

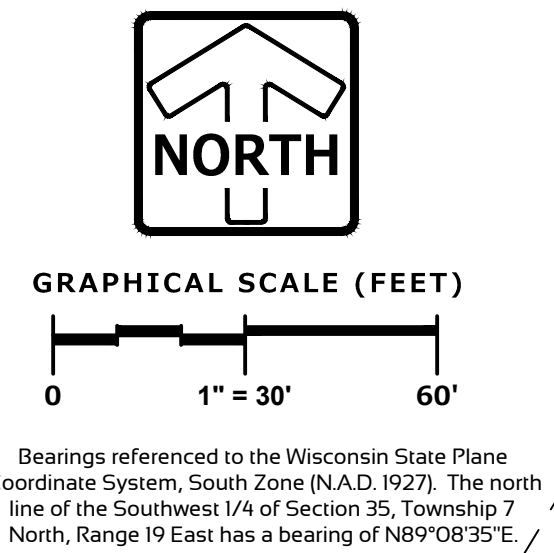
DESIGNED: ST
DRAWN: JPK
REVIEWED: JPK
THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

NW CORNER, SW 1/4 SEC. 35, T7N, R19E
(FOUND CONC. MON. W/ BRASS CAP)
N=378,600.70; E=2,474,369.73
(WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE)
REFERENCE BENCHMARK:
EL=894.32 (NGVD29) = 113.77 (CITY)
P.O.C.

NORTH LINE OF THE SW 1/4 SEC. 35, T7N, R19E
1817.97
N89°08'35"E 2674.09'
856.12
NE CORNER, SW 1/4 SEC. 35, T7N, R19E
(ESTABLISHED BY TIES)

GENERAL NOTES

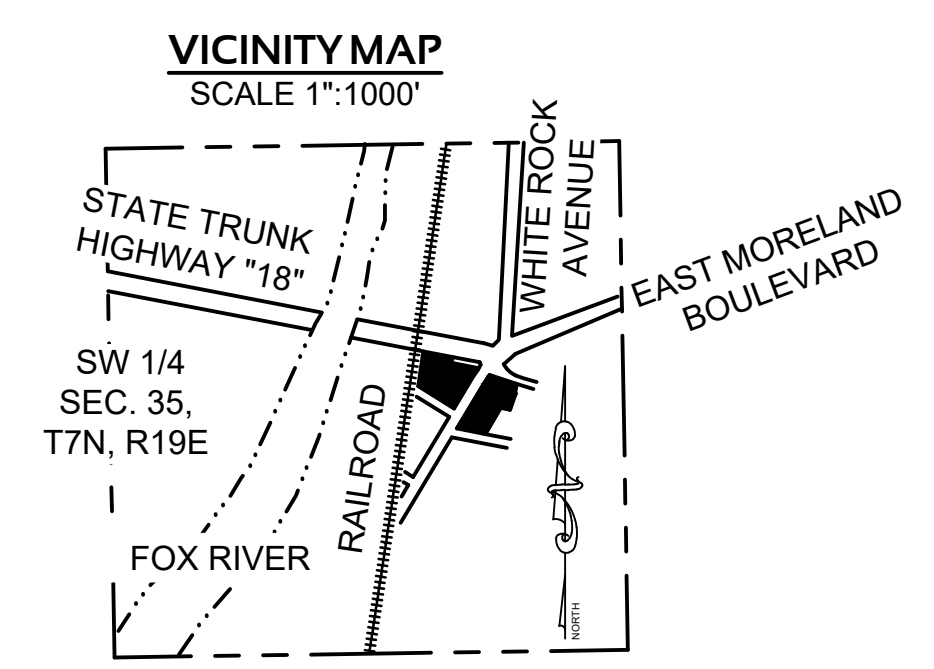
- Right of Way widths and locations are based on State of Wisconsin Department of Transportation R/W Project Number 2360-00-70 and City of Waukesha Public Works Department Project No. 2015-E-Moreland.
- Existing vehicular access to this subject property is via White Rock Avenue, Niagara Street and Elm Street being public right of ways.



