

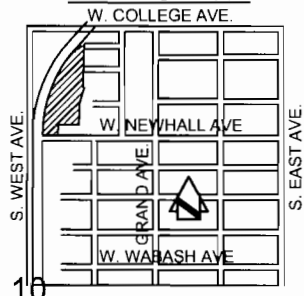
CERTIFIED SURVEY MAP NO. _____

Property - Sheet 1 of 6

All that part of Block B and Block D, and Vacated Harvey Avenue of Laflin's Second Addition to the Village of Waukesha, together with the south 1/2 of the vacated Alley abutting on the north and the North 1/2 of the vacated Street abutting on the south, and part of Pine Grove Subdivision of Lot 14, together with the South 1/2 of the vacated Alley abutting on the north and the vacated Jackson Street, and all of the vacated Railway Avenue on the west, being part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Ten (10), in Township Six (6) North, Range Nineteen (19)

East, in the City of Waukesha, Waukesha County, Wisconsin.

LOCATION MAP



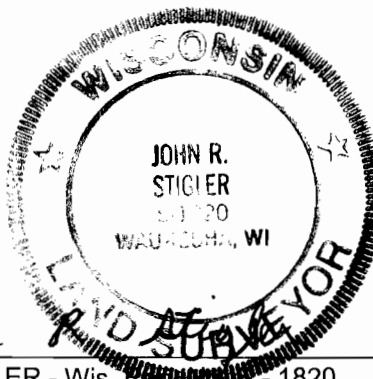
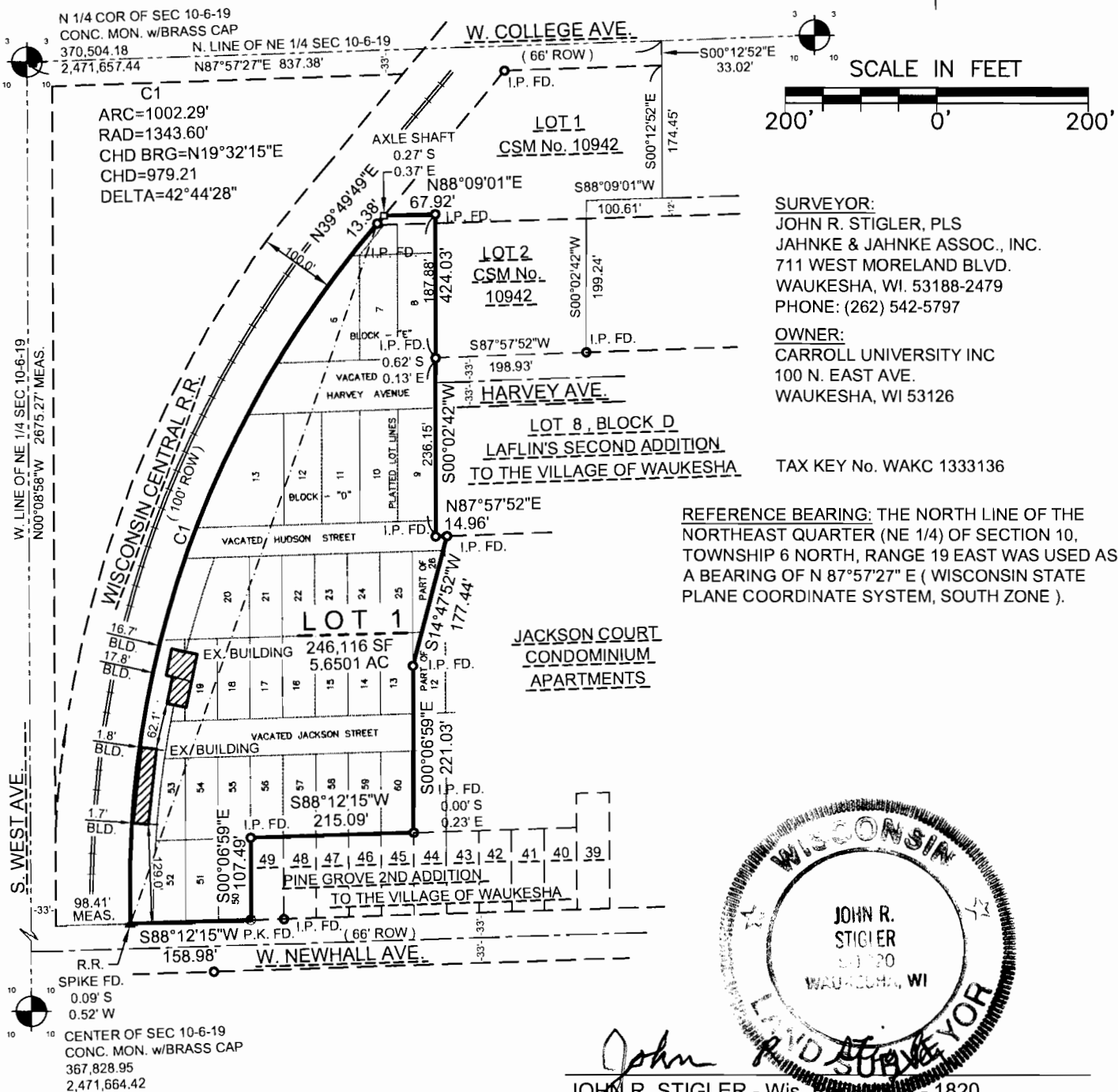
NE 1/4 SEC 10, T6N, R19E
(NOT TO SCALE)

