

Legal description per Knight Barry Title Insurance Company Commitment No. 2146776, with an effective date of May 6, 2022:

PART OF THE LAND LEGALLY DESCRIBED AS FOLLOWS:

That part of the Southeast 1/4 of Section 21, in Town 8 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at a point in the South line of said 1/4 Section 210.02 feet South 88°56'00" West of the Southeast corner of said 1/4 Section; running thence South 88°56'00" West along the South line of said 1/4 Section 157.35 feet to a point; thence North 1°04'00" West at right angles to the South line of said 1/4 Section 105.00 feet to a point of curve; thence Northwesterly 339.92 feet on the arc of a curve whose center is to the Southwest, whose radius is 523.71 feet and whose chord bears North 19°39'38.5" West 333.98 feet to a point; thence North 51°44'43" East 45.14 feet to a point; thence North 88°56'00" East and parallel to the South line of said 1/4 Section 450.00 feet to a point on the East line of said 1/4 Section; thence South 0°28'40" West along the East line of said 1/4 Section 243.98 feet to a point; thence South 88°56'00" West and parallel to the South line of said 1/4 Section 210.02 feet to a point; thence South 0°28'40" West 205.02 feet to the place of commencement. Reserving 60.02 feet on the East abutting N. 76th Street and 55.00 feet on the South abutting West Mill Road for street purposes.

For informational purposes only:
Property Address: 6431 North 76th Street, Milwaukee, WI 53223
Tax Key Number: 1429984119

As surveyed legal descriptions:

Tax Key No. 1429984119
6431 North 76th Street

That part of the Southeast 1/4 of Section 21, in Town 8 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at the southeast corner of said Section 21; thence N 00°11'48" W, along the east line of said Section 21, 205.01 feet; thence S 88°15'35" W, 60.04 feet to the west line of North 76th Street and the point of beginning; thence S 88°15'35" W, 150.02 feet; thence N 00°12'03" W, 243.98 feet to the south line of Mill View Subdivision; thence N 88°15'35" E along said south line, 150.00 feet to said west line; thence S 00°11'47" E, along said west line, 243.98 feet to the point of beginning.

Tax Key No. 1429984118
7630 West Mill Road

That part of the Southeast 1/4 of Section 21, in Town 8 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at the southeast corner of said Section 21; thence S 88°15'35" W along the south line of said Section 21, 367.37 feet; thence N 1°44'25" W, 55.00 feet to the north line of West Mill Road and the point of beginning; thence N 1°44'25" W, 30.00 feet to a point of curvature; thence northwesterly, 84.68 feet along the arc of a curve whose radius is 115.50 feet and whose chord bears N 24°17'30" W, 82.80 feet; thence N 39°55'06" E, 37.46 feet to a point of curvature; thence northwesterly, 255.09 feet along the arc of a curve whose radius is 523.71 feet and whose chord bears N 24°58'27" W, 252.58 feet; thence N 51°04'18" E, 45.14 feet; thence N 88°15'35" E, 239.96 feet; thence S 00°12'03" E, 243.98 feet; thence S 00°12'40" E, 149.99 feet to the north line of West Mill Road; thence S 88°15'35" W along said north line, 158.83 feet to the point of beginning.

Per Knight Barry Title Insurance Company Commitment No. 2146776, with an effective date of May 6, 2022, the following items appear in Schedule B II as exceptions:

- Easement granted to Wisconsin Gas and Electric Company and other matters contained in the instrument recorded June 9, 1926 as Document No. 1436728. **Affects property. Blanket in nature.**
- Pipe Line Easement granted to Milwaukee Gas Light Company and other matters contained in the instrument recorded March 3, 1952 as Document No. 3092267, as amended by Easement Agreement recorded April 25, 1960 as Document No. 3804283, and further amended by Easement Agreement recorded June 27, 1960 as Document No. 3816968. State Highway Commission of Wisconsin Quit Claim Deed by Public Utility to the State of Wisconsin recorded January 18, 1968 as Document No. 4369297. **Does not affect property.**
- Certified Copy of Resolution and other matters contained in the instrument recorded January 17, 1968 as Document No. 4369171. **Does not affect property.**

GENERAL NOTES:

- 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.
- Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone, NAD 1983, with the South line of the SE 1/4 of Section 21 Town 8 N, Range 22 E bearing South 88° 15' 35" West.
- Parcel falls within **Zone X, Areas determined to be outside the 0.2% annual chance floodplain**, per FEMA FIRM Panel 55076C0019E, effective date of September 26, 2008.
- Parcel area is 137,710 square feet or 3.161 acres.

