

**Items Corresponding to Schedule B**

- 11 Rights of the public in that portion of the insured premises which may be laid out or used for roadway purposes. This item is not plotted hereon as it does not affect the subject property.
- 12 A 78.00 foot wide Access Easement recorded March 5, 1998 in Reel 4258, Image 977 as Document Number 7498179. This item is plotted hereon and does affect the subject property.
- 13 A 24.00 foot wide Access Easement recorded March 5, 1998 in Reel 4258, Image 977 as Document Number 7498179. This item is plotted hereon and does affect the subject property.
- 14A A 5.00 foot wide Storm Sewer Easement recorded March 5, 1998 in Reel 4258, Image 977 as Document Number 7498179. This item is plotted hereon and does affect the subject property.
- 14B A 20.00 foot wide Storm Sewer Easement recorded March 5, 1998 in Reel 4258, Image 977 as Document Number 7498179. This item is plotted hereon and does affect the subject property.
- 15 A 10.00 foot wide Sanitary Sewer and Watermain Easement recorded March 22, 1968 in Reel 409, Image 1360 as Document Number 4380428. This item is plotted hereon and does affect the subject property.
- 16 A 15.00 foot wide Sanitary Sewer, Storm Sewer and Watermain Easement recorded June 19, 1974 in Reel 792, Image 1444 as Document Number 4849597. This item is plotted hereon and does affect the subject property.
- 17 A 10.00 foot wide Electric Utility Easement recorded June 19, 1974 in Reel 792, Image 1502 as Document Number 4849629. This item is not plotted hereon as the copy of the subject document provided to this office is illegible. Therefore, we are unable to determine the exact location of this item. This item does affect the subject property.
- 18 Agreement for Dedication, Easement and Consent to Connect to City Water Main recorded July 22, 1974 in Reel 799, Image 1324 as Document Number 4857692. This item is plotted hereon and does affect the subject property.

