

02 OCTOBER 2017



VIEW FROM OAKLAND LOOKING SOUTH



VIEW FROM LOCUST LOOKING WEST



VIEW FROM OAKLAND LOOKING NORTH



VIEW DOWN ALLEY LOOKING NORTH

LEGAL DESCRIPTION

LOTS 31, 32 AND 33, BLOCK 3, FORSTER AND BRAND'S SUBDIVISION AND LOT 2 OF CERTIFIED SURVEY MAP NO. 7872, all in the Northwest 1/4 of the Northwest 1/4 of Section 15, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

Address: 2900 - 2914 N. Oakland Avenue

NOTES

- BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15-7-22, HAVING A RECORDED BEARING OF SOUTH 00°50'54" EAST.
- BENCHMARK FOR ELEVATIONS: CONCRETE MONUMENT WITH BRASS CAP MARKING THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 15-7-22. ELEVATION: 77.09' CITY OF MILWAUKEE DATUM. ADD 580.6' TO CONVERT TO NGVD 1929
- SITE BENCHMARKS:
 BM-1 = CHISELED CROSS: ELEV: 67.51'
 BM-2 = SEWER MANHOLE: ELEV: 69.27'
 BM-3 = CHISELED CROSS: ELEV: 71.34'
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. DIGGERS HOTLINE TICKET NO. 20164604551

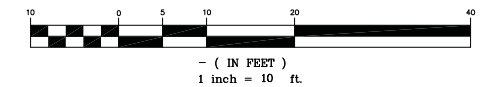
LEGEND

- - SET IRON STAKE
- - FOUND IRON PIPE
- P/L - PROPERTY LINE
- x 100.00 - EXISTING SPOT ELEVATION
- (R) - RECORDED
- (M) - MEASURED
- ⊙ - SEWER MANHOLE
- ⊕ - COMMUNICATION MANHOLE
- ⊖ - ELECTRIC MANHOLE
- ⊗ - CATCH BASIN
- ⊘ - UTILITY MANHOLE
- EM - ELECTRIC METER
- GM - GAS METER
- WV - WATER VALVE
- GV - GAS VALVE
- UP - UTILITY POLE
- △ - TRAFFIC LIGHT
- ⊙ - PARKING METER
- ⊕ - HYDRANT
- △ - TRAFFIC LIGHT
- - UTILITY BOX
- ⊗ - STAND PIPE
- ⊚ - TRANSFORMER
- ⊚ - AIR CONDITIONER
- - BOLLARD
- ▽ - FLOOD LIGHT
- ☆ - LIGHT POLE
- ⊙ - MONITORING WELL
- - CHAIN LINK FENCE
- - WOOD FENCE
- - GUARD RAIL

LAND AREA

14,588 SQ. FT.
0.335 ACRES

GRAPHIC SCALE



"I have surveyed the above described property from the legal description furnished by the client named on this survey." This survey is made for the use of the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto within one year from date hereof.

