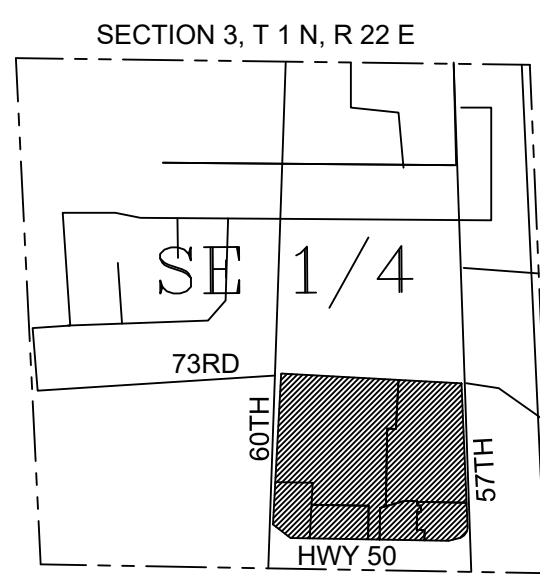
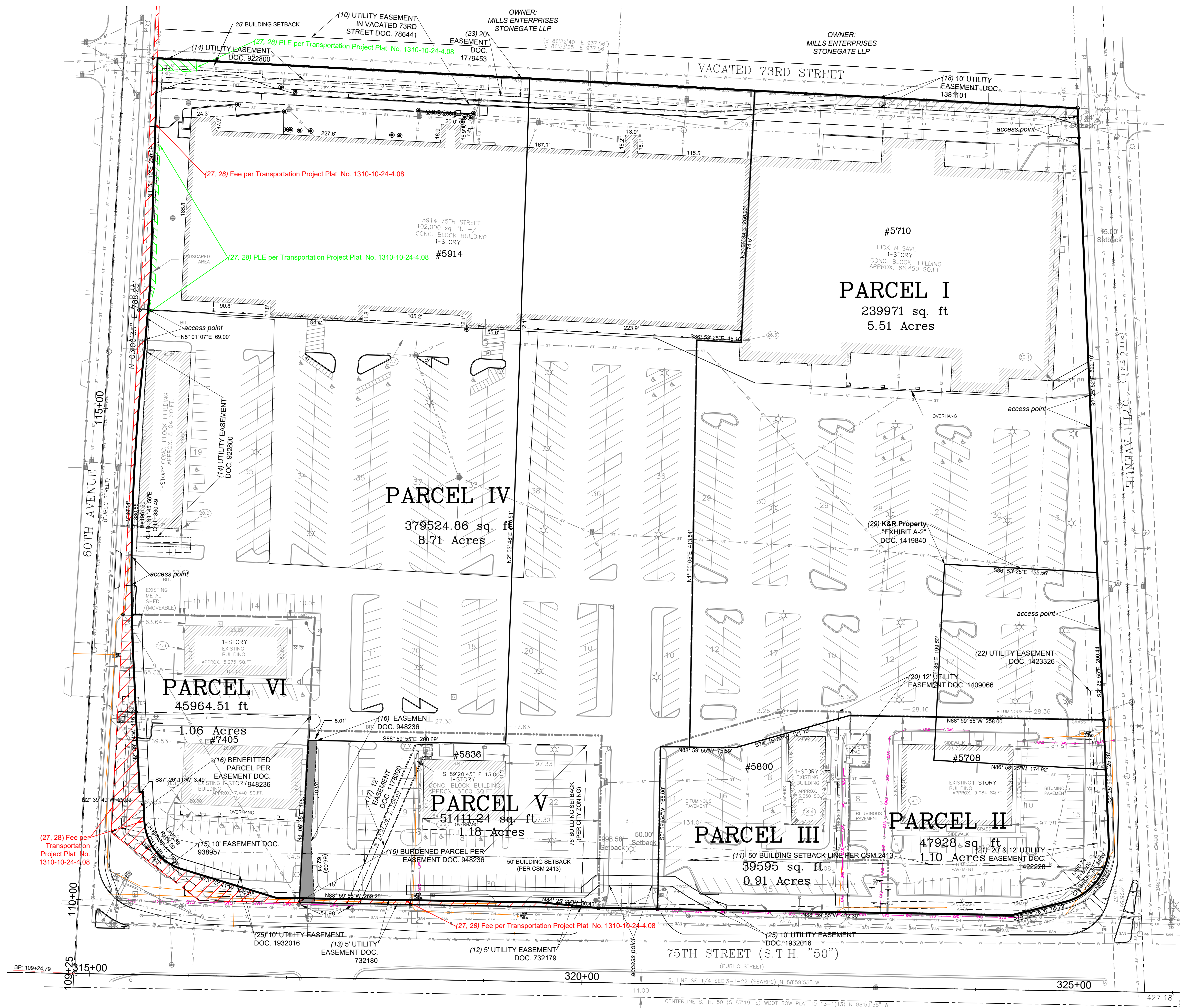


