

AREA CONTEXT



PLAT OF SURVEY

CLIENT

Mandel Group

SITE ADDRESS

2240 N. Commerce Street & 1300 E. Garfield Avenue, in the City of Milwaukee, Milwaukee County, Wisconsin.

LEGAL DESCRIPTION

PARCEL A:

Parcel 2 of Certified Survey Map No. 6527, recorded on June 17, 1998, Reel 4331, Images 1584 to 1587, as Document No. 7549969, a redivision of Parcels 1 and 2 of Certified Survey Map No. 5633, in the Northwest 1/4 of the Northeast 1/4 of Section 21, Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin. Together with that part of Proposed vacated North Riverboat Road adjoining said Lot. Tax Key No.: 355-1522-1 Address: 2240 N. Commerce Street

PARCEL B:

Lot 2 of Certified Survey Map No. 7369, recorded on February 6, 2004, Reel 5768, Image 959, as Document No. 8727828, being Parcel 4 of Certified Survey Map No. 6527 and vacated portions of North Riverboat Road in the Northwest 1/4 of the Northeast 1/4 of Section 21, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin. Together with that part of Proposed vacated North Riverboat Road and East Garfield Avenue adjoining said Lot. Tax Key No.: 355-1730-2 Address: 1300 E. Garfield Avenue

BASIS OF BEARINGS

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the North line of the NE 1/4 bears N89°04'24"E.

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).

TITLE COMMITMENT

This exhibit was prepared based on Chicago Title Insurance Company Commitment No. CO-1495, effective date of _____ which lists the following easements and/or restrictions from schedule B-II:

- 1, 5, 6, 7 & 8 visible evidence shown, if any.
- 2, 3, 4, 9, 10, 12, 17, 19, 22, 23, 24, 25, 26, 27 & 28 not survey related.
11. Easement granted to The City of Milwaukee, dated December 19, 1990 and recorded February 7, 1991, on Reel 2537, Image 141, recorded as Document No. 6455948, and as shown on Certified Survey Map No. 6527, as Document No. 7549969, **affects site by location, shown.**
13. Permanent limited slope and maintenance easement to the City of Milwaukee, sewer easement, lack of vehicular access, and restrictions as set forth on Certified Survey Map No. 6527, recorded as Document No. 7549969, **affects site by location, shown.**
14. Lack of vehicular access and restrictions as set forth on Certified Survey Map No. 7369, recorded as Document No. 8727828, **does not affect site.**
15. Ameritech General Easement granted to Wisconsin Bell, Inc., a/k/a Ameritech Wisconsin, a Wisconsin corporation, recorded as Document No. 7659475, **affects site by location, shown.**
16. Wisconsin Electric Distribution Easement Underground granted to Wisconsin Electric Power Company, recorded as Document No. 7730457, and Assignment of Easement Rights recorded as Document No. 9214232, **affects site by location, shown.**
18. Water Easement by and between the City of Milwaukee and American Stores Properties, Inc. recorded as Document No. 7843318, **does not affect site by location, shown.**
20. Utility Restrictions contained in Certified Survey Map No. 7369, recorded as Document No. 8727828, **does not affect site by location, shown.**
21. Utility Easement granted to Wisconsin Electric Power Company, a Wisconsin corporation doing business as WeEnergies recorded as Document No. 9575933, **affects site by location, shown.**

MUNICIPAL ZONING

Site is zoned: PD (Planned Development District)

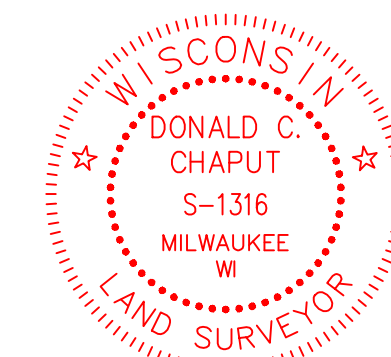
295-907-3-e Setbacks: A planned development exceeding 5 acres in size shall provide a setback of at least 25 feet around the perimeter of the site, unless a smaller setback is approved by the common council because adjacent buildings have setbacks that are less than 25 feet. Setback areas shall be landscaped and used only for recreation, direct access to the development, utility rights-of-way, sidewalks, ponds, water detention basins and drainage channels.

LAND AREA

The Total Land Area of the subject property including vacated streets is 79,989 square feet or 1.836 acres.

