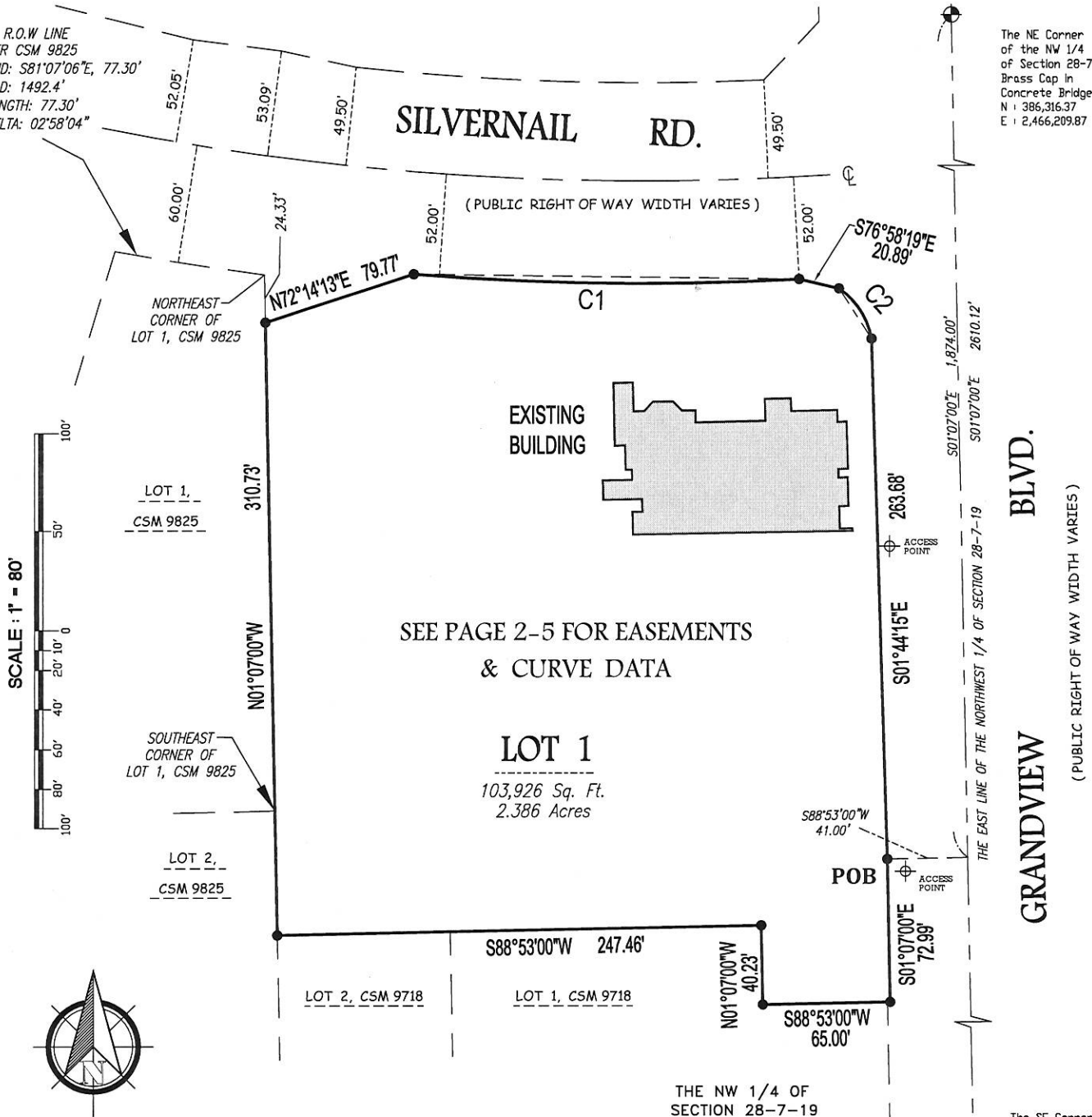


CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWN 7 NORTH, RANGE 19 EAST IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

S. R.O.W LINE  
PER CSM 9825  
CHD: S81°07'06"E, 77.30'  
RAD: 1492.4'  
LENGTH: 77.30'  
DELTA: 02°58'04"

The NE Corner  
of the NW 1/4  
of Section 28-7-19  
Brass Cap In  
Concrete Bridge  
N : 386,316.37  
E : 2,466,209.87



