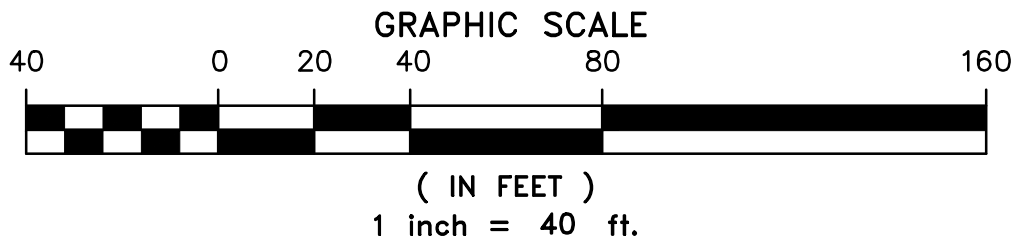
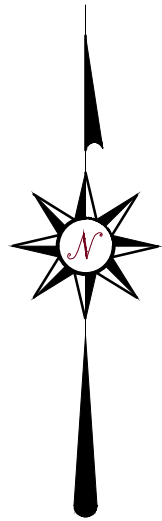


ALTA/NSPS
LAND TITLE SURVEY

LEGEND		
● INDICATES FOUND 1" IRON PIPE	⊕ WALL INDICATOR VALVE	◆ WETLANDS FLAG
○ INDICATES SET 1" IRON PIPE	⊕ POST INDICATOR VALVE	◆ MARSH
+ INDICATES FOUND CHISELED CROSS	⊕ LIGHT POLE	◆ FLAGPOLE
⊕ SANITARY MANHOLE	* SPOT/YARD LIGHT	◆ PARKING METER
⊕ SANITARY CLEANOUT OR VENT	⊕ UTILITY POLE	◆ SIGN
⊕ M.I.S. MANHOLE	⊕ GUY POLE	◆ MAILBOX
⊕ UNKNOWN MANHOLE	⊕ GUY WIRE	◆ RAILROAD CROSSING SIGNAL
⊕ STORM MANHOLE	⊕ ELECTRIC MANHOLE	◆ HANDICAP SPACE
⊕ INLET (ROUND)	⊕ ELECTRIC PEDESTAL	◆ CONIFEROUS TREE
⊕ INLET (SQUARE)	⊕ ELECTRIC METER	◆ DECIDUOUS TREE
⊕ CURB INLET	⊕ TELEPHONE MANHOLE	
⊕ STORM SEWER END SECTION	⊕ CABLE PEDESTAL	— S — SANITARY SEWER
⊕ GAS VALVE	⊕ CONTROL BOX	— STD — STORM SEWER
⊕ GAS METER	⊕ FIBER OPTIC SIGN	— W — WATERLINE
⊕ WATER VALVE	⊕ TRAFFIC LIGHT	— G — MARKED GAS MAIN
⊕ HYDRANT	⊕ COMMUNICATION MANHOLE	— E — MARKED ELECTRIC
⊕ WATER MANHOLE	⊕ BOLLARD	— OWH — OVERHEAD WIRES
⊕ WATER SERVICE CURB STOP	⊕ SOIL BORING/MONITORING WELL	— T — MARKED TELEPHONE
⊕ WELL HEAD	⊕ WATER SURFACE	— TV — MARKED CABLE TV LINE
⊕ STAND PIPE		— FD — MARKED FIBER OPTIC
		— X — FENCE

VICINITY MAP



CLIENT

IYQ, LLC.

SITE ADDRESS

N56 W24701 N. Corporate Circle, Village of Sussex, Waukesha County, Wisconsin.

LEGAL DESCRIPTION

Lot 1 of Certified Survey Map No. 8133, recorded on October 9, 1996, in Volume 70 of Certified Survey Maps, on Pages 334 to 343, inclusive, as Document No. 2163598, being a redivision of Lot 2 of Certified Survey Map No. 8059 in part of the Northwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 34 and part of the Southeast 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 27, Town 8 North, Range 19 East, Village of Sussex, County of Waukesha, State of Wisconsin.

