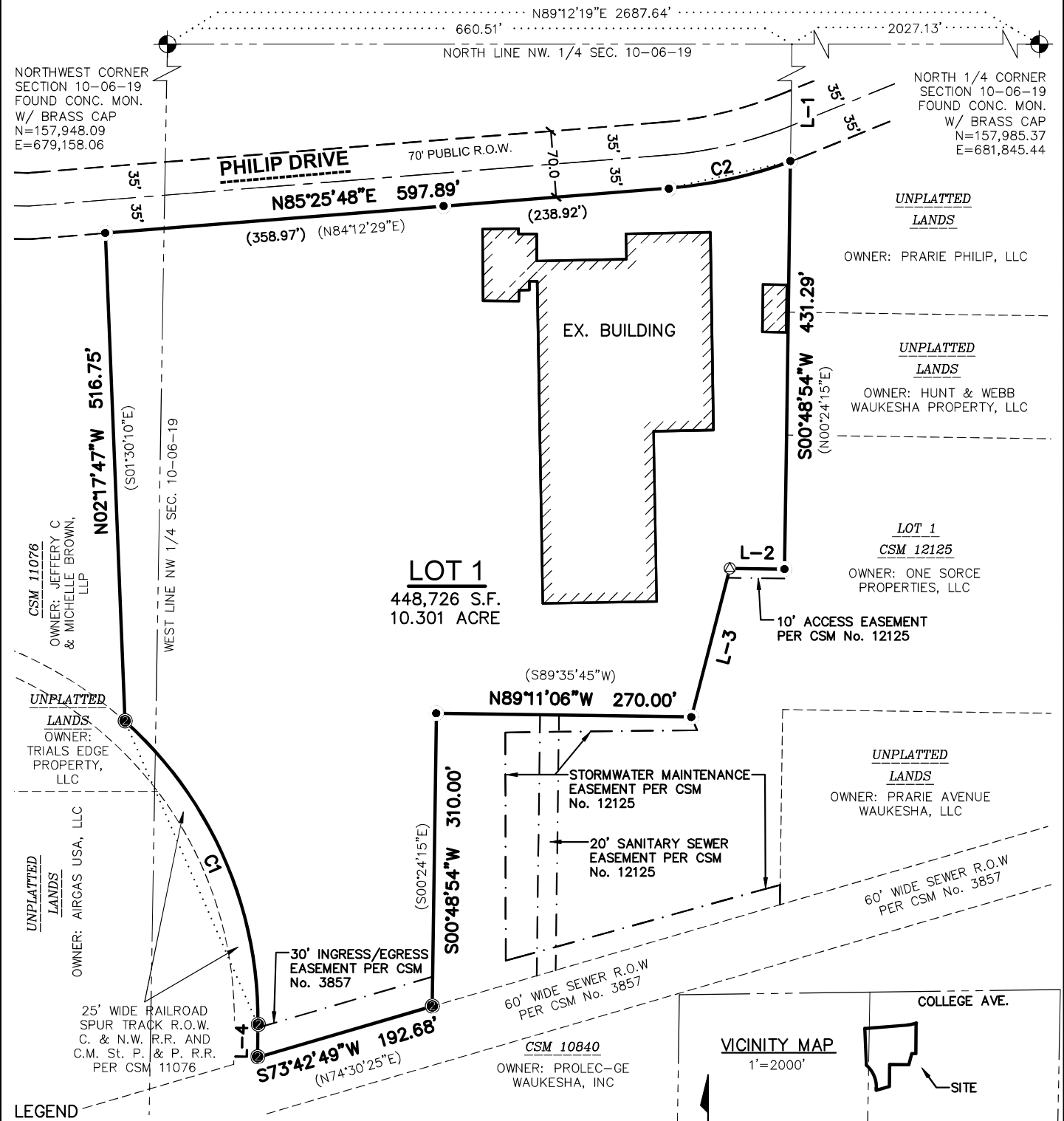


CERTIFIED SURVEY MAP NO.

