BSERVED POTENTIAL ENCROACHMENTS

- VERHEAD UTILITY LINE AND UTILITY POLE ARE NOT WITHIN AN APPARENT ASEMENT AS SHOWN.
- POSSIBLE PARKING STRIPES (122) LIE ON ADJACENT PROPERTY AS SHOWN.
- BUILDING IS WITHIN THE EASEMENT AS SHOWN. GUARDRAIL IS OVER THE PARCEL LINE AS SHOWN.
- $\widehat{\mathsf{P}}$ building is over the parcel line as shown.

(G) WALL IS OVER THE PARCEL LINE AS SHOWN.

Y GRAPHIC PLOTTING ONLY. THIS PROPERTY LIES WITHIN ZONE "X". AS SHOWN N THE FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NO. 550284 0058 F (MAP NO. 55079C0058E), WHICH BEARS AN EFFECTIVE DATE OF 09/26/2008, AN S NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED O DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE HE 0.2% ANNUAL CHANCE FLOODPLAIN

CONCRETE CURB CONCRETE CURB & GUTTER

CTRIC RISER

EGEND AND ABBREVIATIONS

- RECOVERED MONUMENT AS NOTE CONCRETE SURFACE SET MONUMENT AS NOTED NO PARKING AREA RIP-RAP CERTIFIED SURVEY MAP HANDICAP PARKING EDGE OF PAVEMENT PARKING SPACE SQUARE FEET GUARDRAII LS N/S LANDSCAPED AREA GAS VALVE NOT SPECIFIED WATER VALVE POINT OF BEGINNING POINT OF COMMENCEMENT SANITARY MANHOLE PARKING SPACE(S) WATER MANHOLE SQ.FT. SQUARE FEET MANHOLE (UNKNOWN) TELEPHONE RISER UTILITY POLE TRAFFIC SIGNAL BOX GUY ANCHOR WATER METER LIGHT POLE CALCULATED DIMENSION FIRE HYDRANT RECORD DESCRIPTION MEASURED DIMENSION FLAG POLE PLAT DIMENSION TRAFFIC POLF CENTRAL ANGLE ARC LENGTH
 - CURB STORM INLET UTILITY (AS LABELED)
 UTILITY PULL BOX
 - DRAIN GRATE HYDRANT MONITORING WELL ELECTRIC METER

HYD

- RADIUS CHORD BEARING CHORD LENGTH --- OVERHEAD UTILITY LIN OVERHEAD WIRE TRANSMISSION ---- RIGHT-OF-WAY ---- x ---- CHAIN LINK FENCE —○—— STEEL FENCE