SCALE : 1" = 80'

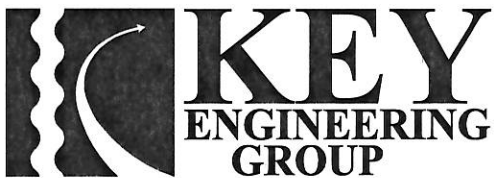
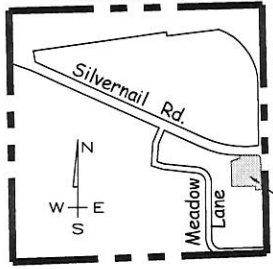


**OWNER**

CFT NV Developments, LLC  
1683 Walnut Grove Avenue  
Rosemead, CA 91770

ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 28-7-19, WHICH IS ASSUMED TO BEAR S 01°07'00" E, WI. STATE PLANE COORDINATE SYSTEM SOUTH ZONE PER JUNE 2012 C.S.S.D.

● - DENOTES SET 3/4" X 18" LONG IRON REBAR WEIGHING 1.13 LBS. PER LINEAL FOOT.



735 NORTH WATER STREET, SUITE 510  
MILWAUKEE, WI 53202  
414.224.8300 (tel) - 414.224.8383 (fax)

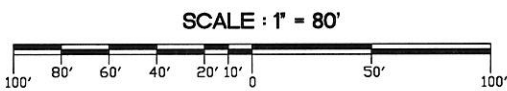
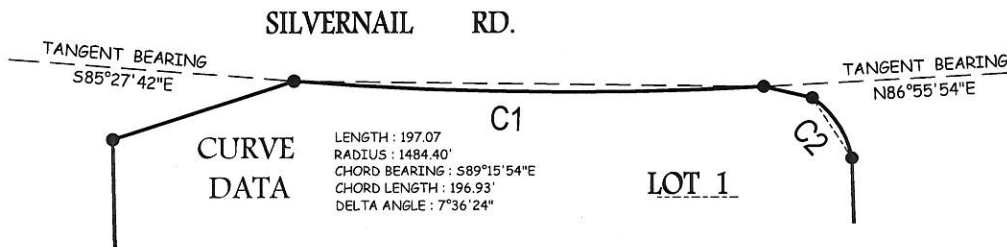
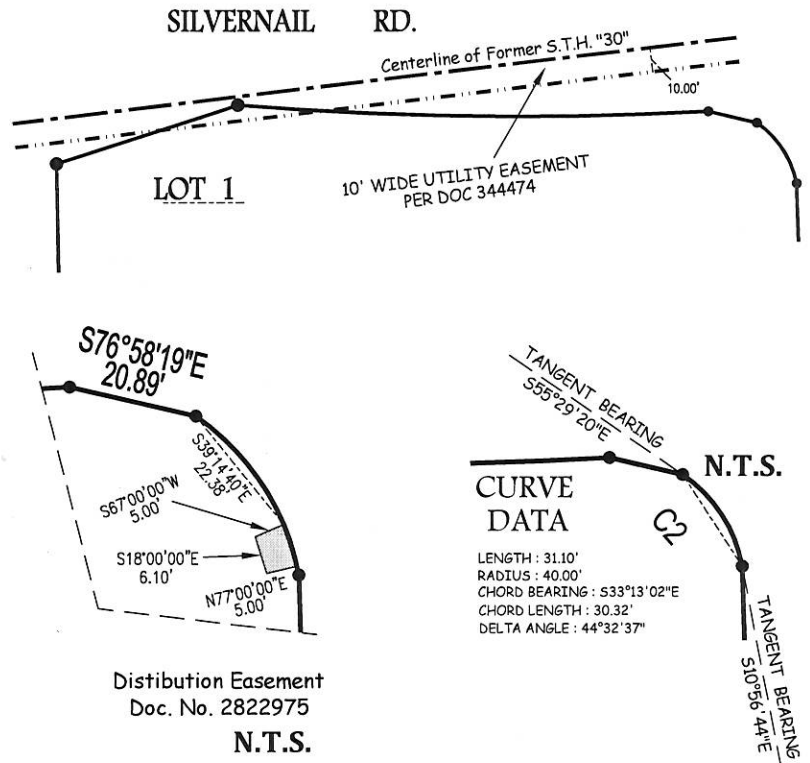
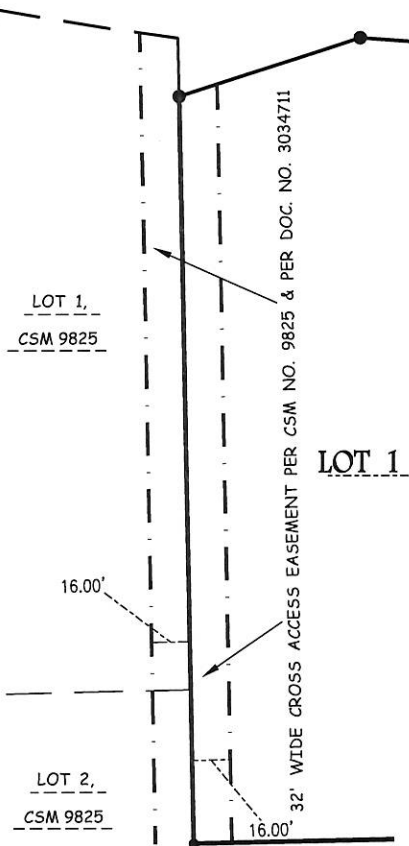
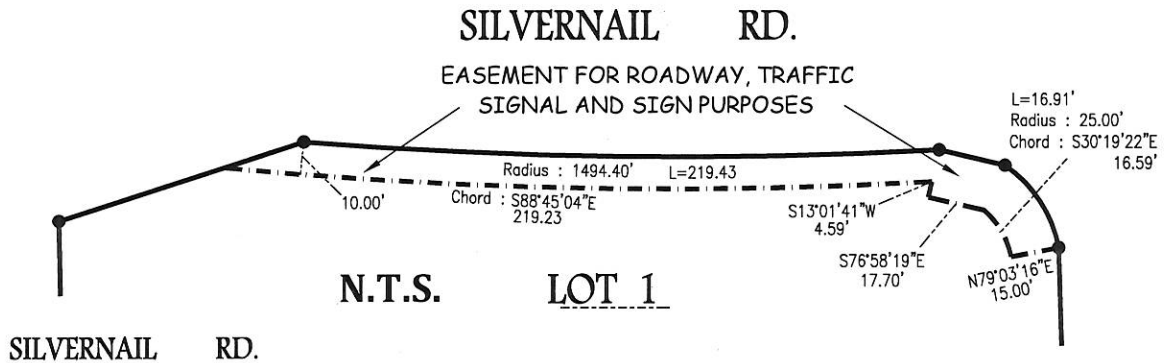


