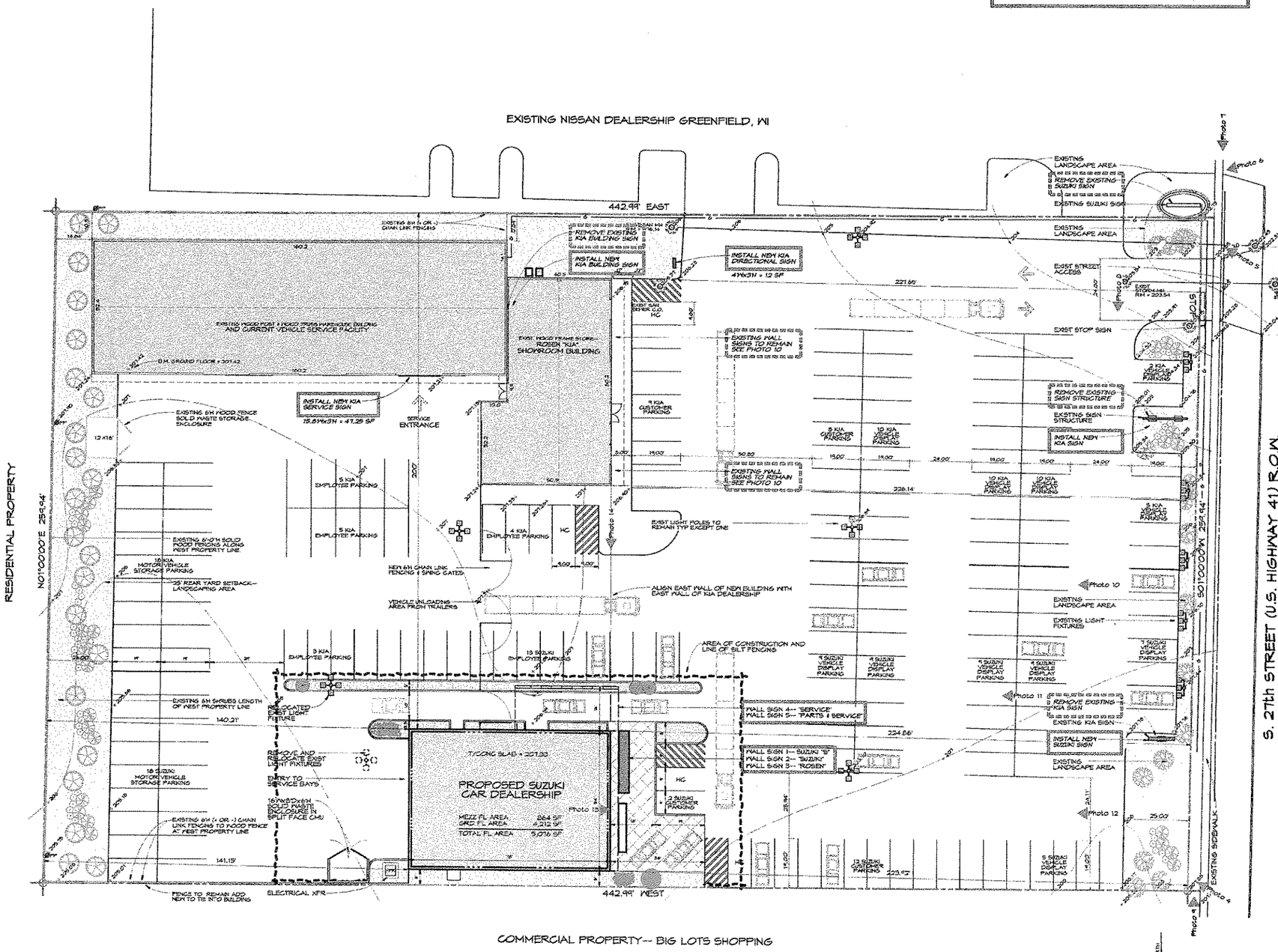
SEE SHEET A102 FOR SIGN DETAILS



EXISTING SITE PLAN WITH PROPOSED CONSTRUCTION

SCALE: 1" = 20 FEET

SITE & BUILDNG AREAS

EXISTING KIA BUILDING

AREA DESCRIPTION	MEZZANINE	GROUND FL.
SHOWROOM AND OFFICES		9,570 SF
SERVICE AND PARTS DEPARTMENT		8,395 SF
PARTS MEZZANINE	1,400 SF	
EXISTING BUILDING AREAS	1,400 SF	11,965 SF
TOTAL EXISTING KIA BUILDING AREA		13,365 SF

PROPOSED SUZUKI BUILDING

AREA DESCRIPTION	MEZZANINE	GROUND FL.
SHOWROOM AND OFFICES		2,400 SF
SERVICE AND PARTS DEPARTMENT		1,812 SF
PARTS MEZZANINE	864 SF	
EXISTING GROUND FLOOR BUILDING AREAS	864 SF	4,212 SF
TOTAL PROPOSED SUZUKI BUILDING AREA		5,076 SF

SITE AREAS

AREA DESCRIPTION	EXISTING	PROPOSED
HARDSCAPE AREA (EXIST 74% & NEW 73%)	41,528 SF	83,936 SF
LANDSCAPE AREA (EXIST 10% & NEW 13%)	11,710 SF	15,190 SF
EXISTING KIA BUILDING (EXIST 10%)	11,965 SF	11,965 SF
PROPOSED SUZUKI BUILDING (NEW 4%)	0 SF	4,212 SF
TOTAL SITE AREA	115,203 SF	115,203 SF
TOTAL SITE AREA (ACRES)		2.64 AC

ZONING SUMMARY

ADDRESS:	5515 SOUTH 27TH
ZONING:	LB-1
PROPOSED USE:	MOTOR VEHICLE SALES
LOT AREA:	115,203 SF
OWNER:	G.S.S. CORPORATION 5505 S. 27TH STREET GREENFIELD, WI 53221
PROJECT ID:	17335