PLATTED SETBACK OR RECORDED BUILDING RESTRICTION I

- EASEMENT ACQUIRED BY THE MILWAUKEE ELECTRIC RAILWAY AND LIG COMPANY UNDER CONDEMNATION PROCEEDINGS IN CIRCUIT COURT FOR MILWAUKEE COUNTY (FILE NO. 77445) IN 1926, WHEREIN SAID COMPAN ACQUIRED AN EASEMENT FOR THE ERECTION, MAINTENANCE, OPERATION AND REPLACEMENT OF AN ELECTRIC TRANSMISSION LINE 121 FEET I WIDTH. AMFNDED BY UTILITY EASEMENT GRANTED TO WISCONSIN ELECT POWER COMPANY RECORDED APRIL 5, 1964, AS DOCUMENT NO. 4081295, AS AFFECTED BY EASEMENT ASSIGNMENT BY AND BETWEEN WISCONSIN ELECTRIC POWER COMPANY AND AMERICAN TRANSMISSION COMPANY, LLC, RECORDED JANUARY 17, 2001 AS DOCUMENT NO. 8013166. (AFFECTS, AS SHOWN)
- TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE JSE AND MAINTENANCE OF AMENDMENT OF ROADWAY EASEMENT AGREEMENT RECORDED APRIL 21, 1965 AS DOCUMENT NO. 4457824 ANI SECOND AMENDMENT OF ROADWAY EASEMENT AGREEMENT RECORDED SEPTEMBER 27, 2005 AS DOCUMENT NO. 9098769. (AFFECTS, AS SHOWN)
- RAILROAD SPUR TRACK AND SANITARY SEWER EASEMENTS CONTAINED II EXECUTOR'S DEED RECORDED APRIL 19, 1951 AS DOCUMENT NO. 30193 AS AMENDED BY EASEMENT MODIFICATION AGREEMENT RECORDED AS SEPTEMBER 21, 1954 DOCUMENT NO. 3324872, AS AMENDED BY AGREEMENT TO MODIFY RAILROAD SPUR TRACKS RECORDED JANUARY 13 1966 AS DOCUMENT NO. 4231944. (AFFECTS, AS SHOWN)
- RAILROAD SPUR TRACK RIGHT OF WAY AND SANITARY SEWER EASEMENTS CONTAINED IN EXECUTOR'S DEED RECORDED APRIL 19, 1951 AS DOCUMENT NO 3019444 AS AMENDED BY FASEMENT MODIFICATION AGREEMENT RECORDED AS SEPTEMBER 21, 1954 DOCUMENT NO. 3324872 AND AGREEMENT TO MODIFY RAILROAD SPUR TRACKS RECORDED JANUARY 13, 1966 AS DOCUMENT NO. 4231944, SUPPLEMENTED BY AFFIDAVIT RECORDED DECEMBER 8, 1966 AS DOCUMENT NO. 4292560. (AFFECTS, AS SHOWN)
- ASEMENTS CONTAINED IN QUIT CLAIM DEED AND EASEMENT FOR RAILROAD SPUR TRACKS RECORDED APRIL 19. 1951 AS DOCUMENT NO 3019393. AS AMENDED BY AGREEMENT TO MODIFY RAILROAD SPUR TRACKS RECORDED JANUARY 13, 1966 AS DOCUMENT NO. 4231944, A AMENDED BY AS AMENDED BY THAT CERTAIN AWARD OF DAMAGES (TERMINATION OF EASEMENT) WHICH AFFECTS A PART OF THE EASEMENT AREA RECORDED MAY 10, 1966 AS DOCUMENT NO. 4253934. (AFFECTS, AS SHOWN)
- TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE JSE AND MAINTENANCE OF EASEMENT FOR SANITARY SEWER RECORDED AS APRIL 19, 1951 DOCUMENT NO. 3019445, AND ASSIGNED BY CORRECTIVE DEED RECORDED SEPTEMBER 17, 1965 AS DOCUMENT NO. 4207391 (AFFECTS, AS SHOWN)

2 | "TABLE A" PROPERTY ADDRESS | 6Bvii | CONTIGUITY STATEMENT

"TABLE A" FLOOD INFORMATION

SURVEYOR OBSERVED POTENTIAL ENCROACHMENTS

i ∥"SCHEDULE B — SECTION 2" ITEMS │

6 TABLE "A" ZONING INFORMATION

4 | "TABLE A" LAND AREA ACCESS TO PROPERTY

F CEMETERY NOTE

Bi I TITLE DESCRIPTION

Biv BEARING BASIS

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABL

Oiic NORTH ARROW & SCALE

e VICINITY MAP

g SURVEYOR'S NOTES

7 SURVEYOR'S CERTIFICATE

"TABLE A" BUILDING AREA

"TABLE A" BUILDING HEIGHT

Oiik TYPE OF SURVEY

SCHEDULE B - SECTION 2" ITEMS

- RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED HOSE BASED UPON RACÉ, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH I APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INDENTURE RECORDED NOVEMBER 29, 1955 AS DOCUMENT NO. 3450117. (AFFECTS, DRAINAGE PLAN AGREEMENT, NO PLOTTABLE ITEMS; DRAINAGE PLA NOT ATTACHED TO DEED)
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOS BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCEST SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDIC CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE (FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN AGREEMEN RECORDED JANUARY 14, 1959 AS DOCUMENT NO. 3709996. (INTENTIONALLY DELETED.)
- (TERMINATED PER DOCUMENT NO. 11371345)

