ALTA/NSPS LAND TITLE SURVEY

Known as 6406-6440 North 76th Street, in the City of Milwaukee, Milwaukee County, Wisconsin.

PARCEL A:

Lot 1 of Certified Survey Map No. 7577, recorded on April 1, 2005, as Document No. 8984812, being a division of Parcels 1 and 2 of Certified Survey Map No. 6128 in the Southwest 1/4 of the Southwest 1/4 of Section 22, Town 8 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

PARCEL B:

A non-exclusive easement in common with others for ingress, egress, parking and utilities as provided in an Agreement by and between Chi-Mill Corp., a Wisconsin corporation; Aaron Boxer and Frances Boxer, his wife; Titus J. Frkovich and Dolores Frkovich, his wife; and Albert M. Deshur and Ann C. Deshur, his wife, dated August 8, 1966 and recorded on August 16, 1966 on Reel 323, Image 979 to 985 inclusive, as Document No. 4273302; and modified by Modification executed by and between Aaron Boxer and Frances Boxer, his wife; Titus J. Frkovich and Dolores Frkovich, his wife; and Albert M. Deshur and Ann C. Deshur, his wife to Chi-Mill Corporation, a Wisconsin corporation and to Franchis Realty Interstate Corporation, an Illinois Corporation, dated October 20, 1977 and recorded on October 25, 1977 on Reel 1061, Images 515 to 521 inclusive, as Document No. 5155524.

Prepared for: Hauppauge Properties, LLC

Survey No. 167363-RMK

A. Basis of Bearings
Bearings are based on the South line of the Southwest 1/4 of Section 22-8-21, which is assumed to bear East.

B. Title Commitment
This survey was prepared based on Chicago Title Insurance Company title commitment number CO-7040, effective date of December 7, 2018, which lists the following easements and/or restrictions from schedule B-II:

1, 6-8. Visible evidence shown, if any.

2-5, 9, 31-43. Not survey related.

10. 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 November 18, 1941, as Document No. 2344750, amended by Easement Assignment recorded January 17, 2001 as Document No. 8013166. Affects site by location - shown.

11. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Electric Power Company, a Wisconsin corporation, for utility purposes, recorded on November 18, 1941, as Document No. 2344751, amended by Easement Assignment recorded January 17, 2001 as Document No. 8013166. Affects site by location - shown.

12. Recitals as shown on the Plat of Menomonee River Hills East recorded on August 15, 1958, as Document No. 3677004, which among other things recites easement reservations, planting strip, building setback lines and access limitations. Affects site by location - shown.

13. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Telephone Company and Wisconsin Electric Power Company, for utility purposes, recorded on November 24, 1958, as Document No. 3700301, amended by Release of Easement recorded January 17, 1967 as Document No. 4297536. Affects site by location - shown.

14. Declaration of Restrictions Menomonee River Hills East recorded March 19, 1959 as Document No. 3722554, amended by Amendment of Restrictions Menomonee River Hills East recorded April 1, 1959 as Document No. 3724969, Amendment of Restrictions Menomonee River Hills East recorded June 30, 1960 as Document No. 3817780, Amendment of Restrictions Menomonee River Hills East recorded November 13, 1964 as Document No. 4143614, Amendment of Restrictions Menomonee River Hills East recorded April 27, 1965 as Document No. 4173533, and Lease recorded March 22, 1967 as Document No. 4307226. Affects site by location - shown.

15. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to the City of Milwaukee, for sewer purposes, recorded on August 12, 1966, as Document No. 4272476. Affects site by location - shown.

16. Agreement for Cross and Reciprocal Easements and Restrictions recorded August 16, 1966 as Document No. 4273302, modified by Modification to Agreement for Cross and Reciprocal Easements and Restrictions recorded October 25, 1977 as Document No. 5155524. Affects site by location - general in nature, cannot be plotted.

17. Limited Highway Easement set forth in Award of Damages recorded November 10, 1967 as Document No. 4356814. (Parcel B). Does not affect site by location - easement has been terminated.

18. Agreement recorded March 22, 1968 as Document No. 4380408. Affects site by location - shown.

19. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Electric Power Company and Wisconsin Telephone Company, for utility purposes, recorded on September 13, 1968, as Document No. 4417196. Affects site by location - shown.

20. 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 September 5, 1969, as Document No. 4485483. Affects site by location - shown.

21. 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 February 18, 1970, as Document No. 4511942, amended by Easement Assignment recorded January 17, 2001 as Document No. 8013166. Affects site by location - shown.

22. 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 July 22, 1970, as Document No. 4538136, amended by Easement Assignment recorded January 17, 2001 as Document No. 8013166. Affects site by location - shown.

23. Permit and Agreement recorded May 17, 1972 as Document No. 4674379. Affects site by location - shown.

24. Restriction and Easement Agreement recorded as Document No. October 25, 1977 as Document No. 5155525. Affects site by location - general in nature, cannot be plotted.

25. Recitals as shown on Certified Survey Map No. 6128 recorded on July 19, 1995, as Document No. 7103953, which among other things recites utility restrictions and access limitations. Affects site by location - shown.

26. Declaration of Easement recorded August 26, 2003 as Document No. 8606028. Affects site by location - general in nature, cannot be plotted.

27. Declaration of Easement recorded August 26, 2003 as Document No. 8606029. Affects site by location - general in nature, cannot be plotted.

28. Recitals as shown on Certified Survey Map No. 7577 recorded on April 1, 2005, as Document No. 8984812, which among other things recites utility restrictions and access limitations. Affects site by location - shown.

29. Declaration of Easements, Covenants, Conditions and Restrictions recorded May 19, 2005 as Document No. 9014334. Affects site by location - general in nature, cannot be plotted.

30. Terms, conditions and provisions relating to the use and maintenance of the easement described as Parcel B of the subject premises. Affects site by location - general in nature, cannot be plotted.

C. Flood Note
According to flood insurance rate map of the City of Milwaukee, community panel number 55079C0019E, effective date of September 26, 2008, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain) & zone A (special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood).

D. Parking Spaces
There are 258 regular and 12 handicapped parking spaces marked on this site.

E. Municipal Zoning
A Zoning report was provided by The Planning & Zoning Resource Company dated 02/08/2018. Existing Zoning Designation: "LB1" Local Business District

Building Set-Back Lines:
Front: Minimum - Average; the front setback may be anywhere in the range of the average setback plus or minus 20% (The average setback along North 76th Street is 57 Feet, with a permitted range of 46-68 Feet) Maximum - 70 Feet
Side Street: Minimum- None Required, Maximum- 25 Feet
Rear Street: None Required
Side/ Rear: None Required

Building Size:
Maximum Building Height or Stories: 45 Feet

Parking:
Parking Spaces Required: Minimum- 105 Total Parking Spaces, Maximum- 305 Total Parking Spaces

To: Mill Road MKE, LLC
Island Abstract Inc.
Chicago Title Insurance Company
Wells Fargo Bank, National Association, its successors and/or assigns
Miller, Canfield, Paddock and Stone, P.L.C

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, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10(a) and 20 of Table A thereof. The fieldwork was completed on December 21, 2017.

Date of Plat or Map: January 4, 2018
Date of Revision: February 12, 2018
Date of Revision: February 21, 2018

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

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