# ALTA/NSPS LAND TITLE SURVEY

Known as 2200 Silvernail Road, in the City of Waukesha, Waukesha County, Wisconsin.

Parcel 1 of Certified Survey Map No. 8075, as recorded on July 24, 1996, in Volume 70 of Certified Survey Maps, on Pages 110-112 inclusive, as Document No. 2144431, being a redivision of Lot 1 of Certified Survey Map No. 4515, being a part of the Northwest 1/4 of Section 28, Township 7 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin.

Prepared for: Hawk Realty III, LLP

Survey No. 163445-RMK

A. Basis of Bearings
Bearings are based on the North line of Silvernail Road, which is assumed to bear North 65°03'10" West.

B. Title Commitment
This survey was prepared based on Knight Barry Title, Inc., underwritten by Chicago Title Insurance Company title commitment number 979896, effective date of August 01, 2018 , last revised 8/8/18, which lists the following easements and/or restrictions from schedule B-II:

001, 006-008, 200. Visible evidence shown, if any.

002-005, 100, 400-406, 500. Not survey related.

201. Order to Vacate a Portion of Controlled Access Highway and other matters contained in the instrument recorded November 26, 1958 as Document No. 490074. Affects site by location - general in nature, cannot be plotted.

202. Easement and other matters contained in the instrument recorded July 18, 1963 as Document No. 591677. May affects site by location - general in nature, cannot be plotted.

203. Easement and other matters contained in the instrument recorded October 19, 1972 as Document No. 832291. Affects site by location - shown.

204. Commercial Planned Unit Development Agreement and other matters contained in the instrument recorded August 27, 1980 as Document No. 1135448. Affects site by location - general in nature, cannot be plotted.

205. Easements, restrictions and other matters shown on Certified Survey Map No. 4515 recorded May 11, 1984 as Document No. 1256496. Affects site by location - shown.

206. Easement, restrictions and other matters contained in the instrument recorded May 24, 1984 as Document No. 1258213. Affects site by location - shown.

207. Easement and other matters contained in the instrument recorded November 21, 1984 as Document No. 1278731. Affects site by location - shown.

208. Use Restriction and other matters contained in the instrument recorded September 12, 1985 as Document No. 1311704. Does not affect site by location - general in nature, cannot be plotted.

209. Easement and other matters contained in the instrument recorded November 9, 1990 as Document No. 1621695. Affects site by location - shown.

210. Revocable Occupancy Permit and other matters contained in the instrument recorded June 18, 1991 as Document No. 1656110. Affects site by location - shown.

211. Avigation Easement and other matters contained in the instrument recorded November 8, 1993 as Document No. 1900435. Affects site by location - general in nature, cannot be plotted.

212. Easements, restrictions and other matters shown on Certified Survey Map No. 8075 recorded July 24, 1996 as Document No. 2144431. Affects site by location - shown.

213. Distribution Easement Underground Joint and other matters contained in the instrument recorded June 18, 2001 as Document No. 2666422. Affects site by location - shown.

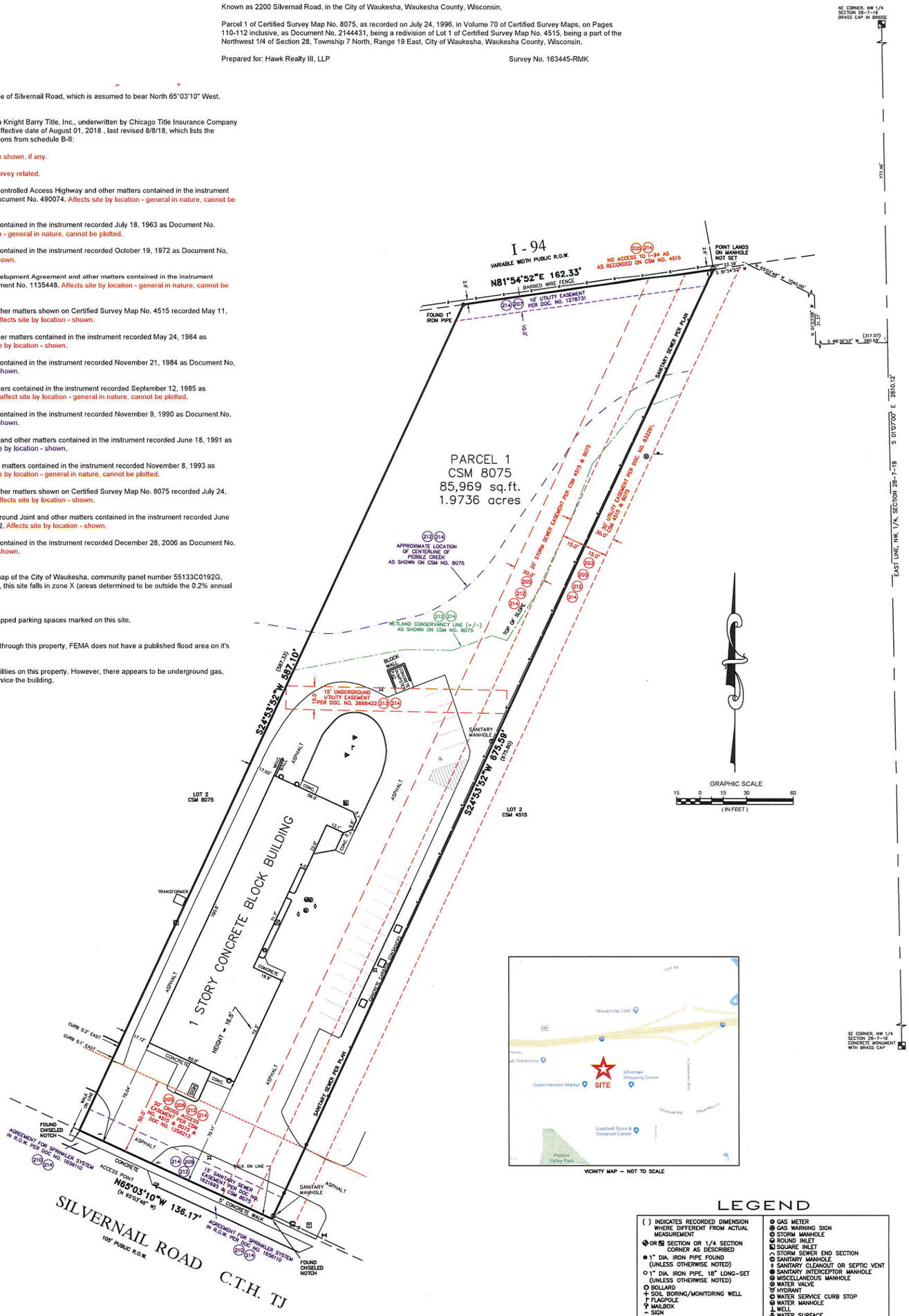
214. Easement and other matters contained in the instrument recorded December 28, 2006 as Document No. 3445630. Affects site by location - shown.

