

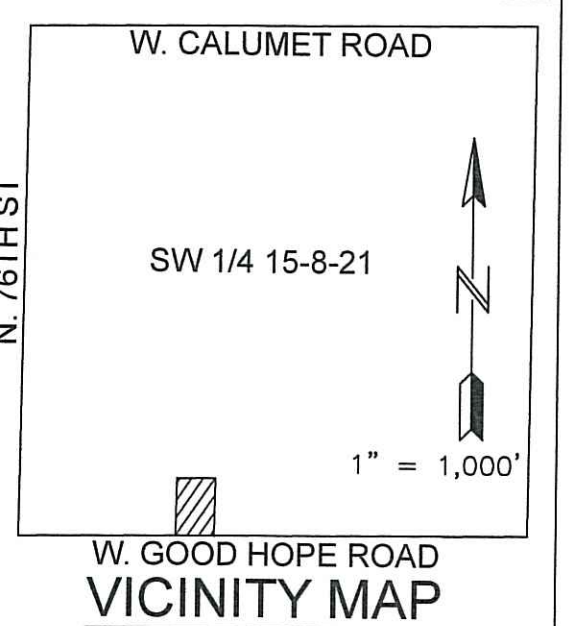
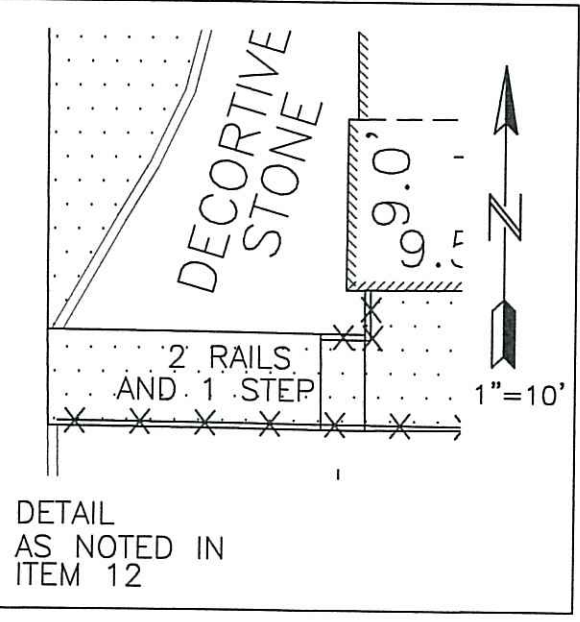
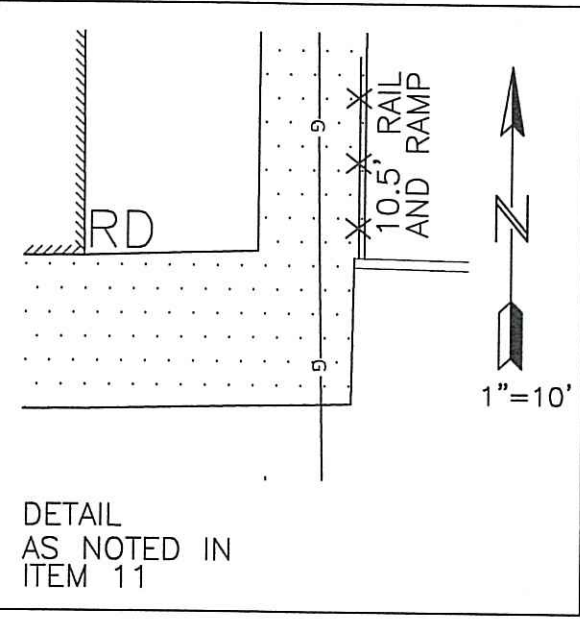
