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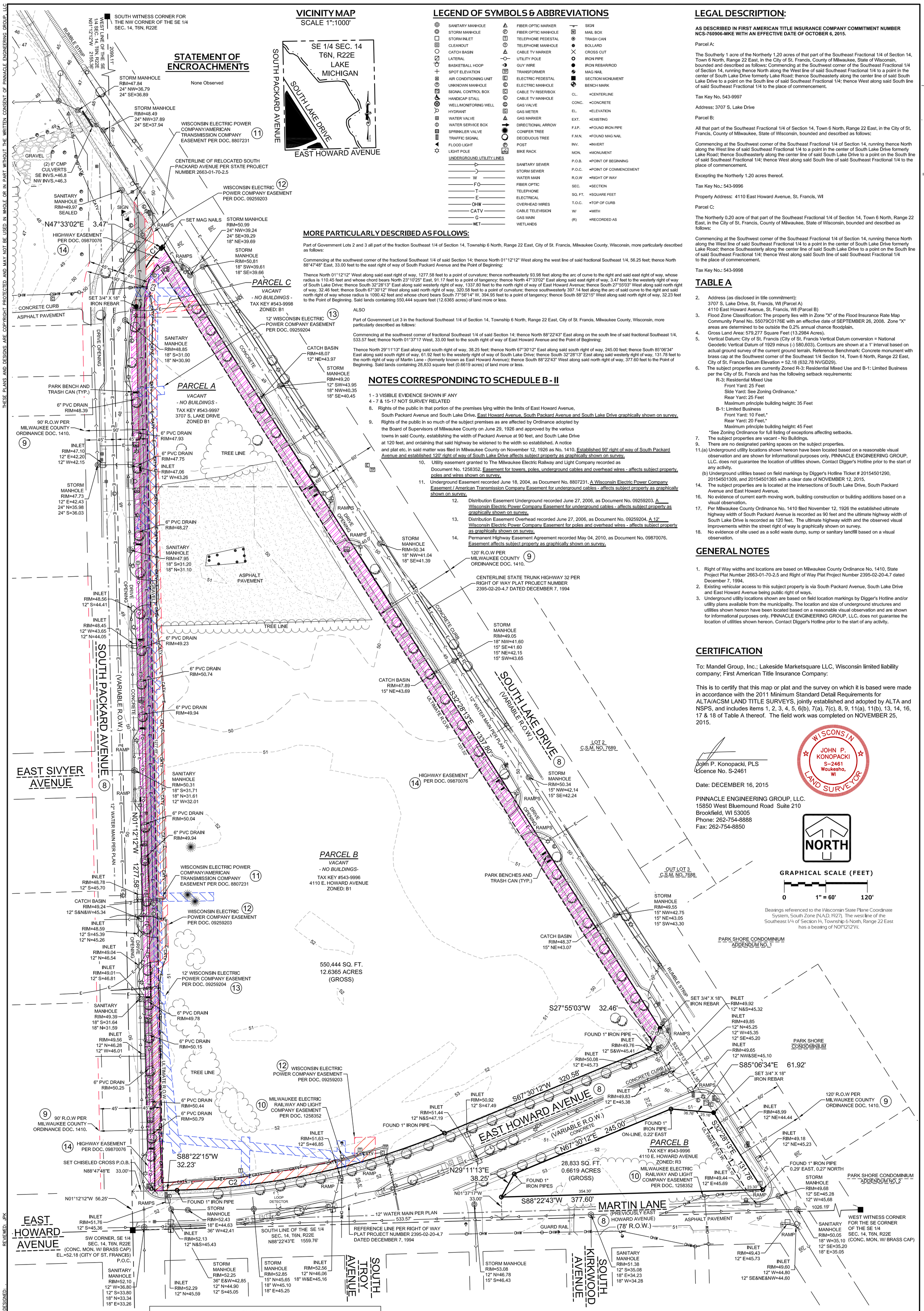

VICINITY MAP

SCALE 1":1000'