KIA PARKING	EXISTING	PROPOSED
KIA CUSTOMER PARKING	17 SP + 1 HC	17 SP + 1 HC
KIA EMPLOYEE PARKING	16 SP + 1 HC	16 SP + 1 HC
KIA VEHICLE DISPLAY	119 SP	37 SP
KIA VEHICLE STORAGE	84 SP	18 SP
TOTAL KIA PARKING	243 SP	90 SP

SUZUKI PARKING	EXISTING	PROPOSED
SUZUKI CUSTOMER PARKING (1 SP / 500SF + 9 SP)		13 SP + 1 HC
SUZUKI EMPLOYEE PARKING		11 SP + 1 HC
SUZUKI VEHICLE DISPLAY		49 SP
SUZUKI VEHICLE STORAGE		18 SP
TOTAL SUZUKI PARKING		92 SP
TOTAL KIA AND SUZUKI PARKING		182 SP

NEIGHBORING PROPERTY

NORTH OF SUBJECT PROPERTY--	NISSAN DEALERSHIP GREENFIELD, WI
EAST OF SUBJECT PROPERTY--	COMMERCIAL PROPERTY-- A&W DRIVE-IN RESTAURANT AND MULTIFAMILY RESIDENTIAL
SOUTH OF SUBJECT PROPERTY--	COMMERCIAL PROPERTY-- BEAUTY SCHOOL & BIG LOTS STORES
WEST OF SUBJECT PROPERTY--	RESIDENTIAL

KIA SETBACKS	EXISTING	PROPOSED
KIA FRONT YARD SETBACK	226.14 FT	NO CHANGE
KIA SIDE YARD SETBACK (NORTH)	10.84 FT	NO CHANGE
KIA SIDE YARD SETBACK (SOUTH)	154.61 FT	NO CHANGE
KIA REAR YARD SETBACK	14.64 FT	NO CHANGE

SUZUKI SETBACKS	PROPOSED
SUZUKI FRONT YARD SETBACK	223.92 FT
SUZUKI SIDE YARD SETBACK (NORTH)	220 FT
SUZUKI SIDE YARD SETBACK (SOUTH)	6 FT
SUZUKI REAR YARD SETBACK	140.21 FT

KIA BUILDING HEIGHTS	EXISTING	PROPOSED
KIA MAXIMUM BUILDING HEIGHT	22 FT	NO CHANGE

SUZUKI BUILDING HEIGHTS	EXISTING	PROPOSED
SUZUKI MAXIMUM BULDING HEIGHT		20 FT

EXHIBIT A
040395

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Fax 847.433.9687
www.beckerarchitects.com

The contractor shall verify and confirm in writing all conditions and dimensions of a existing work. Copies of the official survey are available upon request.

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MECHANICAL ELECTRICAL PLUMBING:
HANSEN PALMER ASSOCIATES, LIMITED
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847.836.9810 OFFICE
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SURVEYOR:
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711 NEW MORELAND AVENUE
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LANDSCAPE ARCHITECT:
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550 NORTH MILWAUKEE AVENUE
LIBERTYVILLE, ILLINOIS 60048
847.362.0329 (OFFICE) 847.362.0214 (FAX)

NEW CAR DEALERSHIP BY

ROSEN SUZUKI

5515 SOUTH 27th STREET
MILWAUKEE, WISCONSIN

CONSTRUCTION DRAWINGS

Issues

By	Date	For
DRO	06-25-04	OVERZONING REVIEW
DRO	05-21-04	PERMIT REVIEW
DRO	04-29-04	CITY BOZA REVIEW

Drawing Title

ARCHITECTURAL MASTER SITE PLAN, AREA TABULATIONS, AND ZONING DATA

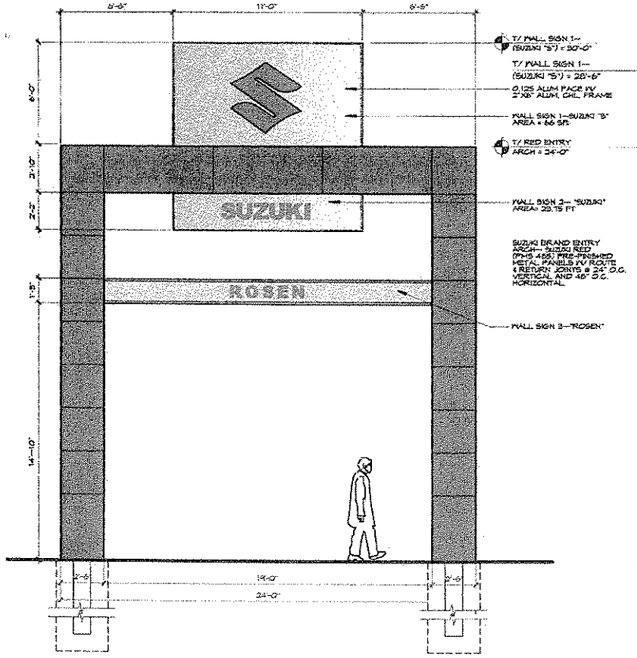
Scale: 1" = 20 FEET

Issue Date: MAY 21, 2004

Drawn By: DRO

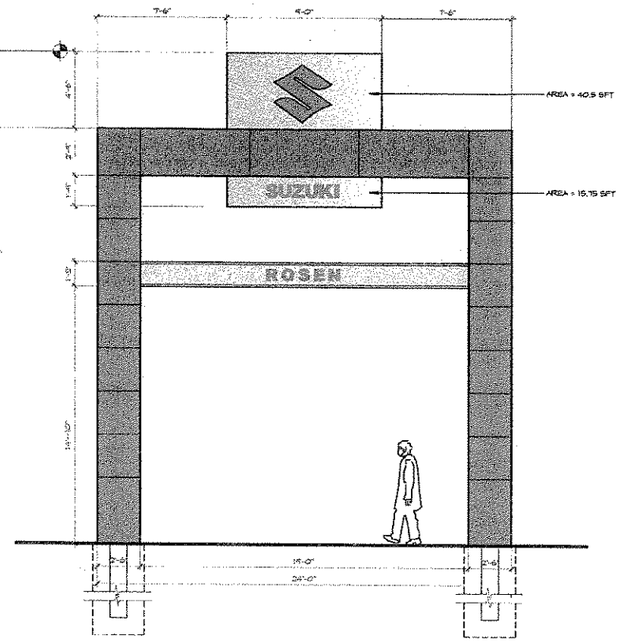
Project Number: 0335 ROSEN SUZUKI MILWAUKEE, WI

Drawing Number: A101



BUILDING SIGN-- EAST SIDE

SCALE: 1/2" = 1'-0"



BUILDING SIGN-- EAST SIDE--ALTERNATE

SCALE: 1/2" = 1'-0"

WALL SIGN 1--

3" DEEP RAISED SUZUKI "S" LOGO SIGN FABRICATED FROM 0.063 RETURNS WITH NO BACKS, ACRYLIC FACE WITH 1" TRIM CAP AND INTERNALLY ILLUMINATED WITH WAMCO L.E.D. SYSTEM.

