

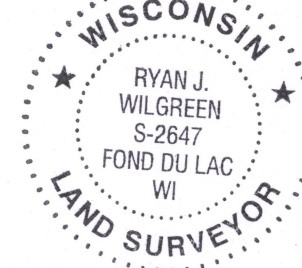
ALTA / NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

- To:
- Quattro Pewaukee, LLC, a Wisconsin limited liability company and any mortgagees or lenders, and successors or assigns, including but not limited to Wintrust Bank, N.A., and RRA Capital, LLC
 - First American Title Insurance Company
 - KB Pewaukee 2, LLC, a Wisconsin limited liability company
 - Wintrust Bank, N.A.

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(a), 6(b), 7(a), 8, 9, 11(a), 13, 14, 16, 17 & 18 of Table A thereof. The field work was completed on July 8, 2022.

Ryan Wilgreen
Ryan Wilgreen P.L.S. No. S-2647
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Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 2245520



Date of Plat or Map: 4/15/24

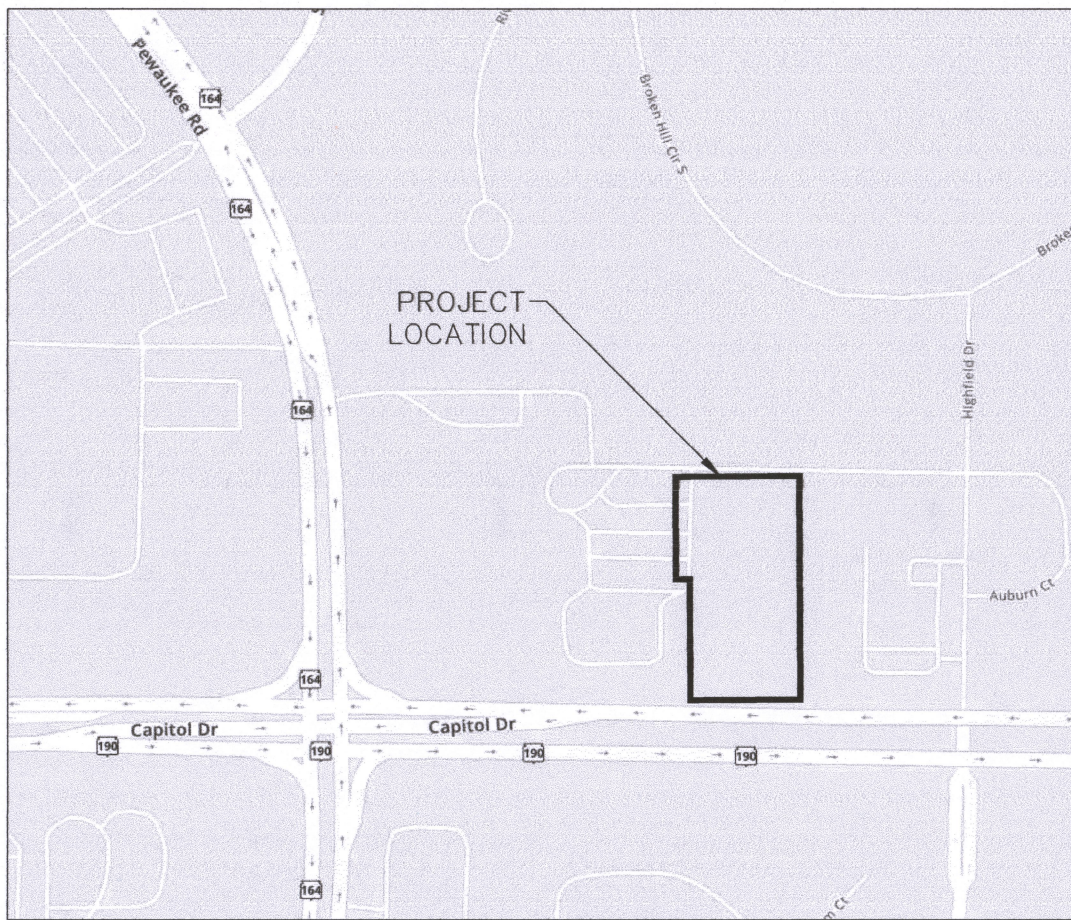
LANDS DESCRIBED IN COMMITMENT NO. NCS-1132809-MKE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH A COMMITMENT DATE OF JUNE 2, 2022:

LOT 2 OF CERTIFIED SURVEY MAP NO. 10366 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN ON APRIL 13, 2007, IN VOLUME 98 OF CERTIFIED SURVEY MAPS, PAGE 203 AS DOCUMENT NO. 3472291 AND BEING CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED APRIL 25, 2007 AS DOCUMENT NO. 3475733, BEING A REDIVISION OF PART OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 1804, BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

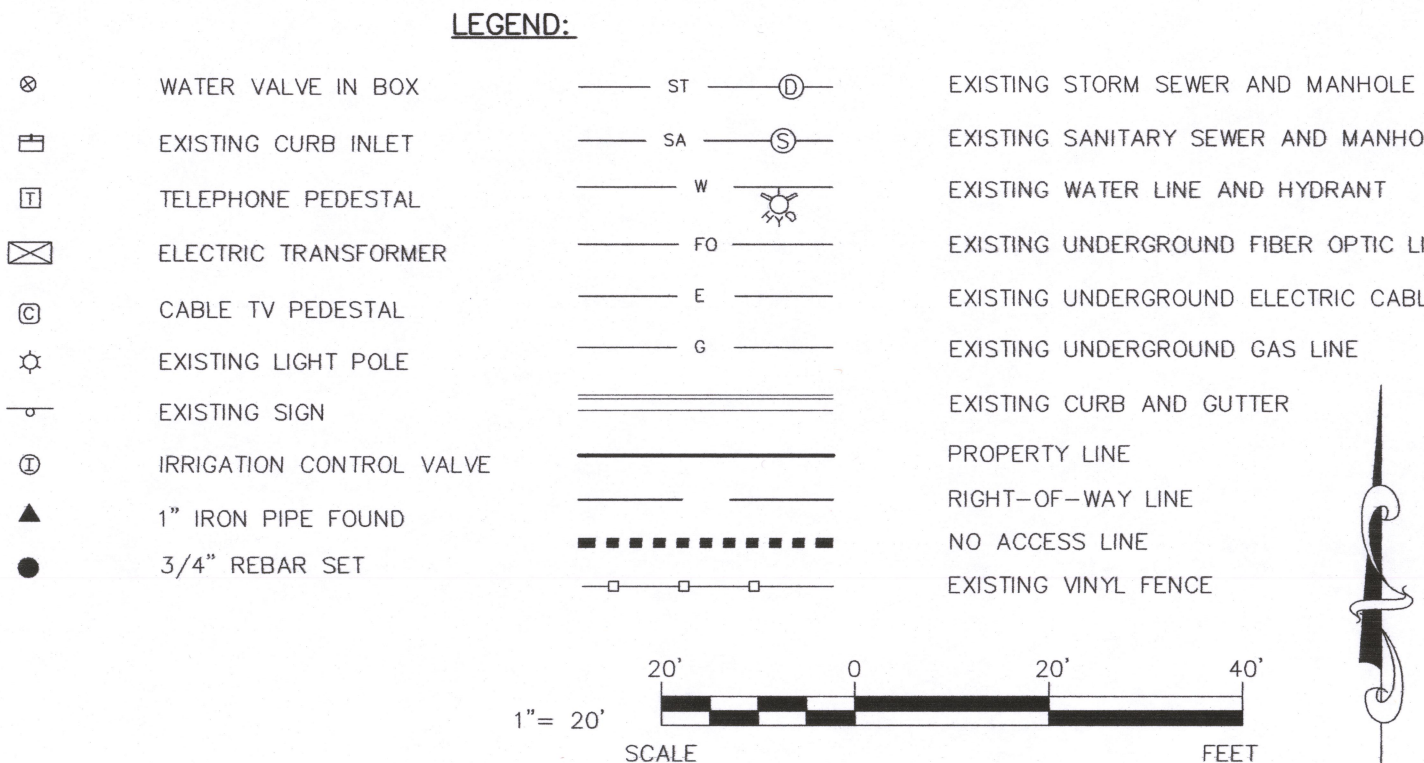
ALTA NOTES:

- Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD27). The West line of the Northwest 1/4 of Section 11-7-19 has a bearing of North 00°-20'-35" West.
- Only the improvements that were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
- Surface indications of utilities along with Digger's Hotline markings on the surveyed parcel have been shown. Offsite observations have not been made to determine the extent of utilities serving or existing on the property. Public records have not been provided for additional information. Controlled underground exploratory effort together with Digger's Hotline markings is recommended to determine the full extent of underground service and utility lines. Contact Digger's Hotline at 1-800-242-8511.
- This survey may not reflect all utilities, or improvements, if such items are hidden by landscaping, or areas covered by such items as dumpsters or trailers.
- The locations of the property lines shown on the face of this plat are based on the description and information furnished by the client, together with the title commitment. The parcel that is defined may not reflect actual ownership, but reflects what was surveyed. For ownership, consult your title company.
- Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map No. 55133C0203G with an effective date of November 5, 2014, the property falls within Zone "X" (Unshaded-areas determined to be outside the 0.2% annual chance flood hazard).
- The property described hereon contains 2.000 acres (87,120 sq. ft.) of land, more or less.
- First American Title Insurance Company, Commitment No. NCS-1132809-MKE, with a commitment date of June 2, 2022 has been reviewed in conjunction with the preparation of this survey. Notes related to the review of this title policy, Schedule B-II Exceptions are as follows:**
 - Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 10366 recorded April 13, 2007 in Volume 98, Page 203 as Document No. 3472291. **Easements, no access line and right-of-way reservation are depicted on this survey.**

