

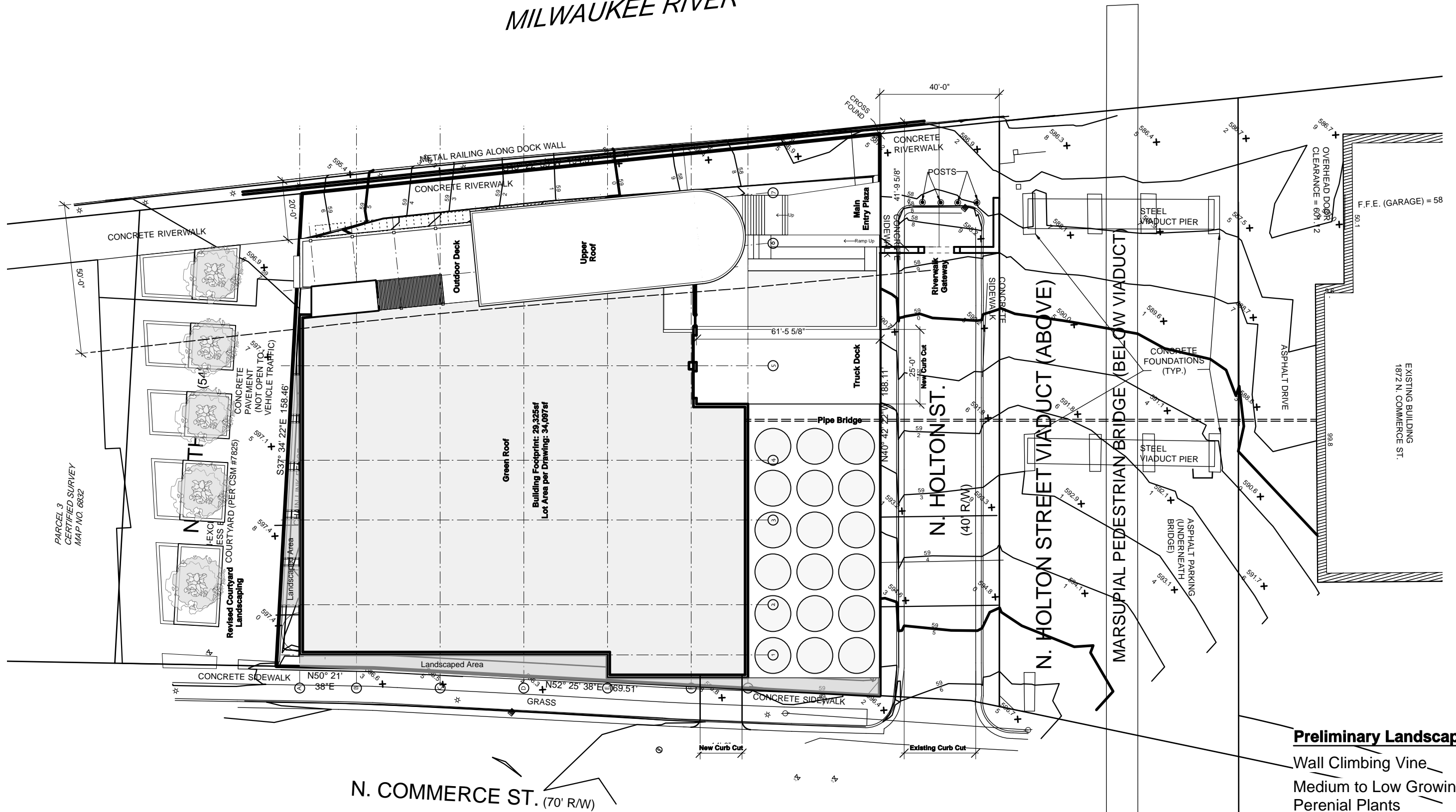


1890 North Commerce Street



1890 North Commerce Street

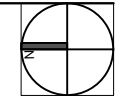
MILWAUKEE RIVER

