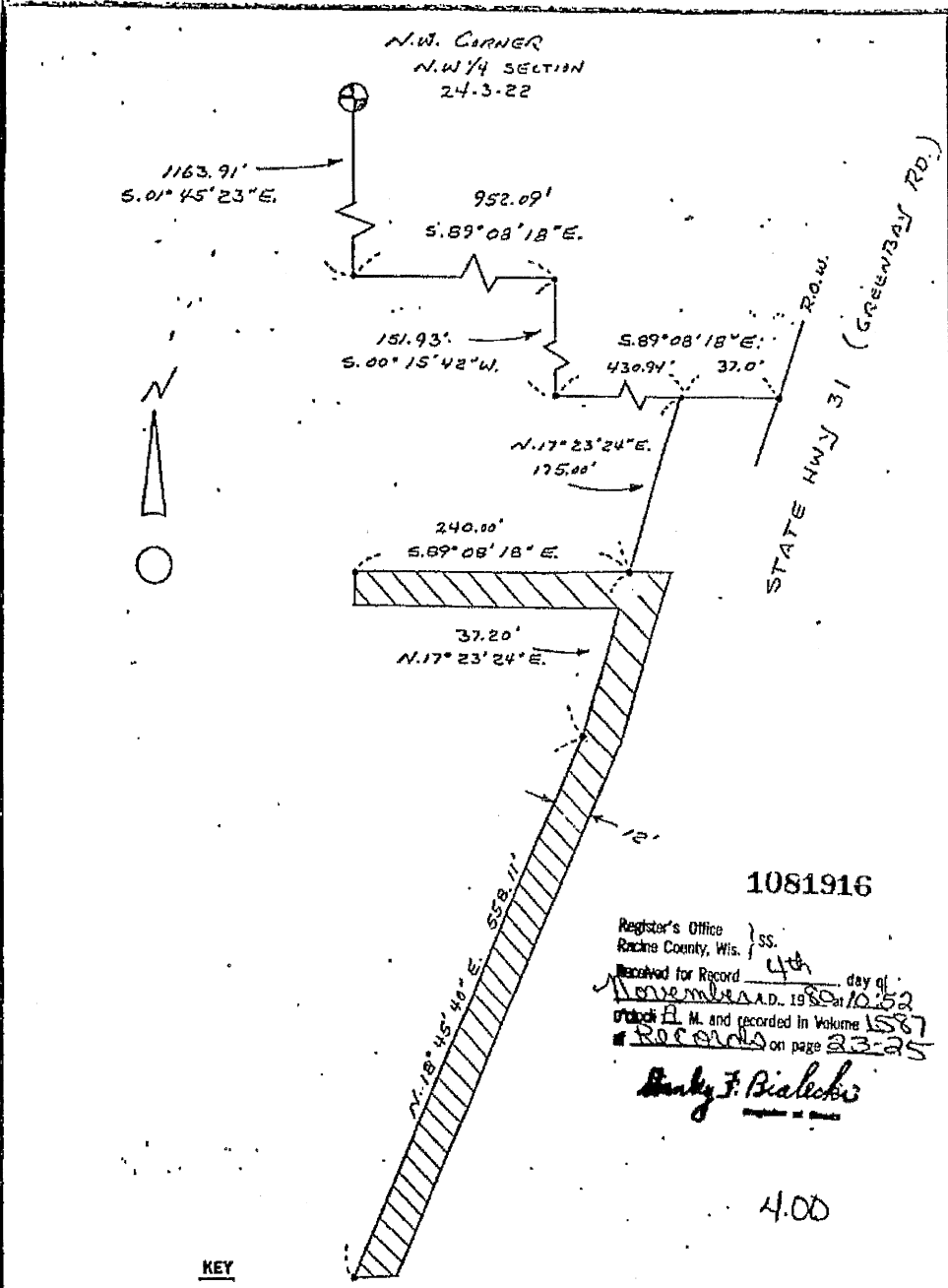
Bernice McNamara
Bernice McNamara
Notary Public Cook Co.

My commission expires 10/1/81



I.D.O. 500356 2A

This instrument was drafted by Robert C. Just on behalf of Wisconsin
Electric Power Company.



KEY

/// = 12' EASEMENT
STRIP

VOL. 1587 PAGE 25

EXHIBIT "A"

REVISIONS	WISCONSIN ELECTRIC POWER COMPANY	DRAWN BY <i>WLG</i>
	GREEN BAY MEADOWS	CHECKED BY
	TWN. MT. PLEASANT - RACINE CO.	APPROVED BY
		SCALE: 1/8" = 10.0'
		DATE 7-23-80
		IDO 7-23-80

ACCESS COVENANT

In order to further the orderly layout and use of land; to lessen congestion in the streets and highways; to provide for proper ingress and egress; and for the purpose of providing for the safety of travel upon and entrance into and departure from the state trunk highway designated as S.T.H. (XXXX) 31, all in accordance with the provisions of Chapter 236, Wisconsin Statutes, and the Rules and Regulations Governing Land Sub-division Plats Abutting State Trunk Highways and Connecting Highways, Chapter Hy 33, Wisconsin Administrative Code, the undersigned owners of the lands described as:

Property described on attached Exhibit A

Register's Office
Racine County, Wis.

Received for Record 6 day of December A.D. 1984 at 2:30 o'clock P. M. and recorded in Volume 1736 of Records on page 238

Helen M. Schuttler
Register of Deeds

hereby covenant and agree as follows:

(1) No direct vehicular access between the above-described lands and S.T.H. ~~XXXX~~ 31 shall be permitted except by way of 2 public streets or highways, ~~known as Joanne Drive and Margery Drive.~~ known as Joanne Drive and Margery Drive.

Direct vehicular access shall, however, be permitted from the lands described on attached Exhibit B (which are part of the lands described on attached Exhibit A) until the termination of a lease with Telecable Corp. but in no event later than December 31, 1985.

(2) It is expressly agreed by the undersigned owners that these covenants shall run with the land and shall forever bind themselves, their heirs, administrators, executors, and assigns until said covenant or any part thereof are released in writing by the Department of Transportation.

IN WITNESS WHEREOF the undersigned owners of the premises above described have caused these covenants to be reduced to writing and signed by them this

21st day of November, 19 84.

In the Presence of

Lernice R. McNamara

Stephen L. Schorsch
Stephen L. Schorsch, Partner

State of Wisconsin }
Racine County }

Personally came before me this 21st day of November, 19 84.

the above-named Stephen L. Schorsch to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Danara McDonald
Notary Public

1160016

1736-238

Dec. 6, 1984

EXHIBIT A

LEGAL DESCRIPTION
OF
GREEN BAY MEADOWS DEVELOPMENT

Part of the Northwest 1/4 of Section 24, Town 3 North, Range 22 East of the Fourth Principal Meridian, Town of Mount Pleasant, County of Racine, State of Wisconsin, and more particularly described as follows:

Commencing at the Northwest corner of the Northwest 1/4 of said Section 24, run thence South $1^{\circ}45'43''$ East along the West line of said 1/4 section, 1163.91 feet to the point of beginning of the following-described parcel;

Thence South $89^{\circ}08'18''$ East 952.09 feet; thence South $0^{\circ}51'42''$ West 151.93 feet; thence South $89^{\circ}08'18''$ East 430.94 feet to the West right-of-way line of State Trunk Highway 31; thence Southwesterly along said Westerly line and the arc of a curve to the right, whose radius is 2,804.79 feet and whose long chord bears South $17^{\circ}23'44''$ West 224.33 feet a distance of 224.39 feet; thence South $19^{\circ}41'15''$ West along said Westerly line, 4.70 feet to a point of curvature; thence Southwesterly along said Westerly line and the arc of a curve to the left, whose radius is 16,430.22 feet and whose long chord bears South $18^{\circ}35'47.8''$ West 625.62 feet a distance of 625.66 feet to the North right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence South $81^{\circ}38'51''$ West along said North line, 1088.84 feet to the West line of said 1/4 section; thence North $1^{\circ}45'43''$ West along said West line 1142.87 feet to the point of beginning.

Containing 28.502 acres of land, more or less.

Subject to easements of record.

1160016

EXHIBIT B

That part of the Northwest quarter (NW 1/4) of Section Twenty-four (24), Township Three (3) North, Range Twenty-two (22) East, described in Volume 1088 of Racine County Records on Page 165, lying westerly of a line which is sixty and no one-hundredths (60.00) feet easterly of, as measured normal to, and parallel with the following described reference line of S.T.H. "31".

Said reference line begins at a point in the south line of the Southwest quarter (SW 1/4) of said Section Twenty-four (24) which is three hundred ten and fifty-four hundredths (310.54) feet South eighty-nine degrees two minutes four seconds East (S.89°02'04"E. of the southwest corner of said Southwest quarter (SW 1/4); thence North eleven degrees thirty minutes forty-nine seconds East (N.11°30'49"E.) nine hundred eighty-nine and ninety-four hundredths (989.94) feet; thence North eleven degrees forty-nine minutes fifty-seven seconds East (N.11°49'57"E.) six hundred seven and sixty-two hundredths (607.62) feet to a point of curve; thence northeasterly along the arc of a no degree twenty-one minute (0°21') curve to the right [whose radius is sixteen and three hundred seventy thousandths (16.370) feet and whose long chord bears North fifteen degrees forty-five minutes thirty-six seconds East (N.15°45'36"E.) two thousand two hundred forty-five and fifty-two hundredths (2245.52) feet] two thousand two hundred forty-four and twenty-seven hundredths (2244.27) feet to a point of tangency, said point being South eighty-nine degrees nine minutes forty-five seconds East (S.89°09'45"E.) nine hundred thirty-eight and sixty-three hundredths (938.63) feet, North eleven degrees forty-nine minutes fifty-seven seconds East (N.11°49'57"E.) twenty-seven and fifty hundredths (27.50) feet and North nineteen degrees forty-one minutes fifteen seconds East (N.19°41'15"E.) one thousand one hundred twenty-three and ninety hundredths (1123.90) feet of the southwest corner of the Northwest quarter (NW 1/4) of said Section Twenty-four (24), as measured along and from the south

line of said Northwest quarter (NW 1/4), subject to the conditions and restrictions stated in that certain Quit Claim Deed dated January 29, 1976 and recorded in the office of the Register of Deeds in Volume 1302 of Records, on Page 479, as Document No. 970885. in Racine County

Said land being in the Town of Mount Pleasant, Racine County, Wisconsin.

1272718

STREET LIGHT AGREEMENT

Ret:
Dye
#35

This Agreement made between the Town of Mt. Pleasant, Racine County, Wisconsin ("Town") and T. S. Partnership (site 1, 2, 7, 9, 11, 18, 19, & 20), Frank P. Schorsch (site 3 & 5), and Mount Pleasant Acres (site 4), hereafter known as "The Partnerships." Please see Exhibit A for site address locations.

W I T N E S S E T H

WHEREAS, the purpose of this Agreement is to set up a billing procedure whereby The Partnerships can pay for electric current charges associated with street lighting of the Green Bay Meadows Apartment community located on Margery Drive and Joanne Drive in the Town.

NOW, THEREFORE, it is agreed as follows:

FIRST: The Town agrees to contract with Wisconsin Electric Power Co. to install seven street lights in the public right-of-way. The cost of the installation and the light fixtures will be paid for directly by The Partnerships.

SECOND: The Town agrees that Wisconsin Electric Power Co. will bill the Town on a monthly basis for electric current to the seven street lights. The Town, in turn, will bill The Partnerships or their Agent on a monthly basis for those electric current charges. Said bill shall be paid to the Town within twenty days of billing.

THIRD: If for any reason The Partnerships does not reimburse the Town for the costs as called for in this Agreement, any outstanding charges will be placed on the respective property tax rolls whereupon each street light is located, as a special assessment at the end of each year.

FOURTH: It is further agreed that this Agreement applies to any successor or assignee.

FIFTH: It is also agreed that any replacement of the light fixtures as well as the installation costs associated with replacement of those fixtures will be paid for by The Partnerships. Those costs will be paid directly to Wisconsin Electric Power Co.

The legal description of the property serviced by this Agreement is as follows:

Recorded in Volume 1545-468

24-03-22 PT NW $\frac{1}{4}$ Com. 1163' S of NW Cor., E 952', S 151',
E 430', SW 224', SW 4', SW 534', SW 185', SE 82', SW 943',
N 1142' to POB Exc. V1568P1111.

2010-2014 S. Green Bay Rd.

5820-5824 Margery Drive

Agreed to this 13th day of April, 1988.

T. S. PARTNERSHIP

By: Stephen L. Schorsch
Stephen L. Schorsch, Managing Partner

FRANK P. SCHORSCH

By: Frank P. Schorsch
Frank P. Schorsch, Owner

MOUNT PLEASANT ACRES

By: Stephen L. Schorsch
Stephen L. Schorsch, Managing Partner

TOWN OF MT. PLEASANT

By: Robert A. Beezat
Robert A. Beezat, Town Administrator

Signature authentic
Cecilia E. G.
Attorney at Law

EXHIBIT A

T. S. PARTNERSHIP: site 1 (5824-5826 Margery Dr.)
 site 2 (2010-2014 S. Green Bay Rd.)
 site 7 (5932-5936 Margery Dr.)
 site 9 (6014-6016 Margery Dr.)
 site 11 (6030-6034 Margery Dr.)
 site 18 (5941-5945 Joanne Dr.)
 site 19 (5921-5925 Joanne Dr.)
 site 20 (5841-5845 Joanne Dr.)

FRANK P. SCHORSCH: site 3 (5830-5834 Margery Dr.)
 site 5 (5910-5914 Margery Dr.)

MOUNT PLEASANT ACRES: site 4 (5833-5835/5837-5839 Margery Dr.)

008-03-22-24-014-200
008-03-22-24-014-300
008-03-22-24-014-400
008-03-22-24-014-500
008-03-22-24-014-850
008-03-22-24-014-900
008-03-22-24-014-950
008-03-22-24-014-100
008-03-22-24-014-050
008-03-22-24-014-150
008-03-22-24-014-006

Register's Office } SS
Racine County, Wis. }

Received for Record 20 day of
December A.D. 19 88 at 1:03
o'clock P. M. and recorded in Volume 1943
of Records on page 430-

Heinrich Schutten 432
Register of Deeds

Drafted by
William E Dye

Resolution 3-98 dissolving the
Mt. Pleasant Storm Drainage District

Document Title Above

DOC # 2210698

Recorded

Apr. 27, 2009 AT 11:27AM

James A. Ladwig

JAMES A LADWIG
RACINE COUNTY
REGISTER OF DEEDS

Fee Amount: \$103.00



1035

Return to Name and Address Below

Juliet Edmonds
Village of Mt. Pleasant
6126 Thurand Av.
Racine, WI 53406

see attached parcel
listing

Parcel ID Number(s)

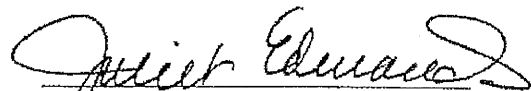
1

RESOLUTION NO. 3-98

CERTIFICATION

I hereby certify that the foregoing Resolution Establishing the Mount Pleasant Storm Water Utility District and Dissolving the Mount Pleasant Storm Drainage District is a true, correct and complete copy of the Resolution duly and regularly passed by the Town Board of the Town of ^{Village of} Mount Pleasant, Racine County, Wisconsin on the 26th day of January, 1998.

Dated this 24th day of April, 2009.



Juliet Edmands, Village Clerk
Village of Mount Pleasant
Racine County, Wisconsin

RESOLUTION 3- 98

RESOLUTION ESTABLISHING THE MT. PLEASANT STORM WATER UTILITY DISTRICT AND DISSOLVING MT. PLEASANT STORM DRAINAGE DISTRICT NO. 1

The Board of Supervisors of the Town of Mt. Pleasant, Racine County, Wisconsin (the "Town Board") do hereby resolve as follows:

WHEREAS, the Town Board has determined that it is in the best interest of the Town of Mt. Pleasant (the "Town") to establish a utility district and dissolve the Mt. Pleasant Storm Water Drainage District No. 1, pursuant to the authority granted by Section 66.072 of the Wisconsin Statutes, and

WHEREAS, the Town Board adopted a preliminary resolution on December 2, 1997 which proposed the creation of a utility district and dissolution of the Mt. Pleasant Storm Water Drainage District No. 1 (the "Preliminary Resolution"), and

WHEREAS, a notice of public hearing regarding matters contained in the Preliminary Resolution was posted in three public places in the Town and the proposed utility district on December 18, 1997, mailed to all of the property owners in the Town on December 20, 1997 and published as a Class 1 notice in the Racine Journal Times on January 2, 1998, and

WHEREAS, a public hearing was conducted on January 15, 1998 at the Mt. Pleasant Town Hall regarding matters contained in the preliminary resolution and all interested parties were given the opportunity to offer objections, criticisms, or suggestions regarding the Preliminary Resolution, and

NOW THEREFORE BE IT RESOLVED that pursuant to Sections 60.23 and 66.072 of the Wisconsin Statutes, the Mt. Pleasant Storm Water Utility District (the "Utility District") is hereby established in the area described at Exhibit A, and evidenced by the map at Exhibit B, both attached hereto and made a part hereof, and

BE IT FURTHER RESOLVED that pursuant to Section 66.072(5) of the Wisconsin Statutes, the Mt. Pleasant Storm Water Drainage District No. 1 is hereby dissolved, and

BE IT FURTHER RESOLVED that all assets, liabilities and functions of the Mt. Pleasant Storm Water Drainage District No. 1 are hereby transferred to and assumed by the Utility District, and

BE IT FURTHER RESOLVED that all management and administration of the Utility District shall be administered by the Town Board, or by any officers, boards or commissions of the Town of Mt. Pleasant as the Town Board so delegates, and

page 2

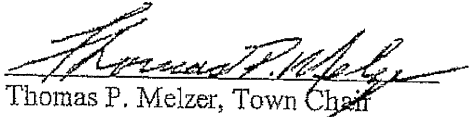
BE IT FURTHER RESOLVED that pursuant to Section 66.068 of the Wisconsin Statutes, the Mt. Pleasant Storm Water Utility District Commission is hereby created and shall be responsible for management and administration of the Utility District, subject to any approval, reporting or other requirements or restrictions imposed by the Town Board, and

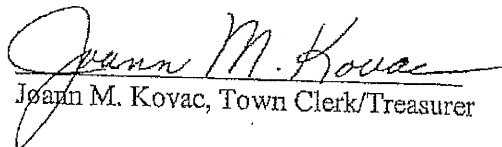
BE IT FURTHER RESOLVED that the Mt. Pleasant Storm Water Utility District Commission shall consist of three (3) Commissioners duly appointed by the Town Board. The initial Commissioners shall serve until their successors are appointed by the Town Board.

