TO: PNC Bank, National Association, and its successors and assigns, Chicago Title Insurance Company and Judge Enterprises, LLC, A Wisconsin Limited Liability Company; LEGAL DESCRIPTION: PARCEL "A" TITLE COMMITMENT No. 1169674 B II EXCEPTION 13: AN EASEMENT GRANTED TO MILWAUKEE ELECTRIC RAILWAY AND LIGHT The undersigned hereby certifies that (i) this plat shows the survey (the "ALTA VACSM LAND TITLE Survey") made by the undersigned, a registered professional land surveyor in the state of Wisconsin, was actually made Parcel 2 of Certified Survey Map 4859, recorded in Volume 39 of Certified Survey Maps on Page 211, as Document No. 1325226, being a COMPANY THE RIGHT, PERMISSION AND AUTHORITY TO CONSTRUCT, ERECT AND MAINTAIN A LINE OF POLES TOGETHER WITH 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, THE NECESSARY ANCHORS, GUY WIRES AND BRACE POLES STRING AND MAINTAIN WIRES THEREON FOR THE PURPOSE OF division of a part of the Northeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 28, Town 7 North, Range 20 East, City of 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 SUPPLYING HEAT, POWER OR SIGNALS OR FOR OTHER SUCH PURPOSE AS ELECTRIC CURRENT IS NOW OR MAY HEREAFTER Brookfield, County of Waukesha, State of Wisconsin said property and all are within the boundary lines of the property; (v) based upon a careful physical inspection of the premises, there are not easements or rights-of-way over, encroachments by improvements located on BE USED ALONG BLUEMOUND ROAD BEING A PART (SE 1/4) OF SECTION 28, TOWN 7 NORTH, RANGE 209 EAST, TOWN OF Except that part conveyed to the State of Wisconsin by Warranty Deed recorded as Document No. 1725668. BROOKFIELD, WAUKESHA COUNTY, WISCONSIN. RECORDED ON AUGUST 27, 1927 IN THE OFFICE OF THE REGISTER OF DEEDS 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 FOR WAUKESHA COUNTY IN VOLUME 203 OF DEEDS ON PAGE 814 INCLUSIVE AS DOCUMENT NO. 152028. EXACT LOCATION 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 PARCEL "B": 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 Non-exclusive easement for ingress and egress as disclosed by Document No. 1325227 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 NOTE:
EXISTING PRIVATE WATER AND SEWER LATERALS CANNOT BE LOCATED ACCURATELY. 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. DIGGERS HOTLINE AND THE CITY OF BROOKFIELD DO NOT HAVE ANY PRIVATE UTILITY RECORDS. 550478 001B dated August 19, 1986. Non-exclusive parking easement as disclosed by Document No. 1325275. 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 Tax Key No. BRC 1120.995 Property Address: 17345 West Bluemound Road 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 TITLE COMMITMENT No. 1169674 B II EXCEPTION 14: 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 Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys. MAINTAIN WIRES THEREON FOR THE PURPOSE OF SUPPLYING HEAT, POWER OR SIGNALS OR FOR OTHER SUCH PURPOSE 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 209 EAST, TOWN OF BROOKFIELD, WAUKESHA COUNTY, DONALD W. LENZ - Wis. Reg No. S-2003 WISCONSIN. RECORDED ON SEPTEMBER 28, 1927 IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY IN VOLUME 210 OF DEEDS ON PAGE 321 If this seal is not red in color, this plan is a copy INCLUSIVE AS DOCUMENT NO. 153057. EXACT LOCATION IS UNKNOWN DONALD V that should be assumed to contain