

NOTICE OF LIS PENDENS

Document Number

Document Title

**DISCONTINUANCE AND VACATION OF
CONCORDIA AVENUE, A PUBLIC STREET**

Recording Area

Name and Return Address

**Walden & Schuster, S.C.
c/o James R. Walden, Jr.
707 West Moreland Blvd., Suite 9
Waukesha, Wisconsin 53188**

Parcel Identification Number (PIN)

Waukesha County
Register of Deeds
515 W Moreland Blvd, Room 110
Waukesha WI 53188
262-548-7863

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Other : WALDEN & SCHUSTER
Number : 21351

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***** DUPLICATE #001 *****

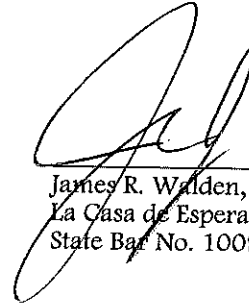
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THANK YOU ~

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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.

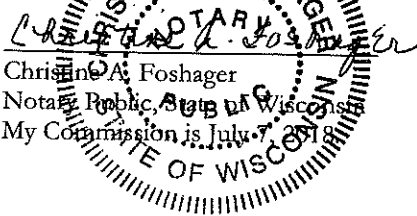
Notice is hereby given that a Petition will be introduced to the City of Waukesha Plan Commission and Common Council from La Casa de Esperanza, Inc. and the John E. Miller Revocable Living Trust requesting the discontinuance and vacation of Concordia Avenue, a public street, more particularly described as follows on attached Exhibit C-1. A map of Concordia Avenue to be discontinued and vacated is attached hereto as Exhibit C-2.

Dated this 15th day of June 2016



James R. Walden, Jr., Attorney for
La Casa de Esperanza, Inc.
State Bar No. 1009136

Subscribed and sworn to before me
this 15th day of June 2016



Christine A. Foshager
Christine A. Foshager
Notary Public, State of Wisconsin
My Commission Expires July 7, 2018

This instrument drafted by:

Attorney James R. Walden, Jr.
Walden & Schuster, S.C.
707 West Moreland Boulevard, Suite 9
Waukesha, Wisconsin 53188
(262) 547-5517
State Bar No. 1009136

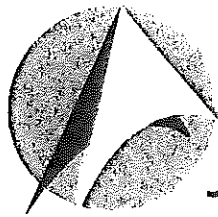


EXHIBIT C-1

Legal Description: Concordia Avenue Street Vacation by the City of Waukesha

All that part of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section 2, Town 6 North, Range 19 East, City of Waukesha, Waukesha County, State of Wisconsin being part of Concordia Avenue as laid out and mapped in the Plat of Bowrons Addition to the Village (now City) of Waukesha bounded and described as follows: Commencing at the northeast corner of Lot 4 of Certified Survey Map No. 8677 recorded in Volume 76 of Certified Survey Maps on Page 332 as Document No. 2393023 in the Waukesha County Register of Deeds Office; thence South 88°46'07" East along the south right-of-way line of Arcadian Avenue 334.74 feet; thence North 01°13'53" East 66.00 feet to the southwest corner of Lot 3, Block C of Bowrons Addition to the Village of Waukesha (now City) and the intersection of the north line of Arcadian Avenue and the east line of Caroline Street; thence North 01°28'08" East along the east right-of-way line of Caroline Street 428.00 feet to the south right-of-way line of former Concordia Avenue and the place of beginning of the lands hereinafter described; thence continuing North 01°28'08" East along said east right-of-way line 20.00 feet to the former north right-of-way line of Concordia Avenue; thence South 89°04'10" East along said former north right-of-way line 276.46 feet to the west right-of-way line of the Canadian National Railroad; thence Southerly 20.37 feet along said west right-of-way line and the arc of a curve of radius 3484.70 feet, curve center lies to the west, chord bears South 11°50'56" West 20.37 feet to the former south right-of-way line of Concordia Avenue; thence North 89°04'10" West along said former south right-of-way line 272.79 feet to the place of beginning. Containing a net area of 5,493 square feet or 0.1261 acres of land.