Dated this 26th day of January, 1998

Approved:

Attest:


Thomas P. Melzer, Town Chair


Joann M. Kovac, Town Clerk/Treasurer

**NOTICE
TO PROPERTY OWNERS OF THE TOWN OF MT. PLEASANT
WHOSE PROPERTY LIES WITHIN THE PROPOSED
TOWN UTILITY DISTRICT, AND ALL INTERESTED PERSONS**

PLEASE TAKE NOTICE:

A preliminary Resolution has been adopted on December 2, 1997 by the Board of Supervisors of the Town of Mt. Pleasant, proposing the creation of a utility district, pursuant to State Statute 66.072 of the Wisconsin Statutes, for the purpose of supplying storm water sewer service and other allowable utilities to the residents and commercial and business establishments of said proposed utility district. Such preliminary resolution also proposes the dissolution of the Mt. Pleasant Storm Water Drainage District No. 1 and assumption of all assets, liabilities, and functions of the Mt. Pleasant Storm Water Drainage District No. 1 by the proposed Utility District.

THE TOWN BOARD OF THE TOWN OF MT. PLEASANT WILL CONDUCT A PUBLIC HEARING ON SUCH PRELIMINARY RESOLUTION AT THE MT. PLEASANT TOWN HALL, 6126 DURAND AVENUE, RACINE, WISCONSIN 53406, ON THE 15TH DAY OF JANUARY, 1998 AT 7:30 PM.

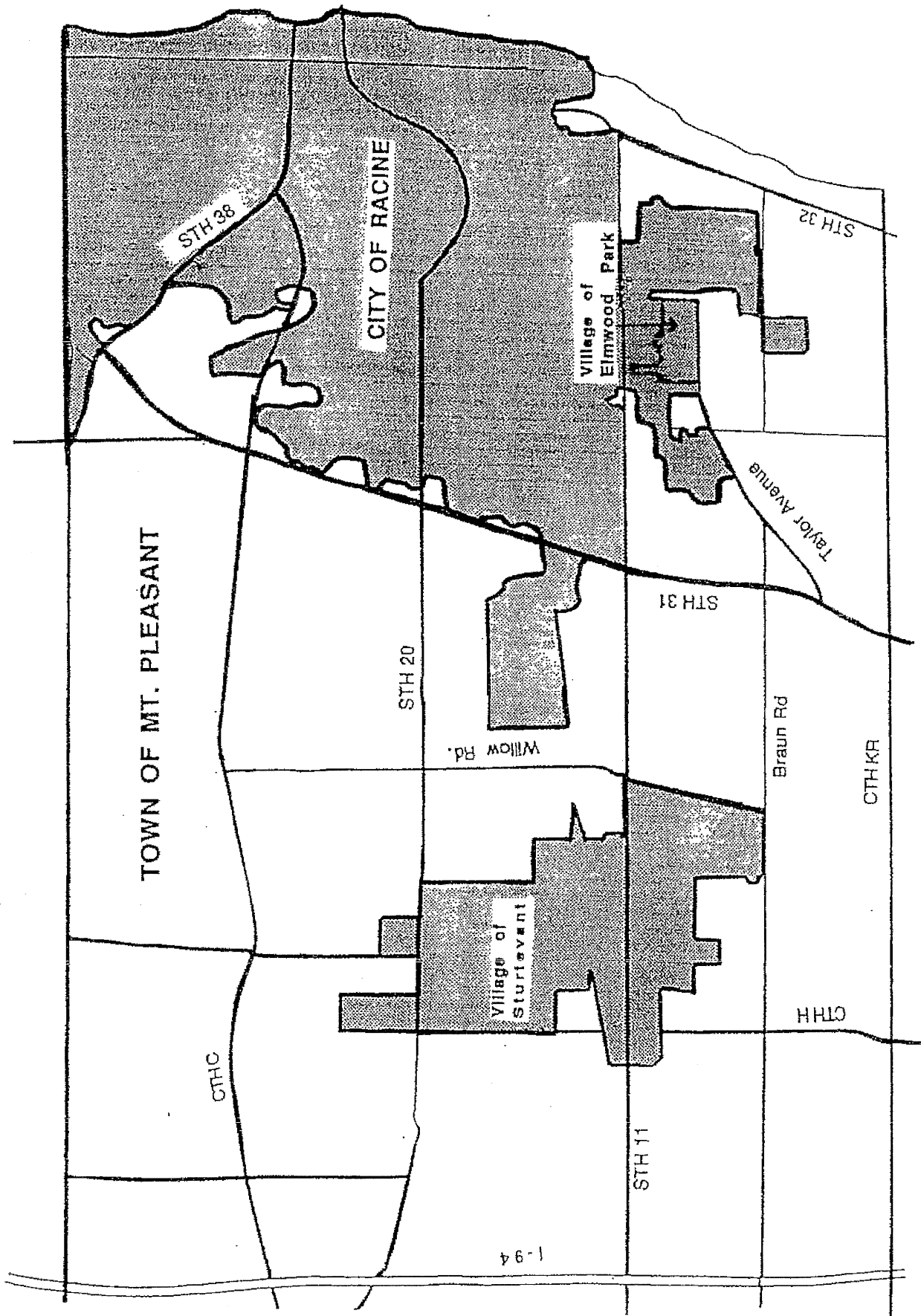
At such hearing all interested persons may be present and offer objections, criticisms or suggestions to the necessity of the proposed utility district and dissolution of the Mt. Pleasant Storm Water Drainage District No. 1 as outlined, and to question whether their property will be benefited by the establishment of such a district. In addition, any person wishing to object to the organization of such utility district and the dissolution of the Mt. Pleasant Storm Water Drainage District No. 1 may, before the date set for the meeting, file his/her/its objections to the formation of such district with the Town Clerk, Joann M. Kovac, 6126 Durand Avenue, Racine, Wisconsin 53406.

The boundaries of the area to be included within the proposed utility district are as described below and made a part hereof; and a map showing the location thereof is set forth on the back of this notice and made a part hereof.

BY ORDER OF THE TOWN BOARD
Joann M. Kovac, Town Clerk

DESCRIPTION

Begin on the westerly shoreline of Lake Michigan at a point where the South line of section 32, Town 3 North, Range 23 East intersects said westerly shoreline; thence continue westerly along the South lines of Section 32 and 31, Town 3 North, Range 23 East and South lines of Sections 36, 35, 34, 33, 32, and 31, Town 3 North, Range 22 East to the West line of said Section 31 Town 3 North, Range 22 East; thence northerly along the West line of Section 31, 30, 19, 18, 7 and 6, Town 3 North, Range 22 East to the North line of said Section 6, Town 3 North, Range 22 East; thence easterly along the North lines of Sections 6, 5, 4, 3, 2 and 1, Town 3 North, Range 22 East and North line of Sections 6, 5, and 4, Town 3 North, Range 23 East to the westerly shoreline of Lake Michigan, thence south along said westerly shoreline to the point of beginning. Excluding all land within the corporate limits of the City of Racine and Villages of Elmwood Park and Sturtevant.

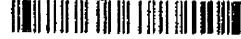


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MORTGAGE

DOCUMENT NUMBER:

TYSON FETTES
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: \$30.00
Pages: 7



RETURN ADDRESS:

Tri City National Bank
Loan Services
10909 West Greenfield Avenue, Suite 100
West Allis, WI 53214

PARCEL I.D. NUMBER: 51-151-03-22-24-014-100 (Parcel I); 51-151-03-22-24-014-050 (Parcel II); 51-151-03-22-24-014-300 (Parcel III)

THIS MORTGAGE dated September 13, 2017, is made and executed between Theodore J. Schorsch Trust Dated February 15, 1974, as to Parcels I and II and Theodore J. Schorsch Sr. Trust, as to Parcel III (referred to below as "Grantor") and Tri City National Bank, whose address is 2704 Lathrop Avenue, Racine, WI 53405 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages and conveys to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; privileges, hereditaments, easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Racine County, State of Wisconsin:

PARCEL I: Part of the North West One-quarter (1/4) of Section Twenty-four (24), Township Three (3) North, Range Twenty-two (22) East of the Fourth Principal Meridian, and more particularly described as follows: Commencing at the Northwest corner of the Northwest 1/4 of said Section 24; thence South 01°45'42" East, 1163.91 feet; thence South 89°08'18" East, 952.09 feet; thence South 00°51'43" West, 151.93 feet; thence South 89°08'18" East, 151.06 feet; thence South 00°51'42" West, 251.37 feet to a point on the South right-of-way line of N. Schorsch Drive, a proposed public road 66.00 feet in width and the point of beginning of the parcel hereinafter described; thence Southeasterly along said South right-of-way line, said line being an arc of a curve convexing Northeasterly, whose radius is 1274.00 feet and whose long chord bears South 79°47'57" East, 69.24 feet, a distance of 69.25 feet; thence continue along said right-of-way line South 78°14'31" East, 125.82 feet to the Westerly line of State Trunk Highway "31", also known as Green Bay Road; thence Southwesterly along said Westerly right-of-way line which is the arc of a curve to the right, whose radius is 16,430.22 feet and whose long chord bears South 18°59'30.3" East, 257.79 feet, a distance of 257.79 feet to a point on the Northerly right-of-way line of S. Schorsch Drive, a proposed public road 66.00 feet in width; thence continue along said Northerly right-of-way line North 71°34'22" West, 73.69 feet; thence continue Northwesterly along the Northerly right-of-way line said line being an arc of a curve convexing Northeasterly whose radius is 266.00 feet and whose long chord bears North 84°57'45.5" West, 123.23 feet, a distance of 124.33 feet; thence North 18°59'30" East, 261.81 feet to the point of beginning. Said land being in the Village of Mt. Pleasant, County of Racine, State of Wisconsin.

PARCEL II: Part of the North West One-quarter (1/4) of Section Twenty-four (24), Township Three (3) North, Range Twenty-two (22) East of the Fourth Principal Meridian, and more particularly described as follows: Commencing at the Northwest corner of said 1/4 Section; run thence South 1°45'43" East along the West line of said 1/4 Section, 1163.91 feet; thence South 89°08'18" East, 490.81 feet to the point of beginning of the following described parcel; thence continue South 89°08'18" East, 210.00 feet; thence South 0°51'42" West, 276.77 feet to the North line of Margery Drive; thence North 76°39'25" West along said North line, 135.88 feet to a point of curvature; thence Northwesterly along said North line, which is an arc of a curve to the left, whose radius is 525.00 feet, whose chord bears North 80°55'28.5" West, 78.14 feet, a distance of 78.21 feet; thence North 0°51'42" East, 236.24 feet to the point of beginning. Said land being in the Village of Mt. Pleasant, County of Racine, State of Wisconsin.

PARCEL III: Part of the North West One-quarter (1/4) of Section Twenty-four (24), Township Three (3) North, Range Twenty-two (22) East, of the Fourth Principal Meridian, and more particularly described as follows: Commencing at the Northwest corner of said 1/4 Section; run thence South 1°45'43" East along the West line of said 1/4 Section, 1163.91 feet; thence South 89°08'18" East, 490.81 feet to the point of beginning of the following described parcel; thence continue South 89°08'18" East, 210.00 feet; thence South 0°51'42" West, 276.77 feet to the North line of Margery Drive; thence North 76°39'25" West along said North line, 135.88 feet to a point of curvature; thence Northwesterly along said North line, which is an arc of a curve to the left, whose radius is 525.00 feet, whose chord bears North 80°55'28.5" West, 78.14 feet, a distance of 78.21 feet; thence North 0°51'42" East, 236.24 feet to the point of beginning. Said land being in the Village of Mt. Pleasant, County of Racine, State of Wisconsin.

The Real Property or its address is commonly known as 2010-2014 South Green Bay Road, Mount Pleasant, Wisconsin 53406 (Parcel I); 5824-5826 Margery Drive, Mount Pleasant, Wisconsin 53406 (Parcel II); 5932-5936 Margery Drive, Mount Pleasant, Wisconsin 53406 (Parcel III), WI. The Real Property tax identification number is 51-151-03-22-24-014-100 (Parcel I); 51-151-03-22-24-014-050 (Parcel II); 51-151-03-22-24-014-300 (Parcel III).

CROSS-COLLATERALIZATION. In addition to the Note, this Mortgage secures all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts

**MORTGAGE
(Continued)**

Page 2

may be or hereafter may become otherwise unenforceable.

This property is not the Grantor's homestead.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due and shall strictly perform all of Grantor's obligations under this Mortgage.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

Duty to Maintain. Grantor shall maintain the Property in tenable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Grantor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Grantor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Mortgage. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person. The representations and warranties contained herein are based on Grantor's due diligence in investigating the Property for Hazardous Substances. Grantor hereby (1) releases and waives any future claims against Lender for indemnity or contribution in the event Grantor becomes liable for cleanup or other costs under any such laws; and (2) agrees to indemnify, defend, and hold harmless Lender against any and all claims, losses, liabilities, damages, penalties, and expenses which Lender may directly or indirectly sustain or suffer resulting from a breach of this section of the Mortgage or as a consequence of any use, generation, manufacture, storage, disposal, release or threatened release occurring prior to Grantor's ownership or interest in the Property, whether or not the same was or should have been known to Grantor. The provisions of this section of the Mortgage, including the obligation to indemnify and defend, shall survive the payment of the indebtedness and the satisfaction and reconveyance of the lien of this Mortgage and shall not be affected by Lender's acquisition of any interest in the Property, whether by foreclosure or otherwise.

Nuisance, Waste. Grantor shall not cause, conduct or permit any nuisance nor commit, permit, or suffer any stripping of or waste on or to the Property or any portion of the Property. Without limiting the generality of the foregoing, Grantor will not remove, or grant to any other party the right to remove, any timber, minerals (including oil and gas), coal, clay, scoria, soil, gravel or rock products without Lender's prior written consent.

Removal of Improvements. Grantor shall not demolish or remove any Improvements from the Real Property without Lender's prior written consent. As a condition to the removal of any Improvements, Lender may require Grantor to make arrangements satisfactory to Lender to replace such Improvements with Improvements of at least equal value.

Lender's Right to Enter. Lender and Lender's agents and representatives may enter upon the Real Property at all reasonable times to attend to Lender's interests and to inspect the Real Property for purposes of Grantor's compliance with the terms and conditions of this Mortgage.

Compliance with Governmental Requirements. Grantor shall promptly comply with all laws, ordinances, and regulations, now or hereafter in effect, of all governmental authorities applicable to the use or occupancy of the Property, including without limitation, the Americans With Disabilities Act. Grantor may contest in good faith any such law, ordinance, or regulation and withhold compliance during any proceeding, including appropriate appeals, so long as Grantor has notified Lender in writing prior to doing so and so long as, in Lender's sole opinion, Lender's interests in the Property are not jeopardized. Lender may require Grantor to post adequate security or a surety bond, reasonably satisfactory to Lender, to protect Lender's interest.

Duty to Protect. Grantor agrees neither to abandon or leave unattended the Property. Grantor shall do all other acts, in addition to those acts set forth above in this section, which from the character and use of the Property are reasonably necessary to protect and preserve the Property.

DUE ON SALE - CONSENT BY LENDER. Lender may, at Lender's option, declare immediately due and payable all sums secured by this Mortgage upon the sale or transfer, without Lender's prior written consent, of all or any part of the Real Property, or any interest in the Real Property. A "sale or transfer" means the conveyance of Real Property or any right, title or interest in the Real Property; whether legal, beneficial or equitable; whether voluntary or involuntary; whether by outright sale, deed, installment sale contract, land contract, contract for deed, leasehold interest with a term greater than three (3) years, lease-option contract, or by sale, assignment, or transfer of any beneficial interest in or to any land trust holding title to the Real Property, or by any other method of conveyance of an interest in the Real Property. However, this option shall not be exercised by Lender if such exercise is prohibited by federal law or by Wisconsin law.

TAXES AND LIENS. The following provisions relating to the taxes and liens on the Property are part of this Mortgage:

Payment. Grantor shall pay when due (and in all events prior to delinquency) all taxes, payroll taxes, special taxes, assessments, water charges and sewer service charges levied against or on account of the Property or this Mortgage, and shall pay when due all claims for work done on or for services rendered or material furnished to the Property. Grantor shall maintain the Property free of any liens having priority over or equal to the interest of Lender under this Mortgage, except for those liens specifically agreed to in writing by Lender, and except for the lien of taxes and assessments not due as further specified in the Right to Contest paragraph.

Right to Contest. Grantor may withhold payment of any tax, assessment, or claim in connection with a good faith dispute over the obligation to pay, so long as Lender's interest in the Property is not jeopardized. If a lien arises or is filed as a result of nonpayment, Grantor shall within fifteen (15) days after the lien arises or, if a lien is filed, within fifteen (15) days after Grantor has notice of the filing, secure the discharge of the lien, or if requested by Lender, deposit with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender in an amount sufficient to discharge the lien plus any costs and attorneys' fees, or other charges that could accrue as a result of a foreclosure or sale under the lien. In any contest, Grantor shall defend itself and Lender and shall satisfy any adverse judgment before enforcement against the Property. Grantor shall name Lender as an additional obligee under any surety bond furnished in the contest proceedings.

Evidence of Payment. Grantor shall upon demand furnish to Lender satisfactory evidence of payment of the taxes or assessments and shall authorize the appropriate governmental official to deliver to Lender at any time a written statement of the taxes and assessments against the Property.

Notice of Construction. Grantor shall notify Lender at least fifteen (15) days before any work is commenced, any services are furnished, or any materials are supplied to the Property, if any mechanic's lien, materialman's lien, or other lien could be asserted on account of the work, services, or materials. Grantor will upon request of Lender furnish to Lender advance assurances satisfactory to

Lender that Grantor can and will pay the cost of such improvements.

PROPERTY DAMAGE INSURANCE. The following provisions relating to insuring the Property are a part of this Mortgage:

Maintenance of Insurance. Grantor shall procure and maintain policies of fire insurance with standard extended coverage endorsements on a replacement basis for the full insurable value covering all improvements on the Real Property in an amount sufficient to avoid application of any coinsurance clause, and with a standard mortgages clause in favor of Lender. Grantor shall also procure and maintain comprehensive general liability insurance in such coverage amounts as Lender may request with Lender being named as additional insureds in such liability insurance policies. Additionally, Grantor shall maintain such other insurance, including but not limited to hazard, business interruption and boiler insurance as Lender may require. Policies shall be written by such insurance companies and in such form as may be reasonably acceptable to Lender. Grantor shall deliver to Lender certificates of coverage from each insurer containing a stipulation that coverage will not be cancelled or diminished without a minimum of thirty (30) days' prior written notice to Lender and not containing any disclaimer of the insurer's liability for failure to give such notice. Each insurance policy also shall include an endorsement providing that coverage in favor of Lender will not be impaired in any way by any act, omission or default of Grantor or any other person. Should the Real Property be located in an area designated by the Administrator of the Federal Emergency Management Agency as a special flood hazard area, Grantor agrees to obtain and maintain Federal Flood Insurance, if available, for the full unpaid principal balance of the loan and any prior liens on the property securing the loan, up to the maximum policy limits set under the National Flood Insurance Program, or as otherwise required by Lender, and to maintain such insurance for the term of the loan.