unauthorized Jahnke & Jahnke Associates Inc. alterations. The certification contained on this LENZ 711 West Moreland Boulevard document shall not apply to any copies S-2003 Waukesha, WI 53188 OCONOMOWO U. S. H. TITLE COMMITMENT No. 1169674 B II EXCEPTION 15: AN EASEMENT GRANTED TO MILWAUKEE REFERENCE LINE OF U.S.H. 18 PER DOCUMENT NO. 1725668 Dated this 22nd of July, 2003 ELECTRIC RAILWAY AND LIGHT COMPANY THE RIGHT, PERMISSION AND AUTHORITY TO TITLECOMMITMENT No. 1169674 B II EXCEPTION 23: RECIPROCAL ACCESS EASEMENT FOR INLY INGRESS TO THEIR ADJOINING PROPERTY RECORDED IN THE OFFICE OF CONSTRUCT, ERECT AND MAINTAIN A LINE OF POLES TOGETHER WITH THE NECESSARY Revised this 22nd of October, 2003 ANCHORS, GUY WIRES AND BRACE POLES STRING AND MAINTAIN WIRES THEREON FOR Revised this 6th of November, 2003 THE EGISTER OF DEEDS FOR WAUKESHA COUNTY AS DOCUMENT NO. 1589751 THE PURPOSE OF SUPPLYING HEAT, POWER OR SIGNALS OR FOR OTHER SUCH PURPOSE VARIABLE WIDTH RIGHT-OF-WAY Revised this 18th of November, 2003 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 209 EAST, TOWN OF BLUEMOUND TITLE COMMITMENT NO. 1169674 B II EXCEPTION 16: DEPARTMENT OF TRANSPORTATION BROOKFIELD, WAUKESHA COUNTY, WISCONSIN, RECORDED ON SEPTEMBER 28, 1927 IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY IN VOLUME 210 7.2' NORTH -ASPHALT PAVEMENT OF DEEDS ON PAGE 322 INCLUSIVE AS DOCUMENT NO. 153058. EXACT LOCATION IS DEED FOR CNTROLLED ACCESS TO WEST BLUEMOUND ROAD (U.S.H.*18") RECORDED ON DEPARTMENT OF TRANSPORTATION DEED FOR FE ACQUISTION OF A PART OF LOT 2 OF AUGUST 10, 1951 IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY IN RETAINING WALLT 4.6' NORTH -ASPHALT CERTIFIED SURVEY MAP NO. 4859 RECORDED ON PRIL 23, 1992 IN THE OFFICE OF THE VOLUME 553 OF DEEDS PAGE 275 INCLUSIVE AS DOCUMENT NO. 354772. 2.6' NORTH PAVEMENT REGISTER OF DEEDS FOR WAUKESHA COUNTY INREEL 1463 IMAGES 1400-1402 INCLUSIVE - TITLE COMMITMENT No. 1169674 B II EXCEPTION 18: INGRESS AND EGRESS ACCESS FOR 2.6' NORTH ENCR. PRIVATE DRIVE PER DEPARTMENT OF TRANSPORTATION RECORDED ON AUGUST 16, 1983 PARCEL - CONC. CURB RETAINING WALL-IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY IN REEL 560 IMAGE AND ASPHAL 357 INCLUSIVE AS DOCUMENT NO. 1225629. 1.5' NORTH PAVEMENT -RETAINING WALL **CSM No. 6268** 2.5' NORTH 2.6' NORTH ENCR. 1.3' NORTH TITLE COMMITMENT No. 1169674 B II EXCEPTION 19: RETAINING WALL 2.1' NORTH COMMON OWNERSHIP PLUMBING SYSTEM INSPECTION AND CONCRETE **ENFORCEMENT EASEMENT RECORDED NOVEMBER 26, 1984** WATER MAI IN REEL 644 IMAGE 174-176 INCLUSIVE AS DOCUMENT NO. 1278927. 233.00 FENCE -TITLE COMMITMENT No. 1169674 B II EXCEPTION 17: RIGHT OF WAY 3.06' WEST AGREEMENT FOR ONLY INGRESS TO THEIR ADJOINING PROPERTY P.K. NAIL RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR 1.44' SOUTH 25' SETBACK LIN DRIVEWAY ASPHALT-PAVEMENT WAUKESHA COUNTY IN VOLUME 1249 OF DEEDS ON PAGES STALLS PAVEMENT 4.28 EAST ENTRANCE 357-358 INCLUSIVE AS DOCUMENT NO. 801535. 