SE 1/4 SEC. 14
T6N, R22E
LAKE
MICHIGAN

STATEMENT OF ENCROACHMENTS

None Observed

LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE
STORM MANHOLE
STORM INLET
CLEANOUT
CATCH BASIN
LATERAL
BASKETBALL HOOP
SPOT ELEVATION
AIR CONDITIONING UNIT
UNKNOWN MANHOLE
SIGNAL CONTROL BOX
HANDICAP STALL
WELL/MONITORING WELL
HYDRANT
WATER VALVE
WATER SERVICE BOX
SPRINKLER VALVE
TRAFFIC SIGNAL
FLOOD LIGHT
LIGHT POLE
FIBER OPTIC MARKER
FIBER OPTIC MANHOLE
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
CABLE TV MARKER
UTILITY POLE
GUY WIRE
TRANSFORMER
ELECTRIC PEDESTAL
ELECTRIC MANHOLE
CABLE TV RISER/BOX
CABLE TV MANHOLE
GAS VALVE
GAS METER
GAS MARKER
DIRECTIONAL ARROW
CONIFER TREE
DECIDUOUS TREE
POST
BIKE RACK
SIGN
MAIL BOX
TRASH CAN
BOLLARD
CROSS CUT
IRON PIPE
IRON REBAR/ROD
MAG NAIL
SECTION MONUMENT
BENCH MARK

UNDERGROUND UTILITY LINES

SANITARY SEWER
STORM SEWER
WATER MAIN
FIBER OPTIC
TELEPHONE
ELECTRICAL
OVERHEAD WIRES
CABLE TELEVISION
GAS MAIN
WETLANDS

CL. =CENTERLINE
CONC. =CONCRETE
EL. =ELEVATION
EXT. =EXISTING
F.I.P. =FOUND IRON PIPE
F.M.N. =FOUND MAG NAIL
INV. =INVERT
MON. =MONUMENT
P.O.B. =POINT OF BEGINNING
P.O.C. =POINT OF COMMENCEMENT
R.O.W =RIGHT OF WAY
SEC. =SECTION
SQ. FT. =SQUARE FEET
T.O.C. =TOP OF CURB
W/ =WITH
(R) =RECORDED AS

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Part of Government Lots 2 and 3 all part of the fraction Southeast 1/4 of Section 14, Township 6 North, Range 22 East, City of St. Francis, Milwaukee County, Wisconsin, more particularly described as follows:

Commencing at the southwest corner of the fractional Southeast 1/4 of said Section 14; thence North 01°12'12" West along the west line of said fractional Southeast 1/4, 56.25 feet; thence North 88°47'48" East, 33.00 feet to the east right of way of South Packard Avenue and the Point of Beginning;

Thence North 01°12'12" West along said east right of way, 1277.58 feet to a point of curvature; thence northeasterly 93.98 feet along the arc of curve to the right and said east right of way, whose radius is 110.45 feet and whose chord bears North 23°10'25" East, 91.17 feet to a point of tangency; thence North 47°33'02" East along said east right of way, 3.47 feet to the westerly right of way of South Lake Drive; thence South 32°28'13" East along said westerly right of way, 1337.80 feet to the north right of way of East Howard Avenue; thence South 27°55'03" West along said north right of way, 32.46 feet; thence South 67°30'12" West along said north right of way, 320.58 feet to a point of curvature; thence southwesterly 397.14 feet along the arc of said curve to the right and said north right of way whose radius is 1090.42 feet and whose chord bears South 77°56'14" W, 394.95 feet to a point of tangency; thence South 88°22'15" West along said north right of way, 32.23 feet to the Point of Beginning. Said lands containing 550,444 square feet (12.6365 acres) of land more or less.

ALSO

Part of Government Lot 3 in the fractional Southeast 1/4 of Section 14, Township 6 North, Range 22 East, City of St. Francis, Milwaukee County, Wisconsin, more particularly described as follows:

Commencing at the southwest corner of fractional Southeast 1/4 of said Section 14; thence North 88°22'43" East along on the south line of said fractional Southeast 1/4, 533.57 feet; thence North 01°37'17 West, 33.00 feet to the south right of way of East Howard Avenue and the Point of Beginning;

Thence North 29°11'13" East along said south right of way, 38.25 feet; thence North 67°30'12" East along said south right of way, 245.00 feet; thence South 85°06'34" East along said south right of way, 61.92 feet to the westerly right of way of South Lake Drive; thence South 32°28'13" East along said westerly right of way, 131.78 feet to the north right of way of Martin Lane - (formerly known as East Howard Avenue); thence South 88°22'43" West along said north right of way, 377.60 feet to the Point of Beginning. Said lands containing 28,833 square feet (0.6619 acres) of land more or less.