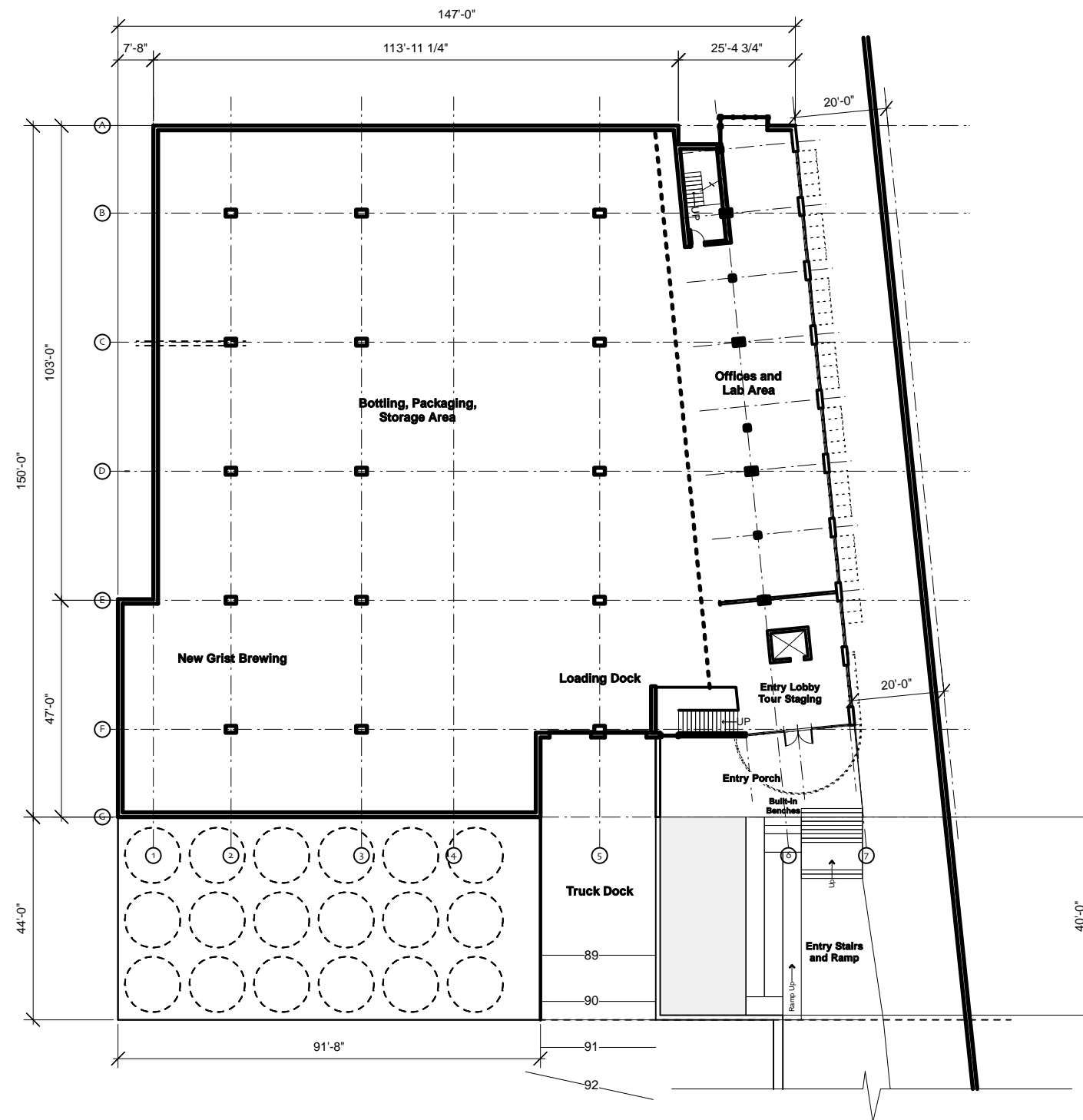


- Preliminary Landscape**
- Wall Climbing Vine
 - Medium to Low Growing Native Perennial Plants
 - Ground Cover

SITE PLAN & LANDSCAPE

Scale: 1/32"=1'-0"