LEGEND

- 1" IRON PIPE FOUND
- AXLE SHAFT FOUND
- ▲ R.R. SPIKE FOUND
- ⊙ MONUMENT



PROPERTY IS SUBJECT TO USE RESTRICTION
RECORDED ON DOCUMENT No. 4041967 IN THE
WAUKESHA COUNTY REGISTER OF DEEDS OFFICE.

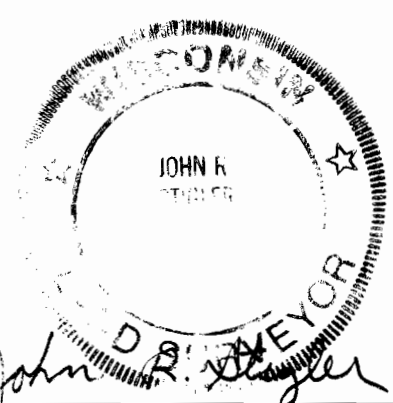
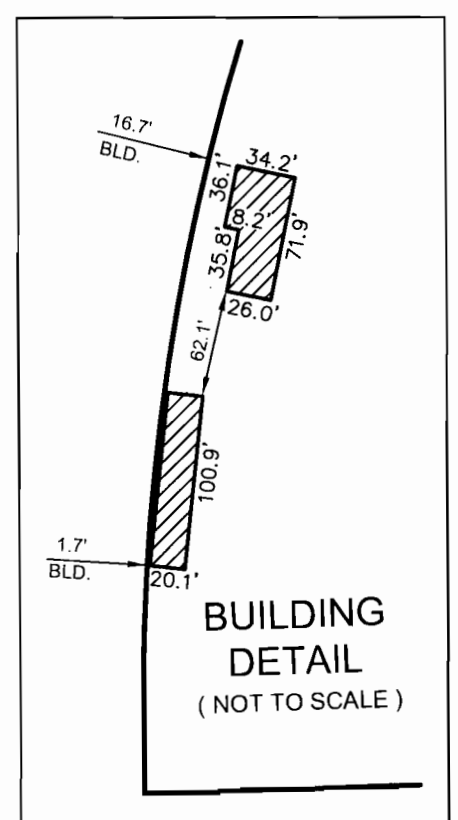
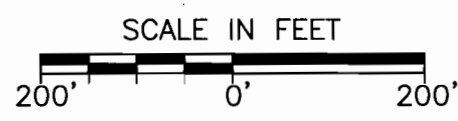
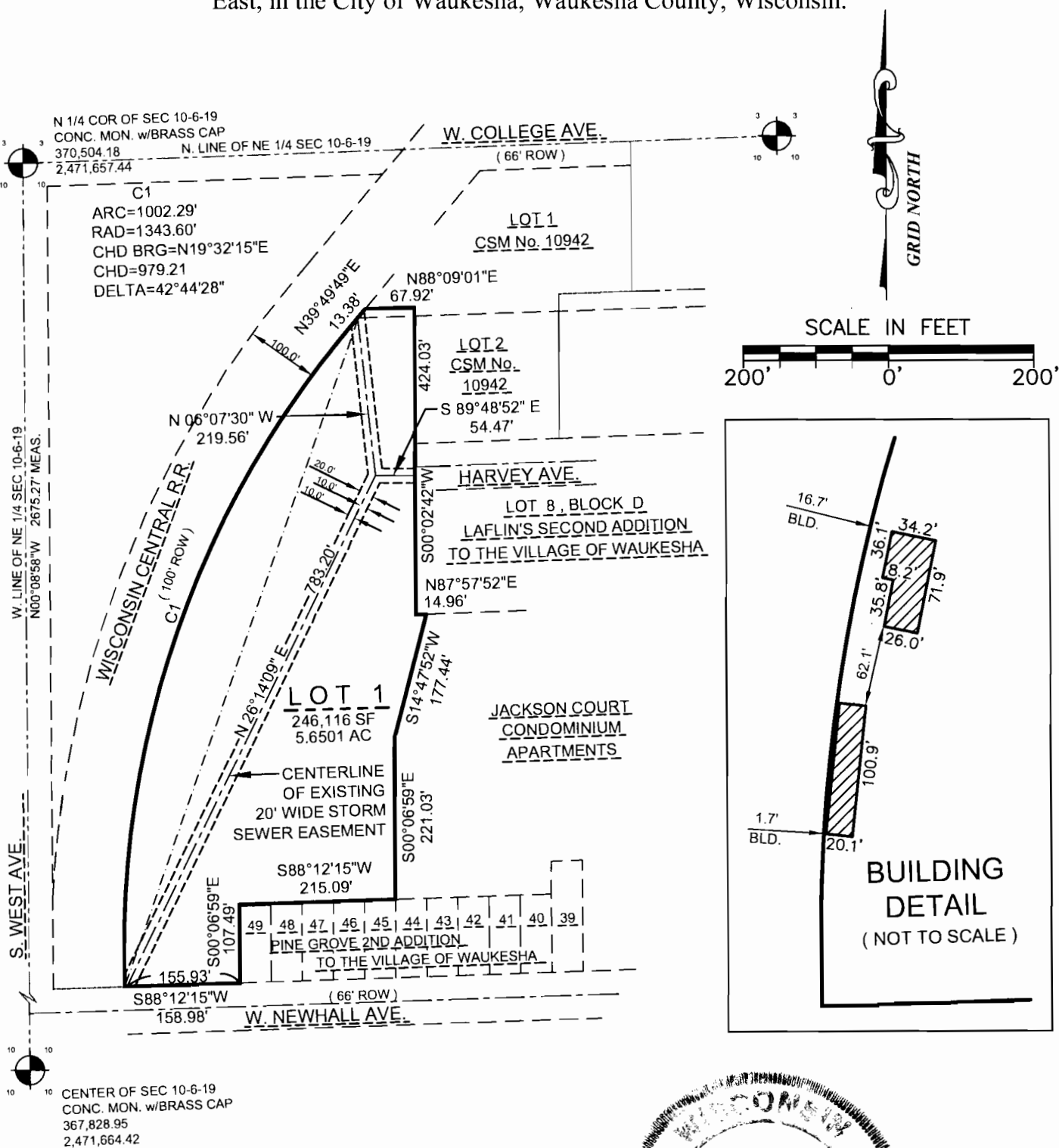


JOHN R. STIGLER - Wis. Reg. No. 10120 - 1820
DATED this 16TH DAY of JUNE, 2015
INSTRUMENT DRAFTED BY JOHN R. STIGLER

CERTIFIED SURVEY MAP NO. _____

Building Detail & Storm Sewer Easement - Sheet 2 of 6

All that part of Block B and Block D, and Vacated Harvey Avenue of Laflin's Second Addition to the Village of Waukesha, together with the south 1/2 of the vacated Alley abutting on the north and the North 1/2 of the vacated Street abutting on the south, and part of Pine Grove Subdivision of Lot 14, together with the South 1/2 of the vacated Alley abutting on the north and the vacated Jackson Street, and all of the vacated Railway Avenue on the west, being part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Ten (10), in Township Six (6) North, Range Nineteen (19) East, in the City of Waukesha, Waukesha County, Wisconsin.

