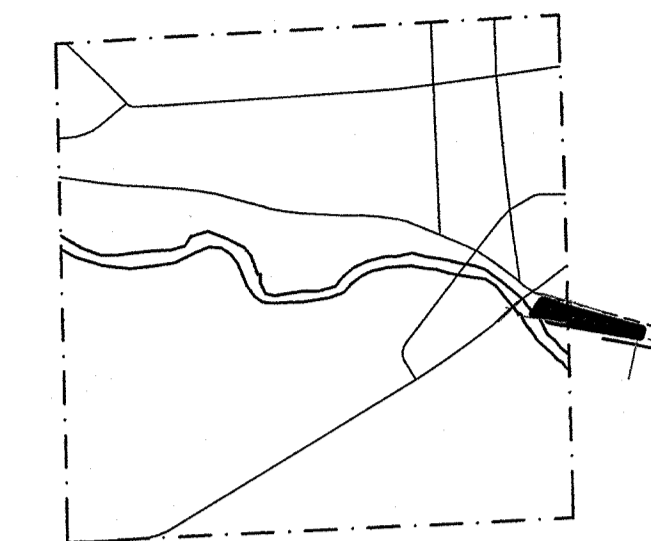


VICINITY MAP:



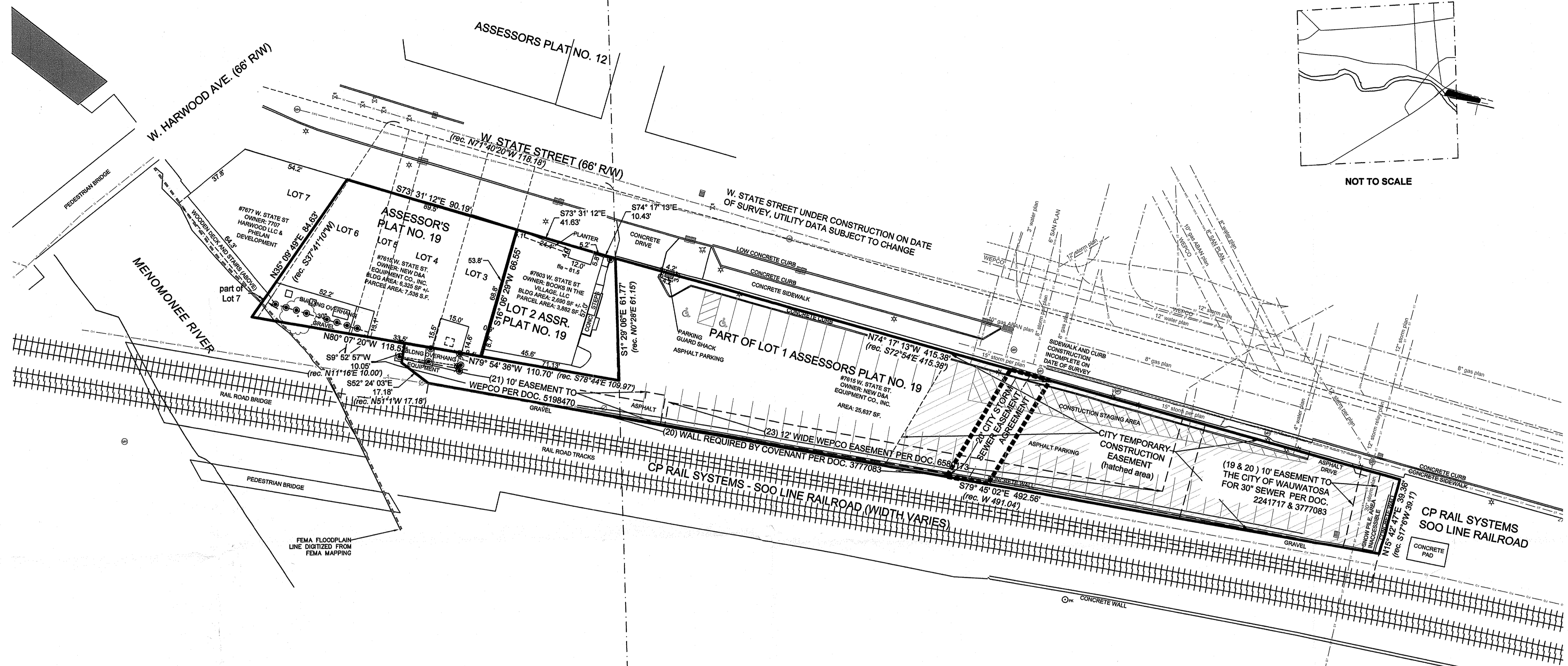
NOT TO SCALE

**LEGEND**

--- SECTION 1/4 SECTION LINE	--- PROPERTY LINE
--- ORIGINAL LOT LINE	--- EASEMENT
--- CHAIN LINK FENCE	--- GUARD RAIL
--- METAL FENCE	--- WOOD FENCE
--- TREE LINE	--- OVERHEAD UTILITY LINE
--- TELEPHONE	--- ELECTRIC
--- FIBER OPTIC	--- CABLE TV
--- SANITARY SEWER	--- STORM SEWER
--- WATER MAIN	--- EXISTING MAJOR CONTOUR
--- EXISTING MAJOR CONTOUR	--- EXISTING MAJOR CONTOUR

○ MANHOLE	○ IRON PIPE FOUNDSET
○ CATCH BASIN	○ CHEELED CROSS FOUNDSET
○ CATCH BASIN (ROUND)	○ PK NAIL FOUNDSET
○ ROOF DRAIN	○ SPRINKLER
○ HYDRANT	○ MONUMENT
○ WATER VALVE	○ BENCHMARK
○ GAS VALVE	○ SIGN
○ UTILITY POLE	○ DECIDUOUS TREE (DANHER)
○ GUY POLE	○ CONIFEROUS TREE (DANHER)
○ GAS METER	○ BUSH
○ ELECTRIC METER	○ POST
○ UTILITY PEDESTAL	○ SOL BORING
○ HANDHOLE	○ MONITORING WELL
○ CROSS SIGNAL	○ CULVERT END
	○ LIGHT POLE



Legal description per Chicago Title Insurance Company Commitment No. CO-5644, with an effective date of November 10, 2016:

