



SPIRIT OF 76TH VETERINARY CLINIC, S.C.

7606 West Lincoln Avenue ■ West Allis, Wisconsin 53219 ■ 414.546.0750 ■ Fax 414.546.3220

January 23rd, 2007

City of West Allis
Attention Steven Schaer
7525 W. Greenfield Ave.
West Allis, WI 53214

Dear Steven

I'm writing in regards to my formal request for a 150 day extension of time to get my CSM recorded. During that period I will be purchasing the building in question. There will be no changes to the actual CSM sheets 1 & 2 with the only change to the CSM being to eliminate sheet 4 of 5, which was Dr. Stan Thieman's owner's certificate. A revised CSM will have to be issued. If you have any questions in regards to this matter please let me know.

Sincerely,

Dr. Troy Semandel
Owner Spirit of 76th Veterinary Clinic

RECEIVED

JAN 25 2007

CITY OF WEST ALLIS
CLERK/TREASURER

CITY OF WEST ALLIS
DEPARTMENT OF DEVELOPMENT

JAN 25 2007

RECEIVED



CITY CLERK/TREASURER OFFICE

Paul M. Ziehler
*City Administrative Officer
Clerk/Treasurer*

Rosemary West
*Treasurer's Office Supervisor
Senior Accountant*

Monica Schultz
Assistant City Clerk

414/302-8200
414/302-8207 (Fax)

City Hall
7525 West Greenfield Avenue
West Allis, Wisconsin 53214

www.ci.west-allis.wi.us

February 12, 2007

Spirit of 76th Veterinary Clinic
Dr. Troy Semandel
7606 W. Lincoln Ave.
West Allis, WI 53219

Dear Dr. Semandel:

On February 6, 2007, the Common Council approved your request for an extension of time on the Certified Survey Map for 7624-28-30 W. Lincoln Ave., 2244 S. 77 St., and 7606 W. Lincoln Ave.

Sincerely,

Monica Schultz
Assistant City Clerk

/amn

cc: John Stibal
Ted Atkinson
Steve Schaer

Ann Neff

From: Janel Lemanske
Sent: Wednesday, March 28, 2007 3:05 PM
To: Monica Schultz; Ann Neff
Subject: FW: Update - Dr. Troy Semandel's CSM

FYI

-----Original Message-----

From: Delbert Dettmann
Sent: Wednesday, March 28, 2007 1:42 PM
To: Steve Schaer
Cc: Janel Lemanske; Shaun Mueller
Subject: Update - Dr. Troy Semandel's CSM

Steve,

On Feb. 8, 2007 the council adopted file #2007-0059 granting Dr. Troy Semandel a 150 day extension to record his CSM. (New deadline 7/8/07.) Since Dr. Thieman will no longer need to sign off on the CSM, the surveyor, William R. Henrichs will be submitting to you a revised CSM to reflect the removal of Dr. Thieman.

Dr Semandel expects to purchase the property from Dr. Thieman, sometime in late April or early May. He will call me when he purchases the property, so we can then have the CSM signed by all parties. Please forward the revised CSM to me for execution and recording.

Thanks,

Del Dettmann
Real Estate Agent
City of West Allis
City Attorney's Office
Phone: 414.302.8451
e-mail: ddettmann@ci.west-allis.wi.us



7525 West Greenfield Avenue
West Allis, Wisconsin 53214-4648



CITY CLERK/TREASURER'S OFFICE

414/302-8200 or 414/302-8207 (Fax)

www.ci.west-allis.wi.us

Paul M. Ziehler

City Admin. Officer, Clerk/Treasurer

Monica Schultz

Assistant City Clerk

Rosemary West

Treasurer's Office Supervisor

May 15, 2007

Spirit of 76 Veterinary Clinic
Dr. Troy Semandel
7606 W. Lincoln Ave.
West Allis, WI 53219

Dear Dr. Semandel:

Enclosed is a copy of Certified Survey Map No. 7921, to combine properties located at 7624-28-30 W. Lincoln Ave., 2244 S. 77 St., and 7606 W. Lincoln Ave. (Tax Key Nos. 477-0542-000 and 477-0822-000), which was recorded on May 10, 2007.