ESTABLISHED)

(AFFECTS. AS SHOWN)

- UNRECORDED SPUR TRACK EASEMENT DATED AUGUST 20, 1954 AS DISCLOSED IN WARRANTY DEED RECORDED JULY 30, 1965 AS DOCUMENT NO. 4195791, AS SUCH EASEMENT AREA IS AFFECTED BY THAT CERTAIN AGREEMENT TO MODIFY RAILROAD SPUR TRACK RECORDED JANUARY 13, 1966 AS DOCUMENT NO. 4231944.
- (AFFECTS, AS SHOWN) RESTRICTIONS AGAINST ACCESS CONTAINED IN INDENTURE RECORDED DECEMBER 3. 1965 AS DOCUMENT NO. 4224113.
- (AFFECTS, AS SHOWN NO ACCESS EASTERLY INTO ZOO FREEWAY) JTILITY EASEMENT GRANTED TO THE MILWAUKEE ELECTRIC RAILWAY AND LIGHT COMPANY RECORDED DECEMBER 23, 1926, AS DOCUMENT NO. 1487300. (DOES NOT AFFECT, AS SHOWN - WEST BURLEIGH STREET AS NOW
- ITILITY FASEMENTS GRANTED TO WISCONSIN FLECTRIC POWER COMPANY RECORDED JUNE 22, 1939, AS DOCUMENT NO. 2220053, AS AMENDED BY DOCUMENT RECORDED JULY 18, 1966, AS DOCUMENT NO. 4267488. (AFFECTS, AS SHOWN - ZOO FREEWAY AS IS NOW ESTABLISHED)
- UTILITY EASEMENT GRANTED TO MILWAUKEE GAS LIGHT COMPANY RECORDED DECEMBER 9, 1954 AS DOCUMENT NO. 3352234. (DOES NOT AFFECT AS SHOWN)
- ITILITY EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN TELEPHONE COMPANY RECORDED NOVEMBER 25, 1958, AS DOCUMENT NO. 3695717. (AFFECTS, AS SHOWN, ONLY ONE POLE REMAINS)
- UTILITY EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY RECORDED MARCH 8, 1959 AS DOCUMENT NO. 3719320, AFFECTED BY PARTIAL RELEASE OF EASEMENT RECORDED MARCH 21, 1966 AS DOCUMENT NO. 4243934. (AFFECTS, AS SHOWN)
- UTILITY EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN TELEPHONE COMPANY RECORDED NOVEMBER 19, 1965 AS DOCUMENT NO. 4221683.
- (AFFECTS. AS SHOWN) UTILITY EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN TELEPHONE COMPANY RECORDED AUGUST 4, 1966 AS DOCUMENT (EXACT LOCATION OF EASEMENT CANNOT BE DETERMINED BASED ON DEED,
- APPROXIMATE LOCATION SHOWN) EASEMENTS CONTAINED IN PLAT OF EXTON INDUSTRIAL PARK RECORDED MAY 7, 1966 AS DOCUMENT NO. 4257313.
- SEWER EASEMENT DISCLOSED BY AWARD OF DAMAGES RECORDED MARCH 10, 1966 AS DOCUMENT NO. 4241898. (AFFECTS, AS SHOWN PARCEL D)
- UTILITY EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY RECORDED JULY 7, 1977 AS DOCUMENT NO. 5118144, AS AFFECTED BY EASEMENT ASSIGNMENT BY AND BETWEEN WISCONSIN ELECTRIC POWER COMPANY AND AMERICAN TRANSMISSION COMPANY, LLC, RECORDED JANUAR'S 17, 2001 AS DOCUMENT NO. 8013166. (AFFECTS, AS SHOWN)
- COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH I APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. AS SET FOR IN WARRANTY DEED RECORDED OCTOBER 29, 1982 AS DOCUMENT NO.
- (AFFECTS, AS SHOWN) EASEMENT RECORDED OCTOBER 11, 1978 AS DOCUMENT NO. 5259178, A PORTION OF WHICH IS AFFECTED BY RELEASE OF EASEMENT RECORDED NOVEMBER 13, 1998 AS DOCUMENT NO. 7634024.

