

# **EXHIBIT 2**

Certified Survey Map (CSM)

CERTIFIED SURVEY  
MAP NO. 12509

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 3, Township 7 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin.

4746892

REGISTER OF DEEDS  
WAUKESHA COUNTY, WI  
RECORDED ON

November 29, 2023 10:50 AM  
James R Behrend  
Register of Deeds

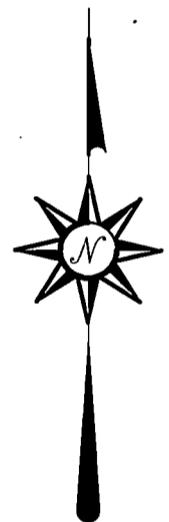
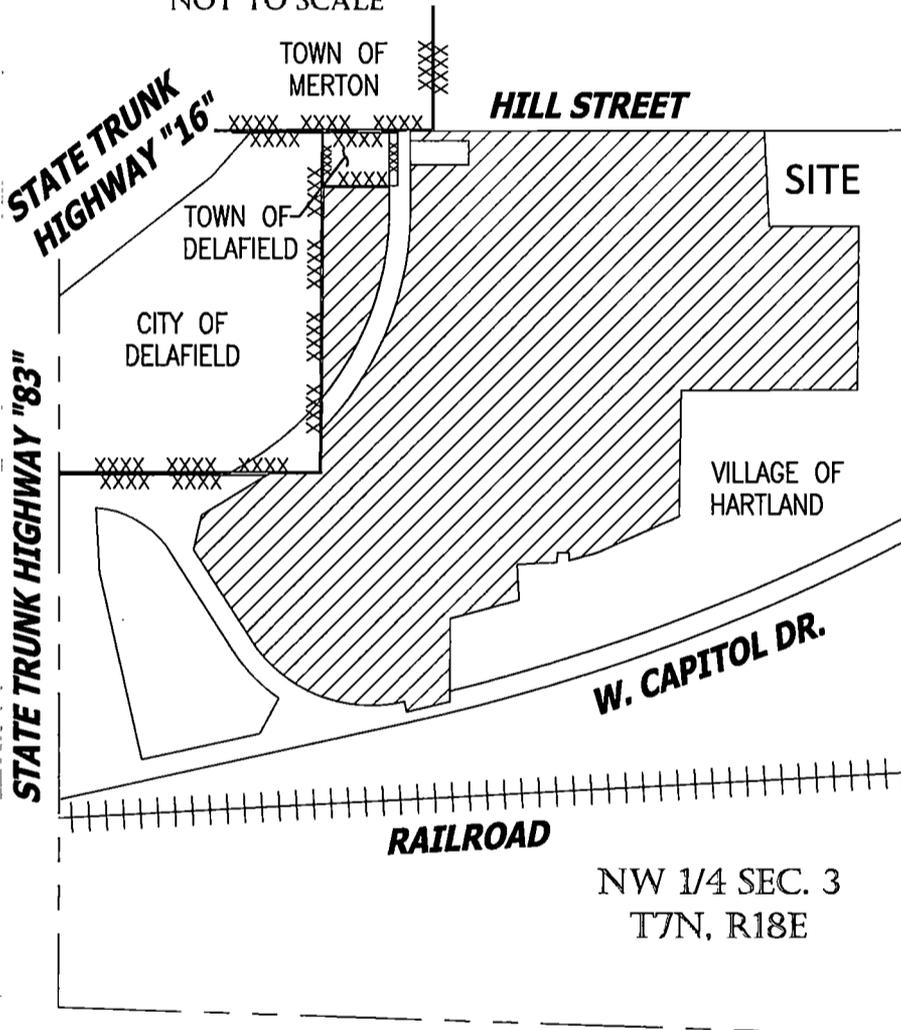
7 PGS  
TOTAL FEE: \$30.00  
TRANS FEE: \$0.00