BASIS OF BEARINGS

Bearings are referenced to the South line of North Corporate Circle which bears S88°56'41"E.

TITLE COMMITMENT

This survey was prepared based on Knight Barry Title Group, Inc. Commitment No. 854014, effective date of August 29, 2016 which lists the following easements and/or restrictions from schedule B-II:

1, 5, 6, 7, 8 & 10 visible evidence shown, if any.

2, 3, 4, 9, 20, 21, 22, 23, 24, 25, 26, 27, 28 & 29 not survey related.

- Utility Easement granted to Wisconsin Gas and Electric Company and other matters contained in the instrument recorded April 12, 1927 as Document No. 149558. **Affects property by location, blanket in nature.**
- Easements, restrictions and other matters shown on Certified Survey Map No. 7815 recorded September 27, 1995 as Document No. 2069576. **Affects property by location, shown.**
- Easements, restrictions and other matters shown on Certified Survey Map No. 7816 recorded September 27, 1995 as Document No. 2069578. **Affects property by location, shown.**
- Easements, restrictions and other matters shown on Certified Survey Map No. 7981 recorded March 27, 1996 as Document No. 2111418. **Affects property by location, shown.**
- Easements, restrictions and other matters shown on Certified Survey Map No. 8059 recorded July 5, 1996 as Document No. 2139209. **Affects property by location, shown.**
- Easements, restrictions and other matters shown on Certified Survey Map No. 8133 recorded October 9, 1996 as Document No. 2163598. **Affects property by location, shown.**
- Grant of Easements and other matters contained in the instrument recorded September 27, 1995 as Document No. 2069579. **Affects property by location, shown.**

Amendment to Grant of Easements and other matters contained in the instrument recorded April 2, 1996 as Document No. 2112825. **Affects property by location, general in nature.**
Second Amendment to Grant of Easements and other matters contained in the instrument recorded August 7, 1996 as Document No. 2147738. **Affects property by location, general in nature.**
Third Amendment to Grant of Easements and other matters contained in the instrument recorded October 31, 1996 as Document No. 2168850. **Affects property by location, general in nature.**
Fourth Amendment to Grant of Easements and other matters contained in the instrument recorded December 5, 1997 as Document No. 2269043. **Affects property by location, general in nature.**

- Terms, provisions, options, repurchase rights, covenants, conditions, restrictions, easements, charges, assessments, liens and other matters contained in Declaration of Protective Covenants for Sussex Corporate Center recorded September 27, 1995 as Document No. 2069577. **Affects property by location, setbacks shown.**
- Wisconsin Electric Distribution Easement Underground granted to Wisconsin Electric Power Company and other matters contained in the instrument recorded June 29, 2000 as Document No. 2571726. **Affects property by location, shown.**

PARKING SPACES

There are 95 regular parking spaces and 5 handicap space marked on this site.

FLOOD NOTE

According to the flood insurance rate map of the County of Waukesha, Community Panel No. 5504900201G, effective date of November 5, 2014, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

MUNICIPAL ZONING

Municipal Code: Sec. 17.0420 G.
Site is zoned: BP-1 (Business Park District)

Building Height

- No building or parts of a building shall exceed 60 feet in height

Setback and Yards:

- There shall be a minimum building setback of 40 feet from the street right-of-way.
- There shall be a side yard of 25 feet on each side of all structures not exceeding 45 feet in height. Buildings in excess of 45 feet in height shall increase the minimum side yards one (1) foot for each additional one (1) foot of building height over 45 feet up to a maximum height of 60 feet.
- There shall be a rear yard of not less than 25 feet.

LAND AREA

The Land Area of the subject property is 269,477 square feet or 6.1863 acres.

TO: IYQ, LLC, a Wisconsin limited liability company.

Contractors Investments, LLC, a Wisconsin limited liability company
Knight Barry Title Group.

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, 7(a), 7(c), 8, 9, 20, and 22 of Table A thereof. The field work was completed on September 29, 2016.

Date of Map: September 29, 2016.

CHAPUT LAND SURVEYS LLC

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