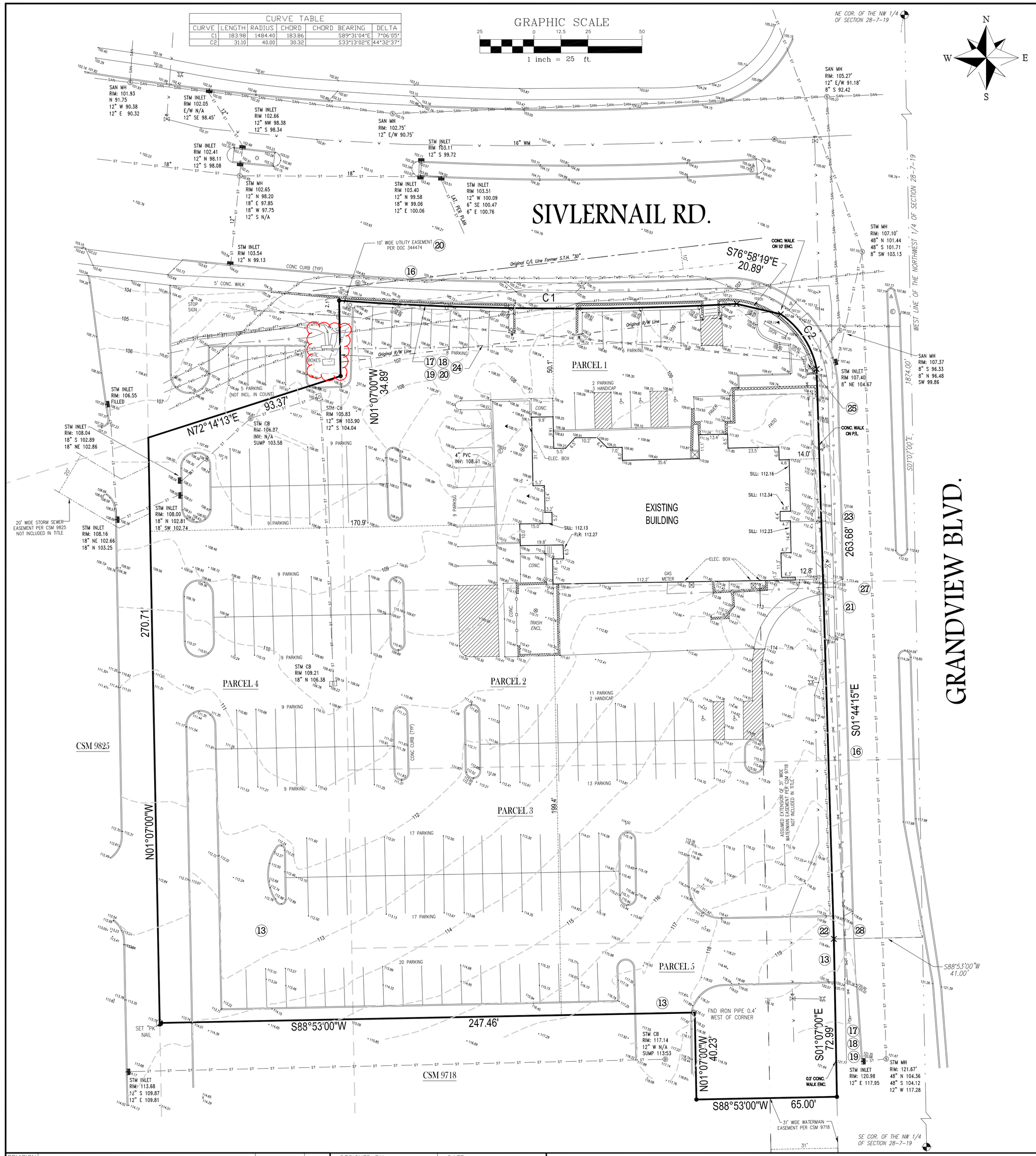
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	183.98	1484.40	183.86	S89°31'04"E	7°06'05"
C2	31.10	40.00	30.32	S33°13'02"E	44°32'37"



