

CURRENT ZONING: I-1 Light Industrial

Building Setbacks:

Front: 30 feet
Side: 30 feet
Rear: 30 feet

Maximum Building Height: 60 feet

The current Zoning Setbacks and the Bulk Requirements have been listed per the Village of Menomonee Falls Zoning Code. Zoning information shown hereon was obtained through research by Excel. Zoning information was not provided by the client as part of this survey as required by ALTA Table A, Item No. 6(a) & 6(b) and may be incomplete.

ALTA / NSPS LAND TITLE SURVEY



PROJECT INFORMATION

ALTA / NSPS Land Title Survey

To:

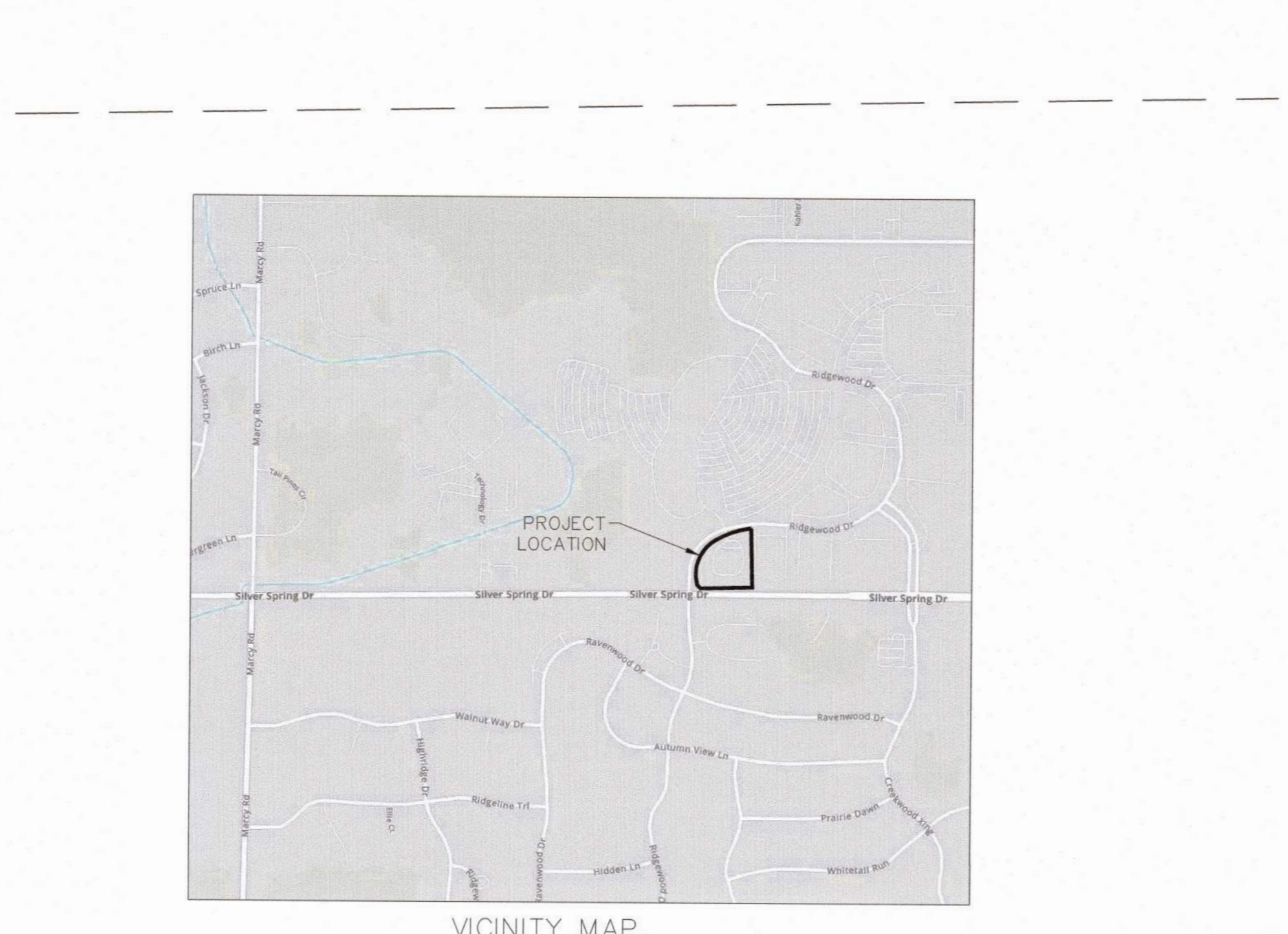
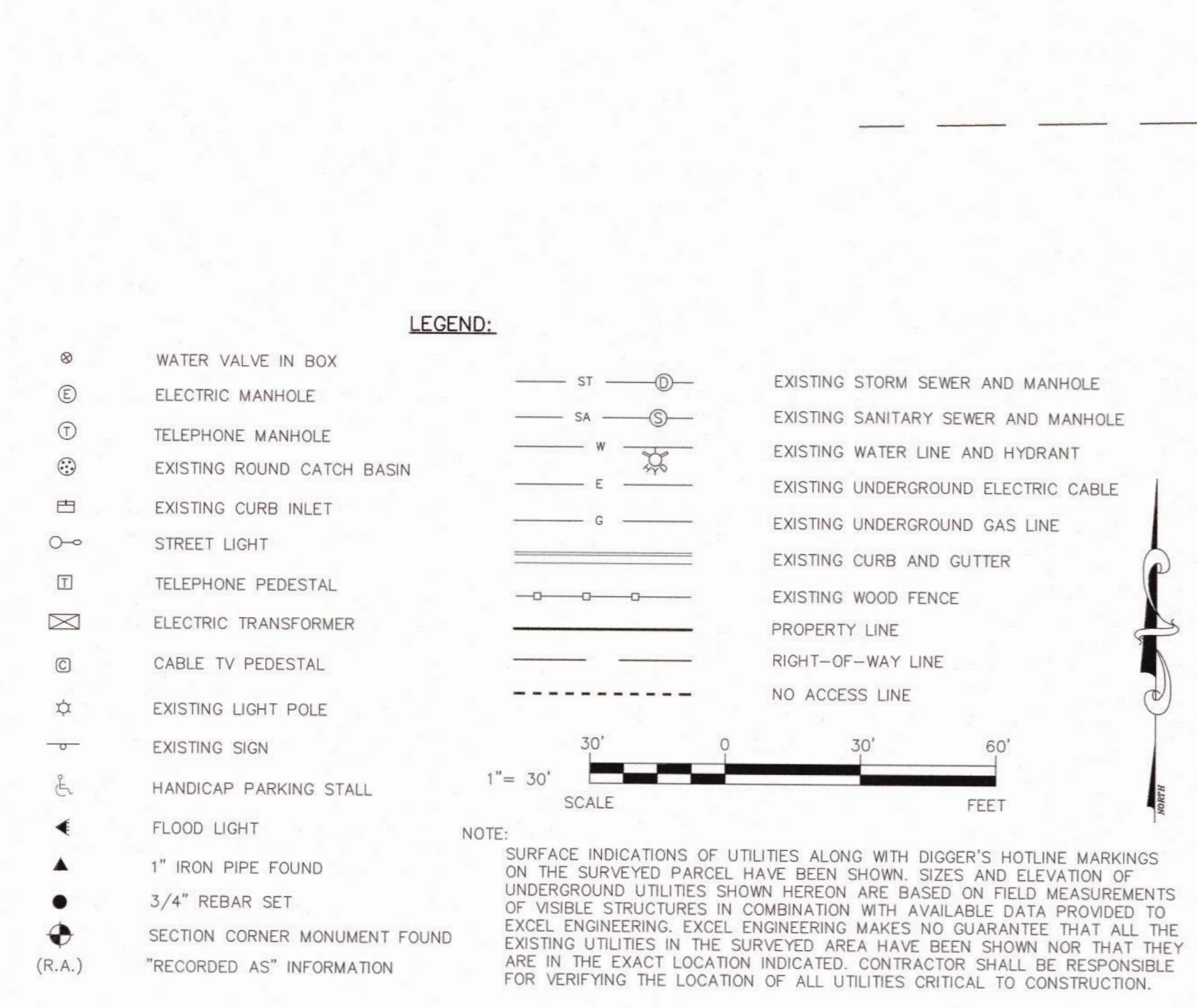
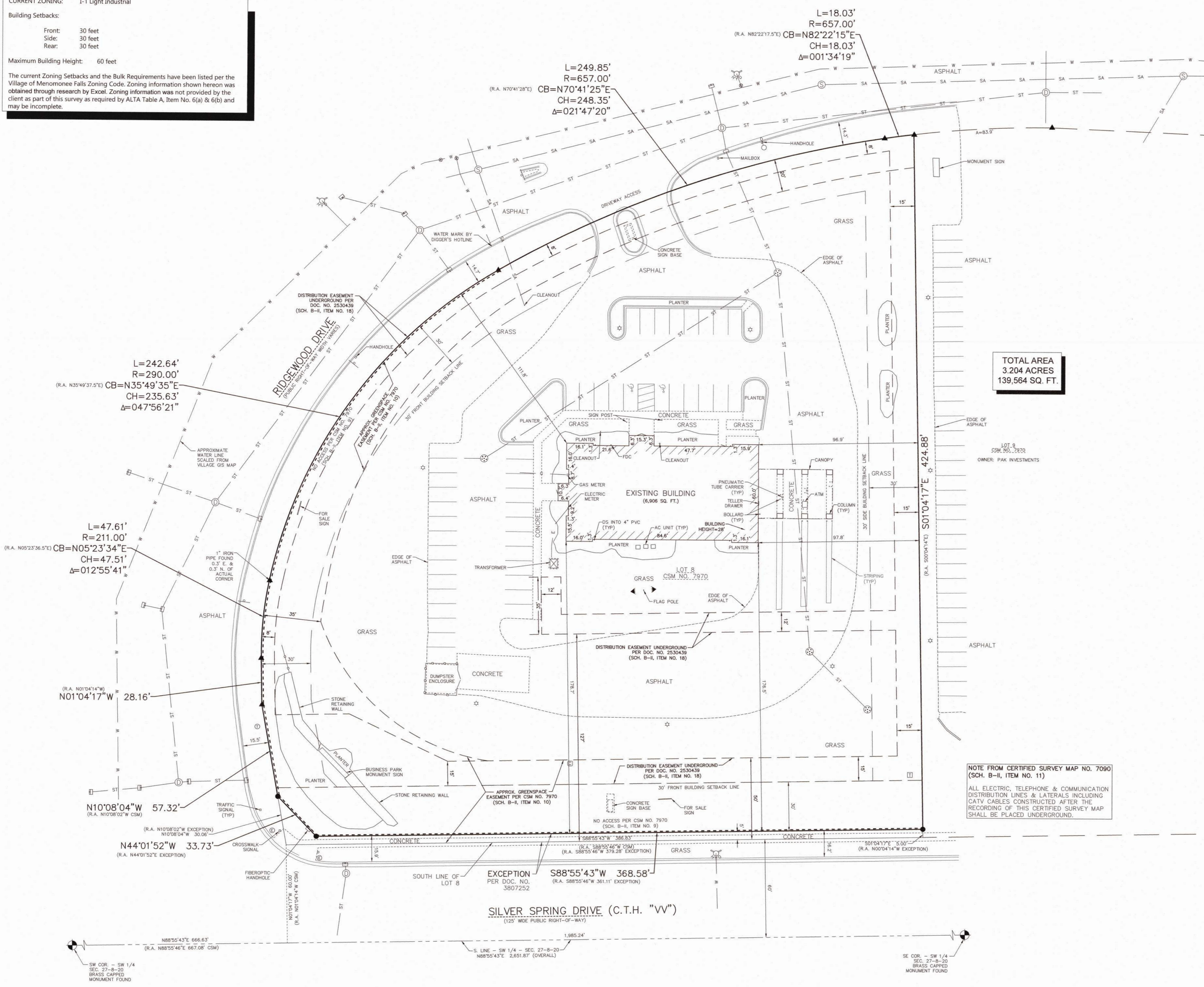
- First American Title Insurance Company
- Higher Ground Education Inc., a Delaware corporation
- Associated Bank National Association, a national banking association
- Quattro Development, L.L.C., an Illinois limited liability company
- Quattro Menomonee Falls, L.L.C., a Wisconsin limited liability 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(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16 & 17 of Table A thereof. The field work was completed on April 1, 2022.

