

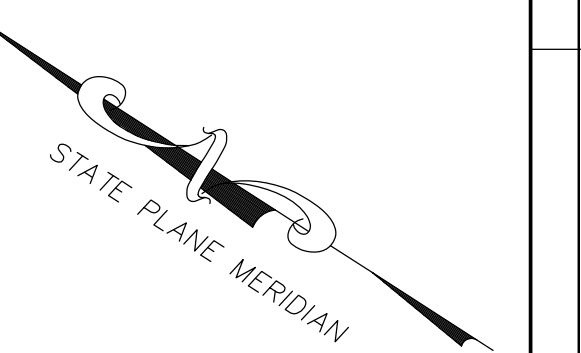
ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY OF McDONALD'S - WAUKESHA, WI. (# 2340 E. MORELAND BLVD.)

PART OF THE SOUTHWEST QUARTER OF SECTION 30 TOWNSHIP 7 NORTH,
RANGE 20 EAST, IN CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

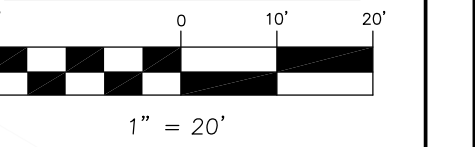
BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE
COORDINATE SYSTEM (SPCS) NAD 83 (2007) ZONE
4803 (WISCONSIN SOUTH) WITH PROJECT ORIGIN AT
LATITUDE 43-01-55.8391 N
LONGITUDE 88-10-41.19877 W
GROUND SCALE FACTOR 1.000843019
ALL MEASUREMENTS ARE ON THE GROUND.

P.I.N. WAKC 1127-001



GRAPHIC SCALE



VICINITY MAP
NOT TO SCALE

AREA

52,751 SQ. FT.
1.2110 ACRES

PARKING STALLS

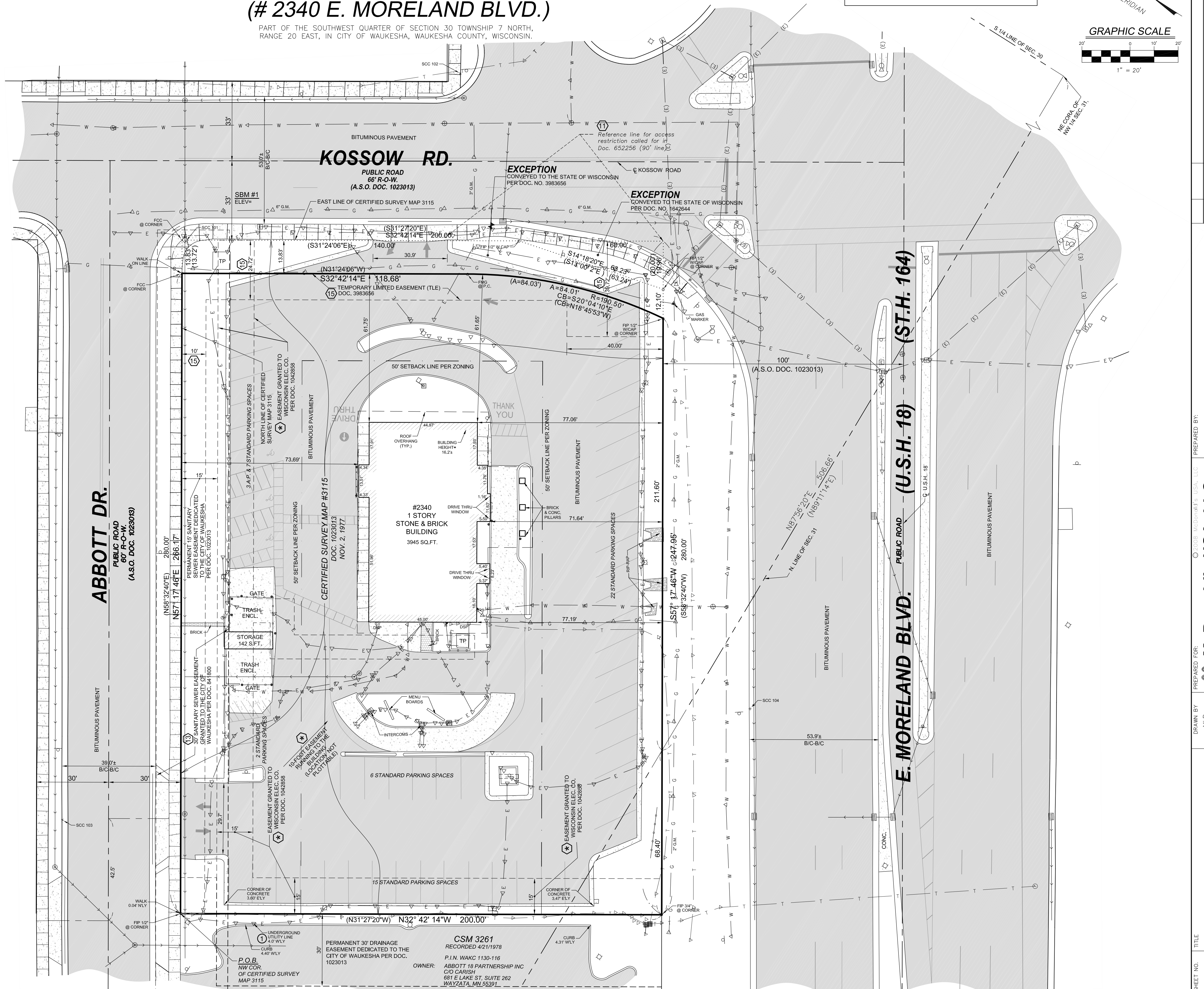
STANDARD PARKING STALLS = 52
ACCESSIBLE PARKING STALLS = 3
TOTAL PARKING STALLS = 55