3" DEEP RAISED SUZUKI "S" LOGO (RED)--
-- 3/16 WHITE ACRYLIC FACE WITH APPLIED #3630-43 LIGHT TOMATO RED VINYL
-- RED PMS 485 RETURN AND TRIM CAP
-- RED WAMCO L.E.D. SYSTEM

WALL SIGN 2--

"SUZUKI" LETTERS (BLUE)--
-- 3/16 WHITE ACRYLIC FACE WITH APPLIED #3630-157 SULTAN BLUE VINYL, WITH 1/16" WHITE OUTLINE
-- WHITE RETURN AND TRIM CAP
-- WHITE WAMCO L.E.D. SYSTEM
-- INTERNAL ILLUMINATION

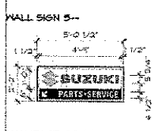
WALL SIGN 3--

"ROSEN" LETTERS (BLUE)--
-- 3/16 WHITE ACRYLIC FACE WITH APPLIED #3630-157 SULTAN BLUE VINYL
-- WHITE RETURN AND TRIM CAP
-- WHITE WAMCO L.E.D. SYSTEM
-- INTERNAL ILLUMINATION

WALL SIGN 4--

"SERVICE" CABINET SIGN--
-- 3/16 WHITE ACRYLIC FACE WITH APPLIED #3630-157 SULTAN BLUE VINYL
-- WHITE RETURN AND TRIM CAP
-- WHITE WAMCO L.E.D. SYSTEM
-- INTERNAL ILLUMINATION

WALL SIGN 5--



MANUFACTURE (1) ALUMINUM CONSTRUCTED SINGLE FACE WALL SIGN INTERIOR ILLUMINATED W/DL-HO FLUORESCENT LAMPS.

WHITE IMPACT MODIFIED ACRYLIC FACE W/FIRST SURFACE APPLIED TRANSLUCENT VINYL GRAPHICS

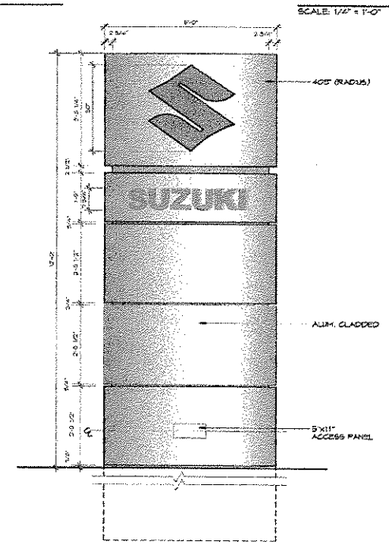
"LOGO"
3M# 3630-43 LT.TOMATO RED VINYL OVERLAY

"SUZUKI"
3M# 3630-157 SULTAN BLUE VINYL FILM OVERLAY.

"PARTS-SERVICE & ARROW"
PAINT CABINET AND RETAINERS GLOSS METALLIC SILVER (MATTHEWS SVOC10356P)

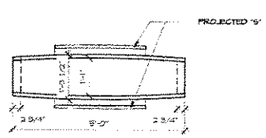
NOTE:
ALL EXPOSED FASTNERS TO BE COUNTERSUNK FOR FLUSH FINISH. PAINT FASTNERS TO MATCH CABINET.

SUZUKI SIGNS



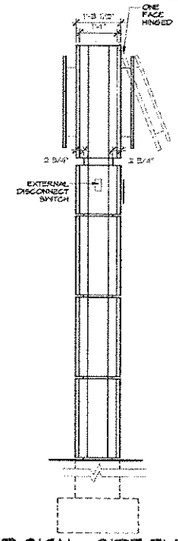
ELEVATION-- GROUND SIGN

SCALE: 1/2" = 1'-0"



PLAN-- GROUND SIGN

SCALE: 1/2" = 1'-0"



GROUND SIGN-- SIDE ELEVATION

SCALE: 1/2" = 1'-0"

SPECIFICATION

"S" SUZUKI CABINET & POLE COVERS:
FABRICATED ALUMINUM CABINET PAINTED
GLOSS METALLIC SILVER (MATTHEWS SVOC10356P) & RED (PMS 485).
ALL EXPOSED FASTENERS TO BE COUNTER SUNK FOR FLUSH FINISH.
PAINT FASTENERS TO MATCH CABINETS.
PAINT INTERIORS OF LOVER CABINET WHITE.

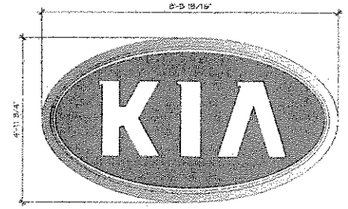
"S" LOGO:
FACE 3/16 WHITE ACRYLIC W/APPLIED # 3630-43 LT.TOMATO RED VINYL
RETURN & TRIM CAP: PAINT TO MATCH PMS RED 485.
PAINT INTERIOR OF LETTER WHITE.
ILLUMINATION: GELORE TETRA RED LED.

"SUZUKI LETTERS"
FACE: TERMOFORMED .118" TH. TRANSL. WHITE ACRYLIC (2" DEPTH)
W/APPLIED # 3630-157 SULTAN BLUE VINYL,
WITH 1/4" WHITE OUT LINE.
ILLUMINATION: FLUORESCENT LAMPS.

