

ITEMS CORRESPONDING TO SCHEDULE B-II

- 11 Agreement recorded on June 26, 1978 in Reel 1122, Image 185, as Document No. 5225075. **BLANKET IN NATURE AND IS NOT SHOWN ON THE MAP.**
- 12 Utility Easement recorded on December 10, 1920 in Volume 841 of Deeds, at Page 537, as Document No. 1070340. **THE LOCATION IS NOT DEFINED AND IS NOT SHOWN ON THE MAP.**
- 14 Easement recorded on June 27, 1967 in Reel 366, Image 98, as Document No. 4326342. Amendment to Easement recorded on January 22, 2015 as Document No. 10429651. **AS SHOWN ON THE MAP.**
- 16 Sewer Easement recorded on August 27, 1958 in Volume 3847 of Deeds, at Page 124, as Document No. 3679827. **AS SHOWN ON THE MAP.**
- 17 Declaration of Restrictions and Easements recorded on September 15, 2014 as Document No. 10394625. Amendment to Declaration recorded on March 10, 2019 as Document No. 10959058. **THE LOCATION IS NOT DEFINED AND IS NOT SHOWN ON THE MAP.**
- 18 Operational Development Agreement recorded on October 29, 2014 as Document No. 10407753. First Amendment to Operational Development Agreement with Deebrook Commons LLC for a Retail Store and Donation Center at 9325 N. Green Bay Road, recorded on June 2, 2015 as Document No. 10465682. **THE LOCATION IS NOT DEFINED AND IS NOT SHOWN ON THE MAP.**
- 19 Affidavit recorded on November 10, 2015 as Document No. 10515739. **BLANKET IN NATURE AND IS NOT SHOWN ON THE MAP.**
- 20 Matters shown on the recorded plat of Certified Survey Map No. 8624, as follows:
(a) No access to N. Green Bay Road (S.T.H. 57)
(b) 10 foot watermain easement
AS SHOWN ON THE MAP.
- 21 Metropolitan Interceptor Sewer as shown on the recorded plat of Certified Survey Map No. 693. **BLANKET IN NATURE AND IS NOT SHOWN ON THE MAP.**
- 25 Distribution Easement Underground recorded on September 24, 2020 as Document No. 11024296. **AS SHOWN ON THE MAP.**

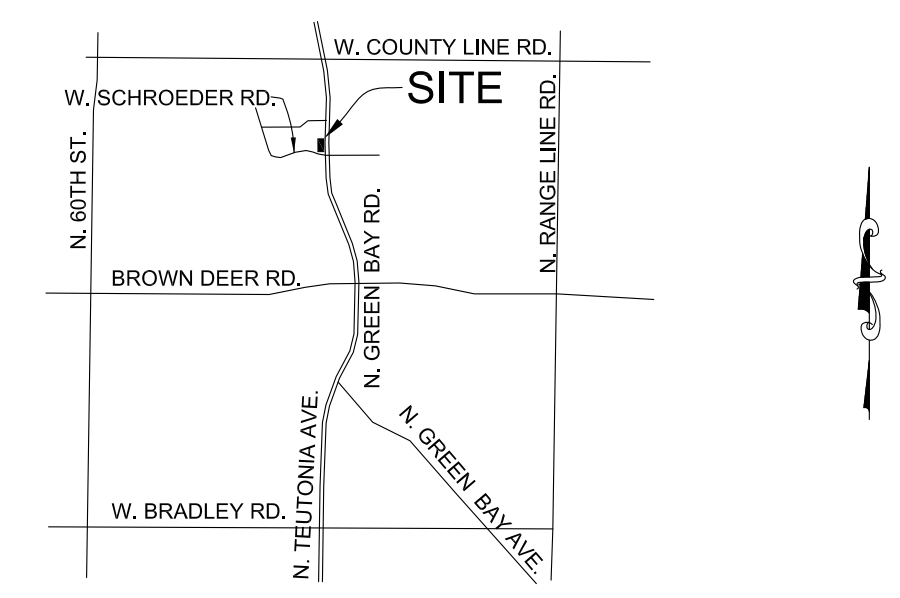
ZONING INFORMATION

According to the Zoning Report Number 20-290542.2, dated 8/28/2020 and revised on 10/14/2020 prepared by Partner Engineering and Science, Inc. the subject property is within the BPD - Business Planned Development District and the current uses are permitted conditional uses per the Village of Brown Deer Code of Ordinances (BDCO), Chapter 21

