



# ALTA/NSPS LAND TITLE SURVEY

**CLIENT**  
Michael Kline

**SITE ADDRESS**  
1709-1723 N. Farwell Ave., Milwaukee, Wisconsin.

**LEGAL DESCRIPTION**

**PARCEL 1:**  
LOTS 6 AND 7, IN BLOCK 240, IN CAMBRIDGE SUBDIVISION OF PART OF LOT 6, IN SECTION 21 AND OF LOTS 15 AND 16, IN BLOCK 198, IN ROGERS ADDITION, IN NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

**PARCEL 2:**  
LOT 8, IN BLOCK 240, IN CAMBRIDGE SUBDIVISION OF PART OF LOT 6, IN SECTION 21, AND OF LOTS 15 AND 16, IN BLOCK 198, IN ROGERS ADDITION IN NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

**PARCEL 3:**  
LOT 9, IN BLOCK 240, IN CAMBRIDGE SUBDIVISION OF PART OF LOT 6, IN SECTION 21, AND OF LOTS 15 AND 16, IN BLOCK 198, IN ROGERS ADDITION IN NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

**PARCEL 4:**  
THAT PART OF LOTS 4 AND 5, IN BLOCK 240, IN CAMBRIDGE SUBDIVISION OF FRACTIONAL LOT 6, IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 21, IN TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHWEST CORNER OF LOT 4; RUNNING THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 4, 88.18 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ON A LINE PARALLEL WITH THE WESTERLY LINE OF FARWELL AVENUE 80 FEET TO THE SOUTHERLY LINE OF LOT 5 IN SAID BLOCK; THENCE RUNNING IN A NORTHWESTERLY DIRECTION ON THE SOUTHERLY LINE OF SAID LOT 5, 34.34 FEET TO THE EAST LINE OF CAMBRIDGE AVENUE AND THENCE RUNNING NORTH ON THE EAST LINE OF CAMBRIDGE AVENUE 97.24 FEET TO THE POINT OF COMMENCEMENT.

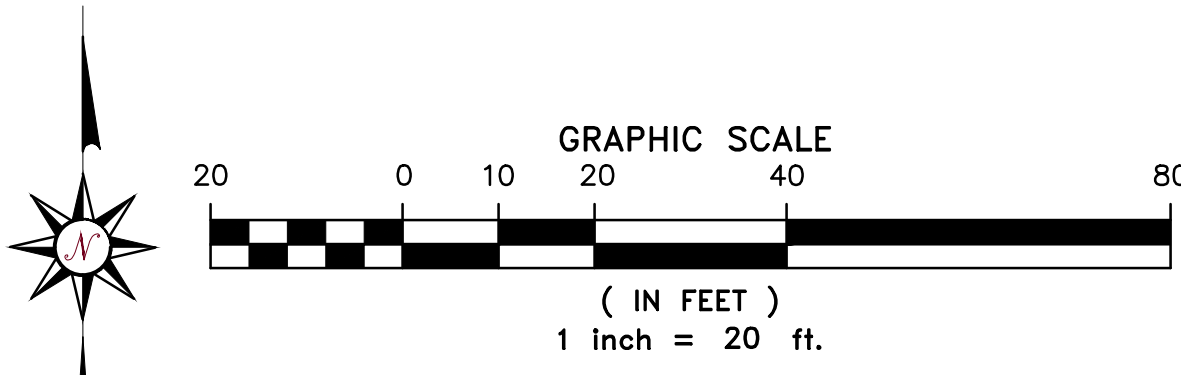
**BASIS OF BEARINGS**

Bearings are referenced to the East line of N. Cambridge Ave., which is assumed to bear North 00°22'42" West.

**TITLE COMMITMENT**

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1108524-CO, effective date of January 10, 2022 which lists the following easements and/or restrictions from schedule B-II:

- 1, 2, 3 & 5 visible evidence shown, if any.
- 4, 6, 7, 8, 9, 12 & 13 not survey related.
- 10, 11 & 12 intentionally deleted.

