

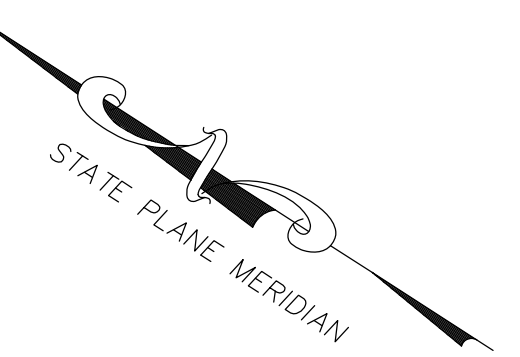
ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY OF McDONALD'S - WAUKESHA, WI. (# 2340 E. MORELAND BLVD.)

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

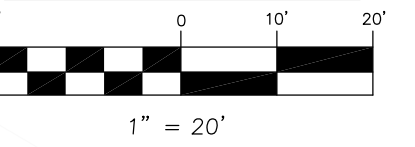
BASIS OF BEARINGS

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

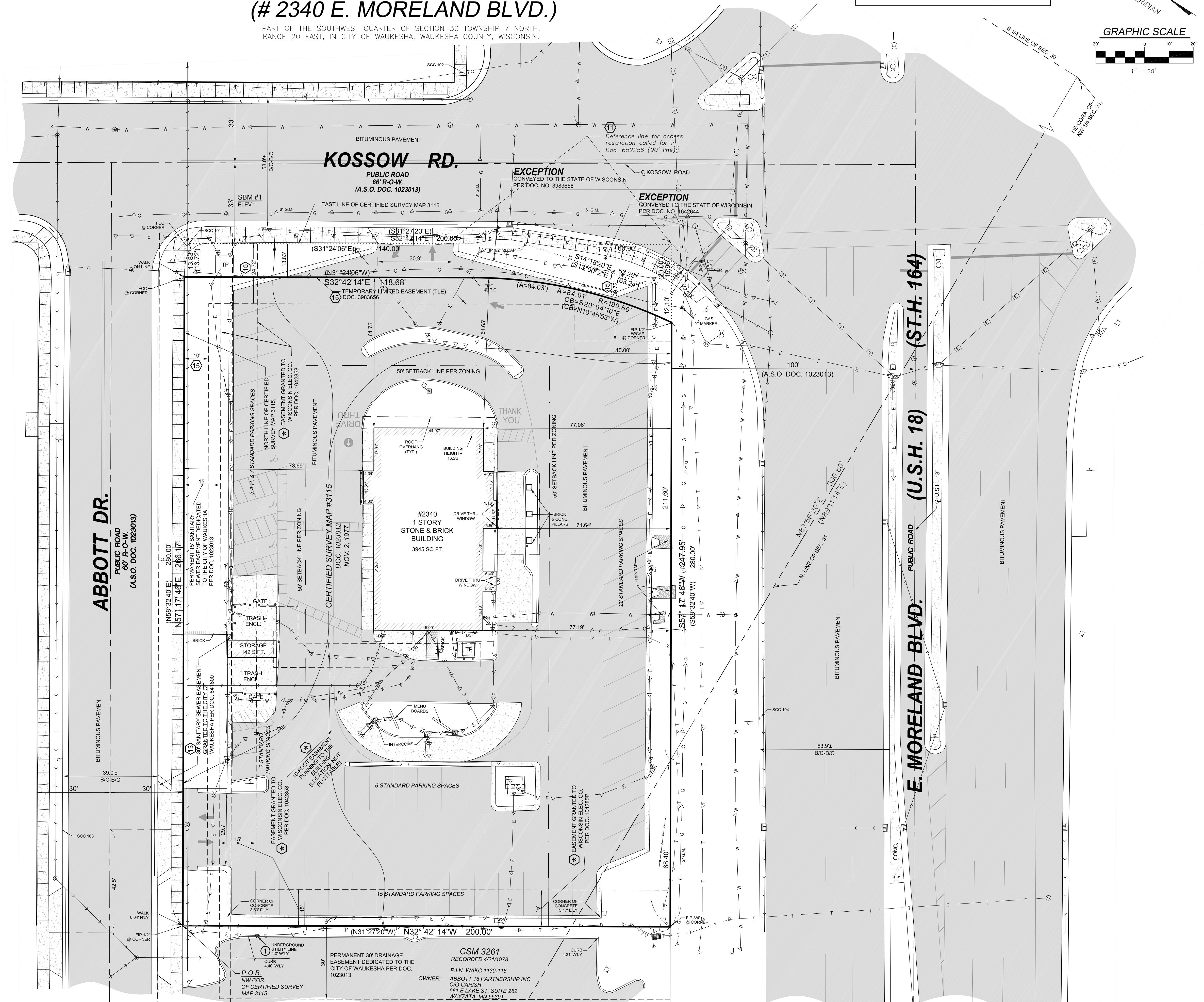
STANDARD PARKING STALLS = 52
ACCESSIBLE PARKING STALLS = 3
TOTAL PARKING STALLS = 55

