



TRANSMITTAL

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To
 Dawn Schmidt
 Civil Engineer III

City of Milwaukee
 DPW -Planning and Development
 841 North Broadway, Room 919
 Milwaukee, WI 53202

From John Krupka

Date 6-15-12

Project Number 211417-01

Project Name NMVBOB Pedestrian Bridge

Enclosed
 NMVBOB Pedestrian Bridge Air Space Lease Resubmittal

(4) Sets

- Per Your Request
- For Your Approval
- For Your Information
- Original to be Mailed

Comments
 Hello Dawn,

Per your request, here are (4) copies for the pedestrian bridge air space lease resubmittal.

Thank you,

John

414-291-8195

Via

- US Mail
- Courier by JK
- UPS Ground
- ASAP Overnight
- UPS Second Day
- Pick-up by
- UPS Next Day
- Other
- UPS Next Day (Early AM)
- Fax/Email

Number of Pages

Fax Number/
 Email Address

CC:
 file

333 E. Chicago St.
 Milwaukee, WI 53202

414 271 5350 : main
 414 271 7794 : fax

222 W. Washington Ave.
 Suite 650
 Madison, WI 53703

608 442 5350 : main
 608 442 6680 : fax

The following 3D legal description is for a pedestrian bridge easement over North Van Buren Street, between East Mason Street and East Wisconsin Avenue.

That part of North Van Buren Street in the NW $\frac{1}{4}$ of section 28, T 7 N, R 22 E, in the City of Milwaukee, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the northwest corner of Lot 12, Block 88, in the Plat of Milwaukee, East of River as recorded in the Milwaukee County registry, said point also being at the intersection of the South line of East Mason Street with the East line of North Van Buren Street;

Thence South $04^{\circ} 35' 41''$ East along the West line of said Block 88 and said East line of North Van Buren Street, 89.44 feet to the point of beginning of said easement (ground elevation 46.6 FT., bottom of easement elevation 65.33 FT., top of easement elevation 86.83 FT.);

Thence continue South $04^{\circ} 35' 41''$ East along said West line of Block 88 and said East line of North Van Buren Street, 27.70 feet to a point; (ground elevation 46.1 FT., bottom of easement elevation 65.33 FT., top of easement elevation 86.83 FT.);

Thence North $81^{\circ} 43' 28''$ West, 71.28 feet to a point; (ground elevation 45.1 FT., bottom of easement elevation 68.10 FT., top of easement elevation 89.60 FT.);

Thence South $85^{\circ} 15' 54''$ West, 10.51 feet to a point on the West line of North Van Buren Street and the east line Lot 2, Block 29, in the Plat of Milwaukee, East of River as recorded in the Milwaukee County registry; (ground elevation 45.5 FT., bottom of easement elevation 68.10 FT., top of easement elevation 89.60 FT.);

Thence North $04^{\circ} 35' 41''$ West along said West line of North Van Buren Street, 27.00 FT. to a point; (ground elevation 46.20 FT., bottom of easement elevation 68.10 Ft., top of easement elevation 89.60 FT.);

Thence North $85^{\circ} 15' 54''$ East, 13.52 FT. to a point; (ground elevation 45.7 FT., bottom of easement elevation 68.10 Ft., top of easement elevation 89.60 FT.);

Thence South $81^{\circ} 43' 28''$ East, 68.19 feet to the East line of North Van Buren Street and the point of beginning.

Containing 2,207 square feet or 47,451 cubic feet of area, more or less.

North referenced to the east line of North Van Buren Street, Bearing North $04^{\circ} 35' 41''$ West.

Vertical datum referenced to the City of Milwaukee.

The following 2D legal description is for a column support for a pedestrian bridge over North Van Buren Street, between East Mason Street and East Wisconsin Avenue.