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Fond du Lac, Wisconsin 54935
Project Number: 2206100

WISCONSIN
RYAN J. WILGREEN
S-2647
FOND DU LAC, WI
LAND SURVEYOR

Date of Plat or Map: 3/13/23



NOTES FROM DEED RESTRICTIONS FOR SILVER SPRING CORPORATE PARK (SCH. B-II, ITEM NO. 15)

5. SITE RESTRICTIONS

5.03 BUILDING SETBACKS

NO PART OF ANY BUILDING OR OTHER STRUCTURE, INCLUDING FENCES IN EXCESS OF FOUR AND ONE-HALF FEET IN HEIGHT, EXCLUDING SIGNAGE, SHALL BE LOCATED WITHIN 40 FEET OF THE FRONT PROPERTY LINES (THOSE FACING ANY DEDICATED STREET) OF ANY SITE, NOR WITHIN 25 FEET OF ANY SIDE PROPERTY LINE OF ANY SITE NOT ABUTTING A STREET, NOR NEARER THAN 25 FEET TO ANY REAR PROPERTY LINE OF THE SITE, NOR WITHIN 100 FEET OF THE SECTION OF THE PARK BOUNDARY LINE DESIGNATED ON EXHIBIT "C" AS "100' SETBACK". ALL BUILDING SETBACKS SHALL BE SUBJECT TO A FINAL SURVEY OF THE BUILDING(S) ON THE SITE(S).