(DOES NOT AFFECT. AS SHOWN)

(AFFECTS AS SHOWN)

(AFFECTS, AS SHOWN)

8 TABLE A" SUBSTANTIAL FEATURES OBSERVED

11 1"TABLE A" UTILITY INFORMATION

18 1"TABLE A" OFFSITE EASEMENTS OR SERVITUDES

17 1"TABLE A" RIGHT OF WAY CHANGES

"TABLE A" INTERSECTING STREET

(AFFECTS, NOTHING TO PLOT)

- EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AND INDUS INC., AND WISCONSIN BELL INC., D/B/A AMERITECH-WISCONSIN RECORDED JANUARY 11, 1999 AS DOCUMENT NO. 7664297.
- AMERITECH EXCLUSIVE EASEMENT TO WISCONSIN BELL TELEPHONE COMPANY A/K/A AMERITECH WISCONSIN FOR COMMUNICATION, VIDEO, INFORMATION SERVICES AND INCIDENTAL PURPOSES RECORDED MAY 1, 2002 AS DOCUMENT NO. 8273269. (AFFECTS, AS SHOWN)
- WATER MAIN EASEMENT AND DEDICATION AGREEMENT TO THE CITY OF WAUWATOSA RECORDED DECEMBER 16, 2010 AS DOCUMENT NO. 9950535.
- EASEMENT ASSIGNMENT BY AND BETWEEN WISCONSIN ELECTRIC POWER COMPANY AND AMERICAN TRANSMISSION COMPANY, LLC RECORDED AS DOCUMENT NO. 8013166.
- EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED ON AUGUST 12, 2013 AS DOCUMENT NO. 10282052. (AFFECTS, NOTHING TO PLOT)
- TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF WATER MAIN EASEMENT BY AND BETWEEN BRIGGS & STRATTON CORPORATION AND J.C. PENNEY PROPERTIES, INC. RECORDED ON FEBRUARY 10, 2011 AS DOCUMENT NO. 9969549. (AFFECTS. AS SHOWN)
- DISTRIBUTION EASEMENT GAS TO WISCONSIN GAS LLC, A WISCONSIN LIMITED LIABILITY COMPANY DOING BUSINESS AS WE ENERGIES RECORDED ON DECEMBER 7, 2021 AS DOCUMENT NO. 11195016. (AFFECTS, AS SHOWN)
- STORM WATER MANAGEMENT PRACTICE MAINTENANCE AGREEMENT RECORDED ON DECEMBER 29, 2021 AS DOCUMENT NO. 1120.3127 (AFFECTS, BLANKET IN NATURE, NOTHING TO PLOT)

CONTINUED>>>>>>

Bxii title commitment information | 9 | "table a" parking spaces

 $\mathbb{C}_{\mathrm{VII}}$ recorded setbacks/restrictions provided by insured $\parallel 10 \parallel$ "Table a" division/party walls

Diid Legend & Abbreviations | 13 "Table a" adjoining owners

TABLE OF REFERENCES

SEE SHEETS 2 , 3, 4, & 5 OF 5 FOR SURVEY DRAWING

ZONING INFORMATION SHOW

- BBG ASSESSMENTS, LLC

REQUIRED OBSERVED INSURED, INFORMATION WAS

M-1/M-2 WAREHOUSE NOT OBTAINED BY ASM, INC

N/L SITE # 0523107646

N/S N/L REPORT DATE: 11/09/2023

10' 60.5' M-1/M-2: LIGHT INDUSTRIAL

DISTICT

N/S 3,172,905 CONTACT:

80% 38% PHONE

10'/10' 592.6'/N/A NOTES:

25' 388.5'

N/R 31.7' (678) 690-1044

ITEM

MINIMUM FRONTAGE

MINIMUM LOT WIDTH

MAX BUILDING HEIGHT

FRONT/STREET SIDE

PARKING REQUIREMENTS:

REQUIRED = 290 SPACES

EXISTING = 1,935 SPACES

CONFORMANCE STATUS: LEGAL CONFORMING

MINIMUM SETBACKS

RFAR

MINIMUM LOT AREA (SQ.FT.