LEGEND

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> □ CABLE TV PEDESTAL □ TRAFFIC LIGHT POLE □ TRAFFIC CONTROL BOX □ TRAFFIC CONTROL VAULT □ TRAFFIC LIGHT □ TELEPHONE PEDESTAL □ TELEPHONE MANHOLE □ PRINTED TELEPHONE LINE □ FIBER OPTIC CABLE LINE □ ANCHOR □ GUY POLE □ UTILITY POLE □ POWER POLE □ LIGHT STANDARD □ ELECTRIC MANHOLE □ ELECTRIC PEDESTAL □ ELECTRIC TRANSFORMER PAD □ ELECTRIC METER □ MANHOLE □ ELECTRICAL JUNCTION BOX □ ELECTRIC VAULT □ ELECTRIC SERVICE OUTLET BOX □ TRANSFORMER PAD □ AIR CONDITIONER PAD/UNIT □ MONITORING WELL □ PORT INDICATOR VALVE □ WELL HEAD | <ul style="list-style-type: none"> □ PAINTED GAS LINE □ GAS VALVE □ GAS METER □ GAS VALVE VAULT □ GAS METER □ PIPELINE MARKER □ HEADWALL □ CURB INLET □ STORM INLET □ STORM MANHOLE □ FLARED END SECTION □ CLEANOUT □ SANITARY MANHOLE □ HOSE BIB □ B-BOX □ HYDRANT □ WATER VALVE □ WATER VALVE VAULT □ PARKED WATER LINE □ SPRINKLER HEAD □ WATER METER □ DECIDUOUS TREE □ WI TRUNK SIZE □ SP SET IRON PIPE □ SBM SET CONCRETE MONUMENT WITH BRASS DISC □ SCM SET CONCRETE MONUMENT WITH IRON PIPE | <ul style="list-style-type: none"> □ FLAGPOLE □ SIGN □ POST □ PUBLIC PAY TELEPHONE □ PARKING METER □ WETLAND MARKER □ BASKETBALL HOOP □ SOIL BORING HOLE □ W NUMBER □ FOUND DISK IN CONCRETE □ FBD FOUND BRASS DISC □ FFR FOUND IRON ROD □ FRS FOUND RAILROAD SPIKE □ FPK FOUND P.K. NAIL □ FMS FOUND MAG NAIL □ FFC FOUND CUT CROSS □ FIP FOUND IRON PIPE □ FIB FOUND IRON BAR □ TP SET TRAVERSE POINT □ SPT SET P.K. NAIL □ SMO SET MAG NAIL □ SP SET IRON PIPE □ SBM SET CONCRETE MONUMENT WITH BRASS DISC □ SCM SET CONCRETE MONUMENT WITH IRON PIPE |
|--|---|--|

ABBREVIATIONS

- | | |
|---|---|
| <ul style="list-style-type: none"> 702.62 EXISTING TOP OF CURB ELEVATION 762.12 EXISTING EDGE OF PAVEMENT ELEVATION 100.00 EXISTING SPOT ELEVATION A.P. ACCESSIBLE PARKING F.F. FINISHED FLOOR T.F. TOP OF FOUNDATION CMP CORRUGATED METAL PIPE RCF REINFORCED CONCRETE PIPE FRM FRAME BRK BRICK TC TOP OF CURB DEP DEPRESSIONED CURB OUT GUTTER EP EDGE OF PAVEMENT NORTH SOUTH EAST WEST CB CHORD BEARING A ARC LENGTH R RADIUS U.E. UTILITY EASEMENT P.U.E. PUBLIC UTILITY EASEMENT D.E. DRAINAGE EASEMENT M.U.E. MUNICIPAL UTILITY EASEMENT I.E. INGRESS & EGRESS EASEMENT ETBE EXCEPTION TO BLANKET EASEMENT PC POINT OF CURVATURE PCC POINT OF COMPOUND CURVATURE PRC POINT OF REVERSE CURVATURE PT POINT OF TANGENCY (REC) RECORD DATUM MEAS. MEASURED DATUM (CAL) CALCULATED DATUM (DEED) INFORMATION TAKEN FROM DEED C.S.M. CERTIFIED SURVEY MAP | <ul style="list-style-type: none"> ASPHALT PAVING UNPAVED ROAD CONCRETE EXISTING BUILDING SCHEDULE D EXCEPTION (SEE TABLE ON SHEET 3) ENCROACHMENT (SEE TABLE ON SHEET 3) |
|---|---|



SHEET NO.	TITLE	ALTA AND TOPOGRAPHIC SURVEY
	DESCRIPTION	McDONALD'S - WAUKESHA, WI
V3 JOB NO.	SITE ADDRESS	2340 E. MORELAND BLVD.
	DATE	03/09/16
DRAWN BY	MILP	
	STD ISSUE DATE	
REVIEWED BY	CWB	
	DATE ISSUED	03/09/16
PREPARED FOR	McDonald's USA, LLC	
PREPARED BY	V3 Companies	
<p>These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced for any purpose without the express written consent of McDonald's USA, LLC. The drawings were prepared for use on the project described herein and are not intended for use on any other project. The drawings are not to be used for any other project without the express written consent of McDonald's USA, LLC. The drawings are not to be used for any other project without the express written consent of McDonald's USA, LLC.</p>		
<p>7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone 630.724.9202 fax www.v3co.com</p>		
REV	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

OF

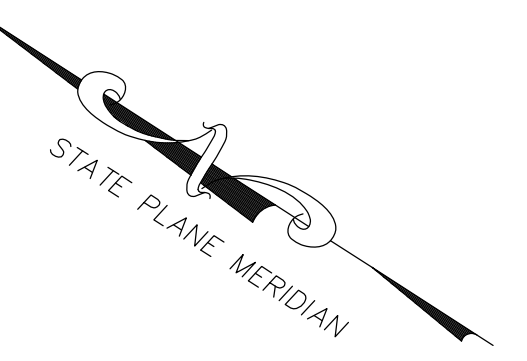
McDONALD'S - WAUKESHA, WI.

