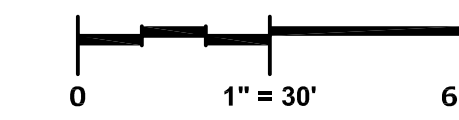


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www.pinnacle-engr.com



GRAPHICAL SCALE (FEET)



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). The south line of the Southeast 1/4 of Section 20, Township 6 North, Range 22 East has a bearing of S88°51'08"W. (Recorded as S89°14'50"W per CSM 8977)

LEGAL DESCRIPTION:

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-1084118-MKE WITH AN EFFECTIVE DATE OF AUGUST 13, 2021.

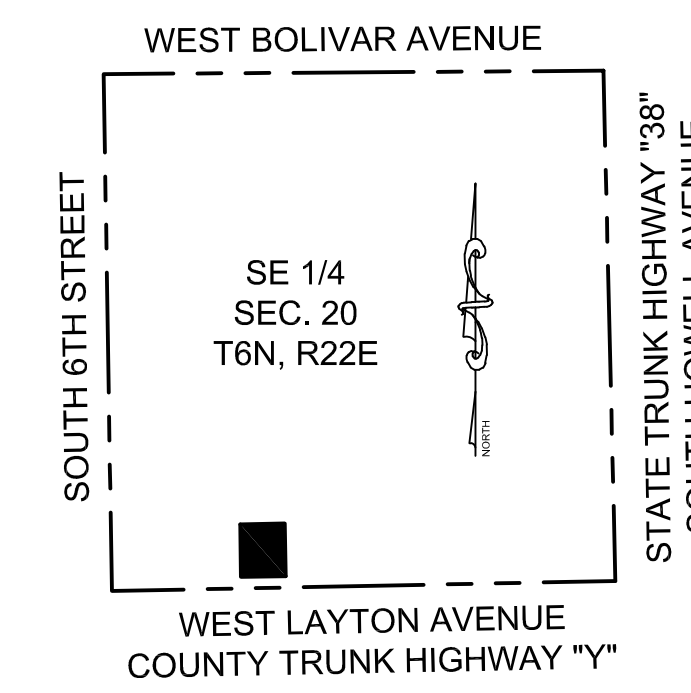
LOT 1 OF CERTIFIED SURVEY MAP NO. 8977 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN ON NOVEMBER 28, 2017 AS DOCUMENT NO. 10732337, BEING LOT 2 OF CERTIFIED SURVEY MAP NO. 8118 RECORDED ON DECEMBER 3, 2008 AS DOCUMENT NO. 9676357, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

NOTES CORRESPONDING TO SCHEDULE B - II

- 1 - 4, 17 VISIBLE EVIDENCE SHOWN IF ANY
5 - 9, 16, 18 - 19 NOT SURVEY RELATED
10. Restriction as contained on Certified Survey Map No. 8977, reciting as follows: In consideration of the approval of this map by the Common Council and in accordance with Chapter 119 of the Milwaukee Code of Ordinances, the undersigned agrees: a. That all utility lines to provide electric power and telephone services and cable television or communications systems lines or cables to all parcels in the certified survey map shall be installed underground in easements provided therefore, where feasible. Cannot be plotted.
11. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 8118 and 8977. Cannot be plotted.
12. Reservation of restrictions recorded on March 2, 2010 as Document No. 9850304. Cannot be plotted.
13. Reservation of rights for sign usage recorded on March 2, 2010 as Document No. 9850305. Modification and/or amendment by instrument: Amendment to Agreement Regarding Reservation of Rights for Sign Usage Recording Information: November 30, 2017 as Document No. 10733084. Exact location and width of easement cannot be determined from the recorded document. Sign location is shown.
14. Reservation of rights for common driveway, curb cut and easement agreement recorded on March 2, 2010 as Document No. 9850306. The surveyed property has separate access to 5th Street and the Reservation of Rights for Common Driveway, Curb Cut and Easement Agreement has terminated.
15. Terms, conditions, restrictions and provisions relating to the use and maintenance of the reciprocal easement recorded on November 30, 2017, as Document No. 10733082. Exact locations and widths of easements cannot be determined from the recorded document, approximate locations are shown.