*Marc C. Passarelli*  
MARC C. PASSARELLI P.L.S. # 2817

REVISED: 02/13/18

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL THAT PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 28, TOWN 7 NORTH, RANGE 19 EAST IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.



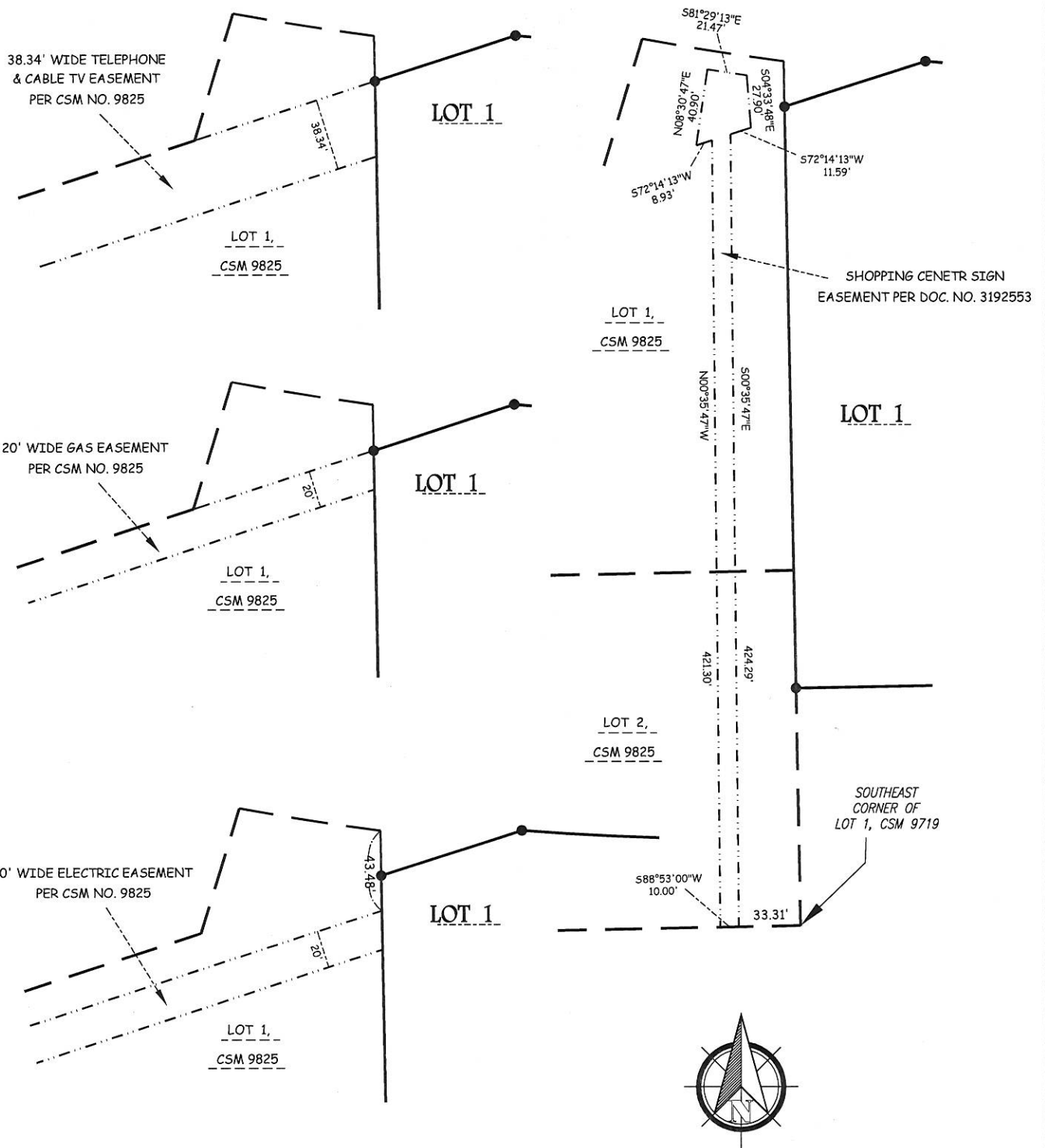
735 NORTH WATER STREET, SUITE 510  
MILWAUKEE, WI 53202  
414.224.8300 (tel) - 414.224.8383 (fax)



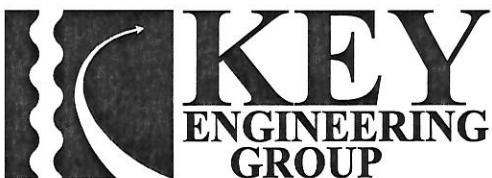
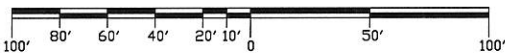
*Marc Passarelli*  
MARC C. PASSARELLI P.L.S. # 2817

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL THAT PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 28, TOWN 7 NORTH, RANGE 19 EAST IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.



SCALE: 1" = 80'



