

LEGAL DESCRIPTION:
PARCEL "A"
 Parcel 2 of Certified Survey Map 4859, recorded in Volume 39 of Certified Survey Maps on Page 211, as Document No. 1325226, being a portion of the Northeast 1/4 and the Southeast 1/4 of Section 28, Town 7 North, Range 20 East, City of Brookfield, County of Waukesha, State of Wisconsin.
 Except that part conveyed to the State of Wisconsin by Warranty Deed recorded as Document No. 1725668.

PARCEL "B"
 Non-exclusive easement for ingress and egress as disclosed by Document No. 1325227.

PARCEL "C"
 Non-exclusive parking easement as disclosed by Document No. 1325275.

Tax Key No. BRC 1120.995 Property Address: 17345 West Bluemound Road

The undersigned hereby certifies that (i) this plat shows the survey (the "ALTA/ACSM Land Title Survey") made by the undersigned, a registered professional land surveyor in the state of Wisconsin, was actually made under my supervision by instrument survey upon the ground on November 6, 2003, (ii) the information, courses and distances shown therein, including, without limitation, all setback and yard lines, are correct, (iii) the size, location and type of buildings, structures and improvements are as shown and setback from the property lines the distances indicated; (iv) the buildings, structures and improvements shown constitute all of the improvements on said property and all are within the boundary lines of the property; (v) based upon a careful physical inspection of the premises, there are no easements or rights-of-way over, encroachments by improvements located on adjacent property onto, or uses affecting the property or appurtenant easements which are for the benefit of land appurtenant to this property; (vi) there are no encroachments by any of the improvements located on said premises onto adjacent property or onto easement areas of others (see survey); (vii) the point of entry or exit of all utilities and sanitary and storm sewers is shown, unless their point of entry or exit is through adjoining public streets; (viii) the premises are adjacent to and have access to public roads as indicated on this plat of survey; (ix) the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage are shown; (x) any discharge into streams, rivers, retention/detention basins or other conveyance systems is shown; and (xi) the parcel described herein does not lie within any flood hazard areas in accordance with the document entitled "Department of Housing and Urban Development, Federal Insurance Administration Special Flood Hazard Area Map/F.E.M.A. Flood Insurance Rate Map for the City of Brookfield community, panel no. 550478 001B dated August 19, 1986.

The undersigned hereby further certifies that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, NSPS and ACSM in 1999, and includes Items 1, 2, 3, 4, 6, 7(a), (b)(1) & (c), 8, 9, 10, 11, 13, 14, 15 and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, the undersigned hereby further certifies that the survey measurements were made in accordance with the Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys.

TITLE COMMITMENT No. 1169674 B II EXCEPTION 13: AN EASEMENT GRANTED TO MILWAUKEE ELECTRIC RAILWAY AND LIGHT COMPANY THE RIGHT, PERMISSION AND AUTHORITY TO CONSTRUCT, ERECT AND MAINTAIN A LINE OF POLES TOGETHER WITH THE NECESSARY ANCHORS, GUY WIRES AND BRACE POLES STRING AND MAINTAIN WIRES THEREON FOR THE PURPOSE OF SUPPLYING HEAT, POWER OR SIGNALS OR FOR OTHER SUCH PURPOSES AS ELECTRIC CURRENT IS NOW OR MAY HEREAFTER BE USED ALONG CALHOUN ROAD BEING A PART (SE 1/4) OF SECTION 28, TOWN 7 NORTH, RANGE 20 EAST, TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN, RECORDED ON AUGUST 27, 1927 IN THE OFFICE OF THE REGISTER OF DEEDS IN WAUKESHA COUNTY IN VOLUME 2030F DEEDS ON PAGE 614 INCLUSIVE AS DOCUMENT NO. 152028. EXACT LOCATION IS UNKNOWN.

NOTE: EXISTING PRIVATE WATER AND SEWER LATERALS CANNOT BE LOCATED ACCURATELY. DIGGERS HOTLINE AND THE CITY OF BROOKFIELD DO NOT HAVE ANY PRIVATE UTILITY RECORDS. EXACT LOCATION IS UNKNOWN.