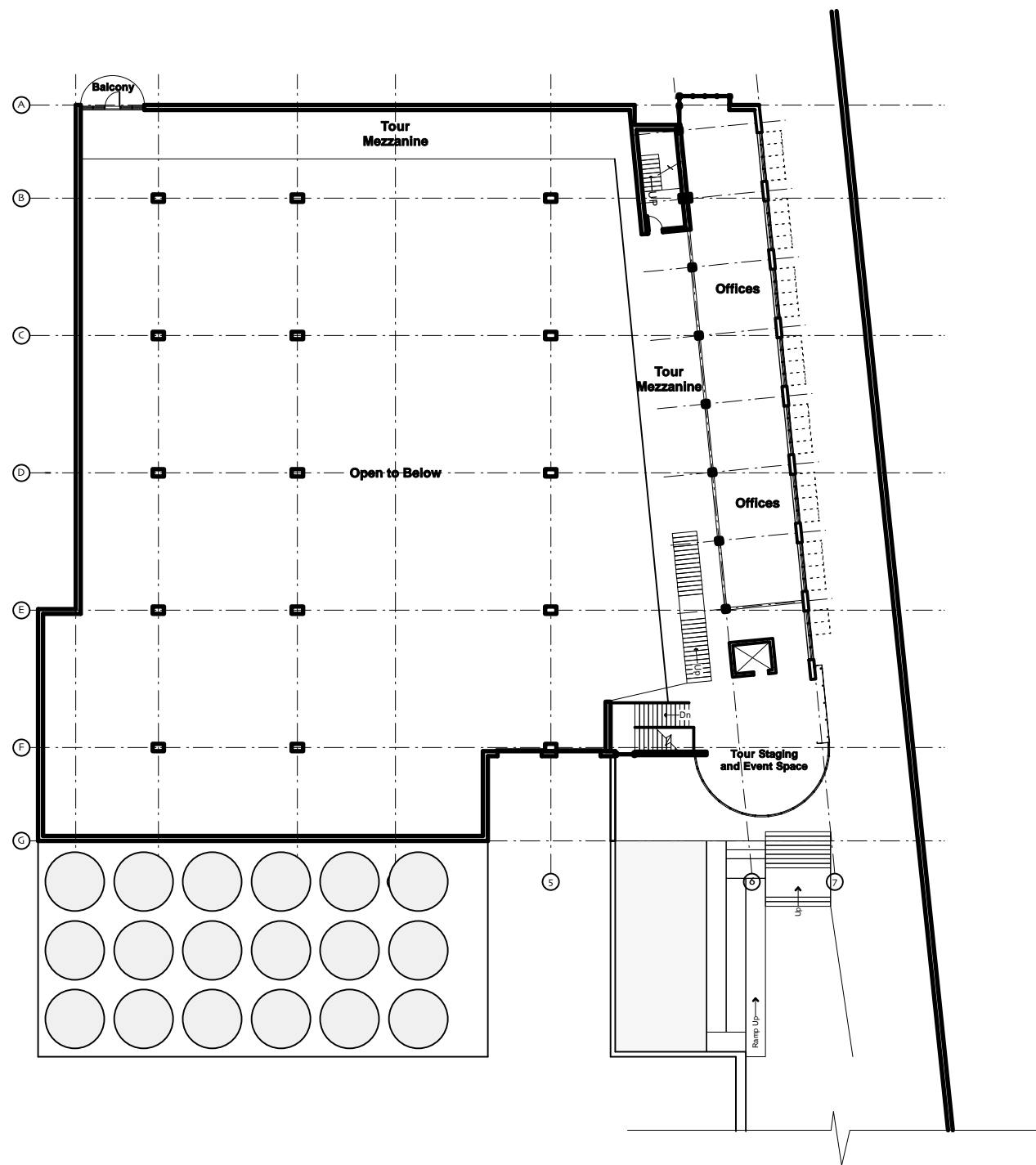




GROUND FLOOR PLAN

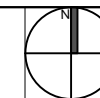
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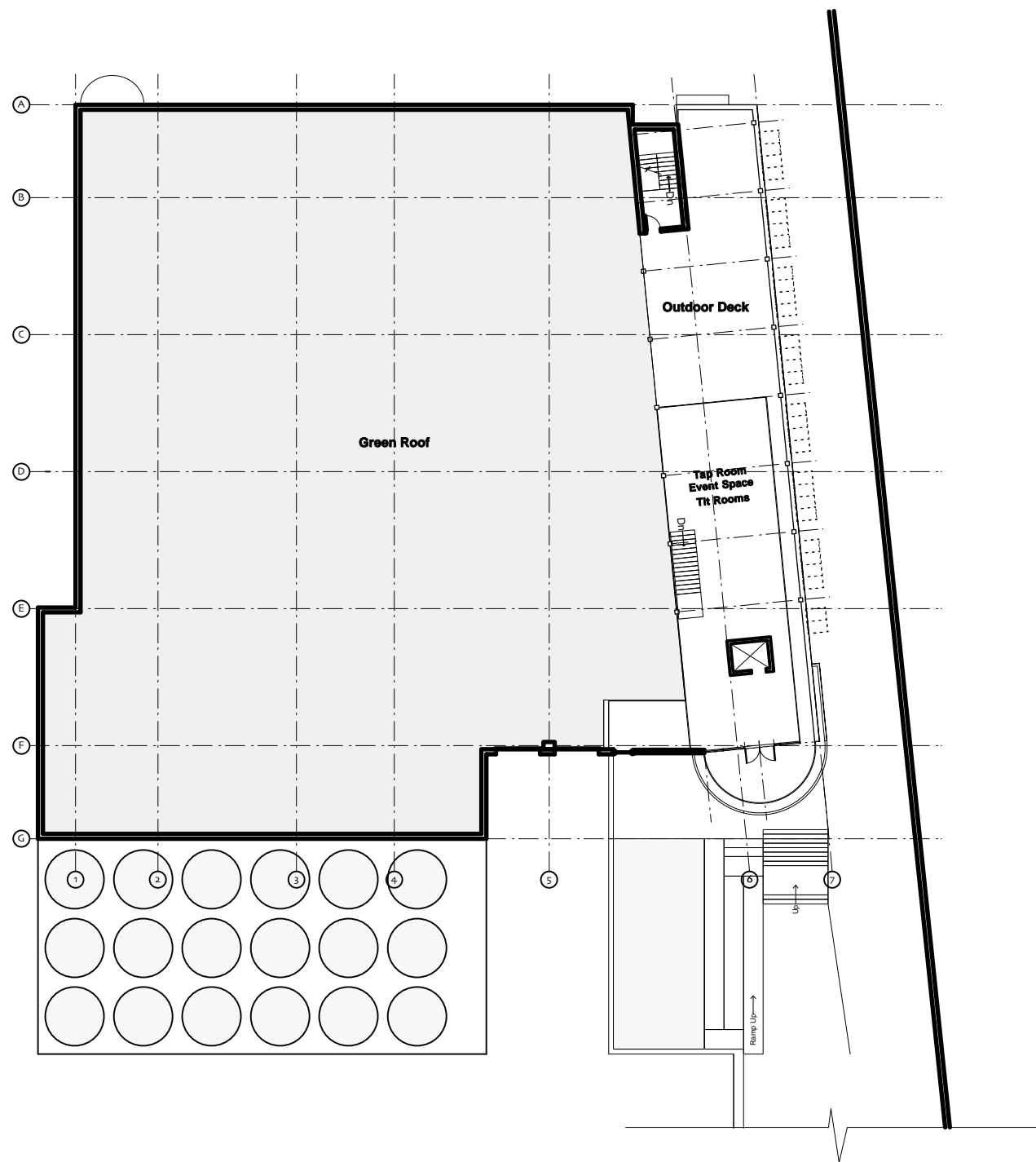




SECOND FLOOR PLAN

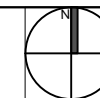
Scale: 1/32"=1'-0"





ROOF PLAN

Scale: 1/32"=1'-0"





PERSPECTIVE VIEW - RIVERWALK AERIAL

Scale: Not to Scale



Pipe Bridge

Exterior Metal Tanks

Painted Steel Roof Structure
Built-in Benches

Aluminum Frame w/
Insulated Clear Glazing
Window System

Brick

Existing River Walk
W. Existing Cable Railing
(Not Shown)