LOT 2 OF CERTIFIED SURVEY MAP NO. 12125, RECORDED IN BOOK 124, ON PAGES 24-28 OF CERTIFIED SURVEY MAPS AS DOCUMENT NO. 4551687, AND PARCEL B OF CERTIFIED SURVEY MAP NO. 3857, RECORDED IN BOOK 30, ON PAGES 4-6 OF CERTIFIED SURVEY MAPS AS DOCUMENT NO. 1130181, WAUKESHA COUNTY REGISTER OF DEEDS, LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 10, AND THE NORTHEAST 1/4 (NE1/4) OF THE NORTHEAST 1/4 (NE1/4) OF SECTION 9, ALL IN TOWN 06 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN



LEGEND

- GOVERNMENT CORNER
- 2" IRON PIPE FOUND
- 1" IRON PIPE FOUND
- MAG NAIL SET
- PLAT BOUNDARY
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- CHORD LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING

NOTES

- FIELD WORK PERFORMED ON APRIL 9, 13 & 20, 2026.
- BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY REFERENCE SYSTEM (WisCRS), WAUKESHA COUNTY. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10-06-19, BEARS N89°12'19"E.
- SEE SHEET 2 FOR EXISTING BUILDINGS AND SHEET 3 FOR LINE AND CURVE TABLE.

SCALE: 1"=150'

north

VICINITY MAP
1"=2000'

NE 1/4 SEC. 09-06-19

NW 1/4 SEC. 10-06-19

COLLEGE AVE.

