

ALTA/NSPS LAND TITLE SURVEY

CLIENT
Ascendant Holdings, LLC
SITE ADDRESS
790 North Van Buren Street, Milwaukee, Wisconsin.

LEGAL DESCRIPTION
Parcel 1 of Certified Survey Map No. 4864, being a part of the Southeast 1/4 of the Northwest 1/4 of Section 28, Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, recorded in Reel 2027, Image 1148 to 1151, as Document No. 6009772.

BASIS OF BEARINGS
Bearings are referenced to the West line of N. Van Buren St., which is assumed to bear North 5°00'00" West, (Per C.S.M. No. 4864)

PARKING SPACES
There are no parking spaces marked on this site.

FLOOD NOTE
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 determined to be outside the 0.2% annual chance floodplain).

MUNICIPAL ZONING
Municipal Code: Milwaukee Zoning Code Sec. 295-705-1
Site is zoned: C9F(A) (Office and Service District)
Front setback: Average, but not more than 10 feet
Side setback: Each side setback shall be at least 3 feet, with a minimum of 8 feet total for 2 sides; however, side setbacks shall not be required when a side lot line is shared by separate townhouse units
Rear setback: 10 feet
Maximum building height: none feet
LAND AREA
The Land Area of the subject property is 23,141 square feet or 0.5312 acres.

TABLE "A" ITEMS

11. Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-call Utility Marking System (Wisconsin Statute 182.0175) Ticket Number 20162916606. This survey represents the underground utilities that participated with the request and were marked on the time of the survey. Additional utilities may exist, but were non-responsive to the request.

ENCROACHMENT TABLE

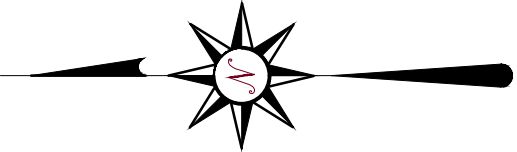
A	CONC. BASE 1.05 FEET OVER NORTH PROPERTY LINE
B	BUILDING 1.48 FEET OVER NORTH PROPERTY LINE
C	BUILDING 0.26 FEET OVER NORTH PROPERTY LINE
D	METAL STRUCTURE 9.87 FEET OVER WEST PROPERTY LINE

TITLE COMMITMENT
This survey was prepared based on First American Title Insurance Company Commitment No. NCS-780512 MKE, effective date of July 11, 2017 Revision 3 which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3, 5, 8 & 11 visible evidence shown, if any.

4, 6, 7 & 10, not survey related.

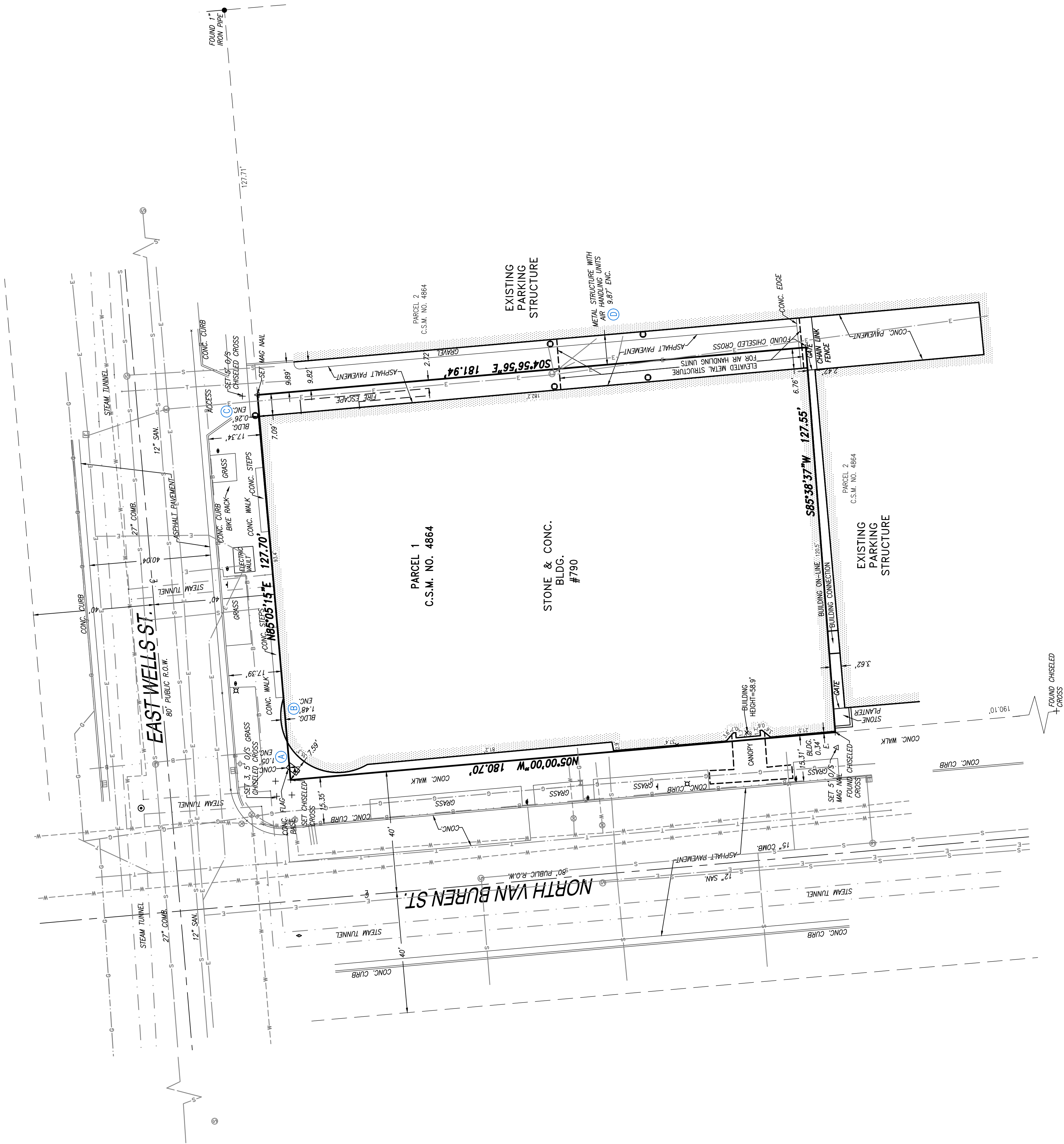
9. Restriction as contained on Certified Survey Map No. 4864, reciting as follows: In consideration of the approval of this map by the Common Council and in accordance with Chapter 9 of the Milwaukee Code of Ordinances, the undersigned agrees: That all utility lines to provide electric power and telephone services and cable television or communications systems lines or cables to all parcels in the certified survey map shall be installed underground in easements provided therefore, where feasible. **Affects property by location, general in nature.**



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 SIGN
⊕	SANITARY CLEANOUT OR VENT	☐	TRAFFIC LIGHT
●	M.I.S. MANHOLE	⊙	COMMUNICATION MANHOLE
⊙	STORM MANHOLE	⊙	BOLLARD
⊙	INLET (SQUARE)	+	SOIL BORING/MONITORING WELL
⊙	CURB INLET	+	WATER SURFACE
⊙	STORM SEWER END SECTION	+	WETLANDS FLAG
⊙	GAS VALVE	+	FLAGPOLE
⊙	WATER VALVE	+	SPARKING METER
⊙	HYDRANT	+	SCAFFOLD
⊙	WATER MANHOLE	+	MAILBOX
⊙	WATER SERVICE CURB STOP	+	RAILROAD CROSSING SIGNAL
⊙	WELL HEAD	+	HANDICAP SPACE
⊙	STAND PIPE TOR VALVE	+	CONIFEROUS TREE
⊙	POST INDICATOR VALVE	+	DECIDUOUS TREE
⊙	LIGHT POLE	+	SANITARY SEWER
⊙	UTILITY POLE	+	STORM SEWER
⊙	GUY WIRE	+	WATERLINE
⊙	ELECTRIC MANHOLE	+	MARKED GAS MAIN
⊙	SQUARE ELECTRIC MANHOLE	+	MARKED ELECTRIC
⊙	ELECTRIC METER	+	OVERHEAD WIRES
⊙	TELEPHONE MANHOLE	+	MARKED TELEPHONE
⊙		+	MARKED CABLE TV LINE
⊙		+	MARKED FIBER OPTIC
⊙		+	FENCE

VICINITY MAP



TO: Ascendant Holdings, LLC
First American Title Insurance Company
AH Masonic, LLC and Old National Bank, its successors and/or assigns

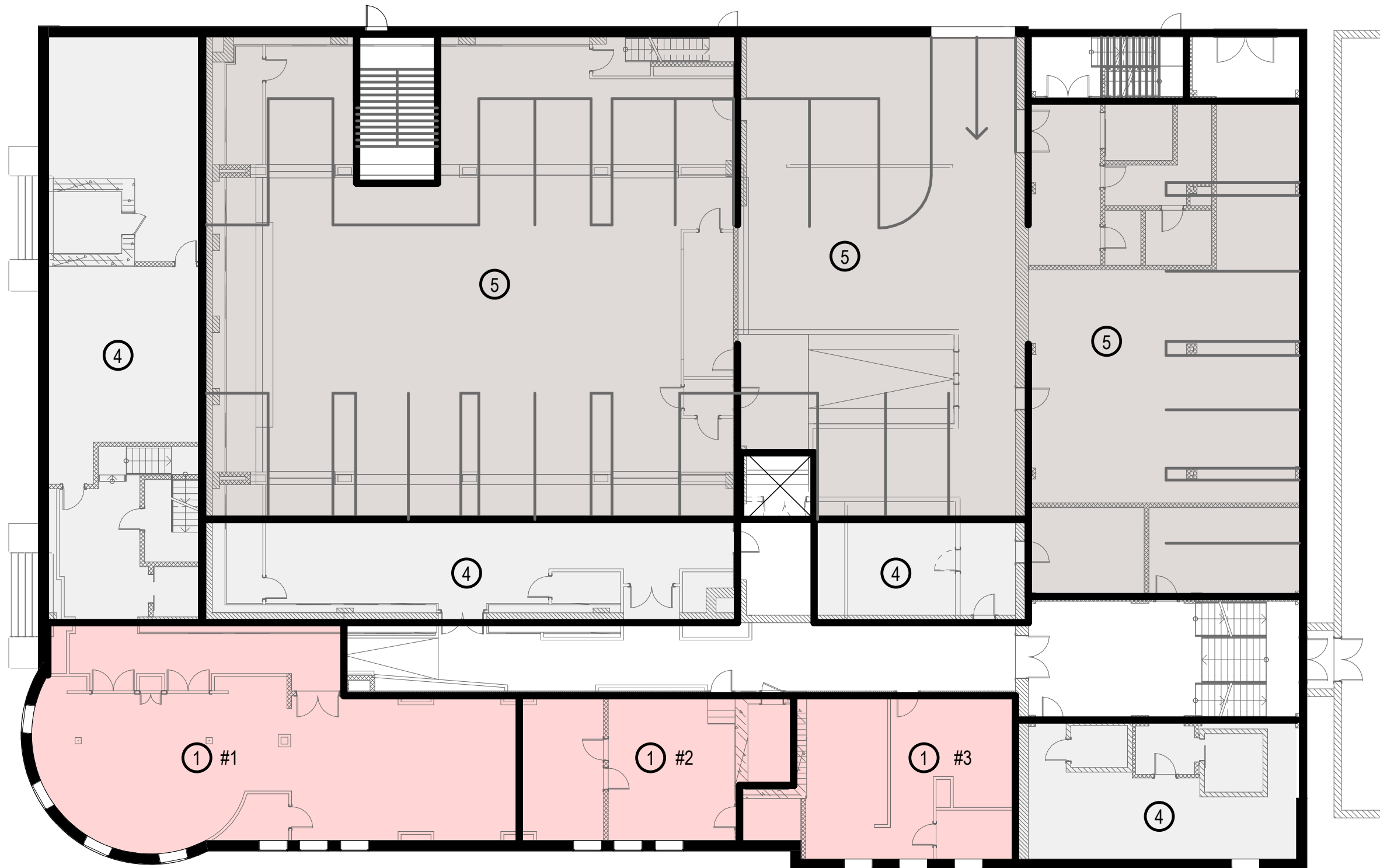
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(c), 8, 9, 11, 20, and 22 of Table A thereof. The field work was completed on September 21, 2017.