Application of Proceeds. Grantor shall promptly notify Lender of any loss or damage to the Property. Lender may make proof of loss if Grantor fails to do so within fifteen (15) days of the casualty. Whether or not Lender's security is impaired, Lender may, at Lender's election, receive and retain the proceeds of any insurance and apply the proceeds to the reduction of the indebtedness, payment of any lien affecting the Property, or the restoration and repair of the Property. If Lender elects to apply the proceeds to restoration and repair, Grantor shall repair or replace the damaged or destroyed improvements in a manner satisfactory to Lender. Lender shall, upon satisfactory proof of such expenditure, pay or reimburse Grantor from the proceeds for the reasonable cost of repair or restoration if Grantor is not in default under this Mortgage. Any proceeds which have not been disbursed within 180 days after their receipt and which Lender has not committed to the repair or restoration of the Property shall be used first to pay any amount owing to Lender under this Mortgage, then to pay accrued interest, and the remainder, if any, shall be applied to the principal balance of the indebtedness. If Lender holds any proceeds after payment in full of the indebtedness, such proceeds shall be paid to Grantor as Grantor's interests may appear.

Grantor's Report on Insurance. Upon request of Lender, however not more than once a year, Grantor shall furnish to Lender a report on each existing policy of insurance showing: (1) the name of the insurer; (2) the risks insured; (3) the amount of the policy; (4) the property insured, the then current replacement value of such property, and the manner of determining that value; and (5) the expiration date of the policy. Grantor shall, upon request of Lender, have an independent appraiser satisfactory to Lender determine the cash value replacement cost of the Property.

LENDER'S EXPENDITURES. If any action or proceeding is commenced that would materially affect Lender's interest in the Property or if Grantor fails to comply with any provision of this Mortgage or any Related Documents, including but not limited to Grantor's failure to discharge or pay when due any amounts Grantor is required to discharge or pay under this Mortgage or any Related Documents, Lender on Grantor's behalf may (but shall not be obligated to) take any action that Lender deems appropriate, including but not limited to discharging or paying all taxes, liens, security interests, encumbrances and other claims, at any time levied or placed on the Property and paying all costs for insuring, maintaining and preserving the Property. All such expenditures incurred or paid by Lender for such purposes will then bear interest at the rate charged under the Note from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses will become a part of the indebtedness and, at Lender's option, will (A) be payable on demand; (B) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy; or (2) the remaining term of the Note; or (C) be treated as a balloon payment which will be due and payable at the Note's maturity. The Mortgage also will secure payment of these amounts. Such right shall be in addition to all other rights and remedies to which Lender may be entitled upon Default.

WARRANTY; DEFENSE OF TITLE. The following provisions relating to ownership of the Property are a part of this Mortgage:

Title. Grantor warrants that: (a) Grantor holds good and marketable title of record to the Property in fee simple, free and clear of all liens and encumbrances other than those set forth in the Real Property description or in any title insurance policy, title report, or final title opinion issued in favor of, and accepted by, Lender in connection with this Mortgage, and (b) Grantor has the full right, power, and authority, acting alone, to execute and deliver this Mortgage to Lender.

Defense of Title. Subject to the exception in the paragraph above, Grantor warrants and will forever defend the title to the Property against the lawful claims of all persons. In the event any action or proceeding is commenced that questions Grantor's title or the interest of Lender under this Mortgage, Grantor shall defend the action at Grantor's expense. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of Lender's own choice, and Grantor will deliver, or cause to be delivered, to Lender such instruments as Lender may request from time to time to permit such participation.

Subrogation. Grantor covenants that Lender is subrogated to the lien of any mortgage or any other lien which is discharged, whether in whole or in part, by the proceeds of the Note.

Compliance With Laws. Grantor warrants that the Property and Grantor's use of the Property complies with all existing applicable laws, ordinances, and regulations of governmental authorities.

Survival of Representations and Warranties. All representations, warranties, and agreements made by Grantor in this Mortgage shall survive the execution and delivery of this Mortgage, shall be continuing in nature, and shall remain in full force and effect until such time as Grantor's indebtedness shall be paid in full.

CONDEMNATION. The following provisions relating to condemnation proceedings are a part of this Mortgage:

Proceedings. If any proceeding in condemnation is commenced, Grantor shall promptly notify Lender in writing, and Grantor shall promptly take such steps as may be necessary to defend the action and obtain the award. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of its own choice, and Grantor will deliver or cause to be delivered to Lender such instruments and documentation as may be requested by Lender from time to time to permit such participation.

Application of Net Proceeds. If all or any part of the Property is condemned by eminent domain proceedings or by any proceeding or purchase in lieu of condemnation or if all or any part of the Property is sold in lieu of condemnation, Lender may at its election require that all or any portion of the net proceeds of the award or sale be applied to the indebtedness or the repair or restoration of the Property. The net proceeds of the award or sale shall mean the award or sale after payment of all reasonable costs, expenses, and attorneys' fees incurred by Lender in connection with the condemnation or sale in lieu of condemnation.

IMPOSITION OF TAXES, FEES AND CHARGES BY GOVERNMENTAL AUTHORITIES. The following provisions relating to governmental taxes, fees and charges are a part of this Mortgage:

Current Taxes, Fees and Charges. Upon request by Lender, Grantor shall execute such documents in addition to this Mortgage and take whatever other action is requested by Lender to perfect and continue Lender's lien on the Real Property. Grantor shall reimburse Lender for all taxes, as described below, together with all expenses incurred in recording, perfecting or continuing this Mortgage, including without limitation all taxes, fees, documentary stamps, and other charges for recording or registering this Mortgage.

Taxes. The following shall constitute taxes to which this section applies: (1) a specific tax upon this type of Mortgage or upon all or any part of the indebtedness secured by this Mortgage; (2) a specific tax on Grantor which Grantor is authorized or required to deduct from payments on the indebtedness secured by this type of Mortgage; (3) a tax on this type of Mortgage chargeable against the Lender or the holder of the Note; and (4) a specific tax on all or any portion of the indebtedness or on payments of principal and interest made by Grantor.

Subsequent Taxes. If any tax to which this section applies is enacted subsequent to the date of this Mortgage, this event shall have

the same effect as an Event of Default, and Lender may exercise any or all of its available remedies for an Event of Default as provided below unless Grantor either (1) pays the tax before it becomes delinquent, or (2) contests the tax as provided above in the Taxes and Liens section and deposits with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender.

SECURITY AGREEMENT; FINANCING STATEMENTS. The following provisions relating to this Mortgage as a security agreement are a part of this Mortgage:

Security Agreement. This instrument shall constitute a Security Agreement to the extent any of the Property constitutes fixtures, and Lender shall have all of the rights of a secured party under the Uniform Commercial Code as amended from time to time.

Security Interest. Upon request by Lender, Grantor shall take whatever action is requested by Lender to perfect and continue Lender's security interest in the Rents and Personal Property. In addition to recording this Mortgage in the real property records, Lender may, at any time and without further authorization from Grantor, file executed counterparts, copies or reproductions of this Mortgage as a financing statement. Grantor shall reimburse Lender for all expenses incurred in perfecting or continuing this security interest. Upon default, Grantor shall not remove, sever or detach the Personal Property from the Property. Upon default, Grantor shall assemble any Personal Property not affixed to the Property in a manner and at a place reasonably convenient to Grantor and Lender and make it available to Lender within three (3) days after receipt of written demand from Lender to the extent permitted by applicable law.

Addressees. The mailing addresses of Grantor (debtor) and Lender (secured party) from which information concerning the security interest granted by this Mortgage may be obtained (each as required by the Uniform Commercial Code) are as stated on the first page of this Mortgage.

FURTHER ASSURANCES; ATTORNEY-IN-FACT. The following provisions relating to further assurances and attorney-in-fact are a part of this Mortgage:

Further Assurances. At any time, and from time to time, upon request of Lender, Grantor will make, execute and deliver, or will cause to be made, executed or delivered, to Lender or to Lender's designee, and when requested by Lender, cause to be filed, recorded, refiled, or rerecorded, as the case may be, at such times and in such offices and places as Lender may deem appropriate, any and all such mortgages, deeds of trust, security deeds, security agreements, financing statements, continuation statements, instruments of further assurance, certificates, and other documents as may, in the sole opinion of Lender, be necessary or desirable in order to effectuate, complete, perfect, continue, or preserve (1) Grantor's obligations under the Note, this Mortgage, and the Related Documents, and (2) the liens and security interests created by this Mortgage as first and prior liens on the Property, whether now owned or hereafter acquired by Grantor. Unless prohibited by law or Lender agrees to the contrary in writing, Grantor shall reimburse Lender for all costs and expenses incurred in connection with the matters referred to in this paragraph.

Attorney-in-Fact. If Grantor fails to do any of the things referred to in the preceding paragraph, Lender may do so for and in the name of Grantor and at Grantor's expense. For such purposes, Grantor hereby irrevocably appoints Lender as Grantor's attorney-in-fact for the purpose of making, executing, delivering, filing, recording, and doing all other things as may be necessary or desirable, in Lender's sole opinion, to accomplish the matters referred to in the preceding paragraph.

FULL PERFORMANCE. If Grantor pays all the indebtedness when due, and otherwise performs all the obligations imposed upon Grantor under this Mortgage, Lender shall execute and deliver to Grantor a suitable satisfaction of this Mortgage and suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Personal Property. Grantor will pay, if permitted by applicable law, any reasonable termination fee as determined by Lender from time to time.

EVENTS OF DEFAULT. Each of the following, at Lender's option, shall constitute an Event of Default under this Mortgage:

Payment Default. Grantor fails to make any payment when due under the Indebtedness.

Default on Other Payments. Failure of Grantor within the time required by this Mortgage to make any payment for taxes or insurance, or any other payment necessary to prevent filing of or to effect discharge of any lien.

Other Defaults. Grantor fails to comply with or to perform any other term, obligation, covenant or condition contained in this Mortgage or in any of the Related Documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Lender and Grantor.

Default in Favor of Third Parties. Should Grantor default under any loan, extension of credit, security agreement, purchase or sales agreement, or any other agreement, in favor of any other creditor or person that may materially affect any of Grantor's property or Grantor's ability to repay the indebtedness or Grantor's ability to perform Grantor's obligations under this Mortgage or any of the Related Documents.

False Statements. Any warranty, representation or statement made or furnished to Lender by Grantor or on Grantor's behalf under this Mortgage or the Related Documents is false or misleading in any material respect, either now or at the time made or furnished or becomes false or misleading at any time thereafter.

Defective Collateralization. This Mortgage or any of the Related Documents ceases to be in full force and effect (including failure of any collateral document to create a valid and perfected security interest or lien) at any time and for any reason.

Insolvency. The dissolution or termination of the Trust, the insolvency of Grantor, the appointment of a receiver for any part of Grantor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Grantor.

Creditor or Forfeiture Proceedings. Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Grantor or by any governmental agency against any property securing the indebtedness. This includes a garnishment of any of Grantor's accounts, including deposit accounts, with Lender. However, this Event of Default shall not apply if there is a good faith dispute by Grantor as to the validity or reasonableness of the claim which is the basis of the creditor or forfeiture proceeding and if Grantor gives Lender written notice of the creditor or forfeiture proceeding and deposits with Lender monies or a surety bond for the creditor or forfeiture proceeding, in an amount determined by Lender, in its sole discretion, as being an adequate reserve or bond for the dispute.

Breach of Other Agreement. Any breach by Grantor under the terms of any other agreement between Grantor and Lender that is not remedied within any grace period provided therein, including without limitation any agreement concerning any indebtedness or other obligation of Grantor to Lender, whether existing now or later.

Events Affecting Guarantor. Any of the preceding events occurs with respect to any guarantor, endorser, surety, or accommodation party of any of the indebtedness or any guarantor, endorser, surety, or accommodation party dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any Guaranty of the indebtedness.

Adverse Change. A material adverse change occurs in Grantor's financial condition, or Lender believes the prospect of payment or performance of the indebtedness is impaired.

Insecurity. Lender in good faith believes itself insecure.

RIGHTS AND REMEDIES ON DEFAULT. Upon the occurrence of an Event of Default and at any time thereafter, Lender, at Lender's option, may exercise any one or more of the following rights and remedies, in addition to any other rights or remedies provided by law:

Accelerate Indebtedness. Lender shall have the right at its option without notice to Grantor to declare the entire indebtedness immediately due and payable, including any prepayment penalty that Grantor would be required to pay.

UCC Remedies. With respect to all or any part of the Personal Property, Lender shall have all the rights and remedies of a secured party under the Uniform Commercial Code.

Collect Rents. Lender shall have the right, without notice to Grantor, to take possession of the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the indebtedness. In furtherance of this right, Lender may require any tenant or other user of the Property to make payments of rent or use fees directly to Lender. If the Rents are collected by Lender, then Grantor irrevocably designates Lender as Grantor's attorney-in-fact to endorse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds. Payments by

tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or through a receiver.

Appoint Receiver. Lender shall have the right to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the Indebtedness or as the court may direct. The receiver may serve without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the Indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver.

Judicial Foreclosure. Lender may obtain a judicial decree foreclosing Grantor's interest in all or any part of the Property.

Nonjudicial Sale. If permitted by applicable law, Lender may foreclose Grantor's interest in all or in any part of the Personal Property or the Real Property by non-judicial sale.

Deficiency Judgment. If permitted by applicable law, Lender may obtain a judgment for any deficiency remaining in the Indebtedness due to Lender after application of all amounts received from the exercise of the rights provided in this section.

Foreclosure without Deficiency Judgment. Grantor agrees to the provisions of Wis. Stats. Section 846.101 (as the same may be amended or renumbered from time to time) if the Real Property is twenty (20) acres or less, and is either (1) a 1-4 family residence that is owner-occupied at the initiation of a foreclosure proceeding, (2) a church, (3) a farm, or (4) is owned by a tax exempt charitable organization. Pursuant to Wis. Stats. Section 846.101, Lender, upon waiving the right to judgment for any deficiency, may conduct a foreclosure sale of the Real Property three (3) months after a foreclosure judgment is entered. If the Real Property is a type other than that described in Wis. Stats. Section 846.101(1), then Grantor agrees to the provisions of Wis. Stats. Section 846.103 (as the same may be amended or renumbered from time to time) permitting Lender, upon waiving the right to judgment for any deficiency, to conduct a foreclosure sale of the Real Property three (3) months after a foreclosure judgment is entered.

Tenancy at Sufferance. If Grantor remains in possession of the Property after the Property is sold as provided above or Lender otherwise becomes entitled to possession of the Property upon default of Grantor, Grantor shall become a tenant at sufferance of Lender or the purchaser of the Property and shall, at Lender's option, either (1) pay a reasonable rental for the use of the Property, or (2) vacate the Property immediately upon the demand of Lender.

Other Remedies. Lender shall have all other rights and remedies provided in this Mortgage or the Note or available at law or in equity.

Sale of the Property. To the extent permitted by applicable law, Grantor hereby waives any and all right to have the Property marshalled. In exercising its rights and remedies, Lender shall be free to sell all or any part of the Property together or separately, in one sale or by separate sales, and to execute and deliver to the purchasers of the Property deeds of conveyance pursuant to law. Lender shall be entitled to bid at any public sale on all or any portion of the Property.

Notice of Sale. Lender shall give Grantor reasonable notice of the time and place of any public sale of the Personal Property or of the time after which any private sale or other intended disposition of the Personal Property is to be made. Reasonable notice shall mean notice given at least fifteen (15) days before the time of the sale or disposition. Any sale of the Personal Property may be made in conjunction with any sale of the Real Property.

Election of Remedies. Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or to take action to perform an obligation of Grantor under this Mortgage, after Grantor's failure to perform, shall not affect Lender's right to declare a default and exercise its remedies. Nothing under this Mortgage or otherwise shall be construed so as to limit or restrict the rights and remedies available to Lender following an Event of Default, or in any way to limit or restrict the rights and ability of Lender to proceed directly against Grantor and/or against any other co-maker, guarantor, surety or endorser and/or to proceed against any other collateral directly or indirectly securing the Indebtedness.

Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this Mortgage, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's attorneys' fees and Lender's legal expenses whether or not there is a lawsuit, including attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees and title insurance, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

NOTICES. Any notice required to be given under this Mortgage, including without limitation any notice of default and any notice of sale shall be given in writing, and shall be effective when actually delivered, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Mortgage. All copies of notices of foreclosure from the holder of any lien which has priority over this Mortgage shall be sent to Lender's address, as shown near the beginning of this Mortgage. Any party may change its address for notices under this Mortgage by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address. Unless otherwise provided or required by law, if there is more than one Grantor, any notice given by Lender to any Grantor is deemed to be notice given to all Grantors.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Mortgage:

Amendments. This Mortgage, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Mortgage. No alteration or amendment to this Mortgage shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Annual Reports. If the Property is used for purposes other than Grantor's residence, Grantor shall furnish to Lender, upon request, a certified statement of net operating income received from the Property during Grantor's previous fiscal year in such form and detail as Lender shall require. "Net operating income" shall mean all cash receipts from the Property less all cash expenditures made in connection with the operation of the Property.

Caption Headings. Caption headings in this Mortgage are for convenience purposes only and are not to be used to interpret or define the provisions of this Mortgage.

Governing Law. This Mortgage will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Wisconsin without regard to its conflicts of law provisions. This Mortgage has been accepted by Lender in the State of Wisconsin.

No Waiver by Lender. Lender shall not be deemed to have waived any rights under this Mortgage unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Mortgage shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Mortgage. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or of any of Grantor's obligations as to any future transactions. Whenever the consent of Lender is required under this Mortgage, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

Severability. If a court of competent jurisdiction finds any provision of this Mortgage to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Mortgage. Unless otherwise required by law, the illegality,

**MORTGAGE
(Continued)**

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Invalidity, or unenforceability of any provision of this Mortgage shall not affect the legality, validity or enforceability of any other provision of this Mortgage.

Merger. There shall be no merger of the interest or estate created by this Mortgage with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

Successors and Assigns. Subject to any limitations stated in this Mortgage on transfer of Grantor's interest, this Mortgage shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Mortgage and the indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Mortgage or liability under the indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Mortgage.

DEFINITIONS. The following capitalized words and terms shall have the following meanings when used in this Mortgage. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Mortgage shall have the meanings attributed to such terms in the Uniform Commercial Code:

Borrower. The word "Borrower" means Theodore J. Schorsch Sr. Trust Dated February 15, 1974 and includes all co-signers and co-makers signing the Note and all their successors and assigns.

Default. The word "Default" means the Default set forth in this Mortgage in the section titled "Default".

Environmental Laws. The words "Environmental Laws" mean any and all state, federal and local statutes, regulations and ordinances relating to the protection of human health or the environment, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq. ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986, Pub. L. No. 99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., or other applicable state or federal laws, rules, or regulations adopted pursuant thereto.

Event of Default. The words "Event of Default" mean any of the events of default set forth in this Mortgage in the events of default section of this Mortgage.

Grantor. The word "Grantor" means Theodore J. Schorsch Sr. Trust Dated February 15, 1974.

Guaranty. The word "Guaranty" means the guaranty from guarantor, endorser, surety, or accommodation party to Lender, including without limitation a guaranty of all or part of the Note.

Hazardous Substances. The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

Improvements. The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and, to the extent not prohibited by law any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Lender to enforce Grantor's obligations under this Mortgage, together with interest on such amounts as provided in this Mortgage. Specifically, without limitation, indebtedness includes all amounts that may be indirectly secured by the Cross-Collateralization provision of this Mortgage.