Book 130 Page 73-79



VICINITY MAP

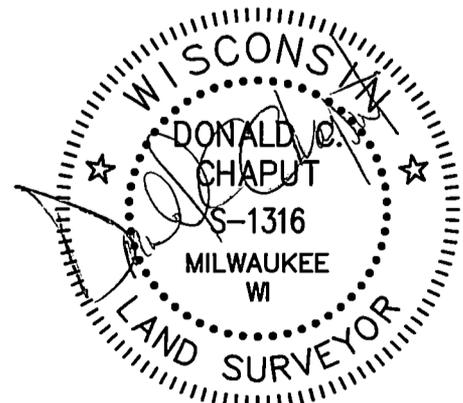
NOT TO SCALE



ZONING  
Q-1 (Quarrying/Extractive)  
TAX KEY NO:  
HAV 0730981  
HAV 0730985  
HAV 0730986  
HAV 0730987

NOTES:

1. All measurements have been made to the nearest one-hundredth of a foot.
2. All angular measurements have been made to the nearest one second.
3. Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the North line of the NW 1/4 bears N89°56'35"E.
4. According to the flood insurance rate map of the County of Waukesha, Community Panel No. 55133C0176H, effective date of November 5, 2014, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain)



**CHAPUT**  
LAND SURVEYS

Prepared for:  
700 WEST CAPITOL DRIVE LLC  
1422 Pearl Street  
Waukesha, WI 53186

JUNE 15, 2023

234 W. Florida Street  
Milwaukee, WI 53204

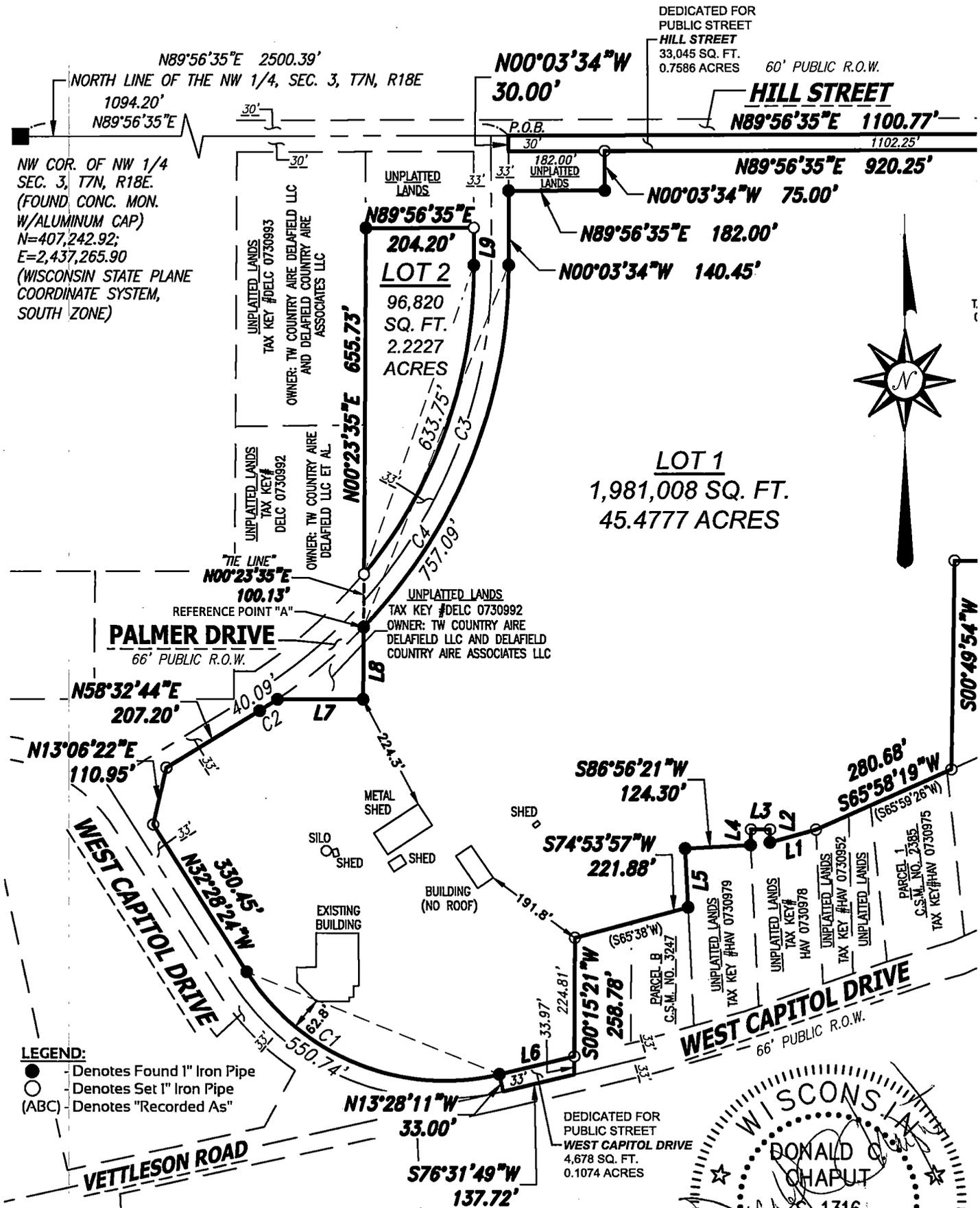
414-224-8068  
www.chaputlandsurveys.com