5.04 PARKING SETBACKS

NO PARKING SHALL BE ALLOWED WITHIN 20 FEET OF THE FRONT PROPERTY LINE OF ANY SITE, OR WITHIN 40 FEET ALONG THE MAIN BOULEVARD (NOTED AS "MAIN BOULEVARD" ON EXHIBIT "C"), PARKING WITHIN 20 TO 40 FEET OF THE FRONT PROPERTY LINE AND 10 FEET OF THE SIDE AND REAR PROPERTY LINES OF ANY SITE, SHALL BE PERMITTED ONLY WITH REVIEW BOARD APPROVAL.

6. PARKING

6.02 RATIO

UNLESS OTHERWISE APPROVED BY THE REVIEW BOARD, AREAS FOR CURRENT AND FUTURE PARKING NEEDS SHALL BE ALLOCATED AS FOLLOWS:

A. THE PARKING RATIO SHALL BE IN ACCORDANCE WITH THE RESTRICTIONS SET FORTH IN THE VILLAGE OF MENOMONEE FALLS ZONING ORDINANCE APPLICABLE TO THE SITE.

B. NOTWITHSTANDING THE FOREGOING, EACH SITE SHALL HAVE PARKING CAPACITY ADEQUATE TO SERVE THE REASONABLY EXPECTED PARKING NEEDS OF THAT SITE, AND:

C. NO CONTINUING OR EXTENDED USE SHALL BE MADE OF A SITE OR ANY BUILDING CONSTRUCTED THEREON WHICH REQUIRES, OR IS REASONABLY EXPECTED TO REQUIRE, PARKING IN EXCESS OF THE CAPACITY OF THE PARKING FACILITIES AVAILABLE ON SAID SITE.

D. A VISION TRIANGLE SHALL BE CREATED AT THE INTERSECTION OF A DRIVEWAY APPROACH AND THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH APPLICABLE VILLAGE OF MENOMONEE FALLS REQUIREMENTS.

9. UTILITY CONNECTIONS

9.02 ASSOCIATION EASEMENTS

THE ASSOCIATIONS SHALL HAVE THE RESERVED RIGHT TO GRANT EASEMENTS FOR PUBLIC UTILITIES, DRAINAGE, MUNICIPAL PURPOSES OR OTHER VILLAGE PURPOSES WITHIN THE SETBACK AREAS OF ANY SITE FOR THE BENEFIT OF OWNERS OF OTHER BUILDING SITES WITHIN THE PARK. SUCH EASEMENTS SHALL BE APPROVED BY A RESOLUTION OF THE BOARD OF DIRECTORS AND SIGNED BY OFFICERS OF THE ASSOCIATION AND SHALL BE RECORDED WITH THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN.

11. MAINTENANCE

11.04 RIGHT TO ENTER AND MAINTAIN

THE ASSOCIATION SHALL HAVE THE RIGHT TO ENTER UPON ANY SITE, AT REASONABLE TIMES AND AFTER REASONABLE NOTICE TO THE OWNER FOR THE PURPOSES OF MAINTAINING, RENEWING OR RECONSTRUCTING ANY UTILITIES, FACILITIES, HOLDINGS, PONDS, OR OTHER COMMON AREAS AS DEFINED HEREIN, WHICH BENEFITS THE SITE, OR OTHER SITES IN THE PARK, IF SUCH SITES CONTAIN PUBLIC UTILITIES OR FACILITIES HAVING AN AREA-WIDE BENEFIT, WHICH ARE MAINTAINED BY THE VILLAGE OF MENOMONEE FALLS OR OTHER PUBLIC UTILITY, THE VILLAGE OF MENOMONEE FALLS OR THE PUBLIC UTILITY, AS THE CASE MAY BE. THE FOLLOWING WRITTEN NOTIFICATION TO THE ASSOCIATION, MAY, IF NECESSARY TO MAINTAIN SUCH FACILITIES IN GOOD WORKING ORDER AND APPEARANCE, RENEW, REPAIR OR MAINTAIN SUCH FACILITIES OR UTILITIES AND ASSESS THE COST TO THE OWNERS. NO PRIOR WRITTEN NOTIFICATION SHALL BE REQUIRED FOR EMERGENCY REPAIRS.