Lender. The word "Lender" means Tri City National Bank, its successors and assigns.

Mortgage. The word "Mortgage" means this Mortgage between Grantor and Lender.

Note. The word "Note" means the promissory note dated September 13, 2017, in the original principal amount of \$650,000.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Mortgage.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the indebtedness.

Rents. The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE, AND GRANTOR AGREES TO ITS TERMS.

GRANTOR:

THEODORE J. SCHORSCH SR. TRUST DATED FEBRUARY 15, 1974

By:

Susan A. Schorsch Hansen

Susan A. Schorsch-Hansen, Trustee of Theodore J. Schorsch Sr. Trust Dated February 15, 1974

This Mortgage was drafted by: Linda Szmidt for Tri City National Bank

MORTGAGE
(Continued)

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Complete either Authentication Section or Acknowledgment Section

AUTHENTICATION

Signature(s) of Theodore J. Schorsch Sr. Trust Dated February 15, 1974 authenticated this _____ day of _____, 20____.

Title: Member State Bar of Wisconsin or

authorized under Section 706.06, Wis. Stats.

TRUST ACKNOWLEDGMENT

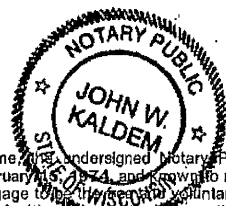
STATE OF WISCONSIN

)

) SS

COUNTY OF RACINE

)



On this 17th day of September, 20 17, before me, the undersigned Notary Public, personally appeared Susan A. Schorsch-Hansen, Trustee of Theodore J. Schorsch Sr. Trust Dated February 15, 1974, and known to me to be an authorized trustee or agent of the trust that executed the Mortgage and acknowledged the Mortgage to be her own voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, for the purposes and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Mortgage and in fact executed the Mortgage on behalf of the trust.

By

[Signature]
John W. Kaldem
[Type or Print Name]

Residing at

Powers Lake, WI

Notary Public in and for the State of WISCONSIN

My commission expires

10-21-18

DOCUMENT # 2485856
RACINE COUNTY REGISTER OF DEEDS
February 01, 2018 4:08 PM

Document Number

Document Title

FF

TYSON FETTES
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: \$30.00
Pages: 10



Recording Area

Name and Return Address

Tri City National Bank
10909 West Greenfield Avenue
Suite 100
West Allis, WI 53214

30-10

Parcel Identification Number (PIN)

THIS PAGE IS PART OF THIS LEGAL DOCUMENT - DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010

**CORRECTION INSTRUMENT
(FOR A LEGAL DESCRIPTION ERROR)**

The undersigned is a Loan Document Processor of Tri City National Bank and is authorized to make this affidavit on its behalf. The undersigned, being first duly sworn, depose(s), state(s) and warrant(s), that:

1. This correction instrument is to correct or amend that certain **Mortgage** recorded in the Office of the Register of Deeds for **Racine County** on **September 15, 2017** as Document No. 2474706, a true and correct copy of which is attached as **Exhibit A** ("Recorded Document").
2. The Grantor on the Recorded Document is: **Theodore J. Schorsch Trust Dated February 15, 1974, as to Parcels I and II and Theodore J. Schorsch Sr. Trust, as to Parcel III.** The Lender on the Recorded Document is: **Tri City National Bank.**
3. The undersigned or the Entity is:

- | | |
|---|---|
| <input type="checkbox"/> the grantor on the Recorded Document | <input type="checkbox"/> the grantee on the Recorded Document |
| <input type="checkbox"/> the Entity who drafted the Recorded Document | <input type="checkbox"/> the Entity who acted as the settlement agent in the transaction that is the subject of the Recorded Document |

X A person/Entity having personal knowledge of the circumstances of the conveyance that is the subject of the Recorded Document based on (describe basis for personal knowledge): **Representative of the Lender and the person who drafted the incorrect document.**

4. The Recorded Document contained an error in the legal description specifically to **Parcel I**, stated as **thence South 01°45'42" East, 1163.91 feet; thence South 89°08'18" East, 952.09 feet; thence South 00°51'43" in the legal description but should have been thence South 01°45'43" East, 1163.91 feet; thence South 89°08'18" East, 952.09 feet; thence South 00°51'42".**
5. The legal description contained in the Recorded Document is hereby corrected and replaced with the legal description attached as **Exhibit B.**
6. This Correction Instrument is being recorded in accordance with §706.085, Wis. Stats., and should be recorded and indexed against the property legally described on **Exhibit A** and **Exhibit B**, and in the appropriate grantor/lender index.
7. Pursuant to §706.085(2)(c), Wis. Stats., the undersigned certifies that a copy of this document has been mailed by 1st class mail to all parties to the transaction that was the subject of the Recorded Document, as follows:
 - Grantor Address: 5841 Joanne Drive Apt. 107, Mount Pleasant, WI 53406
 - Lender Address: 10909 West Greenfield Avenue, Suite 100, West Allis, WI 53214

Dated: January 26, 2018

By: *Linda Szmidt*
Name: Linda Szmidt for Tri City National Bank
Title: Loan Document Processor

This Correction Instrument was drafted by:
Linda Szmidt for Tri City National Bank

ACKNOWLEDGMENT

STATE OF WISCONSIN)
COUNTY OF MILWAUKEE)

)SS

Personally came before me on January 26, 2018, the above named Linda Szmidt, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Sean Walsh
Name: Sean Walsh
Notary Public, State of Wisconsin
My commission expires: January 11, 2021

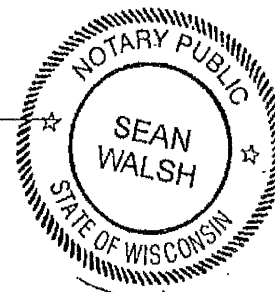


EXHIBIT A - RECORDED DOCUMENT

MORTGAGE

DOCUMENT NUMBER:

TYSON FETTES
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: \$36.00
Pages: 7

RETURN ADDRESS:

Tri City National Bank
Loan Services
10909 West Greenfield Avenue, Suite 100
West Allis, WI 53214

PARCEL I.D. NUMBER: 51-151-03-22-24-014-100 (Parcel I); 51-151-03-22-24-014-050 (Parcel II); 51-151-03-22-24-014-300 (Parcel III)

THIS MORTGAGE dated September 13, 2017, is made and executed between Theodore J. Schorsch Trust Dated February 15, 1974, as to Parcels I and II and Theodore J. Schorsch Sr. Trust, as to Parcel III (referred to below as "Grantor") and Tri City National Bank, whose address is 2704 Lathrop Avenue, Racine, WI 53405 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages and conveys to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; privileges, hereditaments, easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Racine County, State of Wisconsin:

PARCEL I: Part of the North West One-quarter (1/4) of Section Twenty-four (24), Township Three (3) North, Range Twenty-two (22) East of the Fourth Principal Meridian, and more particularly described as follows: Commencing at the Northwest corner of the Northwest 1/4 of said Section 24; thence South 01°45'42" East, 1163.91 feet; thence South 89°08'18" East, 952.09 feet; thence South 00°51'42" West, 151.93 feet; thence South 89°08'18" East, 151.06 feet; thence South 00°51'42" West, 251.37 feet to a point on the South right-of-way line of N. Schorsch Drive, a proposed public road 66.00 feet in width and the point of beginning of the parcel hereinafter described; thence Southeasterly along said South right-of-way line, said line being an arc of a curve convexing Northeasterly, whose radius is 1274.00 feet and whose long chord bears South 79°47'57" East, 69.24 feet, a distance of 69.25 feet; thence continue along said right-of-way line South 78°14'31" East, 125.82 feet to the Westerly line of State Trunk Highway "31", also known as Green Bay Road; thence Southwesterly along said Westerly right-of-way line which is the arc of a curve to the right, whose radius is 16,430.22 feet and whose long chord bears South 18°59'30.3" East, 257.79 feet, a distance of 257.79 feet to a point on the Northerly right-of-way line of S. Schorsch Drive, a proposed public road 66.00 feet in width; thence continue along said Northerly right-of-way line, said line being an arc of a curve convexing Northeasterly whose radius is 266.00 feet and whose long chord bears North 84°57'45.5" West, 123.23 feet, a distance of 124.33 feet; thence North 18°59'30" East, 261.81 feet to the point of beginning. Said land being in the Village of Mt. Pleasant, County of Racine, State of Wisconsin.

PARCEL II: Part of the North West One-quarter (1/4) of Section Twenty-four (24), Township Three (3) North, Range Twenty-two (22) East of the Fourth Principal Meridian, and more particularly described as follows: Commencing at the Northwest corner of the Northwest 1/4 of said Section 24; thence South 01°45'43" East, 1163.91 feet; thence South 89°08'18" East, 952.09 feet; thence South 00°51'42" West, 151.94 feet; thence South 89°08'18" East, 151.94 feet to the point of beginning of the parcel hereinafter described; thence continue South 89°08'18" East, 279.00 feet to the West line of State Trunk Highway "31", also known as Green Bay Road; thence Southwesterly along said right-of-way line which is the arc of a curve to the right, whose radius is 2804.79 feet and whose long chord bears South 17°23'44" West, 224.33 feet, a distance of 224.39 feet; thence continue along said right-of-way line South 19°41'15" West 4.70 feet to a point of curvature; thence Southwesterly along said right-of-way line which is the arc of a curve to the left, whose radius is 16,430.22 feet and whose long chord bears South 19°40'50" West, 4.00 feet, a distance of 4.00 feet to a point on the North line of Margery Drive; thence North 78°14'31" West along the North line of said Margery Drive, 134.86 feet to a point of curvature; thence Northwesterly along said North right-of-way line which is the arc of a curve concave to the South, whose radius is 1340.00 feet and whose long chord bears North 79°58'22" West, 80.95 feet, a distance of 80.95 feet; thence North 00°51'42" East, 184.90 feet to the point of beginning. Said land being in the Village of Mt. Pleasant, County of Racine, State of Wisconsin.

PARCEL III: Part of the North West One-quarter (1/4) of Section Twenty-four (24), Township Three (3) North, Range Twenty-two (22) East, of the Fourth Principal Meridian, and more particularly described as follows: Commencing at the Northwest corner of said 1/4 Section; run thence South 1°45'43" East along the West line of said 1/4 Section, 1163.91 feet; thence South 89°08'18" East 490.81 feet to the point of beginning of the following described parcel; thence continue South 89°08'18" East 210.00 feet; thence South 0°51'42" West 276.77 feet to the North line of Margery Drive; thence North 76°39'25" West along said North line, 135.88 feet to a point of curvature; thence Northwesterly along said North line, which is an arc of curve to the left, whose radius is 525.00 feet, whose chord bears North 80°55'28.5" West 78.14 feet, a distance of 78.21 feet; thence North 0°51'42" East 236.24 feet to the point of beginning. Said land being in the Village of Mt. Pleasant, County of Racine, State of Wisconsin.

The Real Property or its address is commonly known as 2010-2014 South Green Bay Road, Mount Pleasant, Wisconsin 53406 (Parcel I); 5824-5826 Margery Drive, Mount Pleasant, Wisconsin 53406 (Parcel II); 5932-5936 Margery Drive, Mount Pleasant, Wisconsin 53406 (Parcel III), WI. The Real Property tax identification number is 51-151-03-22-24-014-100 (Parcel I); 51-151-03-22-24-014-050 (Parcel II); 51-151-03-22-24-014-300 (Parcel III).

CROSS-COLLATERALIZATION. In addition to the Note, this Mortgage secures all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts

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(C400)

**MORTGAGE
(Continued)**

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may be or hereafter may become otherwise unenforceable.

This property is not the Grantor's homestead.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due and shall strictly perform all of Grantor's obligations under this Mortgage.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

Duty to Maintain. Grantor shall maintain the Property in tenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Grantor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Grantor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Mortgage. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person. The representations and warranties contained herein are based on Grantor's due diligence in investigating the Property for Hazardous Substances. Grantor hereby (1) releases and waives any future claims against Lender for indemnity or contribution in the event Grantor becomes liable for cleanup or other costs under any such laws; and (2) agrees to indemnify, defend, and hold harmless Lender against any and all claims, losses, liabilities, damages, penalties, and expenses which Lender may directly or indirectly sustain or suffer resulting from a breach of this section of the Mortgage or as a consequence of any use, generation, manufacture, storage, disposal, release or threatened release occurring prior to Grantor's ownership or interest in the Property, whether or not the same was or should have been known to Grantor. The provisions of this section of the Mortgage, including the obligation to indemnify and defend, shall survive the payment of the indebtedness and the satisfaction and reconveyance of the lien of this Mortgage and shall not be affected by Lender's acquisition of any interest in the Property, whether by foreclosure or otherwise.

Nuisance, Waste. Grantor shall not cause, conduct or permit any nuisance nor commit, permit, or suffer any stripping of or waste on or to the Property or any portion of the Property. Without limiting the generality of the foregoing, Grantor will not remove, or grant to any other party the right to remove, any timber, minerals (including oil and gas), coal, clay, scoria, soil, gravel or rock products without Lender's prior written consent.

Removal of Improvements. Grantor shall not demolish or remove any improvements from the Real Property without Lender's prior written consent. As a condition to the removal of any improvements, Lender may require Grantor to make arrangements satisfactory to Lender to replace such improvements with improvements of at least equal value.

Lender's Right to Enter. Lender and Lender's agents and representatives may enter upon the Real Property at all reasonable times to attend to Lender's interests and to inspect the Real Property for purposes of Grantor's compliance with the terms and conditions of this Mortgage.

Compliance with Governmental Requirements. Grantor shall promptly comply with all laws, ordinances, and regulations, now or hereafter in effect, of all governmental authorities applicable to the use or occupancy of the Property, including without limitation, the Americans With Disabilities Act. Grantor may contest in good faith any such law, ordinance, or regulation and withhold compliance during any proceeding, including appropriate appeals, so long as Grantor has notified Lender in writing prior to doing so and so long as, in Lender's sole opinion, Lender's interests in the Property are not jeopardized. Lender may require Grantor to post adequate security or a surety bond, reasonably satisfactory to Lender, to protect Lender's interest.

Duty to Protect. Grantor agrees neither to abandon or leave unattended the Property. Grantor shall do all other acts, in addition to those acts set forth above in this section, which from the character and use of the Property are reasonably necessary to protect and preserve the Property.

DUE ON SALE - CONSENT BY LENDER. Lender may, at Lender's option, declare immediately due and payable all sums secured by this Mortgage upon the sale or transfer, without Lender's prior written consent, of all or any part of the Real Property, or any interest in the Real Property. A "sale or transfer" means the conveyance of Real Property or any right, title or interest in the Real Property; whether legal, beneficial or equitable; whether voluntary or involuntary; whether by outright sale, deed, installment sale contract, land contract, contract for deed, leasehold interest with a term greater than three (3) years, lease-option contract, or by sale, assignment, or transfer of any beneficial interest in or to any land trust holding title to the Real Property, or by any other method of conveyance of an interest in the Real Property. However, this option shall not be exercised by Lender if such exercise is prohibited by federal law or by Wisconsin law.

TAXES AND LIENS. The following provisions relating to the taxes and liens on the Property are part of this Mortgage:

Payment. Grantor shall pay when due (and in all events prior to delinquency) all taxes, payroll taxes, special taxes, assessments, water charges and sewer service charges levied against or on account of the Property or this Mortgage, and shall pay when due all claims for work done on or for services rendered or material furnished to the Property. Grantor shall maintain the Property free of any liens having priority over or equal to the interest of Lender under this Mortgage, except for those liens specifically agreed to in writing by Lender, and except for the lien of taxes and assessments not due as further specified in the Right to Contest paragraph.

Right to Contest. Grantor may withhold payment of any tax, assessment, or claim in connection with a good faith dispute over the obligation to pay, so long as Lender's interest in the Property is not jeopardized. If a lien arises or is filed as a result of nonpayment, Grantor shall within fifteen (15) days after the lien arises or, if a lien is filed, within fifteen (15) days after Grantor has notice of the filing, secure the discharge of the lien, or if requested by Lender, deposit with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender in an amount sufficient to discharge the lien plus any costs and attorneys' fees, or other charges that could accrue as a result of a foreclosure or sale under the lien. In any contest, Grantor shall defend itself and Lender and shall satisfy any adverse judgment before enforcement against the Property. Grantor shall name Lender as an additional obligee under any surety bond furnished in the contest proceedings.

Evidence of Payment. Grantor shall upon demand furnish to Lender satisfactory evidence of payment of the taxes or assessments and shall authorize the appropriate governmental official to deliver to Lender at any time a written statement of the taxes and assessments against the Property.

Notice of Construction. Grantor shall notify Lender at least fifteen (15) days before any work is commenced, any services are furnished, or any materials are supplied to the Property, if any mechanic's lien, materialmen's lien, or other lien could be asserted on account of the work, services, or materials. Grantor will upon request of Lender furnish to Lender advance assurances satisfactory to

MORTGAGE (Continued)

Page 3

Lender that Grantor can and will pay the cost of such Improvements.

PROPERTY DAMAGE INSURANCE. The following provisions relating to insuring the Property are a part of this Mortgage:

Maintenance of Insurance. Grantor shall procure and maintain policies of fire Insurance with standard extended coverage endorsements on a replacement basis for the full insurable value covering all Improvements on the Real Property in an amount sufficient to avoid application of any coinsurance clause, and with a standard mortgagee clause in favor of Lender. Grantor shall also procure and maintain comprehensive general liability Insurance in such coverage amounts as Lender may request with Lender being named as additional insureds in such liability insurance policies. Additionally, Grantor shall maintain such other insurance, including but not limited to hazard, business interruption and boiler Insurance as Lender may require. Policies shall be written by such insurance companies and in such form as may be reasonably acceptable to Lender. Grantor shall deliver to Lender certificates of coverage from each insurer containing a stipulation that coverage will not be cancelled or diminished without a minimum of thirty (30) days' prior written notice to Lender and not containing any disclaimer of the insurer's liability for failure to give such notice. Each insurance policy also shall include an endorsement providing that coverage in favor of Lender will not be impaired in any way by any act, omission or default of Grantor or any other person. Should the Real Property be located in an area designated by the Administrator of the Federal Emergency Management Agency as a special flood hazard area, Grantor agrees to obtain and maintain Federal Flood Insurance, if available, for the full unpaid principal balance of the loan and any prior liens on the property securing the loan, up to the maximum policy limits set under the National Flood Insurance Program, or as otherwise required by Lender, and to maintain such insurance for the term of the loan.

Application of Proceeds. Grantor shall promptly notify Lender of any loss or damage to the Property. Lender may make proof of loss if Grantor fails to do so within fifteen (15) days of the casualty. Whether or not Lender's security is impaired, Lender may, at Lender's election, receive and retain the proceeds of any insurance and apply the proceeds to the reduction of the Indebtedness, payment of any lien affecting the Property, or the restoration and repair of the Property. If Lender elects to apply the proceeds to restoration and repair, Grantor shall repair or replace the damaged or destroyed Improvements in a manner satisfactory to Lender. Lender shall, upon satisfactory proof of such expenditure, pay or reimburse Grantor from the proceeds for the reasonable cost of repair or restoration if Grantor is not in default under this Mortgage. Any proceeds which have not been disbursed within 180 days after their receipt and which Lender has not committed to the repair or restoration of the Property shall be used first to pay any amount owing to Lender under this Mortgage, then to pay accrued interest, and the remainder, if any, shall be applied to the principal balance of the Indebtedness. If Lender holds any proceeds after payment in full of the Indebtedness, such proceeds shall be paid to Grantor as Grantor's interests may appear.