Sincerely,

Monica Schultz
Assistant City Clerk

/amn

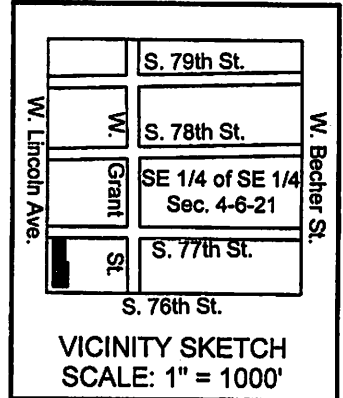
enc.

cc: Planning & Zoning Department
City Engineer
City Assessor
Director of Building Inspections & Zoning
Special Assessment Clerk
Pat Walker
William R. Heinrichs, Surveyor

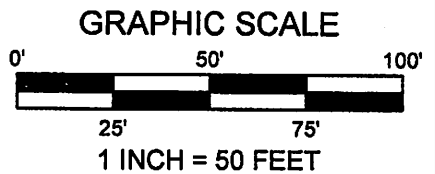
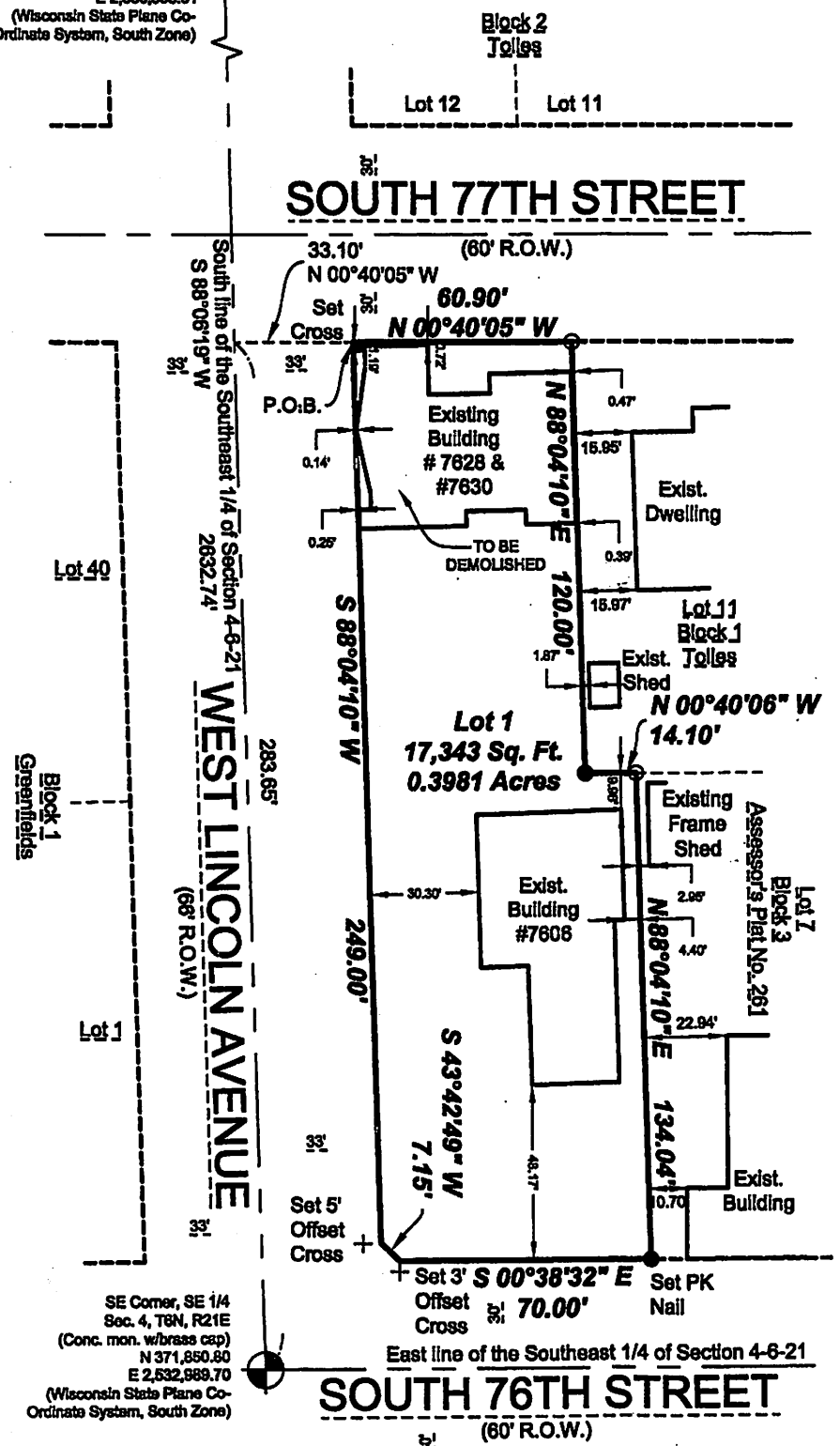
CERTIFIED SURVEY MAP NO. 7921

A combination of Lot 8 of Block 3 of Assessor's Plat No. 261 and Lot 12 and the south 15 feet of Lot 11 of Block 1 of Tolles Subdivision, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 4, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

SW Corner, SE 1/4
Sec. 4, T6N, R21E
(Conc. mon. w/brass cap)
N 371,783.78
E 2,530,358.81
(Wisconsin State Plane Co-
ordinate System, South Zone)



SOUTH 77TH STREET



Notes:

- Denotes 1" Iron pipe found
- Denotes 1" x 24" iron pipe set, 1.68 lbs. per lin. ft.

All bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone.

Prepared For:
Dr. Troy Semandel
7606 West Lincoln Avenue
West Allis, WI 53219-1864
(414) 546-0750



William R. Semandel
Nov. 2, 2006
Rev. April 20, 2007

LANDCRAFT SURVEY AND ENGINEERING, INC.
REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS
2077 South 116th Street, West Allis, WI 53227
PH. (414) 604-0674 FAX (414) 604-0677
INFO@LANDCRAFTSE.COM

This instrument drafted by
William R. Henrichs, RLS S-2419

Job Number: 060170
November 2, 2006
Sheet 1 of 4 Sheets

CERTIFIED SURVEY MAP NO. 7921

A combination of Lot 8 of Block 3 of Assessor's Plat No. 261 and Lot 12 and the south 15 feet of Lot 11 of Block 1 of Tolles Subdivision, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 4, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, William R. Henrichs, Registered Land Surveyor, do hereby certify:

That I have surveyed, mapped and combined Lot 8 of Block 3 of Assessor's Plat No. 261 and Lot 12 and the south 15 feet of Lot 11 of Block 1 of Tolles Subdivision, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 4, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the Southeast corner of said Southeast 1/4;
Thence S 88°06'19"W along the south line of said Southeast 1/4, a distance of 283.65 feet;
Thence N 00°40'05"W, a distance of 33.10 feet to the intersection of the east right-of-way line of South 77th Street with the north right-of-way line of West Lincoln Avenue and the POINT OF BEGINNING;
Thence continuing N 00°40'05"W along said east right-of-way line, a distance of 60.90 feet;
Thence N 88°04'10"E, a distance of 120.00 feet;
Thence N 00°40'06"W, a distance of 14.10 feet;
Thence N 88°04'10"E, a distance of 134.04 feet to the west right-of-way line of South 76th Street;
Thence S 00°38'32"E along said right-of-way line, a distance of 70.00 feet;
Thence S 43°42'49"W along said right-of-way line, a distance of 7.15 feet to the north right-of-way line of West Lincoln Avenue;
Thence S 88°04'10"W along said right-of-way line, a distance of 249.00 feet to the POINT OF BEGINNING.

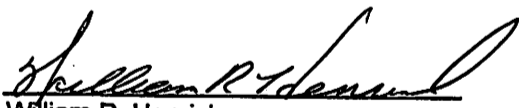
Said lands containing 17,343 square feet, 0.3981 acres.

That I have made such survey, land division and map by the direction of Semandel Investments, LLC owner of said land.

That such plat 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 provisions of Chapter 236 of the Wisconsin State Statutes and the City of West Allis in surveying, mapping and dividing the same.

Nov. 2, 2006
Date
Rev. April 20, 2007


William R. Henrichs
Registered Land Surveyor, S-2419

DOC.# 09430881

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 05/10/2007 11:45AM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 17.00



LANDCRAFT SURVEY AND ENGINEERING, INC.
REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS
2077 South 116th Street, West Allis, WI 53227
PH. (414) 604-0674 FAX (414) 604-0677
INFO@LANDCRAFTSE.COM

This instrument drafted by
William R. Henrichs, RLS S-2419

Job Number: 060170
November 2, 2006
Sheet 2 of 4 Sheets

CERTIFIED SURVEY MAP NO. 7921

A combination of Lot 8 of Block 3 of Assessor's Plat No. 261 and Lot 12 and the south 15 feet of Lot 11 of Block 1 of Tolles Subdivision, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 4, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION

Semandel Investments, 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, combined, mapped and dedicated as represented on this certified survey map.

IN WITNESS WHEREOF, the said Semandel Investments, LLC. has caused these presents to be signed by Troy Semandel, it's member at West Allis, Milwaukee County, Wisconsin, on this 2 day of May, 2007.

In the presence of: Semandel Investments, LLC.

[Signature] 5/2/7
Troy Semandel, Member

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this 2nd day of May, 2007, Troy Semandel, Member, 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 owner of said limited liability company, and acknowledged that he executed the foregoing instrument as such member as the deed of said limited liability company, by its authority.