0.7' WEST ENCR. ZONE C 25' SETBACK LINE ASPHAL LEGEND ZONE C O FOUND IRON PIPE STALLS WATER VALVE FOUND P.K. NAIL STALLS SET 1" IRON PIPE ELECTRIC METER O SET P.K. NAIL ELECTRIC TRANFORMER O SANITARY M.H. GAS METER O TELEPHONE M.H. PAVEMENT GAS VALVE POWER POLE ▼ TELEPHONE PEDESTAL 17345-17375 CONCRETE-> GUY WIRE - SIGN ENCR PAVEMENT WEST BLUEMOUND ROAD E CATCH BASIN METAL POST BOLLARD MASONARY BUILDING TELEPHONE BUILDING AREA = 22,505 S.F. ELECTRIC BUILDING HEIGHT = 22.59° PARCEL 2 UNDERGROUND GAS TITLE COMMITMENT No. 1169674 B II EXCEPTION 20: WELL AGREEMENT BETWEEN PARCEL 1-**OVERHEAD WIRES** STONE, BRICK AND AND PARCEL 2 OF CERTIFIED SURVEY MAP NO. 4859 RECORDED ON DECEMBER 30, 1991 IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY IN REEL 1395 IMAGES 17345-17375 FIBER OPTIC CABLE CONCRETE BLOCK 544-549 INCLUSIVE AS DOCUMENT NO. 1694631. WELL IS NOW ABANDONED. WEST BLUEMOUND ROAD 4.5990 acres BUILDING AREA = 43,439 S.F. 200,336 sq.ft. ASPHALT-BUILDING HEIGHT = 24.56' FENCE PAVEMENT 25' SETBACK LINE 1.13' EAS 0.4' EAST STALL\$ CAURION UNDERGROUND COMBUSTIRIE C TITLE COMMITMENT No. 1169674 B II EXCEPTION 22: RIGHTS OF FLANNER AND HAFSOOS CONCRETE: MUSIC HOUSE LTD. SHALL BE THE EXCLUSIVE SITE WITHIN THE SHOPPING CENTER FOR COMBUSTIBLE GAS LINE PAVEMENT THE SALE, REPAIR AND INSTALLATION OF ELECTRONIC HOME AUDIO EQUIPMENT AND 1.7' WEST RIM EL =849 47 6" N I.E -840 45 0.78' EAST HOME VIDEO ENTERTAINMENT EQUIPMENT AND FURNITURE RECORDED ON NOVEMBER 10. N 89°58'14" E 1993 IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY IN REEL 1823 50.0 FAILROAD TIE-FOUND AND 6" SE I.E -840.17 P.K. NAIL IMAGE 0016-0017 INCLUSIVE AS DOCUMENT NO. 1901240 RETAINING WALL ACCEPTED ON LINE 1" IRON PIPE CONCRETE TITLE COMMITMENT No 1169674 B II EXCEPTION 23: RESERVATION FOR FUTURE RECIPROCAL EASEMENT AGREEMENT RECORDED ON DECEMBER 13, 1989 IN THE OFFICE OF THE REGISTER OF JEEDS FOR WAUKESHA COUNTY IN REEL 1163 IMAGE 524-530 ASPHALT INCLUSIVE AS DOCUMENT NO. 1569151. -----TITLE COMMITMENT No. 1169674 B'N EXCEPTION 21: RECIPROCAL CROSS ACCESS EASEMENT AND FUTURE CROSS EASEMENTS RECORDED ON OCTOBER 2, 1990 IN THE TITLE COMMITMENT No. 1169674 B II EXCEPTION 12: CROSS PARKING EASEMENT-FOR PARCEL 2 AS SHOWN ON CERTIFIED SURVEY MAP NO. 4859 RECORDED ON DECEMBER 13, 1985 IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY IN VOLUME 39 OF CERTIFIED SURVEY MAPS ON PAGES 211-213 INCLUSIVE PARKING STALDS PARKING PARKING STALLS BLUEMOUND ROAD PAVEMENT \ STALLS PARKING ZONE C TITLE COMMITMENT No. 1169674 B II EXCEPTION 12: CROSS PARKING EASEMENT FOR + PARCEL 1 ASSHOWN ON CERTIFIED SURVEY MAP NO. 4859 RECORDED ON DECEMBER 13/ NW 1/4 PAVEMENT 1985 IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY IN VOLUME 39 ASPHALT OF CERTIFIED SURVEY MAPS ON PAGES 211-213 INCLUSIVE AS DOCUMENT NO. 1325225 SW 1/4 S 89°58'14" W FOUND AND S 89°58'14" W 5 89"58"14" W UNDERGROUND ELECTRICLINE ELECTRIC VICINITY SKETCH CALL DIGGERS HOTLINE ACCEPTED SCALE IN FEET 17800-242-8511 - TITLE COMMITMENT No. 1169674 B II EXCEPTION 10: MUTUAL EASEMENT FOR PARCEL 1 -1" IRON PIPE SE 1/4 OF SEC. 28. -TITLE COMMITMENT No. 1169674 B II EXCEPTION 11: WISCONSIN BELL, INC. SE COR OF SE 1/4 SEC. 28-7-20 WISCONSIN STATE PLANE COORDINATE TOLL FREE AND PARCEL 2 OF CERTIFIED SURVEY MAP NO. 4859 RECORDED ON DECEMBER 13, 1985 IN RIGHT OF WAY GRANT FOR BURIED CABLES AND ROD MOUNTED CLOSEUR T7N, R20E THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY IN REEL 722 IMAGES RECORDED SEPTEMBER 1, 1988 IN REEL 1038 IMAGE 5-6 INCLUSIVE AS 298-300 INCLUSIVE AS DOCUMENT NO. 1325275. MUTUAL ACCESS EASEMENTS RECORDED SCALE: 1" = 1000' SYSTEM, SOUTH ZON CONC. MON. WITH ON DECEMBER 13, 1985 IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA MILV. AREA 259-1181 COUNTY IN REEL 722 IMAGES 181-183 INCLUSIVE AS DOCUMENT NO. 1325227. BRASS CAP. 381,641.34 2,500,781.07 } GRID NAD 27 U.S.G.S. REFERENCE BENCHMARK: EL.