AX BUILDING COVERAGE

PERMITTED USE

HEREON WAS PROVIDED BY

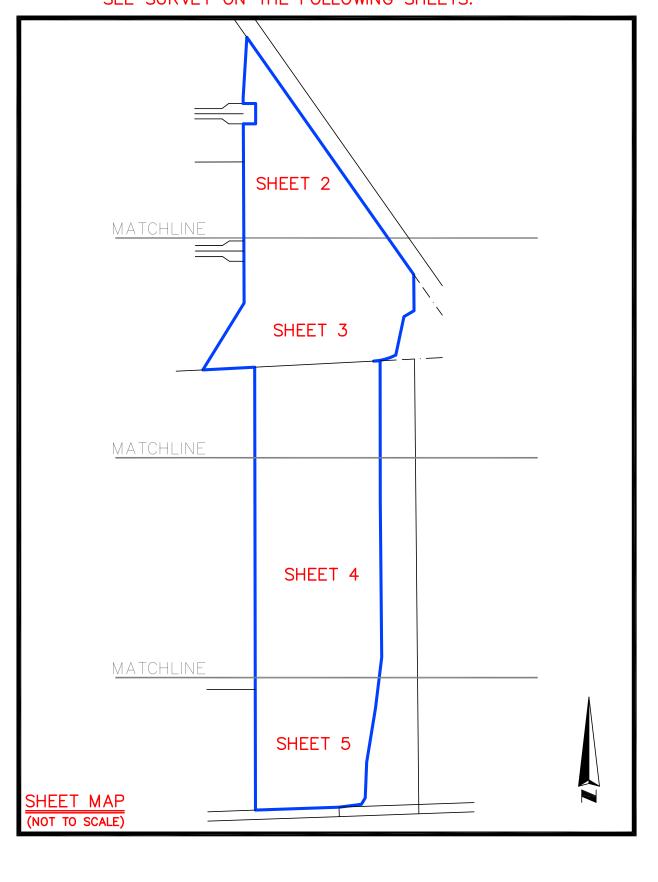
DISTRICT/HEAVY INDUSTRIAL

N/S: NONE SPECIFIED

N/R: NOT RESTRICTED N/A: NOT APPLICABLE

N/L: NOT LISTED

SEE SURVEY ON THE FOLLOWING SHEETS:



8 I SUBSTANTIAL FEATURES OBSERVED SUBSTANTIAL ABOVE GROUND FEATURES THAT WERE OBSERVED ON THE SUBJECT PARCEL,

SUCH AS PARKING AREAS. DRIVES. WALKS. PLANTERS/LANDSCAPE AREAS AND OTHER. HAVE BEEN LOCATED AS SHOWN HEREON. NOTE: THERE WERE NO OBSERVED SUBSTANTIAL AREAS OF REFUSE ON THE SUBJECT PARCEL PER THE DATE OF THIS SURVEY.

10 IDIVISION / PARTY WALLS

NO DESIGNATION FOR DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES. NOR THE OBTAINING OF NECESSARY PERMISSIONS, HAVE BEEN PROVIDED BY THE CLIENT TO THE SURVEYOR PER THE DATE OF THIS SURVEY.

IGHT OF WAY CHANGES

SURVEYOR HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED AT THE TIME OF THIS SURVEY.

L8 OFFSITE EASEMENTS OR SERVITUDES

THE PROPERTY DESCRIPTION AS LISTED WITHIN SCHEDULE "A" OF THE FURNISHED TITLE COMMITMENT AS STATED HEREON, DOES INCLUDE PLOTTABLE OFFSITE (I.E. APPURTENANT) EASEMENTS AND/OR SERVITUDES WHICH ARE PLOTTED AND GRAPHICALLY DEPICTED ONLY. NO IMPROVEMENTS HAVE BEEN LOCATED AND/OR SHOWN WITHIN SAID EASEMENTS AS REQUESTED.