Lots 3, 4, 5, 6 and part of Lot 1 and land adjacent on the South, beginning in the West line of Lot 1; thence South 72° 54' East on the South line of West State Street 415.38 feet; thence South 17° 6' West 39.1 feet; thence West and 15.00 feet North at right angles from the center line of the North main track 491.04 feet; thence North 51° 1' West 17.18 feet; thence North 11° 16' East 10.00 feet; thence South 78° 44' East 109.97 feet; thence North 0° 28' East on the West line of Lot 1, 61.15 feet to the place of beginning, all being in Assessor's Plat No. 19, in the Southeast 1/4 of Section 21, and the Southwest 1/4 of Section 22, in Township 7 North, Range 21 East, in the City of Wauwatosa, County of Milwaukee, State of Wisconsin.

ALSO  
 That part of Lot 7 of Assessor's Plat No. 19 in the Southeast 1/4 of Section 21 and the Southwest 1/4 of Section 22, in Township 7 North, Range 21 East, in the City of Wauwatosa, County of Milwaukee, State of Wisconsin, lying East of a line beginning in center line of W. State St., 118.18 feet North 71° 40' 20" West of the East line of said 1/4 Section and runs South 37° 41' 10" West to a point in the Northerly right-of-way line of CMSTP&P railroad that is 192.98 feet Northerly of East line of said 1/4 Section.

