

ALTA/NSPS LAND TITLE SURVEY

CLIENT

The Rehberg Group, LLC

SITE ADDRESS

1320 Anoka Avenue, City of Waukesha, Waukesha County, Wisconsin.

LEGAL DESCRIPTION

All that part of the Northwest 1/4 of Section 1, and the Northeast 1/4 of Section 2, Township 6 North, Range 19 East, in the City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows: Starting at a point on the Section line between said Sections 1 and 2, and 50 feet North of the 1/4 corner; said point being also 118.3 feet North of the center between tracks of The Milwaukee Electric Railroad Company (as once located); thence South 88° 28' East along the northerly line of the right-of-way of said electric company, 1611.36 feet; thence North 30° 15' East, 969.8 feet; thence North 2° 21' East 414.37 feet to the centerline of the Public Highway known as State Trunk Highway #41 (now Arcadian Avenue); thence North 88° 37' West along the centerline of said Highway 2045.3 feet to an angle in said centerline, said angle point being on the Section line between said Sections 1 and 2; thence North 84° 24' West along the centerline of said Highway 539.44 feet to the intersection of the centerline of a spur track, said point being referred to for the purpose of this description as Point "A"; thence North 84° 52' West along the centerline of said State Trunk Highway #41 (now Arcadian Avenue), 333.5 feet to an angle; thence South 76° 48' West along said centerline, 329.92 feet to a point which is North 76° and 48' West and 211.22 feet distant from the intersection of the centerline of said State Trunk Highway Waukesha (now Arcadian Avenue); thence South 0° 52' East 784.6 feet to a point; thence South 88° 58' East 619.48 feet to the centerline of said spur track, this point being referred to for the purpose of this description as Point "B"; thence South 88° 58' East 20 feet to the Easterly line of the right of way of said spur track; thence on the curve along the Easterly line of said right-of-way to a point South 16° 23' East 480.9 feet distant, this point being on the Northerly line of the right of way of said Milwaukee Electric Company; thence South 88° 28' East along said right of way, 344.56 feet to the place of beginning.

RESERVING AND EXCEPTING THEREFROM the right of way of the spur track referred to above, said right of way being a strip 35 feet in width, 15 feet on the Westerly side and 20 feet on the Easterly side of a line running from Point "A" to Point "B" referred to above, and being 869.35 feet in length containing exclusive right of way of said spur track.

AND EXCEPTING AND RESERVING THEREFROM those parcels thereof conveyed by Schuetze Realty Company, a Wisconsin Corporation, as follows:
 Warranty Deed to Waukesha Foundry Corporation as follows:
 Warranty Deed to Waukesha Foundry Company, a Wisconsin Corporation, dated June 19, 1959 and recorded June 22, 1959, in Volume 812 of Deeds, Page 549, as Document No. 502387;
 Warranty Deed to the City of Waukesha, a Municipal Corporation, conveying lands necessary to improve alignment of curve in Arcadian Avenue at Blackstone Avenue, containing 0.006 acres, dated December 4, 1959 and recorded January 29, 1960, in Volume 838 of Deeds, Page 581, as Document No. 517164;
 And, Warranty Deed to George T. Wulk and Eugenie R. Wulk, his wife, as joint tenants, or to the survivor of them, dated October 31, 1960, and recorded on December 15, 1960, in Volume 869 of Deeds, Page 266, as Document No. 536152.

AND EXCEPTING That part conveyed by Quit Claim Deed to the City of Waukesha, a Municipal Corporation, by instrument recorded on March 18, 1991, in Reel 1283, Image 0759, as Document No. 1638286.

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. 188325, effective date of August 08, 2018 which lists the following easements and/or restrictions from schedule B-II:

- 1, 2, 3, 4 & 9 visible evidence shown, if any.
- 5, 6, 7, 8, 12 & 13 not survey related.
10. Easement granted from Manitowoc Church Furniture Company to Jerome Dale, by an instrument recorded on June 20, 1963, in Volume 951 of Deeds, Page 89, as Document No. 589431. **Affects property by location, shown.**
 The said Easement was assigned to the City of Waukesha by instrument recorded on September 26, 1963, in Volume 960 of Deeds, Page 361, as Document No. 596686.
11. Easement granted to Wisconsin Electric Power Company, by an instrument recorded on December 18, 1986, in Reel 837, Image 974, as Document No. 1391957. **Affects property by location, general in nature cannot be plotted.**

TABLE "A" ITEMS

11. Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-call Utility Marking System (Wisconsin Statute 182.0175), Ticket Number 20183801274 & 20183801294.
18. There is no evidence on site of delineated wetlands areas.