Date of Map: September 22, 2017



CHAPUT LAND SURVEYS LLC
2314 FLORENDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

Drawing No. 2354-dmb



- 1 DOUBLE LEVEL UNIT - LOWER
- 2 DOUBLE LEVEL UNIT - UPPER
- 3 SINGLE LEVEL UNIT
- 4 STORAGE / MECHANICAL
- 5 PARKING

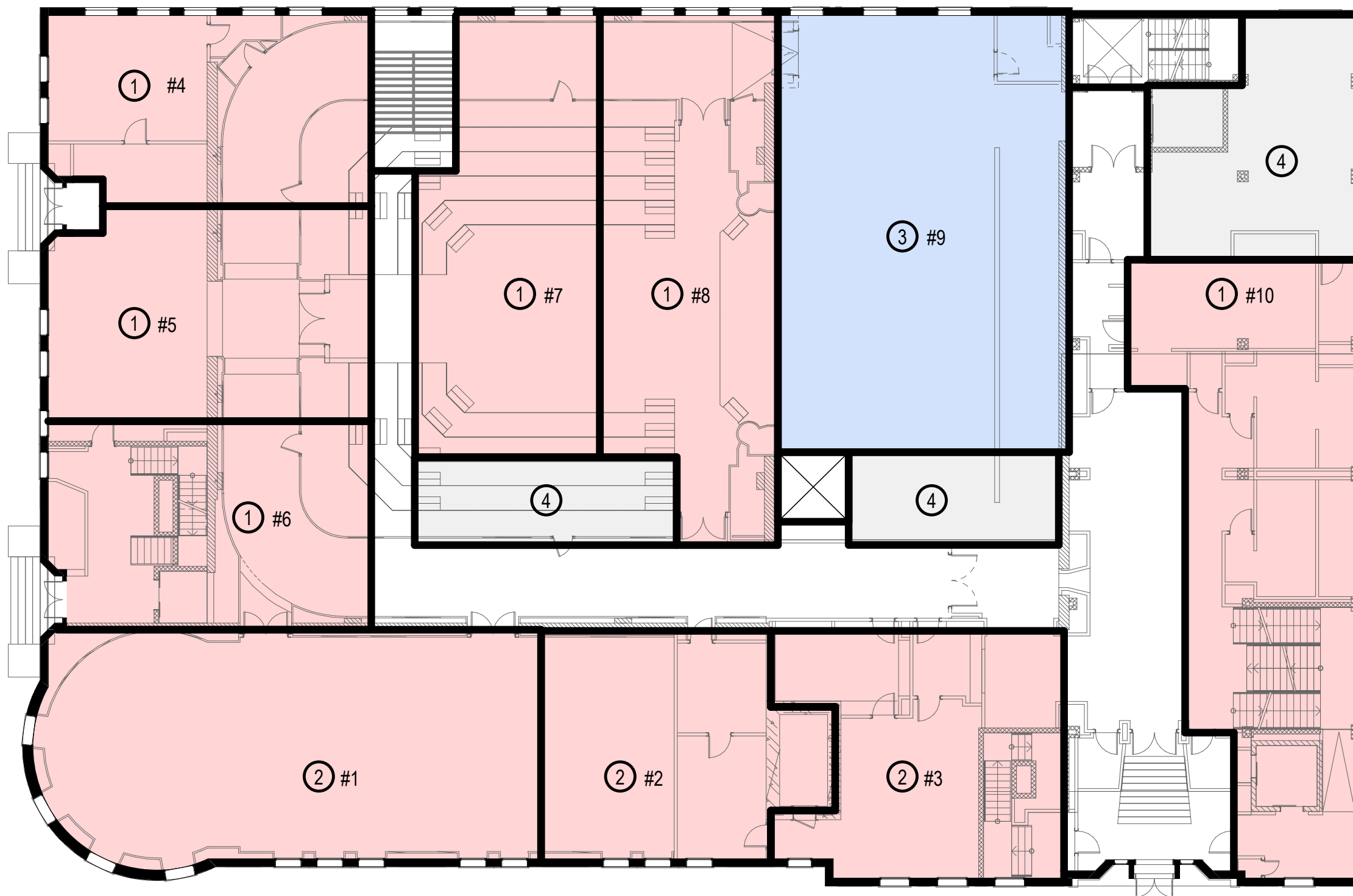


Title
Project
Project Number
Date
Drawn by

PROPOSED BASEMENT PLAN
SCOTTISH RITE MASONIC CENTER
21-102
3 FEB 2021
RAMLOW/STEIN



Scale: 1/16" = 1'-0"
Drawing No.
A100
2/4/2021 9:16:39 AM



- ① DOUBLE LEVEL UNIT - LOWER
- ② DOUBLE LEVEL UNIT - UPPER
- ③ SINGLE LEVEL UNIT
- ④ STORAGE / MECHANICAL
- ⑤ PARKING



Title
Project
Project Number
Date
Drawn by

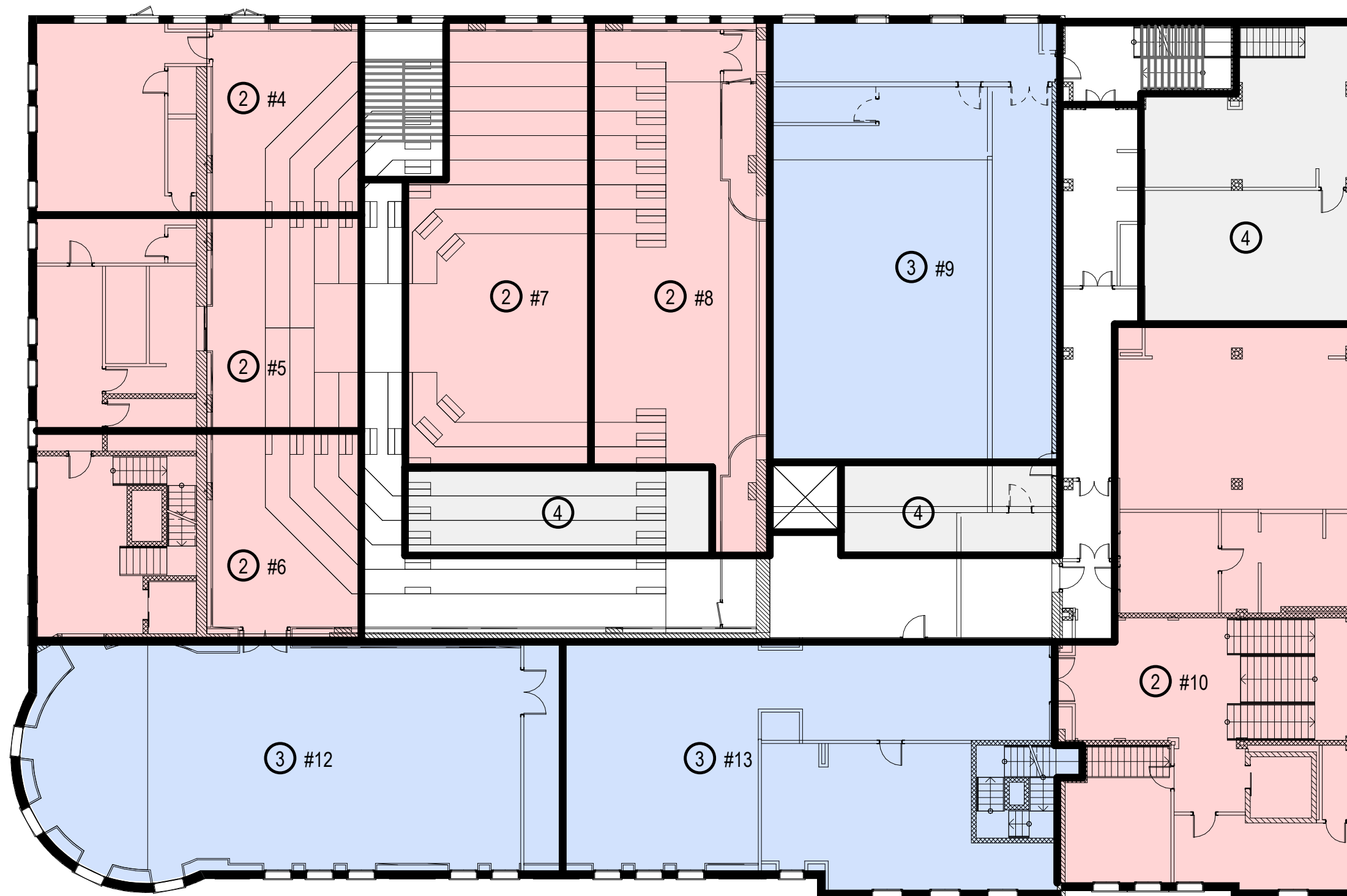
PROPOSED FIRST FLOOR PLAN
SCOTTISH RITE MASONIC CENTER
21-102
3 FEB 2021
RAMLOW / STEIN



Scale: 1/16" = 1'-0"

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A101

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- ① DOUBLE LEVEL UNIT - LOWER
- ② DOUBLE LEVEL UNIT - UPPER
- ③ SINGLE LEVEL UNIT
- ④ STORAGE / MECHANICAL
- ⑤ PARKING