NOTES CORRESPONDING TO SCHEDULE B - II

1 - 3 VISIBLE EVIDENCE SHOWN IF ANY
4 - 7 & 15-17 NOT SURVEY RELATED

8. Rights of the public in that portion of the premises lying within the limits of East Howard Avenue, South Packard Avenue and South Lake Drive. East Howard Avenue, South Packard Avenue and South Lake Drive graphically shown on survey.
9. Rights of the public in so much of the subject premises as are affected by Ordinance adopted by the Board of Supervisors of Milwaukee County on June 29, 1926 and approved by the various towns in said County, establishing the width of Packard Avenue at 90 feet, and South Lake Drive at 120 feet, and ordaining that said highway be widened to the width so established. A notice and plat etc. in said matter was filed in Milwaukee County on November 12, 1926 as No. 1410. Established 90' right of way of South Packard Avenue and established 120' right of way of South Lake Drive affects subject property as graphically shown on survey.
10. Utility easement granted to The Milwaukee Electric Railway and Light Company recorded as Document No. 1258352. Easement for towers, poles, underground cables and overhead wires - affects subject property, poles and wires shown on survey.
11. Underground Easement recorded June 18, 2004, as Document No. 8807231. A Wisconsin Electric Power Company Easement / American Transmission Company Easement for underground cables - affects subject property as graphically shown on survey.
12. Distribution Easement Underground recorded June 27, 2006, as Document No. 09259203. A Wisconsin Electric Power Company Easement for underground cables - affects subject property as graphically shown on survey.
13. Distribution Easement Overhead recorded June 27, 2006, as Document No. 09259204. A 12' Wisconsin Electric Power Company Easement for poles and overhead wires - affects subject property as graphically shown on survey.
14. Permanent Highway Easement Agreement recorded May 04, 2010, as Document No. 09870076. Easement affects subject property as graphically shown on survey.

LEGAL DESCRIPTION:

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-760906-MKE WITH AN EFFECTIVE DATE OF OCTOBER 6, 2015.

Parcel A:

The Southerly 1 acre of the Northerly 1.20 acres of that part of the Southeast Fractional 1/4 of Section 14, Town 6 North, Range 22 East, in the City of St. Francis, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at the Southwest corner of the Southeast Fractional 1/4 of Section 14, running thence North along the West line of said Southeast Fractional 1/4 to a point in the center of South Lake Drive formerly Lake Road; thence Southeasterly along the center line of said South Lake Drive to a point on the South line of said Southeast Fractional 1/4; thence West along said South line of said Southeast Fractional 1/4 to the place of commencement.

Tax Key No. 543-9997

Address: 3707 S. Lake Drive

Parcel B:

All that part of the Southeast Fractional 1/4 of Section 14, Town 6 North, Range 22 East, in the City of St. Francis, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of the Southeast Fractional 1/4 of Section 14, running thence North along the West line of said Southeast Fractional 1/4 to a point in the center of South Lake Drive formerly Lake Road; thence Southeasterly along the center line of said South Lake Drive to a point on the South line of said Southeast Fractional 1/4; thence West along said South line of said Southeast Fractional 1/4 to the place of commencement.

Excepting the Northerly 1.20 acres thereof.

Tax Key No.: 543-9996

Property Address: 4110 East Howard Avenue, St. Francis, WI

Parcel C:

The Northerly 0.20 acre of that part of the Southeast Fractional 1/4 of Section 14, Town 6 North, Range 22 East, in the City of St. Francis, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of the Southeast Fractional 1/4 of Section 14, running thence North along the West line of said Southeast Fractional 1/4 to a point in the center of South Lake Drive formerly Lake Road; thence Southeasterly along the center line of said South Lake Drive to a point on the South line of said Southeast Fractional 1/4; thence West along said South line of said Southeast Fractional 1/4 to the place of commencement.