(# 2340 E. MORELAND BLVD.)

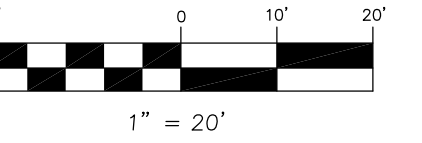
BASIS OF BEARINGS

P.I.N. WAKC 1127-001

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2007) ZONE 4803 (WISCONSIN SOUTH) WITH PROJECT ORIGIN AT
 LATITUDE 43-01-55.83591 N
 LONGITUDE 88-10-41.19877 W
 GROUND SCALE FACTOR 1.000843019
 ALL MEASUREMENTS ARE ON THE GROUND.



GRAPHIC SCALE



BENCHMARK

SOURCE: BENCHMARKS ESTABLISH VIA TRIMBLE VRS NETWORK. DATUM IS NAVD88, GROUND SCALE FACTOR: 1.0000843019

SITE:

STATION DESIGNATION: SBM #1
 ESTABLISHED BY: V3 COMPANIES
 DATE: 11/27/12

ELEVATION: 895.99 (MEASURED)
 DATUM: NAVD88
 DESCRIPTION: CUT SQUARE AT NORTHEAST CORNER OF COMED TRANSFORMER BASE AT NORTHEAST CORNER OF SITE.

STATION DESIGNATION: SBM #2
 ESTABLISHED BY: V3 COMPANIES
 DATE: 11/27/12

ELEVATION: 897.66 (MEASURED)
 DATUM: NAVD88
 DESCRIPTION: NORTHWEST FLANGE BOLT OF FIRST HYDRANT EAST OF KOSSOW RD. ON THE FRONTAGE ROAD.

FLOOD HAZARD NOTE

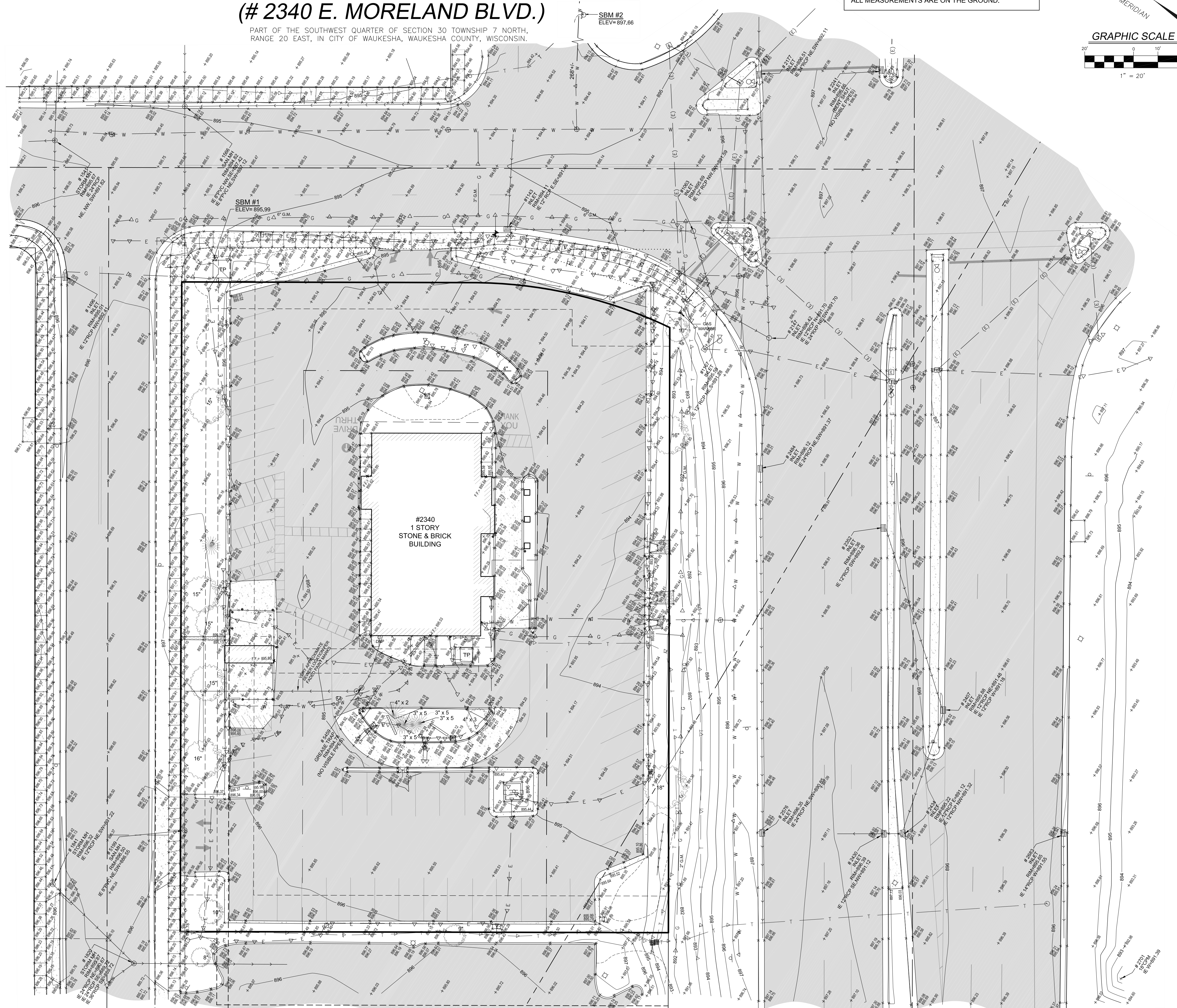
THIS PROPERTY IS IN ZONE X (AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF WAUKESHA COUNTY, WISCONSIN AND INCORPORATED AREAS, MAP NUMBER 55133C0216G, REVISED NOVEMBER 5, 2014.