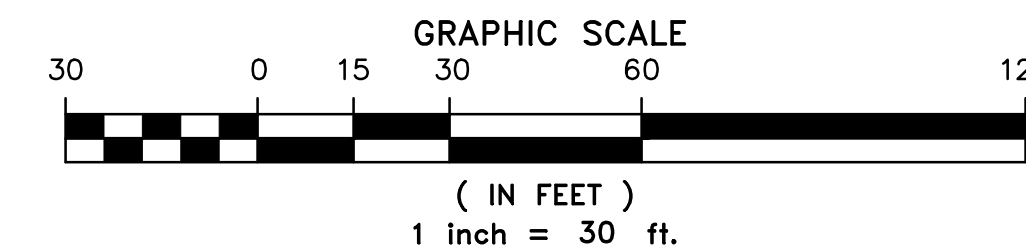
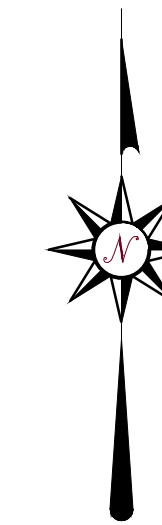
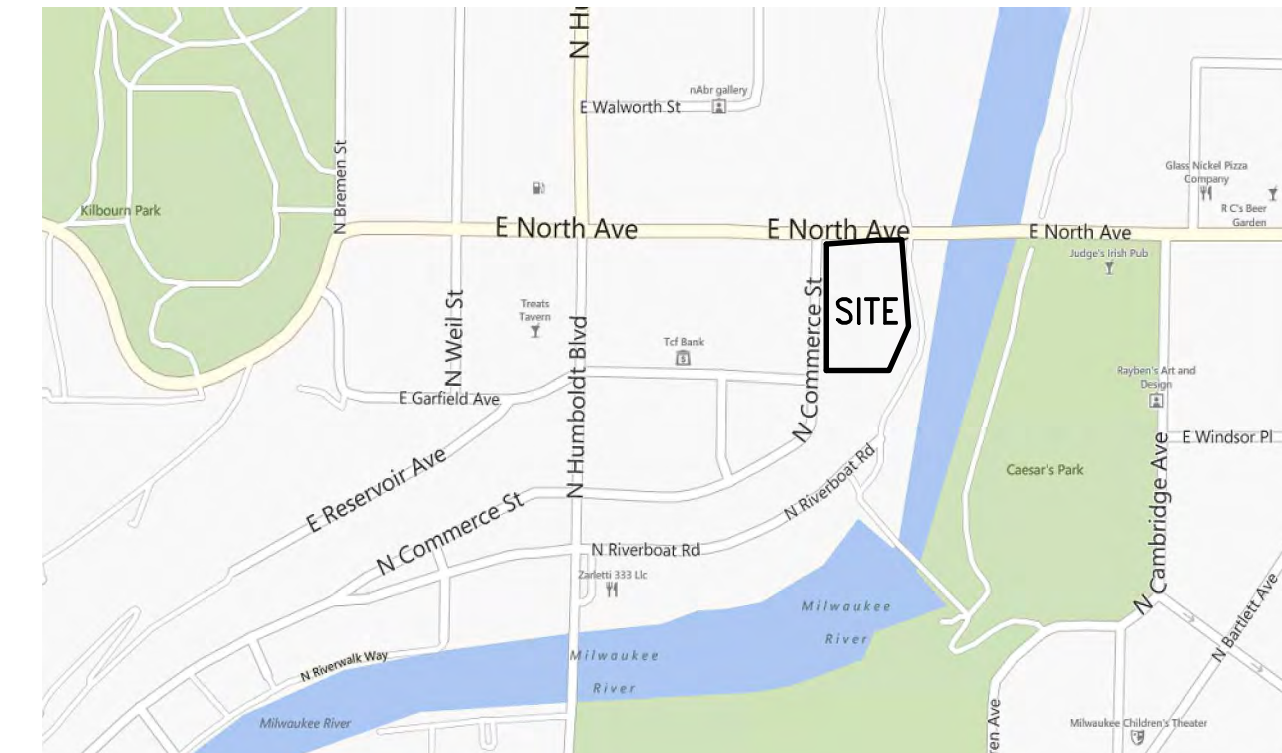
I certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

Date: March 30, 2014
Revised: April 25, 2014



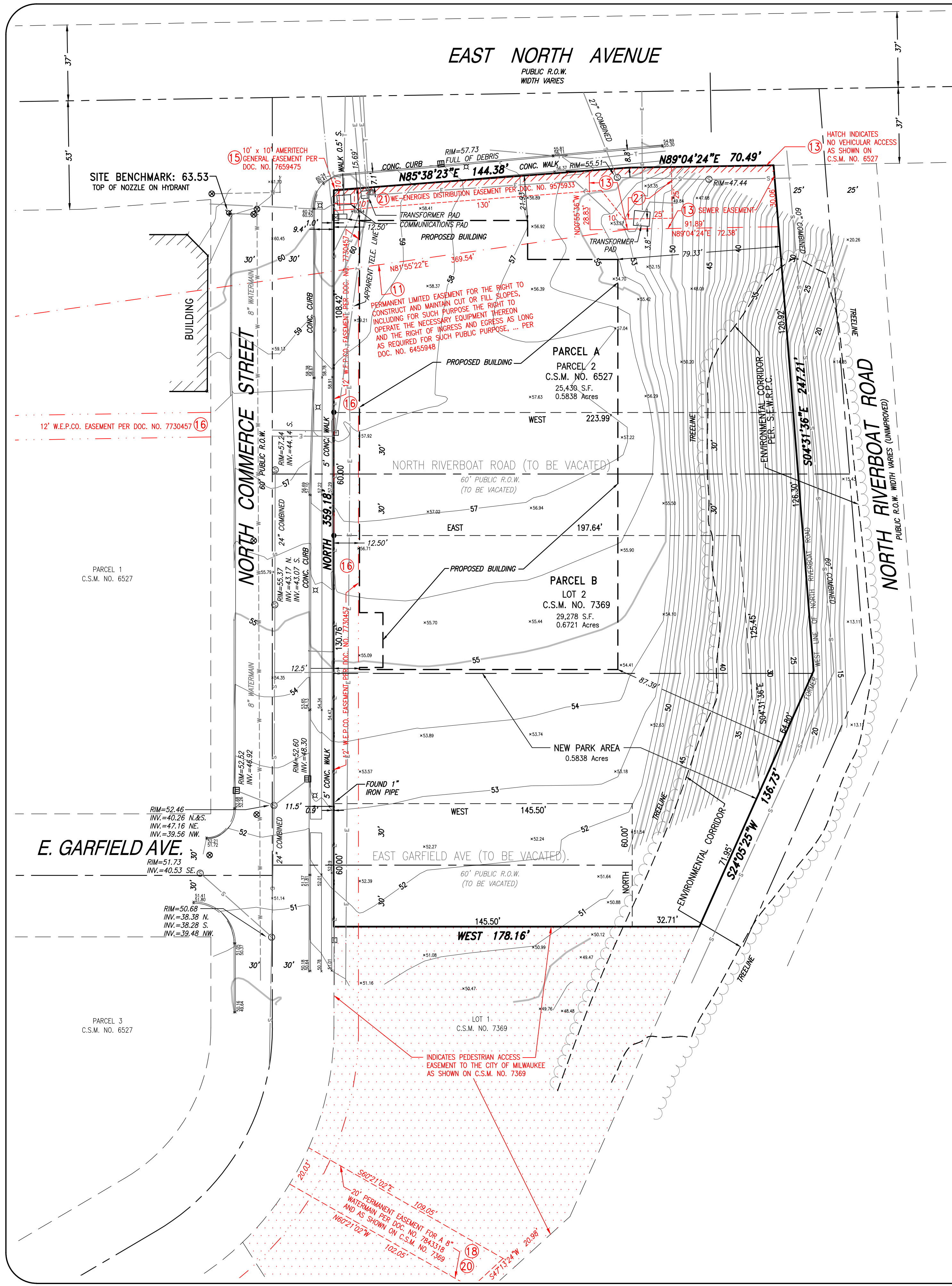
Donald C. Chaput
Donald C. Chaput
Registered Land Surveyor
Registration Number S-1316