Tax Key No.: 543-9998

TABLE A

2. Address (as disclosed in title commitment):
   3707 S. Lake Drive, St. Francis, WI (Parcel A)
   4110 East Howard Avenue, St. Francis, WI (Parcel B)
3. Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55079C0176E 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: 579,277 Square Feet (13.2984 Acres).
5. Vertical Datum: City of St. Francis (City of St. Francis Vertical Datum conversion = National Geodetic Vertical Datum of 1929 minus (-) 580.603). 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 Southwest corner of the Southeast 1/4 Section 14, Town 6 North, Range 22 East, City of St. Francis Datum Elevation = 52.18 (632.78 NVGD29).
6. The subject properties are currently Zoned R-3: Residential Mixed Use and B-1: Limited Business per the City of St. Francis and has the following setback requirements:
   R-3: Residential Mixed Use
   Front Yard: 25 Feet
   Side Yard: See Zoning Ordinance.*
   Rear Yard: 25 Feet
   Maximum principle building height: 35 Feet
   B-1: Limited Business
   Front Yard: 10 Feet.*
   Rear Yard: 20 Feet.*
   Maximum principle building height: 45 Feet
   *See Zoning Ordinance for full listing of exceptions affecting setbacks.
7. The subject properties are vacant - No Buildings.
9. There are no designated parking spaces on the subject properties.
11.(a) Underground utility locations 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.
(b) Underground utilities based on field markings by Digger's Hotline Ticket # 20154501290, 20154501309, and 20154501365 with a clear date of NOVEMBER 12, 2015.
14. The subject properties are is located at the intersections of South Lake Drive, South Packard Avenue and East Howard Avenue.
16. No evidence of current earth moving work, building construction or building additions based on a visual observation.
17. Per Milwaukee County Ordinance No. 1410 filed November 12, 1926 the established ultimate highway width of South Packard Avenue is recorded as 90 feet and the ultimate highway width of South Lake Drive is recorded as 120 feet. The ultimate highway width and the observed visual improvements within the street right of way is graphically shown on survey.
18. No evidence of site used as a solid waste dump, sump or sanitary landfill based on a visual observation.

GENERAL NOTES

1. Right of Way widths and locations are based on Milwaukee County Ordinance No. 1410, State Project Plat Number 2663-01-70-2.5 and Right of Way Plat Project Number 2395-02-20-4.7 dated December 7, 1994.
2. Existing vehicular access to this subject property is via South Packard Avenue, South Lake Drive and East Howard Avenue being public right of ways.
3. Underground utility locations shown are based on field location markings by Digger's Hotline and/or utility plans available from the municipality. 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 hereon. Contact Digger's Hotline prior to the start of any activity.

CERTIFICATION

To: Mandel Group, Inc.; Lakeside Marketsquare LLC, Wisconsin limited liability company; First American 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM LAND TITLE SURVEYS, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(b), 7(a), 7(c), 8, 9, 11(a), 11(b), 13, 14, 16, 17 & 18 of Table A thereof. The field work was completed on NOVEMBER 25, 2015.

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

Date: DECEMBER 16, 2015

WISCONSIN JOHN P. KONOPACKI S-2461 Waukesha, WI LAND SURVEYOR

PINNACLE ENGINEERING GROUP, LLC.
15850 West Bluemound Road Suite 210
Brookfield, WI 53005
Phone: 262-754-8888
Fax: 262-754-8850

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 60' 120'

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The west line of the Southeast 1/4 of Section 14, Township 6 North, Range 22 East has a bearing of N01°12'12"W.

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	93.98'	110.45'	048°45'14"	N23°10'25"E	91.17'
C2	397.14'	1090.42'	020°52'03"	S77°56'14"W	394.95'
C3	64.36'	98.45'	037°27'22"	N17°31'29"E	63.22'

LOCATION: 3707 S. LAKE DRIVE & 4110 E. HOWARD AVENUE

PART OF THE FRACTIONAL SE 1/4 SEC. 14, T6N, R22E, CITY OF ST. FRANCIS, MILWAUKEE COUNTY,WISCONSIN

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING
WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

ALTA /ACSM LAND TITLE SURVEY

REVISIONS

PEG JOB No. 579.00
PEG PM
DATE 12/16/15
SCALE 1"=60'

SHEET 1 OF 1

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SURVEY

DRAFTED: ST DESIGNED: . REVIEWED: JPK

www.pinnacle-engr.com