Tax Key No: 371-0074-02  
 Address: 7615 W. State Street

Legal description per Chicago Title Insurance Company Commitment No. CO-5645, with an effective date of November 10, 2016:

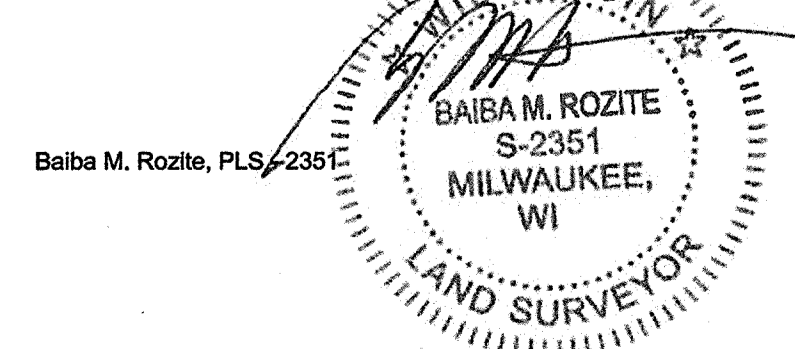
Lot 2 of Assessor's Plat No. 19, being part of the Southeast 1/4 of Section 21 and the Southwest 1/4 of Section 22, Township 7 North, Range 21 East, in the City of Wauwatosa, County of Milwaukee, State of Wisconsin.

Tax Key No: 371-0073-00  
 Address: 7603 W. State Street

Surveyor's Certification:  
 To: 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, 5, 7(a & b), 8, 9, 10, 11, 13 and 16 of Table A thereof. The field work was completed on DECEMBER 29, 2016.

Date of Map: November 22, 2017



Per Chicago Title Insurance Company Commitment No. CO-5644, with an effective date of November 10, 2016, the following items appear in Schedule B II as exceptions:

- Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for road, street, highway and/or alley purposes.
- Party wall rights, if any.
- Drainage rights, if any.
- Rights and easements, if any, in and to any and all railroad switches, sidetracks, spur tracks, and rights of way located upon or appurtenant to the Land.
- Rights, if any, with respect to the maintenance and use of sewers, utility pipes, cables or conduits which may be installed under the surface of the Land.
- Rights of Chicago, Milwaukee, St. Paul & Pacific Railroad Co., lessee, of the brick depot building at 7510 W. State Street, in Assessor's Plat No. 19, in the City of Wauwatosa, Wisconsin, together with a right of ingress and egress to the same from West State Street and the Lessee's railroad tracks over the land enclosed by the extended east and west lines of the depot building. **THIS BUILDING NO LONGER EXISTS, DOES NOT AFFECT PARCEL.**
- Encumbrances or other defects in the title which may be disclosed by the records in the office of the Wisconsin Secretary of State. Under Section 190.11 of the Statutes all conveyances and mortgages affecting railroad property must be recorded in the Office of the Secretary of State and such record has the same effect as though made in the Office of the Register of Deeds of the county where the land is situated. Therefore, it is necessary that we be furnished with an abstract of title to the subject premises as disclosed by the records in the Office of the Secretary of State, otherwise the policy, when issued, will contain a provision reciting that it does not insure against any encumbrances or defects in title which may be disclosed by the records of such office.
- Public rights of the United States, the State of Wisconsin or the City or County or any of their agencies in respect to that portion of the Land constituting the bed or the waters of Menomonee River or the banks, shores or dock lines, wharves, piers, protection walls, bulkheads, or other structures pertaining thereto.
- Rights of the public in any portion of the Land lying below the ordinary high water mark of Menomonee River, and rights of the government to regulate the use of the shore and riparian rights.
- License recorded December 4, 1939 as Document No. 2241717. **10' WIDE SEWER EASEMENT MENTIONED THEREIN AFFECTS PARCEL AS SHOWN ON MAP.**
- Covenants and easement contained in Warranty Deed recorded November 20, 1959 as Document No. 3777083. **AFFECTS PARCEL AS SHOWN ON MAP.**
- Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Electric Power Company, for utility purposes, recorded on March 31, 1978, as Document No. 5198470. **AFFECTS PARCEL AS SHOWN ON MAP.**
- Covenant recorded May 9, 1984 as Document No. 5715241. **AFFECTS PARCEL, PROHIBITS SEPARATING OWNERSHIP OF LOT 3 FROM LOT 1 OF ASSESSOR'S PLAT NO. 19. LOT 3 AND LOT 1 SHOWN ON MAP.**
- Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Electric Power Company, for utility purposes, recorded on March 9, 1992, as Document No. 6580173. **AFFECTS PARCEL AS SHOWN ON MAP.**
- Indenture recorded June 30, 1993 as Document No. 6787841. **ALLOWS ENCRoACHING PARK BENCHES AND SPEAKER SYSTEM IN CITY RIGHT-OF-WAY. THESE ITEMS WERE NOT OBSERVED DURING THE SURVEY AND ARE NOT SHOWN ON THE MAP, BUT AFFECTS PARCEL.**

