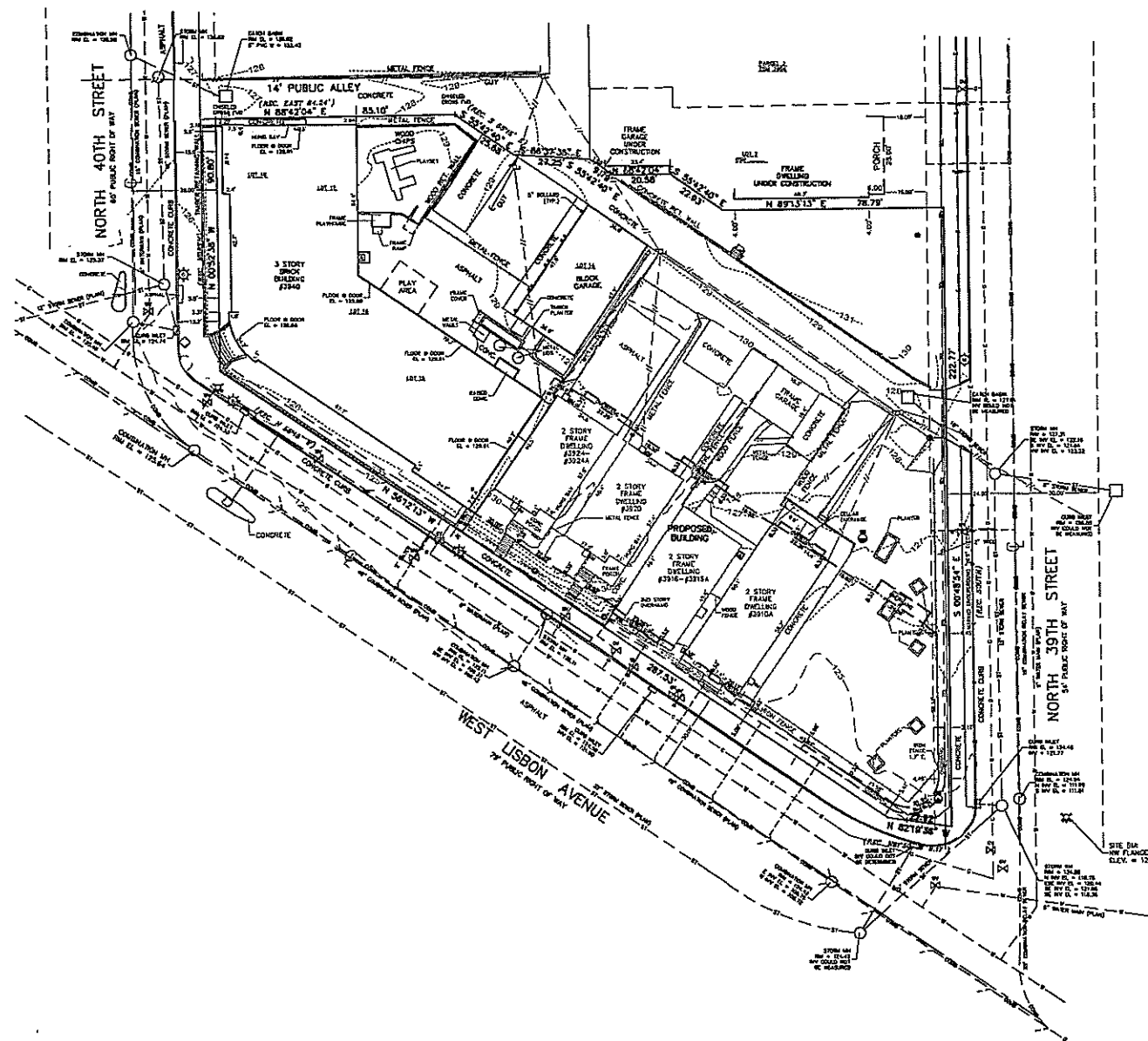


CONTOUR MAP
NOT TO SCALE



CSE

CAPITOL SURVEY & ENGINEERING
25775 CRENSHAW DRIVE, SUITE 200
WILWAUKEE, WISCONSIN 53194
P.O. BOX 438-4850
FAX: (414) 259-4810
WWW.CAPITOLSURVEY.COM