EAST MORELAND BOULEVARD
(FORMERLY KNOWN AS BROOKFIELD AVENUE)

NOTES CORRESPONDING TO SCHEDULE B - II

- AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-889338-MAD WITH AN EFFECTIVE DATE OF OCTOBER 4, 2019.**
- 3, 8 VISIBLE EVIDENCE SHOWN IF ANY
 - 7, 11-13 NOT SURVEY RELATED
 - 9(a) Easement for sidewalk purposes by and between Fracaro's Incorporated and City of Waukesha recorded December 5, 1984, Reel 645, Image 1074, as Document No. 1279989. (Parcel 2) Sidewalk Easement graphically shown on survey.
 - Terms, conditions, provisions and restrictions as set forth in Resolution 31-07 adopting the blight report, boundaries and project plan for Waukesha Redevelopment District No. 7 recorded May 21, 2007 as Document No. 3482454. (Affects both parcels) Affects subject property but cannot be plotted.
- AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-914580-MAD WITH AN EFFECTIVE DATE OF OCTOBER 4, 2019.**
- 3, 12 VISIBLE EVIDENCE SHOWN IF ANY
 - 7, 9-11, 13-14 NOT SURVEY RELATED
 - Terms, conditions, provisions and restrictions as set forth in Resolution for Waukesha Redevelopment District No. 7 recorded May 21, 2007 as Document No. 3482454. Affects subject property but cannot be plotted.
- AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-903848-MAD WITH AN EFFECTIVE DATE OF OCTOBER 4, 2019 - REVISION NO. 1 (10/09/19).**
- 3, 8 VISIBLE EVIDENCE SHOWN IF ANY
 - 7, 10 NOT SURVEY RELATED
 - Terms, conditions, restrictions, provisions obligations as set forth in Resolution 31-07 for Waukesha Redevelopment District No. 7 recorded May 21, 2007 as Document No. 3482454. Affects subject property but cannot be plotted.
- AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-889337-MAD WITH AN EFFECTIVE DATE OF OCTOBER 4, 2019.**
- 3, 8 VISIBLE EVIDENCE SHOWN IF ANY
 - 7, 10 NOT SURVEY RELATED
 - Terms, conditions and restrictions as set forth in City of Waukesha Common Council Resolution 31-07 Waukesha Redevelopment District No. 7 Boundaries, Blight Report, Redevelopment Project Plan recorded May 21, 2007 as Document No. 3482454. Affects subject property but cannot be plotted.
- AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-905183-MAD WITH AN EFFECTIVE DATE OF OCTOBER 4, 2019 - REVISION NO. 1 (10/09/19).**
- 3, 8 VISIBLE EVIDENCE SHOWN IF ANY
 - 7, 9-14 NOT SURVEY RELATED
 - Terms, provisions and conditions as set forth in City of Waukesha Common Council Resolution 31-07 Waukesha Redevelopment District No. 7 Boundaries, Blight Report, Redevelopment Project Plan recorded May 21, 2007 as Document No. 3482454. Affects subject property but cannot be plotted.
- AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-936707-MAD WITH AN EFFECTIVE DATE OF OCTOBER 4, 2019 - REVISION NO. 1 (01/03/19 - CORRECTS LEGAL DESCRIPTION).**
- 3, 9 VISIBLE EVIDENCE SHOWN IF ANY
 - 7, 11-12 NOT SURVEY RELATED
 - 8 INTENTIONALLY DELETED
 - Common Council Resolution for Waukesha Redevelopment District # 7 recorded May 21, 2007 as Document No. 3482454. Affects subject property but cannot be plotted.