735 NORTH WATER STREET, SUITE 510  
MILWAUKEE, WI 53202  
414.224.8300 (tel) - 414.224.8383 (fax)

INSTRUMENT DRAFTED BY : MARC C. PASSARELLI

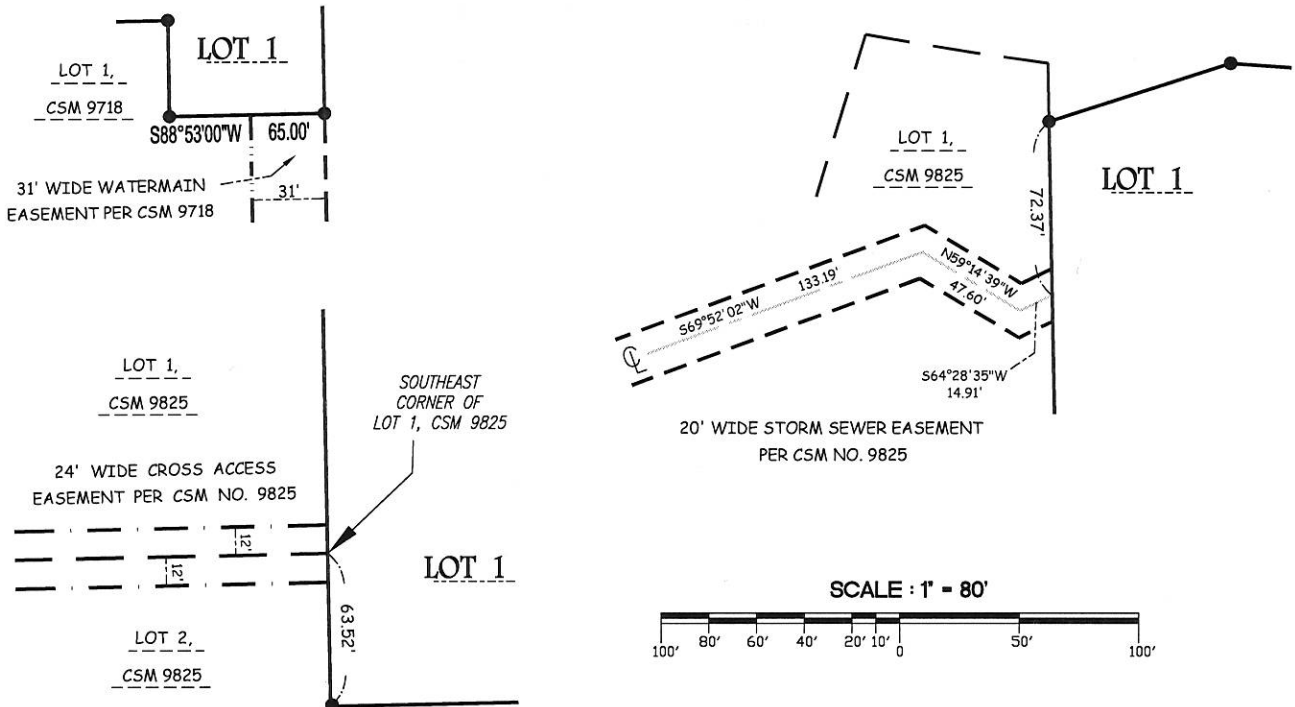


REVISED: 02/13/18  
DATE: 10/20/2017

*Marc Passarelli*  
MARC C. PASSARELLI P.L.S. # 2817  
JOB NO. 34468-CSM SHEET 3 OF 8

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL THAT PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 28, TOWN 7 NORTH, RANGE 19 EAST IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.



Lot 1 of this CSM is subject to Non-exclusive easements set forth in a Reciprocal Easement Agreement with Covenants, Conditions and Restrictions recorded on July 31, 2003, as Document No. 3034711, and amended by an Acknowledgement of Reciprocal Easement Agreement recorded on June 30, 2004, as Document No. 3180358, and amended by an Acknowledgment of Reciprocal Easement Agreement recorded on August 6, 2004, as Document No. 3192552, and amended by an Acknowledgment of Reciprocal Easement Agreement and Acknowledgment of Driveway Easement Agreement recorded on March 24, 2005, as Document No. 3260547 and amended by an Acknowledgment of Reciprocal Easement Agreement and Shopping Center Sign Easements recorded on December 12, 2008, as Document No. 3614627 and amended by an Amendment to Acknowledgment of Reciprocal Easement Agreement and Shopping Center Sign Easements recorded on April 28, 2010 as Document No. 3741084, which will include the following provisions:

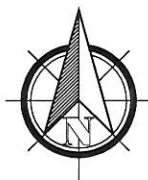
Subject to any express conditions, limitations or reservations contained herein (i.e., the Reciprocal Easement Agreement), the owners hereby grant, establish, covenant and agree that the lots, and all owner(s) and permittees of the lots shall be benefited and burdened by the following nonexclusive, perpetual and reciprocal easements which are hereby imposed upon the lots and all present and future owner(s) and permittees of the lots.

An easement for reasonable access, ingress and egress over all paved driveways, roadways and walkways as presently or hereinafter constructed and constituting a part of the common area of said lots, so as to provide for the passage of motor vehicles and pedestrians between all portions of the common area of such lots intended for such purposes, and to and from all abutting streets or rights of way furnishing access to such lots.

The easements between the lots shall not be closed or materially impaired and the egress to and from the lots and adjacent street and roads, shall not be altered, modified, relocated, blocked and/or removed without the express written consent of all owner(s).