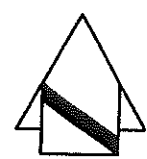
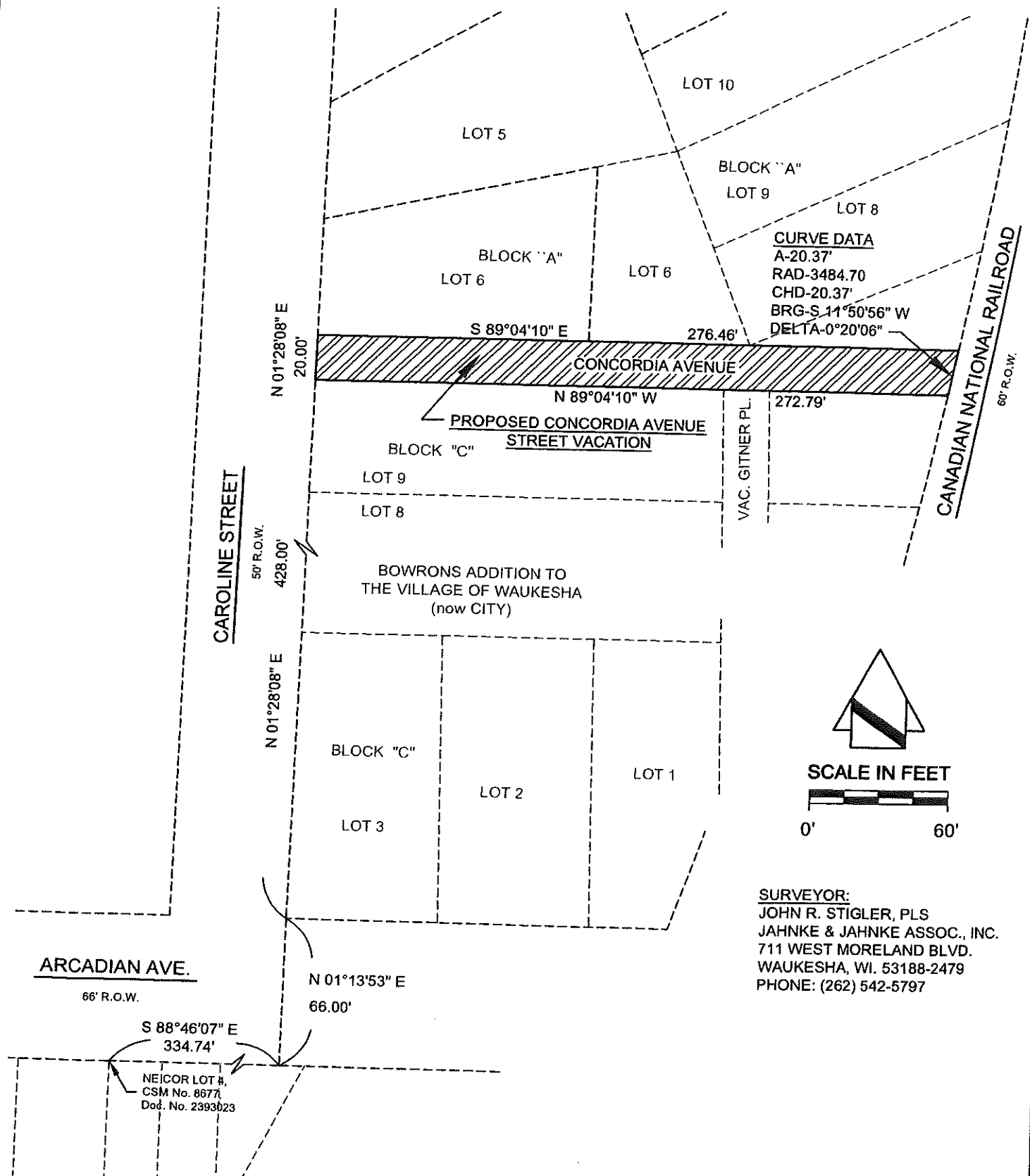
Prepared by Jahnke & Jahnke Associates Inc.