ITEM	REQUIRED	OBSERVED	Contact info:
PERMITTED USE	RETAIL	RETAIL	Nate Piotrowski Community Dev. Director 4800 W. Green Brook Dr. npiotrowski@browndeerwi.org
MIN. LOT AREA	10,000 S.F.	52,914 S.F.	
MIN. FRONTAGE	100'	285.96'	
MAX. LOT COVERAGE	SEE BELOW	9550 S.F.	
MIN. SETBACKS FRONT (PAVEMENT) 15'		20.6'	
MIN. SETBACKS STREET SIDE	N/A	N/A	Notes: Because there may be a need for interpretation of the applicable zoning codes, we refer you to the Village of Brown Deer for zoning laws and applicable codes.
MIN. SETBACKS SIDE	NO REQUIREMENT	35.2'	
MIN. SETBACKS REAR	NO REQUIREMENT	13.6'	
MAX BUILDING HEIGHT	26'	*28.0'	
PARKING TOTAL	1/300 S.F. + 32	35 STRIPED/2 DISABLED	

*Maximum Building Height is conforming according to the zoning report

VICINITY MAP - NOT TO SCALE

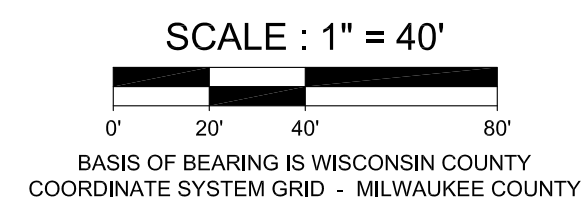
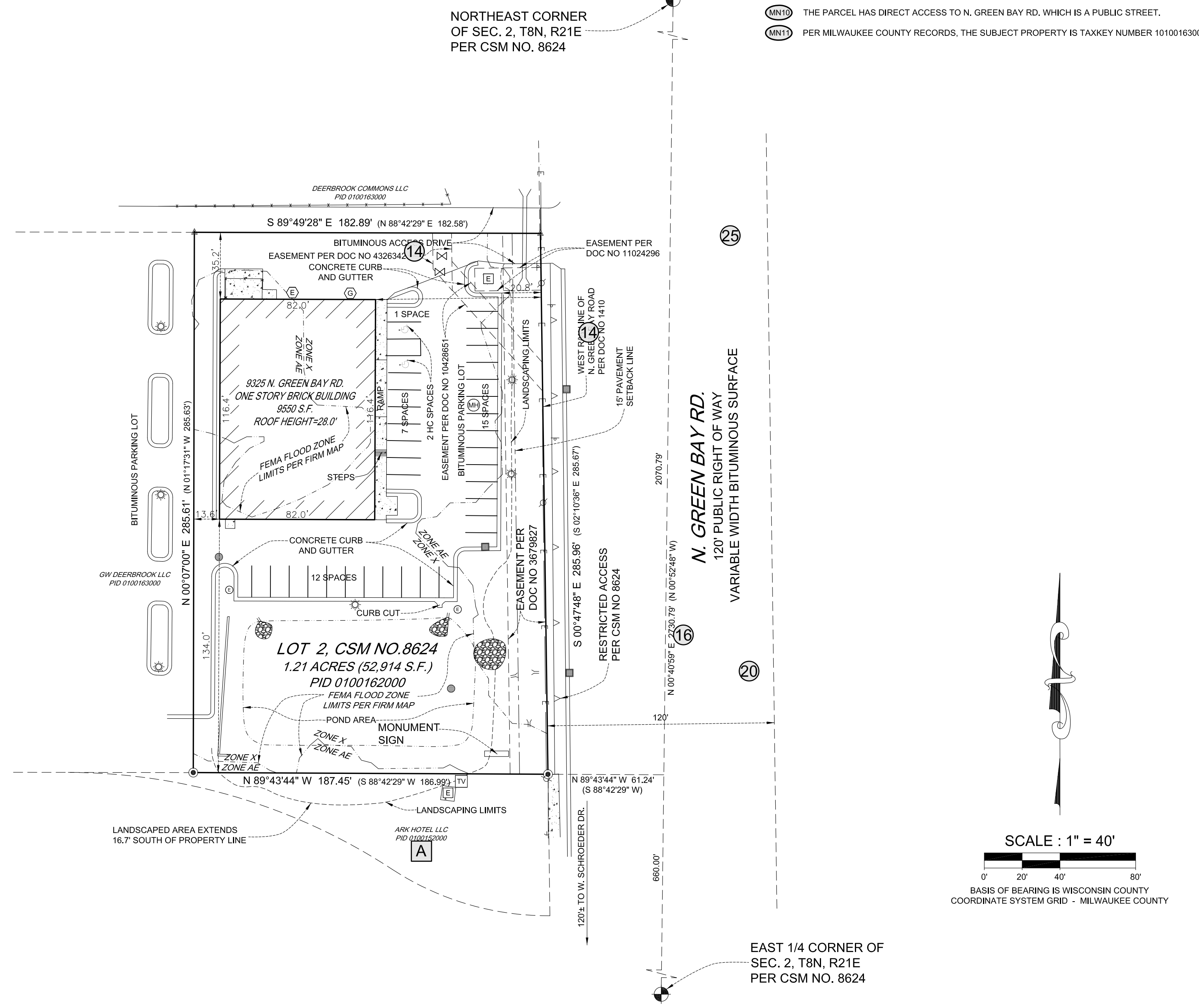