PARKING SPACES

There are 0 regular parking spaces and 0 handicap space marked on this site.

FLOOD NOTE

According to the flood insurance rate map of the County of Waukesha, Community Panel No. 55133C0214G, effective date of November 5, 2014, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

MUNICIPAL ZONING

The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A item 6(a) nor to be relied on for site development purposes.

Municipal Code: Sec. 22.38.

Site is zoned: M-1 (Light Manufacturing District)

- (6) BUILDING HEIGHT. (Am. #11-16) Subject to subsection (4) above, there shall be no maximum height for a principal building. No accessory building shall exceed twenty (20) feet in height.
- (7) SETBACK AND YARDS
 - a. There shall be a minimum street yard setback of twenty-five (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 ten (10) feet.
 - c. There shall be a rear yard of not less than twenty-five (25) feet.
 - d. There shall be a minimum shoreward setback of seventy-five (75) feet from the ordinary highwater mark of a navigable body of water.

LAND AREA

The Land Area of the subject property is 87,230 square feet or 2.0025 acres.

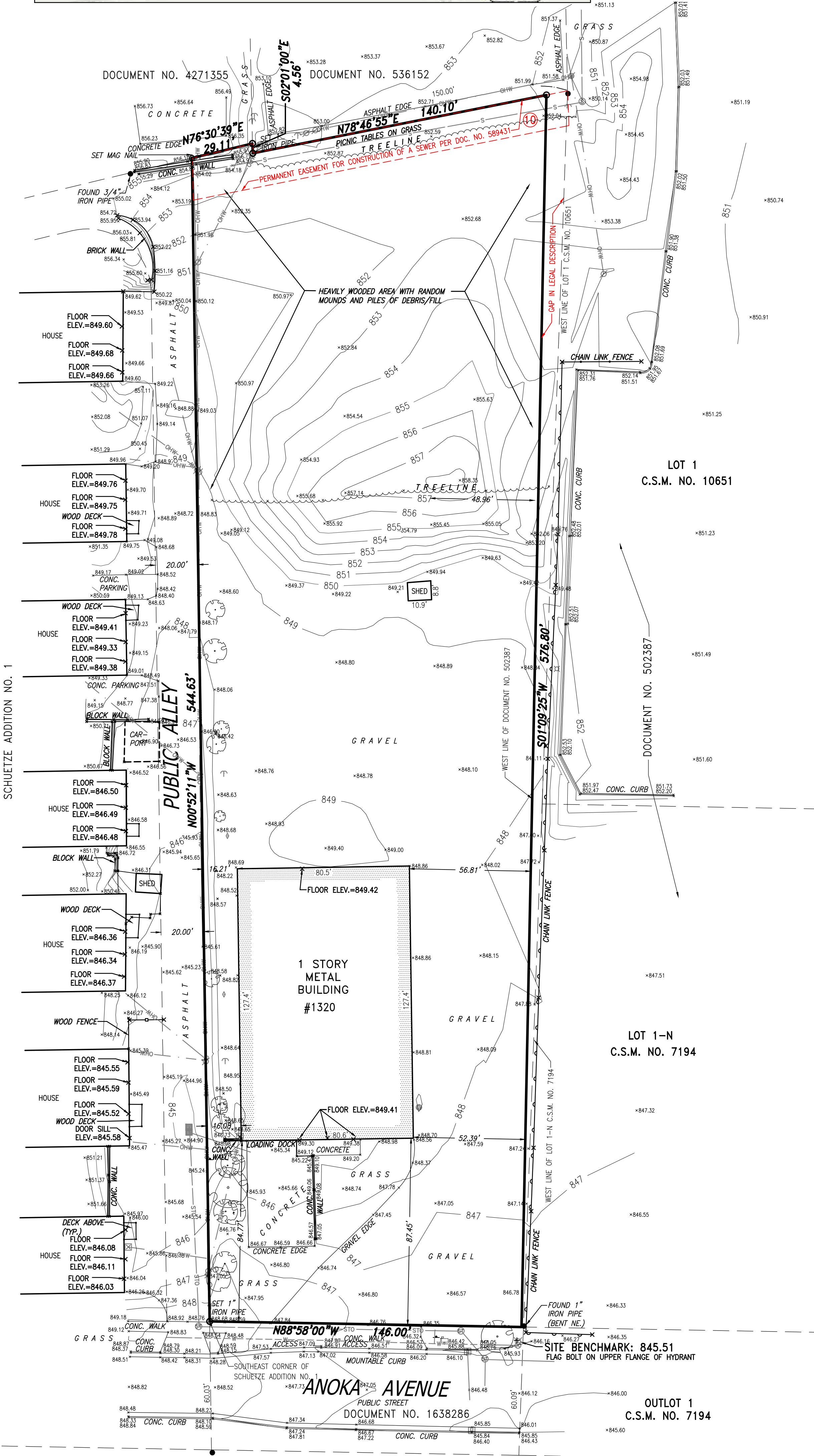
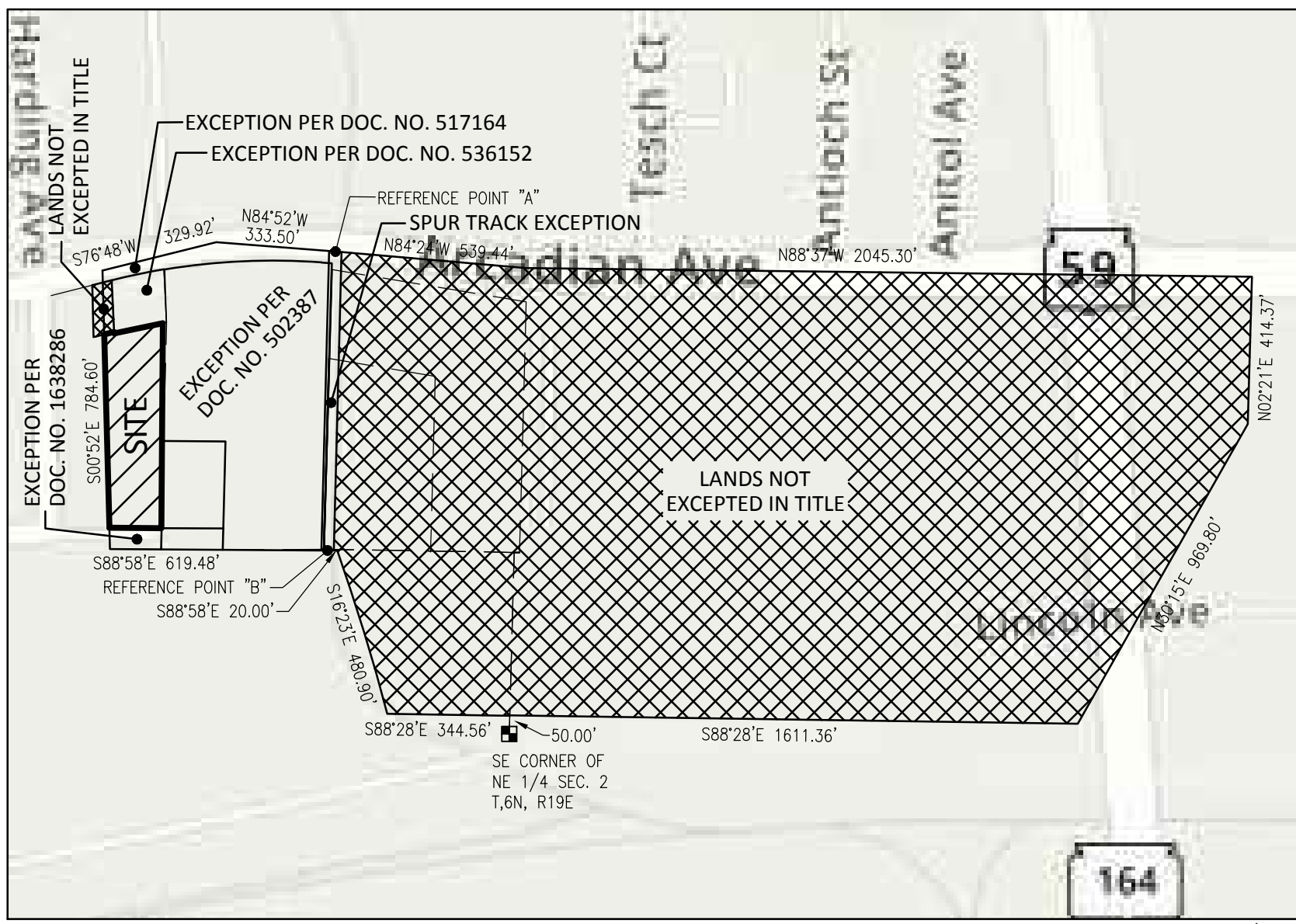
TO: The Rehberg Group, LLC
 First American Title Insurance Company

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, 7(a), 7(c), 8, 9, 11, 18, 20, 21 and 22 of Table A thereof. The field work was completed on October 3, 2018.