DRAFTED BY: ST  
JOB#3263.00  
SHEET 1 OF 7

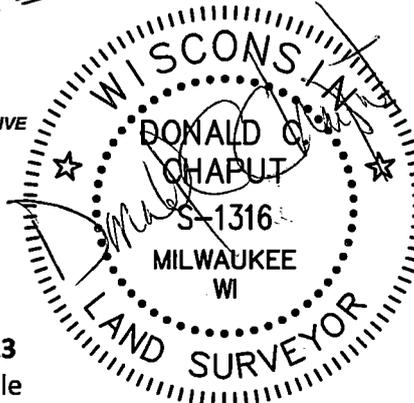
This instrument drafted by Donald C. Chaput, PLS-License No. S-1316

# CERTIFIED SURVEY MAP NO. 12509

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 3, Township 7 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin.

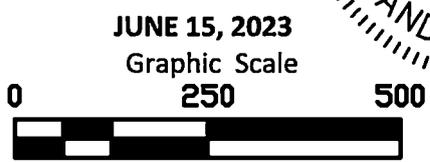


- LEGEND:**
- Denotes Found 1" Iron Pipe
  - Denotes Set 1" Iron Pipe
  - (ABC) Denotes "Recorded As"



## CHAPUT LAND SURVEYS

234 W. Florida Street Milwaukee, WI 53204 414-224-8068 www.chaputlandsurveys.com



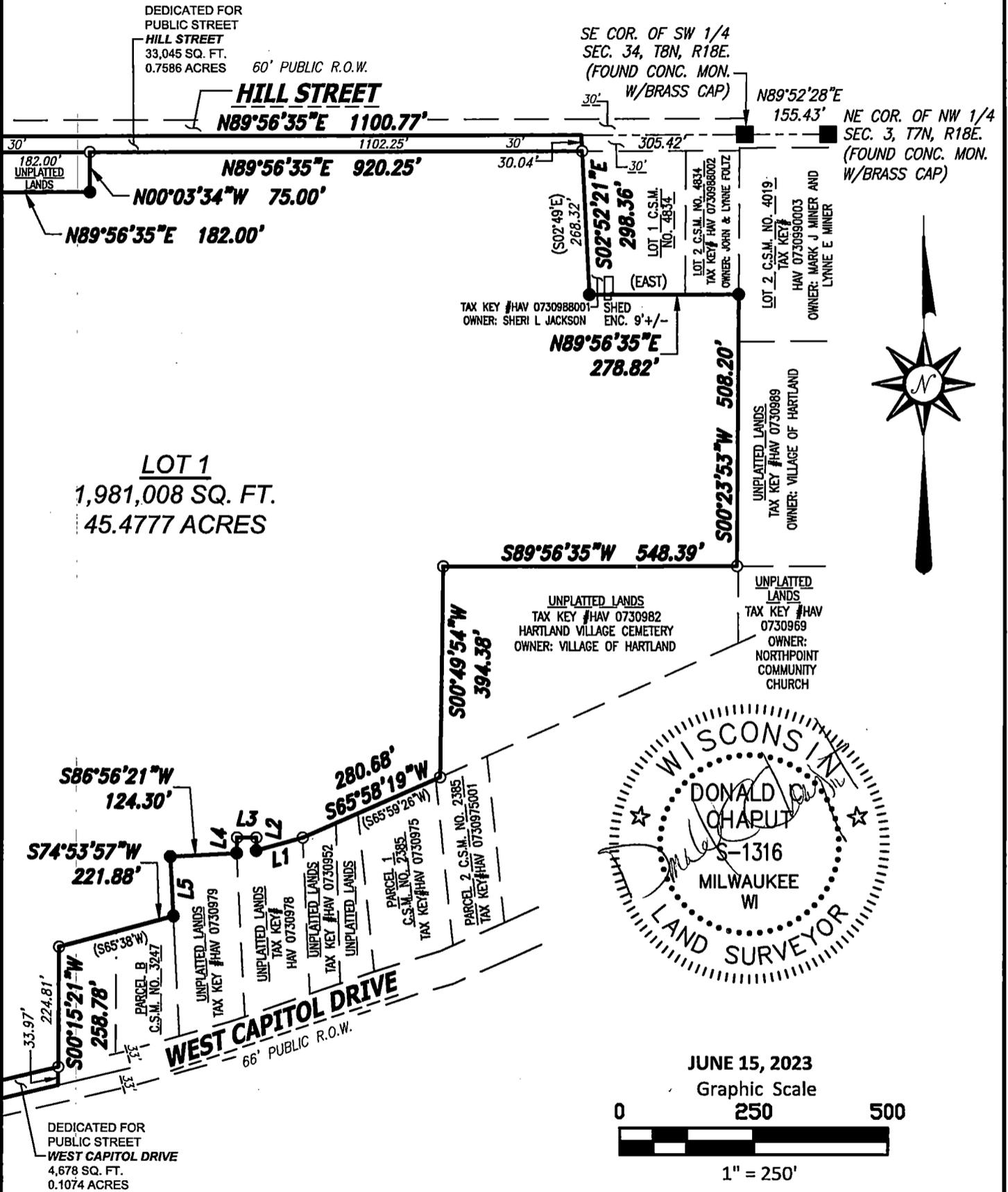
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JOB#3263.00 SHEET 2 OF 7

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# CERTIFIED SURVEY MAP NO. 12509

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 3, Township 7 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin.