MISCELLANEOUS NOTES

- (MNI) SURVEY PREPARED BY HEALY LAND SURVEYING, P.O. BOX 221, NIAGARA, WI, 715-548-0566
- (MNI) AS PER TABLE A NO. 2, THE SITE ADDRESS IS 9325 N. GREEN BAY RD. BROWN DEER, WI 53223 ACCORDING TO MILWAUKEE COUNTY RECORDS.
- (MNI) AS PER TABLE A NO. 9, THERE WERE 35 REGULAR STRIPED PARKING SPACES AND 2 DISABLED PARKING SPACE OBSERVED DURING FIELD WORK ON 8/20/2020.
- (MNI) AS PER TABLE A NO. 11, UTILITIES SHOWN HEREON ARE BASED ON EXISTING FACILITIES OBSERVED DURING FIELD WORK ON 8/20/2020. DIGGERS HOTLINE INFORMATION AND FIELD MARKINGS WERE NOT AVAILABLE AT THE TIME FIELD WORK WAS COMPLETED.
- (MNI) AS PER TABLE A NO. 16, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED DURING FIELD WORK ON 8/20/2020.
- (MNI) AS PER TABLE A NO. 17, THERE WAS NO INFORMATION MADE TO THE SURVEYOR IN REGARDS TO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED DURING FIELD WORK ON 8/20/2020.
- (MNI) PER TABLE A NO. 18, THERE WERE NO WETLAND DELINEATION FLAGS OBSERVED DURING FIELD WORK ON 8/20/2020.
- (MNI) AS PER TABLE A NO. 19, THERE ARE NO EASEMENTS DISCLOSED IN THE TITLE COMMITMENT THAT ARE NOT SHOWN HEREON.
- (MNI) THERE WERE NO CEMETERIES, GRAVESITES OR BURIAL GROUNDS OBSERVED DURING FIELD WORK ON 8/20/2020.
- (MNI) THE PARCEL HAS DIRECT ACCESS TO N. GREEN BAY RD, WHICH IS A PUBLIC STREET.
- (MNI) PER MILWAUKEE COUNTY RECORDS, THE SUBJECT PROPERTY IS TAXKEY NUMBER 10100163000