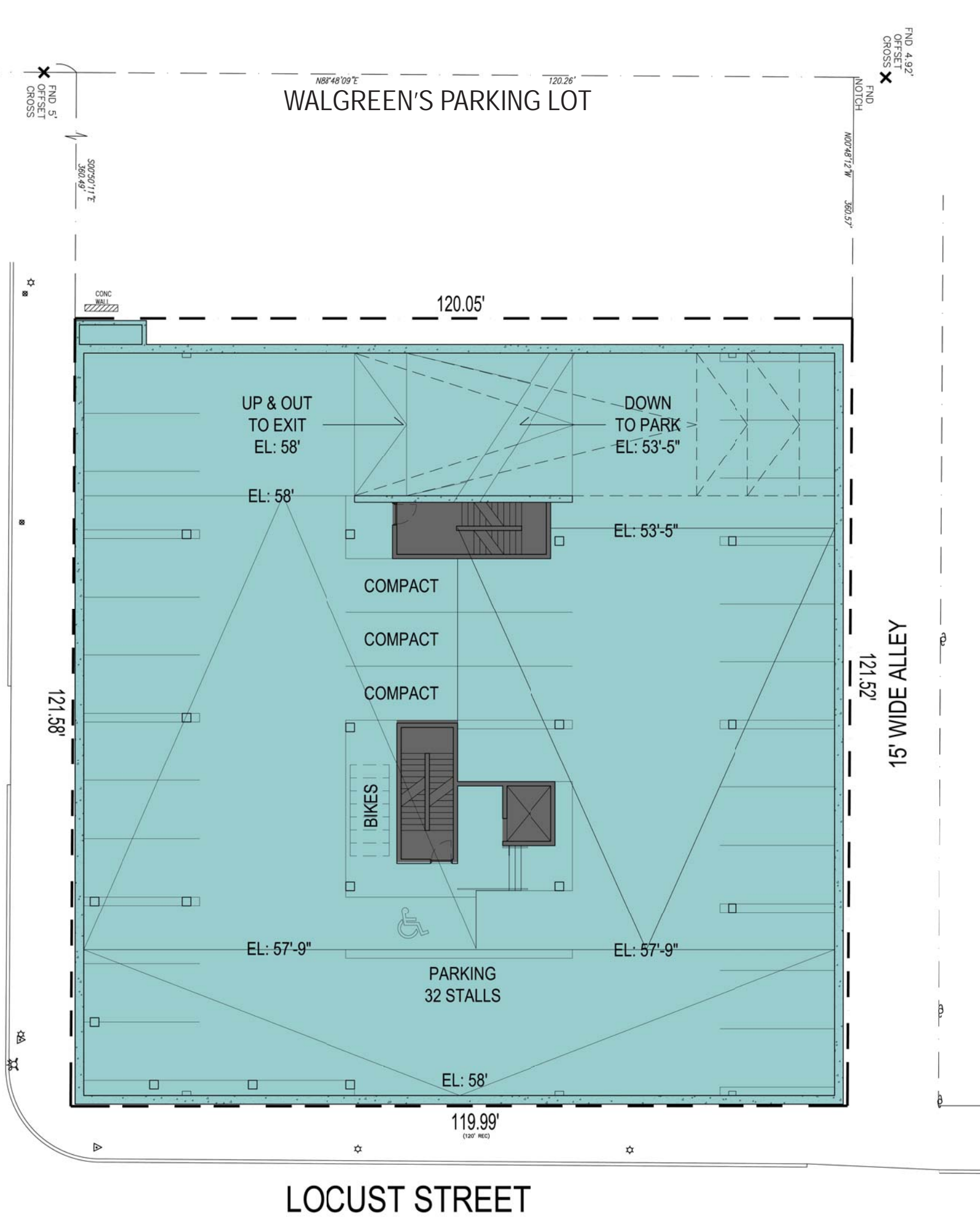
EXISTING SITE PLAN

2900 APARTMENTS
2900 NORTH OAKLAND AVENUE, MILWAUKEE, WI 53211



SUB-BASEMENT PLAN

SCALE: 1/8" = 1'-0"
 NOTE: ALL DIMENSIONS ARE APPROXIMATE



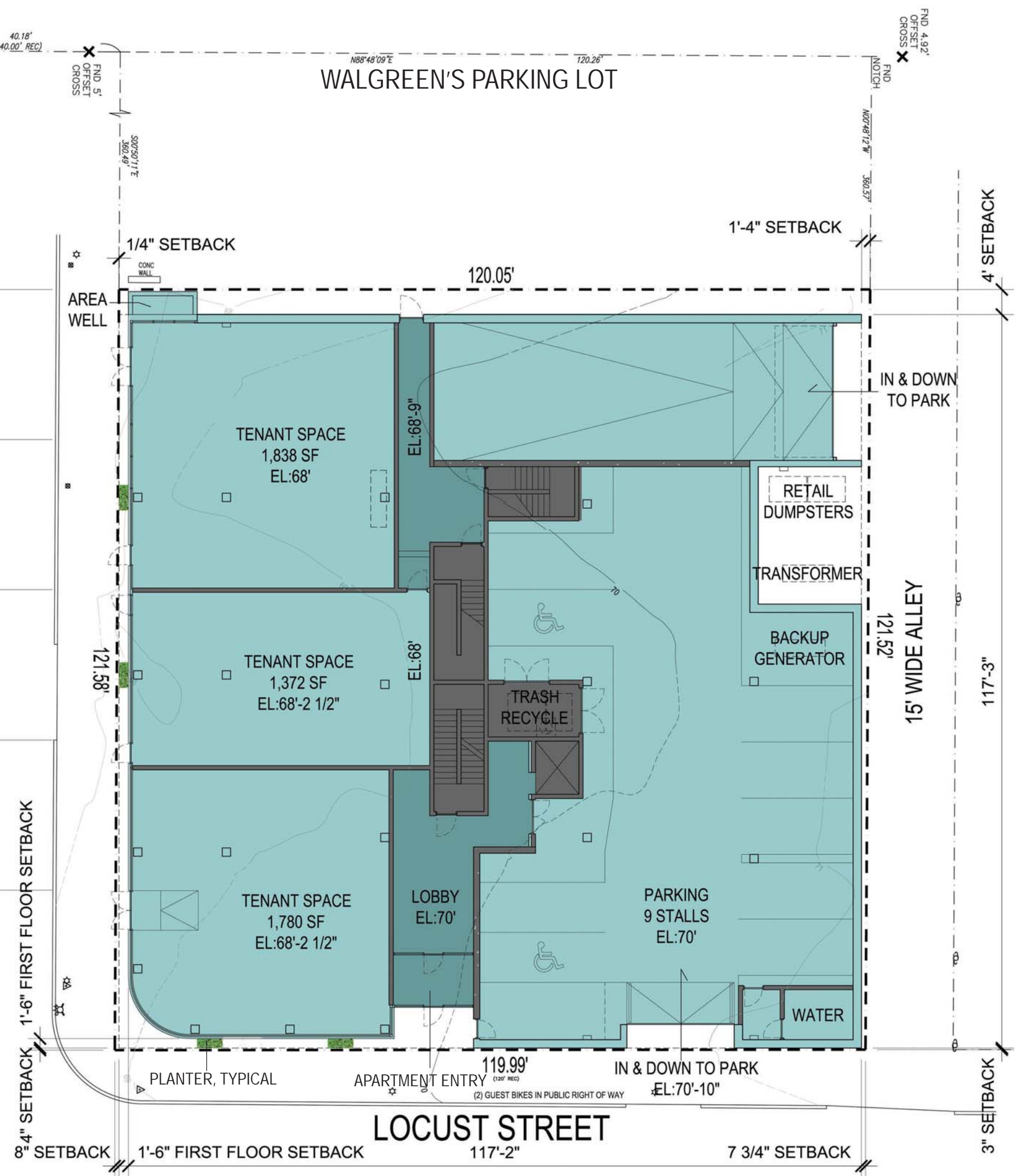
BASEMENT PLAN

SCALE: 1/8" = 1'-0"
NOTE: ALL DIMENSIONS ARE APPROXIMATE

OAKLAND AVENUE

WALGREEN'S PARKING LOT

LOCUST STREET



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"
NOTE: ALL DIMENSIONS ARE APPROXIMATE