Title PROPOSED SECOND FLOOR PLAN

Project SCOTTISH RITE MASONIC CENTER

Project Number 21-102

Date 3 FEB 2021

Drawn by **RAMLOW/STEIN**

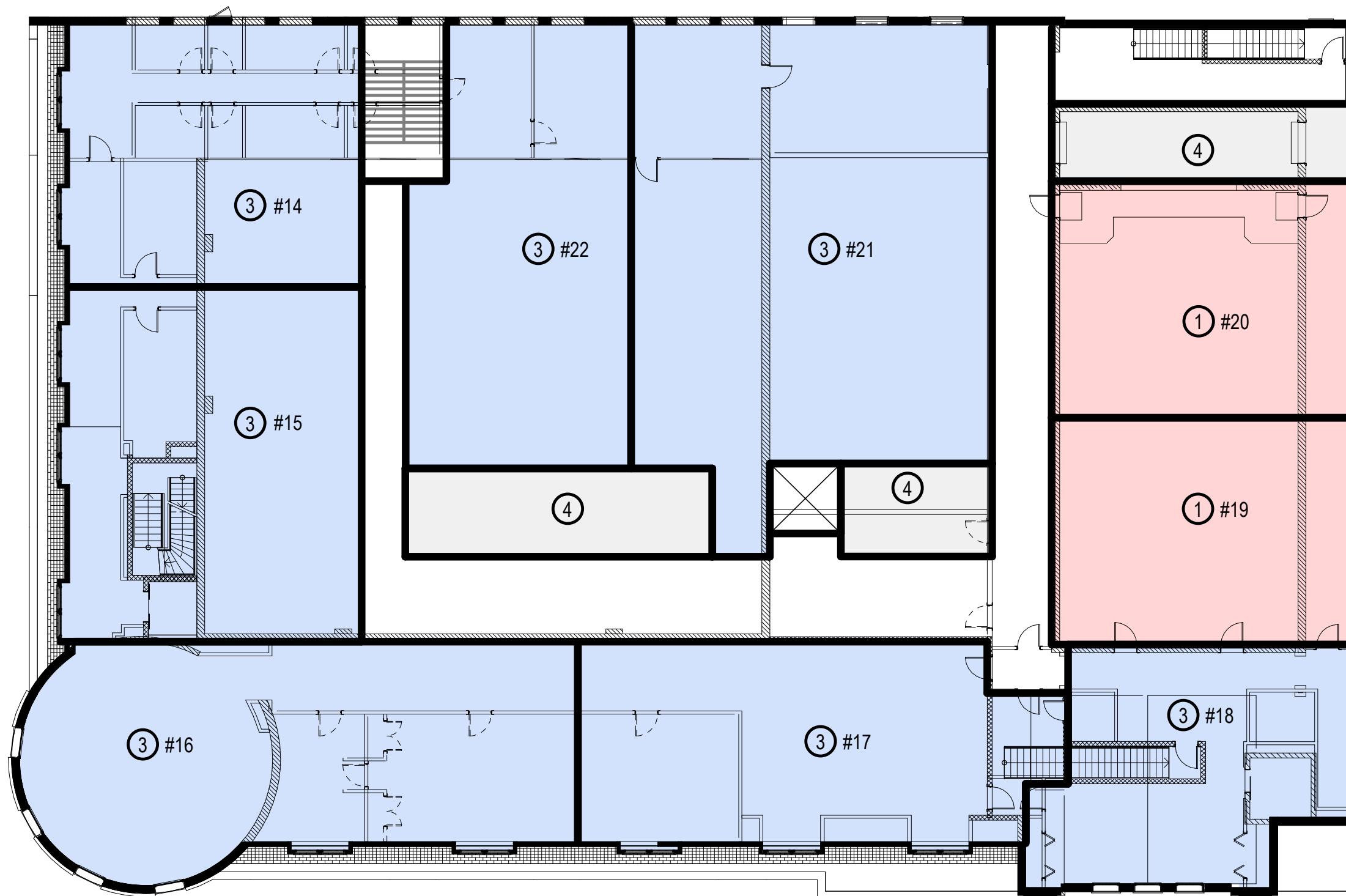


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Drawing No.

A102

2/4/2021 9:16:39 AM



- 1 DOUBLE LEVEL UNIT - LOWER
- 2 DOUBLE LEVEL UNIT - UPPER
- 3 SINGLE LEVEL UNIT
- 4 STORAGE / MECHANICAL
- 5 PARKING



Title PROPOSED THIRD FLOOR PLAN
Project SCOTTISH RITE MASONIC CENTER
Project Number 21-102
Date 3 FEB 2021
Drawn by RAMLOW/STEIN



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Drawing No.
A103
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R/S

Title

EXISTING WEST ELEVATION - SOUTH END

Project
Project Number
Date
Drawn by

Scottish Rite Masonic Center
21-102
3 FEB 2021
RAMLOW / STEIN

Scale: NA

Drawing No.

A-201



Title EXISTING WEST ELEVATION - NORTH END

Project Scottish Rite Masonic Center

Project Number 21-102

Date 3 FEB 2021

Drawn by **RAMLOW / STEIN**

Scale: NA

Drawing No.

A-202



Title	EXISTING NORTH ELEVATION
Project	Scottish Rite Masonic Center
Project Number	21-102
Date	3 FEB 2021
Drawn by	RAMLOW / STEIN

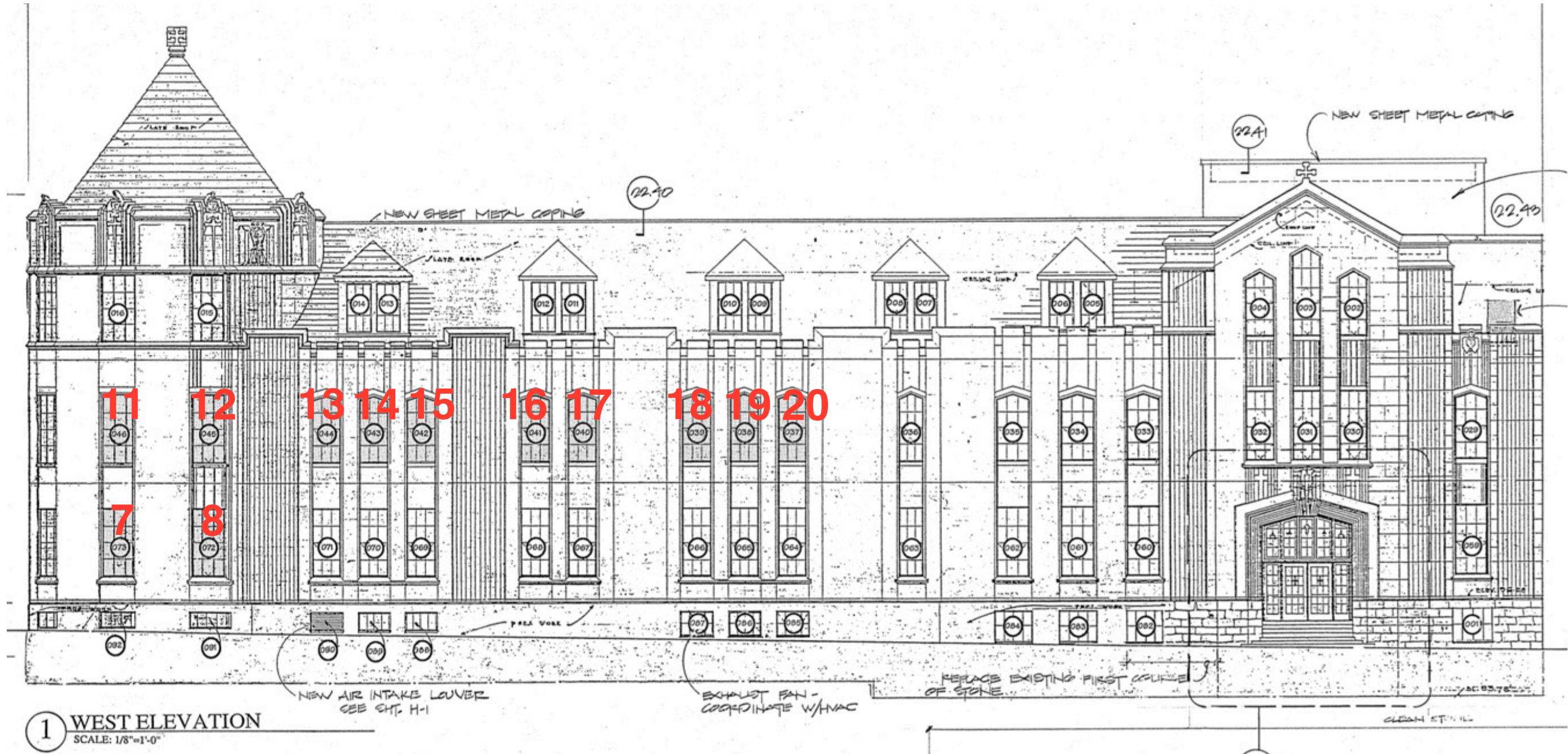
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Project	Scottish Rite Masonic Center
Project Number	21-102
Date	3 FEB 2021
Drawn by	RAMLOW / STEIN



Scale: NA
Drawing No.
A-204



R/S

Title WEST ELEVATION STAINED GLASS WINDOWS PROPOSED TO BE REMOVED
Project Scottish Rite Masonic Center
Project Number 21-102
Date 3 FEB 2021
Drawn by RAMLOW / STEIN

Scale: NA

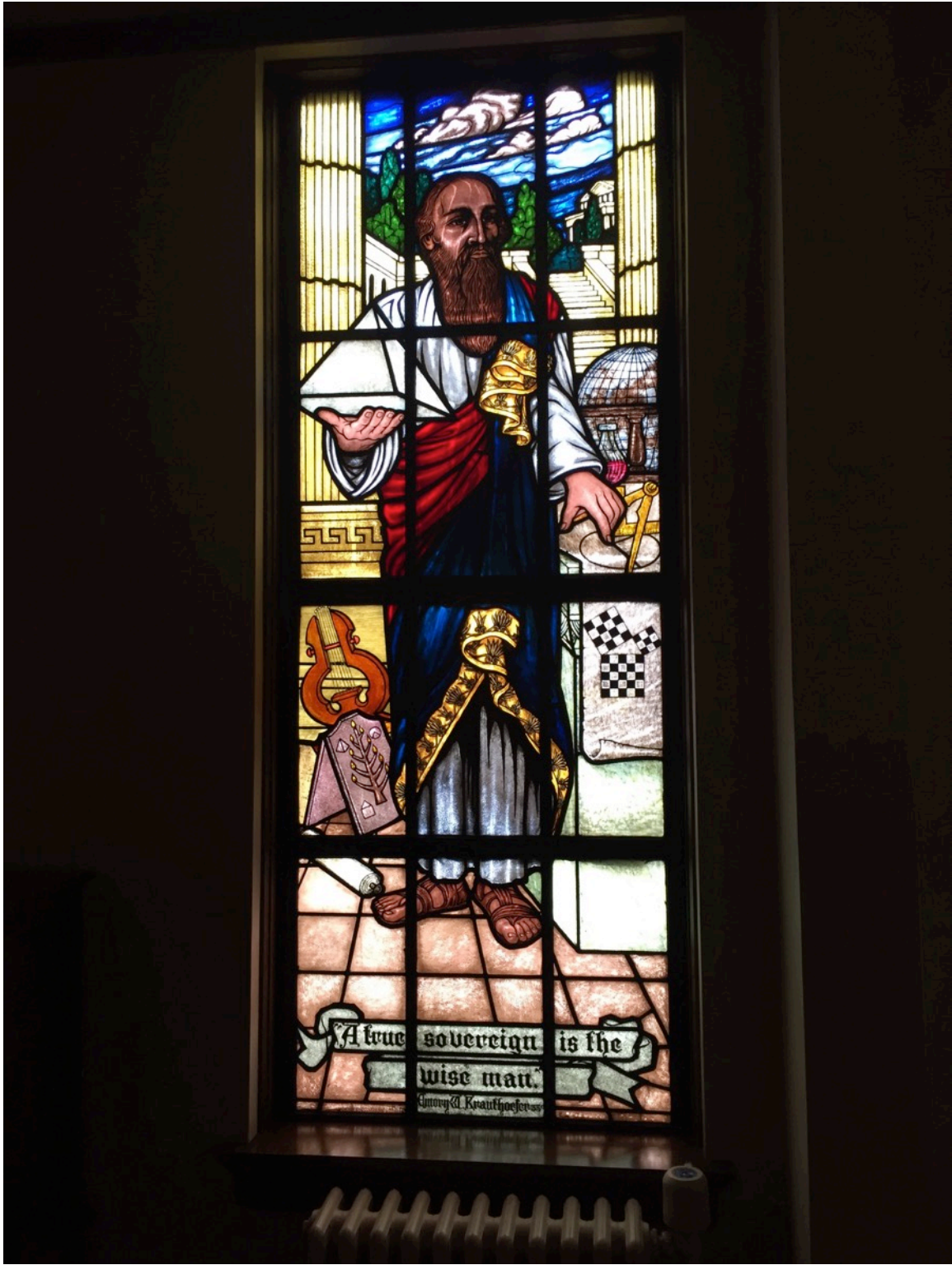
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Scottish Rite Masonic Center -
Interior Photos of Stained Glass Windows



