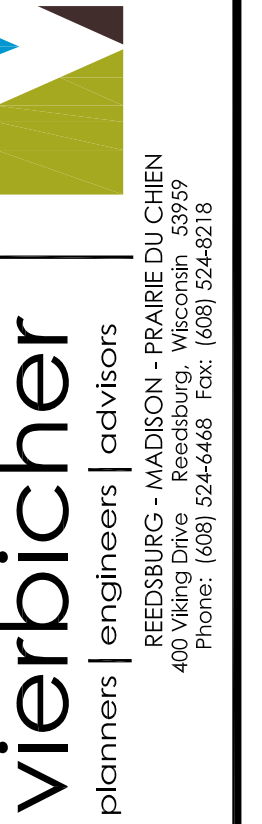
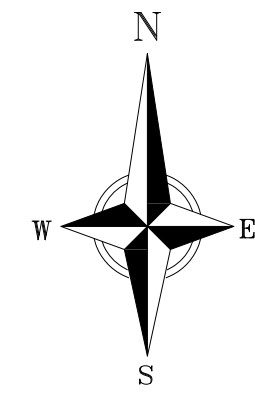


ALTA/NSPS LAND TITLE SURVEY

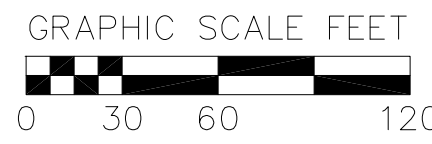
BEING ALL OF LOT 1 & OUTLOT 1, WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. 10537
AS RECORDED IN VOLUME 101 OF CERTIFIED SURVEY MAPS ON PAGES 1 TO 4, AS DOCUMENT NO. 3564927,
LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER,
SECTION 12, T6N, R19E, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.