That part of North Van Buren Street in the NW $\frac{1}{4}$ of section 28, T 7 N, R 22 E, in the City of Milwaukee, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the northeast corner of Lot 1, Block 29, in the Plat of Milwaukee, East of River as recorded in the Milwaukee County registry, said point also being at the intersection of the South line of East Mason Street with the West line of North Van Buren Street; Thence South $04^{\circ} 35' 41''$ East along the East line of said Block 29 and the West line of North Van Buren Street, 85.12 feet; Thence North $85^{\circ} 17' 02''$ East, 8.51 feet to the point of beginning; Thence continue North $85^{\circ} 17' 02''$ East, 7.00 feet; Thence South $04^{\circ} 42' 58''$ East, 8.83 feet; Thence South $85^{\circ} 17' 02''$ West, 7.00 feet; Thence North $04^{\circ} 42' 58''$ West, 8.83 feet to the point of beginning.

Containing 62 square feet of land, more or less.

North referenced to the west line of North Van Buren Street, Bearing North $04^{\circ} 35' 41''$ West.

EXHIBIT A PEDESTRIAN BRIDGE EASEMENT

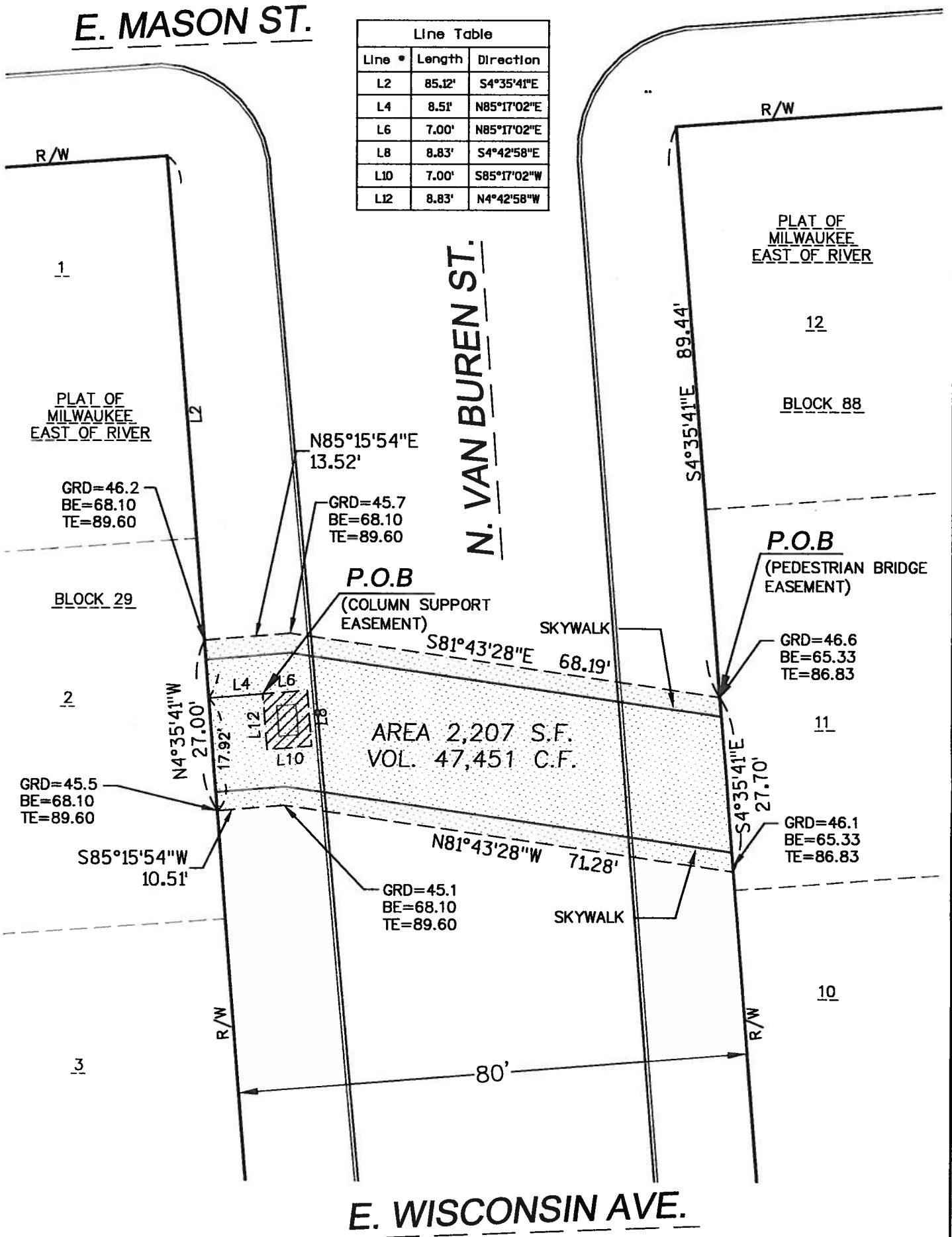
A PART OF THE NW 1/4 OF SECTION 28, TOWNSHIP 7 NORTH,
RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY,
WISCONSIN.