Scottish Rite Masonic Center -
Interior Photos of Stained Glass Windows



Title INTERIOR PHOTOGRAPHS OF EXISTING STAINED GLAS WINDOWS

Project Scottish Rite Masonic Center

Project Number 21-102

Date 3 FEB 2021

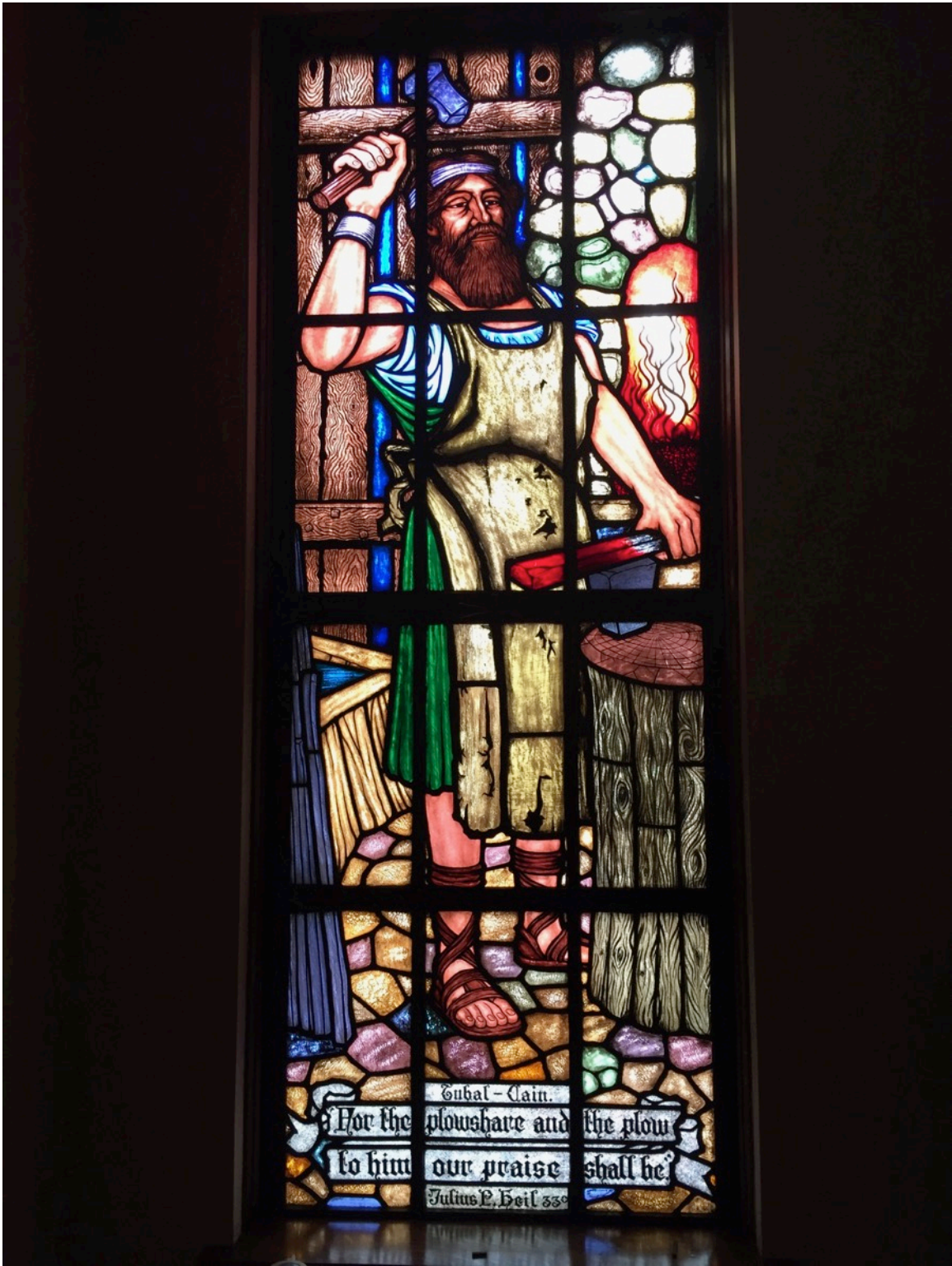
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Scale: NA

Drawing No.

S-1-2

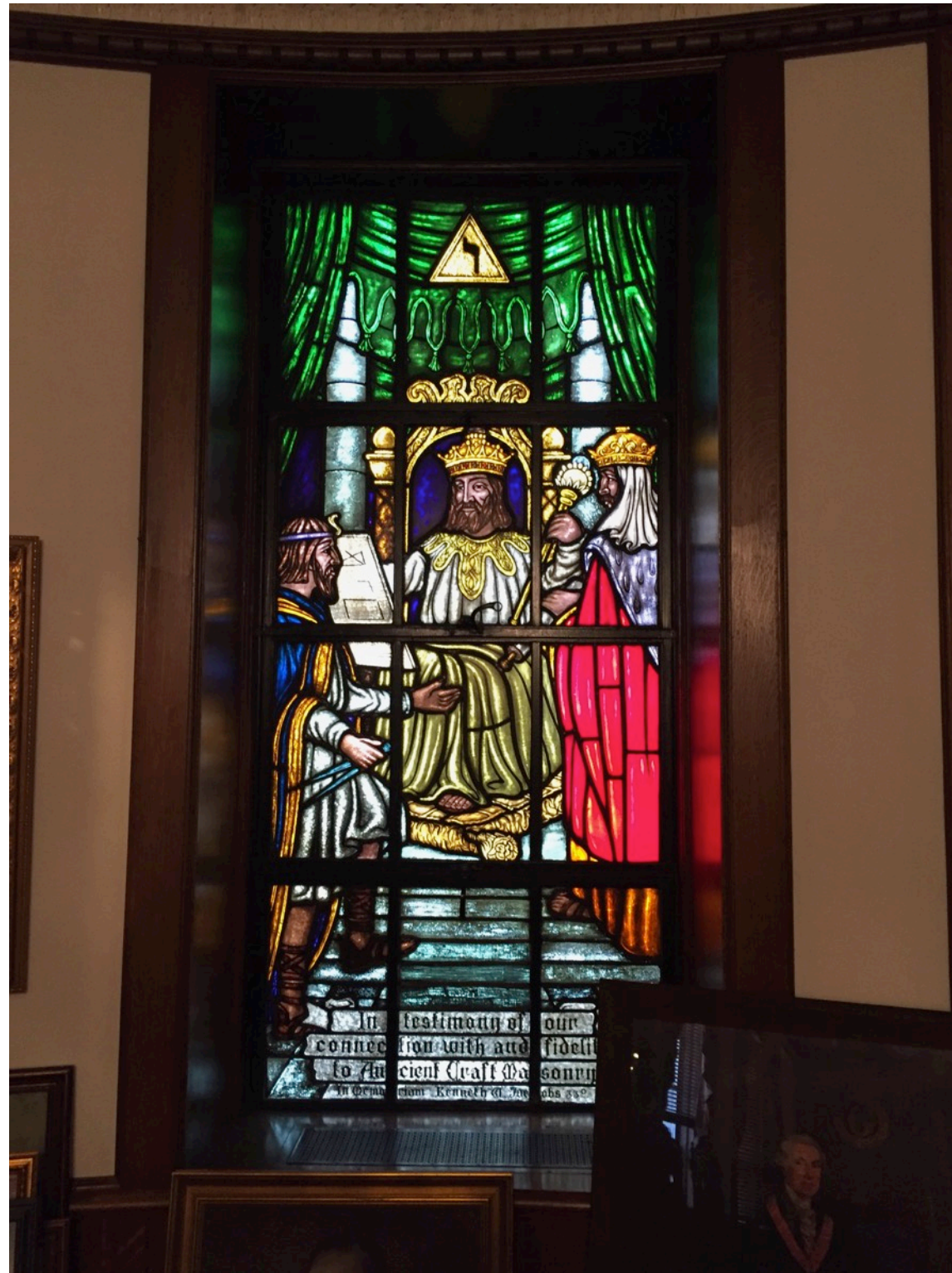
Scottish Rite Masonic Center -
Interior Photos of Stained Glass Windows



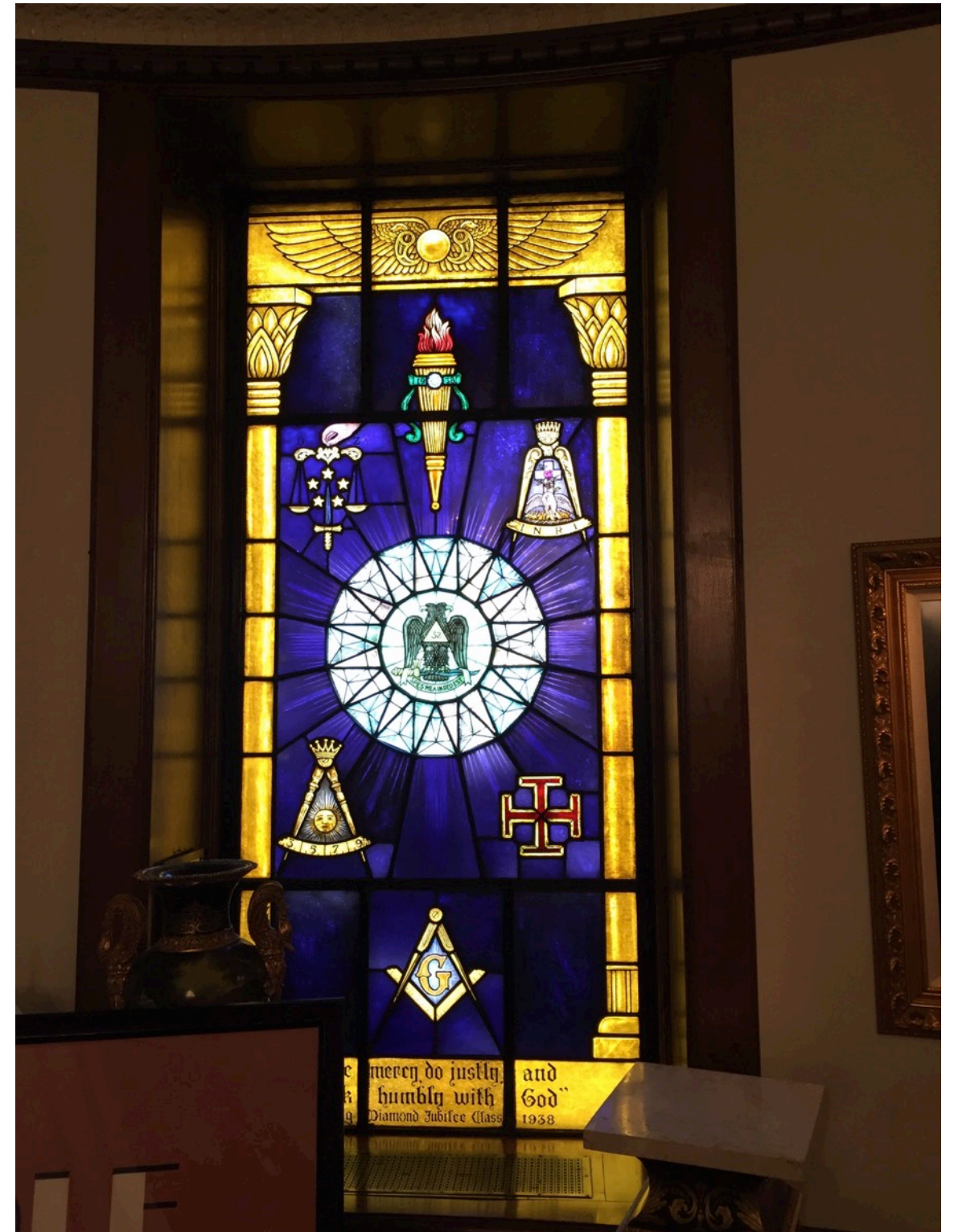
Scottish Rite Masonic Center -
Interior Photos of Stained Glass Windows