LEGEND

- | | | | |
|--|-----------------------------|--|---------------------------------------|
| | CABLE TV PEDESTAL | | PAINTED GAS LINE |
| | TRAFFIC LIGHT POLE | | GAS VALVE |
| | TRAFFIC CONTROL BOX | | GAS METER |
| | TRAFFIC CONTROL VAULT | | GAS VALVE VAULT |
| | TRAFFIC LIGHT | | GAS METER |
| | TELEPHONE PEDESTAL | | PIPELINE MARKER |
| | TELEPHONE MANHOLE | | HEADWALL |
| | PAINTED TELEPHONE LINE | | CURB INLET |
| | FIBER OPTIC CABLE LINE | | STORM INLET |
| | ANCHOR | | STORM MANHOLE |
| | GUY POLE | | FLARED END SECTION |
| | UTILITY POLE | | CLEANOUT |
| | POWER POLE | | SANITARY MANHOLE |
| | LIGHT STANDARD | | HOSE BIB |
| | ELECTRIC MANHOLE | | HYDRANT |
| | ELECTRIC PEDESTAL | | WATER VALVE |
| | ELECTRIC TRANSFORMER PAD | | WATER VALVE VAULT |
| | ELECTRIC METER | | PARKED WATER LINE |
| | MANHOLE | | SPRINKLER HEAD |
| | ELECTRICAL JUNCTION BOX | | WATER METER |
| | ELECTRIC VAULT | | DECIDUOUS TREE |
| | ELECTRIC SERVICE OUTLET BOX | | NON-DECIDUOUS TREE |
| | TRANSFORMER PAD | | TRUNK SIZE |
| | AIR CONDITIONER PAD/UNIT | | FLAGPOLE |
| | MONITORING WELL | | MMBOX |
| | POST INDICATOR VALVE | | SIGN |
| | WELL HEAD | | POST |
| | | | PUBLIC PAY TELEPHONE |
| | | | PARKING METER |
| | | | WETLAND MARKER |
| | | | BASKETBALL HOOP |
| | | | SOIL BORING HOLE W/ NUMBER |
| | | | FOUND DISK IN CONCRETE |
| | | | FOUND BRASS DISC |
| | | | FOUND IRON ROD |
| | | | FOUND RAILROAD SPIKE |
| | | | FOUND PIN NAIL |
| | | | FOUND MAG NAIL |
| | | | FOUND CUT CROSS |
| | | | FOUND IRON PIPE |
| | | | FOUND IRON BAR |
| | | | SET TRAVERSE POINT |
| | | | SET IRON NAIL |
| | | | SET MAG NAIL |
| | | | SET IRON PIPE |
| | | | SET CONCRETE MONUMENT WITH BRASS DISC |
| | | | SET CONCRETE MONUMENT WITH IRON PIPE |
| | | | SET CONCRETE MONUMENT WITH IRON PIPE |

ABBREVIATIONS

- | | |
|--------|-------------------------------------|
| 72.62 | EXISTING TOP OF CURB ELEVATION |
| 76.12 | 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 |
| RCP | REINFORCED CONCRETE PIPE |
| VCP | VITRIFIED CLAY PIPE |
| FRM | FRAME |
| BRK | BRICK |
| TC | TOP OF CURB |
| DEP | DEPRESSED CURB |
| OUT | GUTTER |
| EP | EDGE OF PAVEMENT |
| F.L. | FLOW LINE |
| CONC | CONCRETE |
| BIT | BITUMINOUS |
| MH | MANHOLE |
| CW | CONCRETE WALK |
| TW | TOP OF WALL |
| BW | BOTTOM OF WALL |
| TP | TOP OF PIPE |
| BW | BACK OF WALK |
| FES | FLARED END SECTION |
| INV | INVERT |
| 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 |
| 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 |



SHEET NO.	TITLE	DATE	DESCRIPTION
V03.1	ALTA AND TOPOGRAPHIC SURVEY	03/09/16	McDONALD'S - WAUKESHA, WI
48-0107	2340 E. MORELAND BLVD.		