Brick Wall:
- Concrete ADA Ramps
- Steel Guards and Handrails

Hardscaped Entry
Court

Concrete Stairs
- Steel Guards and Handrails

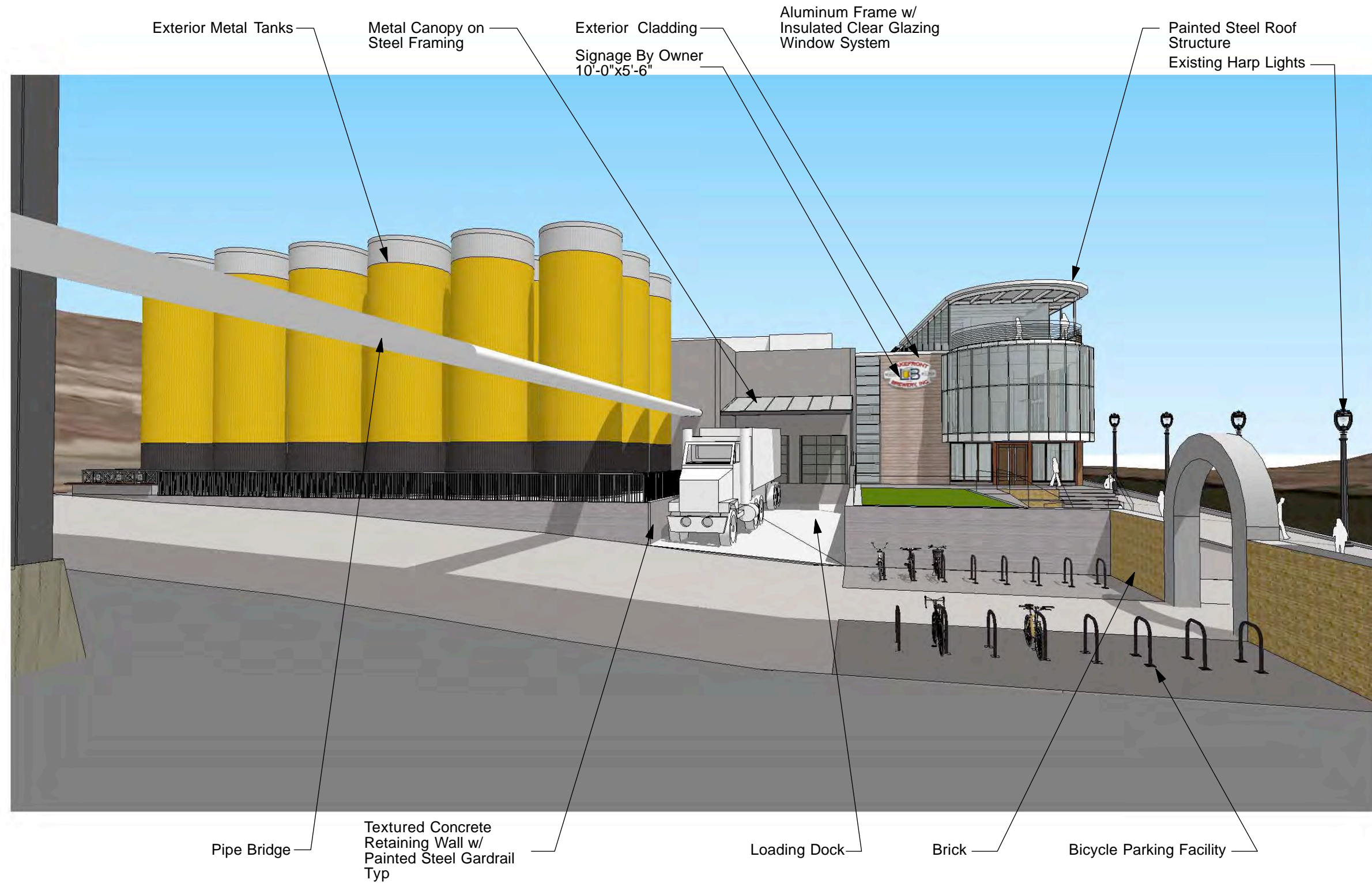
Aluminum Frame w/
Insulated Clear
Glazing Window System