NOTES

1. SUBJECT PROPERTY ZONED: RM-4-MULTI-FAMILY RESIDENTIAL AND FUTURE DEVELOPMENT.
2. SETBACKS BASED ON THE CITY OF MILWAUKEE ZONING CODE AND ARE AS FOLLOWS: STREET - AVERAGE, SIDE STREET - 5', NORTH AND WEST SIDE - 15', SOUTH AND EAST SIDE - 25', REAR - 10'.
3. LEGAL DESCRIPTION FROM WISCONSIN TITLE SERVICE COMPANY EXAMINANT NO. 00040480 EFFECTIVE DATE JUNE 12, 2008, COUNTY MAP NO. 00740208 EFFECTIVE DATE JUNE 12, 2008, AND COUNTY MAP NO. 00040480 EFFECTIVE DATE MAY 13, 2008.
4. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, RECORDS HEREON AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
5. SUBJECT PROPERTY IS SHOWN ON FLOOD INSURANCE RATE MAP - COMMUNITY PANEL 800275 0020 IS AN UNPRINTED PANEL IN THE FEMA DATABASE.
6. PROJECT BENCHMARK - IN INVERT OF COMBINATION SEWER MANHOLE IN THE INTERSECTION OF N. 39TH ST AND W. LISBON AVE. EL. = 119.82.
7. SITE BENCHMARK - IN FLANGE BOLT OF HYDRANT FOUND AT THE NORTHEAST CORNER OF THE INTERSECTION OF N. 39TH ST AND W. LISBON AVE. EL. = 126.81.
8. ELEVATIONS BASED ON MEASURE CORNS OF EXISTING SEWER STRUCTURES. ELEVATIONS OF THE FINISHES TAKEN FROM CITY OF MILWAUKEE SEWER PLANS.

I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES, RECORDS, BOUNDARY POINTS, APPARENT EASEMENTS AND RIGHTS, AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THEREON, WITHIN ONE (1) YEAR FROM DATE THEREOF.

DATE: SEPTEMBER 18, 2008

DESIGNER: SPANGLER, SENECA
REGISTERED LAND SURVEYOR S-7045



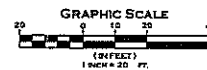
Toll Free (800) 242-8511

Milwaukee Area (414) 259-1181

Hearing Impaired TDD (800) 543-2289

www.diggers-hotline.com

Ticket No. 20082503643, 20082503651, 2008250367, and 20082503699



LEGAL DESCRIPTION

LOT 1 OF CERTIFIED SURVEY MAP NO. _____ AND THAT PORTION OF VACATED WEST LISBON AVENUE AND NORTH 39TH STREET, BEING PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

CONTAINING 3,565 SQUARE FEET OR 0.0816 ACRES

LEGEND

- EXISTING CONTOUR
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- UNDERGROUND GAS SERVICE
- UNDERGROUND TELEPHONE SERVICE
- UNDERGROUND ELECTRIC SERVICE
- OVERHEAD UTILITY LINES
- ⊕ GAS VALVE
- ⊖ AC UNIT
- ⊙ METAL LIGHT POLE
- ⊙ CONCRETE LIGHT POLE
- ⊙ ELECTRIC METER
- ⊙ GAS METER
- ⊙ METAL SIGN
- ⊙ SOIL BORING
- ⊙ HYDRANT
- ⊙ WATER VALVE
- ⊙ POWER POLE
- ⊙ TRAFFIC LIGHT

PLAT OF SURVEY

FOR
UNITED METHODIST CHILDREN'S SERVICES OF WI, INC
3900-3940 W. LISBON AVE.
MILWAUKEE, WI

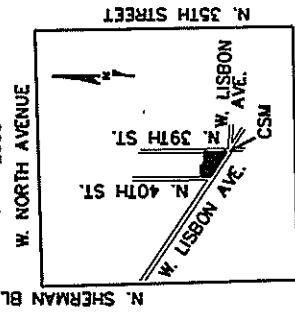
DRAWN BY:	DHS	DATE:	9-18-08
CHECKED BY:	DHS	DRAWING NO.:	507-096-0-P4
CSE JOB NO.:	07-096	SHEET:	1 OF 1

No.	Description	REVISION DATE	INITIALS

CERTIFIED SURVEY MAP NO.