LEGEND

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> □ CABLE TV PEDESTAL □ TRAFFIC LIGHT POLE □ TRAFFIC CONTROL BOX □ TRAFFIC CONTROL VAULT □ TRAFFIC LIGHT □ TELEPHONE PEDESTAL □ TELEPHONE MANHOLE □ PAINTED TELEPHONE LINE □ FIBER OPTIC CABLE LINE □ ANCHOR □ GUY POLE □ UTILITY POLE □ POWER POLE □ LIGHT STANDARD □ ELECTRIC MANHOLE □ ELECTRIC PEDESTAL □ ELECTRIC TRANSFORMER PAD □ ELECTRIC METER □ HANDHOLE □ ELECTRICAL JUNCTION BOX □ ELECTRIC VAULT □ ELECTRIC SERVICE OUTLET BOX □ PAINTED ELECTRIC LINE □ TRANSFORMER PAD □ AIR CONDITIONER PAD/UNIT □ MONITORING WELL □ POST INDICATOR VALVE □ WELL HEAD | <ul style="list-style-type: none"> ▽ PAINTED GAS LINE ○ GAS VALVE ○ GAS METER ○ GAS VALVE VAULT ○ GAS METER ○ PIPELINE MARKER ○ HEADWALL ○ CURB INLET ○ STORM INLET ○ STORM MANHOLE ○ FLARED END SECTION ○ CLEANOUT ○ SANITARY MANHOLE ○ HOSE BIB ○ B-BOX ○ HYDRANT ○ WATER VALVE ○ WATER VALVE VAULT ○ SANITARY MANHOLE ○ SPRINKLER HEAD ○ WATER METER ○ DECIDUOUS TREE ○ WI TRUNK SIZE ○ NON-DECIDUOUS TREE ○ WI TRUNK SIZE ○ BUSH | <ul style="list-style-type: none"> □ FLAGPOLE □ MAILBOX □ SIGN □ POST □ PUBLIC PAY TELEPHONE □ PARKING METER □ WETLAND MARKER □ BASKETBALL HOOP □ SOIL BORING HOLE □ W/NUMBER ○ FOUND DISK IN CONCRETE ○ FBD FOUND BRASS DISC ○ FOUND IRON MARKER ○ FFR FOUND IRON ROD ○ FRS FOUND RAILROAD SPIKE ○ FPK FOUND PK NAIL ○ FMS FOUND MAG NAIL ○ FFC FOUND CUT CROSS ○ FIP FOUND IRON PIPE ○ FIB FOUND IRON BAR ○ TP SET TRAVELER POINT ● SPK SET PK NAIL ● SMG SET MAG NAIL ● SP SET IRON PIPE ● SBM SET CONCRETE MONUMENT WITH BRASS DISC ● SCM SET CONCRETE MONUMENT WITH IRON PIPE |
|--|--|--|