Metal Awnings

Existing Harp Lights

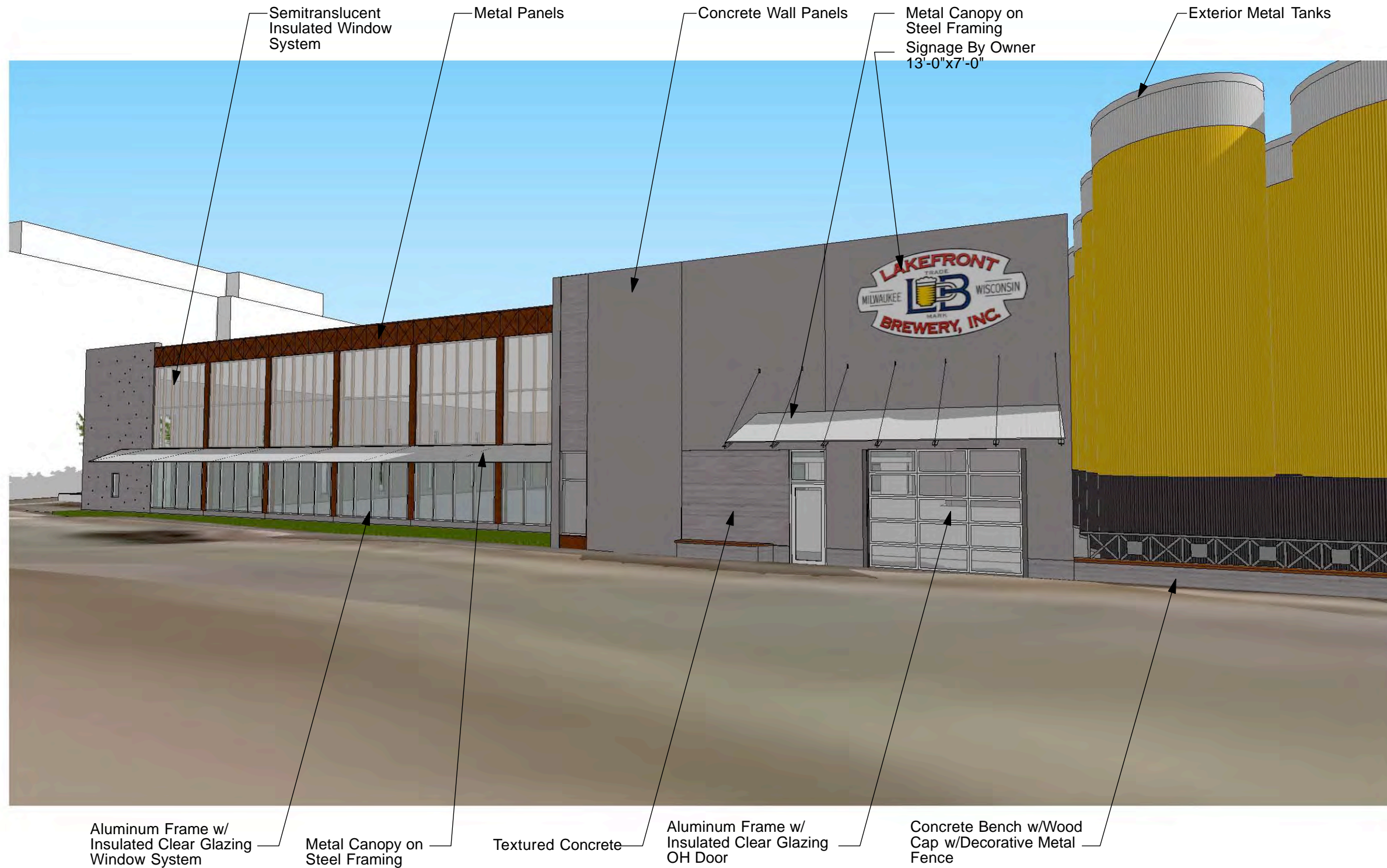
PERSPECTIVE VIEW - EAST ELEVATION

Scale: Not to Scale



PERSPECTIVE VIEW - SOUTH ELEVATION

Scale: Not to Scale



PERSPECTIVE VIEW - WEST ELEVATION

Scale: Not to Scale



PERSPECTIVE VIEW - WEST ELEVATION

Scale: Not to Scale



PERSPECTIVE VIEW - COMMERCE STREET AERIAL

Scale: Not to Scale



PERSPECTIVE VIEW - NORTH ELEVATION

Scale: Not to Scale

Legal description per Chicago Title Insurance Company Commitment No. CO-2043, with an effective date of June 24, 2014:

Parcel 2 of Certified Survey Map No. 7825, recorded on October 13, 2006, as Document No. 9319757, being a division of part of Lots 22 and 23 and all of Lots 24 to 32 inclusive, in the Plat of Lots 2 and 3 and accrued lands located in the Southwest 1/4 of the Northwest 1/4 of Section 21, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Address: 1890 N. Commerce Street