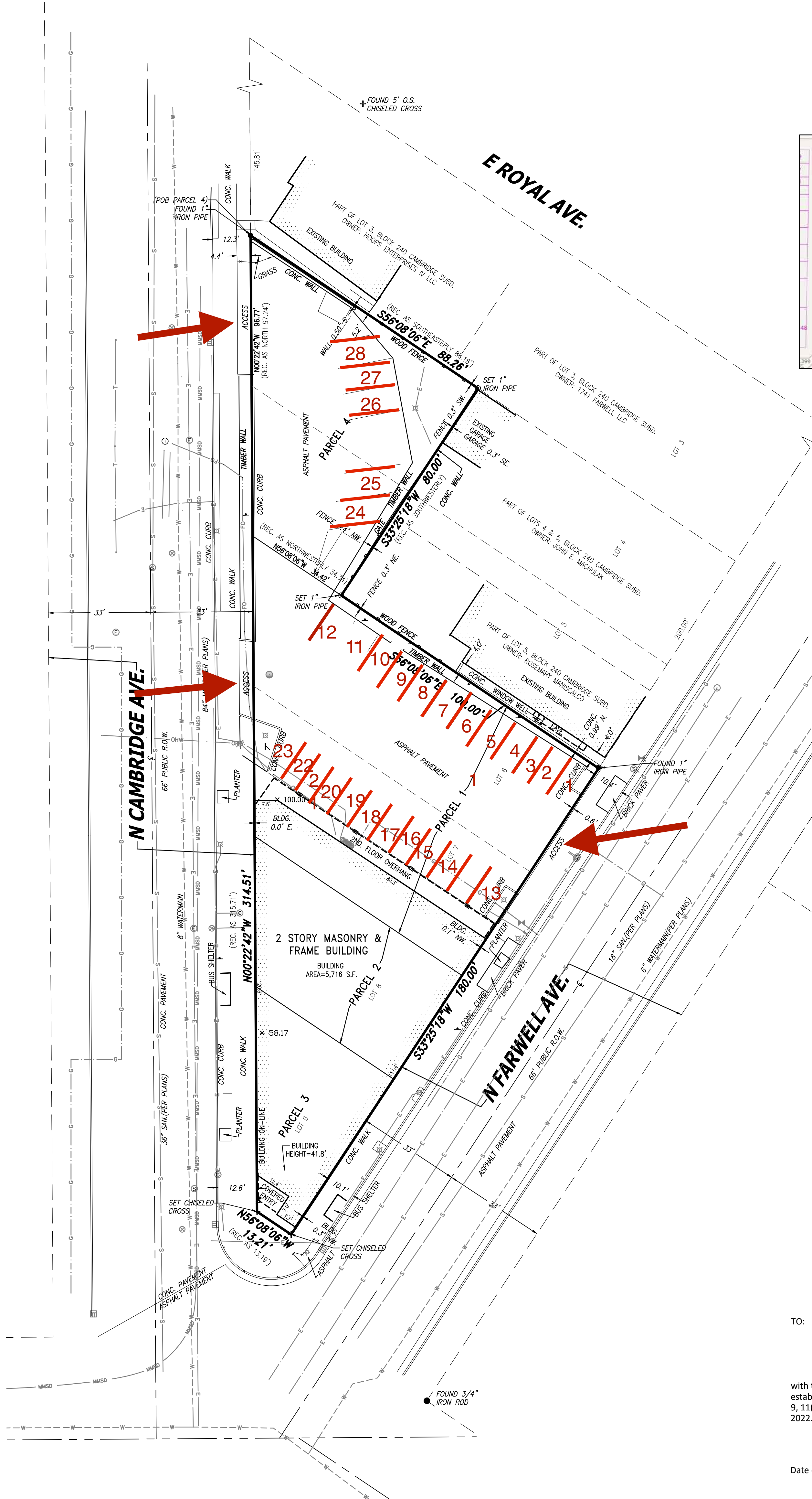


**TABLE "A" ITEMS**

3. According to the flood insurance rate map of the County of Milwaukee, Community Panel No. 55079C0092E effective date of September 26, 2008, this site falls in Zone X (Areas of minimal flood hazard).
4. The Land Area of the subject property is 18,187 square feet or 0.4175 acres.
- 6(b). A zoning report has not been provided.
9. There are 14 regular parking spaces and 0 handicap space marked on this site.
10. There was no observable evidence of division or party walls at the time of survey.
- 11(a). No plans or reports provided by client.
- 11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20221512813. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.
16. There is no visible evidence of earth moving, building construction or building additions within recent months.
17. There are no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs if any, is shown.
- 20(a). The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A item 6(a) nor to be relied on for site development purposes.