Grantor's Report on Insurance. Upon request of Lender, however not more than once a year, Grantor shall furnish to Lender a report on each existing policy of Insurance showing: (1) the name of the insurer; (2) the risks insured; (3) the amount of the policy; (4) the property insured, the then current replacement value of such property, and the manner of determining that value; and (5) the expiration date of the policy. Grantor shall, upon request of Lender, have an independent appraiser satisfactory to Lender determine the cash value replacement cost of the Property.

LENDER'S EXPENDITURES. If any action or proceeding is commenced that would materially affect Lender's interest in the Property or if Grantor fails to comply with any provision of this Mortgage or any Related Documents, including but not limited to Grantor's failure to discharge or pay when due any amounts Grantor is required to discharge or pay under this Mortgage or any Related Documents, Lender on Grantor's behalf may (but shall not be obligated to) take any action that Lender deems appropriate, including but not limited to discharging or paying all taxes, liens, security interests, encumbrances and other claims, at any time levied or placed on the Property and paying all costs for insuring, maintaining and preserving the Property. All such expenditures incurred or paid by Lender for such purposes will then bear interest at the rate charged under the Note from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses will become a part of the Indebtedness and, at Lender's option, will (A) be payable on demand; (B) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy; or (2) the remaining term of the Note; or (C) be treated as a balloon payment which will be due and payable at the Note's maturity. The Mortgage also will secure payment of these amounts. Such right shall be in addition to all other rights and remedies to which Lender may be entitled upon Default.

WARRANTY; DEFENSE OF TITLE. The following provisions relating to ownership of the Property are a part of this Mortgage:

Title. Grantor warrants that: (a) Grantor holds good and marketable title of record to the Property in fee simple, free and clear of all liens and encumbrances other than those set forth in the Real Property description or in any title insurance policy, title report, or final title opinion issued in favor of, and accepted by, Lender in connection with this Mortgage, and (b) Grantor has the full right, power, and authority, acting alone, to execute and deliver this Mortgage to Lender.

Defense of Title. Subject to the exception in the paragraph above, Grantor warrants and will forever defend the title to the Property against the lawful claims of all persons. In the event any action or proceeding is commenced that questions Grantor's title or the interest of Lender under this Mortgage, Grantor shall defend the action at Grantor's expense. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of Lender's own choice, and Grantor will deliver, or cause to be delivered, to Lender such instruments as Lender may request from time to time to permit such participation.

Subrogation. Grantor covenants that Lender is subrogated to the lien of any mortgage or any other lien which is discharged, whether in whole or in part, by the proceeds of the Note.

Compliance With Laws. Grantor warrants that the Property and Grantor's use of the Property complies with all existing applicable laws, ordinances, and regulations of governmental authorities.

Survival of Representations and Warranties. All representations, warranties, and agreements made by Grantor in this Mortgage shall survive the execution and delivery of this Mortgage, shall be continuing in nature, and shall remain in full force and effect until such time as Grantor's Indebtedness shall be paid in full.

CONDEMNATION. The following provisions relating to condemnation proceedings are a part of this Mortgage:

Proceedings. If any proceeding in condemnation is commenced, Grantor shall promptly notify Lender in writing, and Grantor shall promptly take such steps as may be necessary to defend the action and obtain the award. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of its own choice, and Grantor will deliver or cause to be delivered to Lender such instruments and documentation as may be requested by Lender from time to time to permit such participation.

Application of Net Proceeds. If all or any part of the Property is condemned by eminent domain proceedings or by any proceeding or purchase in lieu of condemnation or if all or any part of the Property is sold in lieu of condemnation, Lender may at its election require that all or any portion of the net proceeds of the award or sale be applied to the Indebtedness or the repair or restoration of the Property. The net proceeds of the award or sale shall mean the award or sale after payment of all reasonable costs, expenses, and attorneys' fees incurred by Lender in connection with the condemnation or sale in lieu of condemnation.

IMPOSITION OF TAXES, FEES AND CHARGES BY GOVERNMENTAL AUTHORITIES. The following provisions relating to governmental taxes, fees and charges are a part of this Mortgage:

Current Taxes, Fees and Charges. Upon request by Lender, Grantor shall execute such documents in addition to this Mortgage and take whatever other action is requested by Lender to perfect and continue Lender's lien on the Real Property. Grantor shall reimburse Lender for all taxes, as described below, together with all expenses incurred in recording, perfecting or continuing this Mortgage, including without limitation all taxes, fees, documentary stamps, and other charges for recording or registering this Mortgage.

Taxes. The following shall constitute taxes to which this section applies: (1) a specific tax upon this type of Mortgage or upon all or any part of the Indebtedness secured by this Mortgage; (2) a specific tax on Grantor which Grantor is authorized or required to deduct from payments on the Indebtedness secured by this type of Mortgage; (3) a tax on this type of Mortgage chargeable against the Lender or the holder of the Note; and (4) a specific tax on all or any portion of the Indebtedness or on payments of principal and interest made by Grantor.

Subsequent Taxes. If any tax to which this section applies is enacted subsequent to the date of this Mortgage, this event shall have

**MORTGAGE
(Continued)**

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the same effect as an Event of Default, and Lender may exercise any or all of its available remedies for an Event of Default as provided below unless Grantor either (1) pays the tax before it becomes delinquent, or (2) contests the tax as provided above in the Taxes and Liens section and deposits with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender.

SECURITY AGREEMENT; FINANCING STATEMENTS. The following provisions relating to this Mortgage as a security agreement are a part of this Mortgage:

Security Agreement. This instrument shall constitute a Security Agreement to the extent any of the Property constitutes fixtures, and Lender shall have all of the rights of a secured party under the Uniform Commercial Code as amended from time to time.

Security Interest. Upon request by Lender, Grantor shall take whatever action is requested by Lender to perfect and continue Lender's security interest in the Rents and Personal Property. In addition to recording this Mortgage in the real property records, Lender may, at any time and without further authorization from Grantor, file executed counterparts, copies or reproductions of this Mortgage as a financing statement. Grantor shall reimburse Lender for all expenses incurred in perfecting or continuing this security interest. Upon default, Grantor shall not remove, sever or detach the Personal Property from the Property. Upon default, Grantor shall assemble any Personal Property not affixed to the Property in a manner and at a place reasonably convenient to Grantor and Lender and make it available to Lender within three (3) days after receipt of written demand from Lender to the extent permitted by applicable law.

Addressee. The mailing addresses of Grantor (debtor) and Lender (secured party) from which information concerning the security interest granted by this Mortgage may be obtained (each as required by the Uniform Commercial Code) are as stated on the first page of this Mortgage.

FURTHER ASSURANCES; ATTORNEY-IN-FACT. The following provisions relating to further assurances and attorney-in-fact are a part of this Mortgage:

Further Assurances. At any time, and from time to time, upon request of Lender, Grantor will make, execute and deliver, or will cause to be made, executed or delivered, to Lender or to Lender's designee, and when requested by Lender, cause to be filed, recorded, refilled, or rerecorded, as the case may be, at such times and in such offices and places as Lender may deem appropriate, any and all such mortgages, deeds of trust, security deeds, security agreements, financing statements, continuation statements, instruments of further assurance, certificates, and other documents as may, in the sole opinion of Lender, be necessary or desirable in order to effectuate, complete, perfect, continue, or preserve (1) Grantor's obligations under the Note, this Mortgage, and the Related Documents, and (2) the liens and security interests created by this Mortgage as first and prior liens on the Property, whether now owned or hereafter acquired by Grantor. Unless prohibited by law or Lender agrees to the contrary in writing, Grantor shall reimburse Lender for all costs and expenses incurred in connection with the matters referred to in this paragraph.

Attorney-in-Fact. If Grantor fails to do any of the things referred to in the preceding paragraph, Lender may do so for and in the name of Grantor and at Grantor's expense. For such purposes, Grantor hereby irrevocably appoints Lender as Grantor's attorney-in-fact for the purpose of making, executing, delivering, filing, recording, and doing all other things as may be necessary or desirable, in Lender's sole opinion, to accomplish the matters referred to in the preceding paragraph.

FULL PERFORMANCE. If Grantor pays all the Indebtedness when due, and otherwise performs all the obligations imposed upon Grantor under this Mortgage, Lender shall execute and deliver to Grantor a suitable satisfaction of this Mortgage and suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Personal Property. Grantor will pay, if permitted by applicable law, any reasonable termination fee as determined by Lender from time to time.

EVENTS OF DEFAULT. Each of the following, at Lender's option, shall constitute an Event of Default under this Mortgage:

Payment Default. Grantor fails to make any payment when due under the Indebtedness.

Default on Other Payments. Failure of Grantor within the time required by this Mortgage to make any payment for taxes or insurance, or any other payment necessary to prevent filing of or to effect discharge of any lien.

Other Defaults. Grantor fails to comply with or to perform any other term, obligation, covenant or condition contained in this Mortgage or in any of the Related Documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Lender and Grantor.

Default in Favor of Third Parties. Should Grantor default under any loan, extension of credit, security agreement, purchase or sales agreement, or any other agreement, in favor of any other creditor or person that may materially affect any of Grantor's property or Grantor's ability to repay the Indebtedness or Grantor's ability to perform Grantor's obligations under this Mortgage or any of the Related Documents.

False Statements. Any warranty, representation or statement made or furnished to Lender by Grantor or on Grantor's behalf under this Mortgage or the Related Documents is false or misleading in any material respect, either now or at the time made or furnished or becomes false or misleading at any time thereafter.

Defective Collateralization. This Mortgage or any of the Related Documents ceases to be in full force and effect (including failure of any collateral document to create a valid and perfected security interest or lien) at any time and for any reason.

Insolvency. The dissolution or termination of the Trust, the insolvency of Grantor, the appointment of a receiver for any part of Grantor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Grantor.

Creditor or Foreclosure Proceedings. Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Grantor or by any governmental agency against any property securing the Indebtedness. This includes a garnishment of any of Grantor's accounts, including deposit accounts, with Lender. However, this Event of Default shall not apply if there is a good faith dispute by Grantor as to the validity or reasonableness of the claim which is the basis of the creditor or foreclosure proceeding and if Grantor gives Lender written notice of the creditor or foreclosure proceeding and deposits with Lender monies or a surety bond for the creditor or foreclosure proceeding, in an amount determined by Lender, in its sole discretion, as being an adequate reserve or bond for the dispute.

Breach of Other Agreement. Any breach by Grantor under the terms of any other agreement between Grantor and Lender that is not remedied within any grace period provided therein, including without limitation any agreement concerning any Indebtedness or other obligation of Grantor to Lender, whether existing now or later.

Events Affecting Guarantor. Any of the preceding events occurs with respect to any guarantor, endorser, surety, or accommodation party of any of the Indebtedness or any guarantor, endorser, surety, or accommodation party dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any Guaranty of the Indebtedness.

Adverse Change. A material adverse change occurs in Grantor's financial condition, or Lender believes the prospect of payment or performance of the Indebtedness is impaired.

Insecurity. Lender in good faith believes itself insecure.

RIGHTS AND REMEDIES ON DEFAULT. Upon the occurrence of an Event of Default and at any time thereafter, Lender, at Lender's option, may exercise any one or more of the following rights and remedies, in addition to any other rights or remedies provided by law:

Accelerate Indebtedness. Lender shall have the right at its option without notice to Grantor to declare the entire Indebtedness immediately due and payable, including any prepayment penalty that Grantor would be required to pay.

UCC Remedies. With respect to all or any part of the Personal Property, Lender shall have all the rights and remedies of a secured party under the Uniform Commercial Code.

Collect Rents. Lender shall have the right, without notice to Grantor, to take possession of the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the Indebtedness. In furtherance of this right, Lender may require any tenant or other user of the Property to make payments of rent or use fees directly to Lender. If the Rents are collected by Lender, then Grantor irrevocably designates Lender as Grantor's attorney-in-fact to endorse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds. Payments by

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tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or through a receiver.

Appoint Receiver. Lender shall have the right to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the indebtedness or as the court may direct. The receiver may serve without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver.

Judicial Foreclosure. Lender may obtain a judicial decree foreclosing Grantor's Interest in all or any part of the Property.

Nonjudicial Sale. If permitted by applicable law, Lender may foreclose Grantor's Interest in all or in any part of the Personal Property or the Real Property by non-judicial sale.

Deficiency Judgment. If permitted by applicable law, Lender may obtain a judgment for any deficiency remaining in the indebtedness due to Lender after application of all amounts received from the exercise of the rights provided in this section.

Foreclosure without Deficiency Judgment. Grantor agrees to the provisions of Wis. Stats. Section 846.101 (as the same may be amended or renumbered from time to time) if the Real Property is twenty (20) acres or less, and is either (1) a 1-4 family residence that is owner-occupied at the initiation of a foreclosure proceeding, (2) a church, (3) a farm, or (4) is owned by a tax exempt charitable organization. Pursuant to Wis. Stats. Section 846.101, Lender, upon waiving the right to judgment for any deficiency, may conduct a foreclosure sale of the Real Property three (3) months after a foreclosure judgment is entered. If the Real Property is a type other than that described in Wis. Stats. Section 846.101(1), then Grantor agrees to the provisions of Wis. Stats. Section 846.103 (as the same may be amended or renumbered from time to time) permitting Lender, upon waiving the right to judgment for any deficiency, to conduct a foreclosure sale of the Real Property three (3) months after a foreclosure judgment is entered.

Tenancy at Sufferance. If Grantor remains in possession of the Property after the Property is sold as provided above or Lender otherwise becomes entitled to possession of the Property upon default of Grantor, Grantor shall become a tenant at sufferance of Lender or the purchaser of the Property and shall, at Lender's option, either (1) pay a reasonable rental for the use of the Property, or (2) vacate the Property immediately upon the demand of Lender.

Other Remedies. Lender shall have all other rights and remedies provided in this Mortgage or the Note or available at law or in equity.

Sale of the Property. To the extent permitted by applicable law, Grantor hereby waives any and all right to have the Property marshalled. In exercising its rights and remedies, Lender shall be free to sell all or any part of the Property together or separately, in one sale or by separate sales, and to execute and deliver to the purchasers of the Property deeds of conveyance pursuant to law. Lender shall be entitled to bid at any public sale on all or any portion of the Property.

Notice of Sale. Lender shall give Grantor reasonable notice of the time and place of any public sale of the Personal Property or of the time after which any private sale or other intended disposition of the Personal Property is to be made. Reasonable notice shall mean notice given at least fifteen (15) days before the time of the sale or disposition. Any sale of the Personal Property may be made in conjunction with any sale of the Real Property.

Election of Remedies. Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or to take action to perform an obligation of Grantor under this Mortgage, after Grantor's failure to perform, shall not affect Lender's right to declare a default and exercise its remedies. Nothing under this Mortgage or otherwise shall be construed so as to limit or restrict the rights and remedies available to Lender following an Event of Default, or in any way to limit or restrict the rights and ability of Lender to proceed directly against Grantor and/or against any other co-maker, guarantor, surety or endorser and/or to proceed against any other collateral directly or indirectly securing the indebtedness.

Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this Mortgage, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's attorneys' fees and Lender's legal expenses whether or not there is a lawsuit, including attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees and title insurance, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

NOTICES. Any notice required to be given under this Mortgage, including without limitation any notice of default and any notice of sale shall be given in writing, and shall be effective when actually delivered, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Mortgage. All copies of notices of foreclosure from the holder of any lien which has priority over this Mortgage shall be sent to Lender's address, as shown near the beginning of this Mortgage. Any party may change its address for notices under this Mortgage by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address. Unless otherwise provided or required by law, if there is more than one Grantor, any notice given by Lender to any Grantor is deemed to be notice given to all Grantors.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Mortgage:

Amendments. This Mortgage, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Mortgage. No alteration or amendment to this Mortgage shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Annual Reports. If the Property is used for purposes other than Grantor's residence, Grantor shall furnish to Lender, upon request, a certified statement of net operating income received from the Property during Grantor's previous fiscal year in such form and detail as Lender shall require. "Net operating income" shall mean all cash receipts from the Property less all cash expenditures made in connection with the operation of the Property.

Caption Headings. Caption headings in this Mortgage are for convenience purposes only and are not to be used to interpret or define the provisions of this Mortgage.

Governing Law. This Mortgage will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Wisconsin without regard to its conflicts of law provisions. This Mortgage has been accepted by Lender in the State of Wisconsin.

No Waiver by Lender. Lender shall not be deemed to have waived any rights under this Mortgage unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Mortgage shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Mortgage. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or of any of Grantor's obligations as to any future transactions. Whenever the consent of Lender is required under this Mortgage, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

Severability. If a court of competent jurisdiction finds any provision of this Mortgage to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Mortgage. Unless otherwise required by law, the illegality,

**MORTGAGE
(Continued)**

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Invalidity, or unenforceability of any provision of this Mortgage shall not affect the legality, validity or enforceability of any other provision of this Mortgage.

Merger. There shall be no merger of the interest or estate created by this Mortgage with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

Successors and Assigns. Subject to any limitations stated in this Mortgage on transfer of Grantor's interest, this Mortgage shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Mortgage and the indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Mortgage or liability under the indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Mortgage.

DEFINITIONS. The following capitalized words and terms shall have the following meanings when used in this Mortgage. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Mortgage shall have the meanings attributed to such terms in the Uniform Commercial Code:

Borrower. The word "Borrower" means Theodore J. Schorsch Sr. Trust Dated February 15, 1974 and includes all co-signers and co-makers signing the Note and all their successors and assigns.

Default. The word "Default" means the Default set forth in this Mortgage in the section titled "Default".

Environmental Laws. The words "Environmental Laws" mean any and all state, federal and local statutes, regulations and ordinances relating to the protection of human health or the environment, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq. ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986, Pub. L. No. 99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., or other applicable state or federal laws, rules, or regulations adopted pursuant thereto.

Event of Default. The words "Event of Default" mean any of the events of default set forth in this Mortgage in the events of default section of this Mortgage.

Grantor. The word "Grantor" means Theodore J. Schorsch Sr. Trust Dated February 15, 1974.

Guaranty. The word "Guaranty" means the guaranty from guarantor, endorser, surety, or accommodation party to Lender, including without limitation a guaranty of all or part of the Note.

Hazardous Substances. The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

Improvements. The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and, to the extent not prohibited by law any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Lender to enforce Grantor's obligations under this Mortgage, together with interest on such amounts as provided in this Mortgage. Specifically, without limitation, indebtedness includes all amounts that may be indirectly secured by the Cross-Collateralization provision of this Mortgage.

Lender. The word "Lender" means Tri City National Bank, its successors and assigns.