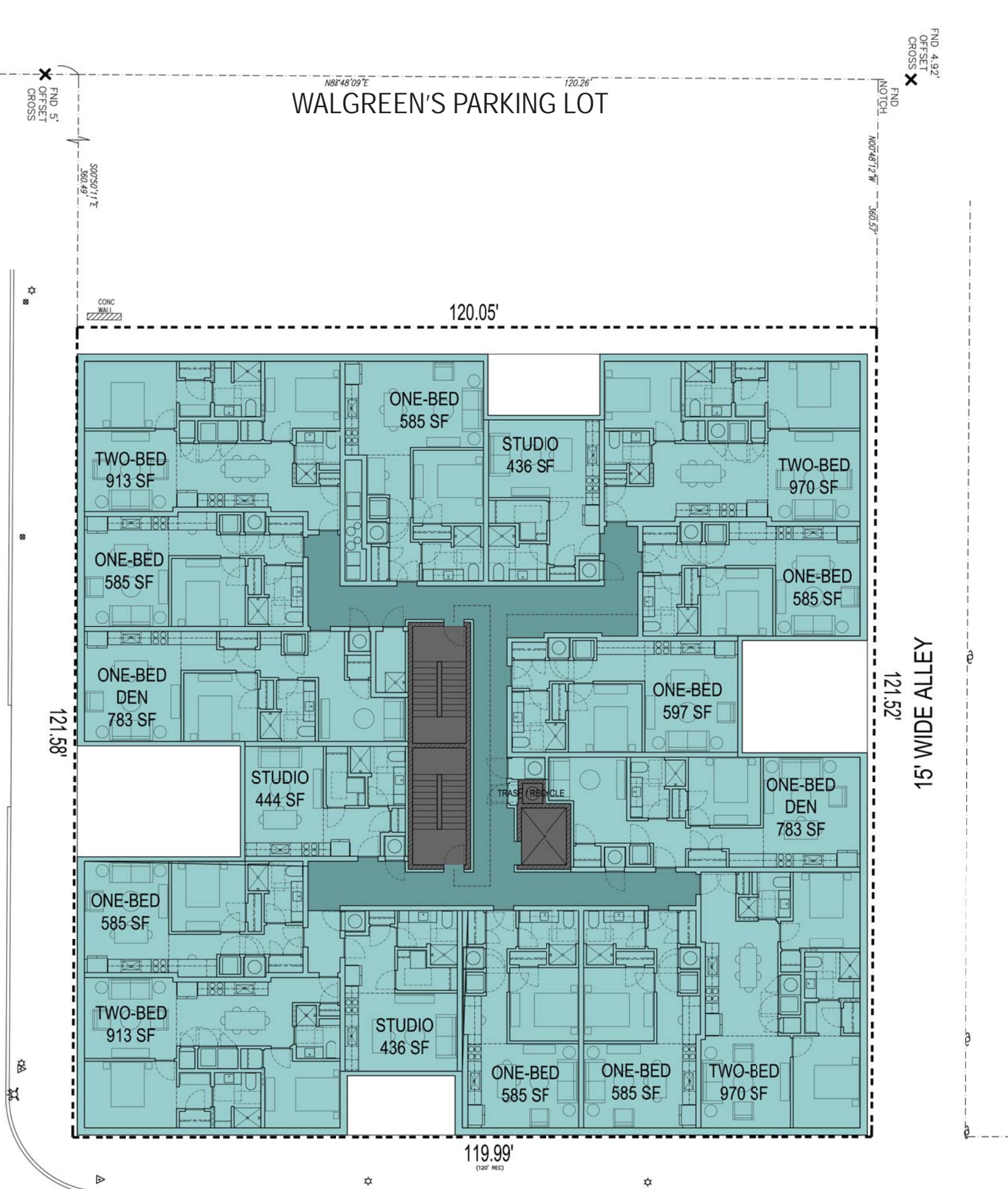


OAKLAND AVENUE

WALGREEN'S PARKING LOT

ALLEY WIDE DIM .51

LOCUST STREET



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"
NOTE: ALL DIMENSIONS ARE APPROXIMATE

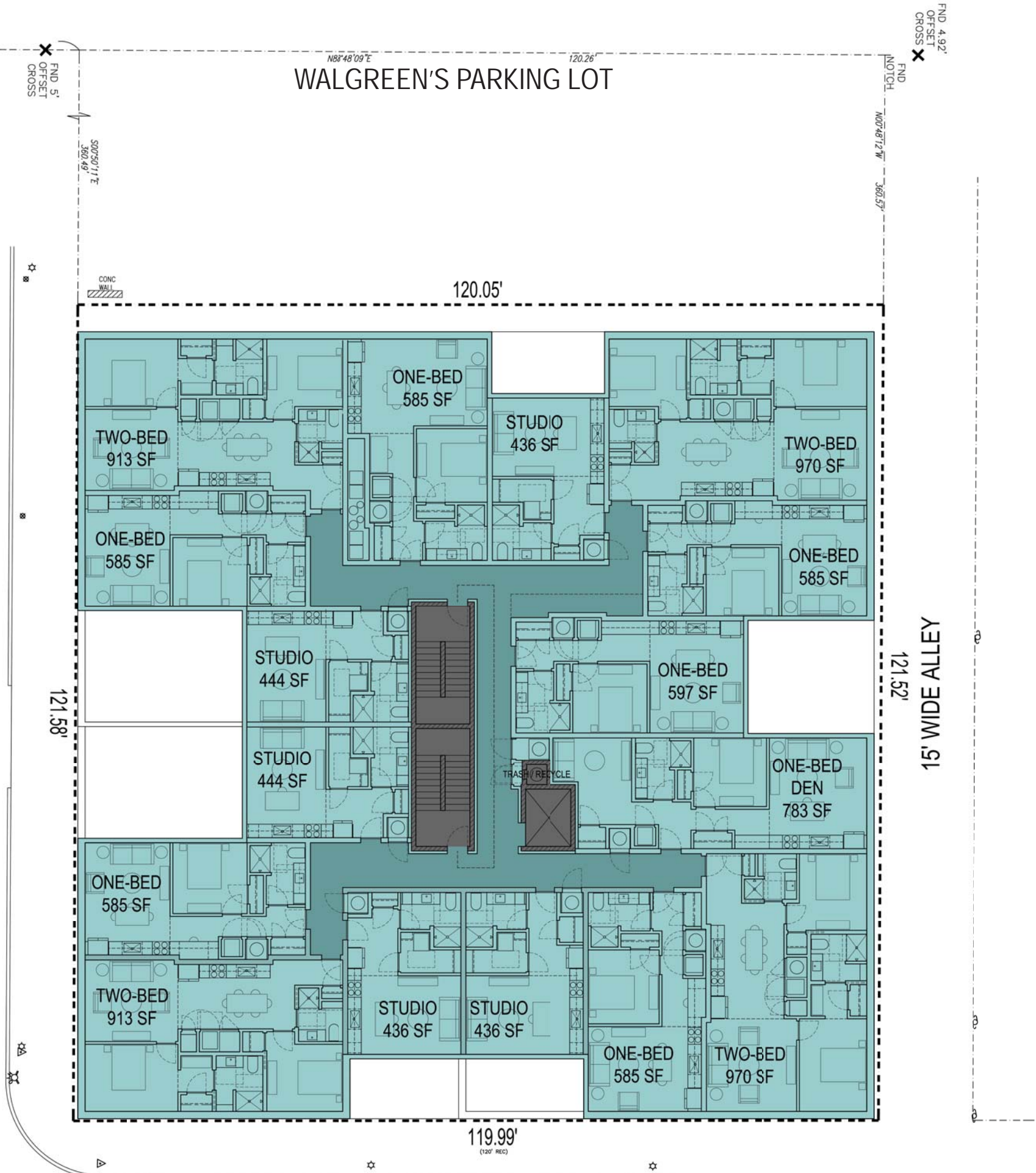


OAKLAND AVENUE

WALGREEN'S PARKING LOT

LOCUST STREET

ALLEY WIDE DIM .51



THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"
NOTE: ALL DIMENSIONS ARE APPROXIMATE