REV	DATE	DESCRIPTION

PREPARED BY:	V3 Companies
7325 Janes Avenue	
Woodridge, IL 60517	
630.724.9200 phone	
630.724.9202 fax	
www.v3co.com	

DRAWN BY:	MJP
STD ISSUE DATE:	
REVIEWED BY:	CWB
DATE ISSUED:	03/09/16

PREPARED FOR:	McDonald's USA, LLC
DESCRIPTION:	ALTA AND TOPOGRAPHIC SURVEY
SITE ADDRESS:	2340 E. MORELAND BLVD.

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

OF

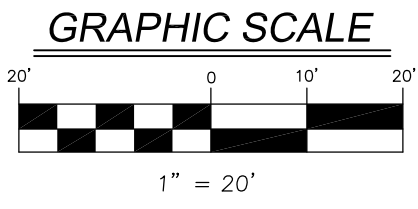
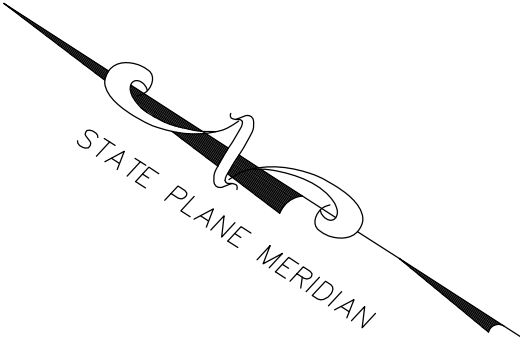
McDONALD'S - WAUKESHA, WI.

(# 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.



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

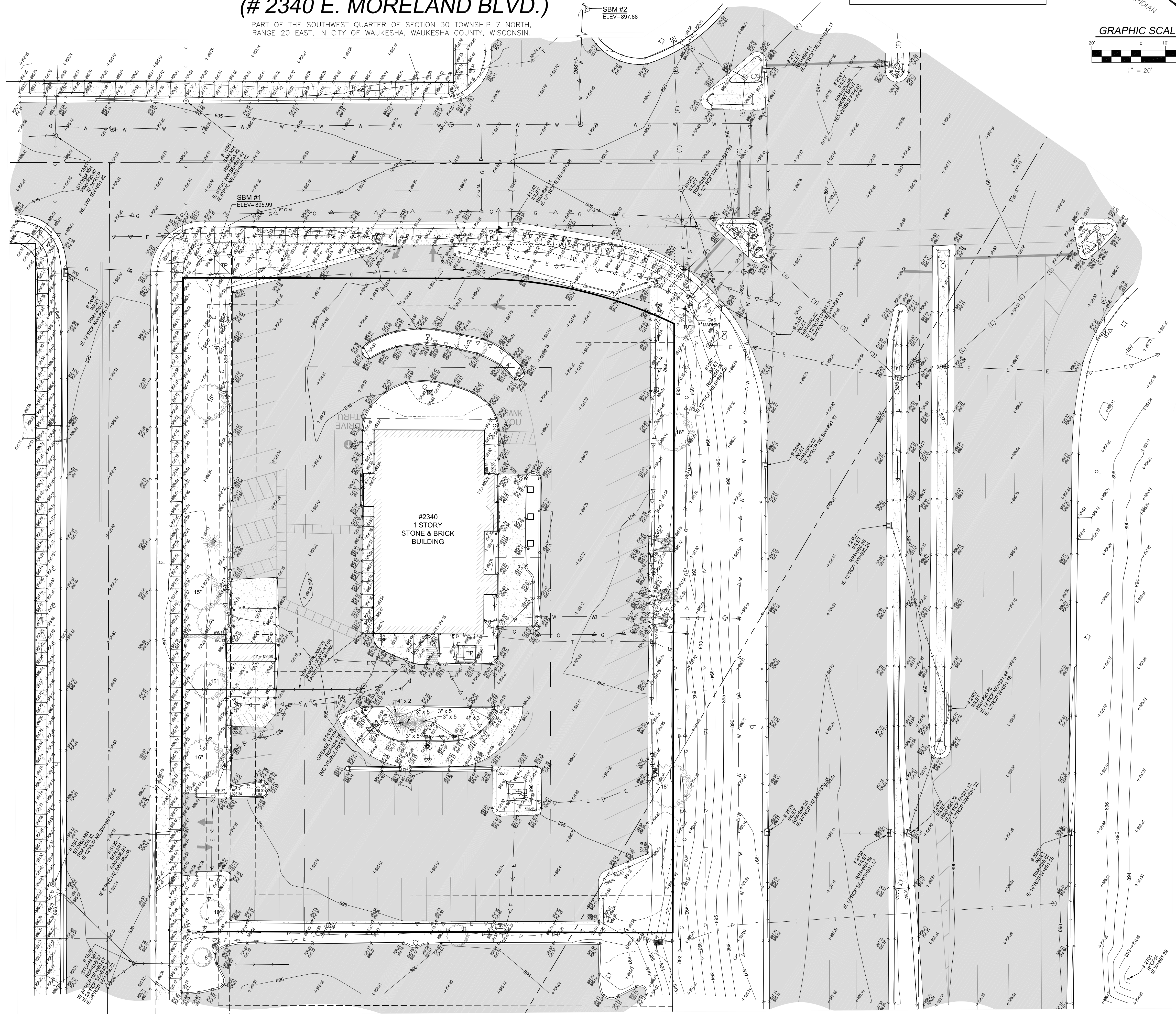
THIS PROPERTY IS IN ZONE X (AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF WAUKESHA COUNTY, WISCONSIN AND INCORPORATED AREAS, MAP NUMBER 55133C0216G, REVISED NOVEMBER 5, 2014.