LOCATION MAP



GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE WITH THE S. LINE OF THE SE 1/4 OF SEC. 3-1-22 BEING N 88°59'55" W.
3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY SIGMA ON 01-19-2024.
4. VERTICAL DATUM FOR THE PROJECT SURVEY IS NGVD 1929. BENCHMARK FOR THE PROJECT SURVEY IS THE CONCRETE MONUMENT WITH BRASS CAP AT THE SOUTH 1/4 CORNER OF SECTION 3, T 1 N, R 22 E, WITH AN ELEVATION OF 719.871, AS PUBLISHED BY SEWRPC.
5. PROPERTY LIES IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD, PER FEMA FIRM PANEL 550559C0184D, DATED 06/16/2012.
6. PARKING:
 - PARCEL I 377 TOTAL SPACES, 8 H.C. SPACES
 - PARCEL II 59 TOTAL SPACES, 3 H.C. SPACES
 - PARCEL III 50 TOTAL SPACES, 2 H.C. SPACES
 - PARCEL IV 370 TOTAL SPACES, 12 H.C. SPACES
 - PARCEL V 80 TOTAL SPACES, 3 H.C. SPACES
 - PARCEL VI 63 TOTAL SPACES, 4 H.C. SPACES
7. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS, STREET OR SIDEWALK REPAIRS OR CONSTRUCTION OBSERVED.
8. ZONING, IS SHOWN AS B2 IN A LETTER FROM BLEW AND ASSOCIATES, P.A., DATED FEBRUARY 2, 2024. SETBACK REQUIREMENTS ARE S.T.H. "50" 50', 57TH AVE. 10', NORTH PROPERTY LINE 40.4', HEIGHT REQUIREMENTS ARE 50'.
9. PROPERTY LINES ARE CONTIGUOUS WITH RIGHT-OF-WAY LINES.



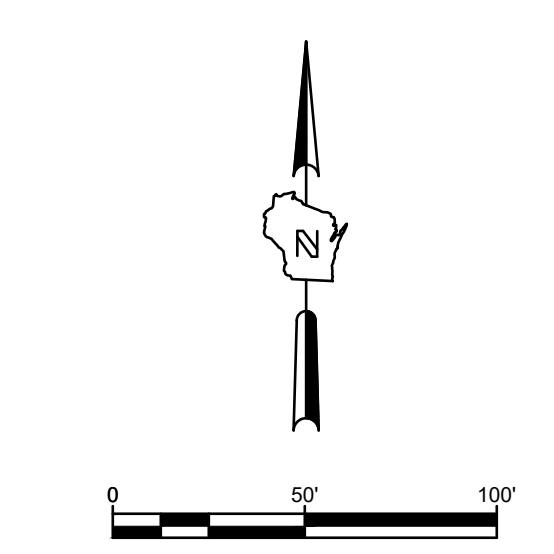
SIGMA GROUP
 Single Source. Smart Solutions.
 www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210