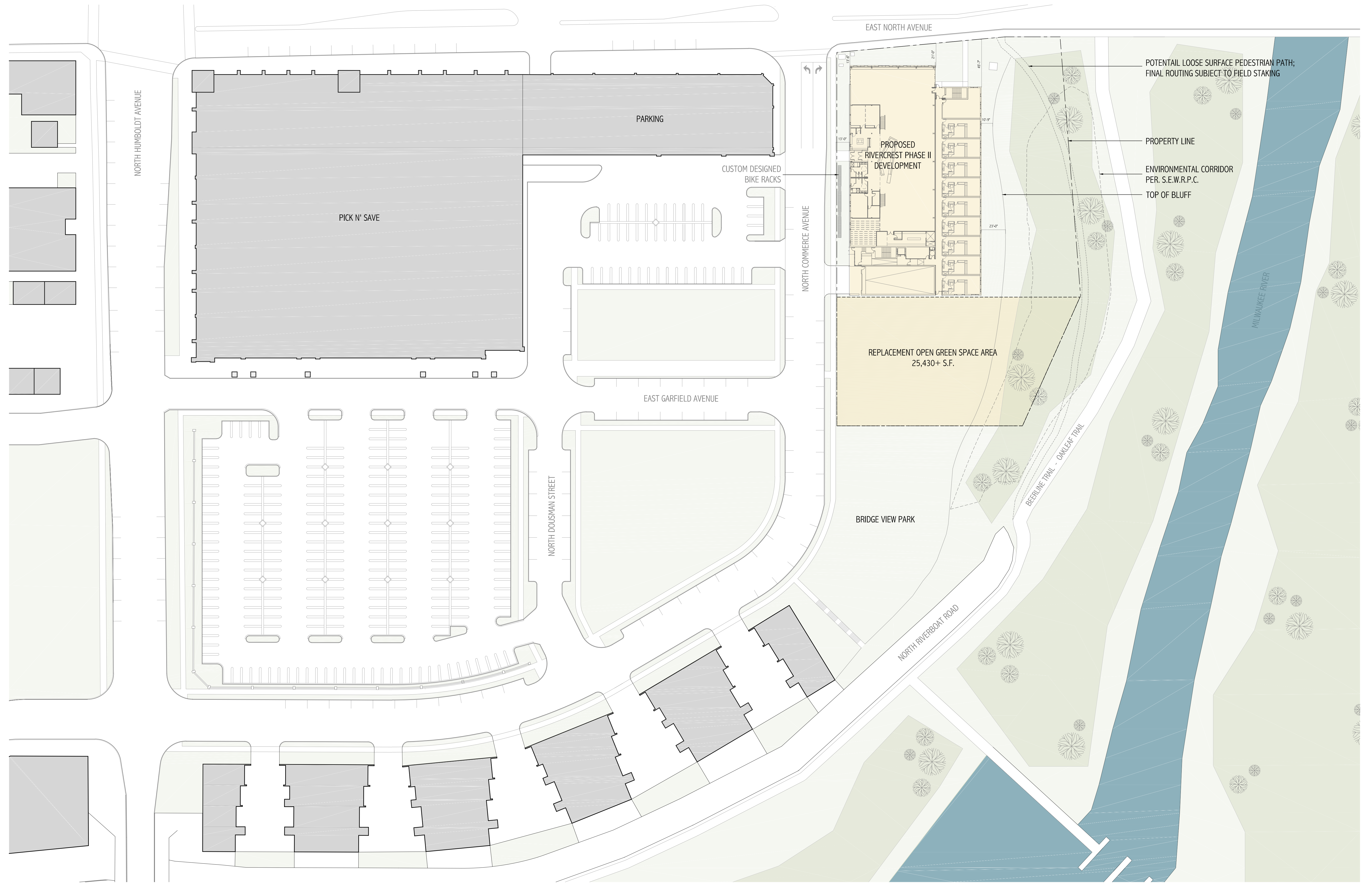
VICINITY MAP



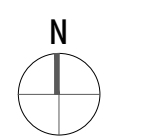
LEGEND

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





SITE PLAN





SITE VIEW 01: Looking west along North Avenue from North Avenue bridge



SITE VIEW 02: Looking west from intersection of North Avenue and N. Commerce Street