SCHEDULE B ITEMS

12. Restrictions, conditions, covenants, easements and obligations set forth in a Reciprocal Easement Agreement with Covenants, Conditions and Restrictions recorded on July 31, 2003, as Document No. 3034711, and amended by an Acknowledgement of Reciprocal Easement Agreement recorded on June 30, 2004, as Document No. 3180358, and amended by an Acknowledgment of Reciprocal Easement Agreement recorded on August 6, 2004, as Document No. 3192552, and amended by an Acknowledgment of Reciprocal Easement Agreement and Acknowledgment of Driveway Easement Agreement recorded on March 24, 2005, as Document No. 3260547 and amended by an Acknowledgment of Reciprocal Easement Agreement and Shopping Center Sign Easements recorded on December 12, 2008, as Document No. 3614627 and amended by an Amendment to Acknowledgment of Reciprocal Easement Agreement and Shopping Center Sign Easements recorded on April 28, 2010 as Document No. 3741084. *General in nature, not plotted.*
13. Restrictions, covenants and obligations set forth in a Memorandum of Lease recorded on September 10, 2003 as Document No. 3061314. *Affects property as shown.*
14. Shopping Center Sign Easement recorded on June 30, 2004 as Document No. 3180362 and recorded on August 6, 2004, as Document No. 3192553. *Does not affect property.*
15. Storm Drainage Easement Agreement recorded on August 6, 2004 as Document No. 3192556. *Does not affect property.*
16. Public or private rights, if any, in such portion of the premises described in Schedule A hereof as may be laid out, used, or dedicated for street, highway or alley purposes. *Affects property as shown.*
17. Utility Easement recorded on June 3, 1948 in Volume 467 of Deeds, at Page 408, as Document No. 314282. *Affects property as shown.*
18. Utility Easement recorded on July 30, 1926 in Volume 203 of Deeds, at Page 350, as Document No. 145079. *Affects property as shown.*
19. Utility Easement recorded on June 11, 1945 in Volume 373 of Deeds, at Page 185, as Document No. 274505. *Affects property as shown.*
20. Utility Easement recorded on October 20, 1950 in Volume of Deeds, at Page 469, as Document No. 344474. *Affects property as shown.*
21. Access restrictions and limitations to Grandview Boulevard as contained in a Conveyance by Individual recorded on February 7, 1975 in Reel 108, Image 597, as Document No. 903272. *Affects property as shown.*
22. Access limitations and restrictions to Grandview Boulevard as contained in a Conveyance by Individual recorded on February 10, 1975 in Reel 108, Image 824, as Document No. 903392. *Affects property as shown.*
23. Access limitations and restrictions to Grandview Boulevard as contained in a Conveyance by Individual recorded on February 27, 1975 in Reel 110, Image 278, as Document No. 904367. *Affects property as shown.*
24. Release of access rights to Grandview Boulevard and permanent easement for utility lines as contained in Quit Claim Deed recorded on March 11, 1975 in Reel 111, Image 475, as Document No. 905152. *Affects property as shown.*
25. Distribution Easement Overhead Joint recorded on July 19, 2002 as Document No. 2822975. *Affects property as shown.*
26. Utility Easement recorded on October 18, 1944 in Volume 274 of Deeds, at Page 292, as Document No. 268388. *General in nature, not shown.*
27. Access restrictions and limitations to Grandview Boulevard contained in a Conveyance by Individual recorded on February 10, 1975 in Reel 108, Image 822, as Document No. 903391. *Affects property as shown.*
28. Access restrictions and limitations to Grandview Boulevard contained in a Conveyance by Individual recorded on February 10, 1975 in Reel 108, Image 820, as Document No. 903390. *Affects property as shown.*

ZONING

Zoning: B-3 General Business District

BUILDING HEIGHT.
a. No principal building or parts of a principal building shall exceed 40 feet in height.
b. No accessory building shall exceed 15 feet in height.

SETBACK AND YARDS.
a. There shall be a minimum street yard setback of 25 feet from the right-of-way of all streets.
b. There shall be a side yard on each side of all buildings of not less than 10 feet.
c. There shall be a rear yard of not less than 25 feet.

(Source: www.ci.waukesha.wi.us)

AREA

100,379 SQ. FT.
2.304 ACRES

PARKING

162 PARKING SPACES
AND
5 HANDICAP SPACES

NOTES

- ALL BEARINGS REFERENCED TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 28-7-19 WHICH IS ASSUMED TO BEAR S01°07'00"E
- ELEVATIONS ARE BASED ON THE CITY OF WAUKESHA DATUM. TO CONVERT TO NGVD 1929 ADD 780.558
- PREMISES IS INTERNALLY CONTIGUOUS AND CONTAINS NO GAPS OR GORES.
- NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
- NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 55133C0192G, WHICH BEARS AN EFFECTIVE DATE OF 11/5/14 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND