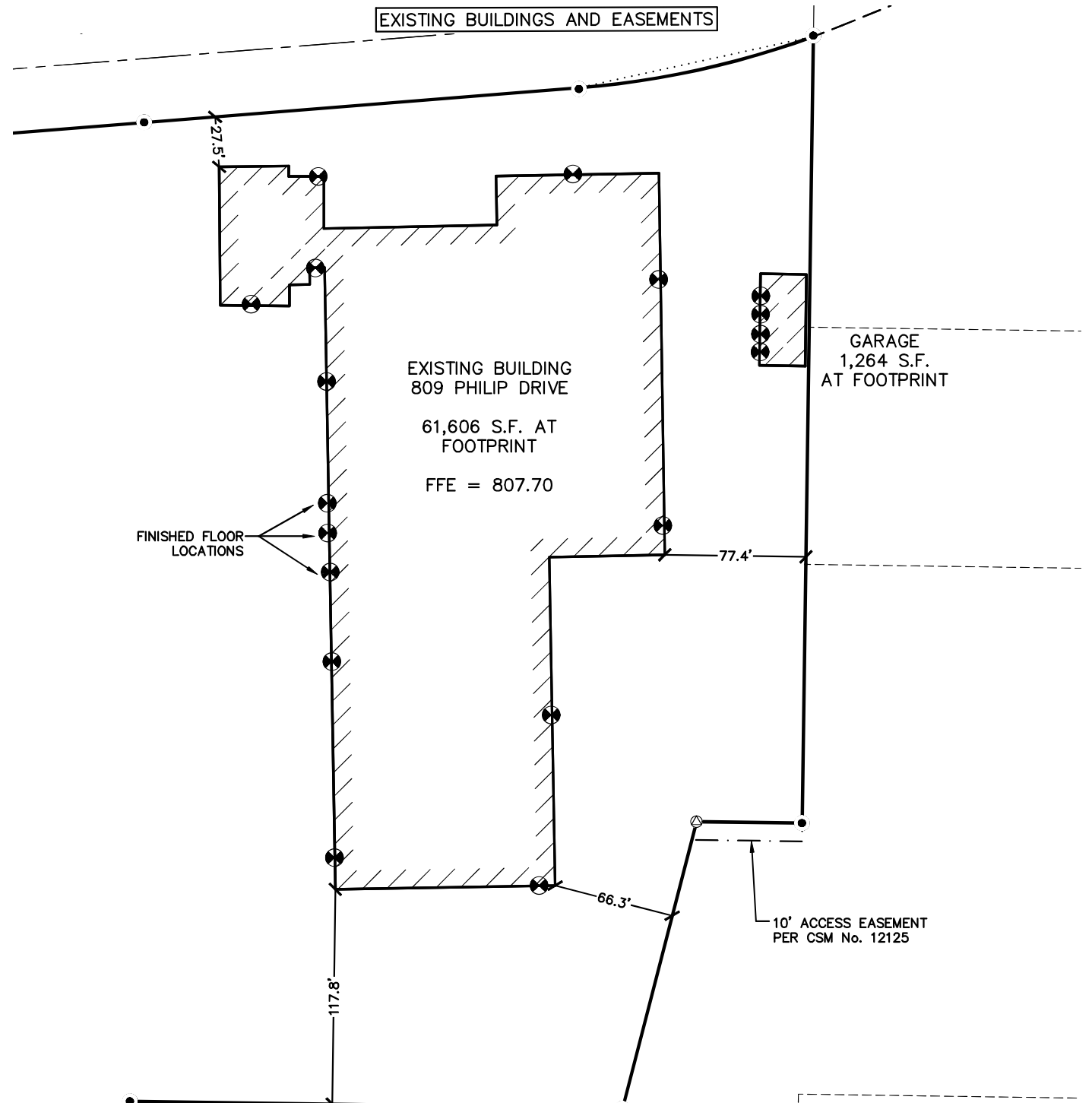
SITE

SURVEYED BY: JSD MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: GUND INDUSTRIAL DEVELOPMENT 809 PHILIP DRIVE WAUKESHA, WI 53186	PROJECT NO: 26-17203 FIELDBOOK/PG: - SHEET NO: 1 OF 6	SURVEYED BY: CPL DRAWN BY: CPL	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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LEGEND

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|||||

3/4" x 24" REBAR SET (1.50 LBS/LF)

1" IRON PIPE FOUND

3/4" REBAR FOUND

PLAT BOUNDARY

SECTION LINE

CENTERLINE

RIGHT-OF-WAY LINE

CHORD LINE

PROPERTY LINE

EASEMENT LINE

BUILDING

STORMWATER MAINTENANCE EASEMENT PER CSM No. 12125

20' SANITARY SEWER EASEMENT PER CSM No. 12125

north

0' 40' 80'

SCALE: 1"=80'



THIS INSTRUMENT WAS DRAFTED BY DANIEL E. BEDNAR APRIL 27, 2026

SURVEYED BY:  MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: GUND INDUSTRIAL DEVELOPMENT 809 PHILIP DRIVE WAUKESHA, WI 53186	PROJECT NO:	26-17203	SURVEYED BY:	CPL	VOL. _____ PAGE _____
		FIELDBOOK/PG:	-	DRAWN BY:	CPL	
		SHEET NO:	2 OF 6			
DOC. NO. _____						C.S.M. NO. _____

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LINE AND CURVE TABLES

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S00°48'54"W	446.15'
L-2	N89°11'06"W	58.00'
	(N89°35'45"E)	
L-3	S14°27'45"W	162.31'
	(N13°14'36"W)	
L-4	N00°51'04"E	34.46'
	(S01°38'40"E)	

CURVE TABLE						
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT LENGTH
C1	422.76'	049°00'21"	N23°38'43"W	350.67'	361.59'	192.69
			(S22°51'20"E)	(350.63')	(361.55')	
C2	487.80'	015°32'21"	N77°39'38"E	131.89'	132.30'	66.56
			(N76°26'29"E)			



[Signature]

THIS INSTRUMENT WAS DRAFTED BY DANIEL E. BEDNAR

APRIL 27, 2026

SURVEYED BY:  MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: GUND INDUSTRIAL DEVELOPMENT 809 PHILIP DRIVE WAUKESHA, WI 53186	PROJECT NO: 26-17203	SURVEYED BY: CPL
		FIELDBOOK/PG: -	DRAWN BY: CPL
		SHEET NO: 3 OF 6	

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LEGAL DESCRIPTION

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 12125, RECORDED IN BOOK 124, ON PAGES 24–28 OF CERTIFIED SURVEY MAPS AS DOCUMENT NO. 4551687, AND PARCEL B OF CERTIFIED SURVEY MAP NO.3857, RECORDED IN BOOK 30, ON PAGES 4–6 OF CERTIFIED SURVEY MAPS AS DOCUMENT NO. 1130181, WAUKESHA COUNTY REGISTER OF DEEDS, LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 10, AND THE NORTHEAST 1/4 (NE1/4) OF THE NORTHEAST 1/4 (NE1/4) OF SECTION 9, ALL IN TOWN 06 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 10, AFORESAID; THENCE N89°12'19"E, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER SECTION 660.51 FEET TO A POINT; THENCE S00°48'54"W, 446.15 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED HEREINAFTER; THENCE CONTINUING S00°48'54"W, 431.29 FEET; THENCE N89°11'06"W, 58.00 FEET; THENCE S14°27'45"W, 162.31 FEET; THENCE N89°11'06"W, 270.00 FEET; THENCE S00°48'54"W, 310.00 FEET TO THE NORTH LINE OF A 60–FOOT STORM SEWER RIGHT–OF–WAY; THENCE S73°42'49"W ALONG SAID NORTH LINE, 192.68 FEET TO THE EAST LINE OF A 25–FOOT SPUR TRACK; THENCE N00°51'04"E, 34.46 FEET TO A POINT OF NON–TANGENT CURVE; THENCE ALONG SAID CURVE 361.59 FEET ALONG THE ARC OF A 422.76 FOOT RADIUS TO THE SOUTHWEST, SUBTENDED BY A LONG CHORD BEARING N23°38'43"W, 350.67 FEET TO A POINT; THENCE N02°17'47"W, 516.75 FEET TO THE SOUTH LINE OF PHILIP DRIVE; THENCE N85°25'48"E ALONG SAID SOUTH LINE, 597.89 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE 132.30 FEET ALONG THE ARC OF A 487.80 FOOT RADIUS TO THE NORTH, SUBTENDED BY A LONG CHORD BEARING N77°39'38"E, 131.89 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 448,726 SQUARE FEET OR 10.301 ACRES.