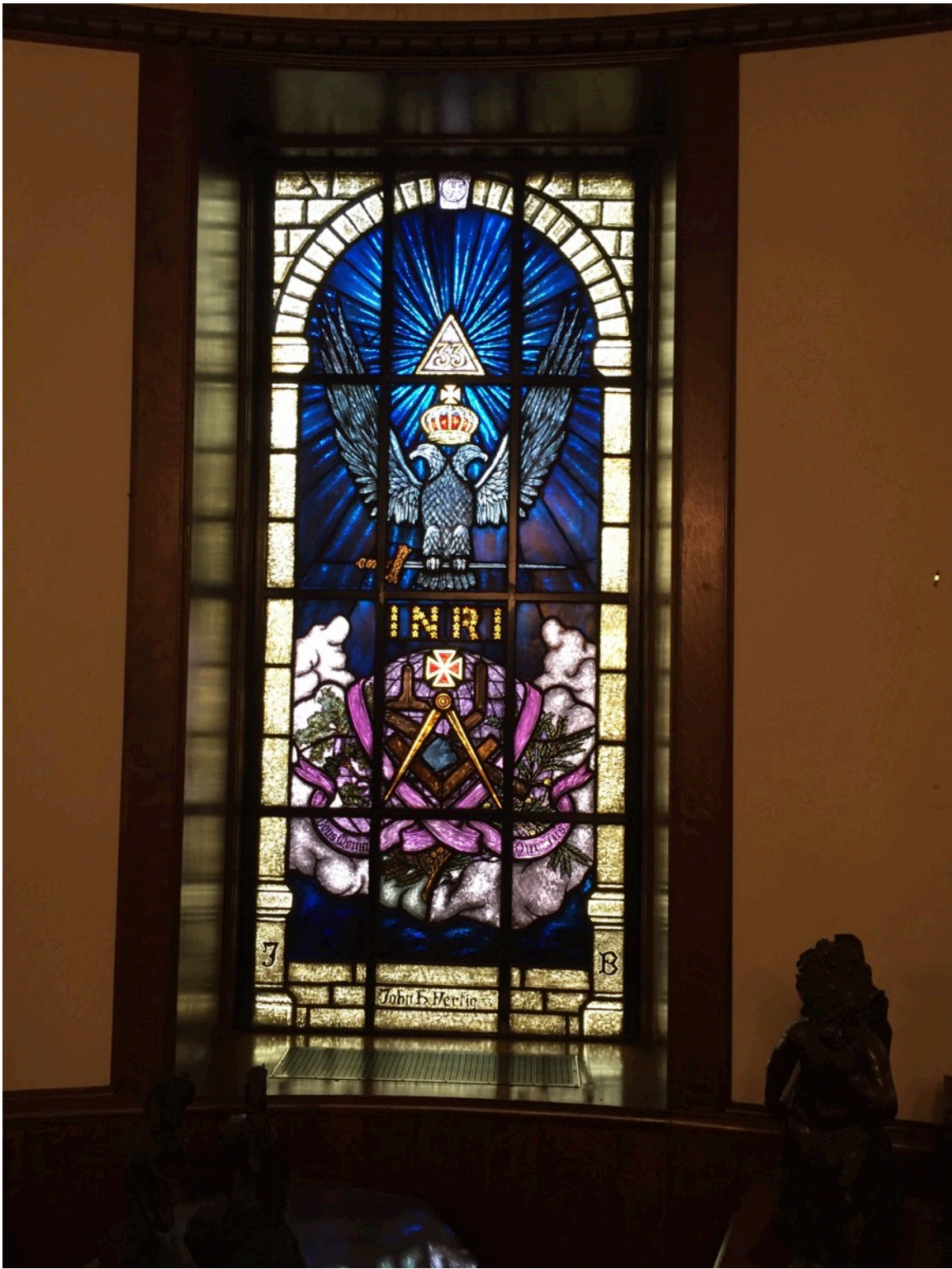
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Interior Photos of Stained Glass Windows



Scottish Rite Masonic Center -
Interior Photos of Stained Glass Windows



Title INTERIOR PHOTOGRAPHS OF EXISTING STAINED GLAS WINDOWS

Project Scottish Rite Masonic Center

Project Number 21-102

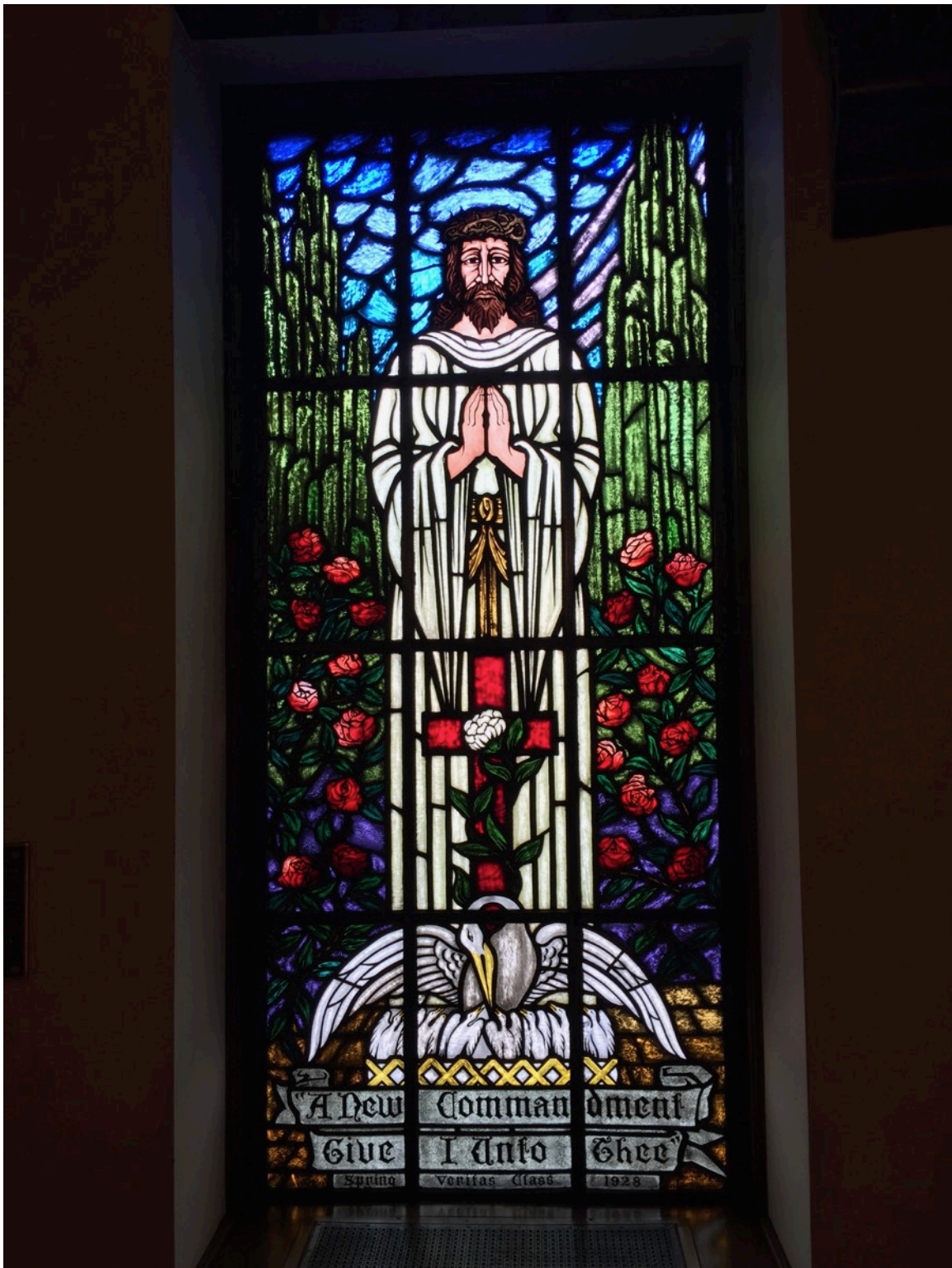
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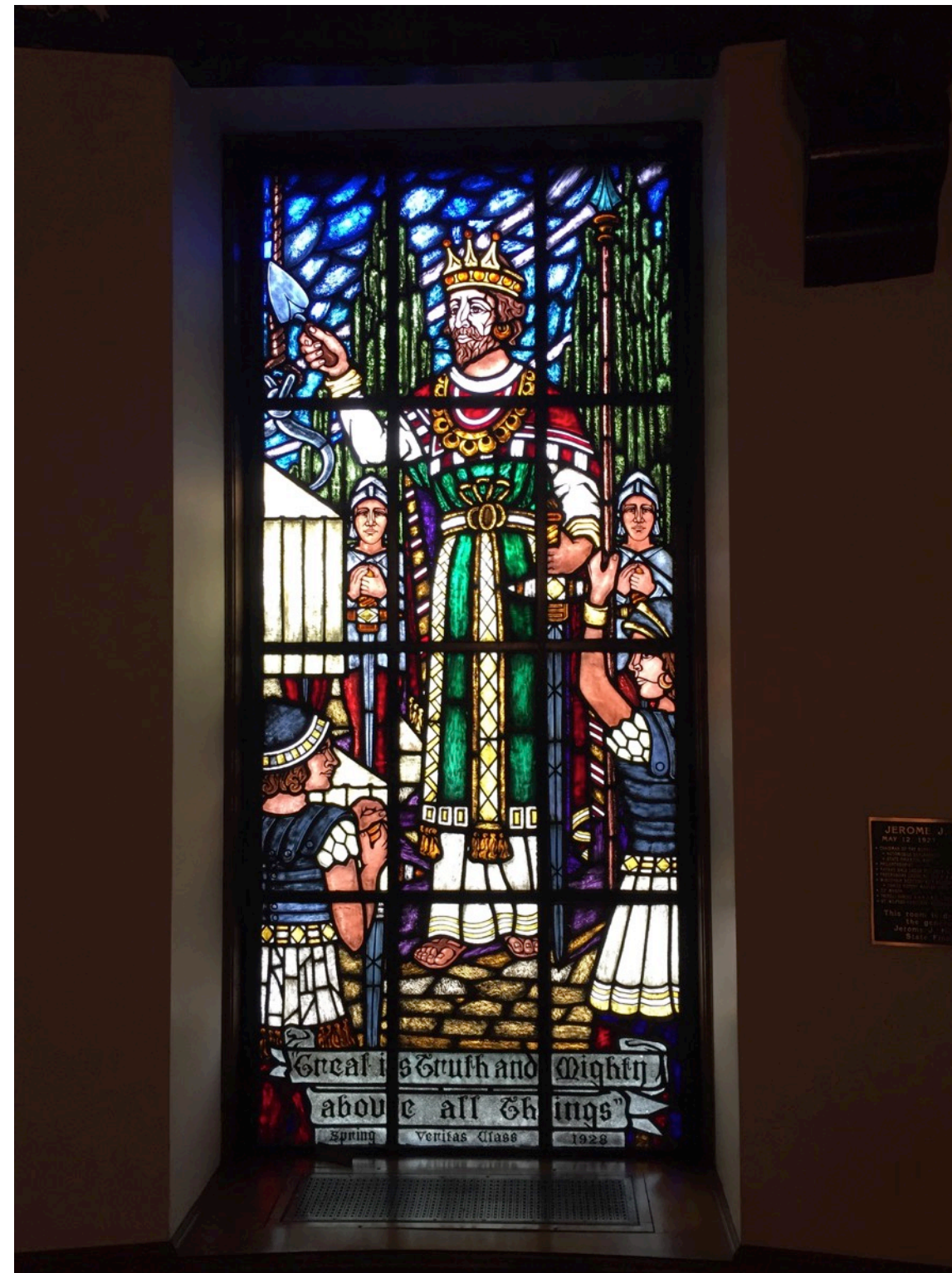
Scottish Rite Masonic Center -
Interior Photos of Stained Glass Windows