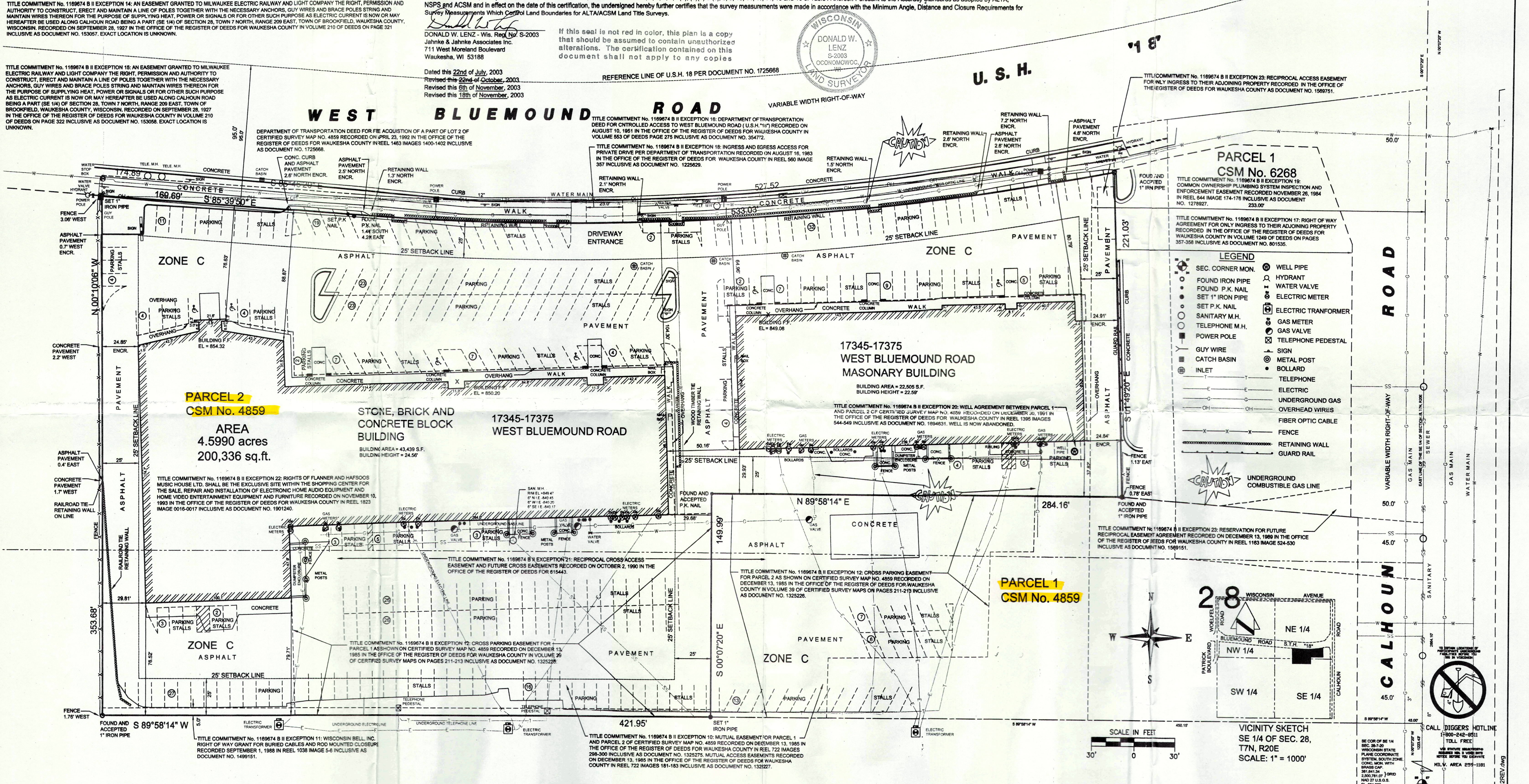
Donated by
 DONALD W. LENZ - Wis. Reg. No. S-2003
 Jahnke & Jahnke Associates Inc.
 711 West Moreland Boulevard
 Waukesha, WI 53188

If this seal is not red in color, this plan is a copy that should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies



Dated this 22nd of July, 2003
 Revised this 22nd of October, 2003
 Revised this 6th of November, 2003
 Revised this 18th of November, 2003

REFERENCE LINE OF U.S.H. 18 PER DOCUMENT NO. 1725668



REFERENCE BENCHMARK: EL. 851.97 CONCRETE MONUMENT WITH BRASS CAP LOCATED 1223.43' SOUTH AND 495.15' EAST ON CALHOUN ROAD FROM THE SE PROPERTY CORNER (U.S.G.S DATUM).