LEGEND

---	SECTION 1/4 SECTION LINE	○	IRON PIPE FOUNDSET
---	PROPERTY LINE	●	REBAR FOUNDSET
---	EASEMENT	○	CHEELED CROSS FOUNDSET
---	CHAIN LINK FENCE	○	PK NAIL FOUNDSET
---	GUARD RAIL	○	SPRINKLER
---	METAL FENCE	○	MONUMENT
---	WOOD FENCE	○	BENCHMARK
---	TREE LINE	○	SIGN
---	OVERHEAD UTILITY LINE	○	DECIDUOUS TREE (Diameter)
---	ELECTRIC	○	CONIFEROUS TREE (Diameter)
---	TELEPHONE	○	POST
---	FIBER OPTIC	○	SOIL BORING
---	CABLE TV	○	MONITORING WELL
---	SANITARY SEWER	○	CLVERT END
---	FORCE MAIN	○	LIGHT POLE
---	STORM SEWER	○	
---	WATER MAIN	○	
---	GAS	○	
---	EXISTING MAJOR CONTOUR	○	
---	EXISTING MINOR CONTOUR	○	
○	MANHOLE	○	
○	CATCH BASIN	○	
○	CATCH BASIN (ROUND)	○	
○	ROOF DRAIN	○	
○	WYHOOT	○	
○	WATER VALVE	○	
○	GAS VALVE	○	
○	UTILITY POLE	○	
○	GUY WIRE	○	
○	GUY POLE	○	
○	GAS METER	○	
○	ELECTRIC METER	○	
○	UTILITY PRESTAL	○	
○	MANHOLE	○	
○	TRAFFIC SIGNAL	○	

5708, 5710, 5800, 5836 AND 5914 75TH STREET,
 7405 60TH AVENUE
 KENOSHA, WI, WISCONSIN

ALTANSPS LAND TITLE SURVEY



1. ZONING ADDED 2/2/2024 NGC
2. Replot w/ missing bldgs 2/12/2024 KAS
3. Updated per comments 3/4/2024 NGC
4. Updated title commitment 4/2/2024 NGC

NO. REVISION	DATE	BY
DRWNG NO.	22489 ALTA.dwg	
DRAWN BY:	B.M.R.	
DATE:	03-04-2024	
PROJECT NO:	16536	
CHECKED BY:	K.A.S.	
APPROVED BY:		
SHEET NO.:		

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

Legal description First American Title Insurance Company Commitment No. NCS-1204383-MKE with an effective date of January 5th, 2024, Revision Number: 10 (April 01, 2024):

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, INCLUDING PART OF LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NUMBER 2413, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR KENOSHA COUNTY, WISCONSIN ON APRIL 26, 2004 AS DOCUMENT NUMBER 1383821, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF SAID CERTIFIED SURVEY MAP NO. 2413, ON THE WEST LINE OF 57TH AVENUE; THENCE SOUTH 02° 25' 55" EAST, 747.37 FEET ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF 57TH AVENUE TO THE BEGINNING OF A 59.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 36° 46' 16" WEST, 74.58 FEET; THENCE SOUTHWESTERLY, 80.74 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENCY ON THE NORTHERLY LINE OF 75TH STREET (S.T.H. "50"); THENCE SOUTH 75° 58' 28" WEST, 55.29 FEET ALONG SAID NORTHERLY LINE; THENCE NORTH 88° 59' 55" WEST ALONG SAID NORTH LINE 825.55 FEET; THENCE NORTH 52° 20' 18" WEST, 113.49 FEET TO THE EAST RIGHT OF WAY LINE OF 60TH AVENUE; THENCE NORTH 03° 06' 35" EAST 788.25 FEET TO THE CENTERLINE OF VACATED 73RD STREET; THENCE SOUTH 86° 53' 25" EAST ALONG SAID CENTERLINE 940.47 FEET; TO THE NORTHEAST CORNER OF SAID LOT 1 AND TO THE POINT OF BEGINNING. SAID LAND BEING IN THE CITY OF KENOSHA, KENOSHA COUNTY AND STATE OF WISCONSIN. EXCEPTING PARCELS 185, 261 AND 262 OF TRANSPORTATION PROJECT PLAT 1310-10-24-4.08 RECORDED AS DOCUMENT NO. 1843048, RECORDED IN KENOSHA COUNTY, WISCONSIN, AS SET FORTH IN DOCUMENT NO'S. 1858107, 1858108 AND 1871034.