Dated: May 31, 2016

By: John R. Stigler, Wisconsin Registration No. S-1820

File No. S-7280

STREET VACATION EXHIBIT C-2



SURVEYOR:
JOHN R. STIGLER, PLS
JAHNKE & JAHNKE ASSOC., INC.
711 WEST MORELAND BLVD.
WAUKESHA, WI. 53188-2479
PHONE: (262) 542-5797

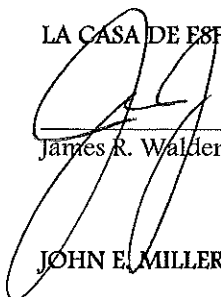
AGREEMENT

La Casa de Esperanza, Inc., by its attorneys, Walden & Schuster, S.C. by James R. Walden, Jr. ("La Casa"), and the John E. Miller Revocable Trust by John E. Miller, trustee ("Miller") hereby agree as follows:

1. Subsequent to the Concordia Avenue vacation, La Casa shall purchase and Miller shall sell for one and no/100 dollar (\$1.00) the land described on attached Exhibit A-1 and depicted on attached Exhibit A-2.
2. Simultaneous with the purchase described above, La Casa shall provide a written non-exclusive easement for the benefit of the property located at 1001 Caroline Street, Waukesha, Wisconsin for the land described on Exhibit B-1 and depicted on attached Exhibit B-2.

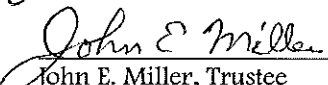
Dated this 16th day of June 2016

LA CASA DE ESPERANZA, INC.:

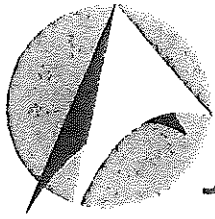


James R. Walden, Jr., its Attorney

JOHN E. MILLER REVOCABLE TRUST:



John E. Miller, Trustee
Owner of 1001 Caroline Street,
Waukesha, Wisconsin



Jahnke & Jahnke
Associates Inc.

CIVIL ENGINEERING
PLANNING • SURVEYING

EXHIBIT A-1

Legal Description: Lands to be acquired from John E. Miller Revocable Trust by La Casa De Esperanza

All that part of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section 2, Town 6 North, Range 19 East, City of Waukesha, Waukesha County, State of Wisconsin being part of Concordia Avenue as laid out and mapped in the Plat of Bowrons Addition to the Village (now City) of Waukesha bounded and described as follows: Commencing at the northeast corner of Lot 4 of Certified Survey Map No. 8677 recorded in Volume 76 of Certified Survey Maps on Page 332 as Document No. 2393023 in the Waukesha County Register of Deeds Office; thence South 88°46'07" East along the south right-of-way line of Arcadian Avenue 334.74 feet; thence North 01°13'53" East 66.00 feet to the southwest corner of Lot 3, Block C of Bowrons Addition to the Village of Waukesha (now City) and the intersection of the north line of Arcadian Avenue and the east line of Caroline Street; thence North 01°28'08" East along the east right-of-way line of Caroline Street 438.00 feet to the place of beginning of the lands hereinafter described; thence continuing North 01°28'08" East along said east right-of-way line 10.00 feet; thence South 89°04'10" East along the former north right-of-way line of Concordia Avenue 116.00 feet; thence South 01°16'38" West 10.00 feet; thence North 89°04'10" West 116.03 feet to the place of beginning. Containing a net area of 1,160 square feet or 0.0266 acres of land.

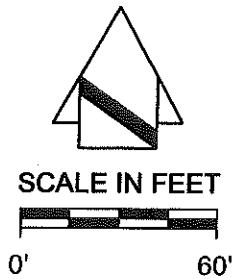
Prepared by Jahnke & Jahnke Associates Inc.