ELECTRICAL DATA:

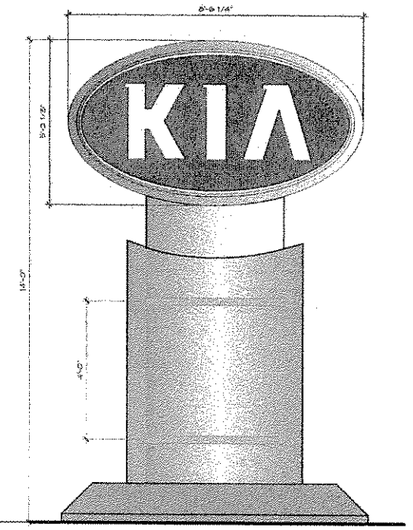
"S" LOGO
42" RED GELCORE LEDS (PER FOOT) POWERED BY (1) GECLP33 POWERSUPPLY #120VAC, 0.5A

"SUZUKI" LETTERS:
(1) F36T12 & (1) F24T12 H.O FLUORESCENT LAMPS



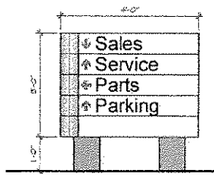
BUILDING SIGN-- KWL-4 TOTAL AREA: 32.64 SFT.

SCALE: 1/2" = 1'-0"



GROUND SIGN--KPS-4 FRONT ELEVATION TOTAL AREA: 35 SFT

SCALE: 1/2" = 1'-0"



DIRECTION SIGN-- TOTAL AREA: 12 SFT.

SCALE: 1/2" = 1'-0"

SERVICE SIGN-- TOTAL AREA: 47.25 SFT.

SCALE: 1/2" = 1'-0"

KIA SIGNS

FOR LOCATION OF SIGNS PLEASE REFER SHEET A101 & A301

Becker Architects Limited
305 Elm Place, Suite 275
Highland Park, Illinois 60035
Tel 847.433.0660
Fax 847.433.0787
www.beckerarchitects.com

The contractor shall verify and confirm in writing all elevations and dimensions at existing work. Copies of the official survey are available upon request.

Contractor and subcontractors shall examine architectural drawings and drawings of all other trades to verify the location of fixtures, equipment and roughing, and for the coordination of all trades.

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511 WEST MAIN STREET
WEST DUNDEE, ILLINOIS 60118
847.836.9210 OFFICE
847.836.9221 FAX

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350 NORTH MILWAUKEE AVENUE
LIBERTYVILLE, ILLINOIS 60048
847.362.0204 (OFFICE) 847.362.0214 (FAX)