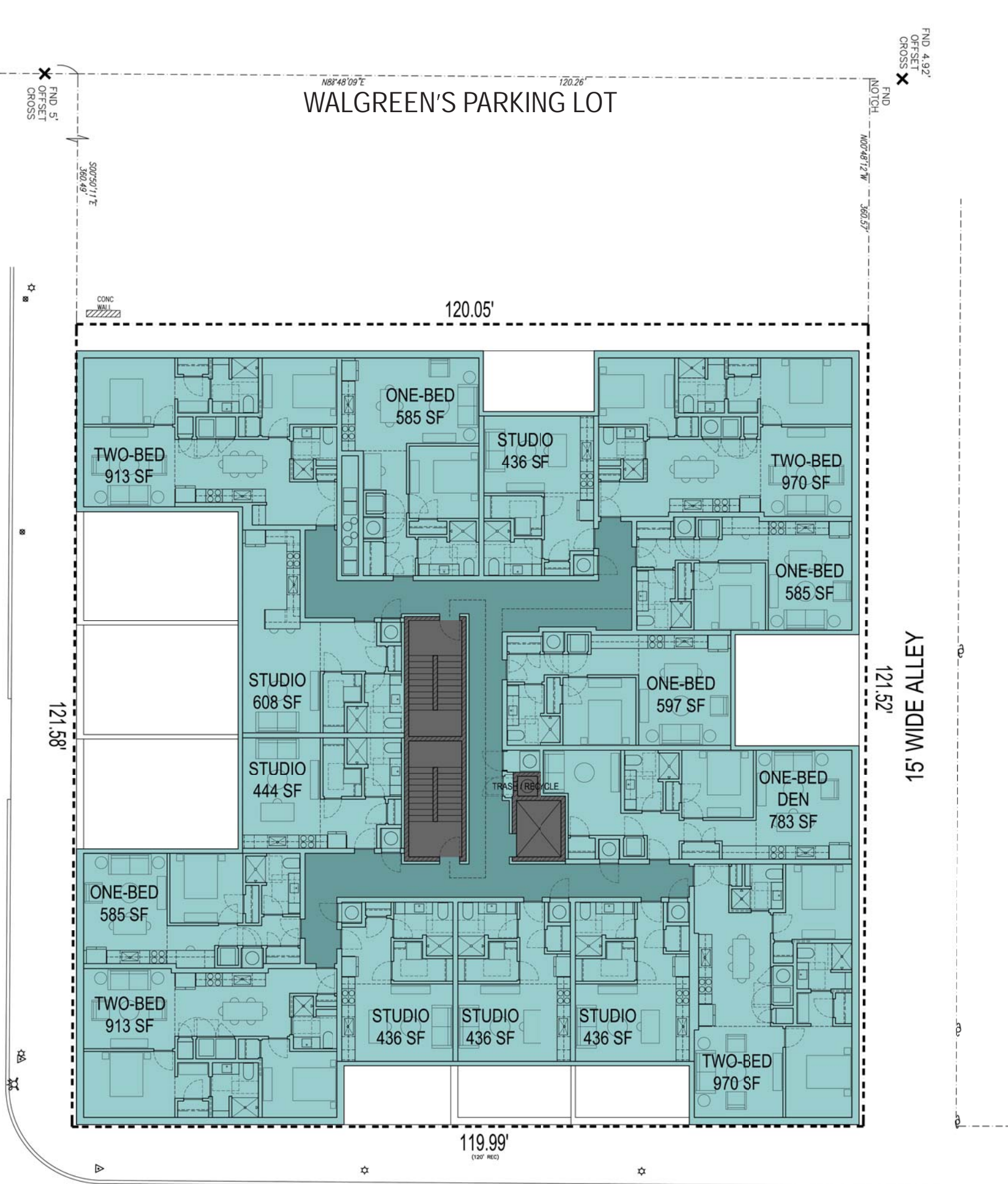


OAKLAND AVENUE

WALGREEN'S PARKING LOT

LOCUST STREET

ALLEY WIDE DIM. 51



FOURTH FLOOR PLAN

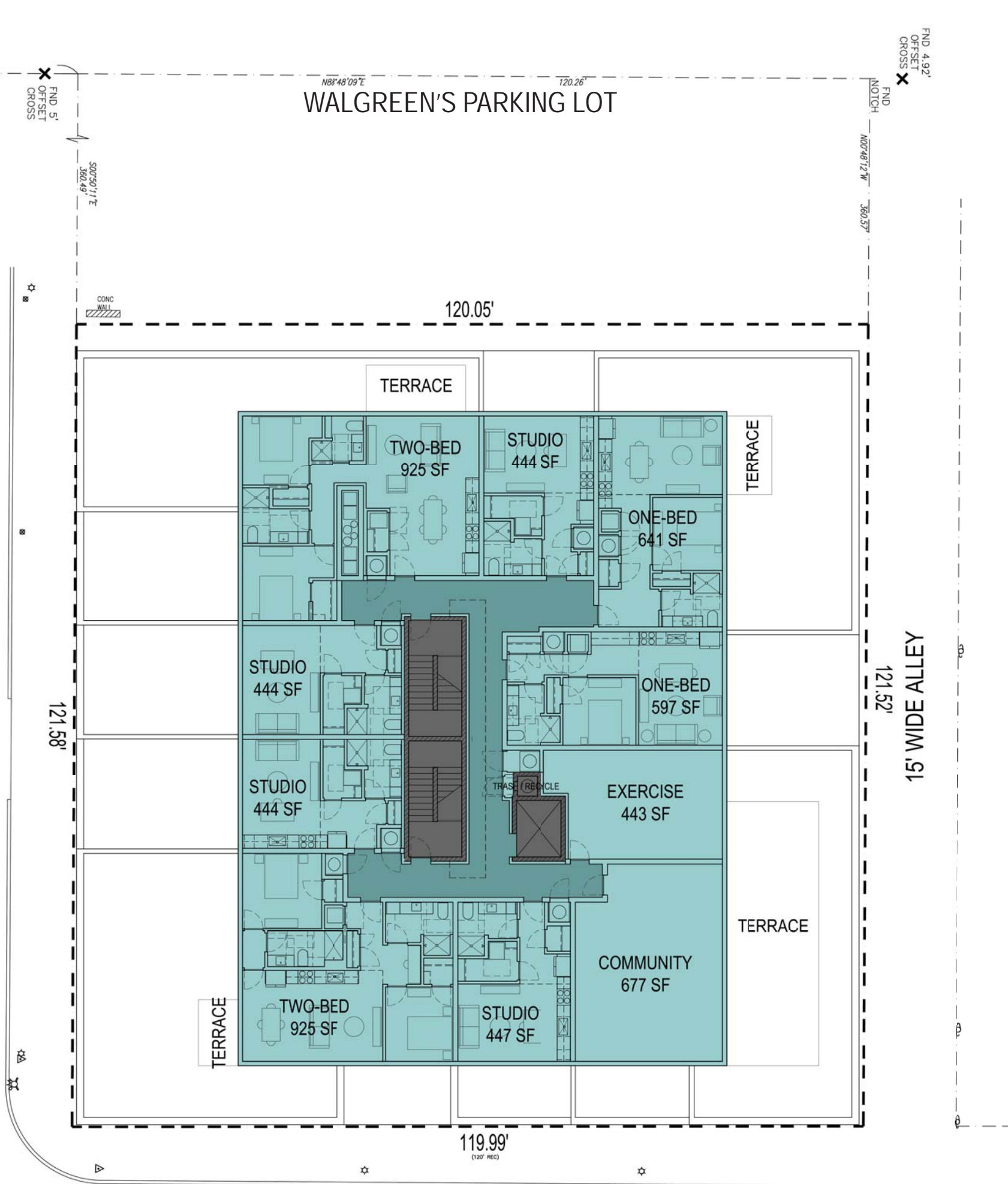
SCALE: 1/8" = 1'-0"
NOTE: ALL DIMENSIONS ARE APPROXIMATE

OAKLAND AVENUE

WALGREEN'S PARKING LOT