LEGEND OF SYMBOLS & ABBREVIATIONS

- ▲ FOUND MAGNETIC SURVEY NAIL
- FOUND 1" IRON PIPE
- ◆ SECTION CORNER PER CSM NO. 8624
- (XXX) RECORD DATA
- ▨ EXISTING BUILDING
- ▨ CONCRETE SURFACE
- ▨ NO PARKING AREA
- ⊠ ELECTRIC TRANSFORMER
- ⊙ ELECTRIC METER
- ⚡ POWER POLE
- ⊥ GUY WIRE
- OVERHEAD ELECTRIC
- * LIGHT POLE
- ⊙ GAS METER
- TV TELEVISION PEDESTAL
- ⊠ WATER VALVE
- ⊙ MANHOLE
- ⊙ CATCH BASIN
- CULVERT
- ▨ RIP RAP
- FENCE
- ▽ SIGN



FLOOD NOTE

By graphic plotting only, this property is in Zones AE and X of the Flood Insurance Rate Map, Community No. 550271 Map Nos. 55079C0029E and 55079C0037E which bears an effective date of 9/26/2008 as revised by LOMR 16-05-7247P which bears an effective date of 6/23/2017 and is partially in a Special Flood Hazard Area. As shown on FEMA website (fema.gov) by firmette created on 9/2/2020 we have learned this community does currently participate in the program.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
9/3/2020	FIRST DRAFT	11/4/2020	REVISED TITLE COMMITMENT
9/9/2020	CLIENT COMMENTS	11/5/2020	REVISED TITLE COMMITMENT
11/3/2020	REVISED TITLE COMMITMENT		
FIELD WORK: TMH		DRAFTED: TMH	
		CHECKED BY: TMH	
		FB & PG: 19/83	

SIGNIFICANT OBSERVATIONS

- A LANDSCAPED AREA EXTENDS 16.7' SOUTH OF PROPERTY LINE

LEGAL

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© 2020 BOCK AND CLARK CORPORATION, AN NV5 COMPANY
THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

RECORD DESCRIPTION

PARCEL A:
Lot Two (2) of CERTIFIED SURVEY MAP NO. 8624, being a part of Certified Survey Map No. 693, recorded on June 30, 1967, as Document No. 4327462, being part of the Southeast One-quarter (1/4) of the Northeast One-quarter (1/4) of Section Two (2), in Township Eight (8) North, Range Twenty-one (21) East, in the Village of Brown Deer, Milwaukee County, Wisconsin, recorded in the Office of the Register of Deeds for Milwaukee County on September 9, 2014, as Document No. 10392451.
Tax Key No. 010-0162
Address: 9325 North Green Bay Road, Brown Deer, WI 53209
PARCEL B:
Non-exclusive easements as set forth in a Declaration of Restrictions and Easements recorded on September 15, 2014 as Document No. 10394628.
**Note: Tax Key Number and Address are shown for informational purposes only.
THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 2008C0194, DATED SEPTEMBER 30, 2020 AT 8:00 AM. AS REVISED OCTOBER 30, 2020

ALTA/NSPS LAND TITLE SURVEY

for
Dollar Tree Milwaukee
NV5 Project No. 202003094-001
NB# 134841-57
9325 N Green Bay Road, Milwaukee, WI

Based upon Title Commitment No. 2008C0194
of Chicago Title Insurance Company
bearing an effective date of September 30, 2020 @ 8:00 A.M.
As revised on October, 30, 2020

Surveyor's Certification
To: Chicago Title Insurance Company; ExchangeRight Real Estate, LLC, a California limited liability company, ExchangeRight Net Leased Portfolio 41, DST, a Delaware statutory trust, Morgan Stanley Bank, N.A. and its successors and assigns, and Bock & Clark Corporation, an NV5 Company
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 6a, 6b, 7a, 7b, 7c, 8, 9, 11, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on 8/20/2020.

THOMAS M. HEALY
REGISTRATION NO. S-2546
IN THE STATE OF WISCONSIN
DATE OF FIELD SURVEY: AUGUST 20, 2020
DATE OF LAST REVISION: NOVEMBER 5, 2020
NETWORK PROJECT NO. 202003094-001 CAS

11/5/2020
DATE

THOMAS M. HEALY
S-2546
NIAGARA, WI
LAND SURVEYOR

SHEET 1 OF 1

Bock & Clark Corporation
an NV5 Company

NV5

No field surveying was performed to determine this zone.
Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

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