VICINITY MAP

SCALE 1"=1000'



STATEMENT OF POTENTIAL ENCROACHMENTS

- AA - Public sidewalk north of property line.
BB - Marked utilities on surveyed property without the benefit of an easement.

GENERAL NOTES

- 1. Right of Way widths and locations are based on surveys on record.
2. The property depicted on the survey has direct physical ingress and egress via South 5th Street, a publicly dedicated right of way and ingress/egress to West Layton Avenue - County Trunk Highway "Y" via Reciprocal Easement Agreement Document No. 10733082.
3. At the time of this survey the subject property contained snow covered ground conditions. Pinnacle Engineering Group, LLC takes no responsibility for any improvements that can not be located based on a reasonable visual observation.
4. Utilities on or above the surface of the surveyed property observed in the process of conducting the fieldwork graphically shown on the survey. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20220202769 with a clear date of JANUARY 7, 2022. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.

TABLE A

- 1. Monuments placed at all corners of the surveyed property boundary.
2. Address (as disclosed in title commitment): 350 West Layton Avenue, Milwaukee, WI
3. Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 55079C0158E with an effective date of SEPTEMBER 26, 2008. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
4. Gross Land Area: 63,811 Square Feet (1.4649 Acres).
5. Vertical Datum: North American Vertical Datum of 1988(12), (NAVD88). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the southeast corner of the Southeast 1/4 Section 20, Town 6 North, Range 22 East, Elevation = 670.20.
6. Letter / Zoning Report not supplied by client at time of survey.
7. The subject property is vacant - No Buildings Observed.
8. Substantial features observed in the process of conducting the survey graphically shown on survey.
9. There are no designated parking spaces on the surveyed property.
10. No evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
11. No evidence of changes in street right of way lines and street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
12. Offsite easements, if any, shown on Survey.
13. Certificate of Professional Liability Insurance furnished upon request and in effect throughout the contract term.

CERTIFICATION

To: First American Title Insurance Company; HZ Props RE, Ltd., a Texas limited partnership; 300 West, LLC, a Wisconsin limited liability company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 6(a), 7(a), 8, 9, 16, 17, 18 & 19 of Table A thereof. The fieldwork was completed on JANUARY 14, 2022.