SITE VIEW 03: Looking east from intersection of North Avenue and N. Commerce Street



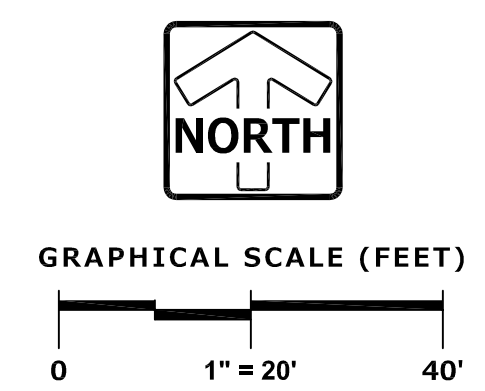
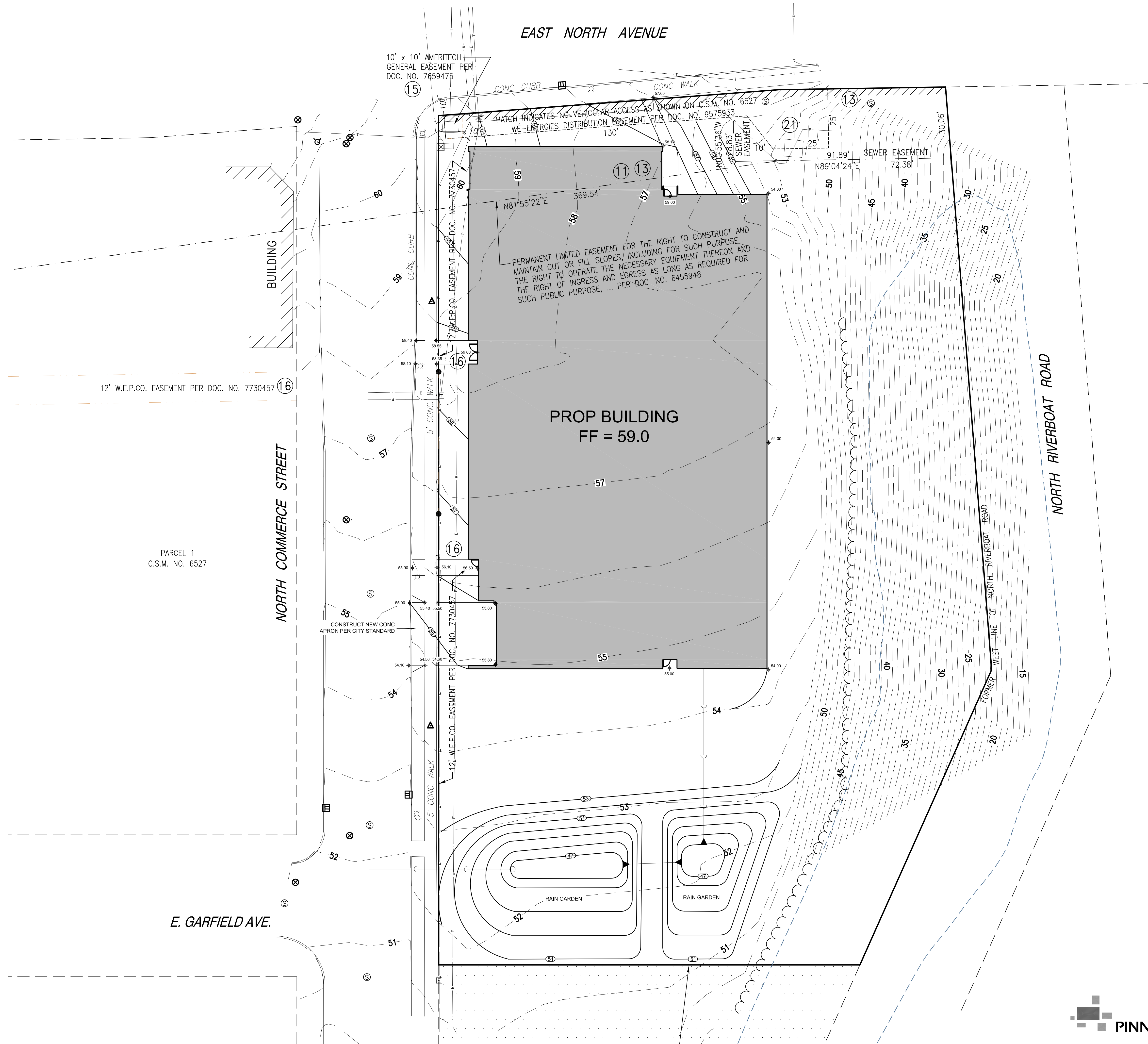
SITE VIEW 04: Looking north along N. Commerce Street



SITE VIEW 05: Looking north from Bridge View Park



SITE VIEW 06: Looking south along N. Commerce Street from North Avenue



PLAN PREPARED BY:
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER
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1700 N. LAKE STREET
MILWAUKEE, WI 53212