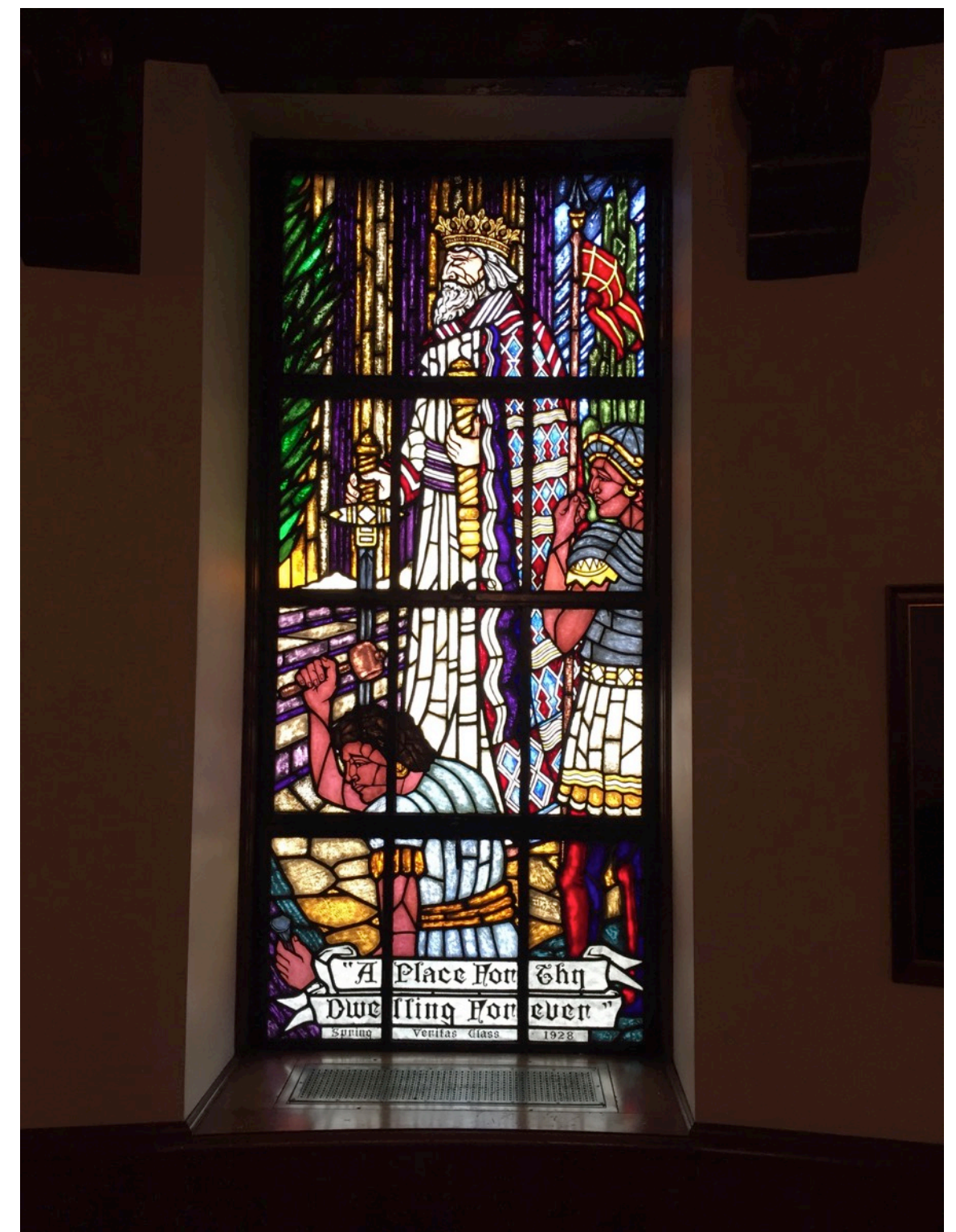
Scottish Rite Masonic Center -
Interior Photos of Stained Glass Windows



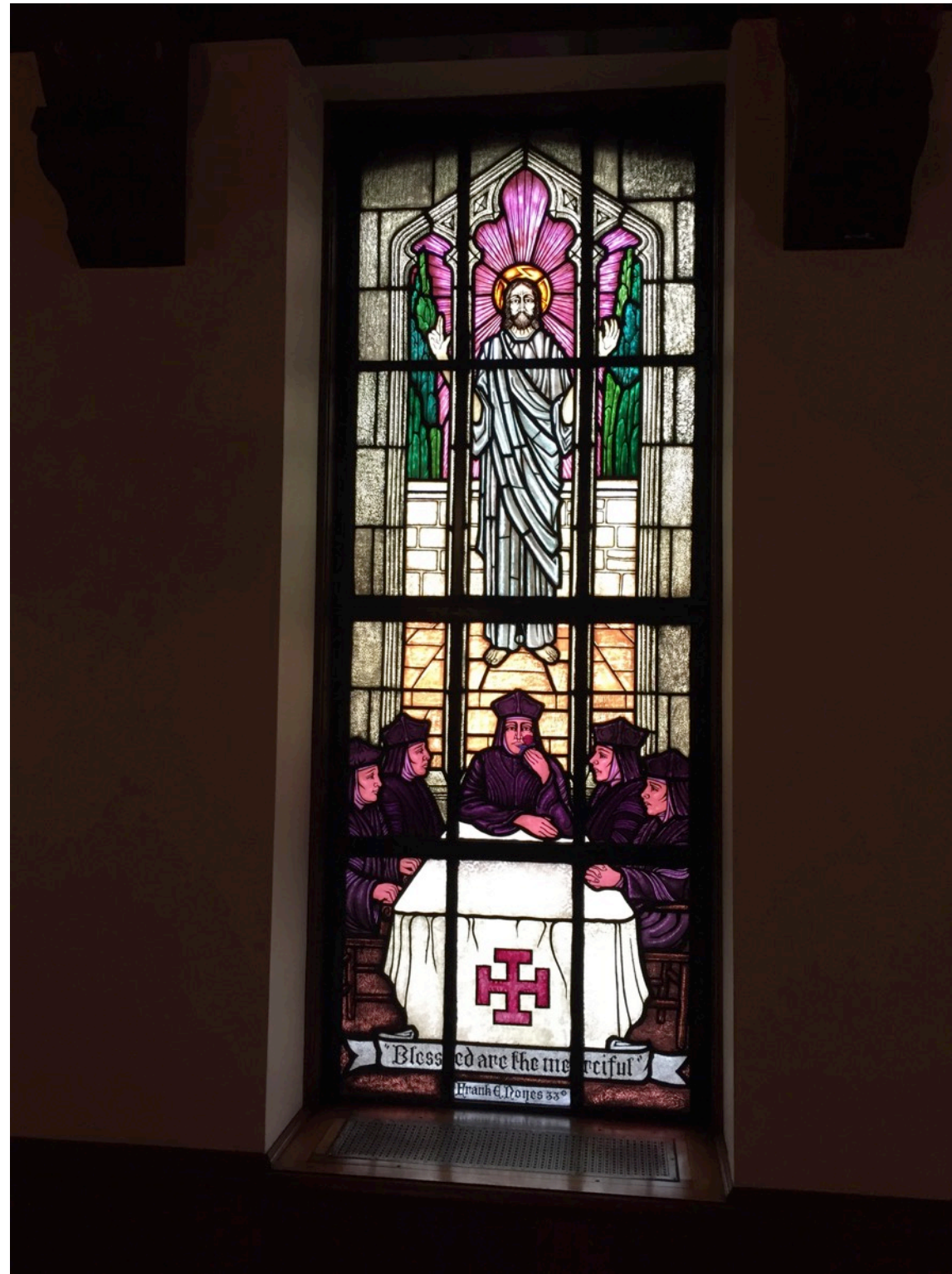
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Interior Photos of Stained Glass Windows



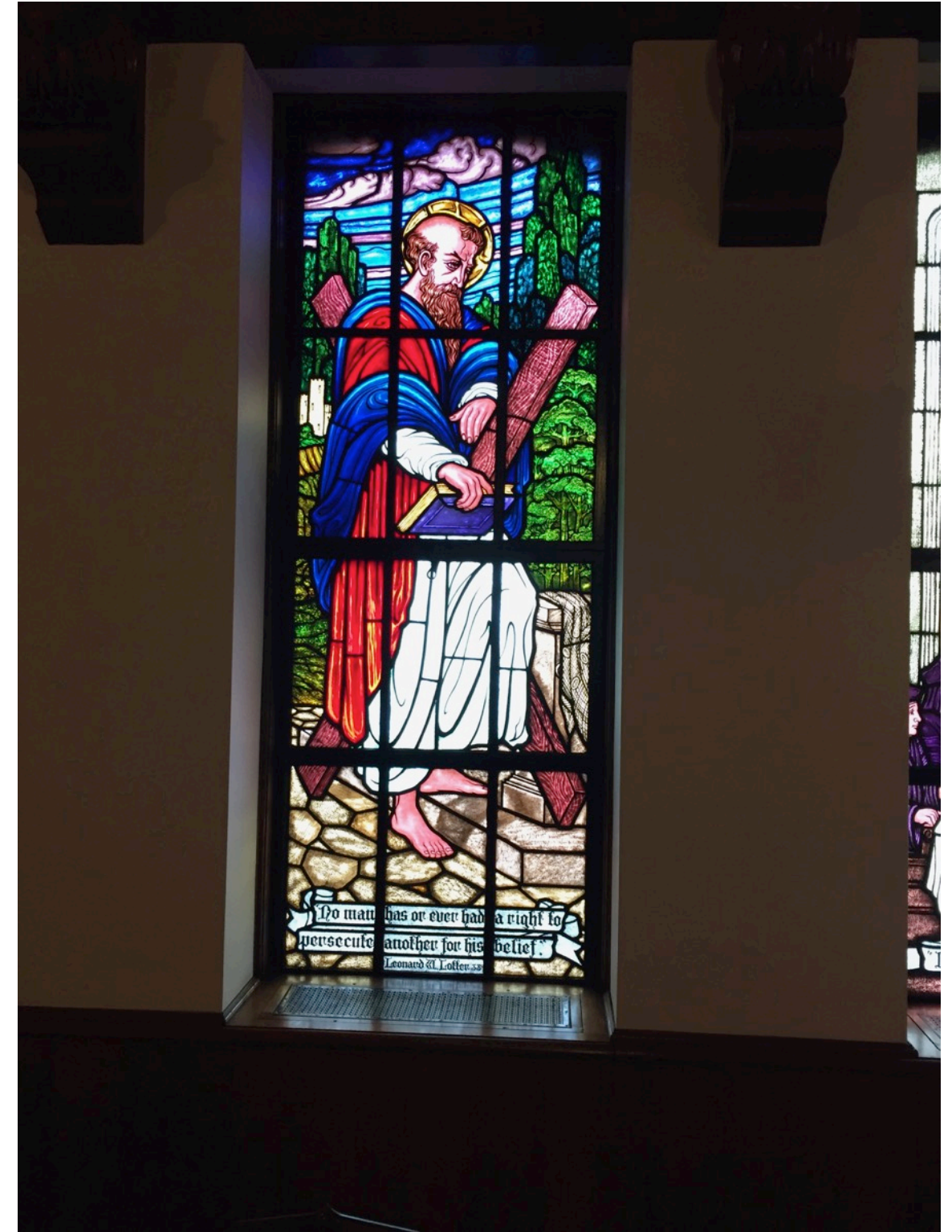
Scottish Rite Masonic Center -
Interior Photos of Stained Glass Windows



Scottish Rite Masonic Center - Interior Photos of Stained Glass Windows



Scottish Rite Masonic Center - Interior Photos of Stained Glass Windows



R/S

Title

INTERIOR PHOTOGRAPHS OF EXISTING STAINED GLAS WINDOWS

Project
Project Number
Date
Drawn by

Scottish Rite Masonic Center
21-102
3 FEB 2021
RAMLOW / STEIN

13

Scale: NA

Drawing No.