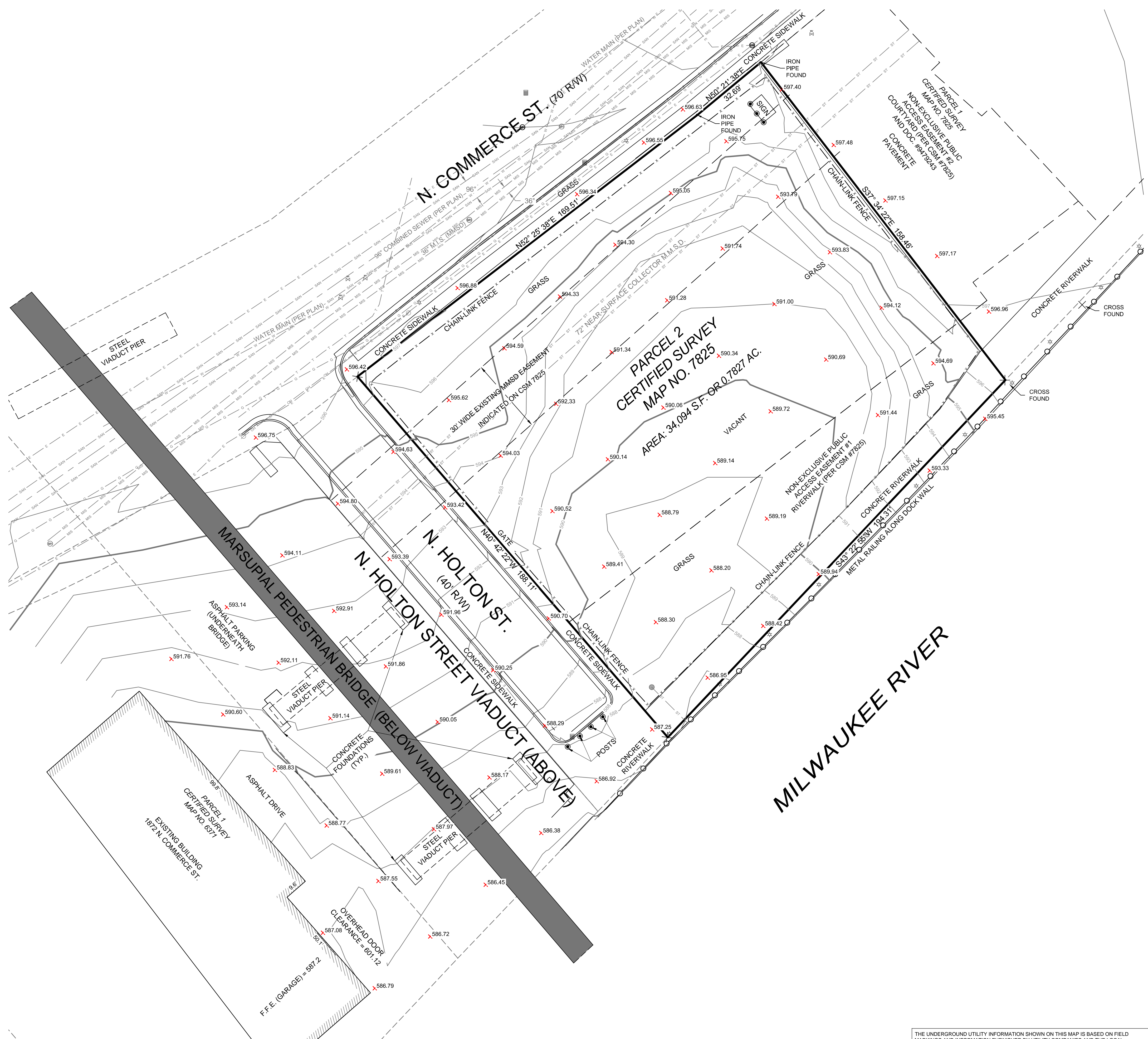
Tax Key No: 354-1742-0

Per Chicago Title Insurance Company Commitment No. CO-2043, with an effective date of June 24, 2014, the following items appear in Schedule B II as exceptions:

- Public rights of the United States, the State of Wisconsin or the City or County or any of their agencies in respect to that portion of the subject premises constituting the bed or the waters of the Milwaukee River or the banks, shores or dock lines, wharves, piers, protection walls, bulkheads, or other structures pertaining thereto.
 - Rights of the public in any portion of the Land lying below the ordinary high water mark of the Milwaukee River, and rights of the government to regulate the use of the shore and riparian rights.
 - This policy does not insure the exact location of any portion of the Land created by gradual buildup of the shore (accretion) or the lowering of the water level (reliction), or the title to land cut off by a change in the course of the water body (avulsion), or to artificially filled land.
 - Rights of the City of Milwaukee and The Redevelopment Authority of the City of Milwaukee by reason of the fact that the subject premises are included in the Redevelopment Plan for the Beer Line Redevelopment Project "B" Area. A certified copy of said Redevelopment Plan with accompanying approval resolutions of the Common Council of the City of Milwaukee and The Redevelopment Authority of the City of Milwaukee was recorded August 17, 1993, on Reel 3099, Image 1747, as Document No. 6813328, as amended by Redevelopment Plan Amendment No. 1 recorded August 25, 2000, as Document No. 7953564.
 - Rights of utilities to maintain the unrecorded utility lines on the subject premises.
- ITEMS 12. THROUGH 15. ARE GENERAL IN NATURE AND CANNOT BE PLOTTED.**
- Public Riverwalk Easement and Non-Exclusive Public Courtyard Easement and Utility Restrictions set forth on Certified Survey Map No. 7825. **SHOWN ON MAP.**
 - Grant of Easements recorded as Document No. 9479243. **SHOWN ON MAP.**