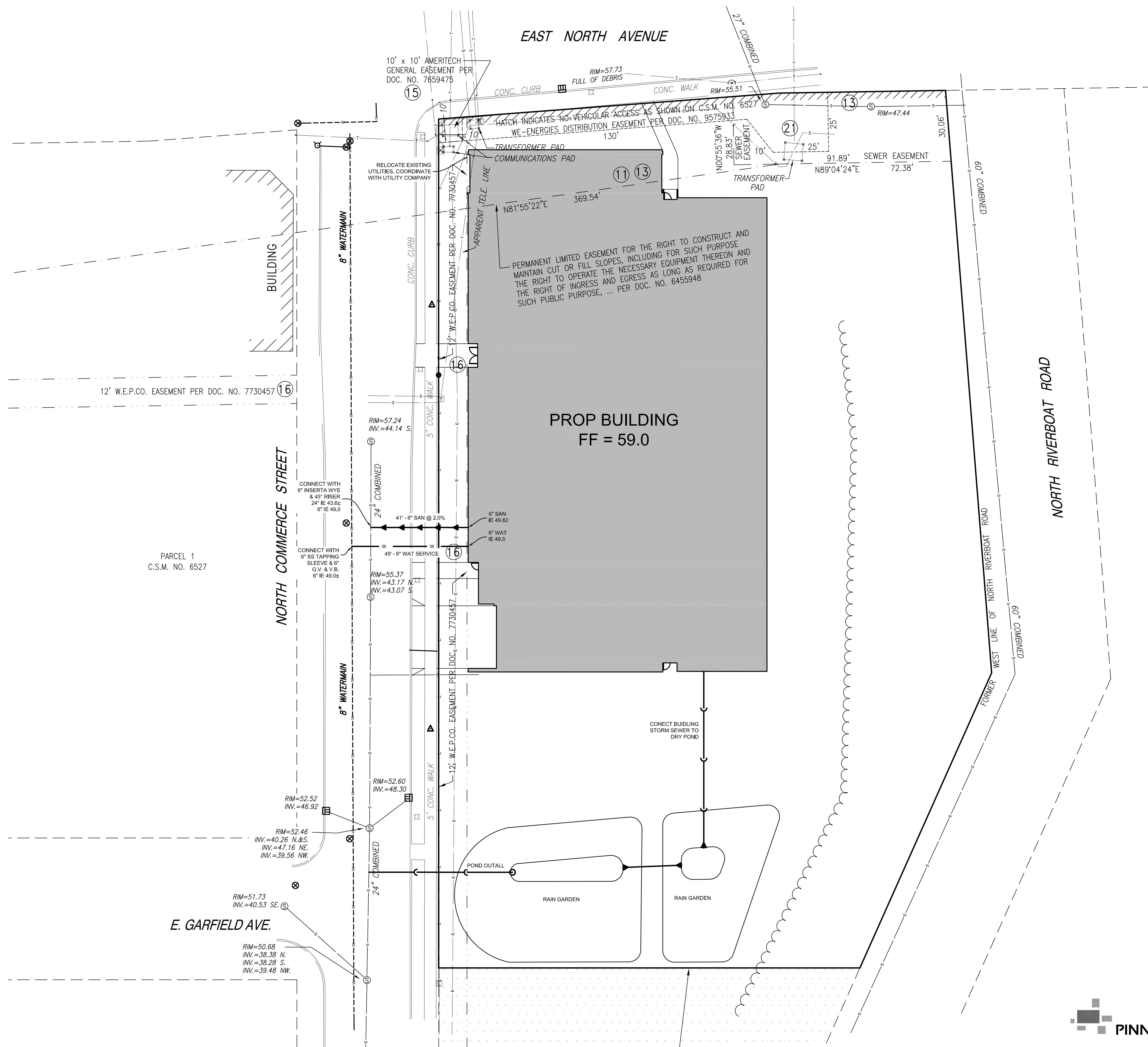
ISSUANCE AND REVISIONS

01.10.14	SD - ISSUED FOR CLIENT REVIEW

DATE: 05.16.2014

GRADING PLAN

C1.01



ISSUANCE AND REVISIONS

01.10.14 SD - ISSUED FOR CLIENT REVIEW

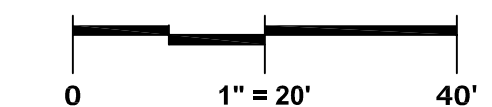
DATE: 05.16.2014

UTILITY PLAN

C1.02



GRAPHICAL SCALE (FEET)



PLAN PREPARED BY:
PINNACLE ENGINEERING GROUP
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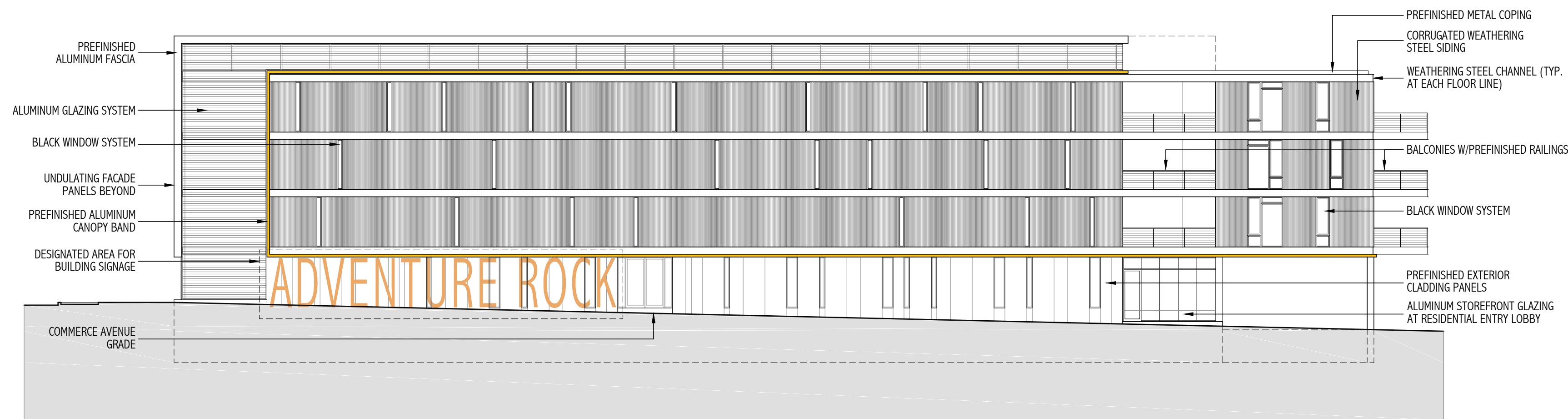
PLAN | DESIGN | DELIVER
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NORTH ELEVATION