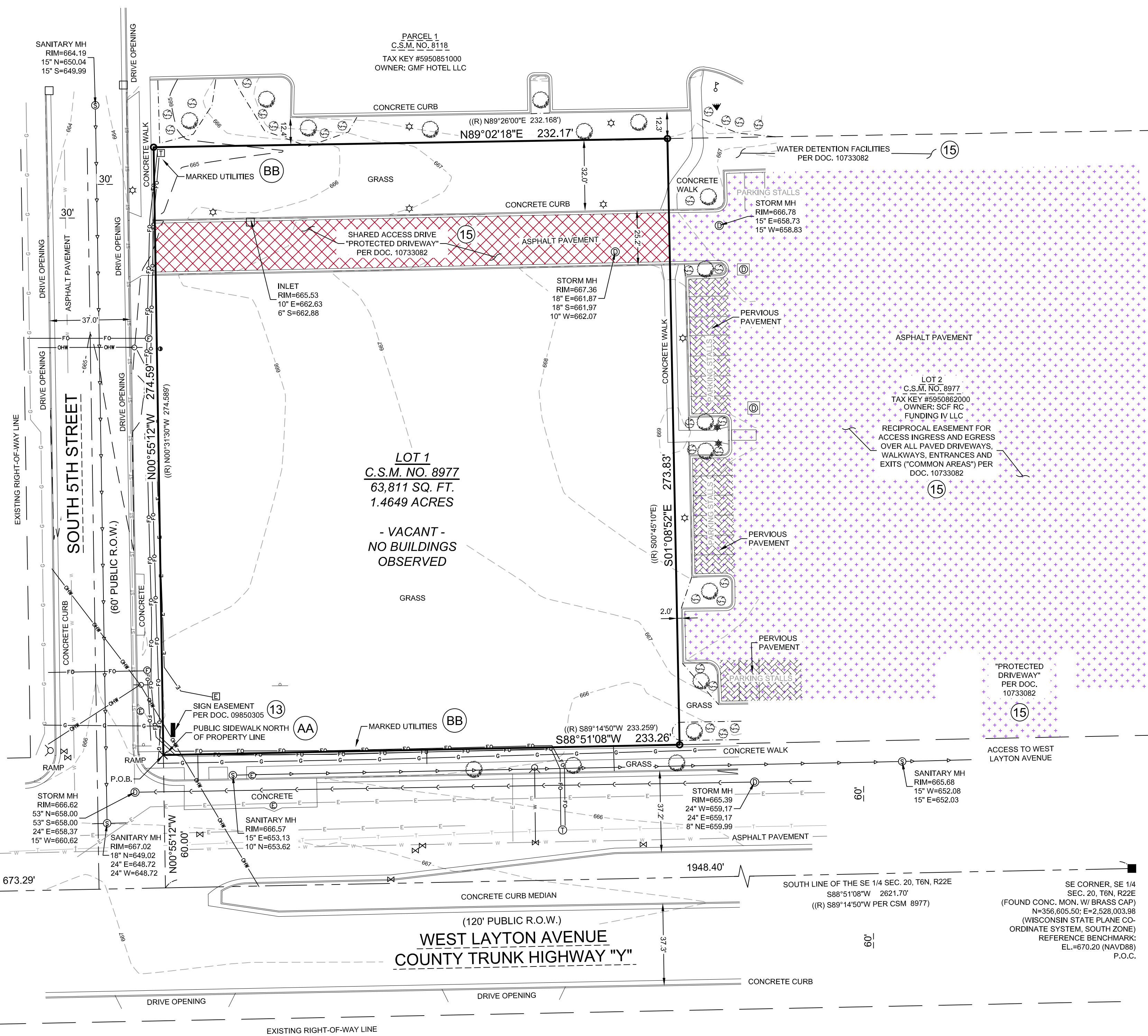
John P. Konopacki, PLS License No. S-2461

Date of Plat or Map: JANUARY 19, 2022
PINNACLE ENGINEERING GROUP, LLC. 20725 WATERTOWN ROAD SUITE 100 BROOKFIELD, WI 53186 Phone: 262-754-8888 Fax: 262-754-8850



LEGEND OF SYMBOLS & ABBREVIATIONS

Table with 3 columns listing symbols and abbreviations for various features like manholes, valves, meters, and easements.



SW CORNER, SE 1/4 SEC. 20, T6N, R22E (FOUND CONC. MON. W/ BRASS CAP) N=356,552.98; E=2,525,382.61 (WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE)

SE CORNER, SE 1/4 SEC. 20, T6N, R22E (FOUND CONC. MON. W/ BRASS CAP) N=356,605.50; E=2,526,003.88 (WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE) REFERENCE BENCHMARK: EL=670.20 (NAVD88) P.O.C.

Pinnacle Engineering Group logo and contact information: PLAN | DESIGN | DELIVER, 20725 WATERTOWN ROAD SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888

350 WEST LAYTON AVENUE
LOT 1 OF C.S.M. NO. 8977 IN THE SW 1/4 OF THE SE 1/4 OF SEC. 20, T6N, R22E, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

ALTA/NSPS LAND TITLE SURVEY

REVISIONS table with columns for date, description, and initials.

SHEET 1 of 1, JOB NO. 2253.00, DATE 01/19/2022, SCALE 1"=30'

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