SURVEYOR’S CERTIFICATE

I, DANIEL E. BEDNAR, PROFESSIONAL LAND SURVEYOR S–2812, DO HEREBY CERTIFY THAT BY DIRECTION OF MSI GENERAL, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON, AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND THE DIVISION THEREOF, IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND CHAPTER 23 OF THE SUBDIVISION AND PLATTING REGULATIONS OF THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.


DANIEL E. BEDNAR, S–2812
PROFESSIONAL LAND SURVEYOR

APRIL 27, 2026
DATE



THIS INSTRUMENT WAS DRAFTED BY DANIEL E. BEDNAR

SURVEYED BY:  MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: GUND INDUSTRIAL DEVELOPMENT 809 PHILIP DRIVE WAUKESHA, WI 53186	PROJECT NO:	26–17203	SURVEYED BY: CPL DRAWN BY: CPL
		FIELDBOOK/PG:	–	
		SHEET NO:	4 OF 6	

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CORPORATE OWNER’S CERTIFICATE

GRE-MILWAUKEE, LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF WAUKESHA FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID GRE-MILWAUKEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2026.

[_____]

RICHARD GUND, MEMBER

STATE OF WISCONSIN) SS
WAUKESHA COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2026, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED RICHARD GUND TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, WAUKESHA COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

CONSENT OF CORPORATE MORTGAGEE

[_____], A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF [_____], WISCONSIN PROFESSIONAL LAND SURVEYOR, S-[-----], AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF [_____], OWNER.

WITNESS THE HAND AND SEAL OF [BANK NAME], MORTGAGEE, THIS _____ DAY OF _____, 2025.

_____, VICE PRESIDENT

STATE OF WISCONSIN) SS
[_____] COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED [_____] TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, [_____] COUNTY, WISCONSIN MY COMMISSION EXPIRES _____



THIS INSTRUMENT WAS DRAFTED BY DANIEL E. BEDNAR APRIL 27, 2026

SURVEYED BY:  MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: GUND INDUSTRIAL DEVELOPMENT 809 PHILIP DRIVE WAUKESHA, WI 53186	PROJECT NO:	26-17203	SURVEYED BY: CPL DRAWN BY: CPL
		FIELDBOOK/PG:	-	
		SHEET NO:	5 OF 6	

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PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WAUKESHA, THIS _____ DAY OF _____, 2026.

ALICIA HALVENSLEBEN,
CHAIRPERSON,

DATE _____

DOUG KOEHLER,
SECRETARY,

DATE _____

COMMON COUNCIL CERTIFICATE OF APPROVAL

APPROVED BY THE COMMON COUNCIL OF THE CITY OF WAUKESHA, THIS _____ DAY OF _____, 2026.

KATIE PANELLA, CITY CLERK

ALICIA HALVENSLEBEN, MAYOR



Amal K. Bhatia

THIS INSTRUMENT WAS DRAFTED BY DANIEL E. BEDNAR

APRIL 27, 2026

SURVEYED BY:  MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, STE. 100 WAUKESHA, WI 53188 P. 262.513.0666	SURVEYED FOR: GUND INDUSTRIAL DEVELOPMENT 809 PHILIP DRIVE WAUKESHA, WI 53186	PROJECT NO: 26-17203	SURVEYED BY: CPL
		FB/PG: -	DRAWN BY: CPL
		SHEET NO: 6 OF 6	