1/16"=1'-0"



WEST ELEVATION

1/16"=1'-0"



SOUTH ELEVATION

1/16"=1'-0"



EAST ELEVATION

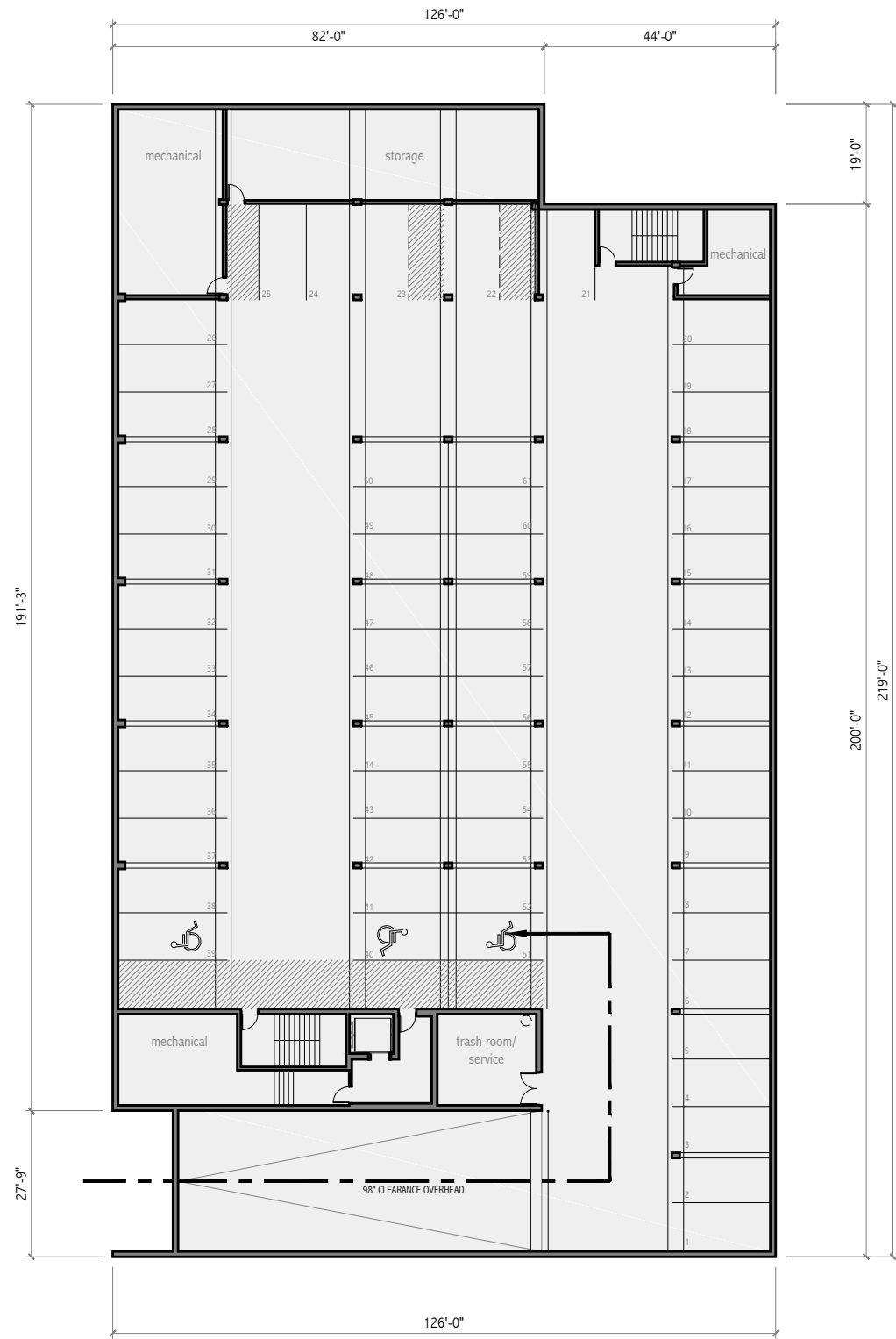
1/16"=1'-0"