- SET IRON STAKE
- FOUND IRON PIPE
- P/L – PROPERTY LINE
- SET CHISELED CROSS
- SEWER MANHOLE
- COMMUNICATION MANHOLE
- ELECTRIC MANHOLE
- CATCH BASIN
- TRAFFIC MANHOLE
- UNKNOWN MANHOLE
- EM – ELECTRIC METER
- GM – GAS METER
- WATER VALVE
- GAS VALVE
- HYDRANT
- TRAFFIC SIGNAL
- UTILITY BOX
- UTILITY POLE
- N/A – NOT ACCESSIBLE
- FLOOD LIGHT
- LIGHT POLE
- x 100.00 – EXISTING SPOT ELEVATION
- C2 – CURVE TABLE ITEM
- 13 – SCHEDULE "B" ITEM
- ENC – ENCROACHMENT
- BOLLARD
- AIR CONDITIONER
- MASONRY WALL
- UNDERGROUND WATER
- UNDERGROUND ELECTRIC
- UNDERGROUND TELECOMMUNICATIONS
- UNDERGROUND TIME WARNER CABLE
- UNDERGROUND AT&T
- OVERHEAD ELECTRIC
- UNDERGROUND GAS
- SANITARY SEWER
- STORM SEWER
- CHAIN LINK FENCE
- WOOD FENCE

LEGAL DESCRIPTION

PARCEL I:

All that part of the Southeast One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Twenty-eight (28), in Township Seven (7) North, Range Nineteen (19) East, in the City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows: Starting at the intersection of the public highway known as S.T.H. "30" n/k/a C.T.H. "TJ" with the North ¼ line of said Section 28, said point being 1544 feet South of the North ½ corner of said Section 28; thence South on said ¼ line, 165 feet; thence West at right angles 264 feet; thence North at right angles 139.3 feet to the centerline of said S.T.H. "30 n/k/a C.T.H. "TJ"; thence North 84° 8' East, along said centerline, 265.1 feet to the place of beginning.

EXCEPTING THEREFROM those lands conveyed to Waukesha County in an Award of Damages recorded on June 17, 2002 as Document No. 2811563.

ALSO, that part of the Southeast One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Twenty-eight (28), in Township Seven (7) North, Range Nineteen (19) East, in the City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows: Commencing at the Southeast corner of said Northwest ¼ Section of Section 28; thence North 1° 07' 00" West, 1066.0 feet along the East line of said ¼ Section to a point; thence South 83° 19' 23" West 265.0 feet to a point; thence North 1° 07' 21" West, 1.26 feet to the point of beginning; thence South 1° 07' 21" West, 34.42 feet to a point; thence North 83° 19' 23" East, 220.58 feet to a point; thence North 1° 44' 15" West, 9.77 feet to a point of curve; thence Northwesterly along a curve to the right (radius is 1478.39, long chord 219.77 feet North 8° 47' 16" West) 219.96 feet to the point of beginning.

EXCEPTING THEREFROM that part thereof conveyed to Waukesha County in Conveyance dated February 1, 1975 and recorded February 27, 1975 on Reel 110, Image 278, as Document No. 904367.

ALSO EXCEPTING THEREFROM those lands conveyed to Waukesha County in an Award of Damages recorded on June 17, 2002 as Document No. 2811563.

Tax Key No. WAKC 0974-985
Address: 2720 North Grandview Boulevard

PARCEL II:

All that part of the Northwest One-quarter (1/4) of Section Twenty-eight (28), in Township Seven (7) North, Range Nineteen (19) East, in the City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows: Starting at a point on the centerline of the public highway on the North ¼ line of said Section 28, which point is 1709.0 feet South of the North ¼ corner of said Section 28; thence West at right angles 264.0 feet; thence South at right angles 82.5 feet; thence East at right angles 264.0 feet to said North ¼ line; thence North on said ¼ line, 82.5 feet to the place of beginning.

EXCEPTING THEREFROM that part conveyed to Waukesha County by Conveyance dated January 20, 1975 and recorded February 7, 1975 on Reel 108, Image 597, as Document No. 903272.

ALSO EXCPETING THEREFROM those lands conveyed to the City of Waukesha in a Quit Claim Deed recorded on March 11, 1988 in Reel 981, Image 131, as Document No. 1470302.

Tax Key No. WAKC 0974-985-001
Address: North Grandview Boulevard

PARCEL III:

All that part of the Northwest One-quarter (1/4) of Section Twenty-eight (28), in Township Seven (7) North, Range Nineteen (19) East, in the City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows: Starting at a point on the centerline of the public highway on the North ¼ line of said Section 28, which point is 1791.5 feet South of the North ¼ corner of said Section 28; thence West at right angles 264 feet; thence South at right angles 82.5 feet; thence East at right angles, 264 feet to said North line; thence North on said ¼ line, 82.5 feet to the place of beginning.

EXCEPTING THEREFROM that part conveyed to Waukesha County in Conveyance dated February 1, 1975 and recorded February 10, 1975 on Reel 108, Image 824, as Document No. 903392.