A DIVISION OF PARCEL 3 OF CERTIFIED SURVEY MAP NO. 7966, LOTS 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, AND 18 IN BLOCK 5 OF LISBON AVENUE PARK, AND THAT PART OF THE VACATED ALLEY, IN THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

VICINITY MAP
1" = 2000'



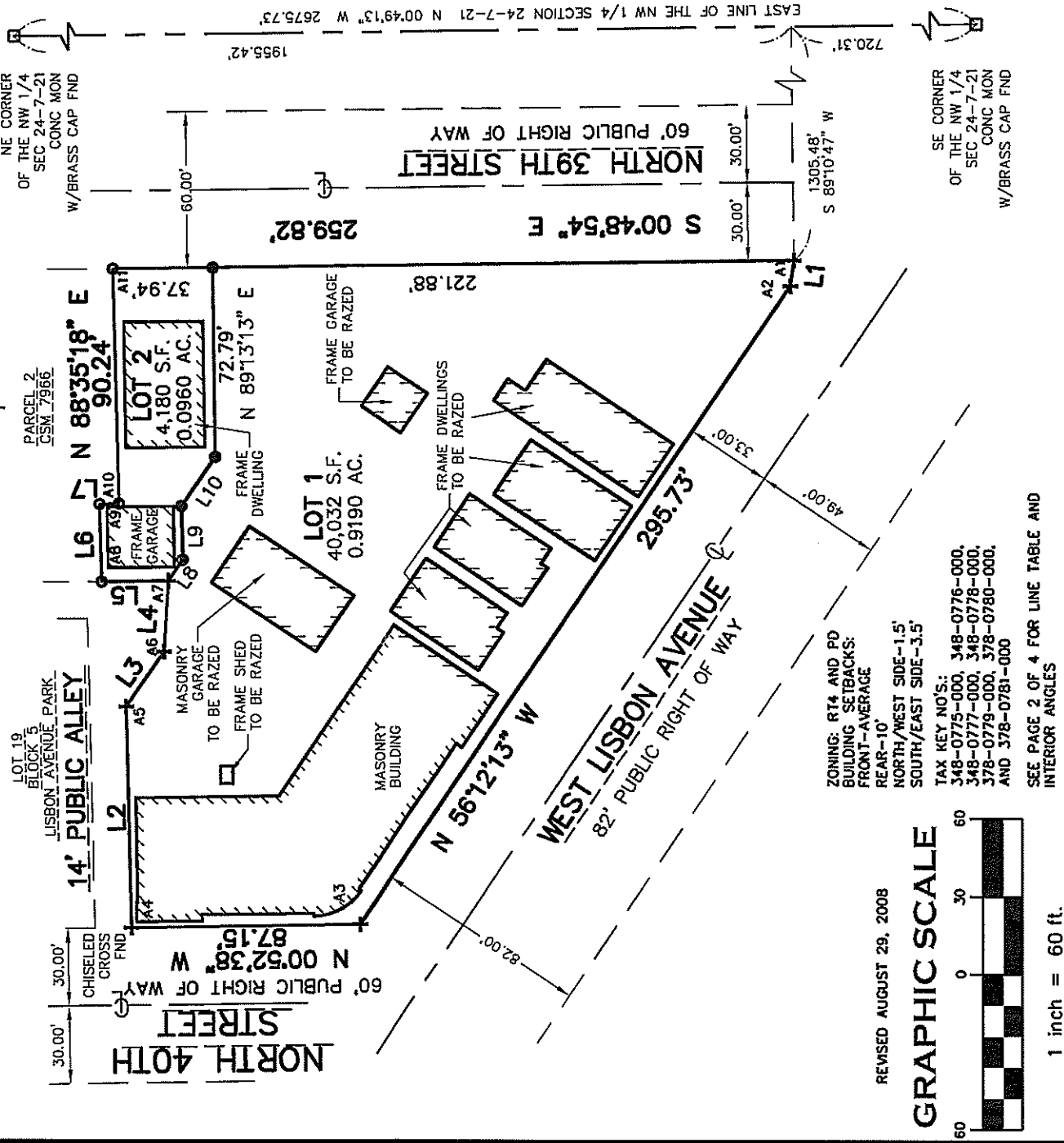
- + INDICATES A CHISELED CROSS SET, UNLESS OTHERWISE NOTED.
- INDICATES A CHISELED NOTCH SET ON THE FACE OF THE EXISTING BUILDING.
- o INDICATES 1" DIA IRON PIPE FOUND
- INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.68 LBS PER LINEAL FOOT, SET. ALL BEARINGS REFER TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 24, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM. (SOUTH ZONE), (NAD 27 JAN. 2005 REVISION) BEARING OF N 00°49'13" W.