NEW CAR DEALERSHIP BY

ROSEN SUZUKI

5575 SOUTH 27th STREET
MILWAUKEE, WISCONSIN

CONSTRUCTION DRAWINGS

Issues

By	Date	For
DRO	06-25-04	OVERZONING REVIEW
DRO	05-21-04	PERMIT REVIEW
DRO	04-21-04	CITY BOZA REVIEW

Drawing Title

SUZUKI & KIA SIGNAGE DETAILS

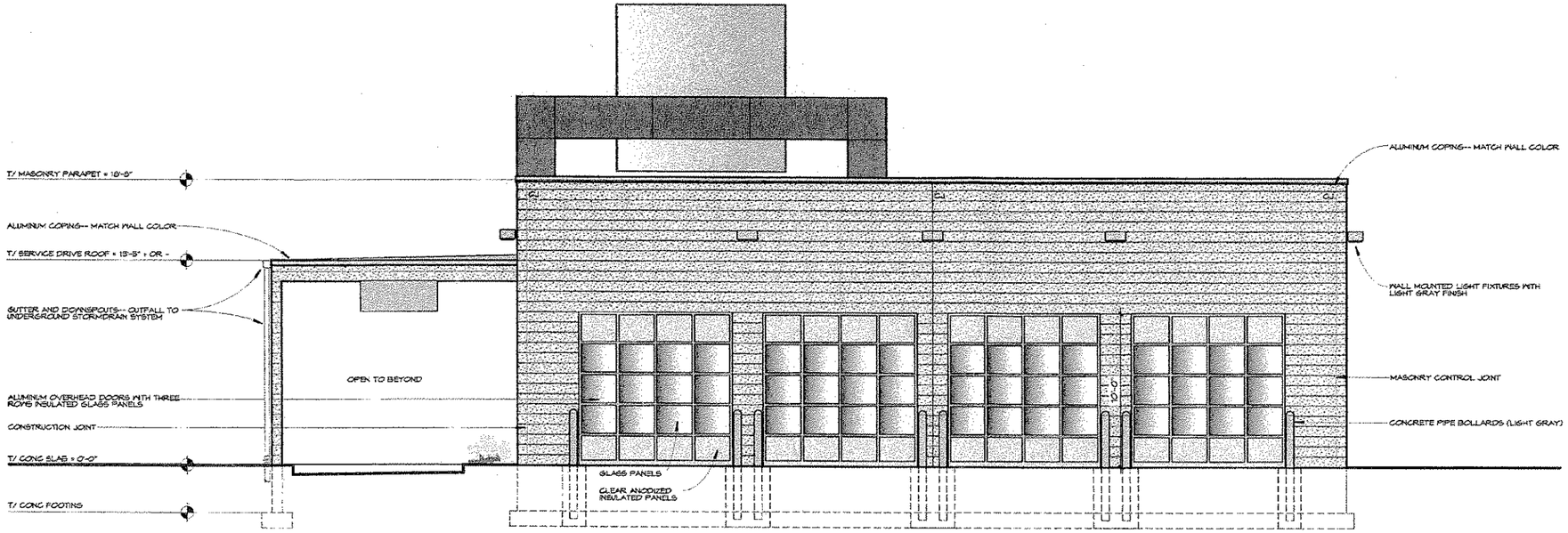
Scale
1" = 20 FEET

Issue Date
MAY 21, 2004

Drawn By
DRO

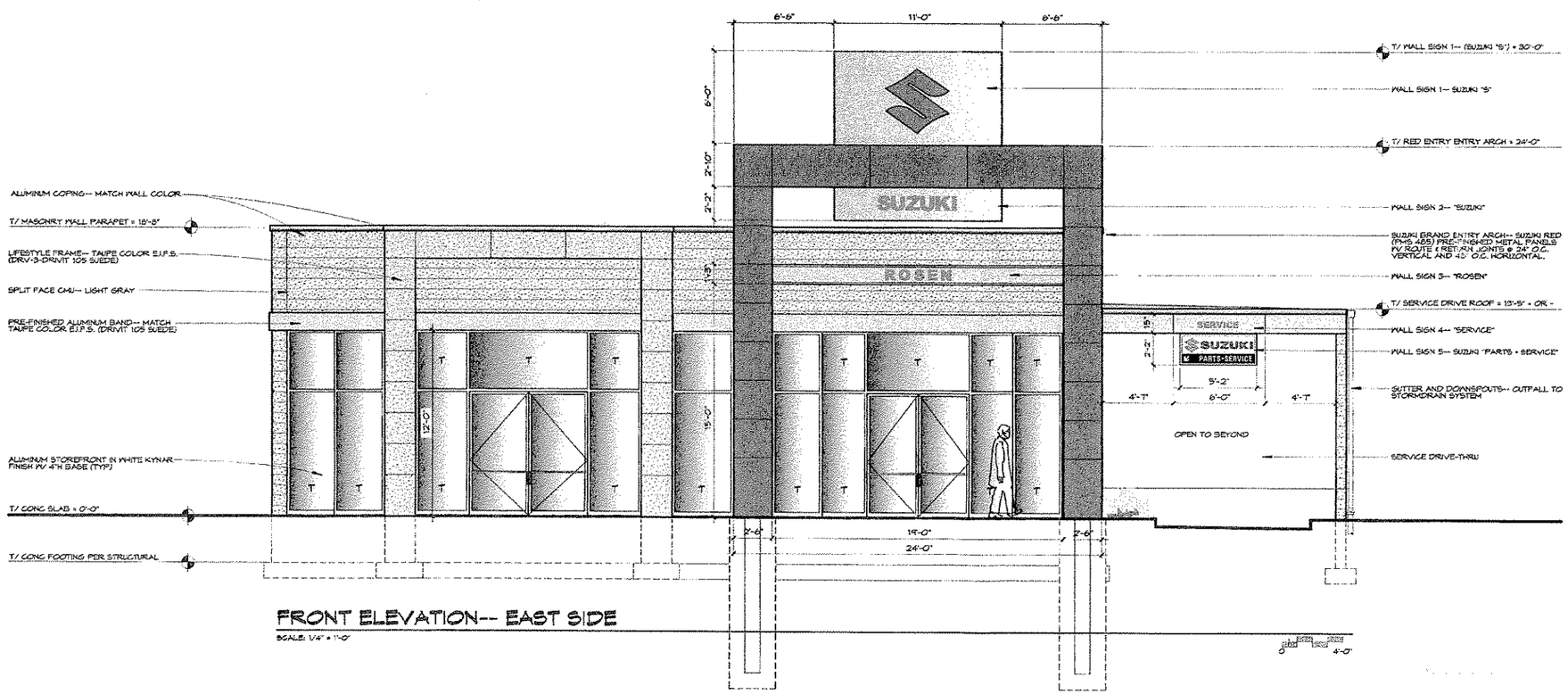
Project Number
0335 ROSEN SUZUKI
MILWAUKEE, WI

Drawing Number
A102



REAR ELEVATION-- WEST SIDE

SCALE: 1/4" = 1'-0"



FRONT ELEVATION-- EAST SIDE

SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES

04-- MASONRY

4.01-- EXTERIOR WALLS SHALL BE CONCRETE MASONRY UNITS.

4.02-- PROVIDE VERTICAL WALL REINFORCING PER STRUCTURAL DRAWINGS.

4.03-- PROVIDE "DUR-O-WALL" HORIZONTAL WALL REINFORCING AT 16" O.C. TYPICAL UNLESS NOTED OTHERWISE.

4.04-- PROVIDE ALL ACCESSORY MASONRY ITEMS SUCH AS BUT NOT LIMITED TO:
- -- ADJUSTABLE COLUMN AND TIES
- -- CONTROL JOINTS AND SEALANT SYSTEMS
- -- ADJUSTABLE VENEER TIES
- -- SELF-ADHERING, IN-WALL 40 MIL MEMBRANE FLASHING
- -- COTTON CORD WEEPING MATERIAL

4.05-- SEAL ALL EXTERIOR MASONRY WALLS WITH "S-PRO" BARRIER SYSTEMS AS PROVIDED BY MASONRY SUPPLY COMPANY. INSTALL MASONRY SEALER PER MANUFACTURER'S REQUIREMENTS.

4.06-- PROVIDE SAMPLES OF ALL EXTERIOR MASONRY BLOCKS FOR COLOR APPROVAL BY ARCHITECT. COLOR SHALL BE LIGHT GRAY WITH STANDARD WHITE GROUT COLOR.

4.07-- PROVIDE MASONRY CONTROLS JOINTS AS SHOWN AND PER STRUCTURAL DRAWINGS.

05-- STEEL

5.01-- PROVIDE STEEL LINTELS FOR ALL MASONRY OPENINGS PER STRUCTURAL DRAWINGS.

5.02-- INSTALL GRILLAGE BEAMS PER STRUCTURAL PLANS.

07-- THERMAL AND MOISTURE PROTECTION

7.01-- RUN ROOFING MATERIAL OVER THE TOP OF ALL EXTERIOR MASONRY WALLS AND ATTACH TO OUTSIDE FACE OF CONTINUOUS P.T. WOOD NAILER.

7.02-- INSTALL CONTINUOUS ANODIZED ALUMINUM FLASHING PER MANUFACTURER'S REQUIREMENTS.

7.03-- CAULK INSIDE AND OUTSIDE OF ALL EXTERIOR DOORS AND WINDOWS TO ADJACENT MASONRY.

