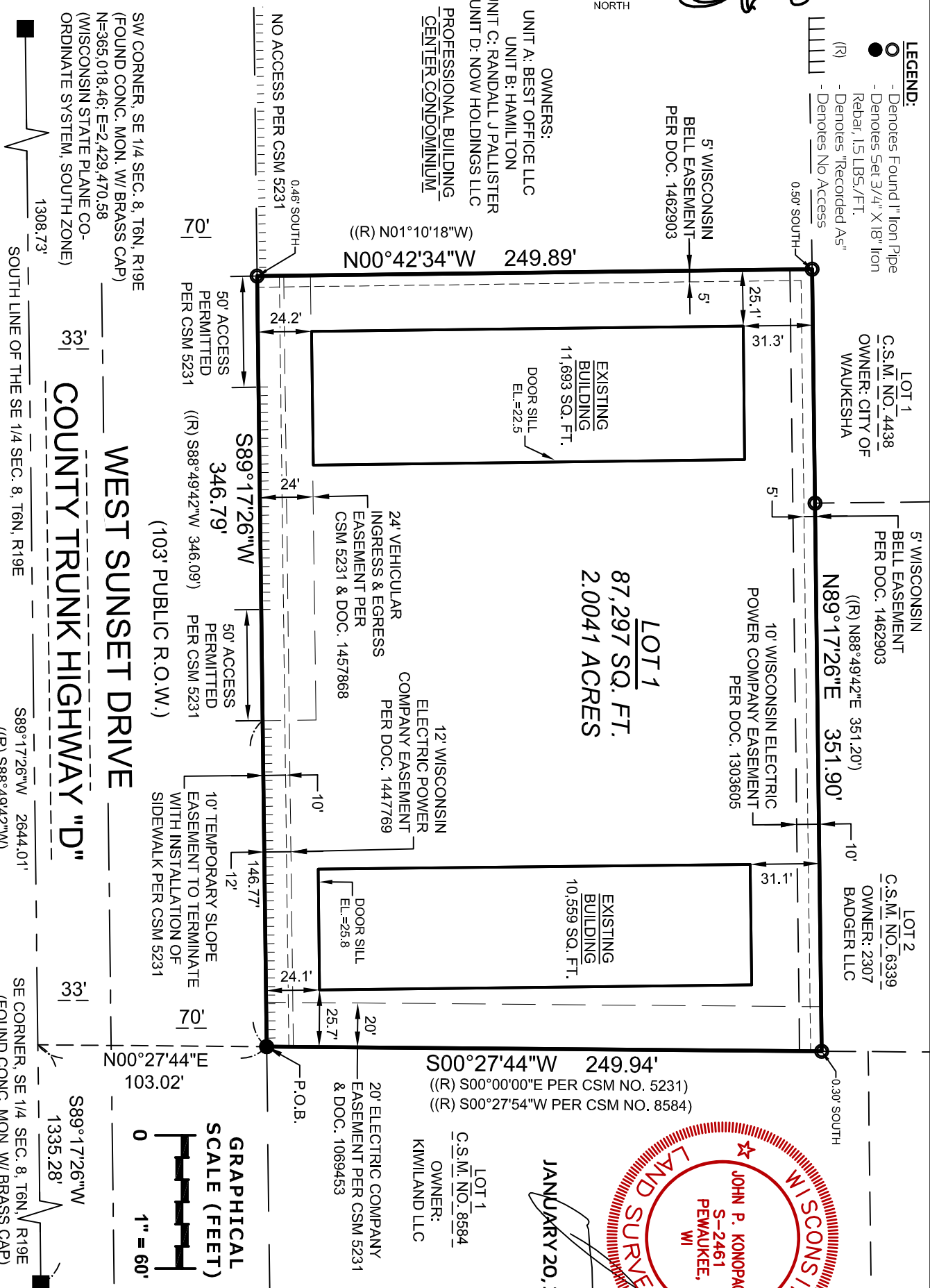


CERTIFIED SURVEY MAP NO. _____

Being all of Lot 2 and Lot 3 of Certified Survey Map No. 5231, located in the Southwest 1/4 of the Southeast 1/4 of Section 8, Township 6 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin



- LEGEND:**
- - Denotes Found 1" Iron Pipe
 - - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
 - (R) - Denotes "Recorded As"
 - Denotes No Access