Dated: May 31, 2016

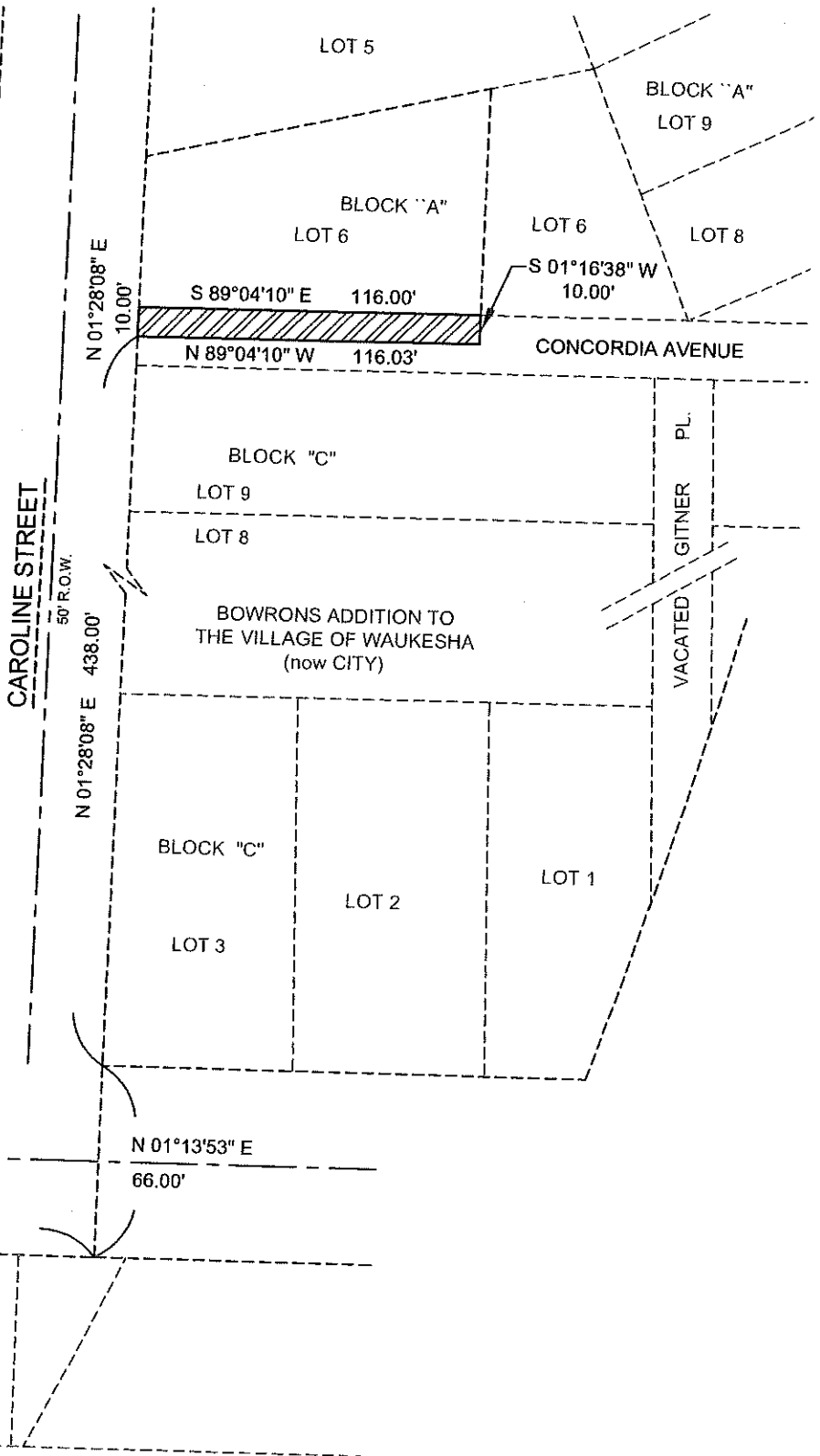
By: John R. Stigler, Wisconsin Registration No. S-1820

File No. S-7280

ACQUISITION EXHIBIT A-2



SURVEYOR:
 JOHN R. STIGLER, PLS
 JAHNKE & JAHNKE ASSOC., INC.
 711 WEST MORELAND BLVD.
 WAUKESHA, WI. 53188-2479
 PHONE: (262) 542-5797