08-- DOORS, WINDOWS & HARDWARE

8.01-- INSTALL ALL EXTERIOR DOORS AND WINDOWS FLUSH WITH INSIDE FACE OF 3" C.M.U. WALL UNLESS NOTED OTHERWISE.

8.02-- INSTALL TEMPERED GLASS ADJACENT TO DOORS AND WALKWAYS. T = TEMPERED GLASS.

8.03-- COORDINATE DOORS AND WINDOWS SYSTEMS WITH THE APPROPRIATE SCHEDULE.

8.04-- PROVIDE CONTINUOUS SEALANT AT EXTERIOR AND INTERIOR OF ALL DOOR AND WINDOW FRAMES.

8.05-- STOREFRONT SYSTEM TO HAVE WHITE ANODIZED ALUMINUM FINISH. ALTERNATE FINISH SHALL BE CLEAR ANODIZED ALUMINUM.

09-- FINISHES

9.01-- PAINT EXTERIOR METAL DOORS AND FRAMES TO MATCH COLOR OF C.M.U. (LIGHT GRAY) PER ROOM FINISH SCHEDULE.

10-- SPECIALTIES ITEMS

10.01-- SIGN INSTALLER SHALL OBTAIN A SEPARATE SIGN PERMIT FROM THE CITY FOR INSTALLATION OF ALL SITE AND BUILDING SIGNS. SIGNS ARE BY OWNER.

Becker Architects Limited
595 Elm Place, Suite 225
Highland Park, Illinois 60035
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Fax 847.433.6787
www.beckerarchitects.com

The contractor shall verify and confirm in writing all elevations and dimensions of existing work. Copies of the official survey are available upon request.

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LANDSCAPE DESIGN
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NEW BUILDING FACILITIES FOR

ROSEN SUZUKI

5575 SOUTH 27th STREET
MILWAUKEE, WI

CONSTRUCTION DRAWINGS

Drawing Issues

By	Date	For
DRO	05-21-04	PERMIT REVIEW

Drawing Title

EXTERIOR BUILDING ELEVATIONS

Scale: 1/4" = 1'-0"

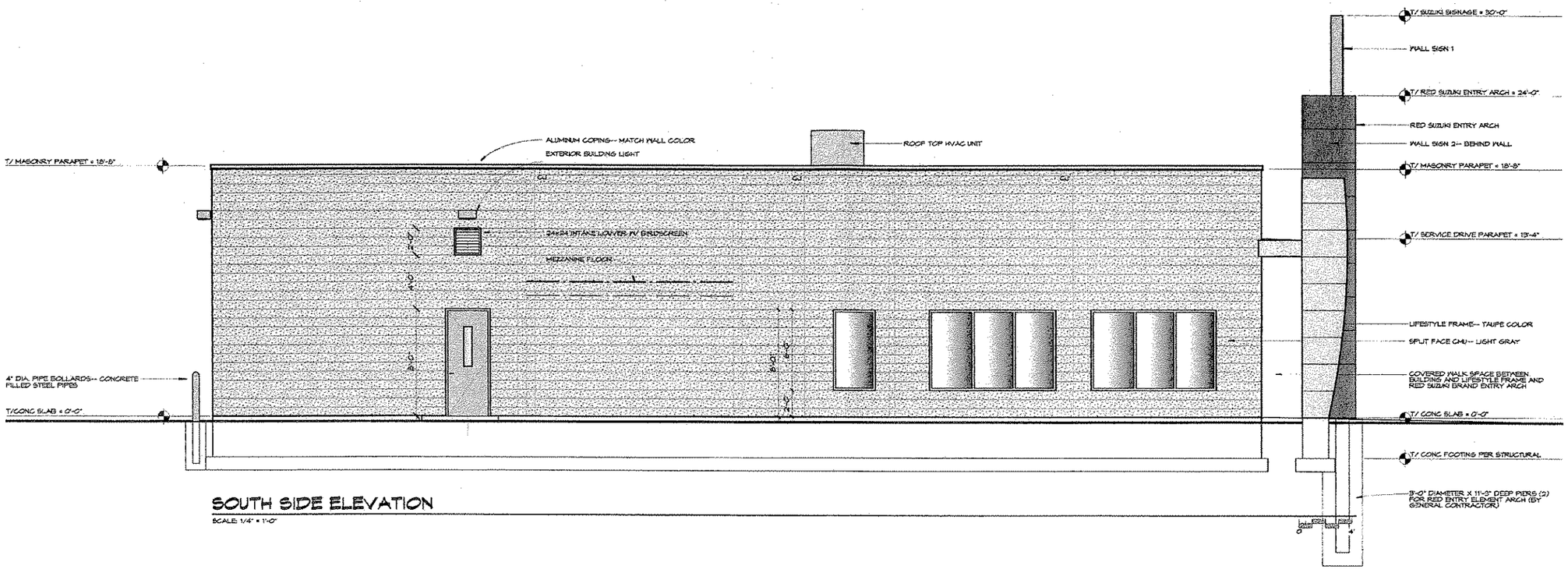
ELEVATION MARK: CUT FROM D-507 / DRAWN ON SHEET