Mortgage. The word "Mortgage" means this Mortgage between Grantor and Lender.

Note. The word "Note" means the promissory note dated September 13, 2017, in the original principal amount of \$650,000.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Mortgage.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the indebtedness.

Rents. The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE, AND GRANTOR AGREES TO ITS TERMS.

GRANTOR:

THEODORE J. SCHORSCH SR. TRUST DATED FEBRUARY 15, 1974

By: Susan A. Schorsch-Hansen
Susan A. Schorsch-Hansen, Trustee of Theodore J. Schorsch Sr. Trust Dated
February 15, 1974

This Mortgage was drafted by: Linda Schmidt for Tri City National Bank

MORTGAGE
(Continued)

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Complete either Authentication Section or Acknowledgment Section

AUTHENTICATION

Signature(s) of Theodore J. Schorsch Sr. Trust Dated February 15, 1974 authenticated this _____ day of _____, 20____

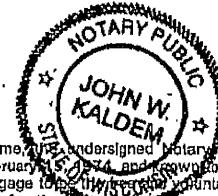
Title: Member State Bar of Wisconsin or
authorized under Section 708.06, Wis. Stats.

TRUST ACKNOWLEDGMENT

STATE OF WISCONSIN

COUNTY OF RACINE

)
) SS
)



On this 17th day of September, 20 17, before me, the undersigned Notary Public, personally appeared Susan A. Schorsch-Hansen, Trustee of Theodore J. Schorsch Sr. Trust Dated February 15, 1974, and known to me to be an authorized trustee or agent of the trust that executed the Mortgage and acknowledged the Mortgage to be the voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, for the purposes therein mentioned, and on oath stated that he or she is authorized to execute this Mortgage and in fact executed the Mortgage on behalf of the trust.

By [Signature]
John W. Kalder
[Type or Print Name]

Residing at Power Lake, WI

Notary Public in and for the State of WISCONSIN

My commission expires 12-21-18

EXHIBIT B - CORRECT LEGAL DESCRIPTION

PARCEL I: Part of the North West One-quarter (1/4) of Section Twenty-four (24), Township Three (3) North, Range Twenty-two (22) East of the Fourth Principal Meridian, and more particularly described as follows: Commencing at the Northwest corner of the Northwest 1/4 of said Section 24; thence South 01°45'43" East, 1163.91 feet; thence South 89°08'18" East, 952.09 feet; thence South 00°51'42" West, 151.93 feet; thence South 89°08'18" East, 151.06 feet; thence South 00°51'42" West, 251.37 feet to a point on the South right-of-way line of N. Schorsch Drive, a proposed public road 66.00 feet in width and the point of beginning of the parcel hereinafter described; thence Southeasterly along said South right-of-way line, said line being an arc of a curve convexing Northeasterly, whose radius is 1274.00 feet and whose long chord bears South 79°47'57" East, 69.24 feet, a distance of 69.25 feet; thence continue along said right-of-way line South 78°14'31" East, 125.82 feet to the Westerly line of State Trunk Highway "31", also known as Green Bay Road; thence Southwesterly along said Westerly right-of-way line which is the arc of a curve to the right, whose radius is 16,430.22 feet and whose long chord bears South 18°59'30.3" East, 257.79 feet, a distance of 257.79 feet to a point on the Northerly right-of-way line of S. Schorsch Drive, a proposed public road 66.00 feet in width; thence continue along said Northerly right-of-way line North 71°34'22" West, 73.69 feet; thence continue Northwesterly along the Northerly right-of-way line said line being an arc of a curve convexing Northeasterly whose radius is 266.00 feet and whose long chord bears North 84°57'45.5" West, 123.23 feet, a distance of 124.33 feet; thence North 18°59'30" East, 261.81 feet to the point of beginning. Said land being in the Village of Mt. Pleasant, County of Racine, State of Wisconsin.

PARCEL II: Part of the North West One-quarter (1/4) of Section Twenty-four (24), Township Three (3) North, Range Twenty-two (22) East of the Fourth Principal Meridian, and more particularly described as follows: Commencing at the Northwest corner of the Northwest 1/4 of said Section 24; thence South 01°45'43" East, 1163.91 feet; thence South 89°08'18" East, 952.09 feet; thence South 00°51'42" West, 151.94 feet; thence South 89°08'18" East, 151.94 feet to the point of beginning of the parcel hereinafter described; thence continue South 89°08'18" East, 279.00 feet to the West line of State Trunk Highway "31"; also known as Green Bay Road; thence Southwesterly along said right-of-way line which is the arc of a curve to the right, whose radius is 2804.79 feet and whose long chord bears South 17°23'44" West, 224.33 feet, a distance of 224.39 feet; thence continue along said right-of-way line South 19°41'15" West 4.70 feet to a point of curvature; thence Southwesterly along said right-of-way line which is the arc of a curve to the left, whose radius is 16,430.22 feet and whose long chord bears South 19°40'50" West, 4.00 feet, a distance of 4.00 feet to a point on the North line of Margery Drive; thence North 78°14'31" West along the North line of said Margery Drive, 134.86 feet to a point of curvature; thence Northwesterly along said North right-of-way line which is the arc of a curve concave to the South, whose radius is 1340.00 feet and whose long chord bears North 79°58'22" West, 80.95 feet, a distance of 80.95 feet; thence North 00°51'42" East, 184.90 feet to the point of beginning. Said land being in the Village of Mt. Pleasant, County of Racine, State of Wisconsin.

PARCEL III: Part of the North West One-quarter (1/4) of Section Twenty-four (24), Township Three (3) North, Range Twenty-two (22) East, of the Fourth Principal Meridian, and more particularly described as follows: Commencing at the Northwest corner of said 1/4 Section; run thence South 1°45'43" East along the West line of said 1/4 Section, 1163.91 feet; thence South 89°08'18" East 490.81 feet to the point of beginning of the following described parcel: Thence continue South 89°08'18" East 210.00 feet; thence South 0°51'42" West 276.77 feet to the North line of Margery Drive; thence North 76°39'25" West along said North line, 135.88 feet to a point of curvature; thence Northwesterly along said North line, which is an arc of curve to the left, whose radius is 525.00 feet, whose chord bears North 80°55'28.5" West 78.14 feet, a distance of 78.21 feet; thence North 0°51'42" East 236.24 feet to the point of beginning. Said land being in the Village of Mt. Pleasant, County of Racine, State of Wisconsin.

ASSIGNMENT OF RENTS

DOCUMENT NUMBER:

TYSON FETTES
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: \$30.00
Pages: 6



RETURN ADDRESS:

Tri City National Bank
Loan Services
10909 West Greenfield Avenue, Suite 100
West Allis, WI 53214

PARCEL I.D. NUMBER: 51-151-03-22-24-014-100 (Parcel I); 51-151-03-22-24-014-050 (Parcel II); 51-151-03-22-24-014-300 (Parcel III)

THIS ASSIGNMENT OF RENTS dated September 13, 2017, is made and executed between Theodore J. Schorsch Trust Dated February 15, 1974, as to Parcels I and II and Theodore J. Schorsch Sr. Trust, as to Parcel III (referred to below as "Grantor") and Tri City National Bank, whose address is 2704 Lathrop Avenue, Racine, WI 53405 (referred to below as "Lender").

ASSIGNMENT. For valuable consideration, Grantor hereby assigns, grants a continuing security interest in, and conveys to Lender all of Grantor's right, title, and interest in and to the Rents from the following described Property located in Racine County, State of Wisconsin:

PARCEL I: Part of the North West One-quarter (1/4) of Section Twenty-four (24), Township Three (3) North, Range Twenty-two (22) East of the Fourth Principal Meridian, and more particularly described as follows: Commencing at the Northwest corner of the Northwest 1/4 of said Section 24; thence South 01°45'42" East, 1163.91 feet; thence South 89°08'18" East, 952.09 feet; thence South 00°51'43" West, 151.93 feet; thence South 89°08'18" East, 151.06 feet; thence South 00°51'42" West, 251.37 feet to a point on the South right-of-way line of N. Schorsch Drive, a proposed public road 66.00 feet in width and the point of beginning of the parcel hereinafter described; thence Southeasterly along said South right-of-way line, said line being an arc of a curve convexing Northeasterly, whose radius is 1274.00 feet and whose long chord bears South 79°47'57" East, 69.24 feet, a distance of 69.25 feet; thence continue along said right-of-way line South 78°14'31" East, 125.82 feet to the Westerly line of State Trunk Highway "31", also known as Green Bay Road; thence Southwesterly along said Westerly right-of-way line which is the arc of a curve to the right, whose radius is 16,430.22 feet and whose long chord bears South 18°59'30.3" East, 257.79 feet, a distance of 257.79 feet to a point on the Northerly right-of-way line of S. Schorsch Drive, a proposed public road 66.00 feet in width; thence continue along said Northerly right-of-way line North 71°34'22" West, 73.69 feet; thence continue Northwesterly along the Northerly right-of-way line said line being an arc of a curve convexing Northeasterly whose radius is 266.00 feet and whose long chord bears North 84°57'45.5" West, 123.23 feet, a distance of 124.33 feet; thence North 18°59'30" East, 261.81 feet to the point of beginning. Said land being in the Village of Mt. Pleasant, County of Racine, State of Wisconsin.

PARCEL II: Part of the North West One-quarter (1/4) of Section Twenty-four (24), Township Three (3) North, Range Twenty-two (22) East of the Fourth Principal Meridian, and more particularly described as follows: Commencing at the Northwest corner of the Northwest 1/4 of said Section 24; thence South 01°45'43" East, 1163.91 feet; thence South 89°08'18" East, 952.09 feet; thence South 00°51'42" West, 151.94 feet; thence South 89°08'18" East, 151.94 feet to the point of beginning of the parcel hereinafter described; thence continue South 89°08'18" East, 279.00 feet to the West line of State Trunk Highway "31"; also known as Green Bay Road; thence Southwesterly along said right-of-way line which is

**ASSIGNMENT OF RENTS
(Continued)**

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the arc of a curve to the right, whose radius is 2804.79 feet and whose long chord bears South 17°23'44" West, 224.33 feet, a distance of 224.39 feet; thence continue along said right-of-way line South 19°41'15" West 4.70 feet to a point of curvature; thence Southwesterly along said right-of-way line which is the arc of a curve to the left, whose radius is 16,430.22 feet and whose long chord bears South 19°40'50" West, 4.00 feet, a distance of 4.00 feet to a point on the North line of Margery Drive; thence North 78°14'31" West along the North line of said Margery Drive, 134.86 feet to a point of curvature; thence Northwesterly along said North right-of-way line which is the arc of a curve concave to the South, whose radius is 1340.00 feet and whose long chord bears North 79°58'22" West, 80.95 feet, a distance of 80.95 feet; thence North 00°51'42" East, 184.90 feet to the point of beginning. Said land being in the Village of Mt. Pleasant, County of Racine, State of Wisconsin.

PARCEL III: Part of the North West One-quarter (1/4) of Section Twenty-four (24), Township Three (3) North, Range Twenty-two (22) East, of the Fourth Principal Meridian, and more particularly described as follows: Commencing at the Northwest corner of said 1/4 Section; run thence South 1°45'43" East along the West line of said 1/4 Section, 1163.91 feet; thence South 89°08'18" East 490.81 feet to the point of beginning of the following described parcel: Thence continue South 89°08'18" East 210.00 feet; thence South 0°51'42" West 276.77 feet to the North line of Margery Drive; thence North 76°39'25" West along said North line, 135.88 feet to a point of curvature; thence Northwesterly along said North line, which is an arc of curve to the left, whose radius is 525.00 feet, whose chord bears North 80°55'28.5" West 78.14 feet, a distance of 78.21 feet; thence North 0°51'42" East 236.24 feet to the point of beginning. Said land being in the Village of Mt. Pleasant, County of Racine, State of Wisconsin.

The Property or its address is commonly known as 2010-2014 South Green Bay Road, Mount Pleasant, Wisconsin 53406 (Parcel I); 5824-5826 Margery Drive, Mount Pleasant, Wisconsin 53406 (Parcel II); 5932-5936 Margery Drive, Mount Pleasant, Wisconsin 53406 (Parcel III), WI. The Property tax identification number is 51-151-03-22-24-014-100 (Parcel I); 51-151-03-22-24-014-050 (Parcel II); 51-151-03-22-24-014-300 (Parcel III).

CROSS-COLLATERALIZATION. In addition to the Note, this Assignment secures all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

THIS ASSIGNMENT IS GIVEN TO SECURE (1) PAYMENT OF THE INDEBTEDNESS AND (2) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF GRANTOR UNDER THE NOTE, THIS ASSIGNMENT, AND THE RELATED DOCUMENTS. THIS ASSIGNMENT IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Assignment or any Related Documents, Grantor shall pay to Lender all amounts secured by this Assignment as they become due, and shall strictly perform all of Grantor's obligations under this Assignment. Unless and until Lender exercises its right to collect the Rents as provided below and so long as there is no default under this Assignment, Grantor may remain in possession and control of and operate and manage the Property and collect the Rents, provided that the granting of the right to collect the Rents shall not constitute Lender's consent to the use of cash collateral in a bankruptcy proceeding.

GRANTOR'S REPRESENTATIONS AND WARRANTIES. Grantor warrants that:

Ownership. Grantor is entitled to receive the Rents free and clear of all rights, loans, liens, encumbrances, and claims except as disclosed to and accepted by Lender in writing.

Right to Assign. Grantor has the full right, power and authority, acting alone, to enter into this Assignment and to assign and convey the Rents to Lender.

No Prior Assignment. Grantor has not previously assigned or conveyed the Rents to any other person by any instrument now in force.

No Further Transfer. Grantor will not sell, assign, encumber, or otherwise dispose of any of Grantor's rights in the Rents except as provided in this Assignment.

LENDER'S RIGHT TO RECEIVE AND COLLECT RENTS. Lender shall have the right at any time, and even though no default shall have occurred under this Assignment, to collect and receive the Rents. For this purpose, Lender is hereby given and granted the following rights, powers and authority:

Notice to Tenants. Lender may send notices to any and all tenants of the Property advising them of this Assignment and directing all Rents to be paid directly to Lender or Lender's agent.

Enter the Property. Lender may enter upon and take possession of the Property; demand, collect and receive from the tenants or from any other persons liable therefor, all of the Rents; institute and carry on all legal proceedings necessary for the protection of the

ASSIGNMENT OF RENTS (Continued)

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Property, including such proceedings as may be necessary to recover possession of the Property; collect the Rents and remove any tenant or tenants or other persons from the Property.

Maintain the Property. Lender may enter upon the Property to maintain the Property and keep the same in repair; to pay the costs thereof and of all services of all employees, including their equipment, and of all continuing costs and expenses of maintaining the Property in proper repair and condition, and also to pay all taxes, assessments and water utilities, and the premiums on fire and other insurance effected by Lender on the Property.

Compliance with Laws. Lender may do any and all things to execute and comply with the laws of the State of Wisconsin and also all other laws, rules, orders, ordinances and requirements of all other governmental agencies affecting the Property.

Lease the Property. Lender may rent or lease the whole or any part of the Property for such term or terms and on such conditions as Lender may deem appropriate.

Employ Agents. Lender may engage such agent or agents as Lender may deem appropriate, either in Lender's name or in Grantor's name, to rent and manage the Property, including the collection and application of Rents.

Other Acts. Lender may do all such other things and acts with respect to the Property as Lender may deem appropriate and may act exclusively and solely in the place and stead of Grantor and to have all of the powers of Grantor for the purposes stated above.

No Requirement to Act. Lender shall not be required to do any of the foregoing acts or things, and the fact that Lender shall have performed one or more of the foregoing acts or things shall not require Lender to do any other specific act or thing.

APPLICATION OF RENTS. All costs and expenses incurred by Lender in connection with the Property shall be for Grantor's account and Lender may pay such costs and expenses from the Rents. Lender, in its sole discretion, shall determine the application of any and all Rents received by it; however, any such Rents received by Lender which are not applied to such costs and expenses shall be applied to the Indebtedness. All expenditures made by Lender under this Assignment and not reimbursed from the Rents shall become a part of the Indebtedness secured by this Assignment, and shall be payable on demand, with interest at the Note rate from date of expenditure until paid.

FULL PERFORMANCE. If Grantor pays all of the Indebtedness when due and otherwise performs all the obligations imposed upon Grantor under this Assignment, the Note, and the Related Documents, Lender shall execute and deliver to Grantor a suitable satisfaction of this Assignment and suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Property. Any termination fee required by law shall be paid by Grantor, if permitted by applicable law.

LENDER'S EXPENDITURES. If any action or proceeding is commenced that would materially affect Lender's interest in the Property or if Grantor fails to comply with any provision of this Assignment or any Related Documents, including but not limited to Grantor's failure to discharge or pay when due any amounts Grantor is required to discharge or pay under this Assignment or any Related Documents, Lender on Grantor's behalf may (but shall not be obligated to) take any action that Lender deems appropriate, including but not limited to discharging or paying all taxes, liens, security interests, encumbrances and other claims, at any time levied or placed on the Rents or the Property and paying all costs for insuring, maintaining and preserving the Property. All such expenditures incurred or paid by Lender for such purposes will then bear interest at the rate charged under the Note from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses will become a part of the Indebtedness and, at Lender's option, will (A) be payable on demand; (B) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy; or (2) the remaining term of the Note; or (C) be treated as a balloon payment which will be due and payable at the Note's maturity. The Assignment also will secure payment of these amounts. Such right shall be in addition to all other rights and remedies to which Lender may be entitled upon Default.

DEFAULT. Each of the following, at Lender's option, shall constitute an Event of Default under this Assignment:

Payment Default. Grantor fails to make any payment when due under the Indebtedness.

Other Defaults. Grantor fails to comply with or to perform any other term, obligation, covenant or condition contained in this Assignment or in any of the Related Documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Lender and Grantor.

Default on Other Payments. Failure of Grantor within the time required by this Assignment to make any payment for taxes or insurance, or any other payment necessary to prevent filing of or to effect discharge of any lien.

Default in Favor of Third Parties. Grantor defaults under any loan, extension of credit, security agreement, purchase or sales agreement, or any other agreement, in favor of any other creditor or person that may materially affect any of Grantor's property or ability to perform Grantor's obligations under this Assignment or any of the Related Documents.

False Statements. Any warranty, representation or statement made or furnished to Lender by Grantor or on Grantor's behalf under this Assignment or the Related Documents is false or misleading in any material respect, either now or at the time made or furnished or becomes false or misleading at any time thereafter.

Defective Collateralization. This Assignment or any of the Related Documents ceases to be in full force and effect (including failure of any collateral document to create a valid and perfected security interest or lien) at any time and for any reason.

Insolvency. The dissolution or termination of the Trust, the insolvency of Grantor, the appointment of a receiver for any part of Grantor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Grantor.

Creditor or Forfeiture Proceedings. Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Grantor or by any governmental agency against the Rents or any property securing the Indebtedness. This includes a garnishment of any of Grantor's accounts, including deposit accounts, with Lender. However, this Event of Default shall not apply if there is a good faith dispute by Grantor as to the validity or reasonableness of the claim which is the basis of the creditor or forfeiture proceeding and if Grantor gives Lender written notice of the creditor or forfeiture proceeding and deposits with Lender monies or a surety bond for the creditor or forfeiture proceeding, in an amount determined by

ASSIGNMENT OF RENTS (Continued)

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Lender, in its sole discretion, as being an adequate reserve or bond for the dispute.