Tax Key No. WAKC 0974-983
Address: North Grandview Boulevard

PARCEL IV:

All that part of the Southeast One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Twenty-eight (28), in Township Seven (7) North, Range Nineteen (19) East, in the City of Waukesha, County of Waukesha, State of Wisconsin, more particularly described as follows: Commencing at the North ¼ corner of said Section 28; thence South 01° 07' 00" East, along the East line of said Section 28, 2038.99 feet to a point; thence South 88° 53' 00" West, 264.00 feet to the point of beginning; thence continuing South 88° 53' 00" West, 89.45 feet to a point; thence North 01° 07' 00" West, 402.95 feet to a point on the Southerly right-of-way line of Meadow Lane; thence North 72° 14' 13" East, along said right-of-way, 93.26 feet to a point; thence South 01° 07' 00" East, 429.70 feet to the point of beginning.

EXCEPTING THEREFROM those lands conveyed in a Warranty Deed recorded on July 31, 2003, as Document No. 3034708.

Tax Key No. WAKC 974-986-001
Address: Meadow Lane

PARCEL V:

Being a part of the Southeast One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Twenty-eight (28), in Township Seven (7) North, Range Nineteen (19) East, City of Waukesha, Waukesha County, State of Wisconsin, more fully described as follows: Commencing at the West ¼ corner of said Section 28; thence North 87° 58' 19" East, along the South line of the Northwest ¼ of said Section 28, 2616.97 feet; thence North 01° 07' 00" West 663.80 feet to the point of beginning of hereinafter described lands; thence South 88° 53' 00" West, 65.00 feet; thence North 01° 07' 00" West, 40.23 feet; thence South 88° 53' 00" West, 158.00 feet; thence North 01° 07' 00" West, 32.76 feet; thence North 88° 53' 00" East, 223.00 feet; thence South 01° 07' 00" East, 72.99 feet to the point of beginning.

Tax Key No. WAKC 0947-981-002
Address: North Grandview Boulevard

PARCEL VI:

Non-exclusive easements set forth in a Reciprocal Easement Agreement with Covenants, Conditions and Restrictions recorded on July 31, 2003, as Document No. 3034711, and amended by an Acknowledgement of Reciprocal Easement Agreement recorded on June 30, 2004, as Document No. 3180358, and amended by an Acknowledgment of Reciprocal Easement Agreement recorded on August 6, 2004, as Document No. 3192552, and amended by an Acknowledgment of Reciprocal Easement Agreement and Acknowledgment of Driveway Easement Agreement recorded on March 24, 2005, as Document No. 3260547 and amended by an Acknowledgment of Reciprocal Easement Agreement and Shopping Center Sign Easements recorded on December 12, 2008, as Document No. 3614627 and amended by an Amendment to Acknowledgment of Reciprocal Easement Agreement and Shopping Center Sign Easements recorded on April 28, 2010 as Document No. 3741084.

Note 1: The property hereon described is the same as the pertinent property as described in Old Republic National Title Insurance Company, Commitment No.: 1409R0307 Amended, Effective Date: February 25, 2015.

Note 2: Survey closure meets 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys as adopted by American Land Title Association and National Society of Professional Surveyors.

Note 3: "The underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities."

SURVEYOR CERTIFICATION

To: CFT NV Developments, LLC, a Nevada limited liability company, Panda Restaurant Group, Inc., a California corporation, Cherng Family Trust, dated 10/30/87, as amended, and or its affiliated entities, Silvernail Restaurant Partners, LLP, a Wisconsin limited liability partnership f/k/a Silvernail Associates, a Wisconsin general partnership, Old Republic National Title Insurance Company, Wisconsin Title Service Company and its successors and assigns, and any other person or entity that purchases, mortgages or guarantees the title thereto within one year of the date of this survey:

This is to certify that this map or plat of survey and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 11(b), 16, 17, 18 and 21 of Table A thereof. The field work was completed on March 13, 2015.

Dated this 20th day of March 2015.

WISCONSIN FREDERICK W. SHIBILSKI S-1154 WAUWATOSA, WI LAND SURVEYOR

Frederick W. Shibilski
Registered Land Surveyor S-1154
State of Wisconsin

REVISION NO.	DESCRIPTION	DATE	BY
1	CONTOURS AND SPOT GRADES (NE CORNER)	3/22/15	JTY
2	NON TITLE EASEMENTS	3/31/15	JTY
3	CERTIFICATION	6/16/15	JTY

DESIGNED BY	DATE
DRAWN BY JTY	DATE 3/20/2015
APPROVED BY FWS	DATE 3/20/2015
CADFILE	
XREF	
LMAN	

ALTA-ACSM LAND TITLE SURVEY
2720 N. Grandview Blvd.
Klover Architects
Waukesha, Wisconsin

"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."

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414.224.8300 (tel) - 414.224.8383 (fax)

KEY PROJECT NUMBER 2502017
PROJECT SCALE 1" = 25'
SHEET NUMBER C-1

Jun 16, 2015 – 2:54pm – G:\Drawings\34468\dwg\34468.dwg