THE ABOVE IS ALSO DESCRIBED AS FOLLOWS:

PARCEL I:

A PARCEL OF LAND BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2413 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR KENOSHA COUNTY, WISCONSIN ON APRIL 26, 2004, AS DOCUMENT NO. 1383821, SAID CERTIFIED SURVEY MAP BEING A PART LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN. COMMENCING AT THE NORTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2413 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 02°25'55" EAST, 622.13 FEET ALONG THE WEST RIGHT OF WAY LINE OF 57TH AVENUE TO THE NORTHEAST CORNER OF LOT 2 OF SAID CERTIFIED SURVEY MAP NO. 2413; THENCE ALONG THE SOUTH LINE OF SAID LOT 1 NORTH 88°59'55" WEST, 257.10 FEET; THENCE NORTH 01°00'05" EAST, 3.71 FEET; THENCE NORTH 88°59'55" WEST, 66.87 FEET; THENCE SOUTH 73°55'23" WEST, 100.44 FEET TO A POINT ON THE EAST LINE OF LOT 3 OF CERTIFIED SURVEY MAP NO. 2413; THENCE ALONG THE WEST LINE OF SAID LOT 1; NORTH 01°00'05" EAST, 404.60 FEET; THENCE SOUTH 86°53'25" EAST, 45.16 FEET; THENCE NORTH 03°06'35" EAST, 256.12 FEET TO THE CENTERLINE OF VACATED 73RD STREET AND THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 86°53'25" EAST, 328.38 FEET TO THE POINT OF BEGINNING OF THIS PARCEL. SAID LAND BEING IN THE CITY OF KENOSHA, COUNTY OF KENOSHA, STATE OF WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 5710 75TH STREET
TAX PARCEL NO. 03-122-03-477-021

PARCEL II:

A PARCEL OF LAND BEING PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2413 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR KENOSHA COUNTY, WISCONSIN ON APRIL 26, 2004, AS DOCUMENT NO. 1383821, SAID CERTIFIED SURVEY MAP BEING A PART LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN. COMMENCING AT THE NORTHEAST CORNER LOT 2 OF CERTIFIED SURVEY MAP NO. 2413 BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 02°25'55" EAST, 125.24 FEET ALONG THE WEST RIGHT OF WAY LINE OF 57TH AVENUE; THENCE SOUTHWESTERLY 80.74 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF SOUTH 36°46'16" WEST, 74.58 FEET AND A RADIUS OF 59.00 FEET; THENCE SOUTH 75°58'28" WEST, 55.29 FEET TO THE NORTH LINE OF 75TH STREET (S.T.H. 50); THENCE ALONG SAID NORTH LINE NORTH 88°59'55" WEST 126.60 FEET; THENCE NORTH 01°00'05" EAST, 53.21 FEET; THENCE NORTH 88°59'55" WEST, 41.00 FEET; THENCE NORTH 01°00'05" EAST, 95.03 FEET; THENCE SOUTH 88°59'55" EAST, 20.00 FEET; THENCE NORTH 01°00'05" EAST 32.75 FEET; THENCE NORTH 88°59'55" WEST 20.00 FEET; THENCE NORTH 01°00'05" EAST, 18.89 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 88°59'55" EAST, 257.10 FEET TO THE POINT OF BEGINNING. SAID LAND BEING IN THE CITY OF KENOSHA, COUNTY OF KENOSHA, STATE OF WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 5708 75TH STREET
TAX PARCEL NO. 03-122-03-477-022

PARCEL III:

A PARCEL OF LAND BEING PART OF LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 2413 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR KENOSHA COUNTY, WISCONSIN ON APRIL 26, 2004, AS DOCUMENT NO. 1383821, SAID CERTIFIED SURVEY MAP BEING A PART LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN. COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2413 ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 01°00'05" EAST, 165.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 73°55'23" EAST, 131.39 FEET; THENCE SOUTH 88°59'55" EAST, 66.87 FEET; THENCE SOUTH 01°00'05" WEST, 22.60 FEET; THENCE SOUTH 88°59'55" EAST, 20.00 FEET; THENCE SOUTH 01°00'05" WEST, 32.75 FEET; THENCE NORTH 88°59'55" WEST, 20.00 FEET; THENCE SOUTH 01°00'05" WEST, 95.03 FEET; THENCE SOUTH 88°59'55" EAST, 41.00 FEET; THENCE SOUTH 01°00'05" WEST, 53.21 FEET TO THE SOUTH LINE OF SAID LOT 2 AND THE NORTH LINE OF 75TH STREET (S.T.H. 50); THENCE ALONG SAID NORTH LINE NORTH 88°59'55" WEST, 233.46 FEET TO THE POINT OF BEGINNING OF THIS PARCEL. SAID LAND BEING IN THE CITY OF KENOSHA, COUNTY OF KENOSHA, STATE OF WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 5800 75TH STREET
TAX PARCEL NO. 03-122-03-477-023

PARCEL IV:

A PARCEL OF LAND BEING PART OF LOT 3 OF CERTIFIED SURVEY MAP NO. 2413 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR KENOSHA COUNTY, WISCONSIN ON APRIL 26, 2004, AS DOCUMENT NO. 1383821, SAID CERTIFIED SURVEY MAP AND A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 BEING LOCATED IN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN. COMMENCING AT THE SOUTHEAST CORNER OF LOT 3 OF CERTIFIED SURVEY MAP NO. 2413 LOCATED ON THE NORTH RIGHT OF WAY LINE OF 75TH STREET (STATE TRUNK HIGHWAY "50") ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 88°59'55" WEST, 60.00 FEET ALONG THE NORTH RIGHT OF WAY LINE OF 75TH STREET; THENCE NORTH 01°00'05" EAST, 175.00 FEET; THENCE NORTH 88°59'55" WEST, 297.60 FEET; THENCE NORTH 03°06'35" EAST, 114.83 FEET; THENCE NORTH 88°59'55" WEST, 194.99 FEET TO THE EAST LINE OF 60TH AVENUE; THENCE NORTH 03°06'35" EAST, 566.11 FEET TO THE CENTERLINE OF VACATED 73RD STREET; THENCE SOUTH 86°53'25" EAST, 612.09 FEET ALONG SAID CENTERLINE; THENCE SOUTH 03°06'35" WEST, 256.12 FEET; THENCE NORTH 86°53'25" WEST, 45.16 FEET; THENCE SOUTH 01°00'05" WEST, 404.60 FEET; THENCE SOUTH 73°55'23" WEST, 30.95 FEET; THENCE SOUTH 01°00'05" WEST, 165.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. SAID LAND BEING IN THE CITY OF KENOSHA, COUNTY OF KENOSHA, STATE OF WISCONSIN. EXCEPTING PARCEL 185 OF TRANSPORTATION PROJECT PLAT 1310-10-24-4.08 RECORDED AS DOCUMENT NO. 1843048, RECORDED IN KENOSHA COUNTY, WISCONSIN AS DESCRIBED IN DOCUMENT NO. 1858107.

FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 5914 75TH STREET
TAX PARCEL NO. 03-122-03-477-024

PARCEL V:

A PARCEL OF LAND BEING PART OF LOT 3 OF CERTIFIED SURVEY MAP NO. 2413 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR KENOSHA COUNTY, WISCONSIN ON APRIL 26, 2004, AS DOCUMENT NO. 1383821, SAID CERTIFIED SURVEY MAP AND A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 BEING LOCATED IN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN. COMMENCING AT THE SOUTHWEST CORNER OF LOT 3 OF CERTIFIED SURVEY MAP NO. 2413 ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 03°06'35" EAST, 175.12 FEET; THENCE SOUTH 88°59'55" EAST, 297.60 FEET; THENCE SOUTH 01°00'05" WEST, 175.00 FEET TO THE NORTH RIGHT OF WAY LINE OF 75TH STREET (STATE TRUNK HIGHWAY "50"); THENCE NORTH 88°59'55" WEST, 304.04 FEET ALONG THE NORTH RIGHT OF WAY LINE OF 75TH STREET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. SAID LAND BEING IN THE CITY OF KENOSHA, COUNTY OF KENOSHA, STATE OF WISCONSIN EXCEPTING PARCEL 262 OF TRANSPORTATION PLAT 1310-10-24-4.08, RECORDED AS DOCUMENT NO. 1843048, RECORDED IN KENOSHA COUNTY, WISCONSIN AS DESCRIBED IN DOCUMENT NO. 1858108.

FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 5836 75TH STREET
TAX PARCEL NO. 03-122-03-477-025

PARCEL VI:

PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 22 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 76.05 FEET NORTH OF THE SOUTH 1/4 SECTION LINE ON THE CENTER LINE OF 60TH AVENUE; THENCE NORTH 290 FEET; THENCE EAST 225 FEET; THENCE SOUTH 290 FEET; THENCE WEST 225 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT OF THE PUBLIC IN 60TH AVENUE OVER AND ACROSS THE WEST 24.75 FEET. EXCEPTING THEREFROM THE FOLLOWING: COMMENCING AT A POINT 14 FEET SOUTH AND 1239.75 FEET WEST OF THE SOUTHEAST CORNER OF SAID 1/4 SECTION; THENCE WEST 242.78 FEET; THENCE NORTHERLY ALONG THE CENTER LINE OF 60TH AVENUE, 176 FEET; THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING. SAID LAND BEING IN THE CITY OF KENOSHA, COUNTY OF KENOSHA, STATE OF WISCONSIN.

EXCEPTING PARCEL 261 OF TRANSPORTATION PROJECT PLAT 1310-10-24-4.08, RECORDED AS DOCUMENT NO. 1843048, RECORDED IN KENOSHA COUNTY, WISCONSIN AS DESCRIBED IN DOCUMENT NO. 1871034.

FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 7405 60TH AVENUE
TAX PARCEL NO. 03-122-03-477-002

PARCEL VII:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, MAINTENANCE, PARKING, AND REPAIR AND REPLACEMENT OF UTILITIES RECORDED FEBRUARY 16, 1970 AS DOCUMENT NO. 520224, AS AMENDED BY AMENDMENT TO DEED OF DECLARATION RECORDED APRIL 24, 1985 AS DOCUMENT NO. 734286 AND AS MODIFIED BY MODIFICATIONS TO DEED OF DECLARATION RECORDED JANUARY 21, 1992 AS DOCUMENT NO. 884062 AND JANUARY 21, 2005 AS DOCUMENT NO. 1419840.

Per First American Title Insurance Company Commitment No. NCS-1204383-MKE with an effective date of January 5th, 2024, Revision Number: 10 (April 01, 2024), the following items appear in Schedule B II as exceptions:

10. Rights for entrance to, maintenance, construction, or repair of any utility structures, improvements or services which may be under the surface of the portion of the insured premises laying within vacated 73rd Street, pursuant to Section 66.1005(2) (a) Wisconsin Statutes, Resolution recorded August 31, 1987, in Volume 1284, Page 398, as Document No. 786441. Conveyance of Rights in Land recorded July 12, 2021 as Document No. 1904328. (Affects Parcels I and IV) **AFFECTS PROPERTY AS SHOWN.**

11. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 2413 recorded April 26, 2004 as Document No. 1383821 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. (Affects Parcels I, II, III, IV and V) **AFFECTS PROPERTY AS SHOWN.**

12. Utility Easement to Wisconsin Bell, Inc., dated December 03, 1984, recorded/ filed March 06, 1985, in Volume 1182, Page 816, as Document No. 732179. Conveyance of Rights in Land recorded July 12, 2021 as Document No. 1904328. (Affects Parcels II, III, IV and V) **AFFECTS PROPERTY AS SHOWN.**

13. Utility Easement to Wisconsin Bell, Inc., dated December 06, 1984, recorded/ filed March 06, 1985, in Volume 1182, Page 818, as Document No. 732180. Conveyance of Rights in Land recorded July 12, 2021 as Document No. 1904328 (Affects Parcels II, III, IV and VI) **AFFECTS PROPERTY AS SHOWN.**