LEGEND OF SYMBOLS & ABBREVIATIONS

⊙	SANITARY MANHOLE	⊙	FIBER OPTIC MARKER	—	SIGN
⊙	STORM MANHOLE	⊙	FIBER OPTIC MANHOLE/VAULT	⊙	MAIL BOX
⊙	STORM INLET	⊙	TELEPHONE PEDESTAL	⊙	FLAG POLE
⊙	CLEANOUT	⊙	TELEPHONE MANHOLE/VAULT	⊙	BASKETBALL HOOP
⊙	CATCH BASIN	⊙	TELEPHONE MARKER	⊙	BOLLARD
⊙	LATERAL	⊙	TRANSFORMER	⊙	SET CHISELED CROSS
⊙	UNKNOWN MANHOLE	⊙	ELECTRIC METER/PEDESTAL	⊙	IRON PIPE
⊙	MONITORING WELL	⊙	ELECTRIC MANHOLE/VAULT	⊙	SET 3/4" X 18" IRON REBAR
⊙	HYDRANT	⊙	CABLE TV RISER/BOX	⊙	MAG NAIL
⊙	WATER VALVE	⊙	CABLE TV MANHOLE/VAULT	⊙	SECTION MONUMENT
⊙	DOWN SPOUT	⊙	GAS VALVE	⊙	BENCH MARK
⊙	SPRINKLER VALVE	⊙	GAS METER	⊙	CONIFER TREE
⊙	WATER SHUT OFF	⊙	GAS MARKER	⊙	DECIDUOUS TREE
⊙	STANDPIPE	⊙	AIR CONDITIONING UNIT	⊙	BUSH
⊙	WATER MANHOLE	⊙	VENT	⊙	WETLAND SYMBOL
⊙	FLOOD LIGHT	⊙	DIRECTIONAL ARROW	CL	=CENTERLINE
⊙	LIGHT POLE	⊙	DUMPSTER	CONC.	=CONCRETE
⊙	TRAFFIC SIGNAL	⊙	HANDICAP STALL	EL.	=ELEVATION
⊙	UTILITY POLE	⊙	SPOT ELEVATION	EXT.	=EXISTING
⊙	GUY WIRE	⊙	INV.	=INVERT	
⊙		⊙	MON.	=MONUMENT	
⊙		⊙	P.O.B.	=POINT OF BEGINNING	
⊙		⊙	P.O.C.	=POINT OF COMMENCEMENT	
⊙		⊙	R.O.W.	=RIGHT OF WAY	
⊙		⊙	SEC.	=SECTION	
⊙		⊙	SQ. FT.	=SQUARE FEET	
⊙		⊙	W.	=WITH	
⊙		⊙	WET.	=WETLANDS	
⊙		⊙	TREE LINE	(R)	=RECORDED AS
⊙		⊙	NO ACCESS	(D)	=DEEDED AS
⊙		⊙		(P)	=PLATTED AS

STATEMENT OF ENCROACHMENTS

- (AA) - Concrete Walk, Concrete Curb and Concrete Roadway Encroach on to subject property.
- (BB) - Concrete Walk north of property line.
- (CC) - Concrete Walk east of property line.
- (DD) - Concrete Walk Encroach on to subject property.
- (EE) - Fence west of property line.
- (FF) - Fence west of property line.
- (GG) - Apparent easement - guy wire located on subject property.
- (HH) - Concrete Driveway Encroach onto subject property.
- (II) - Existing Building Encroach onto subject property.

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DRAWN: JPK
REVIEWED: JPK

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
www.pinnacle-engr.com

WISCONSIN OFFICE:
20725 WATERTOWN ROAD
BROOKFIELD, WI 53186
(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE

WHITE ROCK AVENUE

PART OF LOTS 32 & 33, COLUMBIA ADDITION, PART OF LOTS 1, 3, 4 & 5 IN BLOCK "A" OF LOUIS YANKE'S ADDITION, ALL OF LOTS 1 THRU 8 IN BLOCK "A" OF T.D. COOK'S ADDITION AND ADDITIONAL LANDS IN THE SE 1/4 OF THE SW 1/4 OF SECTION 35, ALL LOCATED IN THE NE 1/4 AND SE 1/4 OF THE SW 1/4 OF SECTION 35, T7N, R19E, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

ALTA/NSPS LAND TITLE SURVEY

NO.	REVISIONS	DATE
1	NEW TITLE	01/07/19
2	ADDITIONAL FIELD LOCATIONS	02/04/19
3	NEW TITLE	11/01/19

REG. JOB NO. 15455.00
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THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.

REVIEWED: JPK

DESIGNED: .

DRAFTED: ST

LEGAL DESCRIPTION:

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-889338-MAD WITH AN EFFECTIVE DATE OF OCTOBER 4, 2019.