Municipal Code: City of Milwaukee Zoning Code; Sec. 295-605-2  
 Site is zoned: LB2 (Local Business District)  
 Front setback: none  
 Side setback: none  
 Rear setback: none  
 Maximum building height: 60 feet

**VICINITY MAP**



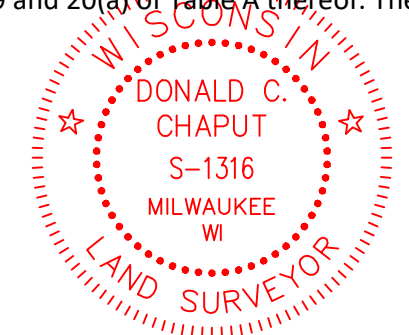
**LEGEND**

● INDICATES FOUND 1" IRON PIPE	☐ TELEPHONE PEDESTAL
○ INDICATES SET 1" IRON PIPE	☐ CABLE PEDESTAL
+ INDICATES FOUND CHISELED CROSS	☐ CONTROL BOX
⊙ SANITARY MANHOLE	☐ FIBER OPTIC PEDESTAL/SIGN
⊙ SANITARY CLEANOUT OR VENT	☐ TRAFFIC LIGHT
⊙ SEPTIC TANK ACCESS COVER	⊙ COMMUNICATION MANHOLE
⊙ M.I.S. MANHOLE	⊙ BOLLARD
⊙ UNKNOWN MANHOLE	⊙ SOIL BORING/MONITORING WELL
⊙ STORM MANHOLE	⊙ WATER SURFACE
⊙ INLET (ROUND)	⊙ WETLANDS FLAG
⊙ INLET (SQUARE)	⊙ MARSH
⊙ CURB INLET	⊙ FLAGPOLE
⊙ STORM SEWER END SECTION	⊙ PARKING METER
⊙ GAS VALVE	⊙ SIGN
⊙ GAS METER	⊙ MAILBOX
⊙ WATER VALVE	⊙ RAILROAD CROSSING SIGNAL
⊙ HYDRANT	⊙ HANDICAP SPACE
⊙ WATER MANHOLE	⊙ CONIFEROUS TREE
⊙ WATER SERVICE CURB STOP	⊙ DECIDUOUS TREE
⊙ WELL HEAD	— SANITARY SEWER
⊙ STAND PIPE	— STORM SEWER
⊙ WALL INDICATOR VALVE	— WATERLINE
⊙ POST INDICATOR VALVE	⊙ MARKED GAS MAIN
⊙ LIGHT POLE	⊙ MARKED ELECTRIC
⊙ SPOT/YARD LIGHT	⊙ OVERHEAD WIRES
⊙ UTILITY POLE	⊙ MARKED TELEPHONE
⊙ GUY POLE	⊙ MARKED CABLE TV LINE
⊙ GUY WIRE	⊙ BURIED FIBER OPTIC
⊙ ELECTRIC MANHOLE	⊙ BURIED ELECTRIC SERVICE
⊙ ELECTRIC PEDESTAL	⊙ BOARD FENCE
⊙ ELECTRIC METER	⊙ CHAIN LINK FENCE
⊙ TELEPHONE MANHOLE	⊙ WIRE FENCE

TO: Michael Kline  
 Kred, LLC limited liability company  
 First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 11(a), 11(b), 13, 14, 16, 17, 19 and 20(a) of Table A thereof. The field work was completed on April 19, 2022.

Date of Map: April 22, 2022



*Donald C. Chapat*  
 Donald C. Chapat  
 Professional Land Surveyor  
 Registration Number S-1316

**CHAPUT**  
 LAND SURVEYS

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

Date	Revision description

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor/client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties.  
 Drawing No. 4119-dmb

From Cambridge Av.:



From Farwell Av.:





1

VIEW OF SITE AT INTERSECTION OF CAMBRIDGE, FARWELL AND BRADY



2

VIEW WEST AT FARWELL STREET CROSSING



9

VIEW SOUTH ON FARWELL AVE



10

VIEW SOUTHWEST ON FARWELL AVE



11

VIEW SOUTHWEST FROM ACROSS FARWELL AVE



12

VIEW OF NIEGHBORING BUILDING FROM ACROSS FARWELL AVE



23

VIEW OF SITE FROM ACROSS CAMBRIDGE AVE



24

VIEW OF SITE FROM ACROSS CAMBRIDGE AVE