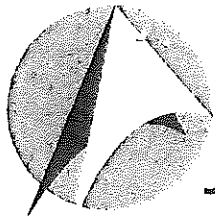


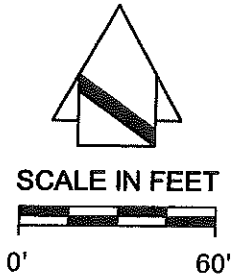
EXHIBIT B-1

Legal Description: Ingress & Egress Easement Granted by La Casa De Esperanza, Inc. to John E. Miller Revocable Trust

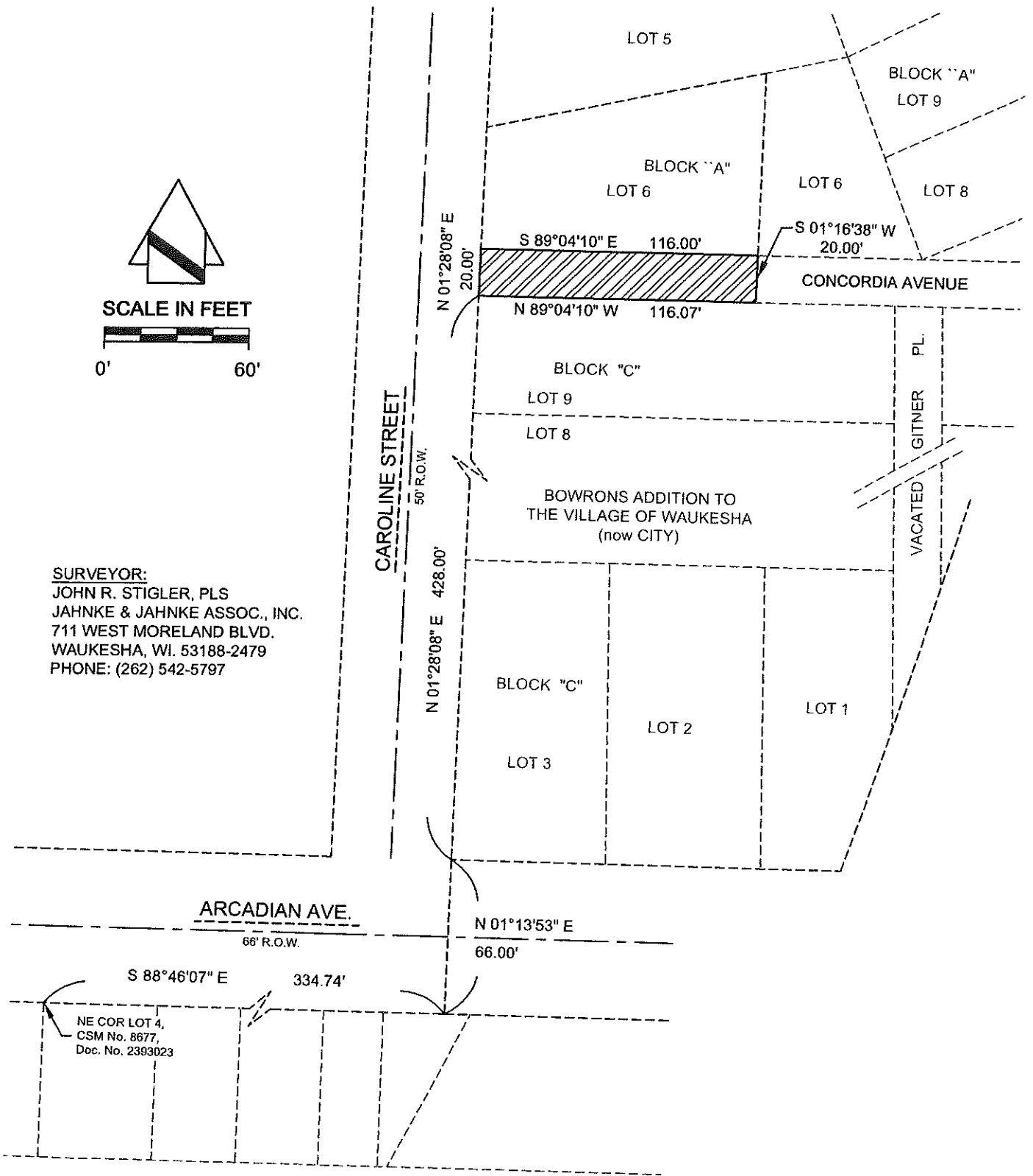
All that part of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section 2, Town 6 North, Range 19 East, City of Waukesha, Waukesha County, State of Wisconsin being part of Concordia Avenue as laid out and mapped in the Plat of Bowrons Addition to the Village (now City) of Waukesha bounded and described as follows: Commencing at the northeast corner of Lot 4 of Certified Survey Map No. 8677 recorded in Volume 76 of Certified Survey Maps on Page 332 as Document No. 2393023 in the Waukesha County Register of Deeds Office; thence South 88°46'07" East along the south right-of-way line of Arcadian Avenue 334.74 feet; thence North 01°13'53" East 66.00 feet to the southwest corner of Lot 3, Block C of Bowrons Addition to the Village of Waukesha (now City) and the intersection of the north line of Arcadian Avenue and the east line of Caroline Street; thence North 01°28'08" East along the east right-of-way line of Caroline Street 428.00 feet to the south right-of-way line of former Concordia Avenue and the place of beginning of the lands hereinafter described; thence continuing North 01°28'08" East along said east right-of-way line 20.00 feet to the former north right-of-way line of Concordia Avenue; thence South 89°04'10" East along said former north right-of-way line 116.00 feet; thence South 01°16'38" West 20.00 feet to the former south right-of-way line of Concordia Avenue; thence North 89°04'10" West along said former south right-of-way line 116.07 feet to the place of beginning. Containing a net area of 2,321 square feet or 0.0533 acres of land.