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 ○ PAINTED WATER LINE ○ 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 ○ FDC FOUND CUT CROSS ○ FIP FOUND IRON PIPE ○ FIB FOUND IRON BAR ○ TP SET TRAVELER POINT ● SPK SET PK NAIL ● SMO SET MAG NAIL ● SP SET IRON PIPE ● SBM SET CONCRETE MONUMENT WITH BRASS DISC ● SBM 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 CMP CORRUGATED METAL PIPE RCP 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 |
|---|



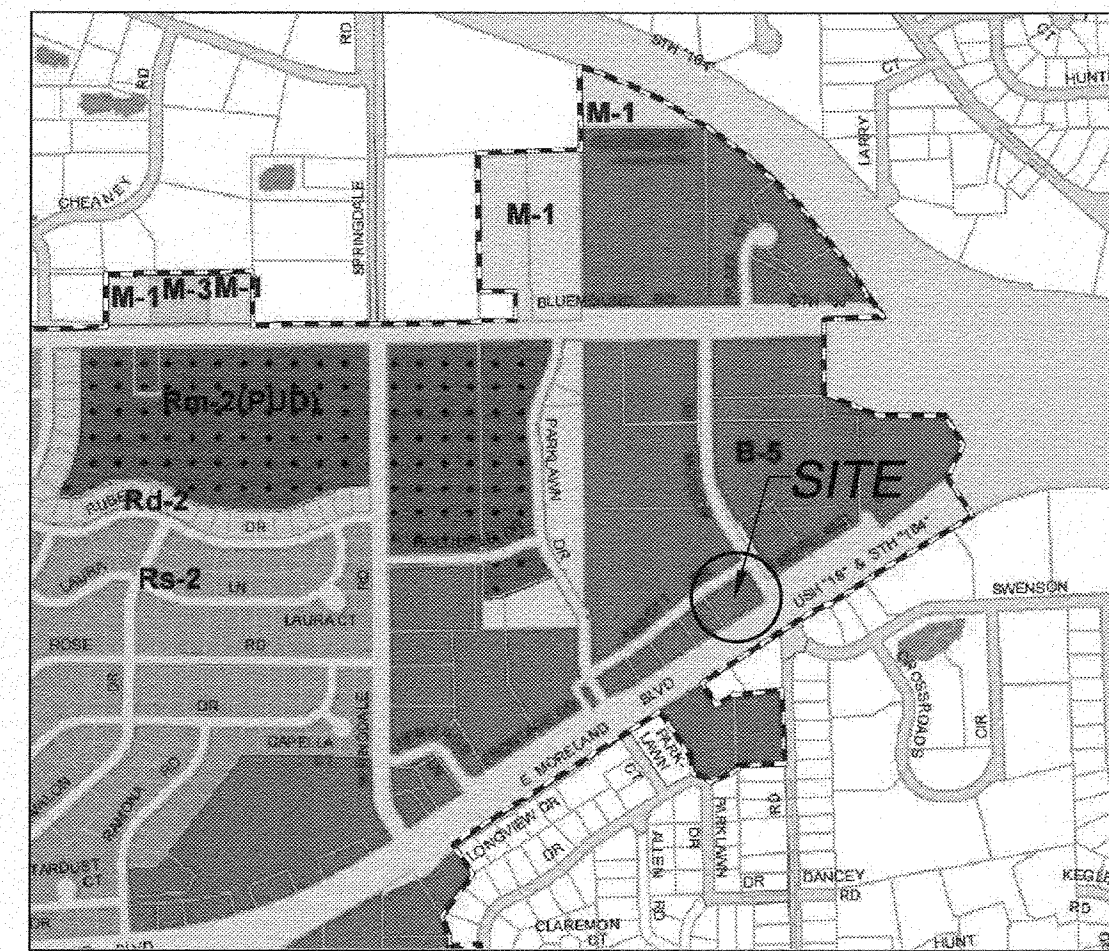
SHEET NO.	TITLE	DATE	BY
V03.1	ALTA AND TOPOGRAPHIC SURVEY	03/09/16	CWB
DESCRIPTION	McDONALD'S - WAUKESHA, WI		
SITE ID	48-0107		
SITE ADDRESS	2340 E. MORELAND BLVD.		
PREPARED FOR:	McDonald's USA, LLC		
PREPARED BY:	V3 Companies		
7325 James Avenue			
Woodridge, IL 60517			
630.724.9200 phone			
www.v3co.com			
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