TAX KEY NUMBER: WAKC1003046

PARCEL A:

ALL THAT PART OF LOT 32, COLUMBIA ADDITION, BEING A RECORDED SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 32; THENCE SOUTH 70 DEG. 45' EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF EALES AVENUE 140.25 FEET; THENCE SOUTH 8 DEGS. 57' 39" WEST 49.66 FEET TO THE NORTH EASTERLY CORNER OF THE PROPERTY DESCRIBED IN VOLUME 1138 OF DEEDS ON PAGE 325 AS DOCUMENT NO. 724949, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF SAID LOT 32; THENCE WESTERLY ALONG THE NORTHERLY LINE OF THE PROPERTY DESCRIBED IN SAID DOCUMENT NO. 724949 AND SOUTHERLY LINE OF SAID LOT 32, 170.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF WHITE ROCK AVENUE; THENCE NORTH 33 DEG. 00' EAST ALONG SAID RIGHT OF WAY LINE 50 FEET TO THE PLACE OF BEGINNING.

TAX KEY NUMBER: WAKC1003950

PARCEL B:

PARCEL 1: ALL THAT PART OF THE SOUTHWEST 1/4 OF SECTION 35, IN TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHERE THE SOUTH LINE OF COLUMBIA ADDITION IN THE CITY OF WAUKESHA INTERSECTS THE EASTERLY LINE OF WHITE ROCK AVENUE, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF LOT 33 OF SAID SUBDIVISION; THENCE SOUTH 76° 42' EAST ALONG THE SOUTH LINE OF COLUMBIA ADDITION, 150.00 FEET; THENCE SOUTH 33° 00' WEST, PARALLEL TO THE EASTERLY LINE OF WHITE ROCK AVENUE 53.00 FEET; THENCE NORTH 76° 42' WEST, PARALLEL TO THE SOUTH LINE OF COLUMBIA ADDITION, 150.00 FEET TO THE EASTERLY LINE OF WHITE ROCK AVENUE; THENCE NORTH 33° 00' EAST ALONG SAID STREET LINE 53.00 FEET TO THE PLACE OF BEGINNING.

PARCEL 2: THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED ON WHITE ROCK AVENUE IN THE CITY OF WAUKESHA AND DESCRIBED AS FOLLOWS TO-WIT: COMMENCING AT A POINT 53 FEET SOUTHWEST FROM THE SOUTHWEST CORNER OF LAND OWNED BY SAMUEL EALES; THENCE SOUTHWEST ALONG THE EAST LINE OF SAID WHITE ROCK AVENUE 53 FEET; THENCE EAST 150 FEET; THENCE NORTHEAST 53 FEET; THENCE WEST 150 FEET TO THE PLACE OF BEGINNING. BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 35, IN TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA.

PARCEL 3: ALL THAT PART OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, COUNTY OF WAUKESHA, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT WHERE THE NORTHERLY LINE OF NIAGARA COURT INTERSECTS THE EASTERLY LINE OF WHITE ROCK AVENUE IN THE CITY OF WAUKESHA, WISCONSIN, THENCE NORTHERLY 31° EAST AND ALONG THE EASTERLY LINE OF WHITE ROCK AVENUE 53 FEET TO THE SOUTHWEST CORNER OF LUBER'S LAND; THENCE SOUTH 18° EAST AND PARALLEL WITH THE NORTH LINE OF NIAGARA COURT AND ALONG THE SOUTHERLY LINE OF LUBER'S LAND 150 FEET TO LUBER'S SOUTHEAST CORNER; THENCE SOUTH 31° WEST AND PARALLEL WITH THE EASTERLY LINE OF WHITE ROCK AVENUE 53 FEET TO THE NORTHERLY LINE OF NIAGARA COURT; THENCE NORTH 76° 30' WEST AND ALONG THE NORTHERLY LINE OF NIAGARA COURT 150 FEET TO THE PLACE OF BEGINNING.

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-914580-MAD WITH AN EFFECTIVE DATE OF OCTOBER 4, 2019.