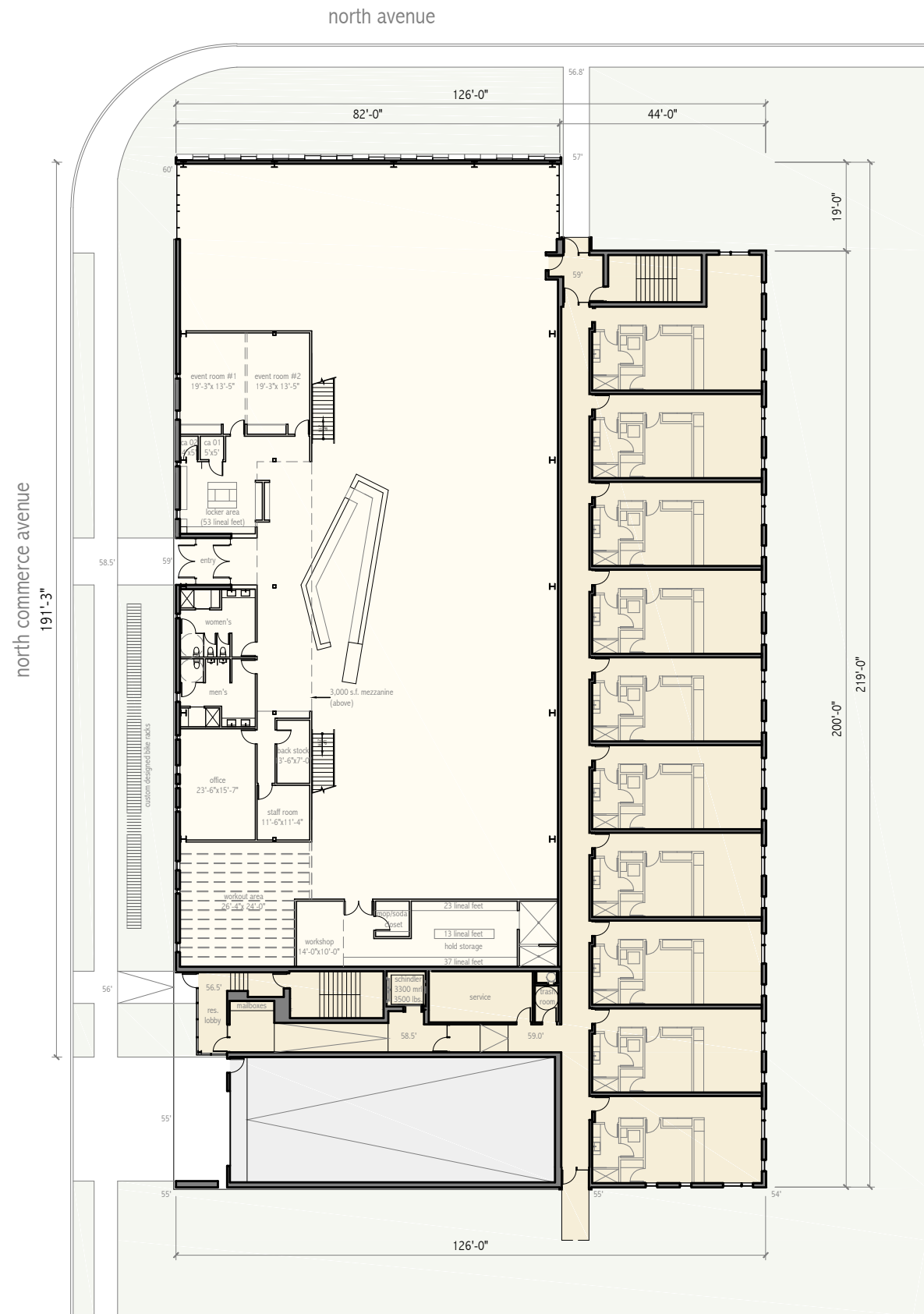
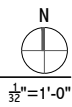
VIEW FROM EAST NORTH AVENUE