Issue Date: MAY 21, 2004

Drawn By: DRO

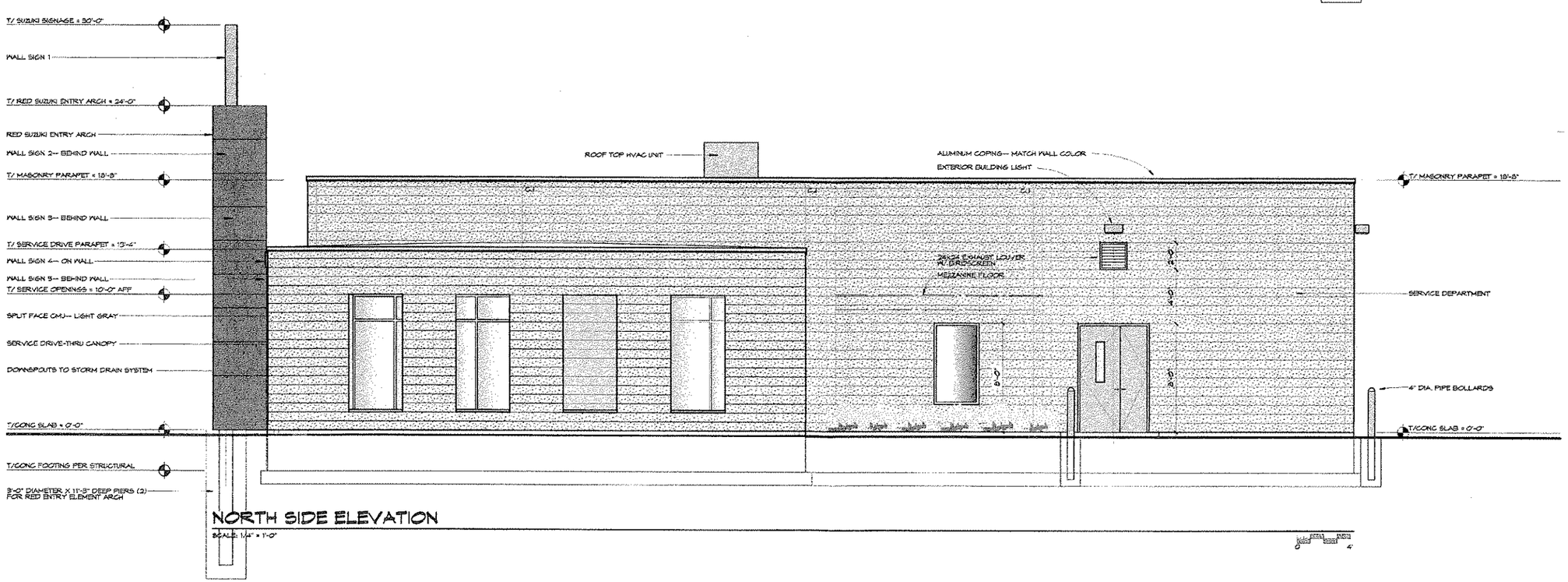
Project Number: 0335 ROSEN SUZUKI MILWAUKEE, WI

Drawing Number: A301



SOUTH SIDE ELEVATION

SCALE: 1/4" = 1'-0"



NORTH SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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550 Elm Place, Suite 225
Highland Park, Illinois 60035
Tel 847.433.6600
Fax 847.433.8787
www.beckerarchitects.com

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WAUKESHA, WI 53188-2479
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LANDSCAPE DESIGN
350 NORTH MILWAUKEE AVENUE
LIBERTYVILLE, ILLINOIS 60048
847.362.0209 — 847.362.0214 FAX

NEW BUILDING FACILITIES FOR

ROSEN SUZUKI

5575 SOUTH 27th STREET
MILWAUKEE, WI

CONSTRUCTION DRAWINGS

Drawing Issues

By	Date	For
DRO	05-21-04	PERMIT REVIEW

Drawing Title

EXTERIOR BUILDING ELEVATIONS

Scale: 1/4" = 1'-0"

ELEVATION MARK: CUT FROM SHEET / DRAWN ON SHEET

Issue Date: MAY 21, 2004

Drawn By: DRO

Project Number: 0335 ROSEN SUZUKI MILWAUKEE, WI

Drawing Number: A302

LEGAL DESCRIPTION:
That part of the Northeast One-quarter (1/4) of Section Thirty-six (36), in Township Six (6) North, Range Twenty-one (21) East, in the City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows; Commencing at the Northeast corner of said ¼ Section; running thence South 01°00'00" West on and along the East line of said ¼ Section, 430.00 feet to a point of beginning of the land to be described; running thence South 01°00'00" West along the East line of said ¼ Section, 319.94 feet to a point; running thence West and parallel to the North line of said ¼ Section 523 feet more or less to a point in the East line of Lot 1, Block 5, in Samco Subdivision (being a recorded subdivision in said ¼ Section); running thence North 01°00'00" East on and along the East line of said Lot 1, Block 5, and parallel to the East line of said ¼ Section, 319.94 feet to a point on the South boundary line of the City of Greenfield, Milwaukee County, Wisconsin; thence due East running on and along said boundary line and parallel to the North line of said ¼ Section, 523 feet more or less to a point on the East line of said ¼ Section to the point of beginning, excepting and reserving therefrom that part (the East 60.00 feet) of said parcel presently being used for South 27th Street. Further excepting therefrom the South 60 feet of the above described parcel.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN
COUNTY OF WAUKESHA } SS.

WE, JAHNKE & JAHNKE ASSOCIATES INC., DO HEREBY CERTIFY THAT WE HAVE MADE THIS SURVEY AND THAT THE INFORMATION AS SHOWN ON THE ABOVE PLAT OF SURVEY IS TRUE AND CORRECT REPRESENTATION THEREOF.

DONALD W. LENZ - Wis. Reg. No. S-2003

Dated this 28th day of April, 2004

WISCONSIN DONALD W. LENZ S-2003 OCONOMOWOC, WI LAND SURVEYOR

LEGEND

- SEC. CORNER MON.
- FOUND IRON PIPE
- LIGHT POLE
- POWER LIGHT POLE
- POWER POLE
- SANITARY MANHOLE
- STORM MANHOLE
- HYDRANT
- WATER VALVE
- WATER STOP BOX
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- INLET
- CATCH BASIN
- ELECTRIC METER
- GAS METER
- AIR CONDITIONER UNIT
- ELECTRIC TRANFORMER
- SIGN
- POST
- BOLLARD
- WHEEL STOP
- UNDERGROUND COMBUSTIBLE GAS LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- OVERHEAD WIRES
- UNDERGROUND SANITARY SEWER
- UNDERGROUND STORM SEWER
- UNDERGROUND WATER MAIN
- FENCE
- RETAINING WALL

DIGGERS HOTLINE TICKET NO. 2004-17-11092 WAS USED TO MARK THE PROPERTIES OF UNDERGROUND UTILITIES ON APRIL 26, 2004. CONTRACTOR/OWNER SHOULD CONTACT DIGGERS HOTLINE PHONE No. 1-800-242-8511 TO REMARK THE PROPERTY BEFORE ANY EXCAVATION OR DEMOLITION.