VERTICAL DATUM:
CITY OF MILWAUKEE



Line #	Length	Direction
L2	85.12'	S4°35'41"E
L4	8.51'	N85°17'02"E
L6	7.00'	N85°17'02"E
L8	8.83'	S4°42'58"E
L10	7.00'	S85°17'02"W
L12	8.83'	N4°42'58"W

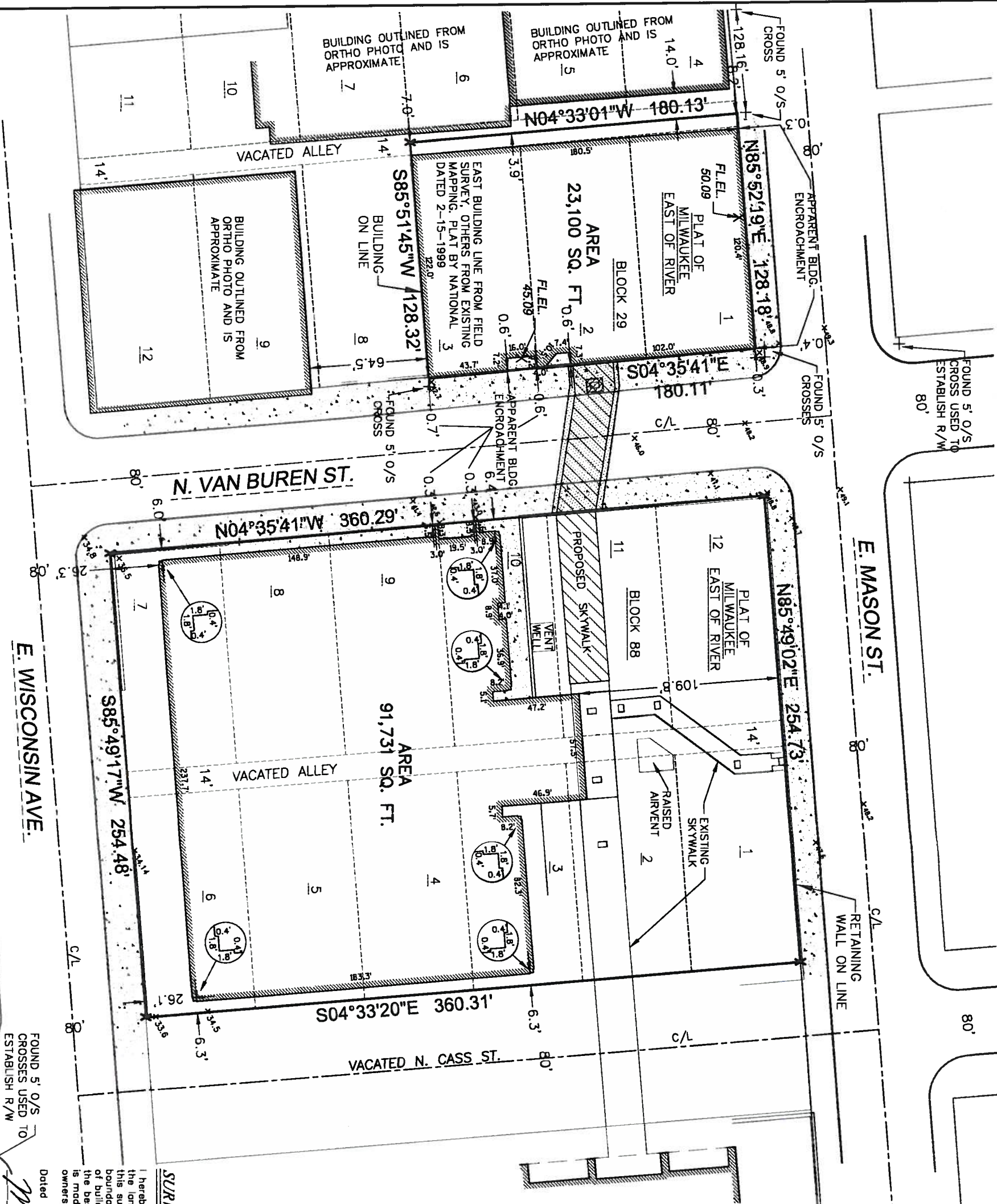


LEGEND:

- = 3D PERMANENT PEDESTRIAN BRIDGE EASEMENT CONTAINING (2,207 S.F.) (47,451 C.F.)
- = 2D PERMANENT COLUMN SUPPORT EASEMENT CONTAINING (62 S.F.)

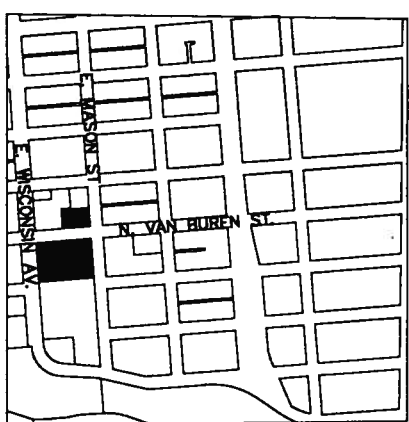
- R/W = RIGHT OF WAY
- GRD = EXISTING GROUND ELEVATION
- BE = BOTTOM EASEMENT ELEVATION
- TE = TOP EASEMENT ELEVATION

PLAT OF SURVEY



NORTH REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, MILWAUKEE ZONE (NAD83-91), THE SOUTH LINE OF THE NW 1/4 OF SECTION 28-7-22, BEARING N89°37'05"W

VERTICAL DATUM IS BASED ON CITY OF MILWAUKEE DATUM



ZONING:

The basic zoning information listed below is taken from the City of Milwaukee Zoning codes and does not reflect all regulations that may apply - site is zoned C9F(A) (Office and Service). Source for zoning C9F(A) designation is Map Milwaukee.

Front Setback - none
 Side Setback - none
 Rear Setback - none
 Lot Area minimum - none
 Lot Width minimum - none
 Building Height minimum - 30 Ft.
 Building Height maximum - none
 Floor space varies, see Downtown Districts Design Standards for C9F(A)

LEGEND:

- O/S = OFFSET
- = COLUMN
- ▭ = SKYWALK EASEMENT (PER OTHER DOCUMENTS)
- ▨ = COLUMN EASEMENT (PER OTHER DOCUMENTS)
- = CONCRETE SIDEWALK
- ⊕ = CHIS. CROSS FOUND
- ⊗ = CHIS. CROSS SET
- x^{spot} = SPOT ELEVATION
- = RETAINING WALL

LEGAL DESCRIPTION:

PER LETTER REPORT BY U.S. TITLE AND CLOSING SERVICES, LLC.
 FILE NO.: 57994 DATED MARCH 22, 2012

OWNER: NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY, A WISCONSIN CORPORATION
 PROPERTY ADDRESS:
 720 E. WISCONSIN AVE.