TAX KEY NUMBER: WAKC1003047

LOT 33, IN THE PLAT OF COLUMBIA ADDITION TO THE VILLAGE, NOW CITY, OF WAUKESHA, COUNTY OF WAUKESHA, STATE OF WISCONSIN, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: COMMENCING AT THE SOUTHEAST CORNER OF THE SAID LOT, AND THENCE NORTH 76° 30' WEST ON THE SOUTHERLY LINE OF THE SAID LOT, 8.75 FEET; THENCE NORTH 19° EAST, 90 FEET, MORE OR LESS; TO THE NORTHERLY LINE OF SAID LOT; THENCE SOUTH 71° EAST ON SAID LINE, 27.75 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 33° WEST ON THE EASTERLY LINE OF THE SAID LOT, 80.16 FEET TO THE POINT OF COMMENCEMENT.

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-903848-MAD WITH AN EFFECTIVE DATE OF OCTOBER 4, 2019 - REVISION NO. 1 (10/09/19).

TAX KEY NUMBER: WAKC1003050

LOT 8 AND THE WEST 1/2 OF LOT 7 OF BLOCK A IN T.D. COOK'S SECOND ADDITION, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-889337-MAD WITH AN EFFECTIVE DATE OF OCTOBER 4, 2019.

TAX KEY NUMBER: WAKC1003048

PARCEL 1:

LOTS 1 AND 2 IN BLOCK "A", OF T.D. COOK'S SECOND ADDITION TO THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN, ACCORDING TO THE RECORDED PLAT THEREOF. A PART OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 19 EAST, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF BLOCK "A" OF T.D. COOK'S SECOND ADDITION TO THE CITY OF WAUKESHA, WISCONSIN; THENCE NORTH 77° WEST 125 FEET; THENCE NORTH 10 3/4° EAST 44' 5"; THENCE SOUTH 77° EAST 143' 2"; TO THE WEST LINE OF WHITE ROCK AVENUE; THENCE SOUTH 33° WEST ALONG THE WEST LINE OF SAID ROAD 47 FEET TO THE PLACE OF BEGINNING. BEING A PART OF LOT 1, IN BLOCK "A" OF LOUIS YANKE'S ADDITION TO THE CITY OF WAUKESHA.

PARCEL 2:

LOTS 3 AND 4 AND LOT 6 AND THE EAST 1/2 OF LOT 7, ALL IN BLOCK "A", OF T.D. COOK'S SECOND ADDITION TO THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN, ACCORDING TO THE RECORDED PLAT THEREOF.

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-905183-MAD WITH AN EFFECTIVE DATE OF OCTOBER 4, 2019 - REVISION NO. 1 (10/09/19).

TAX KEY NUMBER: WAKC1003049

LOT 5 IN BLOCK "A", OF T.D. COOK'S SECOND ADDITION TO THE VILLAGE NOW CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN, ACCORDING TO THE RECORDED PLAT THEREOF.

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-936707-MAD WITH AN EFFECTIVE DATE OF OCTOBER 4, 2019, REVISION NO.:1 (01/03/2019-Corrects Legal Description).

CITY OF WAUKESHA LAND

PARCEL 1:

LOTS ONE (1) AND TWO (2) BLOCK A, LOUIS YANKE'S ADDITION TO THE CITY OF WAUKESHA, ACCORDING TO THE RECORDED PLAT THEREOF. EXCEPTING AND RESERVING THEREFROM, THE FOLLOWING DESCRIBED PROPERTY HERETOFORE CONVEYED TO PATRICK C. BOECK TO HARLD BEHRENS BY DEED DATED AND RECORDED AUGUST 1, 1887, AND RECORDED IN VOLUME 68 OF DEEDS, PAGE 202, WAUKESHA COUNTY RECORDS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST (NE) CORNER OF BLOCK "A" OF COOK'S SECOND ADDITION TO THE CITY OF WAUKESHA; THENCE NORTHERLY 77° WEST 125 FEET; THENCE NORTH 10-3/4° EAST 44 FEET AND 5 INCHES; THENCE SOUTH 77° EAST 143 FEET 2 INCHES TO THE WEST LINE OF VERMONT STREET ROAD (NOW WHITE ROCK AVENUE); AND THENCE SOUTH 33° WEST 47 FEET TO THE PLACE OF BEGINNING, IN THE CITY OF WAUKESHA, COUNTY OF WAUKESHA, AND STATE OF WISCONSIN.