CAPITOL SURVEY & ENGINEERING
20875 CROSSROADS CIRCLE, SUITE #950
WAUWATOSA, WISCONSIN 53186
PH: (262) 439-4900
FAX: (262) 439-4910
WWW.CAPITOLSURVEY.COM

PREPARED FOR:
U.M.C.S. EXPANSION, LLC
2212 MARTIN LUTHER KING JR. DR.
MILWAUKEE, WI

NW 1/4
SECTION 24-7-21



REVISED AUGUST 29, 2008

GRAPHIC SCALE



1 inch = 60 ft.

ZONING: RT4 AND PD
BUILDING SETBACKS:
FRONT-AVERAGE
REAR-10'
NORTH/WEST SIDE-1.5'
SOUTH/EAST SIDE-3.5'
TAX KEY NO'S:
348-0775-000, 348-0776-000,
348-0777-000, 348-0778-000,
378-0779-000, 378-0780-000,
AND 378-0781-000
SEE PAGE 2 OF 4 FOR LINE TABLE AND INTERIOR ANGLES

CERTIFIED SURVEY MAP NO. _____

A DIVISION OF PARCEL 3 OF CERTIFIED SURVEY MAP NO. 7966, LOTS 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, AND 18 IN BLOCK 5 OF LISBON AVENUE PARK, AND THAT PART OF THE VACATED ALLEY, IN THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN) SS
WAUKESHA COUNTY)

I, DAVID H. SPANJAR, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED PARCEL 3 OF CERTIFIED SURVEY MAP NO. 7966, LOTS 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, AND 18 IN BLOCK 5 OF LISBON AVENUE PARK, AND THAT PART OF THE VACATED ALLEY, IN THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID 1/4 SECTION; THENCE S 00°49'13" E ALONG THE EAST LINE OF SAID 1/4 SECTION 1955.42 FEET; THENCE SOUTH 89°10'47" WEST 1305.48 FEET TO THE SOUTHEAST CORNER OF BLOCK 5 AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE N 82°19'36" W 10.04 FEET; THENCE N 56°12'13" W 295.73 FEET; THENCE N 00°52'38" W 87.15 FEET; THENCE N 88°42'04" E 85.10 FEET; THENCE S 55°42'40" E 25.68 FEET; THENCE S 86°37'35" E 27.25 FEET; THENCE N 00°50'17" W 25.39 FEET; THENCE N 88°35'18" E 29.83 FEET; THENCE S 01°24'42" E 7.39 FEET; THENCE N 88°35'18" E 90.24 FEET; THENCE S 00°48'54" E 259.82 FEET TO THE POINT OF BEGINNING.

LANDS CONTAINING 44,212 SQUARE FEET OR 1.0150 ACRES.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF UNITED METHODIST CHILDREN'S SERVICES EXPANSION, LLC, OWNER OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE STATUTES OF THE STATE OF WISCONSIN AND CHAPTER 119 OF THE CITY OF MILWAUKEE CODE OF ORDINANCES IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 21ST DAY OF JULY, 2008.