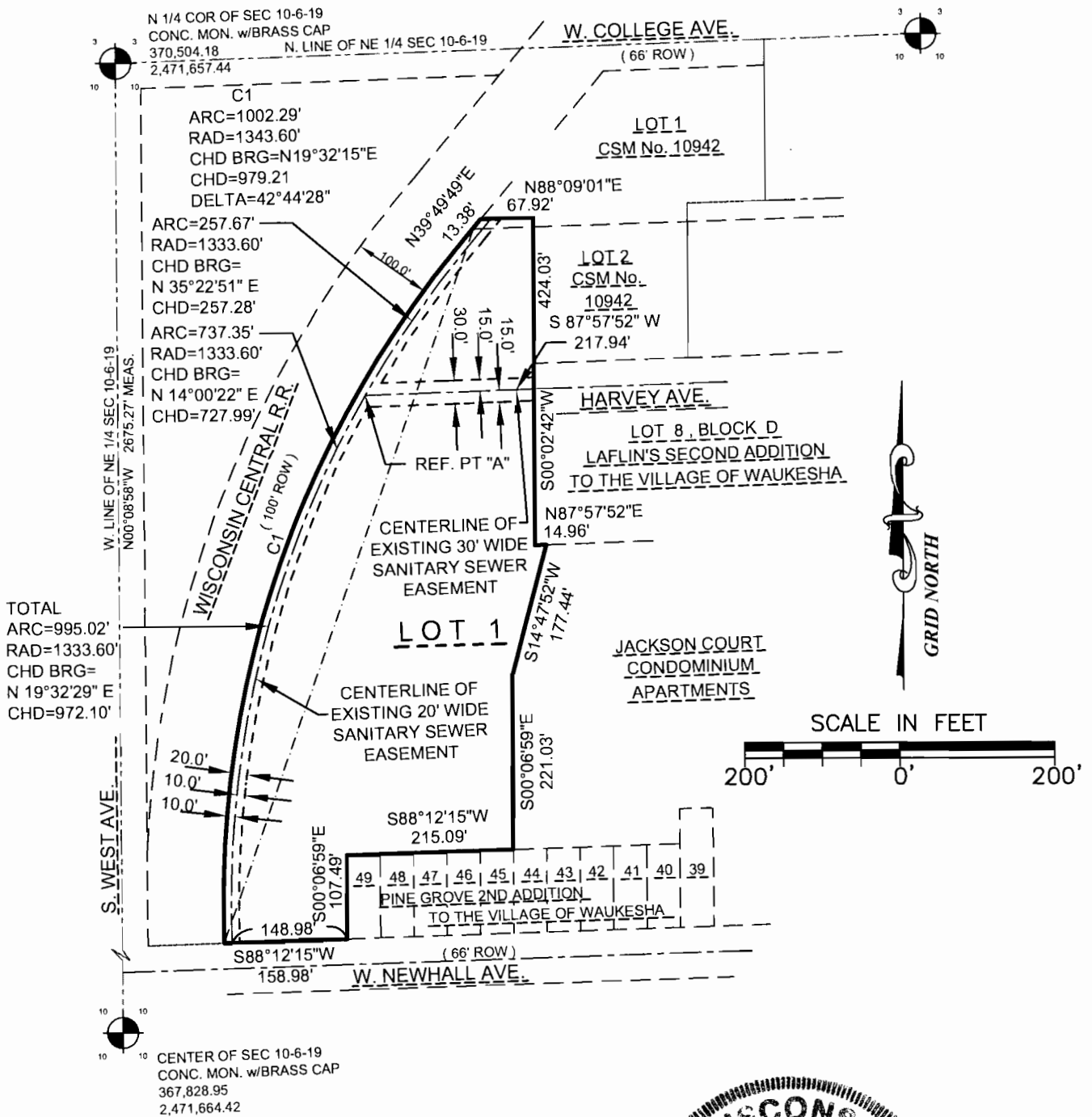


JOHN R. STIGLER - Wis. Reg. No. S - 1820
DATED this 16TH DAY of JUNE, 2015
INSTRUMENT DRAFTED BY JOHN R. STIGLER

CERTIFIED SURVEY MAP NO. _____

Existing Sanitary Sewer Easement - Sheet 3 of 6

All that part of Block B and Block D and Vacated Harvey Avenue of Laflin's Second Addition to the Village of Waukesha, together with the south 1/2 of the Vacated Alley abutting on the north and the North 1/2 of the Vacated Street abutting on the south, and part of Pine Grove Subdivision of Lot 14, together with the south 1/2 of the vacated alley abutting on the north and the vacated Jackson Street, and all of the vacated Railway Avenue on the west, being part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Ten (10), in Township Six (6) North, Range Nineteen (19) East, in the City of Waukesha, Waukesha County, Wisconsin.