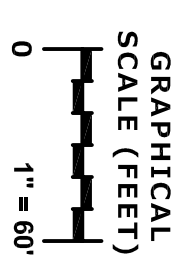
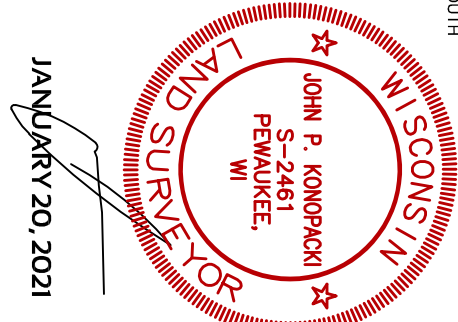


LOT 1
C.S.M. NO. 4438
OWNER: CITY OF WAUKESHA

LOT 1
87,297 SQ. FT.
2.0041 ACRES

LOT 2
C.S.M. NO. 6339
OWNER: 2307 BADGER LLC

LOT 1
C.S.M. NO. 8584
OWNER: KIWILLAND LLC



SW CORNER, SE 1/4 SEC. 8, T6N, R19E
(FOUND CONC. MON. W/ BRASS CAP)
N=365.018, 46; E=2.429, 470.58
(WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE)

WEST SUNSET DRIVE
COUNTY TRUNK HIGHWAY "D"

SE CORNER, SE 1/4 SEC. 8, T6N, R19E
(FOUND CONC. MON. W/ BRASS CAP)
N=365,051.20; E=2.432, 114.39
(WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE)

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2328.00
SHEET 1 OF 5

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 2 and Lot 3 of Certified Survey Map No. 5231, located in the Southwest 1/4 of the Southeast 1/4 of Section 8, Township 6 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed and mapped all of Lot 2 and Lot 3 of Certified Survey Map No. 5231, as recorded in the Register of Deeds office for Waukesha County as Document No. 1432254, located in the Southwest 1/4 of the Southeast 1/4 of Section 8, Township 6 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin, described as follows:

Commencing at the southeast corner of the Southeast 1/4 of said Section 8;
Thence South 89°17'26" West along the south line of said Southeast 1/4, 1335.28 feet;
Thence North 00°27'44" East, 103.02 feet to the north right of way line of West Sunset Drive - County Trunk Highway "D" and the Point of Beginning;

Thence South 89°17'26" West along said north right of way line, 346.79 feet;
Thence North 00°42'34" West, 249.89 feet to the south line of Lot 1 of Certified Survey Map No. 4438;
Thence North 89°17'26" East along said south line of Lot 1 and then along the south line of Lot 2 of Certified Survey Map No. 6339, 351.90 feet to the west line of Certified Survey Map No. 8584;
Thence South 00°27'44" West along said west line, 249.94 feet to the Point of Beginning.

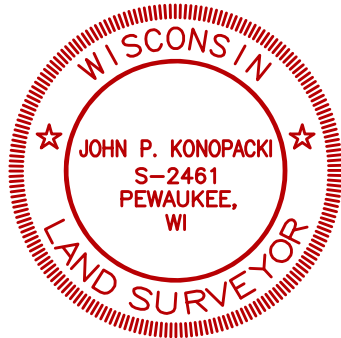
Containing 87,297 square feet (2.0041 acres) of land, more or less.

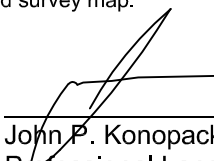
That I have made such survey, land division and map by the direction of 430 LLC AND 1029 LLC, owner of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

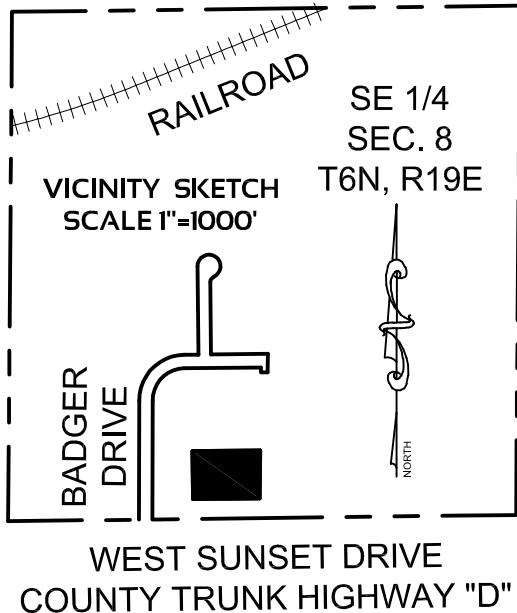
That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the City of Waukesha Land Division Ordinance in surveying and mapping the land within the certified survey map.