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 SHEET 3 OF 7

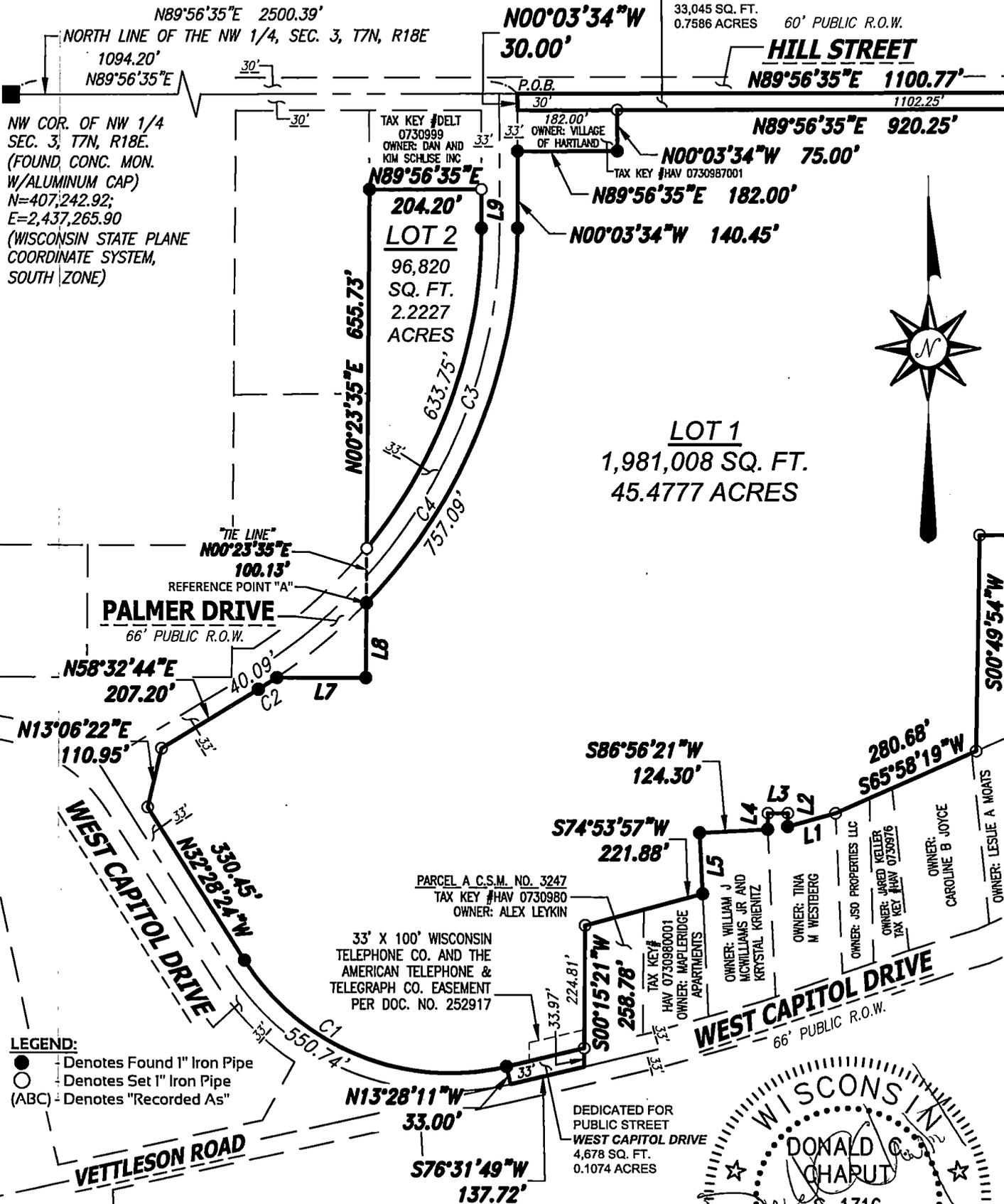
75

# CERTIFIED SURVEY MAP NO. 12509

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 3, Township 7 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin.

**RECORDED EASEMENT SHOWN FOR REFERENCE ONLY**

DEDICATED FOR PUBLIC STREET  
**HILL STREET**  
 33,045 SQ. FT.  
 0.7586 ACRES  
 60' PUBLIC R.O.W.



NW COR. OF NW 1/4 SEC. 3, T7N, R18E. (FOUND CONC. MON. W/ALUMINUM CAP) N=407,242.92; E=2,437,265.90 (WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE)

TAX KEY #DELT 0730999  
 OWNER: DAN AND KIM SCHLISE INC.  
**LOT 2**  
 96,820 SQ. FT.  
 2.2227 ACRES

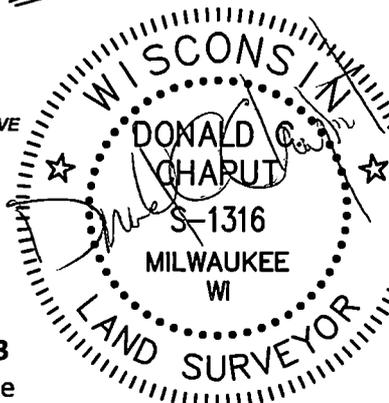
**LOT 1**  
 1,981,008 SQ. FT.  
 45.4777 ACRES