Property Damage or Loss. The Property is lost, stolen, substantially damaged, sold, or borrowed against.

Events Affecting Guarantor. Any of the preceding events occurs with respect to any guarantor, endorser, surety, or accommodation party of any of the Indebtedness or any guarantor, endorser, surety, or accommodation party dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any Guaranty of the Indebtedness.

Adverse Change. A material adverse change occurs in Grantor's financial condition, or Lender believes the prospect of payment or performance of the Indebtedness is impaired.

Insecurity. Lender in good faith believes itself insecure.

RIGHTS AND REMEDIES ON DEFAULT. Upon the occurrence of any Event of Default and at any time thereafter, Lender may exercise any one or more of the following rights and remedies, in addition to any other rights or remedies provided by law:

Accelerate Indebtedness. Lender shall have the right at its option without notice to Grantor to declare the entire Indebtedness immediately due and payable, including any prepayment penalty that Grantor would be required to pay.

Collect Rents. Lender shall have the right, without notice to Grantor, to take possession of the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the Indebtedness. In furtherance of this right, Lender shall have all the rights provided for in the Lender's Right to Receive and Collect Rents Section, above. If the Rents are collected by Lender, then Grantor irrevocably designates Lender as Grantor's attorney-in-fact to endorse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds. Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or through a receiver.

Appoint Receiver. Lender shall have the right to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the Indebtedness or as the court may direct. The receiver may serve without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the Indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver.

Other Remedies. Lender shall have all other rights and remedies provided in this Assignment or the Note or by law.

Election of Remedies. Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or to take action to perform an obligation of Grantor under this Assignment, after Grantor's failure to perform, shall not affect Lender's right to declare a default and exercise its remedies.

Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this Assignment, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's attorneys' fees and Lender's legal expenses whether or not there is a lawsuit, including attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, title insurance, and fees for the Trustee, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Assignment:

Amendments. This Assignment, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Assignment. No alteration of or amendment to this Assignment shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Caption Headings. Caption headings in this Assignment are for convenience purposes only and are not to be used to interpret or define the provisions of this Assignment.

Governing Law. This Assignment will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Wisconsin without regard to its conflicts of law provisions. This Assignment has been accepted by Lender in the State of Wisconsin.

Merger. There shall be no merger of the interest or estate created by this Assignment with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

Interpretation. (1) In all cases where there is more than one Borrower or Grantor, then all words used in this Assignment in the singular shall be deemed to have been used in the plural where the context and construction so require. (2) If more than one person signs this Assignment as "Grantor," the obligations of each Grantor are joint and several. This means that if Lender brings a lawsuit, Lender may sue any one or more of the Grantors. If Borrower and Grantor are not the same person, Lender need not sue Borrower first, and that Borrower need not be joined in any lawsuit. (3) The names given to paragraphs or sections in this Assignment are for convenience purposes only. They are not to be used to interpret or define the provisions of this Assignment.

No Waiver by Lender. Lender shall not be deemed to have waived any rights under this Assignment unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Assignment shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Assignment. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or of any of Grantor's

ASSIGNMENT OF RENTS (Continued)

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obligations as to any future transactions. Whenever the consent of Lender is required under this Assignment, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

Notices. Any notice required to be given under this Assignment shall be given in writing, and shall be effective when actually delivered, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Assignment. Any party may change its address for notices under this Assignment by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address. Unless otherwise provided or required by law, if there is more than one Grantor, any notice given by Lender to any Grantor is deemed to be notice given to all Grantors.

Powers of Attorney. The various agencies and powers of attorney conveyed on Lender under this Assignment are granted for purposes of security and may not be revoked by Grantor until such time as the same are renounced by Lender.

Severability. If a court of competent jurisdiction finds any provision of this Assignment to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Assignment. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Assignment shall not affect the legality, validity or enforceability of any other provision of this Assignment.

Successors and Assigns. Subject to any limitations stated in this Assignment on transfer of Grantor's interest, this Assignment shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Assignment and the indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Assignment or liability under the indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Assignment.

Waiver of Right of Redemption. NOTWITHSTANDING ANY OF THE PROVISIONS TO THE CONTRARY CONTAINED IN THIS ASSIGNMENT, GRANTOR HEREBY WAIVES ANY AND ALL RIGHTS OF REDEMPTION FROM SALE UNDER ANY ORDER OR JUDGMENT OF FORECLOSURE ON GRANTOR'S BEHALF AND ON BEHALF OF EACH AND EVERY PERSON, EXCEPT JUDGMENT CREDITORS OF GRANTOR, ACQUIRING ANY INTEREST IN OR TITLE TO THE PROPERTY SUBSEQUENT TO THE DATE OF THIS ASSIGNMENT.

DEFINITIONS. The following capitalized words and terms shall have the following meanings when used in this Assignment. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Assignment shall have the meanings attributed to such terms in the Uniform Commercial Code:

Assignment. The word "Assignment" means this ASSIGNMENT OF RENTS, as this ASSIGNMENT OF RENTS may be amended or modified from time to time, together with all exhibits and schedules attached to this ASSIGNMENT OF RENTS from time to time.

Borrower. The word "Borrower" means Theodore J. Schorsch Sr. Trust Dated February 15, 1974.

Default. The word "Default" means the Default set forth in this Assignment in the section titled "Default".

Event of Default. The words "Event of Default" mean any of the events of default set forth in this Assignment in the default section of this Assignment.

Grantor. The word "Grantor" means Theodore J. Schorsch Sr. Trust Dated February 15, 1974.

Guaranty. The word "Guaranty" means the guaranty from guarantor, endorser, surety, or accommodation party to Lender, including without limitation a guaranty of all or part of the Note.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and, to the extent not prohibited by law any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Lender to enforce Grantor's obligations under this Assignment, together with interest on such amounts as provided in this Assignment. Specifically, without limitation, Indebtedness includes all amounts that may be indirectly secured by the Cross-Collateralization provision of this Assignment.

Lender. The word "Lender" means Tri City National Bank, its successors and assigns.

Note. The word "Note" means the promissory note dated September 13, 2017, in the original principal amount of \$650,000.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.

Property. The word "Property" means all of Grantor's right, title and interest in and to all the Property as described in the "Assignment" section of this Assignment.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all of Grantor's present and future rights, title and interest in, to and under any and all present and future leases, including, without limitation, all rents, revenue, income, issues, royalties, bonuses, accounts receivable, cash or security deposits, advance rentals, profits and proceeds from the Property, and other payments and benefits derived or to be derived from such

ASSIGNMENT OF RENTS
(Continued)

Page 6

leases of every kind and nature, whether due now or later, including without limitation Grantor's right to enforce such leases and to receive and collect payment and proceeds thereunder.

THE UNDERSIGNED ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS ASSIGNMENT. THIS DOCUMENT IS EXECUTED ON SEPTEMBER 13, 2017.

GRANTOR:

THEODORE J. SCHORSCH SR. TRUST DATED FEBRUARY 15, 1974

By: Susan A. Schorsch Hansen
Susan A. Schorsch-Hansen, Trustee of Theodore J. Schorsch Sr. Trust Dated February 15, 1974

This ASSIGNMENT OF RENTS was drafted by: Linda Szmidt for Tri City National Bank

Complete either Authentication Section or Acknowledgment Section

AUTHENTICATION

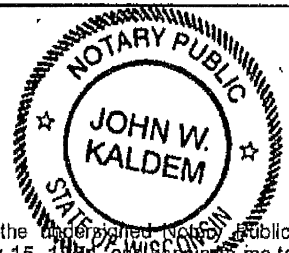
Signature(s) of Theodore J. Schorsch Sr. Trust Dated February 15, 1974 authenticated this _____ day of _____, 20____.

Title: Member State Bar of Wisconsin or
authorized under Section 706.06, Wis. Stats.

TRUST ACKNOWLEDGMENT

STATE OF WISCONSIN
COUNTY OF RACINE

)
) SS
)



On this 13th day of September, 20 17, before me, the undersigned Notary Public, personally appeared Susan A. Schorsch-Hansen, Trustee of Theodore J. Schorsch Sr. Trust Dated February 15, 1974, and acknowledged to be an authorized trustee or agent of the trust that executed the ASSIGNMENT OF RENTS and acknowledged the Assignment to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Assignment and in fact executed the Assignment on behalf of the trust.

By: John W. KalDEM
[Type or Print Name]

Residing at 12005 6th Ave

Notary Public In and for the State of WISCONSIN

My commission expires 10-21-18

DOCUMENT # 2485857
RACINE COUNTY REGISTER OF DEEDS
February 01, 2018 4:08 PM

Document Number

Document Title

Handwritten signature

TYSON FETTES
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: \$30.00
Pages: 9



Recording Area

Name and Return Address

Tri City National Bank
10909 West Greenfield Avenue
Suite 100
West Allis, WI 53214

30-9

Parcel Identification Number (PIN)

THIS PAGE IS PART OF THIS LEGAL DOCUMENT - DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010

**CORRECTION INSTRUMENT
(FOR A LEGAL DESCRIPTION ERROR)**

The undersigned is a Loan Document Processor of Tri City National Bank and is authorized to make this affidavit on its behalf. The undersigned, being first duly sworn, depose(s), state(s) and warrant(s), that:

1. This correction instrument is to correct or amend that certain **Assignment of Rents** recorded in the Office of the Register of Deeds for Racine County on **September 15, 2017** as Document No. 2474707, a true and correct copy of which is attached as **Exhibit A** ("Recorded Document").
2. The Grantor on the Recorded Document is: **Theodore J. Schorsch Trust Dated February 15, 1974, as to Parcels I and II and Theodore J. Schorsch Sr. Trust, as to Parcel III.** The Lender on the Recorded Document is: **Tri City National Bank.**
3. The undersigned or the Entity is:

<input type="checkbox"/> the grantor on the Recorded Document	<input type="checkbox"/> the grantee on the Recorded Document
<input type="checkbox"/> the Entity who drafted the Recorded Document	<input type="checkbox"/> the Entity who acted as the settlement agent in the transaction that is the subject of the Recorded Document

X A person/Entity having personal knowledge of the circumstances of the conveyance that is the subject of the Recorded Document based on (describe basis for personal knowledge): **Representative of the Lender and the person who drafted the incorrect document.**

4. The Recorded Document contained an error in the legal description specifically to Parcel 1, stated as thence South 01°45'42" East, 1163.91 feet; thence South 89°08'18" East, 952.09 feet; thence South 00°51'43" in the legal description but should have been thence South 01°45'43" East, 1163.91 feet; thence South 89°08'18" East, 952.09 feet; thence South 00°51'42".
5. The legal description contained in the Recorded Document is hereby corrected and replaced with the legal description attached as **Exhibit B.**
6. This Correction Instrument is being recorded in accordance with §706.085, Wis. Stats., and should be recorded and indexed against the property legally described on **Exhibit A** and **Exhibit B**, and in the appropriate grantor/lender index.
7. Pursuant to §706.085(2)(c), Wis. Stats., the undersigned certifies that a copy of this document has been mailed by 1st class mail to all parties to the transaction that was the subject of the Recorded Document, as follows:
 - Grantor Address: 5841 Joanne Drive Apt. 107, Mount Pleasant, WI 53406
 - Lender Address: 10909 West Greenfield Avenue, Suite 100, West Allis, WI 53214

Dated: January 26, 2018

By: *Linda Szmidt*
Name: Linda Szmidt for Tri City National Bank
Title: Loan Document Processor

This Correction Instrument was drafted by:
Linda Szmidt for Tri City National Bank

ACKNOWLEDGMENT

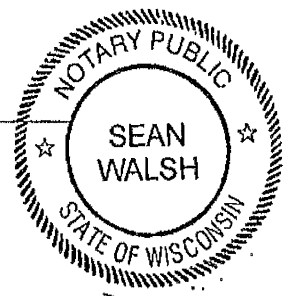
STATE OF WISCONSIN)

);SS

COUNTY OF MILWAUKEE)

Personally came before me on January 26, 2018, the above named Linda Szmidt, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Sean Walsh
Name: Sean Walsh
Notary Public, State of Wisconsin
My commission expires: January 11, 2021



ASSIGNMENT OF RENTS

DOCUMENT NUMBER:

TYSON FETTES
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: \$30.00
Pages: 6

RETURN ADDRESS:

Tri City National Bank
Loan Services
10909 West Greenfield Avenue, Suite 100
West Allis, WI 53214

PARCEL I.D. NUMBER: 51-151-03-22-24-014-100 (Parcel I); 51-151-03-22-24-014-050 (Parcel II); 51-151-03-22-24-014-300 (Parcel III)

THIS ASSIGNMENT OF RENTS dated September 13, 2017, is made and executed between Theodore J. Schorsch Trust Dated February 15, 1974, as to Parcels I and II and Theodore J. Schorsch Sr. Trust, as to Parcel III (referred to below as "Grantor") and Tri City National Bank, whose address is 2704 Lathrop Avenue, Racine, WI 53405 (referred to below as "Lender").

ASSIGNMENT. For valuable consideration, Grantor hereby assigns, grants a continuing security interest in, and conveys to Lender all of Grantor's right, title, and interest in and to the Rents from the following described Property located in Racine County, State of Wisconsin:

PARCEL I: Part of the North West One-quarter (1/4) of Section Twenty-four (24), Township Three (3) North, Range Twenty-two (22) East of the Fourth Principal Meridian, and more particularly described as follows: Commencing at the Northwest corner of the Northwest 1/4 of said Section 24; thence South 01°45'42" East, 1163.91 feet; thence South 89°08'18" East, 952.09 feet; thence South 00°51'43" West, 151.93 feet; thence South 89°08'18" East, 151.06 feet; thence South 00°51'42" West, 251.37 feet to a point on the South right-of-way line of N. Schorsch Drive, a proposed public road 66.00 feet in width and the point of beginning of the parcel hereinafter described; thence Southeasterly along said South right-of-way line, said line being an arc of a curve convexing Northeasterly, whose radius is 1274.00 feet and whose long chord bears South 79°47'57" East, 69.24 feet, a distance of 69.25 feet; thence continue along said right-of-way line South 78°14'31" East, 125.82 feet to the Westerly line of State Trunk Highway "31", also known as Green Bay Road; thence Southwesterly along said Westerly right-of-way line which is the arc of a curve to the right, whose radius is 16,430.22 feet and whose long chord bears South 18°59'30.3" East, 257.79 feet, a distance of 257.79 feet to a point on the Northerly right-of-way line of S. Schorsch Drive, a proposed public road 66.00 feet in width; thence continue along said Northerly right-of-way line North 71°34'22" West, 73.69 feet; thence continue Northwesterly along the Northerly right-of-way line said line being an arc of a curve convexing Northeasterly whose radius is 266.00 feet and whose long chord bears North 84°57'45.5" West, 123.23 feet, a distance of 124.33 feet; thence North 18°59'30" East, 261.81 feet to the point of beginning. Said land being in the Village of Mt. Pleasant, County of Racine, State of Wisconsin.

PARCEL II: Part of the North West One-quarter (1/4) of Section Twenty-four (24), Township Three (3) North, Range Twenty-two (22) East of the Fourth Principal Meridian, and more particularly described as follows: Commencing at the Northwest corner of the Northwest 1/4 of said Section 24; thence South 01°45'43" East, 1163.91 feet; thence South 89°08'18" East, 952.09 feet; thence South 00°51'42" West, 151.94 feet; thence South 89°08'18" East, 151.94 feet to the point of beginning of the parcel hereinafter described; thence continue South 89°08'18" East, 279.00 feet to the West line of State Trunk Highway "31"; also known as Green Bay Road; thence Southwesterly along said right-of-way line which is

**ASSIGNMENT OF RENTS
(Continued)**

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the arc of a curve to the right, whose radius is 2804.79 feet and whose long chord bears South 17°23'44" West, 224.33 feet, a distance of 224.39 feet; thence continue along said right-of-way line South 19°41'15" West 4.70 feet to a point of curvature; thence Southwesterly along said right-of-way line which is the arc of a curve to the left, whose radius is 16,430.22 feet and whose long chord bears South 19°40'50" West, 4.00 feet, a distance of 4.00 feet to a point on the North line of Margery Drive; thence North 78°14'31" West along the North line of said Margery Drive, 134.86 feet to a point of curvature; thence Northwesterly along said North right-of-way line which is the arc of a curve concave to the South, whose radius is 1340.00 feet and whose long chord bears North 79°58'22" West, 80.95 feet, a distance of 80.95 feet; thence North 00°51'42" East, 184.90 feet to the point of beginning. Said land being in the Village of Mt. Pleasant, County of Racine, State of Wisconsin.

PARCEL III: Part of the North West One-quarter (1/4) of Section Twenty-four (24), Township Three (3) North, Range Twenty-two (22) East, of the Fourth Principal Meridian, and more particularly described as follows: Commencing at the Northwest corner of said 1/4 Section; run thence South 1°45'43" East along the West line of said 1/4 Section, 1163.91 feet; thence South 89°08'18" East 490.81 feet to the point of beginning of the following described parcel: Thence continue South 89°08'18" East 210.00 feet; thence South 0°51'42" West 276.77 feet to the North line of Margery Drive; thence North 76°39'25" West along said North line, 135.88 feet to a point of curvature; thence Northwesterly along said North line, which is an arc of curve to the left, whose radius is 525.00 feet, whose chord bears North 80°55'28.5" West 78.14 feet, a distance of 78.21 feet; thence North 0°51'42" East 236.24 feet to the point of beginning. Said land being in the Village of Mt. Pleasant, County of Racine, State of Wisconsin.

The Property or its address is commonly known as 2010-2014 South Green Bay Road, Mount Pleasant, Wisconsin 53406 (Parcel I); 5824-5826 Margery Drive, Mount Pleasant, Wisconsin 53406 (Parcel II); 5932-5936 Margery Drive, Mount Pleasant, Wisconsin 53406 (Parcel III), WI. The Property tax identification number is 51-151-03-22-24-014-100 (Parcel I); 51-151-03-22-24-014-050 (Parcel II); 51-151-03-22-24-014-300 (Parcel III).

CROSS-COLLATERALIZATION. In addition to the Note, this Assignment secures all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

THIS ASSIGNMENT IS GIVEN TO SECURE (1) PAYMENT OF THE INDEBTEDNESS AND (2) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF GRANTOR UNDER THE NOTE, THIS ASSIGNMENT, AND THE RELATED DOCUMENTS. THIS ASSIGNMENT IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Assignment or any Related Documents, Grantor shall pay to Lender all amounts secured by this Assignment as they become due, and shall strictly perform all of Grantor's obligations under this Assignment. Unless and until Lender exercises its right to collect the Rents as provided below and so long as there is no default under this Assignment, Grantor may remain in possession and control of and operate and manage the Property and collect the Rents, provided that the granting of the right to collect the Rents shall not constitute Lender's consent to the use of cash collateral in a bankruptcy proceeding.