S-13-14

14

Scottish Rite Masonic Center -
Interior Photos of Stained Glass Windows



Scottish Rite Masonic Center -
Interior Photos of Stained Glass Windows



Title INTERIOR PHOTOGRAPHS OF EXISTING STAINED GLAS WINDOWS

Project Scottish Rite Masonic Center

Project Number 21-102

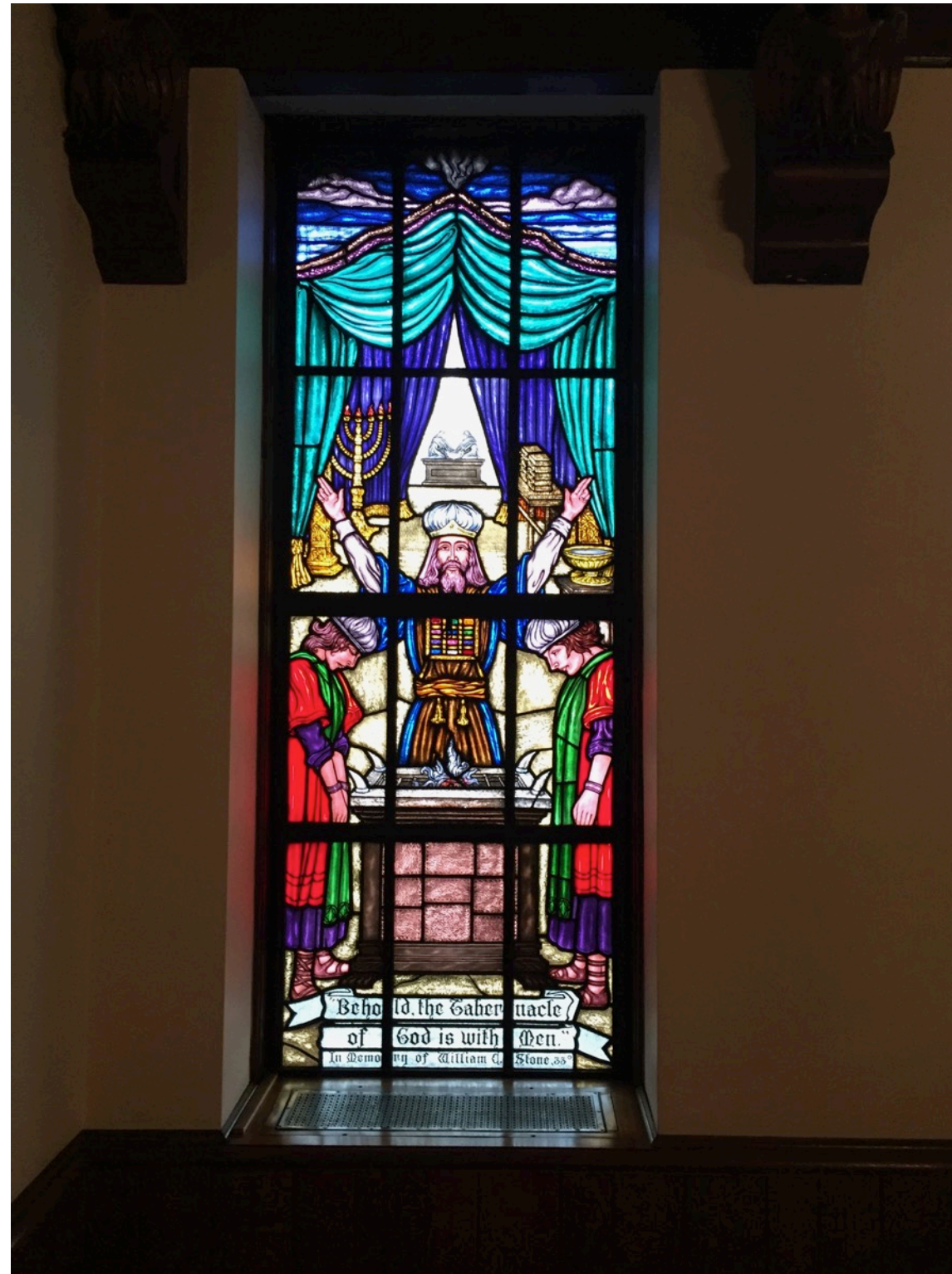
Date 3 FEB 2021

Drawn by RAMLOW / STEIN

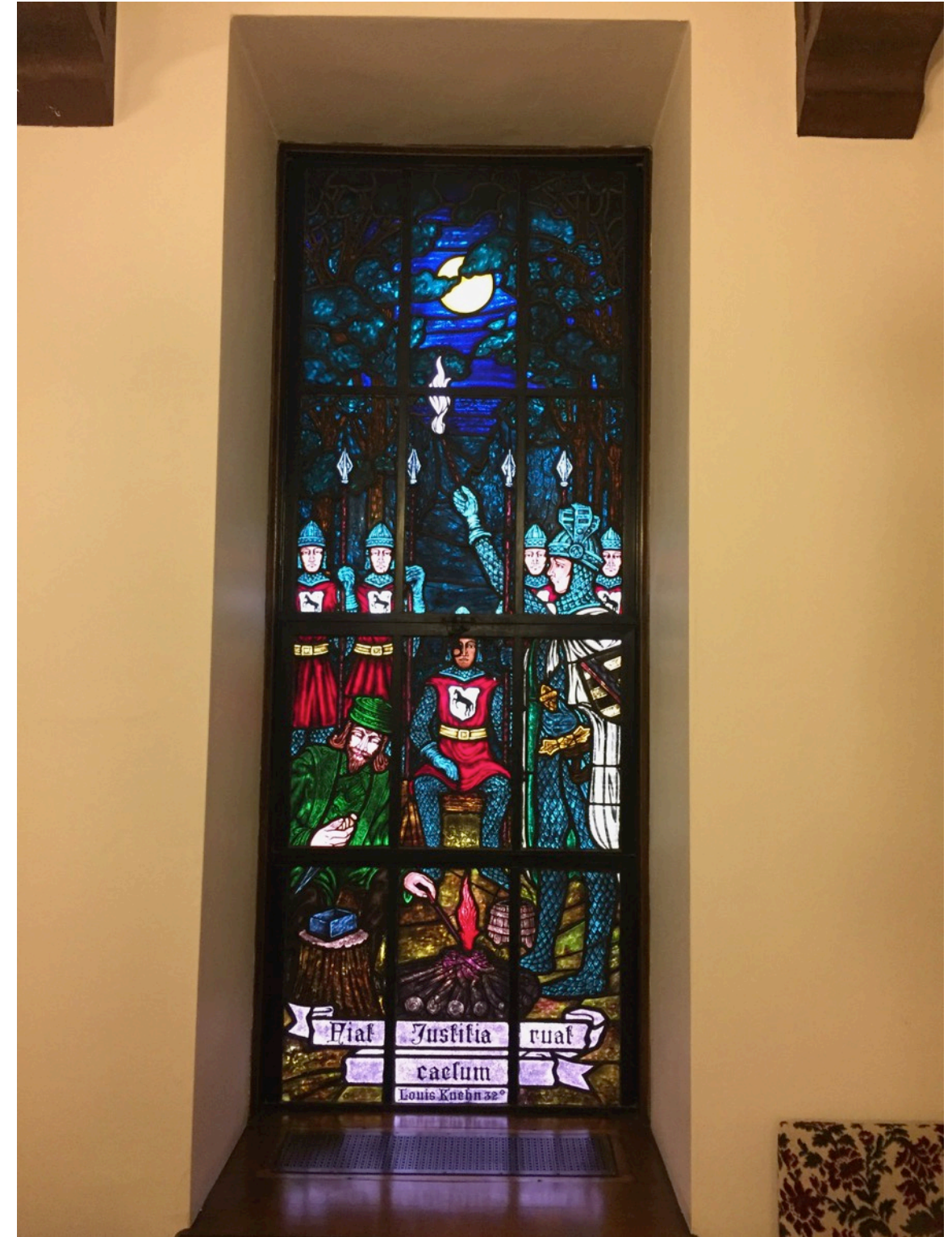
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Drawing No. S-15-16

Scottish Rite Masonic Center - Interior Photos of Stained Glass Windows



Scottish Rite Masonic Center - Interior Photos of Stained Glass Windows



R/S

Title INTERIOR PHOTOGRAPHS OF EXISTING STAINED GLAS WINDOWS
Project Scottish Rite Masonic Center
Project Number 21-102
Date 3 FEB 2021
Drawn by RAMLOW / STEIN