14. Utility Easement to Wisconsin Electric Power Company, dated July 09, 1992, recorded/ filed April 02, 1993, in Volume 1578, Page 24, as Document No. 922800. (Affects Parcels IV and VI) **AFFECTS PROPERTY AS SHOWN.**

15. Utility Easement to Wisconsin Electric Power Company and Wisconsin Bell, Inc., dated September 13, 1993, recorded/ filed September 16, 1993, in Volume 1620, Page 55, as Document No. 938957. Conveyance of Rights in Land recorded July 12, 2021 as Document No. 1904326. (Affects Parcel VI) **AFFECTS PROPERTY AS SHOWN.**

16. Declaration of Easement Affecting Property of Plaza 50 Property Associates recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on December 14, 1993, in Volume 1645, at page 358 as Document No. 948236. (Affects Parcel V) **AFFECTS PROPERTY AS SHOWN.**

17. Utility Easement to Wisconsin Electric Power Company, dated March 31, 2000, recorded/ filed April 11, 2000, as Document No. 1178390. (Affects Parcel V) **AFFECTS PROPERTY AS SHOWN.**

18. Utility Easement to Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies, Wisconsin Bell, Inc., D/B/A SBC Wisconsin & Time Warner Entertainment Company, LP, dated March 19, 2004, recorded/ filed April 07, 2004 as Document No. 1381101. **AFFECTS PROPERTY AS SHOWN.**

Quit Claim Deed by Utility (Non-Fee Land Interests) recorded July 12, 2021 as Document No. 1904332.

Quit Claim Deed by Utility (Non-Fee Land Interests) recorded July 12, 2021 as Document No. 1904334.

(Affects Parcels I and IV)

19. Obligations arising out of Development Agreement recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on April 26, 2004, as Document No. 1383823. (Affects Parcel I, II and III) **NOT PLOTTABLE.**

20. Utility Easement to Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies & Wisconsin Bell, Inc., D/B/A SBC Wisconsin, dated October 05, 2004, recorded/ filed October 20, 2004, as Document No. 1409066. **AFFECTS PROPERTY AS SHOWN.**

(Affects Parcel II)

21. Utility Easement to Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies & Wisconsin Bell, Inc., D/B/A SBC Wisconsin, dated February 02, 2005, recorded/ filed February 15, 2005 as Document No. 1422228. (Affects Parcels II and III) **AFFECTS PROPERTY AS SHOWN.**

22. Utility Easement to Wisconsin Bell, Inc. d/b/a SBC Wisconsin, a Wisconsin Corporation, dated January 20, 2005, recorded/ filed February 23, 2005, as Document No. 1423326. (Affects Parcels I and II) **AFFECTS PROPERTY AS SHOWN.**

23. Distribution Easement Underground granted to Wisconsin Electric Power Company doing business as We Energies recorded August 31, 2016 as Document No. 1779453. (Affects Parcel IV) **AFFECTS PROPERTY AS SHOWN.**

24. Conditional Use Permit recorded October 17, 2016 as Document No. 1782646. (Affects Parcel IV) **BLANKET IN NATURE, AFFECTS PROPERTY.**

25. Utility Easement to Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies, Spectrum Mid-America, LLC and Wisconsin Bell, Inc. doing business as AT&T Wisconsin, a Wisconsin corporation and Teleport Communications America, LLC and Windstream (Kentucky Data Link LLC), dated April 13, 2021, recorded/ filed July 11, 2022 as Document No. 1932016. (Affects Affects Parcels III, IV, V and VI) **AFFECTS PROPERTY AS SHOWN.**

26. Terms and provisions of an unrecorded lease dated October 19, 2004, by and between Plaza 50 Property Associates, LLP as lessor and Carisch Brothers as lessee, as disclosed by a Memorandum of Ground Lease recorded September 01, 2005 as Document No. 1448589 of Official Records. (Affects Parcel III) **BLANKET IN NATURE IN RELATION TO PARCEL III**