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 AND VACATED ALLEY BETWEEN SAID LOTS, ALL IN BLOCK 88, IN THE PLAT OF MILWAUKEE, EAST OF THE RIVER, IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

PER LETTER REPORT BY U.S. TITLE AND CLOSING SERVICES, LLC.
 FILE NO.: 57995 DATED MARCH 23, 2012

OWNER: VAN BUREN BUILDING COMPANY
 PROPERTY ADDRESS:
 727-733 N. VAN BUREN ST.

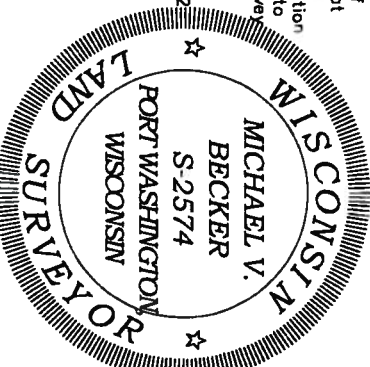
SURVEYORS CERTIFICATE:

I hereby certify that I have made a survey of the land shown and described hereon and that this survey is a correct representation of the boundaries of the land surveyed and the location of buildings and improvements on said land, to the best of my knowledge and belief. This survey is made for the exclusive use of the present owners.

Dated this 25th day of April, 2012

Michael V. Becker
 Michael V. Becker S-2574

Surveyor:
 Michael V. Becker
 Konur & Associates, Inc.
 7711 N. Port Washington Rd.
 Milwaukee, WI 53217



KAPUR & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 7711 N. PORT WASHINGTON ROAD
 MILWAUKEE, WISCONSIN 53217
 Phone: 414.351.8888 Fax: 414.351.4117
 www.kapurengeers.com