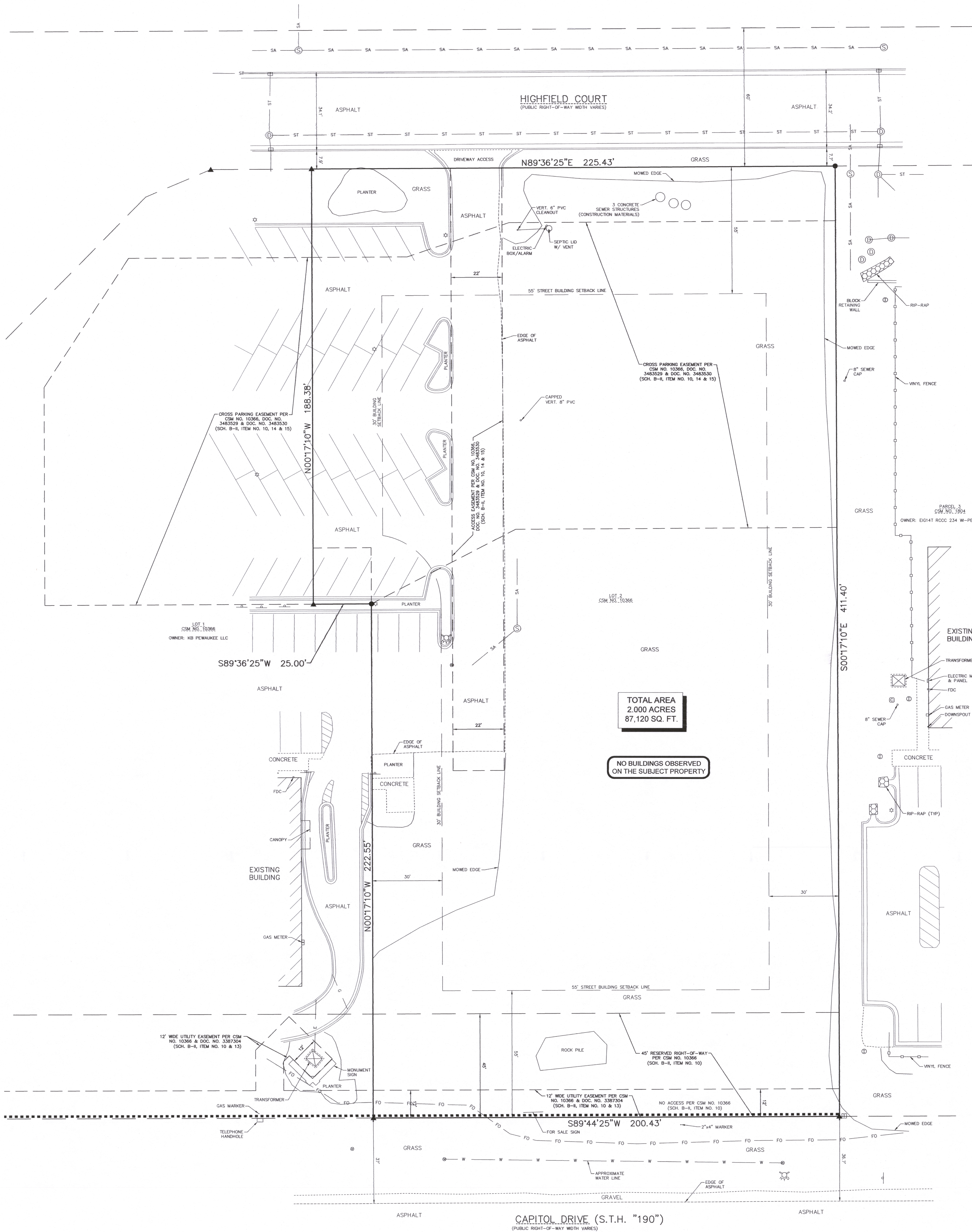
As amended by Affidavit of Correction recorded April 25, 2007 as Document No. 3475733.
 - Order of Town Board of the Town of Pewaukee Establishing Sanitary District No. 3 recorded December 06, 1976 in Volume 213, Image 323 as Document No. 977265. **This document affects the subject property but does not contain any easements to depict on this survey.**
 - Matters in a document entitled "A Covenant Regarding the Issuance of a Conditional Use Permit", executed by and between City of Pewaukee and KB Pewaukee, LLC, recorded October 24, 2005 as Document No. 3303303 of Official Records, including but not limited to covenants, conditions, restrictions, easements, assessments, liens and charges. **This document affects the subject property but does not contain any easements to depict on this survey.**
 - Utility Easement to Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies, dated May 09, 2006, recorded/ filed May 16, 2006 as Document No. 3387304. **Easement is depicted on this survey.**
 - Terms, conditions, restrictions and provisions relating to the use and maintenance of the Access and Parking Easement Agreement recorded on May 23, 2007, as Document No. 3483529. **Easements are depicted on this survey.**
 - Terms, conditions, restrictions and provisions relating to the use and maintenance of the Access and Parking Easement Agreement recorded on May 23, 2007, as Document No. 3483530. **Easements are depicted on this survey.**
- Other commitment items not specified hereon may not have been considered relevant to an ALTA/NSPS Land Title Survey, and have not been reviewed in conjunction with preparation of this plat (i.e. Annexation agreements, Leases, Mortgages, Liens, special assessments, covenants, trusts, unspecified or unrecorded rights).
- In regards to ALTA/NSPS "Table A", Item No. 9, the subject property wholly contains 27 regular striped parking stalls and 0 handicap accessible striped parking stalls for a total of 27 striped parking stalls. There are portions of an additional 10 regular striped parking stalls on the subject property.
- In regards to ALTA/NSPS "Table A", Item No. 13, adjacent owner information was taken from the Waukesha County GIS Website on the sheet issue date of this survey.
- In regards to ALTA/NSPS "Table A", Item No. 14, the intersection of Highfield Court and Highfield Drive is approximately 400 feet east of the subject property.
- In regards to ALTA/NSPS "Table A", Item No. 16, at the time of this survey there was no visible sign of earth moving work, building construction, or building additions.
- In regards to ALTA/NSPS "Table A", Item No. 17, no proposed changes to the street right-of-way lines have been disclosed by the City of Pewaukee or the current Title Commitment. There was no visible evidence of recent street or sidewalk construction or repairs at the time of the survey fieldwork.
- In regards to ALTA/NSPS "Table A", Item No. 18, all plottable offsite easements or servitudes benefiting the subject property as disclosed in record documents provided to Excel Engineering, Inc. have been depicted on this survey.



VICINITY MAP
NOT TO SCALE



NOTE: SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.



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