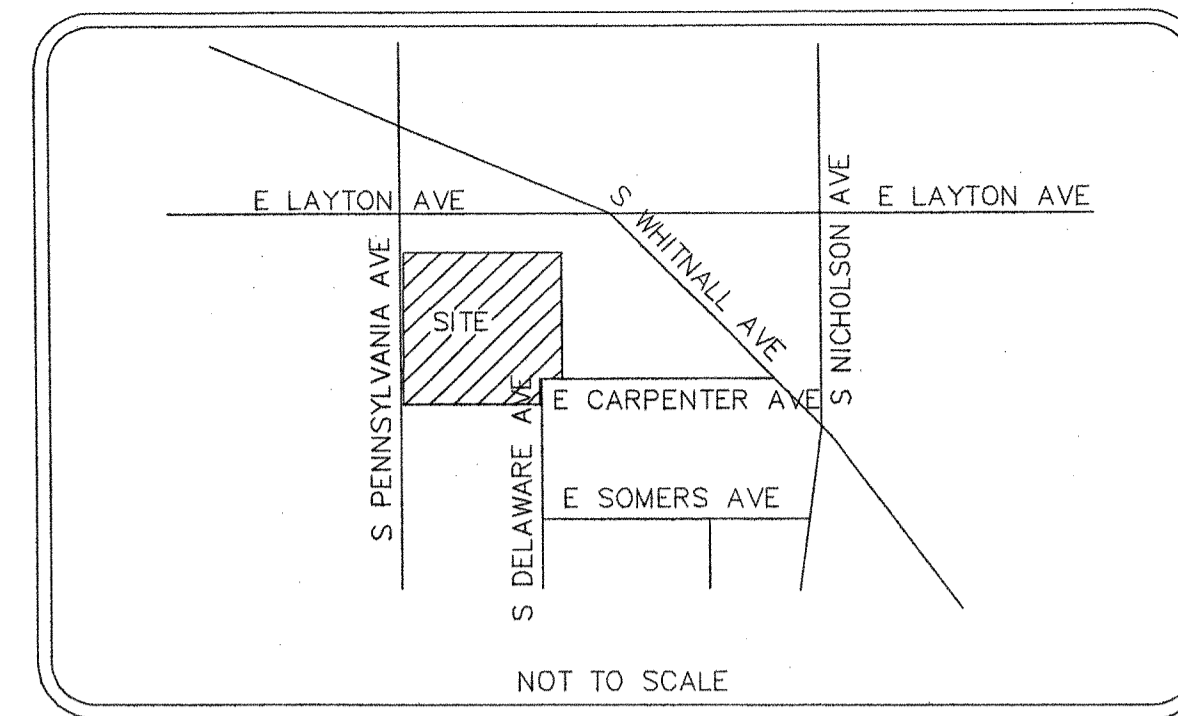
**Statement of Encroachments**

- A The 1 story metal building encroaches from 0.0 to 5.8 feet into the current minimum required 15.00 foot side yard zoning setback as per the current zoning code for the City of Cudahy, Wisconsin which bears and effective date of December, 2001.
- B A drive entrance for the adjacent property to the South exists along the South line of the subject property from 165.7 to 196.8 feet East of the West property line and from 18.4 to 19.5 feet North of the South property line with no apparent easement as per the subject title commitment.
- C A drive entrance for the adjacent property to the South exists along the South line of the subject property from 22.1 to 207.9 feet West of the East property line and from 18.6 to 18.8 feet North of the South property line with no apparent easement as per the subject title commitment.
- D The overhead power line servicing the subject property encroaches from 0.0 to 41.3 feet South of the North property line onto the subject property and enters the subject property through private lands North of and adjacent to the subject property with no apparent easement as per the subject title commitment.
- E The chain link fence encroaches from 0.8 to 1.2 feet East of the East property line into the South Delaware Avenue right of way.
- F The chain link fence encroaches from 0.0 to 1.6 feet South of the South property line into the East Carpenter Avenue right of way.
- G A row of parking stalls encroaches from 0.0 to 18.4 feet North of the North property line onto the subject property.

**FLOOD NOTE:** By graphic plotting only, this property is in Zone C of the Flood Insurance Rate Map, Community Panel No. 550272-0001 B, which bears an effective date of 12-15-1976 and is not in a Special Flood Hazard Area. By telephone call dated 5-25-2004 to the National Flood Insurance Program (800-638-6820) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

**Zoning Information**

Zoning classification: The property is zoned M-1, Limited Manufacturing District.  
 Height: The maximum allowable building height in this district is 60.00 feet for Principal Buildings and 10.00 feet for Accessory Buildings.  
 Setbacks: In this district there is a 25.00 foot minimum required front yard setback, a 25.00 foot minimum required rear yard setback, and a 15.00 foot minimum required side yard setback.  
 Bulk Restrictions: There are no lot coverage restrictions in this zoning district. For Warehousing Use, the zoning code requires 1 parking stall for each employee on the shift with the largest number of employees plus 1 parking stall for every 5000 square feet of gross floor area. For Business Office Use, the zoning code requires 1 parking stall for each employee on the shift with the largest number of employees plus 1 parking stall for every 250 square feet of gross floor area.  
 Source: The above information was obtained from the City of Cudahy, Wisconsin Zoning Ordinance available on-line at [www.cudahy.wis.us](http://www.cudahy.wis.us), which bears an effective date of December, 2001. Questions can be answered by the City of Cudahy, Wisconsin Inspection Department, Phone: 1-414-789-2211.



Vicinity Map

**Legend of Symbols & Abbreviations**

	Power Pole		Flag Pole		Storm Manhole
	Power Pole w/Light		Sign (As Noted)		Storm Inlet (Square)
	Light Pole		Well Head		Storm Inlet (Round)
	Telephone Pole		Satellite Dish		Curb Storm Inlet
	Guy Wire		Tower		Storm Pipe
	Sight Light		Water Valve		Sanitary Sewer
	Ground Light		Fire Hydrant		Sanitary Clean Out
	Electric Manhole		Siamese Fire Hydrant		Gas Valve
	Telephone Manhole		Water Manhole		Gas Manhole
	Telephone Pedestal		Water Meter Pit		Gas Meter
	Electric Meter		Water Meter		Gas Marker
	Cable Box		Sprinkler Head		Indicates Mutual Ownership
	Air Conditioner Unit		Indicates Handicapped Parking		Tree (As Noted)
	Railroad Signals				

N.	North	X'X'	DENOTES DISTANCE FROM BUILDING CORNER TO PROPERTY LINE
S.	South		
E.	East	X'X'	DENOTES DISTANCE FROM BUILDING CORNER TO BUILDING SIDELINE
W.	West		
.	Degrees		
'	Feet or Minutes		
"	Inches or Seconds		
Sq.	Square		
Fl.	Feet		
Vol.	Volume		
Pg.	Page		
O.R.	Official Record		
Calc.	Calculated		
Rec.	Record		
R/W	Right of Way		
C	Centerline		
L			