**PALMER DRIVE**  
 66' PUBLIC R.O.W.

**WEST CAPITOL DRIVE**  
 66' PUBLIC R.O.W.

**WEST CAPITOL DRIVE**  
 66' PUBLIC R.O.W.

PARCEL A C.S.M. NO. 3247  
 TAX KEY #HAV 0730980  
 OWNER: ALEX LEYKIN  
 33' X 100' WISCONSIN TELEPHONE CO. AND THE AMERICAN TELEPHONE & TELEGRAPH CO. EASEMENT PER DOC. NO. 252917



- LEGEND:**
- Denotes Found 1" Iron Pipe
  - Denotes Set 1" Iron Pipe
  - (ABC) Denotes "Recorded As"

JUNE 15, 2023  
 Graphic Scale



**CHAPUT LAND SURVEYS**

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JOB#3263.00 SHEET 4 OF 7

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CERTIFIED SURVEY MAP NO. 12509

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 3, Township 7 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)  
:SS  
MILWAUKEE COUNTY)

I, DONALD C. CHAPUT, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, mapped and divided that part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 3, Township 7 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin, described as follows:

Commencing at the northwest corner of the Northwest 1/4 of said Section 3; thence North 89°56'35" East along the north line of said Northwest 1/4 section, 1094.20 feet to the Point of Beginning of lands described hereinafter;

Thence continuing North 89°56'35" East along said north line, 1100.77 feet; thence South 02°52'21" East along the west line of Certified Survey Map No. 4834 a distance of, 298.36 feet; thence North 89°56'35" East along the south line of said Certified Survey Map, 278.82 feet; thence South 00°23'53" West, 508.20 feet; thence South 89°56'35" West, 548.39 feet; thence South 00°49'54" West, 394.38 feet to the north line of Certified Survey Map No. 2385; thence South 65°58'19" West along said north line, 280.68 feet; thence South 74°26'46" West, 90.50 feet; thence North 00°47'52" East, 24.37 feet; thence South 89°56'38" West, 36.00 feet; thence South 01°18'26" West, 29.46 feet; thence South 86°56'21" West, 124.30 feet; thence South 03°03'39" East, 111.40 feet to the north line of Certified Survey Map No. 3247; thence South 74°53'57" West along said north line, 221.88 feet; thence South 00°15'21" West along the west line of said Certified Survey Map, 258.78 feet to the centerline of West Capitol Drive; thence South 76°31'49" West along said centerline, 137.72 feet; thence North 13°28'11" West, 33.00 feet to the north right of way line of said West Capitol Drive and a point of curvature; thence northeasterly 550.74 feet along the arc of said curve to the right and said north right of way line, whose radius is 444.46 feet and whose chord bears North 67°58'17" West, 516.18 feet; thence North 32°28'24" West along said north right of way line, 330.45 feet; thence North 13°06'22" East, 110.95 feet to the southeasterly right of way line of Palmer Drive; thence North 58°32'44" East along said southeasterly right of way line, 207.20 feet to a point of curvature; thence northeasterly 40.09 feet along the arc of said curve to the left and said southeasterly right of way line, whose radius is 987.93 feet and whose chord bears North 57°22'59" East, 40.09 feet; thence North 89°56'35" East, 162.25 feet; thence North 00°23'35" East, 136.60 feet to the aforesaid southeasterly right of way line of Palmer Drive to Reference Point "A" and a point on a curve; thence northeasterly 757.09 feet along the arc of said curve to the left and said southeasterly right of way line, whose radius is 987.93 feet and whose chord bears North 21°53'40" East, 738.70 feet; thence North 00°03'34" West, 140.45 feet; thence North 89°56'35" East, 182.00 feet; thence North 00°03'34" West, 75.00 feet; thence South 89°56'35" West, 182.00 feet; thence North 00°03'34" West, 30.00 feet to the Point of Beginning.