PROJECT:
 NML Skywalk

LOCATION:
 CITY OF MILWAUKEE

CLIENT:
 Northwestern Mutual Life Insurance Company, a Wisconsin Corporation

#	DATE	DESCRIPTION
1	8/10/12	SKYWALK COLUMN EASEMENT VERTICAL TO CITY DATUM

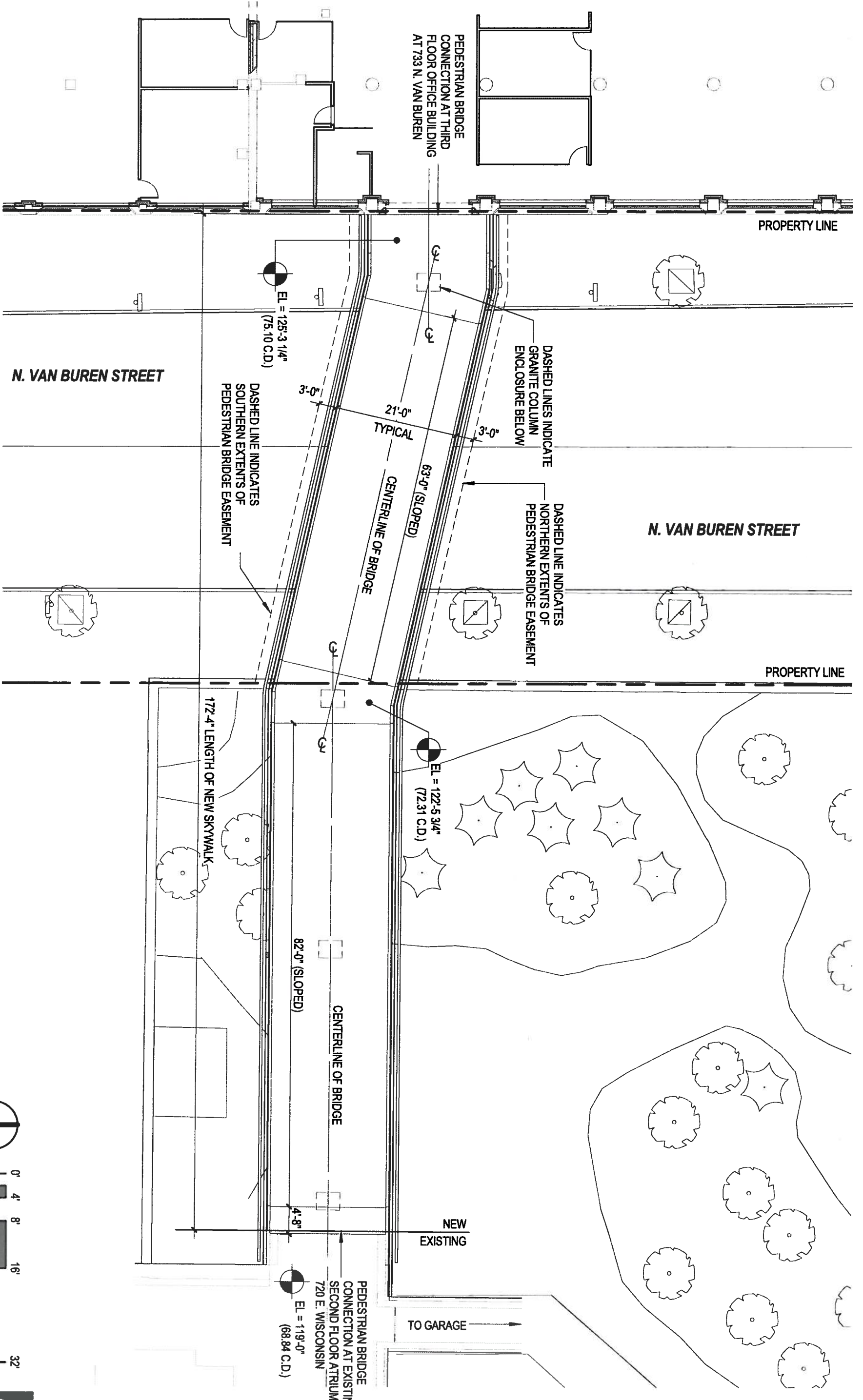
SCALE: 1" = 60'

WE listen. We innovate. We turn your vision into reality.