ALTA/NSPS SURVEY
PR WAUKESHA, LLC
926 FLEETFOOT DRIVE & VACANT LOT
WAUKESHA, WI 53186

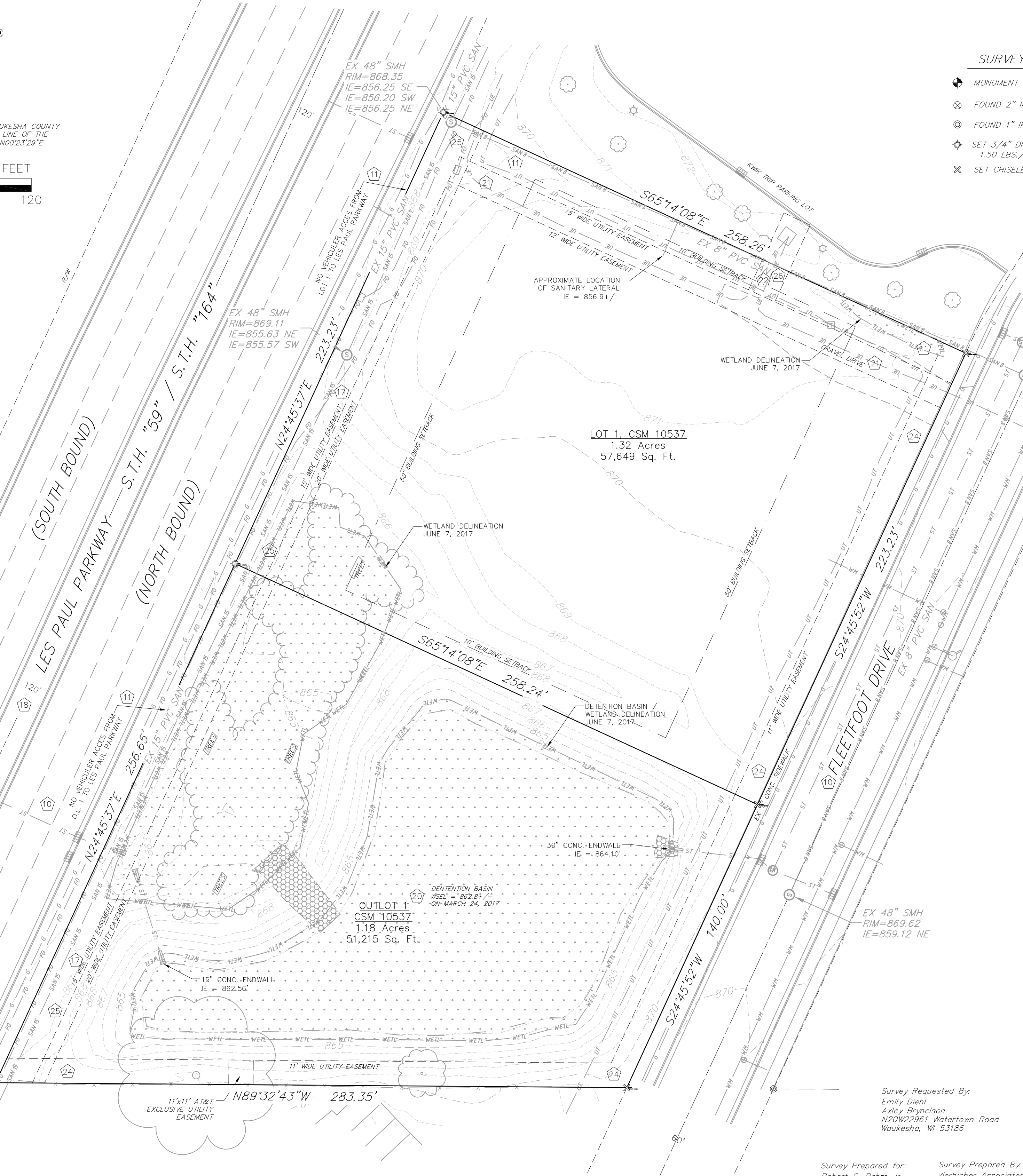


BEARINGS REFERENCED TO THE WAUKESHA COUNTY COORDINATE SYSTEM, THE WEST LINE OF THE SW1/4 OF SECTION 12 BEARS N00°23'29"E



W1/4 CORNER
SEC 12, T6N, R19E
CONCRETE MONUMENT
WITH BRASS CAP
(VERIFIED TIES)

500723'29"E 907.60'
N89°08'59"E 1021.03'
S00723'29"E 1784.56'
SW CORNER
SEC 12, T6N, R19E
CONCRETE MONUMENT
WITH BRASS CAP
(VERIFIED TIES)



SURVEY LEGEND

- MONUMENT AS NOTED
- FOUND 2" IRON PIPE
- FOUND 1" IRON PIPE
- SET 3/4" DIA. X 24" IRON ROD 1.50 LBS./LIN. FT.
- SET CHISELED "X"

TOPOGRAPHIC LEGEND

- EXISTING SIGN
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING BARBED WIRE FENCE
- EXISTING GAS LINE



VICINITY MAP
NOT TO SCALE

SUBJECT PARCEL DESCRIPTION

Per Knight Berry Title, Inc., Commitment For Title Insurance, File No. 832275

Lot 1 and Outlot 1 of Certified Survey Map No. 10537, recorded April 21, 2008 in Volume 101 of Certified Survey Maps on Pages 1 to 4 as Document No. 3564927, being a revision of Outlot 1 and Outlot 2 of Certified Survey Map No. 10535, being part of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 12, Township 6 North, Range 19 East, in the City of Waukesha, County of Waukesha, State of Wisconsin, EXCEPTING those lands conveyed by a Quit Claim Deed recorded October 15, 2008 as Document No. 3604407 and those lands conveyed by a Quit Claim Deed recorded October 16, 2008 as Document No. 3604614.

FOR INFORMATIONAL PURPOSES ONLY:

Property Address: Vacant Land along East Racine Avenue, Waukesha, WI 53186

Tax Key Number: WAKC 1343.301 (Lot 1 of CSM 10537) WAKC 1343.303 (Outlot 1 of CSM 10537)