-851.97 CONCRETE MONUMEN WE ENERGIES RE: BLUEMOUND CENTRE CITY OF BROOKFIELD UTILITIES THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK. DIGGERS HOTLINETICKET NO. 8753955 WAS USED TO MARK WITH BRASS CAP LOCATED 1223.43' SOUTH AND 495.15' EAST B-3 REGIONAL BUSINESS DISTRICT ADDRESS: 231 W. MICHIGAN AVENUE, ADDRESS: 200 NORTH CALHOUN ROAD BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT THE PROPERTY OF UNDERGROUND UTILITIES ON JULY 15, 2003. "THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE ON CALHOUNN ROAD FROM THE SE PROPERTY CORNER ALTAVACSM LAND TITLE SURVEY MILWAUKEE, WI. 53290 BROOKFIELD, WI. 53005-5095 AND LOCATION OF UNDERGROUND UTILITIES S NOT GUARANTEED CONTRACTOR/OWNER SHOULD CONTACT DIGGERS (U.S.G.S DATUM). PH. 1-800-242-9137 FOR: RICHTER REALTY AND INVESTMENT, INC. TO BE ACCURATE OR ALL INCLUSIVE. THE CINTRACTOR IS PH.: (262) 782-9650 HOTLINE PHONE No. 1-800-242-8511 TO REMARK THE PROPERTY PRINCIPAL BUILDING RESPONSIBLE FOR MAKING HIS OWN DETERMNATIONS AS TO THE THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE BEFORE ANY EXCAVATION OR DEMOLITION. TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE PART OF THE SE 1/4 OF SEC. 28, T.7N., R.20E. REFERENCE MERIDIAN: THE EAST LINE OF THE SE 1/4 OF NOT TO EXCEED 55 FEET TIME WARNER CABLE DUMP, SUMP OR SANITARY LANDFILL. NECESSARY TO AVOID DAMAGE THERETO." ADDRESS: 722 N. BROADWAY AVENUE SECTION 28, T7N, R20E WAS AS THE REFERENCE BEARING 320 NORTH DR. MARTIN LUTHER KING JR. DRIVE CITY OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN UTILITY LOCATIONS WERE MARKED BY DIGGERS HOTLINE MILWAUKEE, WI. 53202-4396 AND HAS A BEARING OF NORTH 00°07'31" WEST BASED ON **ACCESSORY BUILDING** THERE ARE 315 STANDARD PARKING STALLS. THERE ARE 6 HANDICAP MILWAUKEE, WI. 53212 AND MAPS WERE TURNISHED BY: THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE). NOT TO EXCEED 15 FEET PH. 1-800-257-0902 JAHNKE & JAHNKE ASSOCIATES INC. PH. (414) 277-4000 PARKING STALL DESIGNATED. NOTE: The location and size of the inderground structures and utilities THIS PROPERTY LIES IN ZONE-C PER FEMA 550478 THE TITLE POLICY PROVIDED TO JAHNKE & JAHNKE ASSOC. INC., TDS METROCOM **CURVE TABLE** PLANNERS & PROFESSIONAL ENGINEERS shown hereon have been located to 0010B. COMMUNITY REPORT DATED AUGUST 19, 1986 711 W. MORELAND BLVD.-WAUKESHA.WI.53188 ARC RADIUS CHORD BEARING CEN ANGLE DEF ANGLE TAN BEARING TAN BEARING FRONT YARD - 25 FEET 20875 CROSSROADS CIRCLE, SUTE 800, a reasonable degree of accuracy, WAS COMPLETED BY CHICAGO TITLE INSURANCE COMPANY, INC., TEL.No.(262) 542-5797 FAX (262) 542-7698 (E-MAIL jjahnke@jahnke.com) EXISTING LANDS ARE NOT IN A FLOODPLAIN OR FLOOD but the Engineer and/or Surveyor SIDE YARD - 25 FEET WAUKESHA, WI 53186 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" EFFECTIVE DATE OCTOBER 10, 2003 AS COMMITMENT No. 1169674 / COM does not guarantee their exact **REAR YARD - 25 FEET** PH. (877) 638-7626 SCALE: 1"= 30" 533.06' 2004.86' 531.46' N 86°32'03" E 15°23'14" 7°41'37" N 78°50'26" E S 85°39'50" E DATE: AUGUST 15, 2003 AMENDED 11/03/03. ocation or the location of others DRAWN BY: DWL CHECKED BY: DWL | FILE NO.: BROOKFIELD 324 Contact Diggers Hotline, Inc., Etc. BOOK NO.: BROOKFIELD 44 JOB: S6442 SHEET 1 OF 1 BRKTS # 02-68-513154