**Miscellaneous Notes**

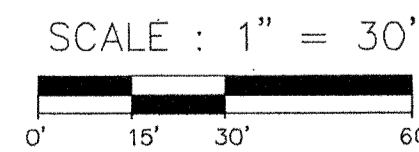
- All measured and recorded dimensions are the same unless noted otherwise.
- There is no visible evidence of cemeteries or burial grounds on the subject property.
- No monuments shown have identification numbers.
- There was no observable evidence of earth moving work, building construction or building additions within recent months.
- There were no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction.
- There was no observable evidence of recent street or sidewalk construction or repairs.
- There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- The utility locations shown hereon were determined by observable above ground evidence only. The surveyor was not provided with underground plans or above ground markings to determine any subsurface locations.

**BASIS OF BEARINGS:**

All bearings are referenced to the West line of Parcel 1, Certified Survey Map No. 6481, City of Cudahy, Milwaukee County, Wisconsin recorded March 5, 1998 in Reel 4258, Image 977 as Document Number 7498179, having a recorded bearing of N01 degrees 09'36"W.

<b>PARKING STALLS:</b>	<b>LOT AREA:</b>
102 Standard Stalls	358,222 square feet
0 Handicapped Stalls	8.2236 acres
157 Semi Stalls	

Survey Performed By:  
**Sarko Engineering Inc.**  
 847 Highway 40  
 Mount Horeb, WI 53572  
 Phone: 608-832-6297  
 Fax: 608-832-6349  
 Email: [rsarko@mhct.net](mailto:rsarko@mhct.net)



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**Survey Description**

RECORD LEGAL DESCRIPTION:  
 PARCEL 1, CERTIFIED SURVEY MAP NO. 6481 RECORDED MARCH 5, 1998 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN, IN REEL 4258, IMAGES 977 TO 979 INCLUSIVE, AS DOCUMENT NUMBER 7498179, BEING A REDIVISION OF PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 5638, BEING A PART OF THE SOUTH-WEST 1/4 AND THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 22 EAST, CITY OF CUDAHY, MILWAUKEE COUNTY, WISCONSIN.

NEW MEASURED LEGAL DESCRIPTION:  
 Parcel 1, Certified Survey Map Number 6481, City of Cudahy, Milwaukee County, Wisconsin being more particularly described as follows:

Beginning at the Northwest corner of said Parcel 1; thence N88 degrees 47'55"E, 594.72 feet; thence S01 degrees 09'36"E, 573.12 feet; thence S88 degrees 21'59"W, 60.00 feet; thence S01 degrees 09'36"E, 30.00 feet; thence S88 degrees 21'59"W, 534.74 feet; thence N01 degrees 09'36"W, 607.61 feet to the point of beginning.

Contained within said bounds 358,222 square feet or 8.2236 acres.

This description describes all the land described in the title commitment identified as Lawyers Title Insurance Corporation Commitment Number 220292 having an effective date of April 12, 2004.

**ALTA/ACSM Land Title Survey**

NAT-Cudahy Project  
 Pennsylvania Ave.  
 B&C Project No. 20040460 - 1  
 4850 Pennsylvania Ave., Cudahy, WI

Surveyor's Certification

To: Lawyers Title Insurance Corporation and Bock & Clark Corporation.  
 The undersigned certifies that to the best of his professional knowledge, information and belief, this map or plat and the Survey on which it is based were made on the date shown below of the premises specifically described in Lawyers Title Insurance Corporation Commitment Number 220292 dated April 12, 2004 and were made (i) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1999; (ii) in accordance with the "AGREEMENT for Survey Requirements for NAT-Cudahy Project Surveys" dated May 20, 2004 and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 15 and 16 of Table A as specifically defined therein; and (iii) pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

**Roland Sarko**

Roland F. Sarko  
 Wisconsin Registered Land Surveyor  
 Registration No. S - 1377  
 Date of Survey: 5-25-2004  
 Date of Last Revision: 5-27-2004  
 Network Project No. 20040460-1



**Bock & Clark's National Surveyors Network**  
 National Coordinators of ALTA/ACSM Land Title Surveys  
 537 North Cleveland-Massillon Road  
 Akron, Ohio 44333  
 Phone: (800) Surveys, Fax: (330) 666-3608 www.1800surveys.com