GRANTOR'S REPRESENTATIONS AND WARRANTIES. Grantor warrants that:

Ownership. Grantor is entitled to receive the Rents free and clear of all rights, loans, liens, encumbrances, and claims except as disclosed to and accepted by Lender in writing.

Right to Assign. Grantor has the full right, power and authority, acting alone, to enter into this Assignment and to assign and convey the Rents to Lender.

No Prior Assignment. Grantor has not previously assigned or conveyed the Rents to any other person by any instrument now in force.

No Further Transfer. Grantor will not sell, assign, encumber, or otherwise dispose of any of Grantor's rights in the Rents except as provided in this Assignment.

LENDER'S RIGHT TO RECEIVE AND COLLECT RENTS. Lender shall have the right at any time, and even though no default shall have occurred under this Assignment, to collect and receive the Rents. For this purpose, Lender is hereby given and granted the following rights, powers and authority:

Notice to Tenants. Lender may send notices to any and all tenants of the Property advising them of this Assignment and directing all Rents to be paid directly to Lender or Lender's agent.

Enter the Property. Lender may enter upon and take possession of the Property; demand, collect and receive from the tenants or from any other persons liable therefor, all of the Rents; institute and carry on all legal proceedings necessary for the protection of the

ASSIGNMENT OF RENTS (Continued)

Page 3

Property, including such proceedings as may be necessary to recover possession of the Property; collect the Rents and remove any tenant or tenants or other persons from the Property.

Maintain the Property. Lender may enter upon the Property to maintain the Property and keep the same in repair; to pay the costs thereof and of all services of all employees, including their equipment, and of all continuing costs and expenses of maintaining the Property in proper repair and condition, and also to pay all taxes, assessments and water utilities, and the premiums on fire and other insurance effected by Lender on the Property.

Compliance with Laws. Lender may do any and all things to execute and comply with the laws of the State of Wisconsin and also all other laws, rules, orders, ordinances and requirements of all other governmental agencies affecting the Property.

Lease the Property. Lender may rent or lease the whole or any part of the Property for such term or terms and on such conditions as Lender may deem appropriate.

Employ Agents. Lender may engage such agent or agents as Lender may deem appropriate, either in Lender's name or in Grantor's name, to rent and manage the Property, including the collection and application of Rents.

Other Acts. Lender may do all such other things and acts with respect to the Property as Lender may deem appropriate and may act exclusively and solely in the place and stead of Grantor and to have all of the powers of Grantor for the purposes stated above.

No Requirement to Act. Lender shall not be required to do any of the foregoing acts or things; and the fact that Lender shall have performed one or more of the foregoing acts or things shall not require Lender to do any other specific act or thing.

APPLICATION OF RENTS. All costs and expenses incurred by Lender in connection with the Property shall be for Grantor's account and Lender may pay such costs and expenses from the Rents. Lender, in its sole discretion, shall determine the application of any and all Rents received by it; however, any such Rents received by Lender which are not applied to such costs and expenses shall be applied to the Indebtedness. All expenditures made by Lender under this Assignment and not reimbursed from the Rents shall become a part of the Indebtedness secured by this Assignment, and shall be payable on demand, with interest at the Note rate from date of expenditure until paid.

FULL PERFORMANCE. If Grantor pays all of the Indebtedness when due and otherwise performs all the obligations imposed upon Grantor under this Assignment, the Note, and the Related Documents, Lender shall execute and deliver to Grantor a suitable satisfaction of this Assignment and suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Property. Any termination fee required by law shall be paid by Grantor, if permitted by applicable law.

LENDER'S EXPENDITURES. If any action or proceeding is commenced that would materially affect Lender's interest in the Property or if Grantor fails to comply with any provision of this Assignment or any Related Documents, including but not limited to Grantor's failure to discharge or pay when due any amounts Grantor is required to discharge or pay under this Assignment or any Related Documents, Lender on Grantor's behalf may (but shall not be obligated to) take any action that Lender deems appropriate, including but not limited to discharging or paying all taxes, liens, security interests, encumbrances and other claims, at any time levied or placed on the Rents or the Property and paying all costs for insuring, maintaining and preserving the Property. All such expenditures incurred or paid by Lender for such purposes will then bear interest at the rate charged under the Note from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses will become a part of the Indebtedness and, at Lender's option, will (A) be payable on demand; (B) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy; or (2) the remaining term of the Note; or (C) be treated as a balloon payment which will be due and payable at the Note's maturity. The Assignment also will secure payment of these amounts. Such right shall be in addition to all other rights and remedies to which Lender may be entitled upon Default.

DEFAULT. Each of the following, at Lender's option, shall constitute an Event of Default under this Assignment:

Payment Default. Grantor fails to make any payment when due under the Indebtedness.

Other Defaults. Grantor fails to comply with or to perform any other term, obligation, covenant or condition contained in this Assignment or in any of the Related Documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Lender and Grantor.

Default on Other Payments. Failure of Grantor within the time required by this Assignment to make any payment for taxes or insurance, or any other payment necessary to prevent filing of or to effect discharge of any lien.

Default in Favor of Third Parties. Grantor defaults under any loan, extension of credit, security agreement, purchase or sales agreement, or any other agreement, in favor of any other creditor or person that may materially affect any of Grantor's property or ability to perform Grantor's obligations under this Assignment or any of the Related Documents.

False Statements. Any warranty, representation or statement made or furnished to Lender by Grantor or on Grantor's behalf under this Assignment or the Related Documents is false or misleading in any material respect, either now or at the time made or furnished or becomes false or misleading at any time thereafter.

Defective Collateralization. This Assignment or any of the Related Documents ceases to be in full force and effect (including failure of any collateral document to create a valid and perfected security interest or lien) at any time and for any reason.

Insolvency. The dissolution or termination of the Trust, the insolvency of Grantor, the appointment of a receiver for any part of Grantor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Grantor.

Creditor or Foreclosure Proceedings. Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Grantor or by any governmental agency against the Rents or any property securing the Indebtedness. This includes a garnishment of any of Grantor's accounts, including deposit accounts, with Lender. However, this Event of Default shall not apply if there is a good faith dispute by Grantor as to the validity or reasonableness of the claim which is the basis of the creditor or forfeiture proceeding and if Grantor gives Lender written notice of the creditor or forfeiture proceeding and deposits with Lender monies or a surety bond for the creditor or forfeiture proceeding, in an amount determined by

ASSIGNMENT OF RENTS (Continued)

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Lender, in its sole discretion, as being an adequate reserve or bond for the dispute.

Property Damage or Loss. The Property is lost, stolen, substantially damaged, sold, or borrowed against.

Events Affecting Guarantor. Any of the preceding events occurs with respect to any guarantor, endorser, surety, or accommodation party of any of the Indebtedness or any guarantor, endorser, surety, or accommodation party dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any Guaranty of the Indebtedness.

Adverse Change. A material adverse change occurs in Grantor's financial condition, or Lender believes the prospect of payment or performance of the Indebtedness is impaired.

Insecurity. Lender in good faith believes itself insecure.

RIGHTS AND REMEDIES ON DEFAULT. Upon the occurrence of any Event of Default and at any time thereafter, Lender may exercise any one or more of the following rights and remedies, in addition to any other rights or remedies provided by law:

Accelerate Indebtedness. Lender shall have the right at its option without notice to Grantor to declare the entire Indebtedness immediately due and payable, including any prepayment penalty that Grantor would be required to pay.

Collect Rents. Lender shall have the right, without notice to Grantor, to take possession of the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the Indebtedness. In furtherance of this right, Lender shall have all the rights provided for in the Lender's Right to Receive and Collect Rents Section, above. If the Rents are collected by Lender, then Grantor irrevocably designates Lender as Grantor's attorney-in-fact to endorse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds. Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or through a receiver.

Appoint Receiver. Lender shall have the right to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the Indebtedness or as the court may direct. The receiver may serve without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the Indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver.

Other Remedies. Lender shall have all other rights and remedies provided in this Assignment or the Note or by law.

Election of Remedies. Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or to take action to perform an obligation of Grantor under this Assignment, after Grantor's failure to perform, shall not affect Lender's right to declare a default and exercise its remedies.

Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this Assignment, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's attorneys' fees and Lender's legal expenses whether or not there is a lawsuit, including attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, title insurance, and fees for the Trustee, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Assignment:

Amendments. This Assignment, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Assignment. No alteration of or amendment to this Assignment shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Caption Headings. Caption headings in this Assignment are for convenience purposes only and are not to be used to interpret or define the provisions of this Assignment.

Governing Law. This Assignment will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Wisconsin without regard to its conflicts of law provisions. This Assignment has been accepted by Lender in the State of Wisconsin.

Merger. There shall be no merger of the interest or estate created by this Assignment with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

Interpretation. (1) In all cases where there is more than one Borrower or Grantor, then all words used in this Assignment in the singular shall be deemed to have been used in the plural where the context and construction so require. (2) If more than one person signs this Assignment as "Grantor," the obligations of each Grantor are joint and several. This means that if Lender brings a lawsuit, Lender may sue any one or more of the Grantors. If Borrower and Grantor are not the same person, Lender need not sue Borrower first, and that Borrower need not be joined in any lawsuit. (3) The names given to paragraphs or sections in this Assignment are for convenience purposes only. They are not to be used to interpret or define the provisions of this Assignment.

No Waiver by Lender. Lender shall not be deemed to have waived any rights under this Assignment unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Assignment shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Assignment. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or of any of Grantor's

ASSIGNMENT OF RENTS (Continued)

Page 5

obligations as to any future transactions. Whenever the consent of Lender is required under this Assignment, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

Notices. Any notice required to be given under this Assignment shall be given in writing, and shall be effective when actually delivered, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Assignment. Any party may change its address for notices under this Assignment by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address. Unless otherwise provided or required by law, if there is more than one Grantor, any notice given by Lender to any Grantor is deemed to be notice given to all Grantors.

Powers of Attorney. The various agencies and powers of attorney conveyed on Lender under this Assignment are granted for purposes of security and may not be revoked by Grantor until such time as the same are renounced by Lender.

Severability. If a court of competent jurisdiction finds any provision of this Assignment to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Assignment. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Assignment shall not affect the legality, validity or enforceability of any other provision of this Assignment.

Successors and Assigns. Subject to any limitations stated in this Assignment on transfer of Grantor's interest, this Assignment shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Assignment and the indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Assignment or liability under the indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Assignment.

Waiver of Right of Redemption. NOTWITHSTANDING ANY OF THE PROVISIONS TO THE CONTRARY CONTAINED IN THIS ASSIGNMENT, GRANTOR HEREBY WAIVES ANY AND ALL RIGHTS OF REDEMPTION FROM SALE UNDER ANY ORDER OR JUDGMENT OF FORECLOSURE ON GRANTOR'S BEHALF AND ON BEHALF OF EACH AND EVERY PERSON, EXCEPT JUDGMENT CREDITORS OF GRANTOR, ACQUIRING ANY INTEREST IN OR TITLE TO THE PROPERTY SUBSEQUENT TO THE DATE OF THIS ASSIGNMENT.

DEFINITIONS. The following capitalized words and terms shall have the following meanings when used in this Assignment. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Assignment shall have the meanings attributed to such terms in the Uniform Commercial Code:

Assignment. The word "Assignment" means this ASSIGNMENT OF RENTS, as this ASSIGNMENT OF RENTS may be amended or modified from time to time, together with all exhibits and schedules attached to this ASSIGNMENT OF RENTS from time to time.

Borrower. The word "Borrower" means Theodore J. Schorsch Sr. Trust Dated February 15, 1974.

Default. The word "Default" means the Default set forth in this Assignment in the section titled "Default".

Event of Default. The words "Event of Default" mean any of the events of default set forth in this Assignment in the default section of this Assignment.

Grantor. The word "Grantor" means Theodore J. Schorsch Sr. Trust Dated February 15, 1974.

Guaranty. The word "Guaranty" means the guaranty from guarantor, endorser, surety, or accommodation party to Lender, including without limitation a guaranty of all or part of the Note.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and, to the extent not prohibited by law any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Lender to enforce Grantor's obligations under this Assignment, together with interest on such amounts as provided in this Assignment. Specifically, without limitation, Indebtedness includes all amounts that may be indirectly secured by the Cross-Collateralization provision of this Assignment.

Lender. The word "Lender" means Tri City National Bank, its successors and assigns.

Note. The word "Note" means the promissory note dated September 13, 2017, in the original principal amount of **\$650,000.00** from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.

Property. The word "Property" means all of Grantor's right, title and interest in and to all the Property as described in the "Assignment" section of this Assignment.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all of Grantor's present and future rights, title and interest in, to and under any and all present and future leases, including, without limitation, all rents, revenue, income, issues, royalties, bonuses, accounts receivable, cash or security deposits, advance rentals, profits and proceeds from the Property, and other payments and benefits derived or to be derived from such

ASSIGNMENT OF RENTS
(Continued)

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leases of every kind and nature, whether due now or later, including without limitation Grantor's right to enforce such leases and to receive and collect payment and proceeds thereunder.

THE UNDERSIGNED ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS ASSIGNMENT. THIS DOCUMENT IS EXECUTED ON SEPTEMBER 13, 2017.

GRANTOR:

THEODORE J. SCHORSCH SR. TRUST DATED FEBRUARY 15, 1974

By: Susan A. Schorsch Hansen

Susan A. Schorsch-Hansen, Trustee of Theodore J. Schorsch Sr. Trust Dated February 15, 1974

This ASSIGNMENT OF RENTS was drafted by: Linda Szmidt for Tri City National Bank

Complete either Authentication Section or Acknowledgment Section

AUTHENTICATION:

Signature(s) of Theodore J. Schorsch Sr. Trust Dated February 15, 1974: authenticated: this _____ day of _____, 20____.

Title: Member State Bar of Wisconsin or _____
authorized under Section 706.06, Wis. Stats.

TRUST ACKNOWLEDGMENT

STATE OF WISCONSIN

COUNTY OF RACINE

On this 13th day of September, 2017, before me, the undersigned Notary Public, personally appeared Susan A. Schorsch-Hansen, Trustee of Theodore J. Schorsch Sr. Trust Dated February 15, 1974, and she acknowledged to be an authorized trustee or agent of the trust that executed the ASSIGNMENT OF RENTS and acknowledged the Assignment to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Assignment and in fact executed the Assignment on behalf of the trust.

By: [Signature]
John W. Kaldem
[Type or Print Name]

Residing at 1200 1/2 Ave

Notary Public in and for the State of WISCONSIN

My commission expires 10-21-18

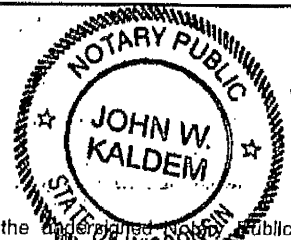


EXHIBIT B - CORRECT LEGAL DESCRIPTION

PARCEL I: Part of the North West One-quarter (1/4) of Section Twenty-four (24), Township Three (3) North, Range Twenty-two (22) East of the Fourth Principal Meridian, and more particularly described as follows: Commencing at the Northwest corner of the Northwest 1/4 of said Section 24; thence South 01°45'43" East, 1163.91 feet; thence South 89°08'18" East, 952.09 feet; thence South 00°51'42" West, 151.93 feet; thence South 89°08'18" East, 151.06 feet; thence South 00°51'42" West, 251.37 feet to a point on the South right-of-way line of N. Schorsch Drive, a proposed public road 66.00 feet in width and the point of beginning of the parcel hereinafter described; thence Southeasterly along said South right-of-way line, said line being an arc of a curve convexing Northeasterly, whose radius is 1274.00 feet and whose long chord bears South 79°47'57" East, 69.24 feet, a distance of 69.25 feet; thence continue along said right-of-way line South 78°14'31" East, 125.82 feet to the Westerly line of State Trunk Highway "31", also known as Green Bay Road; thence Southwesterly along said Westerly right-of-way line which is the arc of a curve to the right, whose radius is 16,430.22 feet and whose long chord bears South 18°59'30.3" East, 257.79 feet, a distance of 257.79 feet to a point on the Northerly right-of-way line of S. Schorsch Drive, a proposed public road 66.00 feet in width; thence continue along said Northerly right-of-way line North 71°34'22" West, 73.69 feet; thence continue Northwesterly along the Northerly right-of-way line said line being an arc of a curve convexing Northeasterly whose radius is 266.00 feet and whose long chord bears North 84°57'45.5" West, 123.23 feet, a distance of 124.33 feet; thence North 18°59'30" East, 261.81 feet to the point of beginning. Said land being in the Village of Mt. Pleasant, County of Racine, State of Wisconsin.

PARCEL II: Part of the North West One-quarter (1/4) of Section Twenty-four (24), Township Three (3) North, Range Twenty-two (22) East of the Fourth Principal Meridian, and more particularly described as follows: Commencing at the Northwest corner of the Northwest 1/4 of said Section 24; thence South 01°45'43" East, 1163.91 feet; thence South 89°08'18" East, 952.09 feet; thence South 00°51'42" West, 151.94 feet; thence South 89°08'18" East, 151.94 feet to the point of beginning of the parcel hereinafter described; thence continue South 89°08'18" East, 279.00 feet to the West line of State Trunk Highway "31"; also known as Green Bay Road; thence Southwesterly along said right-of-way line which is the arc of a curve to the right, whose radius is 2804.79 feet and whose long chord bears South 17°23'44" West, 224.33 feet, a distance of 224.39 feet; thence continue along said right-of-way line South 19°41'15" West 4.70 feet to a point of curvature; thence Southwesterly along said right-of-way line which is the arc of a curve to the left, whose radius is 16,430.22 feet and whose long chord bears South 19°40'50" West, 4.00 feet, a distance of 4.00 feet to a point on the North line of Margery Drive; thence North 78°14'31" West along the North line of said Margery Drive, 134.86 feet to a point of curvature; thence Northwesterly along said North right-of-way line which is the arc of a curve concave to the South, whose radius is 1340.00 feet and whose long chord bears North 79°58'22" West, 80.95 feet, a distance of 80.95 feet; thence North 00°51'42" East, 184.90 feet to the point of beginning. Said land being in the Village of Mt. Pleasant, County of Racine, State of Wisconsin.

PARCEL III: Part of the North West One-quarter (1/4) of Section Twenty-four (24), Township Three (3) North, Range Twenty-two (22) East, of the Fourth Principal Meridian, and more particularly described as follows: Commencing at the Northwest corner of said 1/4 Section; run thence South 1°45'43" East along the West line of said 1/4 Section, 1163.91 feet; thence South 89°08'18" East 490.81 feet to the point of beginning of the following described parcel: Thence continue South 89°08'18" East 210.00 feet; thence South 0°51'42" West 276.77 feet to the North line of Margery Drive; thence North 76°39'25" West along said North line, 135.88 feet to a point of curvature; thence Northwesterly along said North line, which is an arc of curve to the left, whose radius is 525.00 feet, whose chord bears North 80°55'28.5" West 78.14 feet, a distance of 78.21 feet; thence North 0°51'42" East 236.24 feet to the point of beginning. Said land being in the Village of Mt. Pleasant, County of Racine, State of Wisconsin.