UTILITY LOCATIONS WERE MARKED BY DIGGERS HOTLINE AND MAPS WERE FURNISHED BY:

CITY OF MILWAUKEE
DEPARTMENT OF PUBLIC WORKS
ROOM 516, MUNICIPAL BUILDING
ADDRESS: 841 N. BROADWAY
MILWAUKEE, WI 53202
PH:(414) 286-8333

WISCONSIN DEPARMENT OF TRANSPORTATION DISTRICT NO. 2
ADDRESS: 141 NW BARSTOW STREET
WAUKESHA, WI. 53187-0798
PH. (262) 548-5902

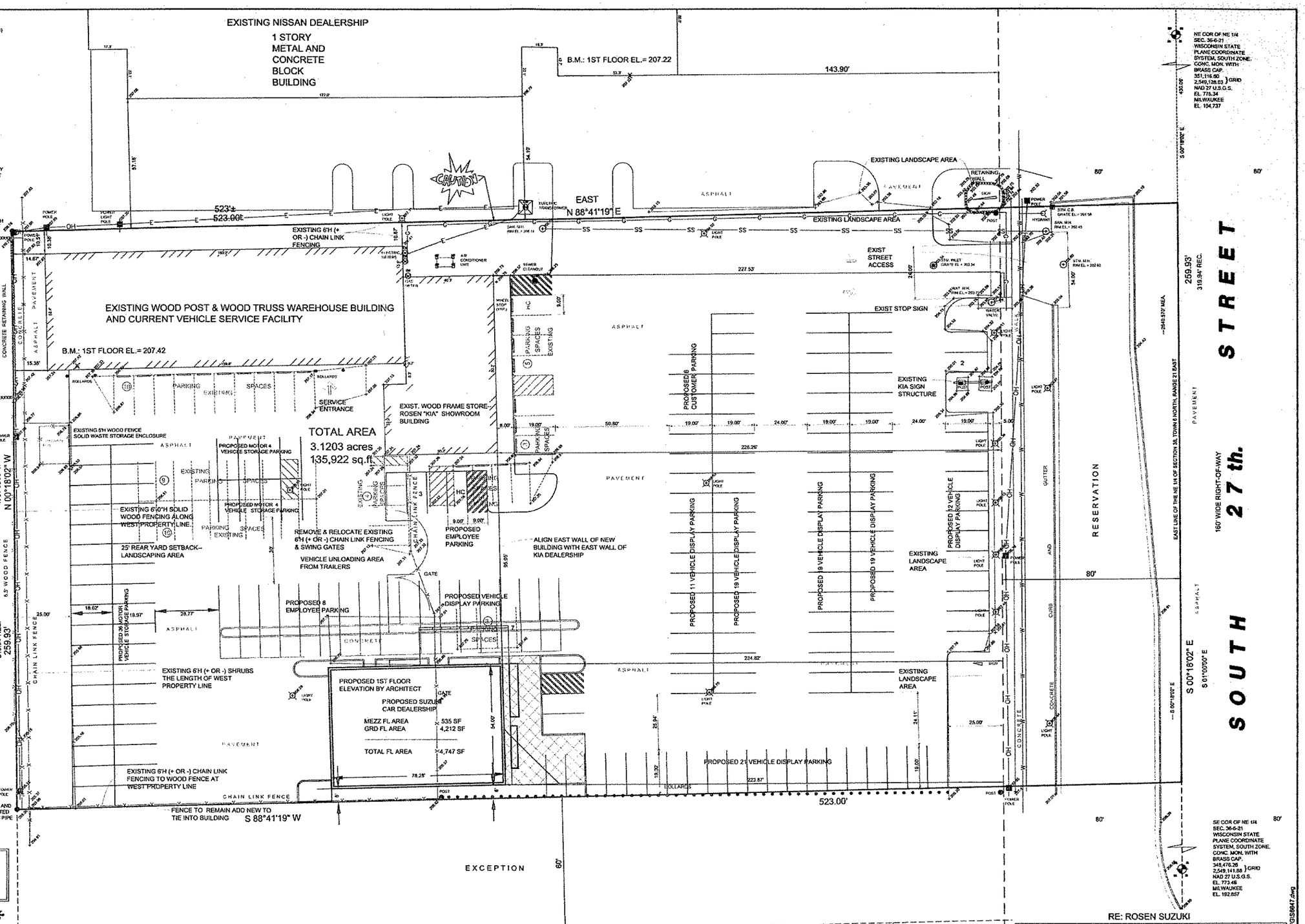
MIDWEST FIBER NETWORKS L.L.C.

TIME WARNER CABLE
320 NORTH DR. MARTIN LUTHER KING JR. DRIVE
MILWAUKEE, WI. 53212
PH. (414) 277-4000

WE ENERGIES
ADDRESS: 231 W. MICHIGAN AVENUE,
MILWAUKEE, WI. 53290
PH. (800) 242-9137

SBC
ADDRESS: 722 N. BROADWAY AVENUE,
MILWAUKEE, WI. 53202-4396
PH. (800) 257-0902

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."



NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.

CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE

MILW. AREA 259-1181

RE: ROSEN SUZUKI

PLAT OF SURVEY
FOR: BECKER ARCHITECTS LIMITED
PART OF THE NW 1/4 OF SEC. 36, T.6N., R.21E.
CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

JAHNKE & JAHNKE ASSOCIATES INC.
PLANNERS & PROFESSIONAL ENGINEERS
711 W. MORELAND BLVD.-WAUKESHA, WI.53188
TEL.No.(262) 542-5797 FAX (262) 542-7698 (E-MAIL: jahnke@jahnkeandjahnke.com)

SCALE: 1" = 20'		DATE: APRIL 28, 2004
DRAWN BY: DWL	CHECKED BY: JRS	FILE NO.: MILWAUKEE 668
BOOK NO.: MILWAUKEE 80	JOB: S5647	SHEET 1 OF 1

FILE NAME: S:\PROJECTS\S5647\DWG\S5647.dwg