DESIGNED BY: NMB
 DRAWN BY: NMB
 CHECKED BY: GNS
 APPROVED BY: GNS
 PROJECT NUMBER: 2012001

SHEET NUMBER: 1 of 1

Plat of Survey

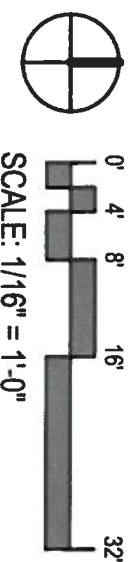


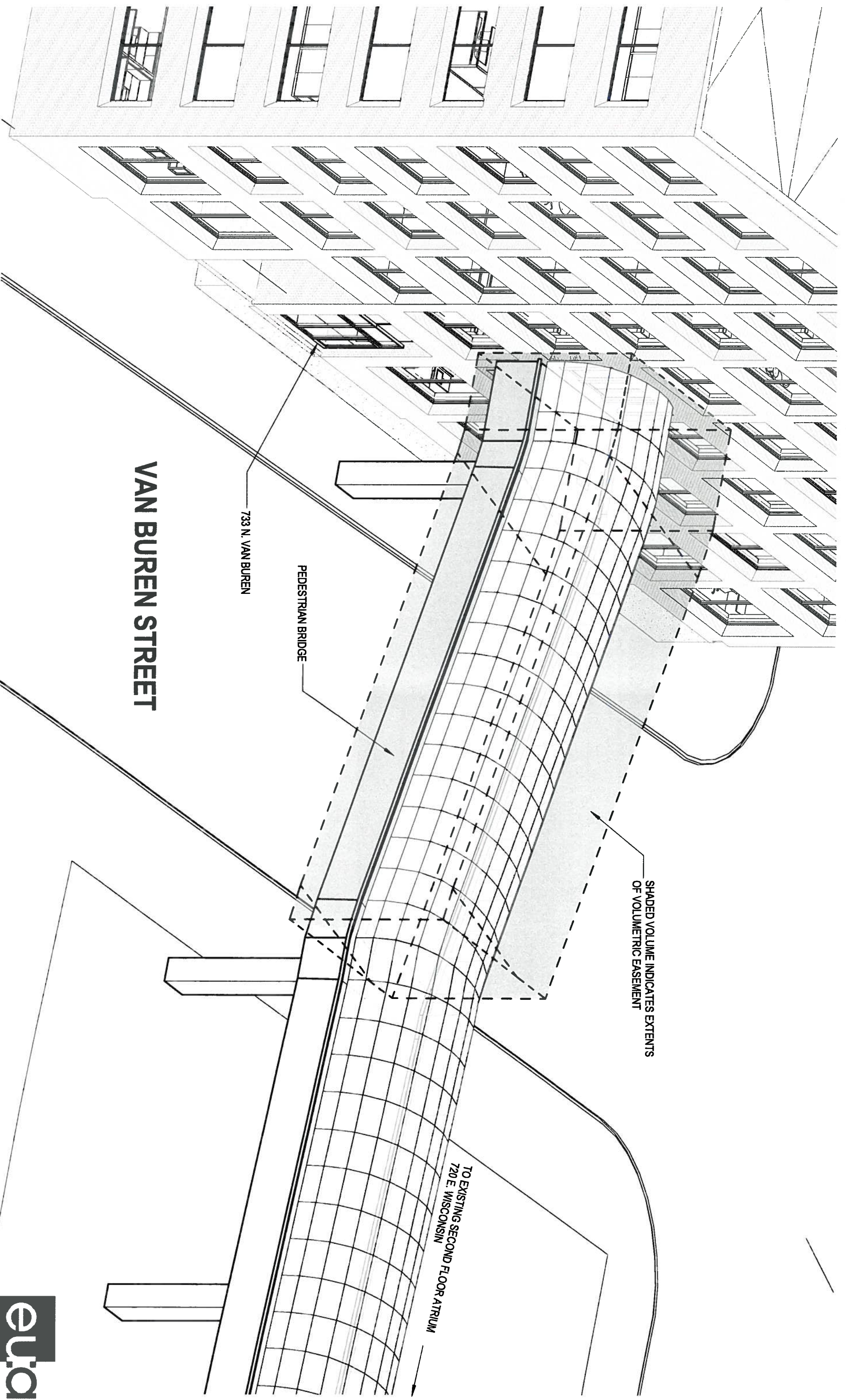
N. VAN BUREN STREET

N. VAN BUREN STREET

NORTHWESTERN MUTUAL VAN BUREN OFFICE BUILDING

PEDESTRIAN BRIDGE PLANVIEW





VAN BUREN STREET

733 N. VAN BUREN

PEDESTRIAN BRIDGE

SHADED VOLUME INDICATES EXTENTS OF VOLUMETRIC EASEMENT