JOHN R. STIGLER, Wisconsin Surveyor No. S - 1820
DATED this 16TH DAY of JUNE, 2015
INSTRUMENT DRAFTED BY JOHN R. STIGLER

CERTIFIED SURVEY MAP NO. _____

Sheet 4 of 6

All that part of Block B and Block D, and Vacated Harvey Avenue of Laflin's Second Addition to the Village of Waukesha, together with the South 1/2 of the Vacated Alley Abutting on the north and the North 1/2 of the Vacated Street abutting on the south, and part of Pine Grove Subdivision of Lot 14, Together with the South 1/2 of the vacated alley abutting on the north and the vacated Jackson Street, and All of the vacated Railway Avenue on the west, being part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Ten (10), in Township Six (6) North, Range Nineteen (19) East in the CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

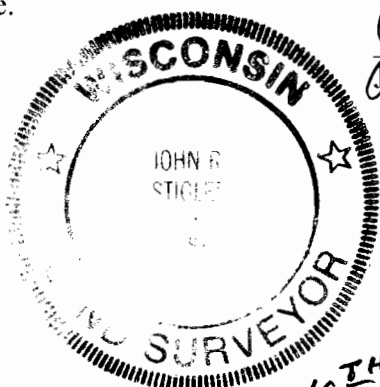
SURVEYOR'S CERTIFICATE:

I, John R. Stigler, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

All that part of Block B and D, and Vacated Harvey Avenue of Laflin's Second Addition to the Village of Waukesha (Now City) together with the South 1/2 of the Vacated Alley abutting on the north and the North 1/2 of the Vacated Street abutting on the south, and part of Pine Grove Subdivision of Lot 14 together with the South 1/2 of the Vacated alley abutting on the north and the Vacated Jackson Street and all of the Vacated Railway Avenue on the west, being part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 10, Township 6 North, Range 19 East in the City of Waukesha, Waukesha County, Wisconsin bounded and described as follows: Commencing at the northwest corner of the Northeast Quarter (NE 1/4) of said Section 10, being marked by a concrete monument with brass cap; thence North 87°57'27" East along the north line of said Northeast Quarter (NE 1/4) 837.38 feet to the east line of Certified Survey Map No. 10942; thence South 00°12'52" East along said east line 174.45 feet; thence South 88°09'01" West 100.61 feet; thence South 00°02'42" West 199.24 feet along the east line of above said Certified Survey map No. 10942 to the north line of Harvey Avenue and the south line of Certified Survey Map No. 10942; thence South 87°57'52" West along above said line 198.93 feet to the place of beginning of the lands hereinafter described; thence South 00°02'42" West along the east line of Lot 9, Block D in Laflin's Second Addition to the Village of Waukesha and its extension, 236.15 feet; thence North 87°57'52" East along the centerline of Vacated Hudson Street 14.96 feet; thence South 14°47'52" West 177.44 feet to a point on the east line of Lot 13 in Pine Grove Subdivision of Lot 14 in Block lettered "D" in Laflin's Second Addition; thence South 00°06'59" East 221.03 feet along the east line of Lots 13 and 60 of above said Plat of Pine Grove Subdivision; thence South 88°12'15" West along the south line of Lots 56 through 60 inclusive of said Pine Grove Subdivision 215.09 feet; thence South 00°06'59" East along the east line of Lot 50 of said Pine Grove Subdivision 107.49 feet to the north right-of-way line of W. Newhall Avenue; thence South 88°12'15" West along said north right-of-way line 158.98 feet, to the east right-of-way line of the Wisconsin Central Ltd. Railroad right-of-way; thence Northerly 1002.29 feet along said east right-of-way line and the arc of a curve of 1343.60 feet radius, curve center lies to the east, chord bears North 19°32'15" East 979.21 feet; thence North 39°49'49" East along said east right-of-way line 13.38 feet; thence North 88°09'01" East 67.92 feet along the south line of Certified Survey Map No. 10942; thence South 00°02'42" West 187.88 feet along the west line of said Map No. 10942 to the place of beginning. Containing a net area of 246,116 square feet or 5.6501 acres of land.