Also

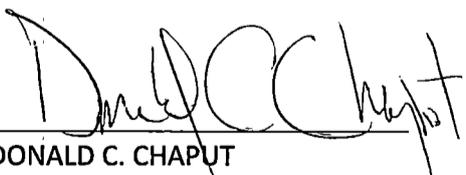
Beginning at Reference Point "A"; thence North 00°23'35" East along a "Tie Line", 100.13 feet to the northwesterly right of way line of Palmer Drive and the Point of Beginning of lands described hereinafter; thence continuing North 00°23'35" East, 655.73 feet; thence North 89°56'35" East, 204.20 feet to the aforesaid northwesterly right of way line of Palmer Drive; thence South 00°03'34" East along said right of way line, 70.70 feet to a point of curvature; thence southwesterly 633.75 feet along the arc of said curve to the right and said northwesterly right of way line, whose radius is 921.93 feet and whose chord bears South 19°38'01" West, 621.34 feet to the Point of Beginning.

Containing 2,115,551 square feet (48.5664 acres) of land Gross and 2,077,828 square feet (47.7004 acres) of land Net more or less.

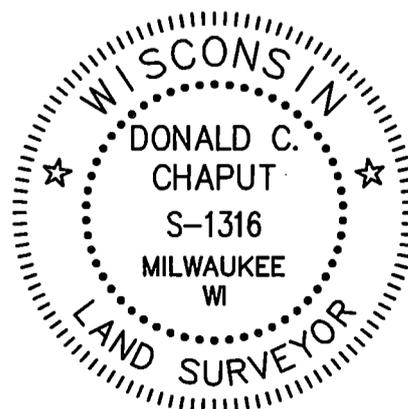
THAT I have made such survey, land division and map by the direction of 700 WEST CAPITOL DRIVE LLC, owner of said land.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the Village of Hartland Land Division Ordinance in surveying, mapping and dividing the land within the certified survey map.



DONALD C. CHAPUT  
PROFESSIONAL LAND SURVEYOR S-1316



Date: June 15, 2023

**CHAPUT**  
**LAND SURVEYS**

234 W. Florida Street 414-224-8068  
Milwaukee, WI 53204 www.chaputlandsurveys.com

This instrument drafted by Donald C. Chaput, PLS-License No. S-1316

JOB#3263.00  
SHEET 5 OF 7

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CERTIFIED SURVEY MAP NO. 12509

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 3, Township 7 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION

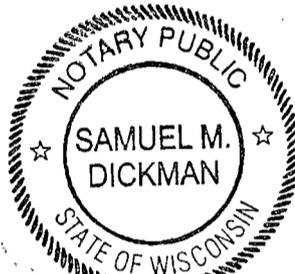
700 WEST CAPITOL DRIVE LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map in accordance with the requirements of the Village of Hartland.

700 WEST CAPITOL DRIVE LLC, as owner, does further certify that this certified survey map is required by s.236.34 of the Wisconsin State Statutes to be submitted to the following for approval: Village of Hartland

IN WITNESS WHEREOF, the said 700 WEST CAPITOL DRIVE LLC has caused these presents to be signed by (name - print) THOMAS J. BEAUDRY, (title) MANAGER, at (city) Waukesha, Waukesha County, Wisconsin, on this 20<sup>th</sup> day of November, 2023.

In the presence of: 700 WEST CAPITOL DRIVE LLC

[Signature]  
Name (signature) Title Thomas J. Beaudry, Member



STATE OF WISCONSIN)  
Waukesha COUNTY ) SS

Personally came before me this 20<sup>th</sup> day of November, 2023, (name) Thomas J. Beaudry (title) Manager, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such Manager (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

[Signature]  
Notary Public  
Name: Samuel M. Dickman  
State of Wisconsin  
My Commission Expires: 11/7/26

CONSENT OF CORPORATE MORTGAGEE

Home Federal Savings Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Minnesota, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the forgoing affidavit of Donald C. Chaput, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said Mortgagee, has caused these presents to be signed by Jeffrey R. Hollenbeck, its President, and its corporate seal to be hereunto affixed this 21 day of November, 2023.