FURTHER EXCEPTING THEREFROM THOSE LAND DESCRIBED IN AWARD OF DAMAGES BY CITY OF WAUKESHA DATED NOVEMBER 5, 1980 AND RECORDED ON NOVEMBER 13, 1980, IN REEL 431, IMAGE 983, AS DOCUMENT NO. 1143692, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL THAT PART OF LOTS ONE (1) AND TWO (2) BLOCK A, LOUIS YANKE'S ADDITION, A RECORDED SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION THIRTY FIVE (35) TOWNSHIP SEVEN (7) NORTH, RANGE NINETEEN (19) EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 2 BLOCK A, SAID LOUIS YANKE'S ADDITION, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST MORELAND BOULEVARD, THENCE SOUTH 77 DEGREES 15 MINUTES EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 176.00 FEET TO THE NORTHEAST CORNER OF SAID LOT AND THE WESTERLY RIGHT-OF-WAY LINE OF WHITE ROCK AVENUE; THENCE SOUTH 33 DEGREES 00 MINUTES WEST ALONG WESTERLY RIGHT-OF-WAY LINE, 67.64 FEET; THENCE NORTH 22 DEGREES 07 MINUTES 30 SECONDS WEST, 16.41 FEET; THENCE NORTH 77 DEGREES 15 MINUTES WEST PARALLEL, TO AND 50.00 FEET SOUTH OF AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST MORELAND BOULEVARD, 141.51 FEET TO THE WEST LINE OF SAID LOT 2; THENCE NORTH 10 DEGREES 48 MINUTES 30 SECONDS EAST ALONG SAID WEST LINE OF LOT 2, 50.03 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:

LOTS 3, 4 AND 5 OF BLOCK A OF THE PLAT OF LOUIS YANKE'S ADDITION TO THE CITY OF WAUKESHA, A SUBDIVISION RECORDED ON JULY 2, 1887 AND FILED IN THE REGISTER OF DEEDS OFFICE FOR WAUKESHA COUNTY IN VOLUME 5 ON PAGE 28.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being a part of Lots 32 and Lot 33 in the PLAT OF COLUMBIA ADDITION TO THE VILLAGE OF WAUKESHA, as recorded in the Register of Deeds office for Waukesha County as Document No. 476; Part of Lots 1, 2, 3, 4 & 5 in Block "A" in the PLAT OF LOUIS YANKE'S ADDITION TO THE VILLAGE OF WAUKESHA, as recorded in the Register of Deeds office for Waukesha County as Document No. 9577; All of Lots 1, 2, 3, 4, 5, 6, 7 & 8 in Block "A" of PLAT OF T.D. COOK'S SECOND ADDITION TO THE VILLAGE OF WAUKESHA, as recorded in the Register of Deeds office for Waukesha County as Document No. 8183; AND additional lands in the Southeast 1/4 of the Southwest 1/4 of Section 35, all located in the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 35, Township 7 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin, described as follows: Commencing at the northwest corner of the Southwest 1/4 of said Section 35, thence North 89°08'35" East along the north line of said Southwest 1/4, 1817.97 feet; thence South 08°34'05" West and then along the east line of the Canadian National Railroad, 1094.39 feet to the south right of way line of East Moreland Boulevard - State Trunk Highway "18" and the Point of Beginning;

Thence South 79°10'24" East along said south right of way line, 297.81 feet; thence South 24°11'37" East along said south right of way line, 15.73 feet to the west right of way line of White Rock Avenue; thence South 31°07'06" West along said west right of way line, 27.80 feet; thence South 32°47'26" West along said west right of way line, 50.40 feet; thence South 30°55'53" West along said west right of way line, 183.55 feet to the north right of way line of Elm Street and Point "A"; thence North 58°12'23" West along said north right of way line, 220.92 feet to the aforesaid east line of the Canadian National Railroad; thence North 08°34'05" East along said east line, 183.84 feet to the Point of Beginning.