Prepared by Jahnke & Jahnke Associates Inc.
Dated: May 31, 2016
By: John R. Stigler, Wisconsin Registration No. S-1820
File No. S-7280

INGRESS & EGRESS EASEMENT EXHIBIT B-2



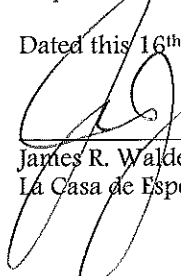
SURVEYOR:
 JOHN R. STIGLER, PLS
 JAHNKE & JAHNKE ASSOC., INC.
 711 WEST MORELAND BLVD.
 WAUKESHA, WI. 53188-2479
 PHONE: (262) 542-5797



PETITION TO DISCONTINUE AND VACATE
CONCORDIA AVENUE, A PUBLIC STREET

Pursuant to Wis. Stat. §66.1003(2), La Casa de Esperanza, Inc., by its attorneys, James R. Walden, Jr. of Walden & Schuster, S.C., and the John E. Miller Revocable Trust, being the owners of all the frontage of the lots and lands abutting Concordia Avenue hereby petition the City of Waukesha Planning Commission and Common Council for the discontinuance and vacation of Concordia Avenue, more particularly described on attached Exhibit C-1. A map of Concordia Avenue to be discontinued and vacated is attached hereto as Exhibit C-2.

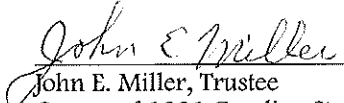
Dated this 16th day of June 2016



James R. Walden, Jr., Attorney for
La Casa de Esperanza, Inc.

