

Legal Description per First American Title Insurance Company Commitment No. NCS-920944-CH12, with an effective date of December 17, 2018.

Parcel I:

Lot One (1) in CERTIFIED SURVEY MAP NO. 11089, being a Redivision of Certified Survey Map Nos. 415 and 473 and part of the Northeast One-quarter (1/4) of the Northeast One-quarter (1/4) of Section Seventeen (17), in Township Six (6) North, Range Nineteen (19) East, in the Town of Waukesha, County of Waukesha, State of Wisconsin, and recorded in the Office of the Register of Deeds for Waukesha County on August 21, 2013, as Document No. 4037906.

Address: C.T.H. X a/k/a Genesee Road

Tax Key No. WAKT 1361-982-001 (New 2014)

And

Parcel II:

All that part of the Northeast One-quarter (1/4) of Section Seventeen (17), in Township Six (6) North, Range Nineteen (19) East, in the City of Waukesha, County of Waukesha, State of Wisconsin, described as follows: to-wit: Commencing at a point on the North line of the said 1/4 Section, distant North 89°55' West 844.46 feet from the Northeast corner thereof; and running thence South 19°44' West 39.28 feet; and thence South 89°55' East 424.59 feet to the point of commencement if this description at the Northwest corner thereof, on the South line of County Trunk Highway "D"; thence South 31°52' West 61.40 feet to the Northwesterly corner of a certain parcel of width 120.0 feet; thence South 58°36'50" East, on the Northeastly line of said parcel, 250.02 feet to the Northwesterly line of Frontage Road 129.37 feet; thence North 19°45'12" West, 76.76 feet to the South line of County Trunk Highway "D" aforesaid; thence North 89°55' West 223.26 feet to the beginning.

Address: W. St. Paul Avenue Tax Key No. WAKC 1361-998

And

Parcel III:

Lot Two (2) in CERTIFIED SURVEY MAP NO. 11089, being a Redivision of certified Survey Map Nos. 415 and 473 and part of the Northeast One-quarter (1/4) of the Northeast One-quarter (1/4) of Section Seventeen (17), in Township Six (6) North, Range Nineteen (19) East, in the Town of Waukesha, County of Waukesha, State of Wisconsin, and recorded in the Office of the Register of Deeds for Waukesha County on August 21, 2013 in Volume 108 of Certified Survey Maps at pages 318 to 322, inclusive, as Document No. 4037906.

Part of Tax Key Nos. WAKT 1361-995, WAKT 1361-994, WAKT 1361-982 and WAKT 1361-996

Per First American Title Insurance Company Commitment No. NCS-920944-CH12, with an effective date of December 17, 2018, the following items appear in Schedule B II as exceptions:

- 8. Restrictions and Limitations imposed on access in an Award of Damages by County Highway Committee recorded on October 3, 1958 in Volume 786 of Deeds on Page 70, as Document No. 486538. Affects property as shown.
9. Utility Easement recorded on January 27, 1930 in Volume 224 of Deeds, Page 607, as Document No. 171320. Affects property. Cannot be depicted graphically.
10. Utility Easement recorded on July 23, 1938 in Volume 274 of Deeds, Page 32 as Document No. 221784. Affects property. Cannot be depicted graphically.
11. Utility Easement recorded on April 10, 1946 in Volume 402 of Deeds, Page 473, as Document No. 286113. Affects property. Cannot be depicted graphically.
12. Utility Easement recorded on June 13, 1951 in Volume 548 of Deeds, at Page 410, as Document No. 352473. Affects property. Cannot be depicted graphically.
13. Access restrictions and limitations to C.T.H. "X" a/k/a Genesee Road and C.T.H. "D" a/k/a W. Sunset Drive and access location as shown on the recorded plat of Certified Survey Map No. 11089. Affects property as shown.
14. Declaration of Restriction recorded on October 23, 2013 as Document No. 4049910. Affects property. Parcel A and Parcel B of said document shown.
15. Storm Water Management Practice Maintenance Agreement recorded on October 23, 2013 as Document No. 4049911. Affects property. Cannot be depicted graphically.
16. Storm Water Management Practice Maintenance Agreement recorded on October 23, 2013 as Document No. 4049912. Affects property. Cannot be depicted graphically.

GENERAL NOTES:

- 1. The underground utility information shown on this drawing is based on field locations and/or records furnished by municipalities and utility companies, the location and accuracy of which cannot be guaranteed. There may be additional underground utility installations within the project area that are not shown.
2. Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone, NAD 1927
3. Vertical datum for the project survey is City of Waukesha. Conversion to USGS is 780.558

Surveyor's Certification:

To: Froedtert Health, Inc., a Wisconsin non-stock corporation
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 and 5 of Table A thereof. The field work was completed on February 1, 2019.

Date of Map 2/28/2019

Kevin Slottke, PLS No. 2503



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LEGEND

- SECTION 1/4 SECTION LINE
PROPERTY LINE
EASEMENT
CHAIN LINK FENCE
GUARD RAIL
METAL FENCE
WOOD FENCE
TREE LINE
OVERHEAD UTILITY LINE
ELECTRIC TELEPHONE
CABLE TV
SANITARY SEWER
FORCE MAIN
STORM SEWER
WATER MAIN
GAS
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
MANHOLE
CATCH BASIN
CATCH BASIN (ROUND)
ROOF DRAIN
HYDRANT
WATER VALVE
GAS VALVE
UTILITY POLE
GUY WIRE
GUY POLE
GAS METER
ELECTRIC METER
UTILITY PEDESTAL
HANDHOLE
TRAFFIC SIGNAL
NON-FIRE FOUNDSET
REBAR FOUNDSET
CHISELED CROSS FOUNDSET
PK-NAL FOUNDSET
SPRING
MONUMENT
BENCHMARK
SIDING
DECIDUOUS TREE (Diameter)
CONIFEROUS TREE (Diameter)
BUSH
POST
SOL BORING
MONITORING WELL
CULVERT END
LIGHT POLE

C.T.H. X & C.T.H. D
Waukesha, Wisconsin

ALTANSPS LAND TITLE SURVEY

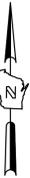


Table with 2 columns: Description and Date/By. Includes entries for utility additions, revisions, drawing details, and approval status.