DAVID H. SPANJAR
REGISTERED LAND SURVEYOR, S-2646
STATE OF WISCONSIN

LINE TABLE	
LINE	BEARING
L1	N82°19'36"W
L2	N88°42'04"E
L3	S55°42'40"E
L4	S86°37'35"E
L5	N00°50'17"W
L6	N88°35'18"E
L7	S01°24'42"E
L8	S55°42'40"E
L9	N88°42'04"E
L10	S55°42'40"E

INTERIOR ANGLE TABLE	
INT.A	ANGLE
A1	81°30'42"
A2	153°52'37"
A3	124°40'25"
A4	90°25'18"
A5	144°24'44"
A6	210°54'55"
A7	274°12'42"
A8	90°34'25"
A9	90°00'00"
A10	90°00'00"
A11	89°24'12"

CERTIFIED SURVEY MAP NO.

A DIVISION OF PARCEL 3 OF CERTIFIED SURVEY MAP NO. 7966, LOTS 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, AND 18 IN BLOCK 5 OF LISBON AVENUE PARK, AND THAT PART OF THE VACATED ALLEY, IN THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

COMPANY OWNER'S CERTIFICATE

THE UNITED METHODIST CHILDREN'S SERVICES EXPANSION, LLC, A COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFIES THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 119 OF THE MILWAUKEE CODE OF ORDINANCES.

IN CONSIDERATION OF THE APPROVAL OF THE MAP BY THE COMMON COUNCIL OF THE CITY OF MILWAUKEE AND IN ACCORDANCE WITH CHAPTER 119 OF THE MILWAUKEE CODE, THE UNDERSIGNED AGREES:

A. THAT ALL UTILITY LINES TO PROVIDE ELECTRIC POWER AND TELEPHONE SERVICES AND CABLE TELEVISION OR COMMUNICATIONS SYSTEMS LINES OR CABLES TO ALL LOTS IN THE CERTIFIED SURVEY MAP SHALL BE INSTALLED UNDERGROUND IN EASEMENTS PROVIDED THEREFOR, WHERE FEASIBLE.

THIS AGREEMENT SHALL BE BINDING ON THE UNDERSIGNED AND ASSIGNS.

IN WITNESS WHERE OF, UNITED METHODIST CHILDREN'S SERVICES EXPANSION, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY PERRY G. HUYCK, ITS EXECUTIVE DIRECTOR AT MILWAUKEE, WISCONSIN, THIS ____ DAY OF _____ 2008.

IN THE PRESENCE OF:

(WITNESS) _____ PERRY G. HUYCK, EXECUTIVE DIRECTOR

STATE OF WISCONSIN) SS
COUNTY) _____

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20__ PERRY G. HUYCK, EXECUTIVE DIRECTOR OF THE ABOVE NAMED COMPANY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC _____
STATE OF WISCONSIN _____
MY COMMISSION EXPIRES: _____

CONSENT OF CORPORATE MORTGAGE

PARTNERS FOR THE COMMON GOOD, A NONPROFIT ORGANIZATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE DESCRIBED LAND, DOES HEREBY CONSENT TO THE CERTIFICATION OF UNITED METHODIST CHILDREN'S SERVICES EXPANSION, LLC, AS OWNER OF SAID LAND.

IN WITNESS WHEREOF, THE SAID PARTNERS FOR THE COMMON GOOD HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, AND ITS CORPORATE SEAL HEREUNTO AFFIXED,
THIS ____ DAY OF _____, 2008.

STATE OF WISCONSIN) SS
COUNTY) _____

REPRESENTATIVE

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 200__, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC _____
STATE OF WISCONSIN _____
MY COMMISSION EXPIRES: _____

CERTIFIED SURVEY MAP NO. _____

A DIVISION OF PARCEL 3 OF CERTIFIED SURVEY MAP NO. 7966, LOTS 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, AND 18 IN BLOCK 5 OF LISBON AVENUE PARK, AND THAT PART OF THE VACATED ALLEY, IN THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN) SS
MILWAUKEE COUNTY)

I, WAYNE F. WHITTOW, BEING THE DULY ELECTED, QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF MILWAUKEE, CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN THE OFFICE OF THE CITY TREASURER OF THE CITY OF MILWAUKEE THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON THE LAND INCLUDED IN THIS CERTIFIED SURVEY MAP.

THIS _____ DAY OF _____, 2008.