DATE REVISIONS DATE REVISIONS DATE REVISIONS LS DRAWING SCALE 1"= 40' 0/26/23 COMMENTS JCT DRAWN: WRT/PEL/BGB QC BY /13/23 COMMENTS JCT JCT 5/24/23 COMMENTS DRAWING | 2318499-45752-WAUWATOSA WI.DWG /06/23 COMMENTS)/12/23|UPDATE TITLE 5/15/23 COMMENTS/ZONING 03/23 COMMENTS/TITLE 5/26/23 COMMENTS /10/23 ADJUST PARKING COUNT BGB

ND DESCRIBED AS FOLLOWS:

WESTERLY LINE OF THE EXPRESSWAY RIGHT OF WAY.

91.14 FEET TO THE POINT OF BEGINNING.

N EFFECTIVE DATE OF OCTOBER 16, 2023.

Bi I TITLE DESCRIPTION

THAT PART OF THE SOUTH WEST 1/4 OF SECTION 7, IN TOWN 7 NORTH, RANGE 21 EAST, IN THE CITY OF WAUWATOSA, COUNTY OF MILWAUKEE, STATE OF WISCONSIN AND ALL OF BLOCK 4 IN EXTON INDUSTRIAL PARK BEING A SUBDIVISION OF A PART OF THE NORTH WEST 1/4 OF SECTION 7 IN TOWN 7 NORTH, RANGE 21 AST, IN THE CITY OF WAUWATOSA, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, WHICH IS BOUNDED

5.00 FEET TO A POINT IN THE NORTH LINE OF WEST BURLEIGH STREET, BEING THE POINT OF BÉGIN

OMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO.: CO-13896, HAVING

TITLE COMMITMENT INFORMATION

TLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM:

OMMENCING AT THE SOUTHEAST CORNER OF THE SOUTH WEST 1/4 OF SECTION 7, IN TOWN 7 NORTH, RANGE 21 EAST; THENCE OUTH 88 01 00 WEST ALONG THE SOUTH LINE OF SAID 1/4 SECTION 470.00 FEET) A POINT; THENCE NORTH 01°59'00" WEST AT RIGHT ANGLES TO THE SOUTH LINE OF SAID 1/4 SECTION