17

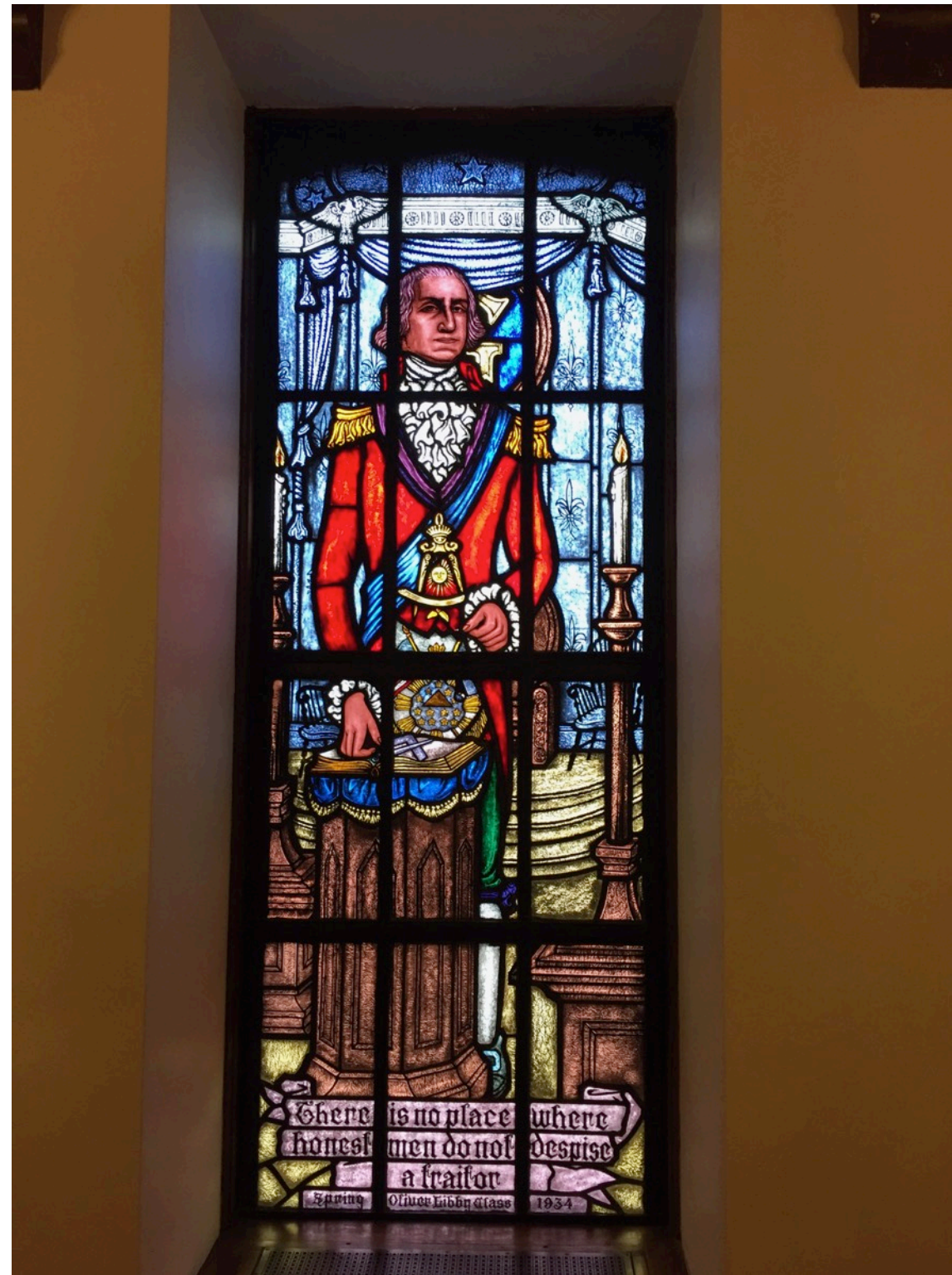
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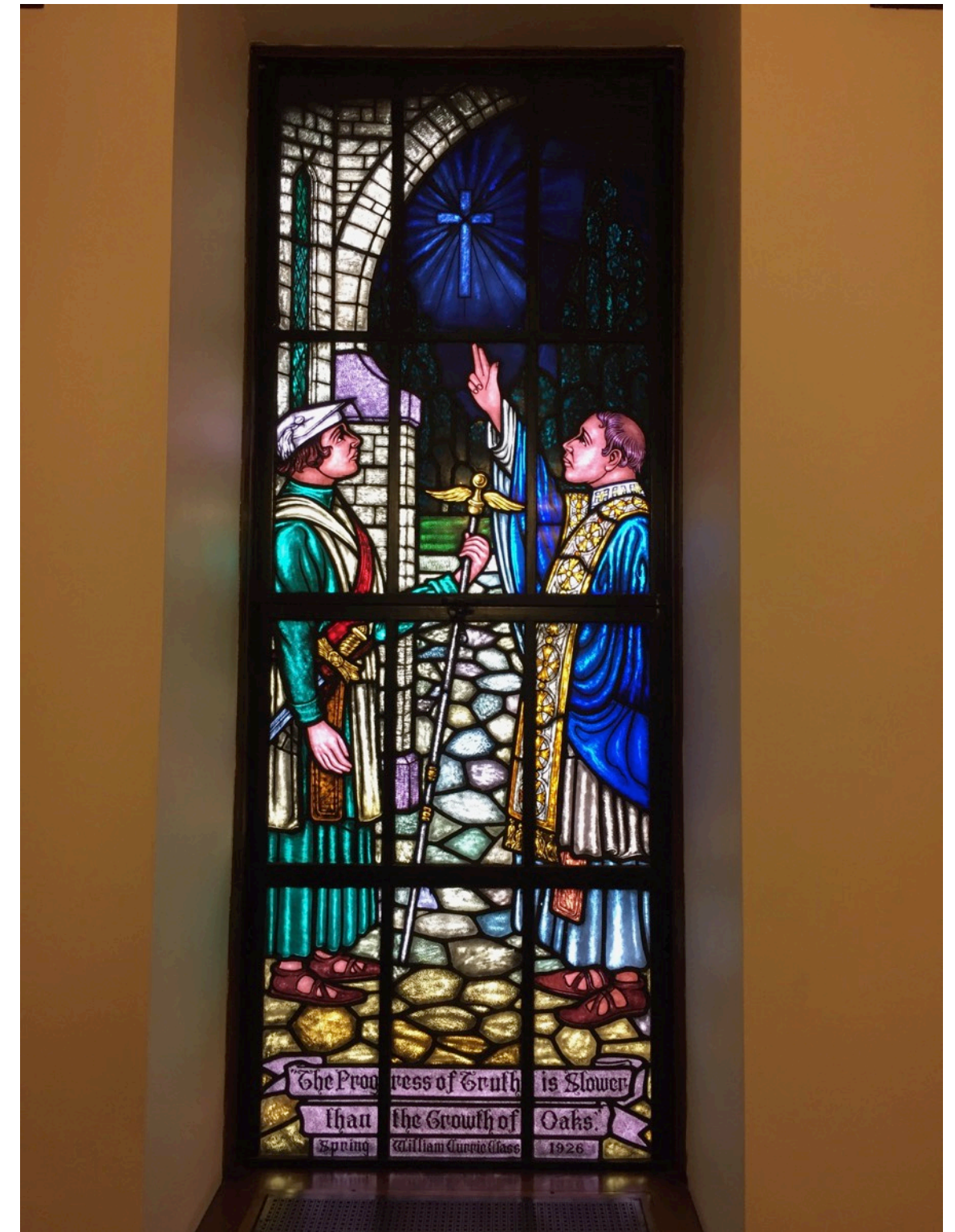
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18

Scottish Rite Masonic Center - Interior Photos of Stained Glass Windows



Scottish Rite Masonic Center - Interior Photos of Stained Glass Windows



R/S

Title INTERIOR PHOTOGRAPHS OF EXISTING STAINED GLAS WINDOWS

Project Scottish Rite Masonic Center

Project Number 21-102

Date 3 FEB 2021

Drawn by RAMLOW / STEIN

19

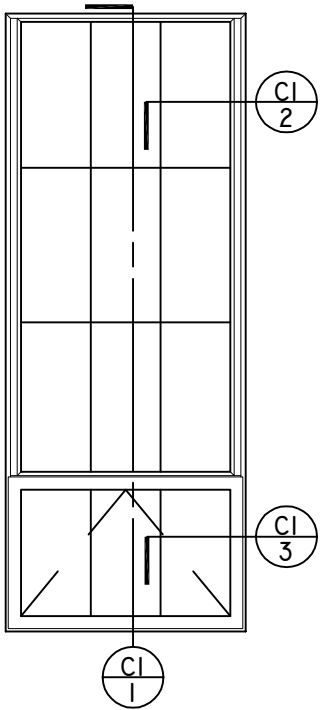
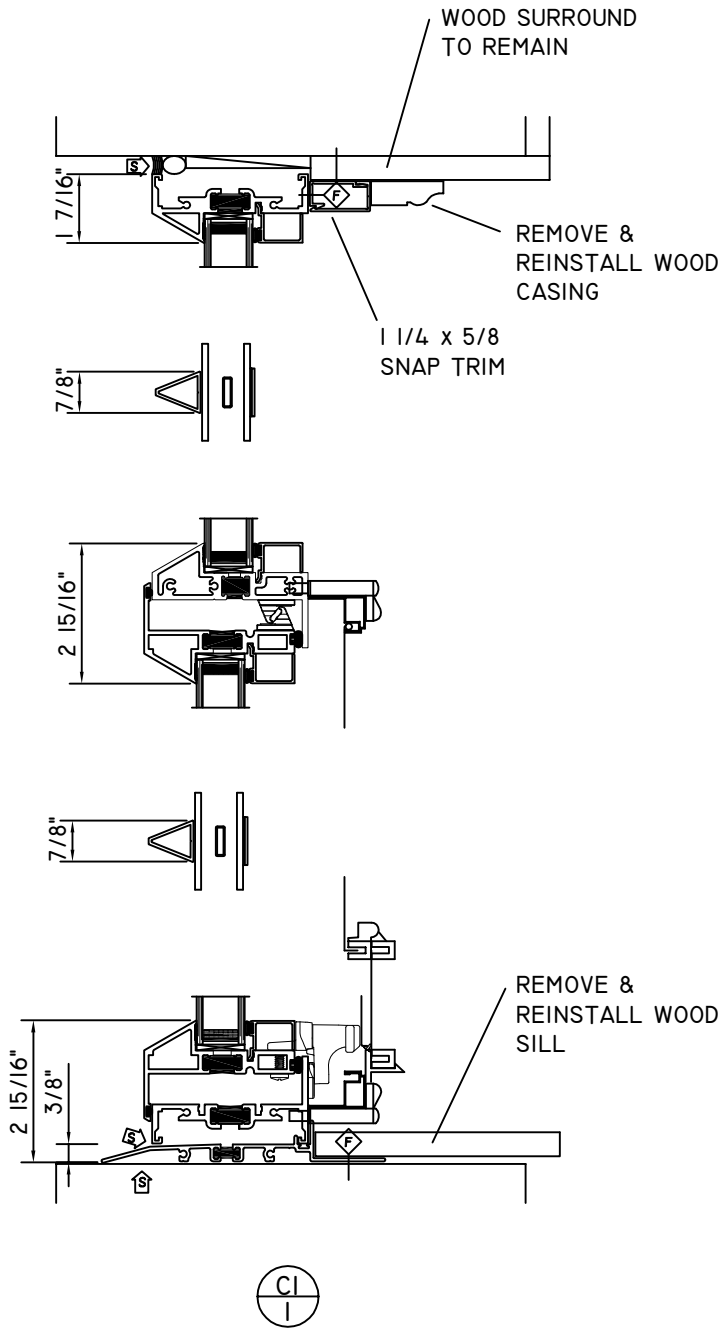
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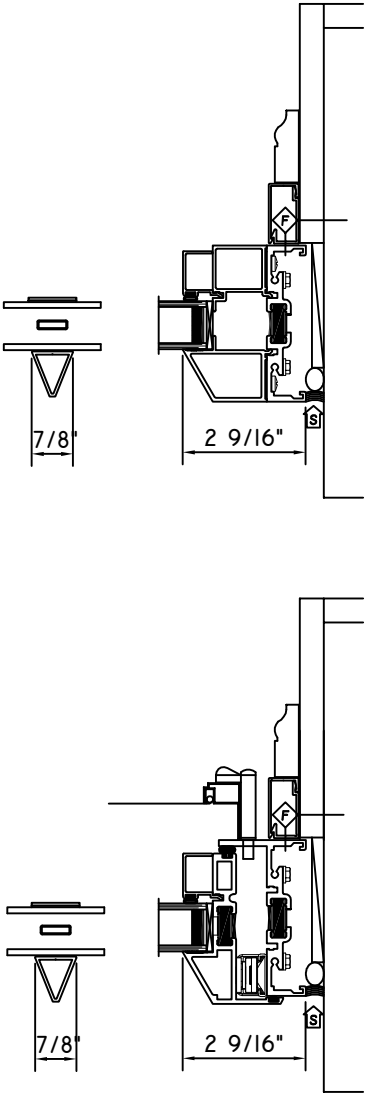
S-19-20

20

EXTERIOR



EXTERIOR



SYMBOLS LEGEND	
	INDICATES FIELD APPLIED SEALANT
	FASTENERS BY ERECTOR
	INDICATES BLOCKING BY ERECTOR
	SHIM AS NEEDED

NOTICE:
QUAKER DOES NOT SUPPLY ANY FASTENERS, SHIMS, BACKER ROD, OR SEALANTS. UNLESS OTHERWISE NOTED.

VERIFY INSTALLATION
VERIFY WALL DETAILS

ALL PANNING SHALL BE FIELD FIT & TRIMMED BY THE INSTALLER

ALL PANNING TO BE SEALED IN THE FIELD BY OTHERS

SEALANT MUST MEET OR EXCEED ASTM C920-11 SPECIFICATION

PROVIDE ADEQUATE BLOCKING TO SUPPORT THE SILL OF THE WINDOW

PACK INSULATION AROUND WINDOW FRAME. DO NOT USE EXPANDING OR SPRAY-IN TYPE FOAMS.

Project Name:

Description: H600 CUT DETAILS

PHONE (573)-744-5211

FAX (573)-744-5586

COMMERCIAL

FAX (573)-744-5822

www.quakerwindows.com

Scale: NONE

Sheet #: C.1



Drawn By: ROD BOCK

Date: 6.2.17

QUAKER WINDOW PRODUCTS WILL NOT BE RESPONSIBLE FOR FIELD MEASUREMENT, QUANTITIES, & INSTALLATION DESIGN. CONTRACTOR MUST VERIFY ALL DIMENSIONS.

SCOTTISH RITE TEMPLE