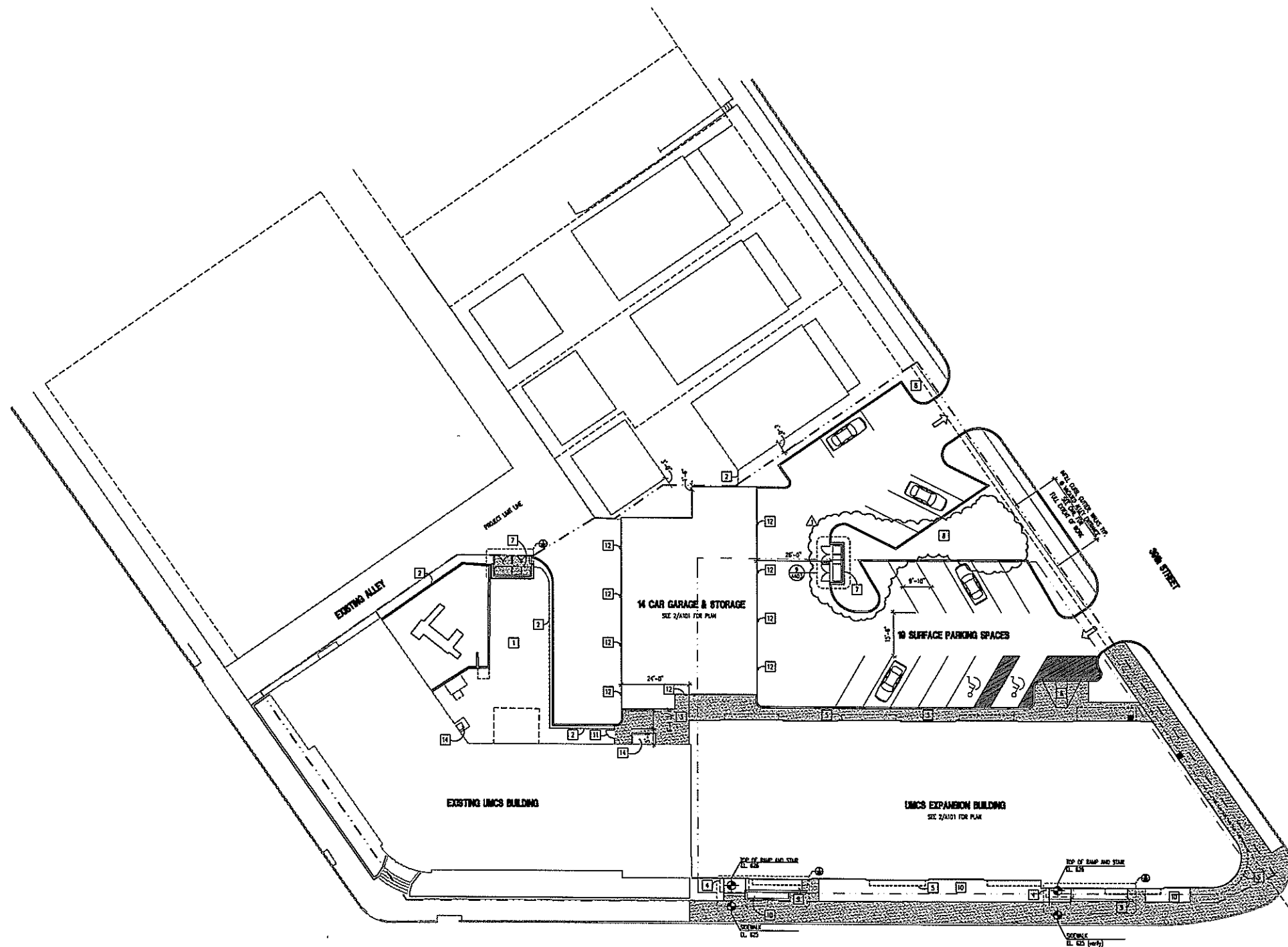
WAYNE F. WHITTOW, CITY TREASURER

COMMON COUNCIL CERTIFICATE OF APPROVAL

I CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED UNDER RESOLUTION NO. _____ ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MILWAUKEE ON THIS _____ DAY OF _____, 2008.