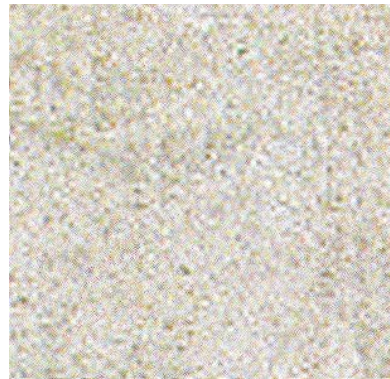
137TH WIDE ALLEY

LOCUST STREET



FIFTH FLOOR - ROOFTOP LEVEL PLAN

SCALE: 1/8" = 1'-0"
NOTE: ALL DIMENSIONS ARE APPROXIMATE



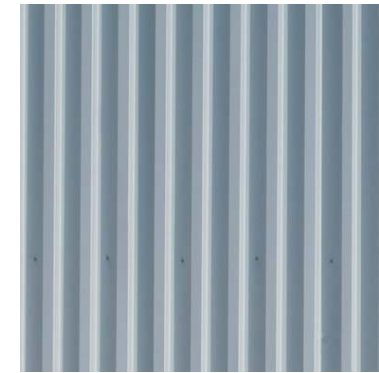
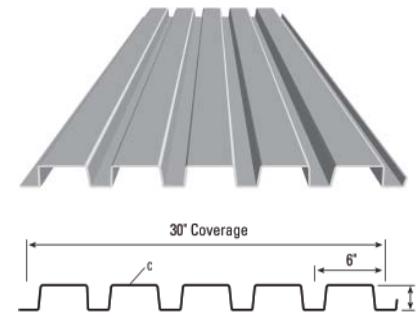
CAST IN PLACE CONCRETE