ALSO

Commencing at the aforesaid Point "A"; thence South 08°11'21" East, 104.60 feet to the east right of way line of White Rock Avenue and the Point of Beginning 2; thence North 30°55'53" East along said east right of way line, 268.63 feet; thence North 32°47'26" East along said east right of way line, 50.29 feet; thence North 31°07'06" East along said east right of way line, 7.29 feet to the south right of way line of Eales Avenue; thence South 71°41'46" East along said south right of way line, 149.47 feet; thence South 08°34'28" West, 48.98 feet to the south line of Lot 32 of said PLAT OF COLUMBIA ADDITION TO THE VILLAGE OF WAUKESHA, thence South 71°41'46" East along said south line, 2.10 feet; thence South 19°12'22" West, 90.09 feet to the south line of Lot 33 of said PLAT OF COLUMBIA ADDITION TO THE VILLAGE OF WAUKESHA; thence North 78°53'42" West along said south line, 48.25 feet; thence South 30°55'53" West, 158.57 feet to the north right of way line of Niagara Street; thence North 78°53'42" West along said north right of way line, 150.00 feet to Point of Beginning 2.

The foregoing legal description describes the same property as shown in the vesting deed.

TABLE A

- 1. Monuments placed at all corners of the subject property boundary.
2. Address (as disclosed in title commitment): WAKC1003046: Lands along White Rock Avenue, Waukesha, WI
3. Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55133C0213G AND 55133C0214G dated NOVEMBER 05, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
4. Land Area: WAKC1003046: 7,707 SQ. FT. (0.1769 ACRES)
5. Vertical Datum: City of Waukesha (City of Waukesha Vertical Datum conversion = National Geodetic Vertical Datum of 1929 minus (-) 780.55). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the northwest corner of the Southwest 1/4 Section 35, Town 7 North, Range 19 East, Elevation = 894.32 (NGVD29) = 113.77 (CITY).
6. Letter / Zoning Report not supplied by client at time of survey.
7. WAKC1003046: The subject property is vacant - No Buildings Observed.
8. Substantial features observed in the process of conducting the survey graphically shown on survey.
9. WAKC1003046: There are no clearly designated parking spaces on the subject property based on a reasonable visual observation.
10. Party walls not designated by the client at the time of the survey.
11. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20185006784, #20185006786, #20185006798, #20185006802, #20185006808, #20185006819, #20185006834 with a clear date of DECEMBER 19, 2018. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only.
12. Governmental agency requirements: Wisconsin Housing and Economic Development Authority (WHEDA) requirements shown on Survey.
13. Names of adjoining owners according to current public records: Shown on Survey.
14. No evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
15. No evidence of changes in street right of way lines and street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
16. No wetlands were delineated or observed in the process of conducting the fieldwork.
17. No Offsite Easements.
18. Certificate of Professional Liability Insurance furnished upon request and in effect throughout the contract term.

CERTIFICATION

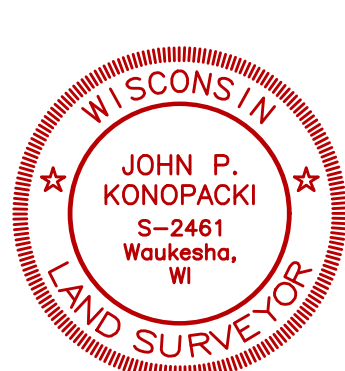
To: First American Title Insurance Company; Bear Capital, LLC, a Wisconsin limited liability company; Hansen Brothers LLC, a Wisconsin limited liability company; Maria R. Sigala; Stephan G. Weidman, trustee, or successor trustee(s), of the Stephan G. Weidman Trust dated June 2, 1995; Simon L. Monreal and Paula Monreal, husband and wife; County of Waukesha, a municipal corporation; City of Waukesha, a municipal corporation; Hansen Brothers LLC, a Wisconsin limited liability company; Maria R. Sigala; Stephan G. Weidman, trustee, or successor trustee(s), of the Stephan G. Weidman Trust dated June 2, 1995; Simon L. Monreal and Paula Monreal, husband and wife; County of Waukesha, a municipal corporation; City of Waukesha, a municipal corporation; Wisconsin Housing and Economic Development Authority, its successors and assigns (WHEDA); CITI Community Capital; CITIBANK, N.A., and its successors and/or assigns, as their interests may appear.