Table with 3 sections: SITE & ADJACENT PROPERTIES (Zoned B-5 - COMMUNITY BUSINESS), ZONING INFORMATION (Not provided by insurer), and THE FOLLOWING INFORMATION WAS TAKEN FROM CITY OF WAUKESHA MUNICIPAL CODE.

APPARENT ENCROACHMENTS

Table with 2 columns: ENCROACHMENT NO. (1) and ENCROACHMENT DESCRIPTION (UNDERGROUND UTILITY OVER WEST LINE).

GENERAL NOTES

- 16 numbered general notes regarding survey standards, encroachments, utility lines, and property boundaries.

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

Table with 10 columns: 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.

* 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...

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...

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...

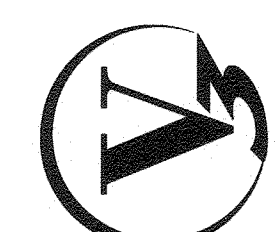
THIS PARCEL CONTAINS 0.061 ACRES, MORE OR LESS.

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...

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID CERTIFIED SURVEY MAP 3115; THENCE NORTH 57 DEGREES 17 MINUTES 46 SECONDS EAST...

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



PREPARED FOR: McDonald's USA, LLC

McDonald's USA, LLC
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization...

UTILITY ATLAS NOTES:

Table with 2 columns: CONTACTS (TIME WARNER CABLE, WISCONSIN DOT CENTRAL OFFICE, etc.) and RESPONSE (NO RESPONSE, RESPONDED WITH ATLAS, etc.).

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)
COUNTY OF DUPAGE) SS

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;

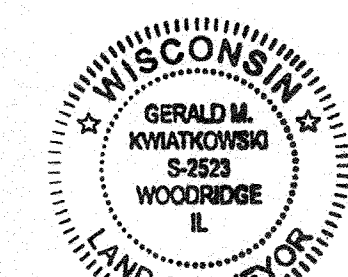
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS PROVIDED BY MCDONALD'S AND THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS...

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
WISCONSIN PROFESSIONAL LAND SURVEYOR NO. 2523-08
MY LICENSE EXPIRES ON JANUARY 31, 2018
mkiwiatkowski@v3co.com
cc:bartosz@v3co.com



ALTA AND TOPOGRAPHIC SURVEY
DESCRIPTION: McDONALD'S - WAUKESHA, WI
SITE ID: 48-0107
2340 E. MORELAND BLVD.
SHEET NO. V03.1
SHEET 3 OF 3