[Signature]
Notary Public Delbert H. Dettmann
State of Wisconsin 2010
My Commission Expires: May 30, 2020



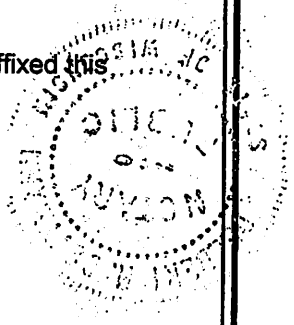
CONSENT OF CORPORATE MORTGAGEE

U.S. Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this certified survey map and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said U.S. Bank, has caused these presents to be signed by Ryan M. Heckman, its Asst. Vice Pres., and its corporate seal to be hereunto affixed this 9th day of May, 2007.

May 9, 2007
Date

[Signature]
Ryan M. Heckman, Assistant Vice President
U.S. Bank



STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this 9th day of May, 2007, Ryan M. Heckman, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

[Signature]
Notary Public Delbert H. Dettmann
State of Wisconsin
My Commission Expires: 5/30/2010

[Signature]
WISCONSIN
WILLIAM R. HENRICHS
S-2419
Waukesha, WI
LAND SURVEYOR
Nov. 2, 2006
Rev. April 20, 2007

LANDCRAFT SURVEY AND ENGINEERING, INC.
REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS
2077 South 116th Street, West Allis, WI 53227
PH. (414) 604-0674 FAX (414) 604-0677
INFO@LANDCRAFTSE.COM

This instrument drafted by
William R. Henrichs, RLS S-2419

Job Number: 060170
November 2, 2006
Sheet 3 of 4 Sheets

CERTIFIED SURVEY MAP NO. 7921

A combination of Lot 8 of Block 3 of Assessor's Plat No. 261 and Lot 12 and the south 15 feet of Lot 11 of Block 1 of Tolles Subdivision, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 4, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

COMMON COUNCIL APPROVAL

Be it resolved by the Common Council of the City of West Allis, Wisconsin, that the Certified Survey Map of a parcel of land in the Northwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin be and the same is hereby adopted.

Approved: December 21, 2006 Adopted: December 19, 2006

Jeannette Bell
Jeannette Bell, Mayor

Paul H. Ziehler
Paul Ziehler
City Administrative Officer
Clerk/Treasurer

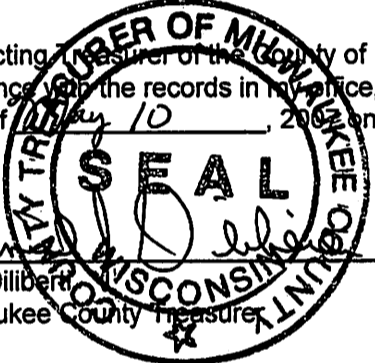
CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, Daniel Diliberti, being the duly elected, qualified and acting Treasurer of the County of Milwaukee, Wisconsin, do hereby certify that in accordance with the records in my office, there are no unpaid taxes of unpaid special assessments as of May 10, 2007 on any of the lands included in this Certified Survey Map.

May 10, 2007
Date

Daniel Diliberti
Dan Diliberti
Milwaukee County Treasurer



CERTIFICATE OF CITY TREASURER

I, Paul Ziehler, being the duly ~~elected~~ appointed and ~~qualified and acting~~ Treasurer of the City of West Allis, Wisconsin, do hereby certify that in accordance with the records in my office, there are no unpaid taxes of unpaid special assessments as of May 2, 2007 on any of the lands included in this Certified Survey Map.

5/2/07
Date

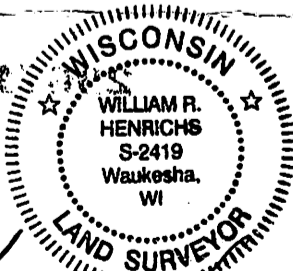
Paul H. Ziehler
Paul Ziehler
City Administrative Officer
Clerk/Treasurer

CERTIFICATE OF CITY CLERK

I, Paul Ziehler, being the duly ~~elected~~ appointed and ~~qualified and acting~~ City Clerk of the City of West Allis, Wisconsin, and that the foregoing is a true and correct copy of a resolution adopted by the Common Council of the City of West Allis, Wisconsin on the 19th day of Dec., 2007.

5/2/07
Date

Paul H. Ziehler
Paul Ziehler
City Administrative Officer
Clerk/Treasurer



William R. Henrichs
Nov. 2, 2006
Rev. April 29, 2007