Date: JANUARY 20, 2021




John P. Konopacki
Professional Land Surveyor S-2461

Subject Property
Zoning: M-2
Tax Key Numbers:
WAKC1328007
WAKC1328008



Prepared for:
Nev's Ink Inc.
2500 West Sunset Drive
Waukesha, WI 53189

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 55133C0307G with an effective date of NOVEMBER 5, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). The south line of the Southeast 1/4 of Section 8, Township 6 North, Range 19 East has a bearing of S89°17'26"W.
- Vertical Datum: City of Waukesha (City of Waukesha Vertical Datum conversion = National Geodetic Vertical Datum of 1929 minus (-) 780.55). Reference Benchmark: Concrete monument with brass cap at the southeast corner of the Southeast 1/4 Section 8, Town 6 North, Range 19 East, Elevation = 807.98 (NAVD29) = 27.43 (CITY).

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2328.00
SHEET 2 OF 5

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 2 and Lot 3 of Certified Survey Map No. 5231, located in the Southwest 1/4 of the Southeast 1/4 of Section 8, Township 6 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin

OWNER'S CERTIFICATE

430 LLC AND 1029 LLC, Limited Liability Companies duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, do hereby certify that said limited liability companies caused the land described on this certified survey map to be surveyed and mapped as represented on this certified survey map.

430 LLC AND 1029 LLC, as owners, do further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. City of Waukesha

IN WITNESS WHEREOF, the said 430 LLC, has caused these presents to be signed by (name - print) _____, (title) _____, at (city) _____, _____ County, Wisconsin, on this _____ day of _____, 2021.

In the presence of: 430 LLC

Name (signature) - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2021, (name) _____, (title) _____, of the above named 430 LLC limited liability company, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

IN WITNESS WHEREOF, the said 1029 LLC, has caused these presents to be signed by (name - print) _____, (title) _____, at (city) _____, _____ County, Wisconsin, on this _____ day of _____, 2021.

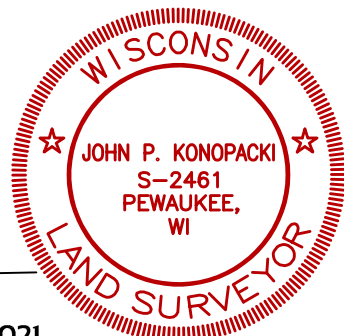
In the presence of: 1029 LLC

Name (signature) - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2021, (name) _____, (title) _____, of the above named 1029 LLC limited liability company, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



[Signature]
JANUARY 20, 2021

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 2 and Lot 3 of Certified Survey Map No. 5231, located in the Southwest 1/4 of the Southeast 1/4 of Section 8, Township 6 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Waukesha on this _____ day of _____, 2021.

Date

Shawn N. Reilly, Chairman

Date

Secretary

COMMON COUNCIL APPROVAL

Approval of land as indicated above by the Common Council of the City of Waukesha, per Plan Commission recommendation on this _____ day of _____, 2021.

Approved by the Common Council of the City of Waukesha on this _____ day of _____, 2021.

Date

Shawn N. Reilly, Mayor

Date

Gina Kozlik, City Clerk




JANUARY 20, 2021

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2328.00

SHEET 4 OF 5

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 2 and Lot 3 of Certified Survey Map No. 5231, located in the Southwest 1/4 of the Southeast 1/4 of Section 8, Township 6 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin

CONSENT OF CORPORATE MORTGAGEE - 430 LLC

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the described land, does hereby consent to the surveying and mapping of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its President, and its corporate seal to be hereunto affixed this _____ day of _____, 2021.

Date President

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2021, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE - 1029 LLC

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying and mapping of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

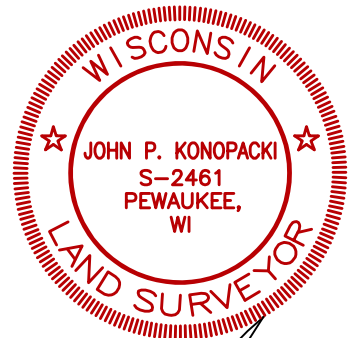
IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its President, and its corporate seal to be hereunto affixed this _____ day of _____, 2021.

Date President

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2021, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



JANUARY 20, 2021