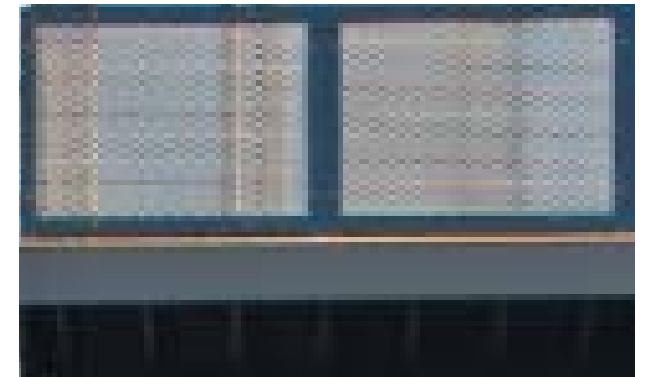
STEEL CHANNEL SIGN BACKING



BRICK



METAL WALL PANEL
PHOTO FOR PROFILE, DARK BRONZE
COLOR PROPOSED



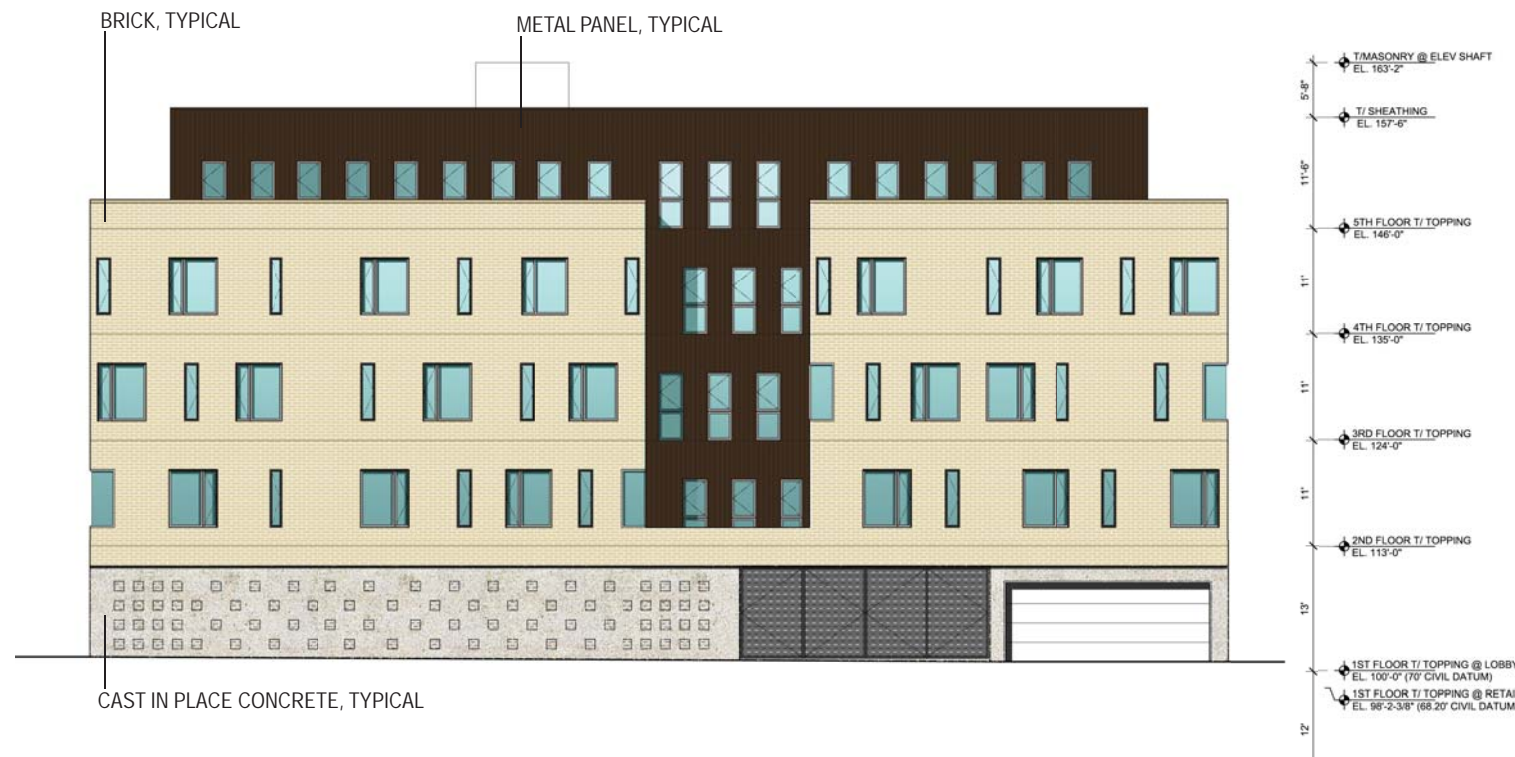
BAR STOCK STEEL FRAMES, PAINTED W/ MESH IN-FILL