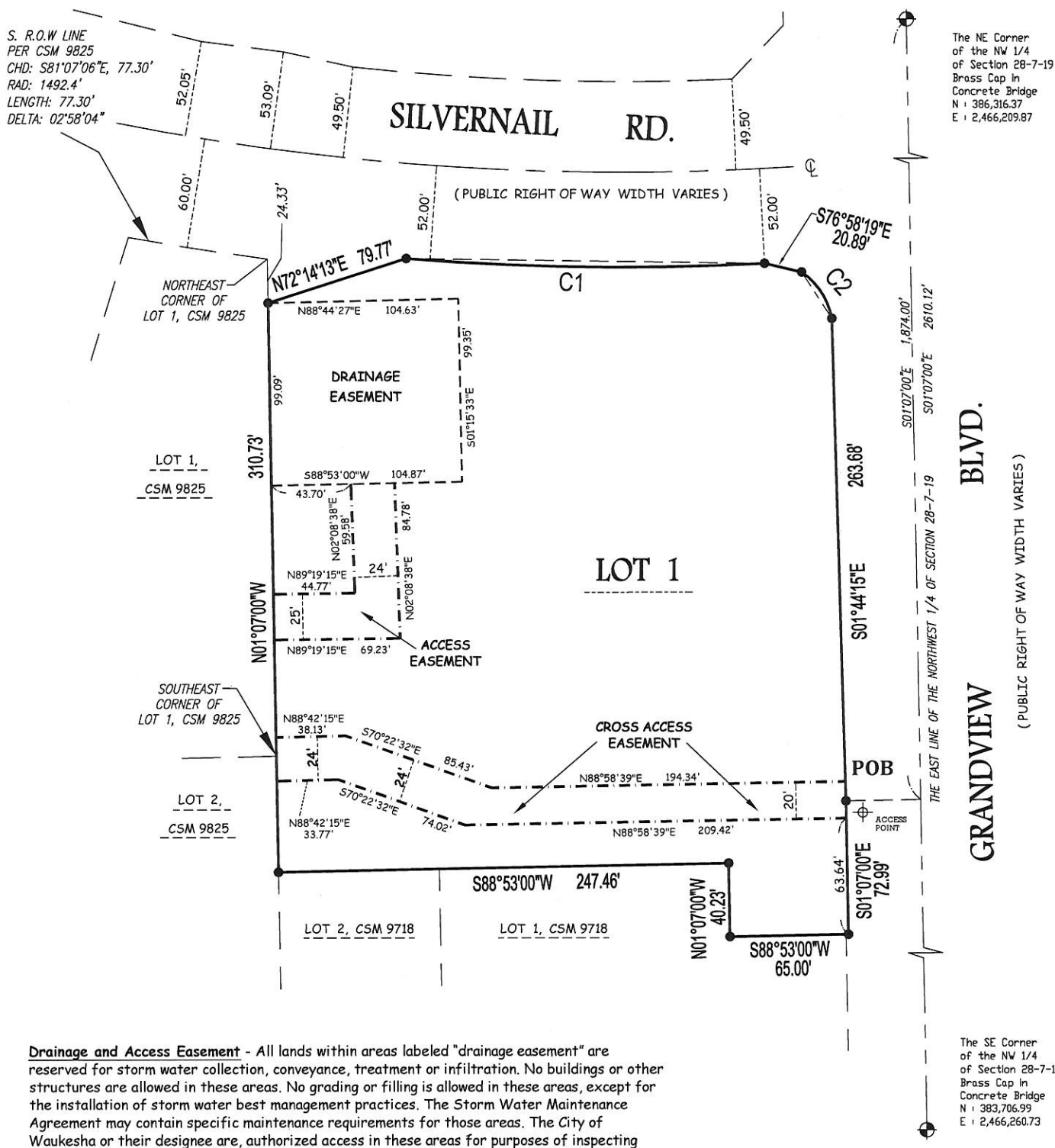
735 NORTH WATER STREET, SUITE 510  
MILWAUKEE, WI 53202  
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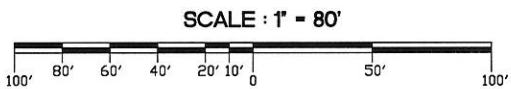
*Marc C. Passarelli*  
MARC C. PASSARELLI P.L.S. # 2817

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWN 7 NORTH, RANGE 19 EAST IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.