C. Flood Note
According to flood insurance rate map of the City of Waukesha, community panel number 55133C0192G, effective date of November 5, 2014, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)

D. Parking Spaces
There are 17 regular and 1 handicapped parking spaces marked on this site.

E. Notes
Although there is a creek that runs through this property, FEMA does not have a published flood area on it's website.

Diggers Hotline did not mark any utilities on this property. However, there appears to be underground gas, electric and telephone lines that service the building.







VICINITY MAP – NOT TO SCALE

## LEGEND

| | |
|---|---|
| ( ) INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT | GAS METER |
| OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED | GAS WARNING SIGN |
| 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED) | STORM MANHOLE |
| 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED) | ROUND INLET |
| BOLLARD | SQUARE INLET |
| SOIL BORING/MONITORING WELL | STORM SEWER END SECTION |
| FLAGPOLE | SANITARY MANHOLE |
| MAILBOX | SANITARY CLEANOUT OR SEPTIC VENT |
| SIGN | SANITARY INTERCEPTOR MANHOLE |
| BILLBOARD | MISCELLANEOUS MANHOLE |
| AIR CONDITIONER | WATER VALVE |
| CONTROL BOX | HYDRANT |
| TRAFFIC SIGNAL | WATER SERVICE CURB STOP |
| RAILROAD CROSSING SIGNAL | WATER MANHOLE |
| CABLE PEDESTAL | WELL |
| POWER POLE | WATER SURFACE |
| GUY POLE | WETLANDS FLAG |
| GUY WIRE | MARSH |
| LIGHT POLE | CONIFEROUS TREE |
| SPOT/YARD/PEDESTAL LIGHT | DECIDUOUS TREE |
| HANDICAPPED PARKING | SHRUB |
| ELECTRIC MANHOLE | —EDGE OF TREES |
| ELECTRIC PEDESTAL | S —SANITARY SEWER |
| ELECTRIC METER | STO —STORM SEWER |
| ELECTRIC TRANSFORMER | W —WATERMAIN |
| TELEPHONE MANHOLE | G —MARKED GAS MAIN |
| TELEPHONE PEDESTAL | E —MARKED ELECTRIC |
| FO MARKED FIBER OPTIC | OHE—OVERHEAD WIRES |
| GAS VALVE | B —BUREAU ELEC. SERV. |
| | T —MARKED TELEPHONE |
| | TV—MARKED CABLE TV LINE |
| | FO—MARKED FIBER OPTIC |
| | 780' INDICATES EXISTING CONTOUR ELEVATION |
| | × 780.00 INDICATES EXISTING SPOT ELEVATION |

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To: William Stark and William J. Hoile, Knight Barry Title, Inc. and Chicago 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, 7(a), 7(c), 8, 9, 11 and 20 of Table A thereof. The fieldwork was completed on August 21, 2018.

Date of Plat or Map: August 21, 2018

Stephan G. Southwell
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WISCONSIN STEPHAN G. SOUTHWELL S-1939 MEQUON WI LAND SURVEYOR

DIGGERS HOTLINE TICKET NO. 2018-32-04081

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.


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