REFERENCE MERIDIAN: THE EAST LINE OF THE SE 1/4 OF SECTION 28, T7N, R20E WAS AS THE REFERENCE BEARING AND HAS A BEARING OF NORTH 00°31' WEST BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).

THIS PROPERTY LIES IN ZONE-C PER FEMA 550478 0010B. COMMUNITY REPORT DATED AUGUST 19, 1986. EXISTING LANDS ARE NOT IN A FLOODPLAIN OR FLOOD PRONE AREA.

ZONING:
 B-3 REGIONAL BUSINESS DISTRICT

HEIGHT RESTRICTION:
 PRINCIPAL BUILDING NOT TO EXCEED 55 FEET
 ACCESSORY BUILDING NOT TO EXCEED 15 FEET

SETBACKS:
 FRONT YARD - 25 FEET
 SIDE YARD - 25 FEET
 REAR YARD - 25 FEET

DIGGERS HOTLINE TICKET NO. 8753955 WAS USED TO MARK THE PROPERTY OF UNDERGROUND UTILITIES ON JULY 15, 2003. CONTRACTOR/OWNER SHOULD CONTACT DIGGERS HOTLINE PHONE NO. 1-800-242-8511 TO REMARK THE PROPERTY BEFORE ANY EXCAVATION OR DEMOLITION.

UTILITY LOCATIONS WERE MARKED BY DIGGERS HOTLINE AND MAPS WERE FURNISHED BY:

NOTE:
 THE TITLE POLICY PROVIDED TO JAHNKE & JAHNKE ASSOC. INC., WAS COMPLETED BY CHICAGO TITLE INSURANCE COMPANY, INC., EFFECTIVE DATE OCTOBER 10, 2003 AS COMMITMENT NO. 1169674 / COM AMENDED 11/03/03.

CITY OF BROOKFIELD UTILITIES
 ADDRESS: 200 NORTH CALHOUN ROAD
 BROOKFIELD, WI 53005-5095
 PH: (262) 782-9650

TIME WARNER CABLE
 320 NORTH DR. MARTIN LUTHER KING JR. DRIVE
 MILWAUKEE, WI 53212
 PH: (414) 277-4000

WE ENERGIES
 ADDRESS: 231 W. MICHIGAN AVENUE,
 MILWAUKEE, WI 53290
 PH: 1-800-242-9137

SBC
 ADDRESS: 722 N. BROADWAY AVENUE,
 MILWAUKEE, WI 53202-4396
 PH: 1-800-257-0902

TDS METROCOM
 20875 CROSSROADS CIRCLE, SUITE 800,
 WAUKESHA, WI 53186
 PH: (877) 638-7626

THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

THERE ARE 315 STANDARD PARKING STALLS. THERE ARE 6 HANDICAP PARKING STALL DESIGNATED.

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
 Contact Diggers Hotline, Inc., Etc.

ARC	RADIUS	CHORD	BEARING	CEN ANGLE	DEF ANGLE	TAN BEARING	TAN BEARING
527.52'	1955.08'	525.92'	N 86°29'53" E	15°27'34"	7°43'47"	N 78°46'06" E	S 85°46'20" E
533.06'	2004.86'	531.46'	N 86°32'03" E	15°23'14"	7°41'37"	N 78°50'28" E	S 85°39'50" E

RE: BLUEMOUND CENTRE

ALTA/ACSM LAND TITLE SURVEY
 FOR: RICHTER REALTY AND INVESTMENT, INC.
 PART OF THE SE 1/4 OF SEC. 28, T7N, R20E
 CITY OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN

JAHNKE & JAHNKE ASSOCIATES INC.
 PLANNERS & PROFESSIONAL ENGINEERS
 711 W. MORELAND BLVD., WAUKESHA, WI 53188
 TEL: (262) 542-5797 FAX: (262) 542-7998 (E-MAIL: jahnke@jahnkeandjahnke.com)

SCALE: 1" = 30'
 DRAWN BY: DWL CHECKED BY: DWL DATE: AUGUST 15, 2003
 BOOK NO.: BROOKFIELD 44 JOB: 86442 SHEET 1 OF 1

FILE NAME: S:\PROJECTS\86442\DWG\864422RE1.dwg