GENERAL SURVEY NOTES:

- THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
- VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- DRAWING IS BASED ON FIELD SURVEY COMPLETED BY B. ROZITE ON JULY 22 AND 23, 2014.
- VERTICAL DATUM FOR THE PROJECT SURVEY IS NGVD 1929. BENCHMARK FOR THE PROJECT SURVEY IS THE CONCRETE MONUMENT WITH BRASS CAP AT THE WEST QUARTER CORNER OF SECTION 21-7-22 WITH AN ELEVATION OF 595.77, AS PUBLISHED BY SEWRPC.
- BEARINGS REFERENCED TO CERTIFIED SURVEY MAP NO. 7825, WITH THE NORTHWESTERLY LINE OF PARCEL 2 BEARING N52°25'38"E.
- PARCEL AREA: 34,094 SQUARE FEET OR 0.7827 ACRES.
- THERE ARE NO BUILDINGS ON THIS PARCEL.
- PARCEL FALLS WITHIN ZONE X "OTHER FLOOD AREAS" AND ZONE X "OTHER AREAS" PER FEMA FIRM PANEL 55079C0092E, EFFECTIVE DATE OF 6/26/2008. PLEASE REFER TO THIS DOCUMENT FOR MORE INFO.

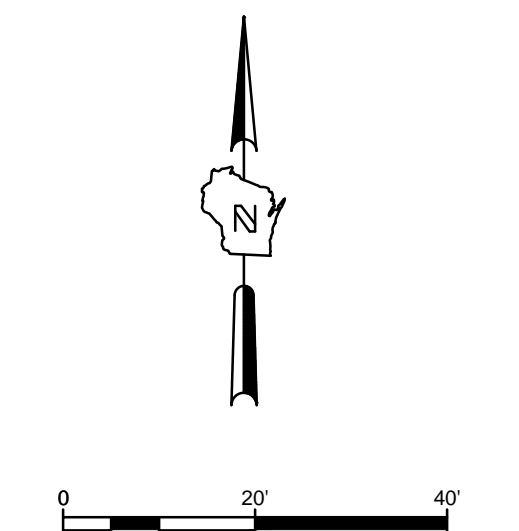


LEGEND

SECTION 1/4 SECTION LINE	PROPERTY LINE
EASEMENT	CHAIN LINK FENCE
GUARD RAIL	METAL FENCE
WOOD FENCE	TREE LINE
OVERHEAD UTILITY LINE	ELECTRIC TELEPHONE
CABLE TV	FIBER OPTIC
SANITARY SEWER	FORCE MAIN
STORM SEWER	WATER MAIN
GAS	EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR	NON PIPE FOUNDSET
REBAR FOUNDSET	CHISELED CROSS FOUNDSET
SPRING	MONUMENT
BENCHMARK	SOIL BORING
DECIDUOUS TREE (Diameter)	CONIFEROUS TREE (Diameter)
BUSH	POST
SOIL BORING	MONITORING WELL
CULVERT END	TRAFFIC SIGNAL
LIGHT POLE	

1890 E. COMMERCE STREET
 MILWAUKEE, WISCONSIN

TOPOGRAPHIC SURVEY



1) ADDED GENERAL SURVEY NOTES, UTILITIES (PER PLAN), 8-19-2014, B.M.R.

NO. REVISION	DATE	BY
DRWG NO.	14851-V-020.dwg	
DRAWN BY:	B.M.R.	
DATE:	7-31-2014	
PROJECT NO:	14851	
CHECKED BY:		
APPROVED BY:		
SHEET NO.:		

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.