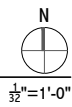
VIEW FROM NORTH COMMERCE STREET

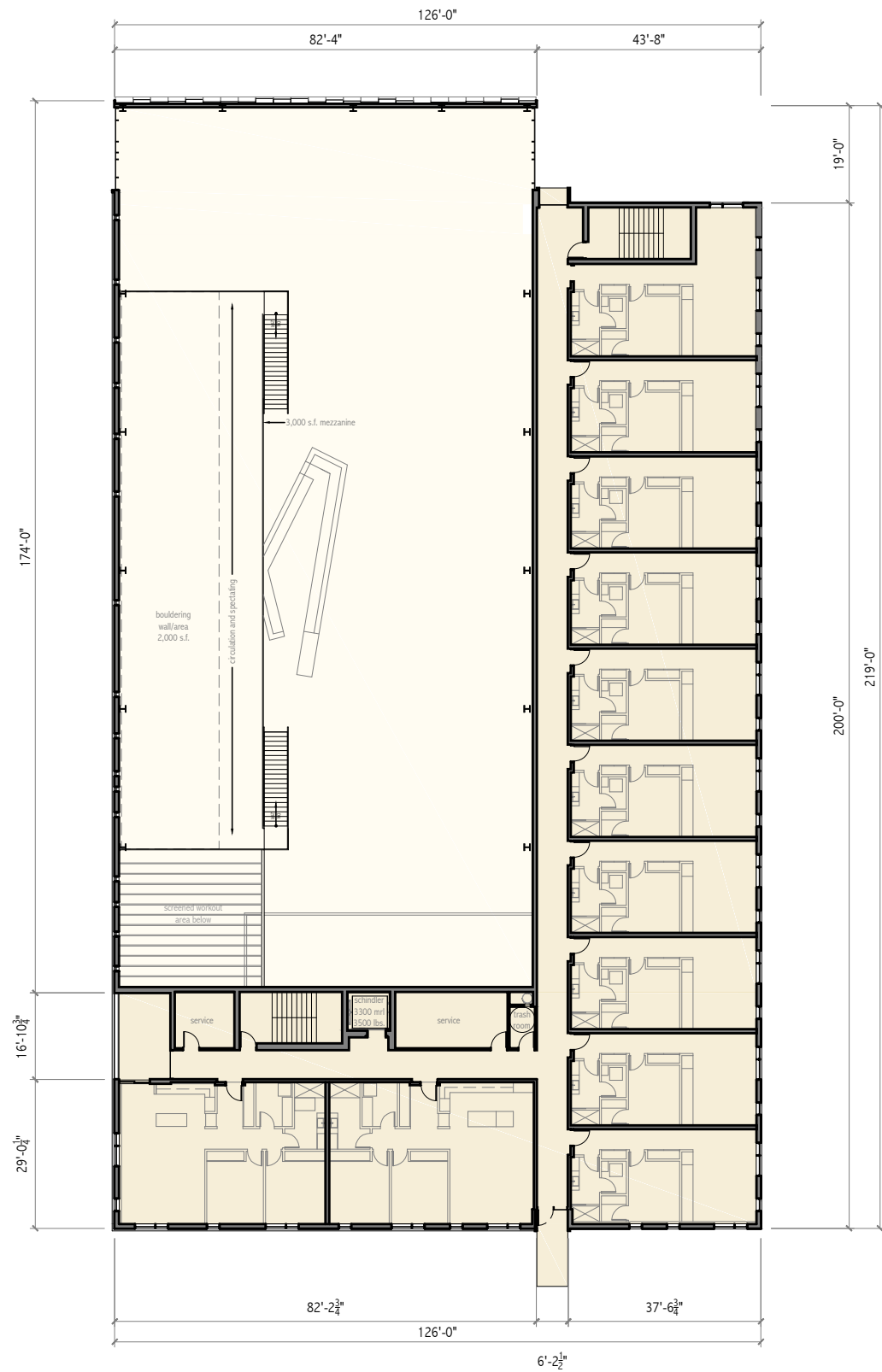


FLOOR PLANS - PARKING LEVEL

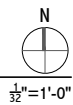


FLOOR PLANS - MAIN LEVEL

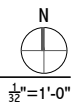




FLOOR PLANS - LEVEL 2

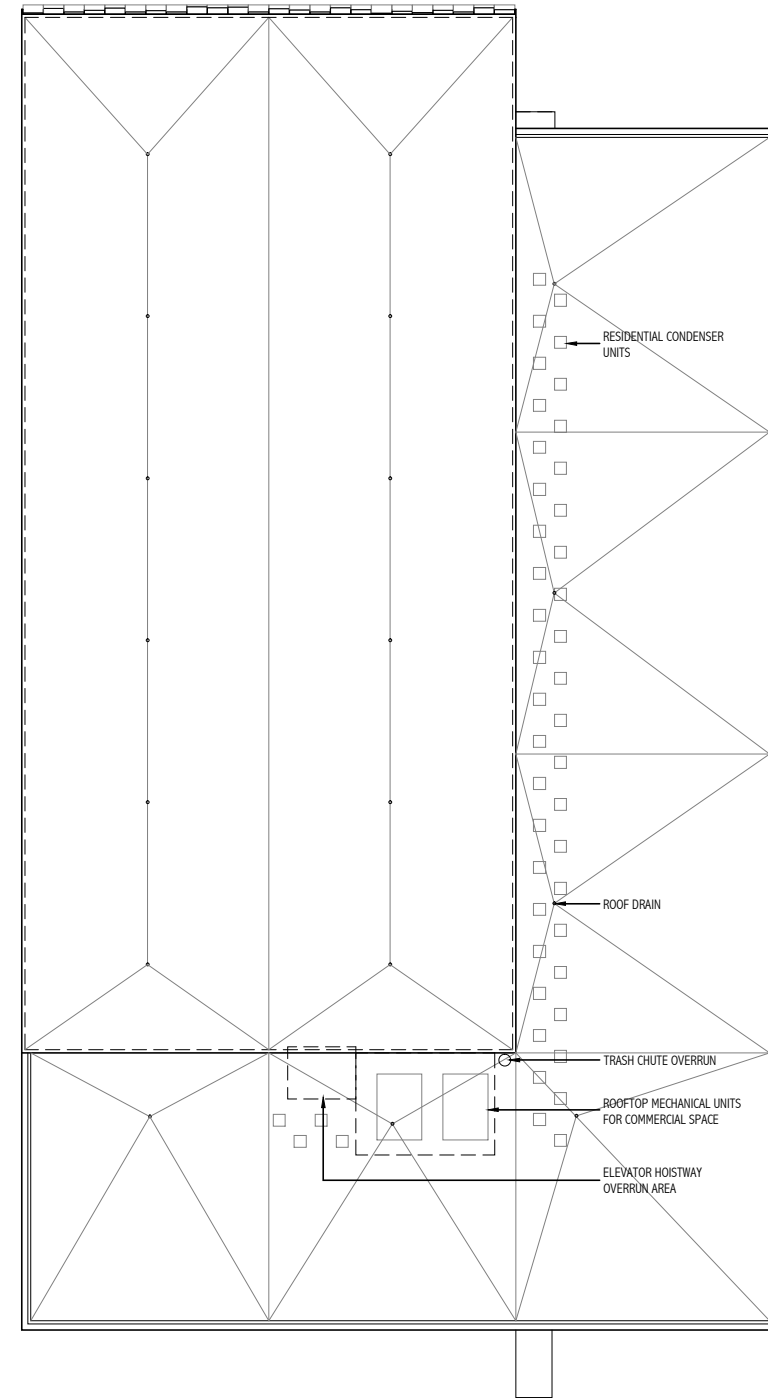
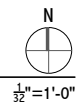


FLOOR PLANS - LEVEL 3





FLOOR PLANS - LEVEL 4



FLOOR PLANS - ROOF PLAN