SCHEDULE B-SECTION 2 EXCEPTIONS PERTAINING TO MAP

- 10 Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out, or dedicated in any manner whatsoever, for street, highway and/or alley purposes. (streets and highways shown on map.)
- 11 Easements, Restrictions and other matters shown on Certified Survey Map No. 10537 recorded April 21, 2008 as Document No. 3564927. (Access Restriction & 15' wide Sanitary Easement, Plotted on map.)
- 12 Access limitations and other matters contained in the instrument recorded as Document No. 574104. (Un-legable document, not plotted)
- 13 Easement and other matters contained in the instrument recorded September 18, 1945 as Document No. 272589. (Deed, Partially Un-legable Document, not plotted)
- 14 Easement and other matters contained in the instrument recorded June 3, 1950 as Document No. 120883. (Warranty Deed, Partially Un-legable Document, not plotted)
- 15 Easement and other matters contained in the instrument recorded January 14, 1983 as Document No. 120883. (Development Agreements with the Town of Waukesha, Partially Un-legable Document, not plotted)
- 17 Easement and other matters contained in the instrument recorded May 4, 1988 as Document No. 1477579. (15' Wide Sanitary Sewer Easement, Plotted on map.)
- 18 Notice: County Highway Width Ordinance filed April 18, 1957 as No. 1. (Highway width is as shown on map.)
- 20 Storm Water Management Practice Maintenance Agreement and other matters contained in the instrument recorded October 23, 2008 as Document No. 3605974. (Storm Water Basin is shown on map.)
- 21 Distribution Easement Underground Joint and other matters contained in the instrument recorded November 13, 2008 as Document No. 3612008. (12' Wide Underground Utility Easement as shown on the map.)
- 22 Distribution Easement Underground and other matters contained in the instrument recorded July 15, 2009 as Document No. 3677982. (13' Wide Underground Electric Easement as shown on the map.)
- 24 AT&T - Wisconsin Exclusive Easement and other matters contained in the instrument recorded December 1, 2008 as Document No. 3612673. (11' Wide Underground Communications Easement as shown on the map.)
- 25 Easement Agreement and other matters contained in the instrument recorded May 20, 2009 as Document No. 3658720. (20' Wide Underground Easement as shown on the map.)
- 26 Distribution Easement Underground and other matters contained in the instrument recorded June 30, 2009 as Document No. 3673422. (13' Wide Underground Easement as shown on the map.)

NOTES

- 1) This survey was prepared based on Knight Berry Title, Inc., Commitment For Title Insurance, File No. 832275, Effective date May 03, 2017 at 8:00 A.M.
- 2) All underground utility facilities shown on this map were field located from visible above ground evidence and marking of underground utilities by Diggers Hotline Ticket #'s 20171107906 & 20171107913 only. No private locate was done as part of this survey.
- 3) This map is based on field survey work completed on March 24, 2017. Any changes in site conditions after the last field survey date are not reflected by this survey.
- 4) The basis of the bearings is the Waukesha County Coordinate System. The West line of the SW1/4 of Section 12, Bears N00°23'29"E.
- 5) As per the City of Waukesha, the address of Lot 1, CSM 10537 is 926 Fleetfoot Drive, Waukesha, WI 53186.
- 6) By graphical plotting only, the subject parcel falls in an area determined to be Zone "X", outside the 0.2% annual chance flood per FIRM Panel 327 of 500, Flood Insurance Rate Map No. 55133033270 bearing an effective date of November 5, 2014.
- 7) Zoning information per City of Waukesha Letter dated May 23, 2017:
 - Zoning classification: B-5, Community Business District
 - Lot Area:
 - 1. Minimum 10,000 square feet, 75' minimum width
 - Setbacks & Yards:
 - 1. 50 ft. from all street right-of-ways
 - 2. Side Yard: 10 ft. minimum
 - Building Height:
 - 1. Principle Building Height: None
 - 2. Accessory Building Height - No accessory building shall exceed 20 feet in height.
- 8) The surveyed parcels where vacant at the time the survey was completed.
- 9) No signs of earthwork was observed at the time the survey was completed.
- 10) No information on proposed changes in the street R/W have been made available to the surveyor. No evidence of street or sidewalk repairs were evident to the surveyor at the time of the survey.
- 11) No field delineation of wetlands was conducted as part of the survey. Wetland markers were observed by the surveyor during the field survey in the drainage swales to the east and south of the building and in the basins.

ALTA/NSPS Certification

To:
PR Waukesha, LLC a Wisconsin limited liability company
First Federal Bank of Wisconsin
Knight Berry Title, Inc.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and include Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b(1)), 7(b(2)), 7(c), 8, 11, 14, of Table A thereof. The fieldwork was completed on March 24, 2017.

Date of Plot or Map: _____

Vierbicher Associates
By: Scott F. Dischler

Scott F. Dischler S-2605

Survey Requested By:
Emily Diehl
Aley Brynson
N20W22961 Waterloo Road
Waukesha, WI 53186

Survey Prepared for:
Robert C. Rehm Jr.
255 S. Jefferson St.
P.O. Box 282
Waterloo, WI 53594

Survey Prepared By:
Vierbicher Associates
400 Viking Drive
Reedsburg, WI 53959
(608) 524-6468
by: Scott F. Dischler
RLS 2605

NO.	DATE	REVISIONS	REMARKS
SCALE AS SHOWN			
DATE June 5, 2017			
DRAFTER SDIS			
CHECKED MLON			
PROJECT NO. 150166			
SHEET 1 OF 1			
DWG. NO.			