RONALD D. LEONHARDT, CITY CLERK

TOM BARRETT, MAYOR



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

PLAN NORTH
TILE NORTH

GENERAL NOTES:
1) SEE CIV. DRAWINGS FOR FULL EXTENT OF PAVING, SIDEWALKS, AND CURBS AND RAILINGS.

- KEYNOTES:
- 1 EXPANDED PLAY AREA
 - 2 RECONSTRUCTED EXISTING FENCE - REUSE EXISTING FENCE TO FULLEST EXTENT POSSIBLE. NEW FENCE WHERE REQUIRED TO MATCH EXISTING.
 - 3 SIDEWALK, COORDINATE WITH CIV.
 - 4 CHOPPY ARBOR
 - 5 PROTRUSING RISER AT SECOND FLOOR
 - 6 ACCESSIBLE RAMP CURB, COORDINATE WITH CIV.
 - 7 GARAGE ENCLOSURE
 - 8 MAINT. PLANTING AREAS WITH TREES, COORDINATE WITH LANDSCAPE
 - 9 ACCESSIBLE RAMP AT 1:20 SLOPE
 - 10 PLANTING AREA
 - 11 GATE IN FENCE, MATCH EXISTING FENCE
 - 12 SURFACE MOUNTED LIGHT
 - 13 NOT USED
 - 14 EXISTING AC UNIT, CONCRETE PAD, AND ENCLOSURE TO REMAIN

UMCS MAIN BUILDING EXPANSION

Milwaukee, WI
Owner: United Methodist Children's Services
3740 W. Lisbon
Milwaukee, WI 53208
Project No: 061688.02

Issued For:

No.	Description	Date
01	Issued For Bidding	05-08-08
02	Addendum #01	05-22-08

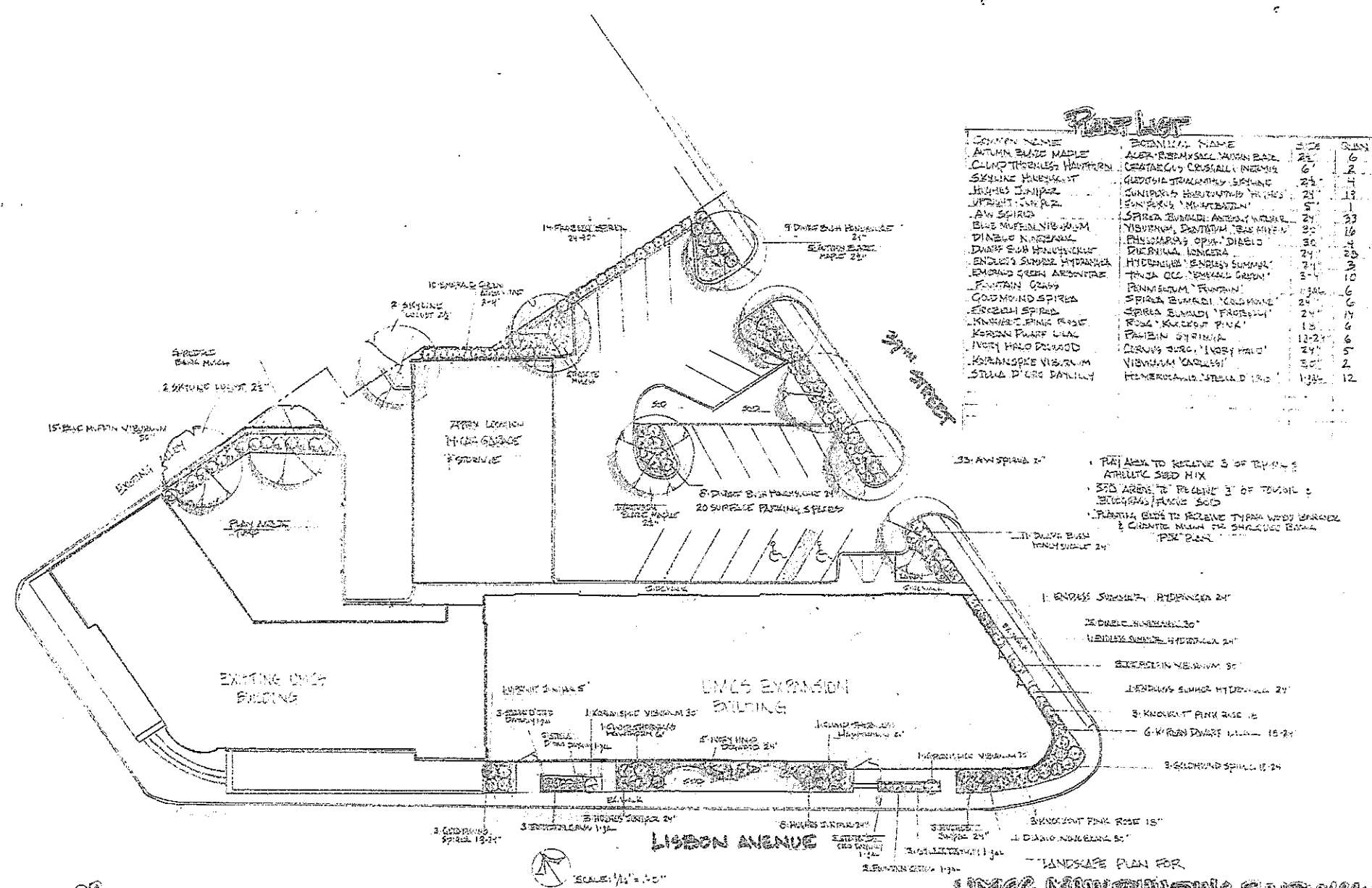
Drawn by: MEP
Checked by:
File: 1688 A002.dwg