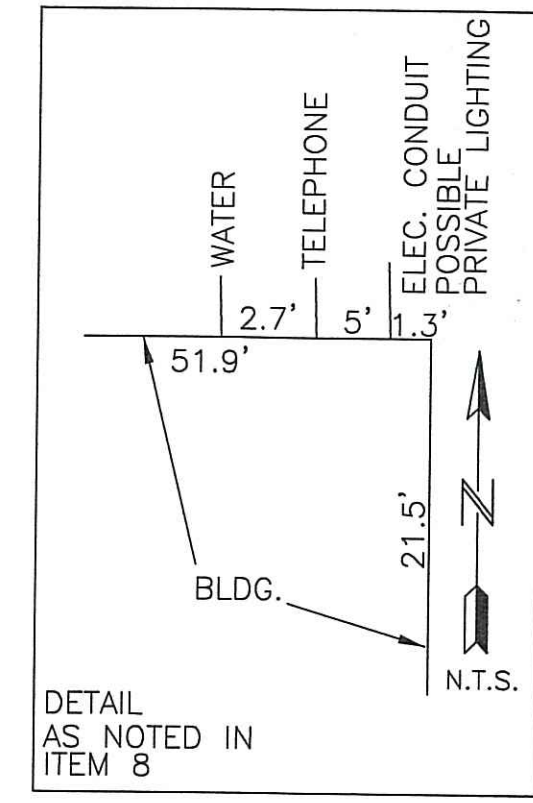
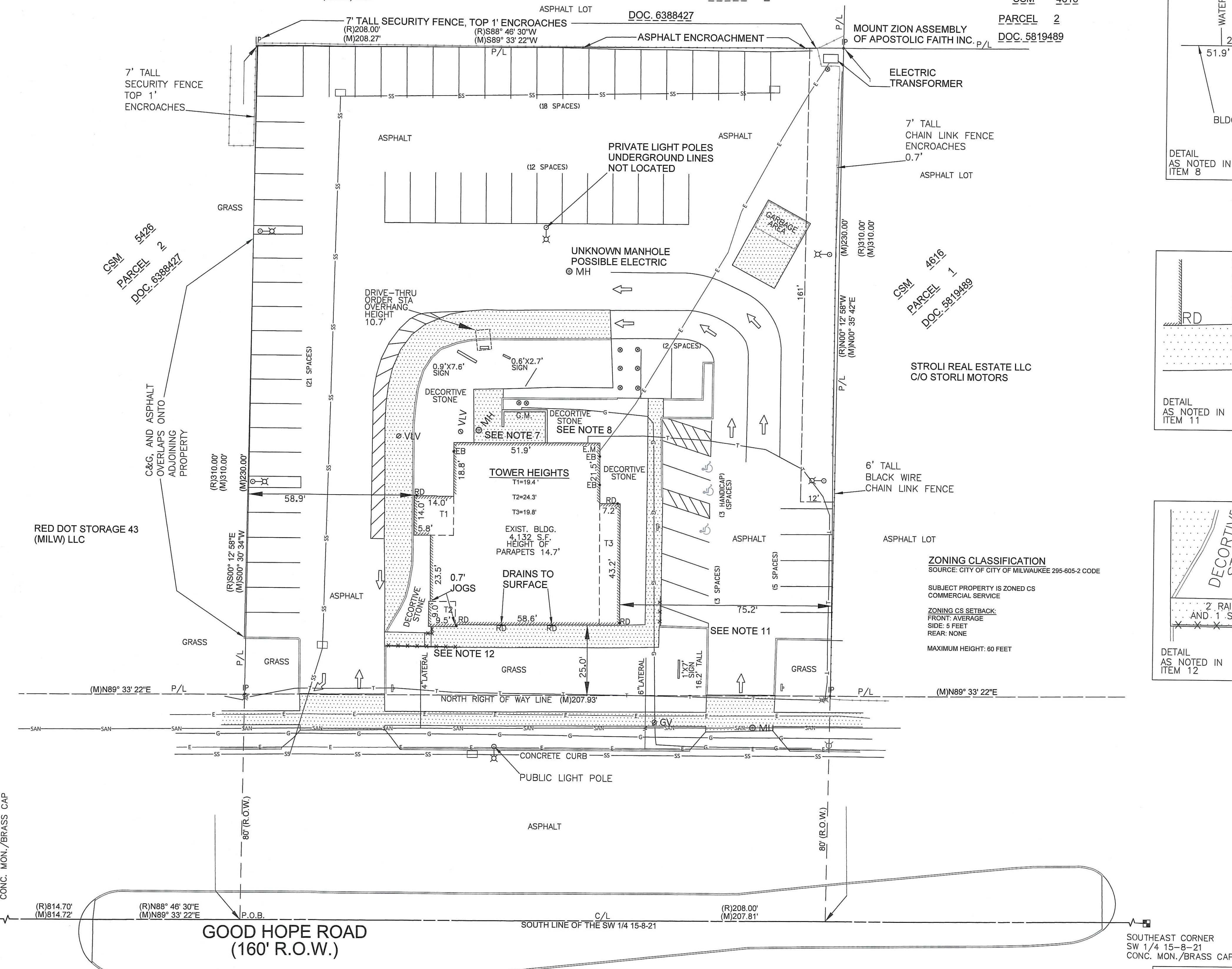
# ALTA/NSPS As-Built Land Title Survey