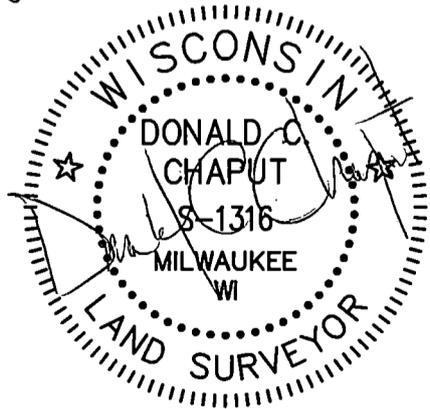
11-21-23  
Date

[Signature]  
Name Title President Jeffrey Hollenbeck

STATE OF WISCONSIN)  
Waukesha COUNTY ) SS

Personally came before me this 21 day of November, 2023, Jeff Hollenbeck, to me known to be the person who executed the foregoing instrument and to me known to be such officer of a corporation and acknowledged the same.

[Signature]  
Notary Public  
Name: Sam M. Dick  
State of Wisconsin  
My Commission Expires: 11/7/26



**CHAPUT**  
**LAND SURVEYS**

JUNE 15, 2023

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Milwaukee, WI 53204 www.chaputlandsurveys.com

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JOB#3263.00  
SHEET 6 OF 7

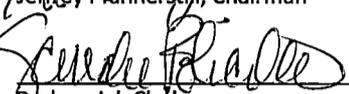
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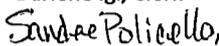
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### PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Village of Hartland on this 17<sup>th</sup> day of July, 2023.

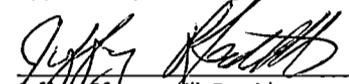
  
 \_\_\_\_\_  
 Jeffrey Pfannerstall, Chairman

  
 \_\_\_\_\_  
 Darlene Igl, Clerk

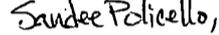
  
 Sandee Policello,

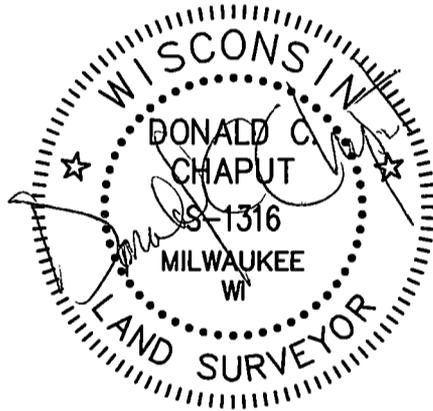
### VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Hartland on this 30<sup>th</sup> day of October, 2023.

  
 \_\_\_\_\_  
 Jeffrey Pfannerstall, President

  
 \_\_\_\_\_  
 Darlene Igl, Village Clerk

  
 Sandee Policello,



JUNE 15, 2023

**CURVE TABLE**

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	550.74'	444.46'	070°59'47"	N67°58'17"W	516.18'	S76°31'49"W	N32°28'24"W
C2	40.09'	987.93'	002°19'30"	N57°22'59"E	40.09'	N58°32'44"E	N56°13'14"E
C3	633.75'	921.93'	039°23'09"	S19°38'01"W	621.34'	S00°03'34"E	S39°19'35"W
C4	757.09'	987.93'	043°54'29"	N21°53'40"E	738.70'	N43°50'55"E	N00°03'34"W

**LINE TABLE**

LINE NO.	BEARING	DISTANCE
L1	S74°26'46"W	90.50'
L2	N00°47'52"E	24.37'
L3	S89°56'38"W	36.00'
L4	S01°18'26"W	29.46'
L5	S03°03'39"E	111.40'
L6	S76°31'49"W	145.78'
L7	N89°56'35"E	162.25'
L8	N00°23'35"E	136.60'
L9	S00°03'34"E	70.70'

CHAPUT

LAND SURVEYS

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JOB#3263.00  
 SHEET 7 OF 7

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