- LANDS DESCRIBED IN COMMITMENT NO. NCS-1110135-MKE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH A COMMITMENT DATE OF JANUARY 24, 2021:
- LOT 8 OF CERTIFIED SURVEY MAP NO. 7970 RECORDED ON MARCH 20, 1996 IN VOLUME 69 OF CERTIFIED SURVEY MAPS ON PAGES 40 TO 46 INCLUSIVE, AS DOCUMENT NO. 2109194, BEING A REDIVISION OF PARCEL 6 OF CERTIFIED SURVEY MAP NO. 7850, SAME BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 27, TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN.
- EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO WAUKESHA COUNTY IN WARRANTY DEED RECORDED JANUARY 10, 2011 AS DOCUMENT NO. 3807252.
- ALTA NOTES:
- Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD83). The South line of the Southwest 1/4 of Section 27-8-20 has a bearing of North 88°55'43" East.
 - 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. 55133C0226G 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 3.204 acres (139,564 sq. ft.) of land, more or less.
 - First American Title Insurance Company, Commitment No. NCS-1110135-MKE, with a commitment date of January 24, 2021 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:
 - Areas of no vehicular access permitted as set forth on Certified Survey Map No. 7970 recorded March 20, 1996 as Document No. 2109194. **No access is depicted on this survey.**
 - Greenspace Easement as set forth on Certified Survey Map No. 7970 recorded March 20, 1996 as Document No. 2109194. **Approximate location of easement is depicted on this survey.**
 - Note as disclosed by Certified Survey Map No. 7970 recorded March 20, 1996 as Document No. 2109194: "All electric, telephone & communication distribution lines and laterals including CATV cables constructed after the recording of this Certified Survey Map shall be placed underground." **Note from CSM No. 7970 is depicted on this survey.**
 - Limitations on access as contained in Conveyance recorded July 7, 1970, in Volume 1196 of Deeds, Page 229, as Document No. 764087. **This document does not affect the subject property.**
 - The terms and provisions contained in the document entitled "Agreement" recorded September 15, 1989 in Reel 1139, Page 585, as Document No. 1554946. By and between Robert Zoulek and William Zoulek, and the Village of Menomonee Falls, a municipal corporation. **This document does not affect the subject property.**
 - Memorandum of Tax Incremental District Development Agreement recorded July 21, 1995, in Reel 2093, Page 355, as Document No. 2053575. **This document affects the subject property but does not contain any easements to depict on this survey.**
 - Covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions in the document recorded July 21, 1995 as Document No. 2053576 of Official Records. **This document affects the subject property and contains design standards and restrictions for the corporate park that the subject property is located in. Building setbacks, parking setbacks and standards found in this document have been noted on this survey. See document for full details of other site restrictions.** Modification and/or amendment by instrument: Amendment No. 1 to Declaration of Deed Restrictions for Silver Spring Corporate Park Recording Information: August 15, 1995, as Document No. 2149861.
 - Resolution recorded July 27, 1995, as Document No. 2054905. **This document affects the subject property but does not contain any easements to depict on this survey.**
 - Conditional Use Permit recorded June 12, 1996, as Document No. 2132396. **This document affects the subject property but does not contain any easements to depict on this survey.**
 - Distribution Easement Underground Joint granted to Wisconsin Electric Power Company, Ameritech-Wisconsin and Time Warner CATV recorded January 7, 2000, as Document No. 2530439. **Easement is depicted on this survey.**
 - Temporary Limited Easement as set forth in Warranty Deed recorded on January 10, 2011 as Document No. 3807252. **The Temporary Limited Easement in this document has expired.**
 - Conveyance of Rights in Land granted to the Waukesha County recorded January 21, 2011 as Document No. 3814270. **This document affects the subject property and describes an easement over the south 15 feet of Lot 8 as shown on Certified Survey Map No. 7970. Certified Survey Map does not depict an easement over the south 15 feet of said Lot 8.**

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE	APR. 12, 2022
REVISIONS	MAR. 10, 2023

JOB NUMBER
2206100

SHEET NUMBER
AL

ALTA/NSPS LAND TITLE SURVEY
N56W16949 RIDGEWOOD DRIVE • MENOMONEE FALLS, WI 53051