Dated this 16th day of June 2016

JOHN E. MILLER REVOCABLE LIVING TRUST:



John E. Miller, Trustee
Owner of 1001 Caroline Street,
Waukesha, Wisconsin

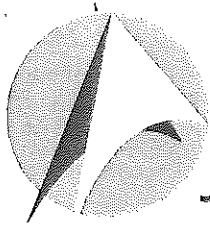


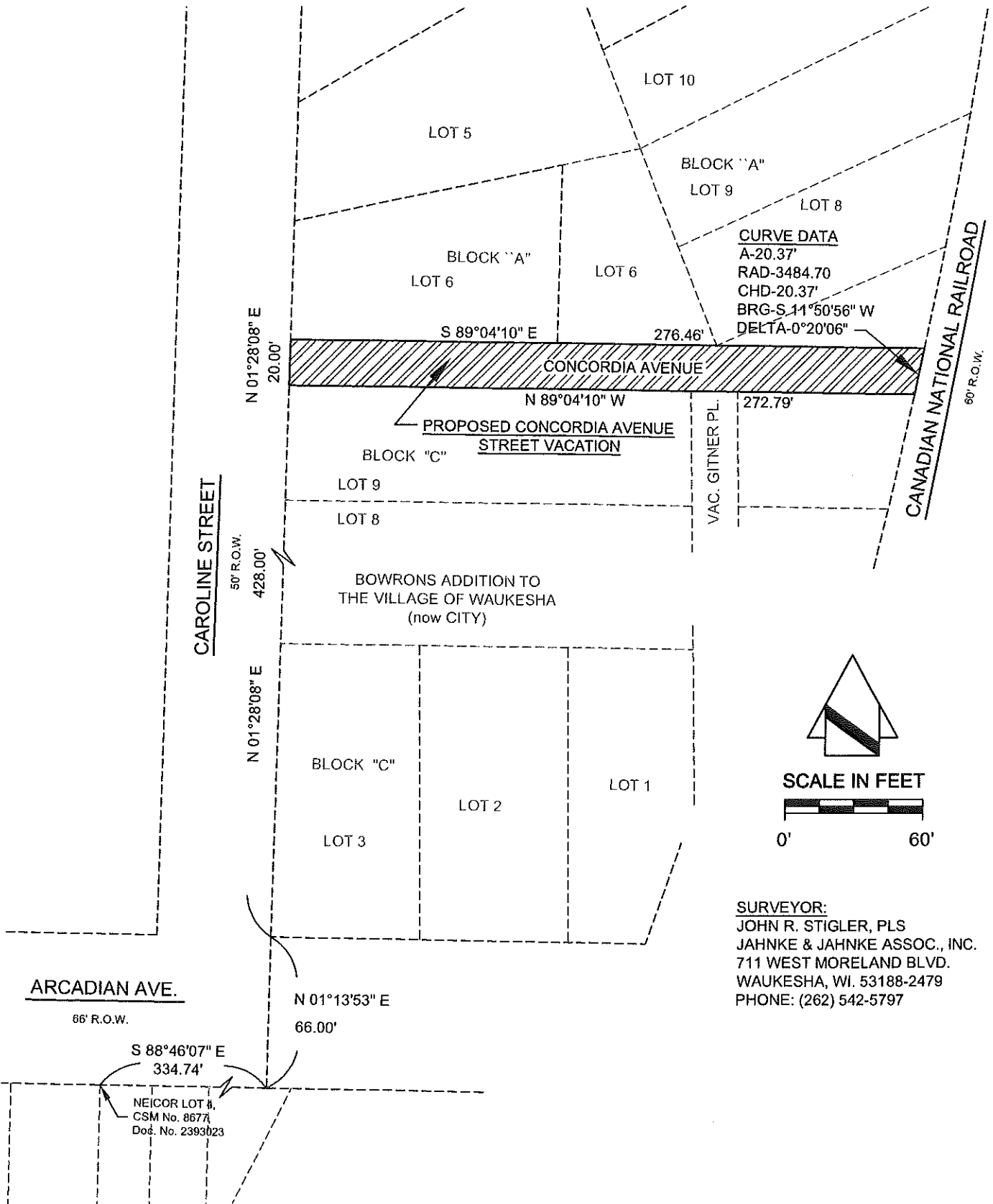
EXHIBIT C-1

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Prepared by Jahnke & Jahnke Associates Inc.
Dated: May 31, 2016
By: John R. Stigler, Wisconsin Registration No. S-1820
File No. S-7280

STREET VACATION EXHIBIT C-2



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