Date of Map: October 12, 2018.

Donald C. Chapat
 S-1316
 MILWAUKEE, WI
 LAND SURVEYOR
 Registration Number S-1316

VICINITY MAP



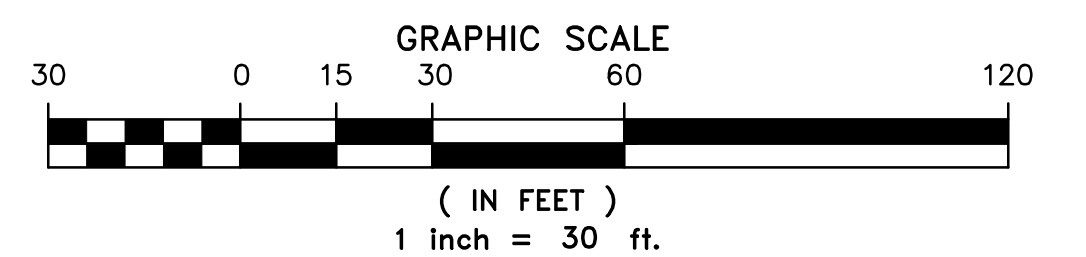
- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- ⊕ INDICATES FOUND CHSELED CROSS
- ⊕ SANITARY MANHOLE
- ⊕ SANITARY CLEANOUT OR VENT
- ⊕ SEPTIC TANK ACCESS COVER
- ⊕ M.I.S. MANHOLE
- ⊕ UNKNOWN MANHOLE
- ⊕ STORM MANHOLE
- ⊕ INLET (ROUND)
- ⊕ INLET (SQUARE)
- ⊕ CURB INLET
- ⊕ STORM SEWER END SECTION
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ WATER VALVE

- ⊕ HYDRANT
- ⊕ WATER MANHOLE
- ⊕ WATER SERVICE CURB STOP
- ⊕ WELL HEAD
- ⊕ STAND PIPE
- ⊕ WALL INDICATOR VALVE
- ⊕ POST INDICATOR VALVE
- ⊕ LIGHT POLE
- ⊕ SPOT/YARD LIGHT
- ⊕ UTILITY POLE
- ⊕ GUY POLE
- ⊕ GUY WIRE
- ⊕ ELECTRIC MANHOLE
- ⊕ ELECTRIC PEDESTAL
- ⊕ ELECTRIC METER
- ⊕ TELEPHONE MANHOLE

- ⊕ TELEPHONE PEDESTAL
- ⊕ CABLE PEDESTAL
- ⊕ CONTROL BOX
- ⊕ FIBER OPTIC SIGN
- ⊕ TRAFFIC LIGHT
- ⊕ COMMUNICATION MANHOLE
- ⊕ BOLLARD
- ⊕ SOIL BORING/MONITORING WELL
- ⊕ WATER SURFACE
- ⊕ WETLANDS FLAG
- ⊕ MARSH
- ⊕ FLAGPOLE
- ⊕ PARKING METER
- ⊕ SIGN
- ⊕ MAILBOX
- ⊕ RAILROAD CROSSING SIGNAL

- ⊕ HANDICAP SPACE
- ⊕ CONFEROUS TREE
- ⊕ DECIDUOUS TREE
- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- BURIED ELECTRIC SERVICE
- BOARD FENCE
- CHAIN LINK FENCE
- WIRE FENCE

STARTING BENCHMARK: 849.85
 CONC. MON. WITH BRASS CAP
 SE COR. OF NE 1/4 SEC. 2, T6N, R19E.
 (N.G.V. 1929)



CHAPUT
 LAND SURVEYS

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 www.chaputlandsurveys.com

Date	Revision description

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Drawing No. 3030-dje

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