**Drainage and Access Easement** - All lands within areas labeled "drainage easement" are reserved for storm water collection, conveyance, treatment or infiltration. No buildings or other structures are allowed in these areas. No grading or filling is allowed in these areas, except for the installation of storm water best management practices. The Storm Water Maintenance Agreement may contain specific maintenance requirements for those areas. The City of Waukesha or their designee are, authorized access in these areas for purposes of inspecting the storm water management practices or enforcing the terms of the Maintenance Agreement.



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MARC C. PASSARELLI P.L.S. # 2817

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL THAT PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 28, TOWN 7 NORTH, RANGE 19 EAST IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**  
**STATE OF WISCONSIN)**  
**MILWAUKEE COUNTY)SS**

I, Marc C. Passarelli, a Professional Land Surveyor do hereby certify:

That I have surveyed, divided and mapped all that part of the Southeast ¼ of the Northwest ¼ of Section 28, Town 7 North, Range 19 East in the City of Waukesha, Waukesha County, Wisconsin being more particularly described as follows: Commencing at the Northeast corner of the Northwest ¼ of said Section 28; thence South 01° 07' 00" East along the East line of said Northwest ¼, 1874.00 feet; thence South 88° 53' 00" West, 41.00 feet to the point of beginning of the lands to be described; thence South 01° 07' 00" East, 72.99 feet; thence South 88° 53' 00" West, 65.00 feet; thence North 01° 07' 00" West, 40.23 feet; thence South 88° 53' 00" West, 247.46 feet; thence North 01° 07' 00" West, 310.73 feet; thence North 72° 14' 13" East, 79.77 feet; thence along an arc of a curve with its radius point to the North, a radius of 1484.00 feet and a chord 196.93 feet that bears South 89° 15' 54" East, 197.07 feet along said curve; thence South 76° 58' 19" East, 20.89 feet; thence along an arc of a curve with its radius point to the Southwest, a radius of 40.00 feet and a chord 30.32 feet long that bears South 33° 13' 02" East, 31.10 feet; thence South 01° 44' 15" East, 263.68 feet to the point of beginning.

That I have made such survey, land division and map by the direction of CFT NV Developments, LLC, owner of said land.

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

That I have fully complied with the provisions of s.236.34 of the Wisconsin State Statutes and Land Division Ordinances of the City of Waukesha in surveying, dividing and mapping the same.

Dated: October 20, 2017  
Revised February 13, 2018

  
\_\_\_\_\_  
Marc C. Passarelli S-2817  
Wisconsin Professional Land Surveyor



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL THAT PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 28, TOWN 7 NORTH, RANGE 19 EAST IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

**CORPORATE OWNERS CERTIFICATE:**

CFT NV Developments, LLC, a limited liability company as owner does hereby certify that said company has caused the land described above to be surveyed, divided and mapped in accordance with the requirements of Chapter 236 of the Wisconsin Statutes and the Land Division and Ordinances of the City of Waukesha.

CFT NV Developments, LLC, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Waukesha

IN Witness Whereof CFT NV Developments, LLC as caused these presents to be signed by Charlie Shen, its Manager this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

CFT NV DEVELOPMENTS, LLC

\_\_\_\_\_  
Charlie Shen, Manager

STATE OF WISCONSIN)  
COUNTY)SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, the above named Charlie Shen, of the above named CFT NV Developments, LLC, to me known to be the person who executed the foregoing instrument and to me known to be the manager of said company, and acknowledged that he executed the foregoing instrument as such officer as the deed of the company, by its authority.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires \_\_\_\_\_



*Marc Passarelli*

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL THAT PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 28, TOWN 7 NORTH, RANGE 19 EAST IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

**PLANNING COMMISSION CERTIFICATE OF APPROVAL**

Certified Survey Map accepted by the Planning Commission of the City of Waukesha, on this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Shawn N. Reilly, Mayor, Chairperson

\_\_\_\_\_  
Maria Pandazi, Secretary

**COMMON COUNCIL CERTIFICATE OF APPROVAL**

Certified Survey Map approved by the Common Council of the City of Waukesha, on this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Shawn N. Reilly, Mayor

\_\_\_\_\_  
Gina L. Kozlik, City Clerk



*Marc Passarelli*