27. Easements as set forth in Warranty Deed recorded December 30, 2019 as Document No. 1858107. (Affects Parcel IV) **AFFECTS PROPERTY AS SHOWN.**

28. Easements and other matters as set forth in Instruments recorded as Document No's. 1843048, 1863778, 1858108, 1858109, 1858110, 1871034 and 1843050. (Affects Parcels IV, V and VI) **AFFECTS PROPERTY AS SHOWN.**

29. Deed of Declaration recorded on February 16, 1970, in Volume 817 of Records, at page 554, as Document No. 520224. **AFFECTS ALL PARCELS, BLANKET IN NATURE (PARCEL 7).** Modification and/or amendment by instrument: Modification to Deed of Declaration Recording Information: January 21, 1992, in Volume 1482, Page 854, as Document No. 884062 Modification and/or amendment by instrument: Amendment to Deed of Declaration Recording Information: April 24, 1985, in Volume 1186 of Records, Page 460, as Document No. 734286 Modification and/or amendment by instrument: Second Modification to Deed of Declaration Recording Information: January 21, 2005, as Document No. 1419840

~~30- This item has been intentionally deleted.~~

31. Declaration of Deed Restrictions recorded on April 24, 1985, in Volume 1186 of Records, at page 455, as Document No. 734285. **BLANKET IN NATURE, AFFECTS ENTIRE PROPERTY.**

Surveyor's Certification:

To: Hauppauge Properties, LLC, a Delaware limited liability company
First American Title Insurance Company
Fifth Third Bank, National Association, its successors and/or assigns to Surveyor's Certification
Plaza 50, LLC, a Wisconsin limited liability 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, 6, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16, 17 and 19 of Table A thereof. The field work was completed on 1/19/2024.

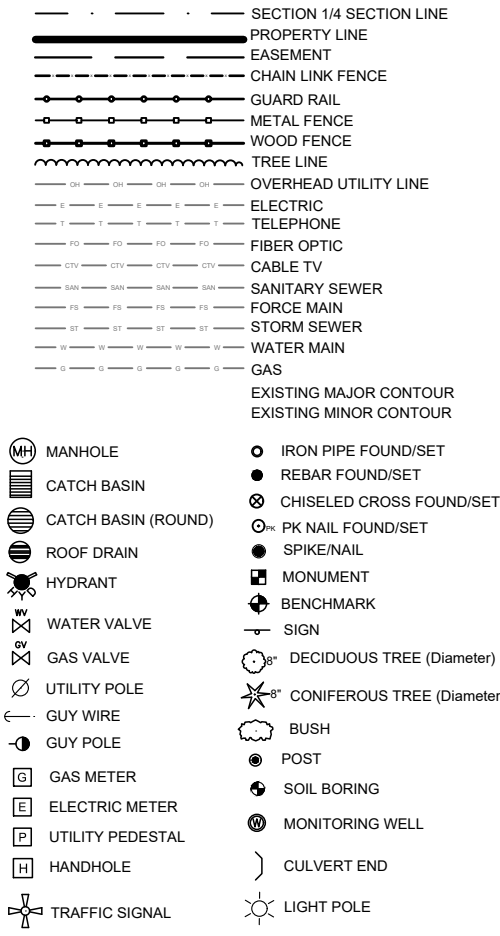
Date of Map 1/29/2024



THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

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GROUP
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Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

LEGEND



5708, 5710, 5800, 5836 AND 5914 75TH STREET,
7405 60TH AVENUE
KENOSHA, WI, WISCONSIN

ALTANSPS LAND TITLE SURVEY

1. ZONING ADDED 2/2/2024 NGC
2. Replot w/ missing bldgs 2/12/2024 KAS
3. Updated per comments 3/4/2024 NGC
4. Updated title commitment 4/2/2024 NGC

NO. REVISION DATE BY

DRWG NO. 22489 ALTA.dwg

DRAWN BY: B.M.R.

DATE: 03-04-2024

PROJECT NO: 16536

CHECKED BY: K.A.S.

APPROVED BY:

SHEET NO.:

2 OF 2