ABBREVIATIONS

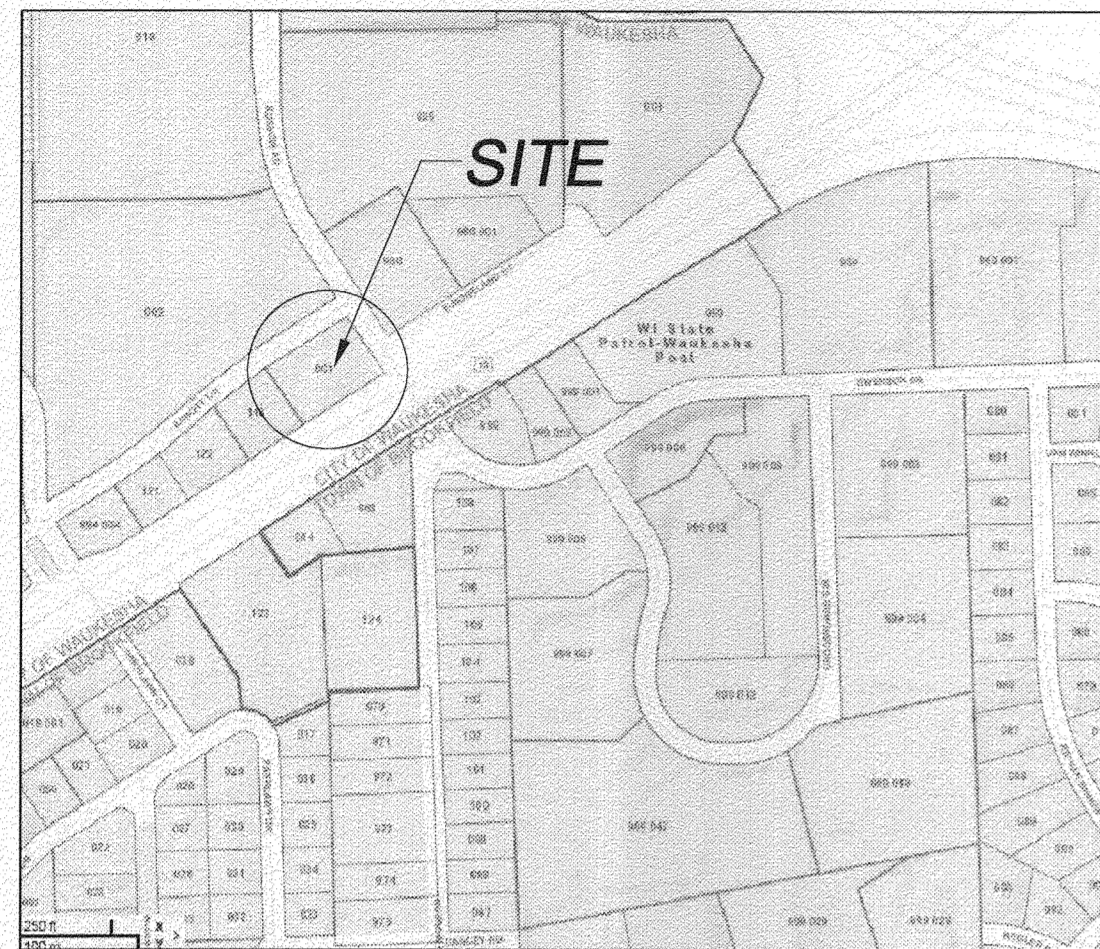
- | |
|--|
| <ul style="list-style-type: none"> 752.02 EXISTING TOP OF CURB ELEVATION 752.12 EXISTING EDGE OF PAVEMENT ELEVATION 752.02 EXISTING SPOT ELEVATION A.P. ACCESSIBLE PARKING F.F. FINISHED FLOOR T.F. TOP OF FOUNDATION CMF CORRUGATED METAL PIPE RCF REINFORCED CONCRETE PIPE VCP VITRIFIED CLAY PIPE FRM. FRAME BRK. BRICK TC TOP OF CURB DEP. DEPRESSED CURB GUT. GUTTER EP. EDGE OF PAVEMENT F.L. FLOWLINE CONC. CONCRETE BIT. BITUMINOUS MH MANHOLE CON. CONCRETE WALK TW TOP OF WALL BW BOTTOM OF WALL TP TOP OF PIPE BW BACK OF WALK FES FLARED END SECTION RIV RIVET DIP DUCTILE IRON PIPE SD STORM DRAIN SAN. SANITARY SEWER N NORTH S SOUTH E EAST W WEST CB CHORD BEARING A. ARC LENGTH R. RADIUS U.E. UTILITY EASEMENT P.U.E. PUBLIC UTILITY EASEMENT D.E. DRAINAGE EASEMENT M.U.E. MUNICIPAL UTILITY EASEMENT I.E. INGRESS & EGRESS EASEMENT ETBE EXCEPTION TO BLANKET EASEMENT PC POINT OF CURVATURE POC POINT OF COMPOUND CURVATURE PRC POINT OF REVERSE CURVATURE PT. POINT OF TANGENCY (REC) RECORD DATUM (MBS) MEASURED DATUM (CALC) CALCULATED DATUM (DEED) INFORMATION TAKEN FROM DEED |
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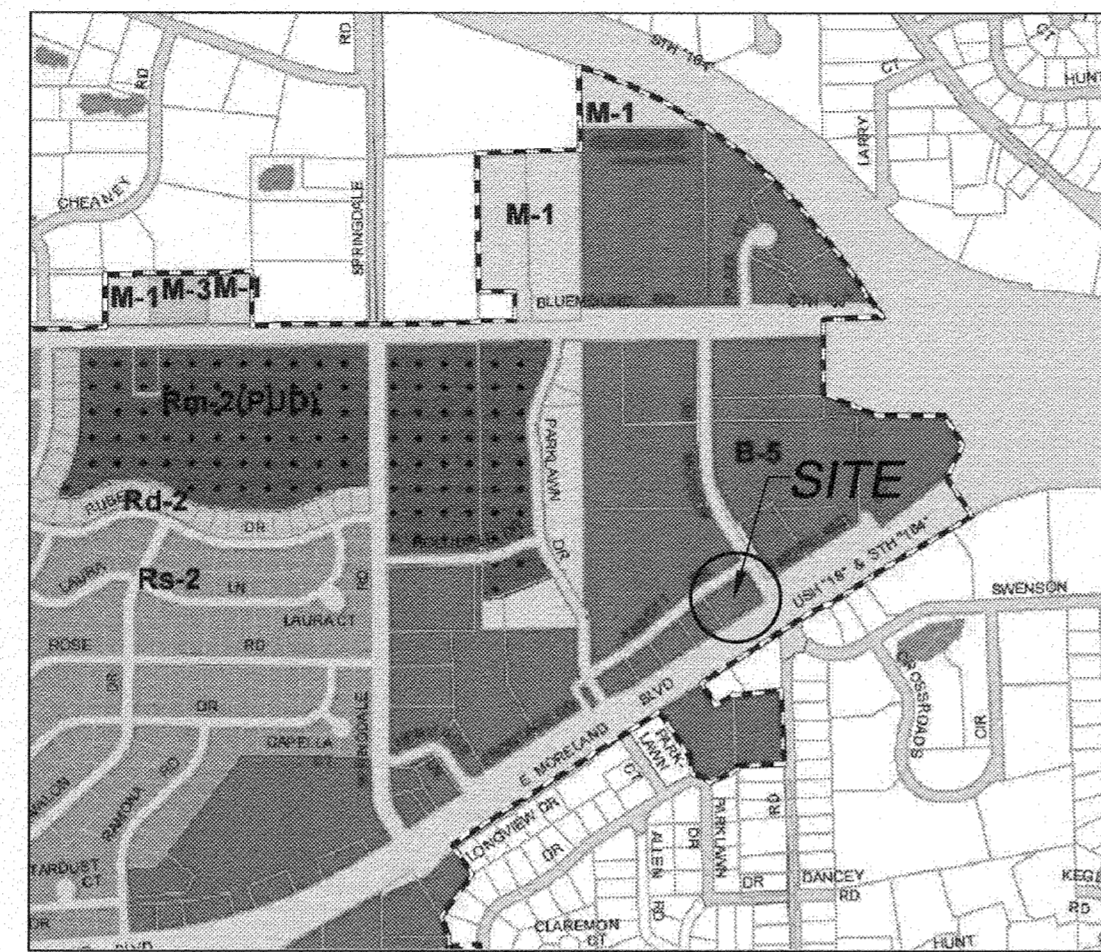
SHEET NO.	TITLE	DATE	BY
V03.1	ALTA AND TOPOGRAPHIC SURVEY	03/09/16	CWB
DESCRIPTION	McDONALD'S - WAUKESHA, WI		
SITE ID	48-0107		
SITE ADDRESS	2340 E. MORELAND BLVD.		
PREPARED FOR:	McDonald's USA, LLC		
PREPARED BY:	V3 Companies		
7325 James Avenue			
Woodridge, IL 60517			
630.724.9200 phone			
www.v3co.com			
V3 JOB NO.: 06240.314 VP031			