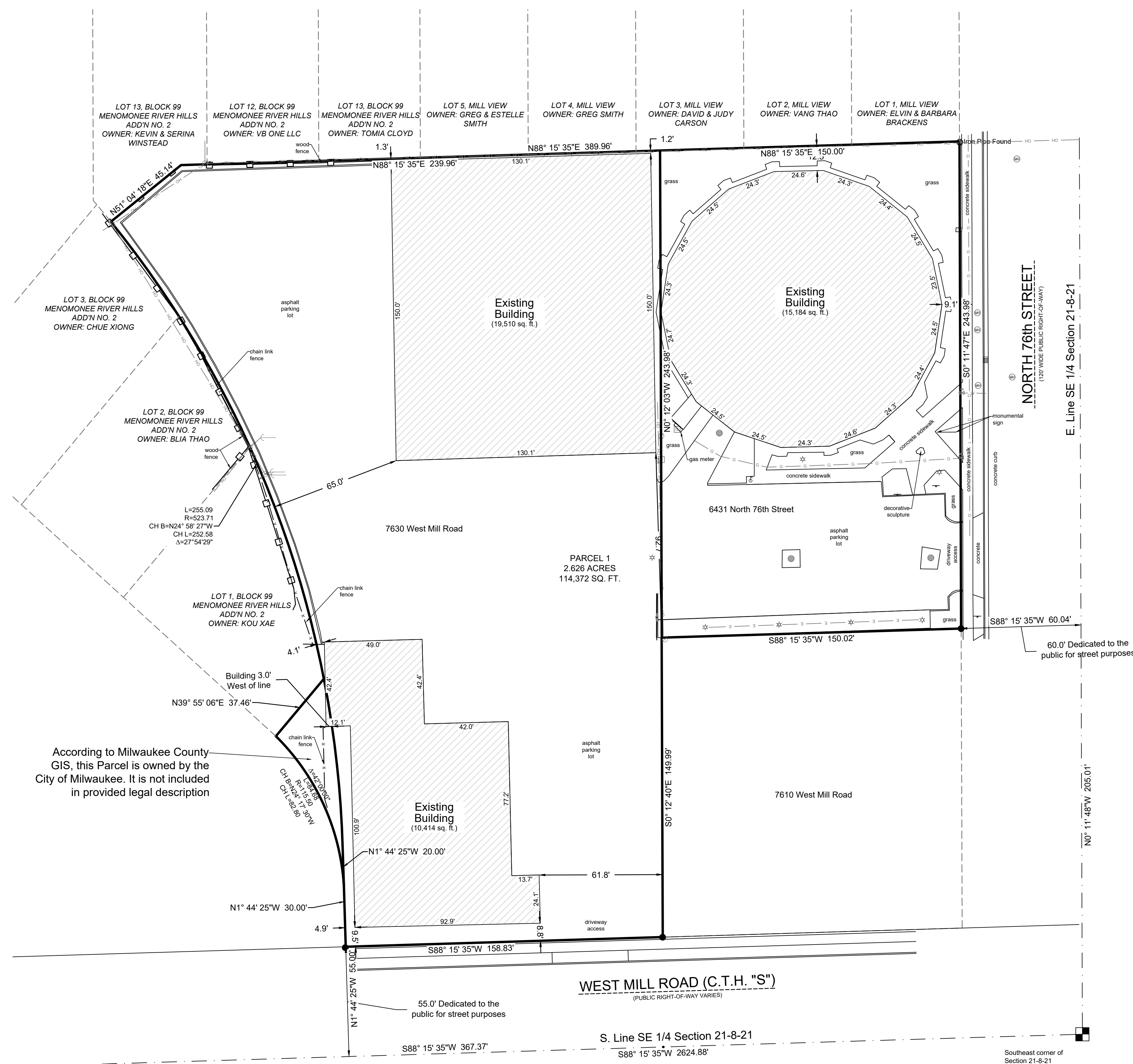
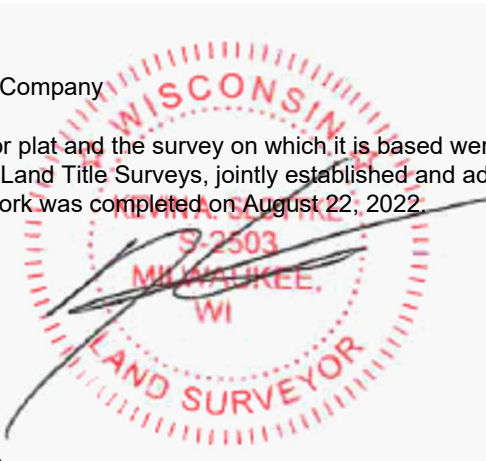
Surveyor's Certification:

To: City of Milwaukee
Knight Barry Title Group
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, 7a, 7b, 11, 8 and 13 of Table A thereof. The field work was completed on August 22, 2022.

Date of Map August 30, 2022

Kevin A. Slotke, PLS No. 2503



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LEGEND table with symbols for SECTION 1/4 SECTION LINE, PROPERTY LINE, EASEMENT, CHAIN LINK FENCE, GUARD RAIL, METAL FENCE, WOOD FENCE, TREE LINE, OVERHEAD UTILITY LINE, ELECTRIC, TELEPHONE, FIBER OPTIC, CABLE TV, SANITARY SEWER, FORCE MAIN, STORM SEWER, WATER MAIN, GAS, EXISTING MAJOR CONTOUR, EXISTING MINOR CONTOUR, UNKNOWN MANHOLE, SANITARY MANHOLE, STORM MANHOLE, ELECTRIC MANHOLE, MMSD MANHOLE, TELEPHONE MANHOLE, CATCH BASIN, DITCH BASIN (ROUND), ROOF DRAIN, HYDRANT, WATER VALVE, GAS VALVE, UTILITY POLE, GUY WIRE, GAS METER, ELECTRIC METER, UTILITY PEDESTAL, HANDHOLE, IRON PIPE FOUNDSET, REBAR FOUNDSET, CHISELED CROSS FOUNDSET, PK NAIL FOUNDSET, SPRENAIL, MONUMENT, BENCHMARK, SIGN, DECIDUOUS TREE (diameter), CONIFEROUS TREE (diameter), BUSH, POST, SOIL BORING, MONITORING WELL, CULVERT END, LIGHT POLE, PARKING METER, FLAG POLE, TRAFFIC SIGNAL.

MILL ROAD LIBRARY
6431 NORTH 76th STREET
MILWAUKEE, WISCONSIN 53223
ALTANSPS LAND TITLE SURVEY

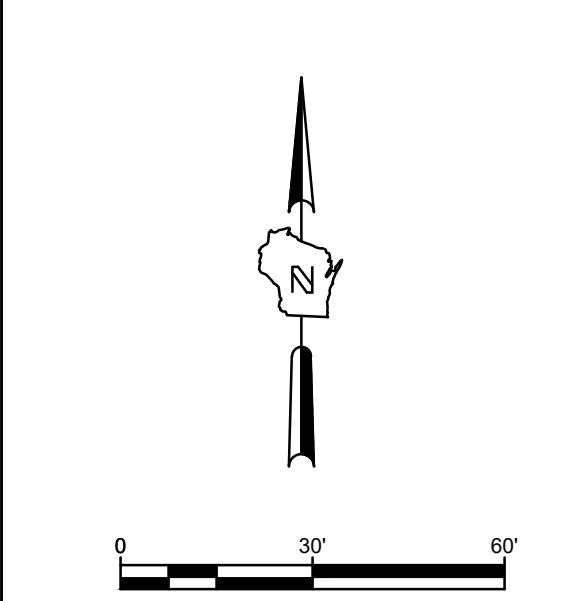


Table with 2 columns: NO. REVISION, DATE BY. Includes project details: DRAWING NO. 21240 - ALTA.dwg, DRAWN BY: KMA, DATE: 08/30/2022, PROJECT NO: # 21240, CHECKED BY: KAS, APPROVED BY: ---, SHEET NO: 1 OF 1.