SITE PLAN

**UMCS MAIN BUILDING
EXPANSION**

Milwaukee, WI
Owner: United Methodist Children's Services
3740 W. Lisbon
Milwaukee, WI 53235
Project No: 061688.02

Issued For:
No. 01 Description: Issued For Bidding Date: 09-08-08



Plant List

COMMON NAME	BOTANICAL NAME	SIZE	QUAN
AUTUMN BRASS MAPLE	ALER-REDMISTLE MAPLE	24"	6
CLUMP THORNLESS HAWTHORN	CERATOCYCLUS CRISTATUS	6"	2
SKYLINE HYDRANGEA	QUERCUS STIMULANS	24"	4
HIGHLAND JUNIPER	QUERCUS HYEMALIS	24"	13
UPRIGHT JUNIPER	QUERCUS MARITIMA	5"	1
AW SPIRE	SPIDER BUNARDI ANEMONE	24"	33
BLUE MUFFIN MIMULUS	VIOLARIA PASTORIS	24"	16
DWARF NIPERIS	VIOLARIA SPINOSA	30"	4
DWARF SUN HYDRANGEA	DIURNIA LONGETA	24"	23
ENDLESS SUMMER HYDRANGEA	HYDRANGEA ENDLESS SUMMER	24"	3
EMERALD GREEN ARISTARIA	TRINIA OCCIDENTALIS	3-4"	10
FOUNTAIN GRASS	PENNSYLVANIA FOUNTAIN	1-1/2"	6
COCKSCOMB SPIRE	SPIDER BUNARDI	24"	6
ESCHOL SPIRE	SPIDER BUNARDI	24"	14
KNIGHT PINK ROSE	ROSA 'KNIGHT PINK'	18"	6
KORON PINK ROSE	ROSA 'KORON PINK'	18-24"	6
IVORY HALE DORADO	GERANIUM 'IVORY HALE'	24"	5
KORON PINK ROSE	VIOLARIA 'CORONA'	30"	2
STELLA PIRE PANTALY	HEMERICALIS STELLA PIRE	1-1/2"	12

**Engberg
Anderson** LANDSCAPE CO., INC.
523 JULES ROAD, GRAFTON, WISCONSIN 53024
TEL: 262-271-1931 FAX: 262-271-1930
www.engberganderson.com 3-08-08



**LANDSCAPE PLAN FOR
UMCS MAIN BUILDING EXPANSION
3740 WEST LISBON AVE.
MILWAUKEE, WISCONSIN**

Drawn by: xxx
Checked by: xxx
File: 1688 LI.1.dwg