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY OF McDONALD'S - WAUKESHA, WI. (# 2340 E. MORELAND BLVD.)

PART OF THE SOUTHWEST QUARTER OF SECTION 30 TOWNSHIP 7 NORTH,
RANGE 20 EAST, IN CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.



TAX MAP OVERLAY
NOT TO SCALE



ZONING MAP DETAIL
NOT TO SCALE

ZONING MAP DETAIL

SITE & ADJACENT PROPERTIES	
ZONED "B-5 - COMMUNITY BUSINESS" PER CITY OF WAUKESHA ZONING MAP LAST UPDATED: SEPTEMBER 2013 http://waukesha-wi.gov/DocumentCenter/View/1112	
IT IS THE SURVEYOR'S OPINION THAT A SUBDIVISION OR REPLAT IS NOT NECESSARY IN ORDER TO CONVEY THE SURVEYED PROPERTY.	
ZONING INFORMATION NOT PROVIDED BY INSURER AS REQUIRED BY THE ALTA STANDARDS. SETBACK LINES PURSUANT TO CODE MAY NOT HAVE BEEN PLOTTED HEREON. CONTACT THE CITY ZONING DEPARTMENT TO DETERMINE WHAT IS CONSIDERED FRONTAGE, SIDE AND REAR LOT LINES.	
THE FOLLOWING INFORMATION WAS TAKEN FROM CITY OF WAUKESHA MUNICIPAL CODE http://waukesha-wi.gov/DocumentCenter/Home/View/630	
(5) LOT AREA AND WIDTH. Lots shall have a minimum area of ten thousand (10,000) square feet and shall be not less than seventy-five (75) feet in width.	
(6) BUILDING HEIGHT. Subject to paragraph (4) above, no principal building or parts of a principal building shall exceed fifty-five (55) feet in height. No accessory building shall exceed fifteen (15) feet in height.	
(7) SETBACK AND YARDS. a. There shall be a minimum street yard setback of fifty (50) 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 ten (10) feet in width. c. There shall be a rear yard of not less than twenty-five (25) feet. d. There shall be a minimum shoreyard setback of seventy-five (75) feet from the ordinary highwater mark of a navigable body of water.	

APPARENT ENCROACHMENTS

ENCROACHMENT NO.	ENCROACHMENT DESCRIPTION
1	UNDERGROUND UTILITY OVER WEST LINE

GENERAL NOTES

- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
- ONLY PRINTS OF THIS SURVEY WITH AN EMBOSSED SEAL SHALL BE DESIGNATED OFFICIAL COPIES. THIS SURVEY WAS PREPARED FOR THE SOLE USE OF THE CLIENT AS STATED HEREON AND IS NON-TRANSFERABLE.
- DO NOT SCALE DIMENSIONS FROM THIS PLAT.
- THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENTS. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
- A CURRENT CHICAGO TITLE INSURANCE COMPANY'S TITLE COMMITMENT FILE NO. 160318 048-0107 WITH AN EFFECTIVE DATE OF JANUARY 20, 2016, AND ISSUE DATE OF FEBRUARY 01, 2016, WAS PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY. THE PROPERTY IS SUBJECT TO THOSE TITLE EXCEPTIONS LISTED THEREIN. SEE "NOTES FROM SCHEDULE B" TABLE SHOWN HEREON. IN REGARDS TO THE TITLE EXCEPTIONS LISTED THEREIN, THE SURVEYOR INTERPRETED THEM TO THE BEST OF HIS/HER ABILITY. THE SURVEYOR RECOMMENDS MCDONALD'S LEGAL TO CONFIRM THE SURVEYOR'S FINDINGS AND REPORT BACK ANY DISCREPANCIES.
- UTILITIES AND IMPROVEMENTS SHOWN HEREON BASED ON VISIBLE FIELD VERIFIED STRUCTURES. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED ON FIELD LOCATED STRUCTURES, FIELD LOCATED UTILITY MARKINGS PERFORMED BY TRI-COUNTY LOCATORS, IN COORDINATION WITH ATLAS INFORMATION PROVIDED BY UTILITY COMPANIES. CALL D.I.G.G.E.R. AT 1-800-242-8511 OR 811 FOR FIELD LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
- OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
- THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, SIDEWALK CONSTRUCTION, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.
- SURVEYOR IS UNAWARE OF ANY RECENT PROPOSED R.O.W. CHANGES.
- THERE IS NO OBSERVED EVIDENCE OF SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE IS NO OBSERVABLE EVIDENCE OF WETLANDS.
- I HEREBY AFFIRM THAT THIS SURVEY COMPLIES WITH THE REQUIREMENTS SET FORTH IN THE CURRENT MCDONALD'S ORDER FORM AND MINIMUM REQUIREMENTS ("AS OF THE DATE THIS SURVEY).
- NUMBER OF PAINTED PARKING SPACES REFLECTS AMOUNT IN SURVEYED AREAS ONLY.
- THE EXISTING ADJACENT RIGHT-OF-WAY LINES DO NOT BURDEN THE SUBJECT PROPERTY.