THE LAND TO BE DESCRIBED; THENCE SOUTH 88° 01' 00" WEST ALONG THE NORTH LINE OF WEST BURLEIGH STREET 492.38

EET TO A POINT IN THE CENTER LINE OF THE WISCONSIN ELECTRIC POWER COMPANY TRANSMISSION LINE EASEMENT; THENCE ORTH 00° 06' 10" WEST ALONG THE CENTER LINE OF SAID EASEMENT 2612.64 FEET TO A POINT IN THE SOUTH LINE OF THE ORTH WEST 1/4 OF SECTION 7, ALSO BEING THE SOUTH LINE OF BLOCK 4 IN EXTON INDUSTRIAL PARK; THENCE SOUTH 87° " WEST ALONG THE SOUTH LINE OF BLOCK 4 AFORESAID 306.05 FEET TO THE SOUTHWEST CORNER OF BLOCK 4, AFORESAID HENCE NORTH 31°39'00" EAST ALONG THE WESTERLY LINE OF BLOCK 4 AFORESAID 463.05 FEET TO A POINT: THENCE NORTH 00° 16' 00" WEST ALONG THE WEST LINE OF BLOCK 4 AFORESAID 1212.03 FEET TO A POINT; THENCE NORTH 03° 32' 00" EAST ALONG THE WESTERLY LINE OF BLOCK 4 AFORESAID 356.33 FEET TO THE NORTHWEST CORNER OF BLOCK 4 AFORESAID; THENCE OUTH 35°07'00" EAST ALONG THE NORTHERLY LINE OF BLOCK 4 AFORESAID. BEING THE SOUTHWESTERLY LINE OF THE HICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY 1711.08 FEET TO THE NORTHEAST CORNER OF BLOCK 4 AFORESAID; HENCE SOUTH 00° 33' 00" EAST ALONG THE EAST LINE OF BLOCK 4 AFORESAID 213.39 FEET TO A POINT; THENCE SOUTH 59 9' 19" WEST ALONG THE EASTERLY LINE OF BLOCK 4 AFORESAID 69.37 FEET TO A POINT: THENCE SOUTH 11' 55' 32" WEST ONG THE EASTERLY LINE OF BLOCK 4 AFORESAID 231.46 FEET TO A POINT IN THE SOUTHERLY LINE OF BLOCK 4 AFORESAID HENCE WESTERLY 135.85 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTH, WHOSE RADIUS IS 328.12 EET AND WHOSE CHORD BEARS SOUTH 74° 50' 10" WEST 134.88 FEET TO A POINT IN THE SOUTH LINE OF THE NORTHWEST F SAID SECTION 7; THENCE NORTH 87° 04' 00" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION ' AFORESAID 37.22 FEET TO A POINT; THENCE SOUTH 00°05′28" EAST 834.27 FEET TO A POINT; THENCE SOUTH 00°33′ AST 915.00 FEET TO A POINT: THENCE SOUTH 07°02'40"WEST 302.65 FEET TO A POINT: THENCE SOUTH 09°15'45"WEST 22.72 FEET TO A POINT: THENCE SOUTH 02° 19' 19" WEST 210.13 FEET TO A POINT: THENCE SOUTH 30° 38' 10" WEST 44.52 EET TO A POINT; THENCE SOUTH 82° 38' 50" WEST 133.59 FEET TO THE POINT OF BEGINNING, SAID LAST 7 COURSES BEING

HAT PART OF THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF SECTION 7, IN TOWN 7 NORTH, RANGE 21 EAST, IN THE CITY OF AUWATOSA, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: OMMENCING AT A POINT IN THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE SOUTH 87° 04' 00" EST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, 203.50 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE ESCRIBED; THENCE CONTINUING SOUTH 87°04'00" WEST ALONG SAID NORTH LINE 37.22 FEET TO A POINT; THENCE EASTERLY 5.5.3 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTH. WHOSE CHORD BEARS NORTH 75° 10' 00" EAST 4.57 FEET TO A POINT, SAID ARC ALSO BEING THE SOUTHERLY LINE OF BLOCK 4 IN EXTON INDUSTRIAL PARK BEING A UBDIVISION OF A PART OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE SOUTH 08 26 00 WEST 28.32 FEET TO A POINT THE NORTH LINE OF SAID SOUTHWEST 1/4, SAID POINT BEING 114.64 FEET WEST OF THE NORTHEAST CORNER OF SAID OUTHWEST 1/4; THENCE CONTINUING SOUTH 08°26'00" WEST, 602.21 FEET TO A POINT; THENCE NORTH 00°03'05" WEST,

XCEPTING THEREFROM THAT PART OF THE SUBJECT PREMISES BOUNDED AND DESCRIBED AS FOLLOWS: HAT PART OF BLOCK 4 IN PLATTED EXTON INDUSTRIAL PARK IN THE NORTHWEST 1/4 OF SECTION 7. TOWN NORTH, RANGE 21 EAST, IN THE CITY OF WAUWATOSA, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, OUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 4; THENCE SOUTH 3 2'00" WEST, ALONG THE WEST LINE OF SAID BLOCK 4, 356.33 FEET TO A POINT; THENCE SOUTH 0°16'00" EAST 35.51 FEE O THE PLACE OF BEGINNING OF THE LAND TO BE DESCRIBED: THENCE DUE FAST 74.50 FEFT TO A POINT THENCE SOLUTH O' 6' 00" EAST 120.00 FEET TO A POINT; THENCE DUE WEST 74.50 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 4; THENCE NORTH 0° 16' 00" WEST 120.00 FEET TO THE PLACE OF BEGINNING.

