

ALTA/NSPS
LAND TITLE SURVEY

CLIENT

Newland Management, LLC

SITE ADDRESS

12600 W. Burleigh St., City of Brookfield, Waukesha County, Wisconsin.

LEGAL DESCRIPTION

Lot 7 in Block 3, in R & J Investment Subdivision, being a subdivision of part of the South 50 acres of the East 1/2 of the Southeast 1/4 of Section 12, Town 7 North, Range 20 East, in the City of Brookfield, County of Waukesha, State of Wisconsin.

BASIS OF BEARINGS

Bearings are referenced to the Plat of R & J Investment Subdivision, in which the South line of the SE 1/4 bears S87°37'50"E.

TITLE COMMITMENT

This survey was prepared based on Chicago Title Insurance Company Commitment No. CO-12617, effective date of March 18, 2022 which lists the following easements and/or restrictions from schedule B-II:

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

2, 3, 4, 5, 9 & 13 not survey related.

10. Utility Easement granted to Wisconsin Electric Power Company recorded December 16, 1958 as Document No. 491275. **Affects property by location, shown.**

11. Utility Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company recorded as Document No. 505939. **Affects property by location, shown.**

12. City of Brookfield Corridor Monument Easement made by and between Patris Properties LLC, Grantor and the City of Brookfield, Wisconsin, Grantee recorded December 3, 2012 as Document No. 3971192. **Affects property by location, shown.**

TABLE "A" ITEMS

3. According to the flood insurance rate map of the County of Waukesha, Community Panel No.55133C0229G, effective date of November 5, 2014, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 89,930 square feet or 2.0645 acres.
9. There are 54 regular parking spaces and 2 handicap space marked on this site.
- 11(a). No plans or reports provided by client.
- 11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20221710137. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.
- 20(a). The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A item 6(a) nor to be relied on for site development purposes.

Municipal Code: Sec. 17.72.020.

Site is zoned: O&LI (Office & Light Industry)

Street setback: 50 feet

Interior setback: 25 feet

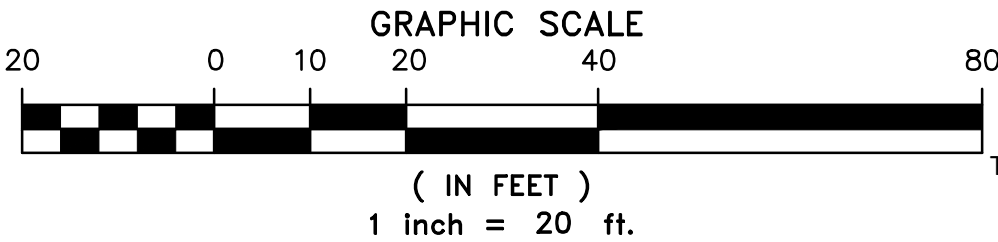
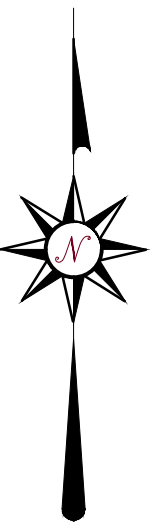
Maximum building height: 35 feet

VICINITY MAP



LEGEND

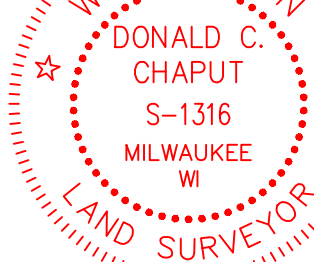
- INDICATES FOUND 1" IRON PIPE
 - INDICATES SET 1" IRON PIPE
 - + INDICATES FOUND CHISELED CROSS
 - ⊕ SANITARY MANHOLE
 - ⊕ SANITARY CLEANOUT OR VENT
 - ⊕ SEPTIC TANK ACCESS COVER
 - ⊕ M.I.S. MANHOLE
 - ⊕ UNKNOWN MANHOLE
 - ⊕ STORM MANHOLE
 - ⊕ INLET (ROUND)
 - ⊕ INLET (SQUARE)
 - ⊕ CURB INLET
 - ⊕ STORM SEWER END SECTION
 - ⊕ GAS VALVE
 - ⊕ GAS METER
 - ⊕ WATER VALVE
 - ⊕ HYDRANT
 - ⊕ WATER MANHOLE
 - ⊕ WATER SERVICE CURB STOP
 - ⊕ WELL HEAD
 - ⊕ STAND PIPE
 - ⊕ WALL INDICATOR VALVE
 - ⊕ POST INDICATOR VALVE
 - ⊕ LIGHT POLE
 - ⊕ SPOT/YARD LIGHT
 - ⊕ UTILITY POLE
 - ⊕ GUY POLE
 - ⊕ GUY WIRE
 - ⊕ ELECTRIC MANHOLE
 - ⊕ ELECTRIC PEDESTAL
 - ⊕ ELECTRIC METER
 - ⊕ TELEPHONE MANHOLE
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ CABLE PEDESTAL
 - ⊕ CONTROL BOX
 - ⊕ FIBER OPTIC PEDESTAL/SIGN
 - ⊕ TRAFFIC LIGHT
 - ⊕ COMMUNICATION MANHOLE
 - ⊕ BOLLARD
 - ⊕ SOIL BORING/MONITORING WELL
 - ⊕ WATER SURFACE
 - ⊕ WETLANDS FLAG
 - ⊕ MARSH
 - ⊕ FLAGPOLE
 - ⊕ PARKING METER
 - ⊕ SIGN
 - ⊕ MAILBOX
 - ⊕ RAILROAD CROSSING SIGNAL
 - ⊕ HANDICAP SPACE
 - ⊕ CONIFEROUS TREE
 - ⊕ DECIDUOUS TREE
- S SANITARY SEWER
 - STO STORM SEWER
 - W WATERLINE
 - G MARKED GAS MAIN
 - E MARKED ELECTRIC
 - O OVERHEAD WIRES
 - T MARKED TELEPHONE
 - TV MARKED CABLE TV LINE
 - FO MARKED FIBER OPTIC
 - B BURIED ELECTRIC SERVICE
 - B BOARD FENCE
 - C CHAIN LINK FENCE
 - W WIRE FENCE



TO: Newlane Management LLC
NLM HOLDINGS 3 LLC
Home Federal Savings Bank
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 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, 7(a), 7(b)(1), 7(c), 8, 9, 11(a)(b), 19, 20(a) of Table A thereof. The field work was completed on May 4, 2022.

Date of Map: May 9, 2022



Donald C. Chaput

Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

CHAPUT
LAND SURVEYS

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Date	Revision description	
5/11/2022	Revised Certification entities	dmb

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Drawing No. 20220509AL4133-far