Per Chicago Title Insurance Company Commitment No. CO-5645, with an effective date of November 10, 2016, the following items appear in Schedule B II as exceptions:

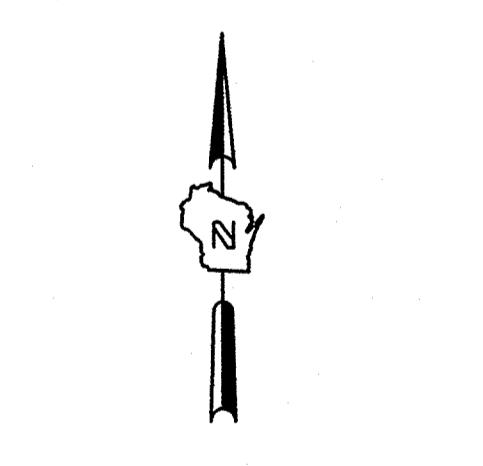
- Rights and easements, if any, in and to any and all railroad switches, sidetracks, spur tracks, and rights of way located upon or appurtenant to the Land.
- Rights, if any, with respect to the maintenance and use of sewers, utility pipes, cables or conduits which may be installed under the surface of the Land.
- Party wall rights, if any.
- Restrictions set forth in Warranty Deed recorded July 8, 1942 as Document No. 2379877. **AFFECT ENTIRE PARCEL.**

**GENERAL NOTES:**

- 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.
- VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- DRAWING IS BASED ON FIELD SURVEY COMPLETED BY B. ROZITE ON 12-29-2016.
- DATUM FOR THE PROJECT SURVEY IS CITY OF WAUWATOSA VERTICAL DATUM. BENCHMARK FOR THE PROJECT SURVEY IS THE NORTHEAST BOLT ON THE FORMER HYDRANT JUST WEST OF THE CHASE BANK BUILDING WITH AN ELEVATION OF 80.285 PROVIDED BY THE CITY OF WAUWATOSA.
- PARKING SPACES WERE LOCATED AS INDICATED ON MAP. SOME AREAS WERE INACCESSIBLE DUE TO SNOW AND CONSTRUCTION STAGING.
- NO RECORD DOCUMENTS SHOW THE EXISTENCE OF A PARTY WALL.
- FLOODPLAIN INFORMATION DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, BASED ON FEMA FIRM PANEL 55079C0067E, EFFECTIVE DATE OF 9/28/2008.
- WEST STATE STREET ADJACENT TO THE PROPERTY, INCLUDING SIDEWALK, CURBS, PLANTERS AND UTILITIES, WAS UNDER CONSTRUCTION ON THE DATE OF SURVEY AND THERE MAY BE PHYSICAL FEATURES THAT ARE NOT SHOWN IN RELATION TO THE ONGOING CONSTRUCTION.
- EXECUTED 20' CITY STORM SEWER AND TEMPORARY CONSTRUCTION EASEMENT DOCUMENT PROVIDED BY CLIENT.

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

7603 & 7615 W. STATE STREET  
 WAUWATOSA, WISCONSIN  
 ALTANSPS LAND TITLE SURVEY



1) ADDED CITY SEWER EASEMENT, PER CLIENT REQUEST. B.M.R. 11-22-2017 NO. REVISION DATE BY
DRWING NO. 16675 ALTA.dwg
DRAWN BY: B.M.R.
DATE: 1-10-2017
PROJECT NO: 16675
CHECKED BY:
APPROVED BY:
SHEET NO.:

7-21-22-3