FOR NATIONAL RETAIL PROPERTIES, INC., 7320 W. GOOD HOPE ROAD

RED DOT STORAGE 43  
(MILW) LLC

CSM 5426  
PARCEL 2

CSM 4616  
PARCEL 2



### TITLE POLICY:

CHICAGO TITLE INSURANCE COMPANY OWNER'S POLICY NO. CO-5634 DATED MARCH 31, 2017 THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 8 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTH LINE OF SAID SOUTHWEST 1/4 SECTION, 814.70 FEET NORTH 88°46'30" EAST OF THE SOUTHWEST CORNER THEREOF; THENCE CONTINUING NORTH 88°46'30" EAST ALONG SAID SOUTH LINE 208.00 FEET TO A POINT; THENCE NORTH 00°12'58" WEST 310.00 FEET TO A POINT; THENCE SOUTH 88°46'30" WEST AND PARALLEL TO SAID SOUTH LINE, 208.00 FEET TO A POINT; THENCE SOUTH 00°12'58" EAST 310.00 FEET TO THE POINT OF COMMENCEMENT.

EXCEPTING THE SOUTH 80.00 FEET FOR HIGHWAY PURPOSES.

TAX KEY NUMBER: 106-9991-116-5  
PROPERTY ADDRESS: 7320 W. GOOD HOPE ROAD  
MILWAUKEE, WI 53223

PROPERTY IS LOCATED ON NORTH SIDE OF W. GOOD HOPE ROAD, 814.70 FEET EAST OF N. 76TH STREET AND WEST OF N. 60TH STREET

### SCHEDULE B: EXCEPTIONS

2.) EASEMENT(S) FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO WISCONSIN ELECTRIC POWER COMPANY, FOR UTILITY PURPOSES, RECORDED ON MAY 20, 1977, AS DOCUMENT NO. 5101681.

4.) ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY, JOB NO. 17-120-001, DATED MARCH 5, 2017  
PREPARED BY: M SQUARED ENGINEERING, LLC

MATTERS SHOWN:  
A. ASPHALT ENCROACHMENT ONTO THE PROPERTY FROM THE NORTH.  
B. 7' TALL FENCE, TOP 1" ENCROACHES ONTO THE PROPERTY FROM THE NORTH.  
C. 7' TALL FENCE, TOP 1" ENCROACHES ONTO THE PROPERTY FROM THE WEST.  
D. C AND G AND ASPHALT OVERLAPS ONTO ADJOINING PROPERTY TO THE WEST.  
E. 7' TALL CHAIN LINK FENCE ENCROACHES APPROXIMATELY 0.7' ONTO THE PROPERTY FROM THE EAST.  
F. UTILITY LINES AND FACILITIES CROSS THE PROPERTY WITHOUT THE BENEFIT OF RECORDED EASEMENTS.

THE ABOVE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE POLICY WITH NO EXCEPTIONS.

### TITLE SURVEYOR CERTIFICATE:

TO "NATIONAL RETAIL PROPERTIES, INC., NATIONAL RETAIL PROPERTIES, LP, NNN TRS, INC., CAPTAIN D'S, LLC, AND CHICAGO TITLE INSURANCE COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:"

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, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 13, 14, 16, 17, 20 AND 21 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 2ND, 2017

DATE OF PLAT OR MAP MAY 31ST, 2018

ANTHONY J. GROMACKI, P.L.S.  
WISCONSIN SURVEYOR S-2090  
M SQUARED ENGINEERING  
TGROMACKI@MSQUAREDENGINEERING.COM

METES AND BOUNDS DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 8 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, STATE OF WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE N89°33'22"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 15, 814.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°33'22"E ALONG SAID SOUTH LINE 207.81 FEET TO THE WESTERLY LINE (EXTENDED SOUTH) OF PARCEL 1 OF CERTIFIED SURVEY MAP 4616 BEING RECORDED IN THE MILWAUKEE COUNTY COURTHOUSE AS DOCUMENT NUMBER 5819489; THENCE N00°33'54"E ALONG SAID WESTERLY LINE 310.00 FEET TO THE SOUTHEAST CORNER OF PARCEL 2 OF CERTIFIED SURVEY MAP 5426 BEING RECORDED IN THE MILWAUKEE COUNTY COURTHOUSE AS DOCUMENT NUMBER 6388427; THENCE S89°33'22"W ALONG A SOUTHERLY OF SAID PARCEL 2, 310.00 FEET; THENCE S00°30'34"W ALONG A EASTERLY LINE SAID PARCEL 2, 310.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THE SOUTH 80 FEET FOR HIGHWAY PURPOSES

SAID PARCEL CONTAINS 1.48 ACRES TOTAL WITH 0.38 ACRES BEING RIGHT OF WAY

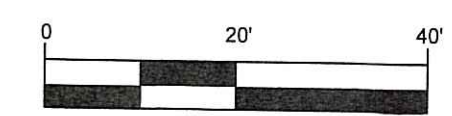
### SURVEY NOTES:

- 1) OBSERVED NO EXISTING TANKS OR DRAINAGE FIELDS AS OF MAY 14, 2018.
- 2) NO OBSERVABLE EVIDENCE OF SITE HAVING ANY SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 3) NO OBSERVABLE EVIDENCE OF SITE HAVING ANY EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTH AS OF MAY 14, 2018.
- 4) NO OBSERVABLE EVIDENCE OF SITE HAVING ANY CURRENT OR CONTEMPLATED RIGHT OF WAY OR ROADWAY
- 5) NO OBSERVABLE EVIDENCE OF SITE HAVING ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AS OF MAY 14, 2018
- 6) THE PROPERTY DOES NOT CONTAIN SEPARATE TRACTS OR PARCELS. THERE ARE NO GAPS OR GORES ON THIS PROPERTY.
- 7) POSSIBLE GARBAGE AREA. SANITARY MANHOLE IS SURCHARGED.
- 8) WATER LINE LOCATED ON FACE OF BUILDING, POSSIBLE TELEPHONE LINES LOCATED ON FACE OF BUILDING. (SEE DETAIL).
- 9) THERE IS A EXPOSED CONDUIT AT GROUND SURFACE, POSSIBLE LINE LEADING TO LIGHT POLES.
- 10) THERE IS EVIDENCE OF AN IRRIGATION SYSTEM ON THE PROPERTY. (SEE DETAIL)
- 11) THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY.
- 12.) NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE PROPERTY AT THE TIME OF THE SURVEY WAS CONDUCTED, NOR HAVE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
- 13.) ACCESS TO THE SUBJECT PROPERTY IS BY PUBLIC RIGHT OF WAY VIA W. GOOD HOPE ROAD.
- 14.) THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHT OF WAYS AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
- 15.) THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/-0.1 FOOT.
- 16) SEE DETAIL
- 17) SEE DETAIL
- 18) THERE ARE 61 PARKING SPACES AND 3 HANDI CAP PARKING SPACES.

### FEMA FLOODPLAIN

MAP NUMBER 55079C0019E  
SEPTEMBER 28, 2008  
COMMUNITY: MILWAUKEE  
NUMBER: 550278  
PANEL: 0019  
SUFFIX: E

NOTE:  
UNDERGROUND PUBLIC UTILITIES MARKED BY DIGGER'S HOTLINE TICKET #20181107132 PRIVATE UTILITIES NOT MARKED

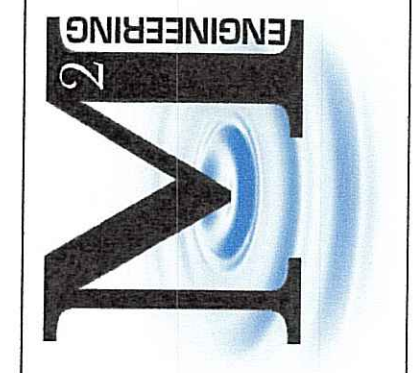


NORTH IS REFERENCE TO: NAD 83 PLANE COORDINATES OF SECTION 15, TOWNSHIP 8 NORTH, RANGE 21 EAST, AS RECORDED AS N89°33'22"E

### LEGEND

W	WATER MAIN	IP	STORM INLET	x	TELEPHONE PED.	G.M.	GAS METER
SS	STORM SEWER	1"	1" IRON PIPE (FND)	△	SIGN	RD.	ROOF DRAIN ALL DRAINS DISCHARGE UNDERGROUND UNLESS NOTED
SAN	SANITARY SEWER	CONC	CONCRETE MONUMENT W/ BRASS CAP	(R)	RECORDED	P/L	PROPERTY LINE
G	NATURAL GAS MAIN	○	PRIVATE LAMP POLE/MAST UNLESS OTHERWISE NOTED.	(M)	MEASURED	C/L	CENTERLINE
T	UNDERGROUND TELEPHONE	○	GV GAS VALVE	P.O.B.	POINT OF BEGINNING	E.M.	ELECTRIC METER
E	UNDERGROUND ELECTRIC	○	MH MANHOLE	E.B.	ELECTRIC BOX		
---	CONCRETE CRUB AND GUTTER	○	VLV UNKNOWN VALVE POSSIBLE SANITARY CLEANOUT				
---	CHAINLINK FENCE	○	CONC BOLLARD				
---	EXISTING CONCRETE						
---	HANDICAP PARKING						

**M Squared Engineering, LLC**  
...where engineering solutions meet water quality...  
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Cedarburg, WI 53012  
www.msquaredengineering.com  
Phone: (262)376-4246  
Fax: (262)375-2274



**7320 W. GOOD HOPE ROAD**  
**CITY OF MILWAUKEE, WI.**  
**ALTA/NSPS As-Built**  
**Land Title Survey**

DRAWN BY: AJG  
DATE: 05/30/2018  
CHECKED BY:  
HORIZ. SCALE: 1" = 20'  
VERT. SCALE:  
PROJECT NO. 18-120-001

REVISIONS		
DATE:	REVISION:	BY:

**SHEET**  
**1 OF 1**