SCHED. "B" ABBREVIATIONS

A.T.S.P. AFFECTS THE SURVEYED PROPERTY
D.N.A.T.S.P. DOES NOT AFFECT THE SURVEYED PROPERTY
BEN.T.S.P. BENEFITS THE SURVEYED PROPERTY
BUR.T.S.P. BURDENS THE SURVEYED PROPERTY
B&B.T.S.P. BENEFITS & BURDENS THE SURVEYED PROPERTY

NOTES FROM SCHEDULE B

PER TITLE COMMITMENT									
EXCEPT. ITEM	EXCEPTION DESCRIPTION	AFFECTS PROPERTY	D.N.A.T.S.P.	BEN.T.S.P.	BUR.T.S.P.	B&B.T.S.P.	NOT A SURVEY MATTER	PLOTTABLE	NOT PLOTTABLE
1	DEFECTS, LIENS, ENCUMBRANCES	X					X		
2	SPECIAL TAXES OR ASSESSMENTS	X					X		
3	LIENS, CHARGES, FEES	X					X		
4	UNRECORDED LIEN OR RIGHT TO A LIEN	X					X		
5	UNRECORDED RIGHTS OR CLAIMS	X					X		
6	ENCROACHMENTS	X					X		
7	UNRECORDED EASEMENTS	X					X		X
8	CLAIMS OF ADVERSE POSSESSION	X					X		
9	GENERAL TAXES	X					X		
10	PUBLIC OR PRIVATE RIGHTS	X					X		
11	ACCESS RESTRICTION DOC. 652256	X						X	
12**	ACCESS RESTRICTION DOC. 655271	X							
13	SANITARY SEWER EASEMENT DOC. 841800	X			X			X	
14***	EASEMENT TO TOWN OF BROOKFIELD, DOC. 696995, 1013883	X							
15	RESERVATION PER AWARD OF DAMAGES, DOC. 3983656	X			X			X	
*	EASEMENTS DOC. 1042858	X			X			X	

* SUPPLIED BY CLIENT BUT NOT IN TITLE COMMITMENT.
** DOCUMENT PROVIDED NOT LEGIBLE.
*** EASEMENT VACATED AND RELEASED BY DOC. NO. 1013883

LEGAL DESCRIPTION (PER TITLE COMMITMENT)

CERTIFIED SURVEY MAP NO. 3115 RECORDED ON NOVEMBER 2, 1977, IN VOLUME 23 OF CERTIFIED SURVEY MAPS, ON PAGES 160 TO 163 INCLUSIVE, AS DOCUMENT NO. 1023013, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWN 7 NORTH, RANGE 20 EAST, AND PART OF THE NORTHWEST 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 20 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN. EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF WISCONSIN BY DEED RECORDED ON APRIL 12, 1991, IN REEL 1291, IMAGE 295, AS DOCUMENT NO. 1642644 AND BY AWARD OF DAMAGES RECORDED ON JANUARY 16, 2013, AS DOCUMENT NO. 3983656.

PARCEL CONVEYED TO THE STATE OF WISCONSIN PER DOC. NO. 1642644

THAT PART OF THE CERTIFIED SURVEY MAP NO. 3115, RECORDED IN VOLUME 23, ON PAGE 160, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 30 AND THE NORTHWEST 1/4 OF SECTION 31, ALL IN TOWNSHIP 7 NORTH, RANGE 20 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID CERTIFIED SURVEY MAP; THEN NORTHWESTERLY ALONG THE NORTHEASTERLY LINE CERTIFIED SURVEY MAP 60.00 FEET; THEN SOUTHERLY TO A POINT IN THE SOUTHEASTERLY LINE OF SAID CERTIFIED SURVEY MAP, WHICH IS 20.00 FEET SOUTHWESTERLY OF THE POINT OF BEGINNING; THEN NORTHEASTERLY ALONG SAID LINE 20.00 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 600 SQUARE FEET, MORE OR LESS.