I further certify that I have made such survey, land division and map by the direction of the owner of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the City of Waukesha in surveying, dividing and mapping the same.

John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820



STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this 16TH day of JUNE, 2015.

My commission expires July 5, 2015.



Peter A. Muehl
PETER A. MUEHL - NOTARY PUBLIC

OWNER: CARROLL UNIVERSITY
Instrument drafted by John R. Stigler

CERTIFIED SURVEY MAP NO. _____

Sheet 5 of 6

All that part of Block B and Block D, and Vacated Harvey Avenue of Laflin's Second Addition to the Village of Waukesha, together with the South 1/2 of the Vacated Alley Abutting on the north and the North 1/2 of the Vacated Street abutting on the south, and part of Pine Grove Subdivision of Lot 14, Together with the South 1/2 of the vacated alley abutting on the north and the vacated Jackson Street, and All of the vacated Railway Avenue on the west, being part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Ten (10), in Township Six (6) North, Range Nineteen (19) East in the CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

CARROLL UNIVERSITY INC., duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that they caused the land described on this map to be surveyed, divided, and mapped as represented on this map.

IN WITNESS WHEREOF, the said CARROLL UNIVERSITY INC. has caused these presents to be signed by RONALD LOSTETTER, Chief Financial Officer, this _____ day of _____, 2015.

CARROLL UNIVERSITY INC.

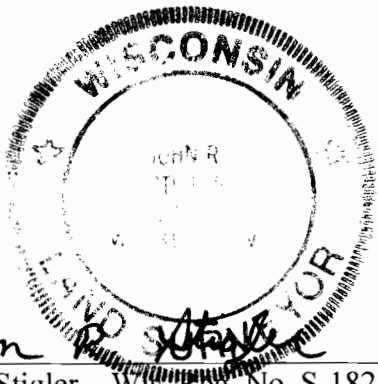
RONALD LOSTETTER – CHIEF FINANCIAL OFFICER

STATE OF WAUKESHA)ss
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 2015, the above named RONALD LOSTETTER, to me known to be the Chief Financial Officer of Carroll University Inc. and the person who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

NOTARY PUBLIC –



JOHN R. Stigler – Wis. Reg. No. S-1820
Dated this 16TH day of JUNE, 2015

OWNER: CARROLL UNIVERSITY INC

Instrument drafted by John R. Stigler

P.S. Waukesha 5382

CERTIFIED SURVEY MAP NO. _____ Sheet 6 of 6

All that part of Block B and Block D, and Vacated Harvey Avenue of Laflin's Second Addition to the Village of Waukesha, together with the South ½ of the Vacated Alley Abutting on the north and the North ½ of the Vacated Street abutting on the south, and part of Pine Grove Subdivision of Lot 14, Together with the South ½ of the vacated alley abutting on the north and the vacated Jackson Street, and All of the vacated Railway Avenue on the west, being part of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Ten (10), in Township Six (6) North, Range Nineteen (19) East in the CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

PLAN COMMISSION APPROVAL:

Approved by the Plan Commission, City of Waukesha, this _____ day of _____, 2015.

SHAWN REILLY – CHAIRMAN

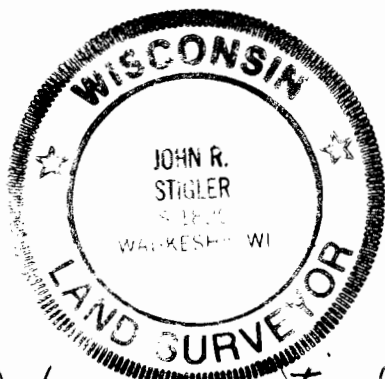
JENNIFER ANDREWS - SECRETARY

COMMON COUNCIL APPROVAL:

Approved by the Common Council, City of Waukesha, this _____ day of _____, 2015.

SHAWN REILLY – MAYOR

GINA KOZLIK – CLERK



John R. Stigler

JOHN R. STIGLER – Wis. Reg. No. S-1820

Dated this 16TH day of JUNE, 2015

OWNER: CARROLL UNIVERSITY INC.

Instrument drafted by John R. Stigler

P.S. Waukesha 5382