This is to certify that this map or plat 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 includes items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 12, 13, 16, 17, 18, 19 & 20 of Table A thereof and WHEDA's Exhibit B Land Title Survey Requirements. The fieldwork was completed on DECEMBER 26, 2018.

John P. Konopacki, PLS License No. S-2461

Date of Plat or Map: DECEMBER 28, 2018

PINNACLE ENGINEERING GROUP, LLC. 20725 Watertown Road Suite 100 Brookfield, WI 53186 Phone: 262-754-8888 Fax: 262-754-8850



WHEDA EXHIBIT B LAND TITLE SURVEY REQUIREMENTS

- 1. Project Name:
2. Project Location: White Rock Avenue, City of Waukesha, Wisconsin
3. Project Number:
4. Housing Units:
5. Survey Scale: 1"=30'
6. Present Owners: Hansen Brothers LLC, a Wisconsin limited liability company; Maria R. Sigala; Stephan G. Weidman, trustee, or successor trustee(s), of the Stephan G. Weidman Trust dated June 2, 1995; Simon L. Monreal and Paula Monreal, husband and wife; County of Waukesha, a municipal corporation; City of Waukesha, a municipal corporation
7. Property Possession: Hansen Brothers LLC, a Wisconsin limited liability company; Maria R. Sigala; Stephan G. Weidman, trustee, or successor trustee(s), of the Stephan G. Weidman Trust dated June 2, 1995; Simon L. Monreal and Paula Monreal, husband and wife; County of Waukesha, a municipal corporation; City of Waukesha, a municipal corporation
8. Legal Description: SEE LEGAL DESCRIPTION AND MORE PARTICULARLY DESCRIBED AS DESCRIPTION
9. Subdivision Plats: Part of Lots 32 and Lot 33 in the PLAT OF COLUMBIA ADDITION TO THE VILLAGE OF WAUKESHA, as recorded in the Register of Deeds office for Waukesha County as Document No. 476. Part of Lots 1, 2, 3, 4 & 5 in Block "A" in the PLAT OF LOUIS YANKE'S ADDITION TO THE VILLAGE OF WAUKESHA, as recorded in the Register of Deeds office for Waukesha County as Document No. 9577. All of Lots 1, 2, 3, 4, 5, 6, 7 & 8 in Block "A" of PLAT OF T.D. COOK'S SECOND ADDITION TO THE VILLAGE OF WAUKESHA, as recorded in the Register of Deeds office for Waukesha County as Document No. 8183.
10. Certified survey Map: N/A
11. Topography: GRAPHICALLY SHOWN ON SURVEY
12. Foundation Elevation: N/A
13. Foundation Walls: N/A
14. Encroachments: GRAPHICALLY SHOWN ON SURVEY
15. Access: GRAPHICALLY SHOWN ON SURVEY
16. Surface Water and Drainage: GRAPHICALLY SHOWN ON SURVEY
17. Cemetery: N/A
18. Adjacent Structures: GRAPHICALLY SHOWN ON SURVEY.
19. Wetlands: N/A
20. Zoning Report: N/A

PINNACLE ENGINEERING GROUP logo and contact information including address: 20725 WATERTOWN ROAD, BROOKFIELD, WI 53186, phone: 262-754-8888.

WHITE ROCK AVENUE PART OF LOTS 32 & 33, COLUMBIA ADDITION, PART OF LOTS 1, 3, 4 & 5 IN BLOCK "A" OF LOUIS YANKE'S ADDITION, ALL OF LOTS 1 THRU 8 IN BLOCK "A" OF T.D. COOK'S ADDITION AND ADDITIONAL LANDS IN THE SE 1/4 OF THE SW 1/4 OF SECTION 35, ALL LOCATED IN THE NE 1/4 AND SE 1/4 OF THE SW 1/4 OF SECTION 35, T7N, R19E, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

ALTA/NSPS LAND TITLE SURVEY

Table with 3 columns: Item, Description, Date. Includes entries for NEW TITLE (01/07/19), ADDITIONAL FIELD LOCATIONS (02/04/19), and NEW TITLE (11/01/19).

REVISIONS table and SHEET 2 of 2 SURVEY information.

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