PARCEL CONVEYED TO THE STATE OF WISCONSIN PER DOC. NO. 3983656

THAT PART OF CERTIFIED SURVEY MAP 3115 IN VOLUME 23, PAGE 160, AS DOCUMENT 1023013, IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 20 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID CERTIFIED SURVEY MAP 3115; THENCE SOUTH 31 DEGREES 24 MINUTES 06 SECONDS EAST ALONG THE EAST LINE OF SAID CERTIFIED SURVEY MAP 3115, 140 FEET; THENCE SOUTH 13 DEGREES 00 MINUTES 12 SECONDS EAST, 63.24 FEET; THENCE SOUTH 58 DEGREES 33 MINUTES 36 SECONDS WEST, 12.10 FEET TO A POINT ON A CURVE WITH A RADIUS OF 190.50 FEET; THENCE ALONG SAID CURVE TO THE LEFT WHICH HAS A LONG CHORD BEARING OF NORTH 18 DEGREES 45 MINUTES 53 SECONDS WEST AND LONG CHORD OF 83.35 FEET, A DISTANCE OF 84.03 FEET; THENCE NORTH 31 DEGREES 24 MINUTES 06 SECONDS WEST, 118.68 FEET; THENCE NORTH 58 DEGREES 33 MINUTES 36 SECONDS EAST ALONG THE NORTH LINE OF SAID CERTIFIED SURVEY MAP 3115, 13.72 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.061 ACRES, MORE OR LESS.

NEW LEGAL DESCRIPTION

THAT PART OF CERTIFIED SURVEY MAP 3115 RECORDED ON NOVEMBER 2, 1977 IN VOLUME 23 OF CERTIFIED SURVEY MAPS ON PAGES 160 TO 163 INCLUSIVE, AS DOCUMENT 1023013, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 20 EAST, AND PART OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 20 EAST, IN THE CITY OF WAUKESHA, COUNTY OF WAUKESHA, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID CERTIFIED SURVEY MAP 3115; THENCE NORTH 57 DEGREES 17 MINUTES 46 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID CERTIFIED SURVEY MAP 3115, A DISTANCE OF 286.17 FEET; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF LAND CONVEYED TO THE STATE OF WISCONSIN BY DOCUMENT 3983656 THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) SOUTH 32 DEGREES 42 MINUTES 14 SECONDS EAST, 118.68 FEET TO A POINT OF TANGENCY; 2) SOUTHERLY ALONG AN ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 190.50 FEET, HAVING A CHORD BEARING OF SOUTH 20 DEGREES 04 MINUTES 10 SECONDS EAST, 84.01 FEET TO THE SOUTHERLY LINE OF SAID CERTIFIED SURVEY MAP 3115; THENCE SOUTH 57 DEGREES 17 MINUTES 46 SECONDS WEST ALONG SAID SOUTHERLY LINE, 247.95 FEET TO THE SOUTHWEST CORNER OF SAID CERTIFIED SURVEY MAP 3115; THENCE NORTH 32 DEGREES 42 MINUTES 14 SECONDS WEST ALONG THE WESTERLY LINE OF SAID CERTIFIED SURVEY MAP 3115, A DISTANCE OF 200.00 FEET TO THE PLACE OF BEGINNING.

UTILITY ATLAS NOTES:

DIGGERS HOTLINE, INC (WISCONSIN) TICKET NUMBER 20160802661 RECEIVED 02-18-16.	
CONTACTS	RESPONSE
TIME WARNER CABLE	NO RESPONSE
WISCONSIN DOT CENTRAL OFFICE	NO RESPONSE
CITY OF WAUKESHA WATER UTILITY	RESPONDED WITH ATLAS
WISCONSIN DOT SOUTHEAST REGION	RESPONDED WITH ATLAS
AT&T TRANSMISSION	NO RESPONSE
WE ENERGIES	RESPONDED WITH ATLAS
AT&T DISTRIBUTION	RESPONDED WITH ATLAS
SPIRALIGHT NETWORK	NO RESPONSE
TDS METROCOM	NO RESPONSE
AT&T TRANSMISSION TCG	NO RESPONSE

UTILITY LOCATING FIRM
Tri-County Locaters
P.O. Box 401, Leaf River, IL 61047 Phone: 815-973-4568

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MLP) SS
COUNTY OF DUPAGE)

TO: MCDONALD'S USA, LLC, A DELAWARE LIMITED LIABILITY COMPANY;
MCDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION;
MCDONALD'S CORPORATION, A DELAWARE CORPORATION, & FRANCHISE REALTY INVESTMENT TRUST - II, A MARYLAND CORPORATION;

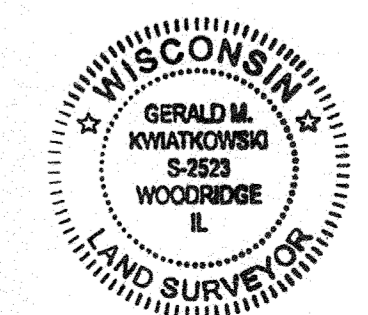
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS PROVIDED BY MCDONALD'S AND THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 16, 17, 18, 19, 20 AND 21 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 26, 2016.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT WISCONSIN MINIMUM STANDARDS FOR PROPERTY SURVEYS.

DATED THIS 9TH DAY OF MARCH, A.D., 2016.

Gerald M. Kwiatkowski
GERALD M. KWIAWKOWSKI
WISCONSIN PROFESSIONAL LAND SURVEYOR NO. 2523-08
MY LICENSE EXPIRES ON JANUARY 31, 2018
mkwiatkowski@v3co.com
cc:bartosz@v3co.com



PREPARED FOR: **McDonald's USA, LLC**
DRAWN BY: MLP
STD ISSUE DATE: [blank]
REVIEWED BY: CMB
DATE ISSUED: 03/09/16
DESCRIPTION: ALTA AND TOPOGRAPHIC SURVEY
SITE: WAUKESHA, WI
SITE ADDRESS: 2340 E. MORELAND BLVD.
SHEET NO. V03.1
SHEET 3 OF 3

V3 Companies
7325 James Avenue
Woodridge, IL 60517
630.724.9200 phone
630.724.9202 fax
www.v3co.com

V3 JOB NO.: 0824031A_V03.1