BASE:

BODY OF BUILDING:

BUILDING CORE:

ROOFTOP GUARDRAILS:



EAST (ALLEY) ELEVATION



NORTH (WALGREEN'S PARKING LOT) ELEVATION

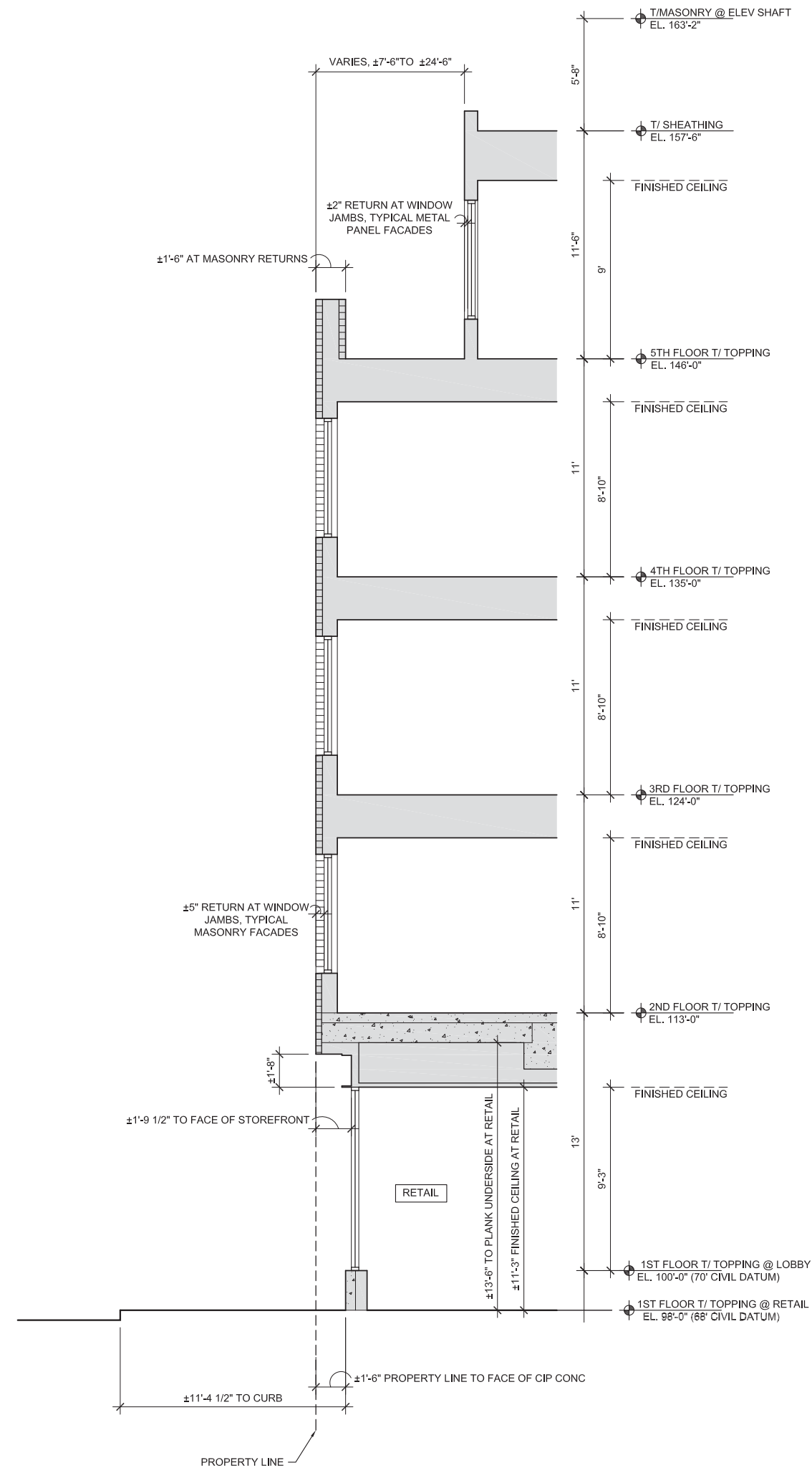


WEST (OAKLAND AVENUE) ELEVATION



SOUTH (LOCUST STREET) ELEVATION

EXTERIOR ELEVATIONS W/ MATERIAL NOTES
NOTE: ALL ELEVATIONS ARE APPROXIMATE



SCHEMATIC WALL SECTION
NO SCALE



VIEW FROM OAKLAND - LOCUST INTERSECTION LOOKING NORTHEAST



VIEW FROM OAKLAND LOOKING SOUTHEAST