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, PARKING AND UTILITIES AS SET FORTH IN AMENDMENT OF ROADWAY ASEMENT AGREEMENT RECORDED APRIL 21, 1969 AS DOCUMENT NO. 4457824 AND SECOND AMENDMENT OF ROADWAY ASEMENT AGREEMENT RECORDED SEPTEMBER 27, 2005 AS DOCUMENT NO. 9098769.

ON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT AND REMOVAL SUCH UNDERGROUND WATER MAINS AND REALTED FACILITIES AS SET FORTH IN WATER MAIN EASEMENT BY AND BETWEEN RIGGS & STRATTON CORPORATION AND J.C. PENNEY PROPERTIES, INC. RECORDED ON FEBRUARY 10, 2011 AS DOCUMENT NO.

ON-EXCLUSIVE EASEMENT FOR SANITARY SEWER AS SET FORTH IN EASEMENT FOR SANITARY SEWER RECORDED AS APRIL 19, 951 DOCUMENT NO. 3019445, AND CORRECTIVE DEED RECORDED SEPTEMBER 17, 1965 AS DOCUMENT NO. 4207391.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE AND EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT, OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME, HAVE BEEN PLOTTED HEREON (TO THE FXTFNT PLOTTABLE) OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY. THE LEGAL DESCRIPTION FORMS A MATHEMATICALLY CLOSED FIGURE.

TOTAL = 1.935

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY
- REFERENCED HEREON. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS. LL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH
- THE CURRENT REQUIREMENTS FOR SURVEYING IN THE STATE OF WISCONSIN TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. THIS SURVEY COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE — MINIMUM STANDARDS FOR PROPERTY SURVEYS AS FORTH IN CHAPTER A-E7 AND IS CORRECT TO THE BEST O MY KNOWLEDGE AND BELIEF

AND AREA 3,172,905 ± SQUARE FEET 72.840± ACRES

EARINGS SHOWN HEREON ARE BASED ON CENTERLINE OF TRANSMISSION LINE, BEING 100°06'10"W. PER DOCUMENT NO. 3665400. CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY. 9 IPARKING SPACES

EGULAR=1,462(ON-SITE) 49(OFF-SITE PARCEL B) RAILER=396 HANDICAP=28 **ACCESS TO PROPERTY**

HE SUBJECT PROPERTY HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO WEST BURLEIGH STREET & WIRTH STREET BOTH DEDICATED PUBLIC STREETS OR HIGHWAYS: AND INDIRECT PHYSICAL ACCESS TO WEST BURLEIGH STREET VIA PARCEL B. THE RIGHT-OF-WAY LINE OF SAID STREETS AND THE BOUNDARY LINES OF THE PROPERTY ARE COTERMINOUS AND CONTAIN NO INTERVENING STRIPS, GAPS, GORES OR

5 LEARTH MOVING NOTE

HERE IS OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION O BUILDING ADDITIONS WITHIN RECENT MONTHS

CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY APS, GORES OR OVERLAPS.

7 | I SURVEYOR'S CERTIFICATE

O: COMMONWEALTH LAND TITLE INSURANCE COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS WALKER & DUNLOP COMMERCIAL PROPERTY FUNDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND ASSIGNS; PHOENIX WAUWATOS

NDUSTRIAL INVESTORS LLC, A DELAWARE LIMITED LIABILITY COMPANY THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASEI WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENT FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA

AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17, 18(graphically depicted), AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05/04/2023. DATE OF PLAT OR MAP: 05/08/2023.

PROFESSIONAL LAND SURVEYOR NO: LS675662

675662

REGISTERED

LAND SURVEYOR

STATE OF: WISCONSIN PROJECT NO: 2318499-45752 (2011809)(1705569)(1300534)

SURVEY PREPARED BY:
AMERICAN SURVEYING & MAPPING, INC. 221 CIRCLE DRIVE, MAITLAND, FL 32751

CERTIFICATE OF AUTHORIZATION # A070556 PHONE: (407) 426-7979 FAX: (407) 426-9741 THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT INFO@ASMCORPORATE.COM A LICENSED SURVEYOR'S SIGNATURE AND SEAL.



SHEET 1