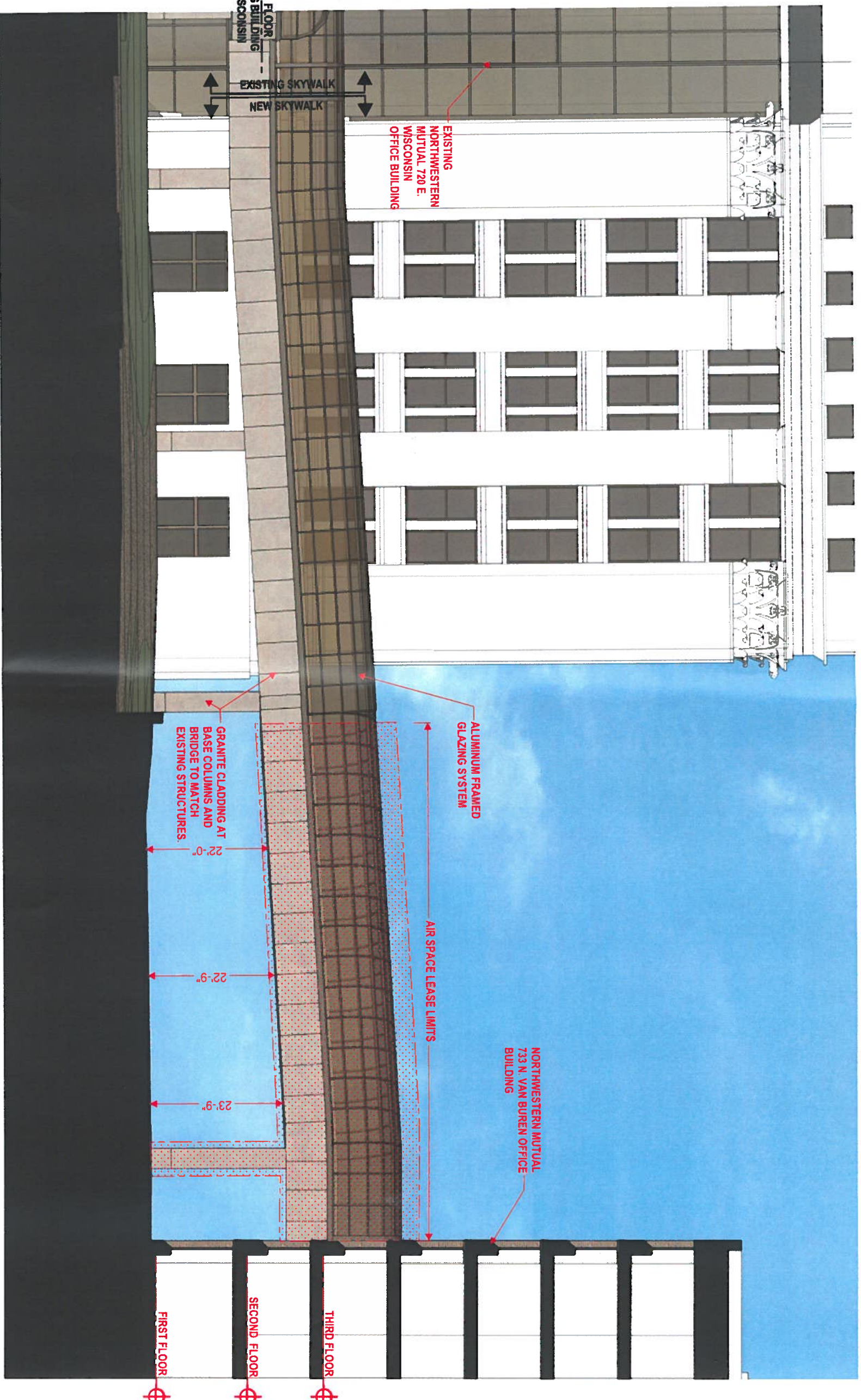
TO EXISTING SECOND FLOOR ATRIUM
720 E. WISCONSIN

NORTHWESTERN MUTUAL VAN BUREN OFFICE BUILDING

PEDESTRIAN BRIDGE VOLUMETRIC EASEMENT EXHIBIT



epstein uhlen : architect



SECOND FLOOR
EXISTING BUILDING
720 E. WISCONSIN

EXISTING SKYWALK
NEW SKYWALK

EXISTING
NORTHWESTERN
MUTUAL 720 E.
WISCONSIN
OFFICE BUILDING

GRANITE CLADDING AT
BASE COLUMNS AND
BRIDGE TO MATCH
EXISTING STRUCTURES.

22'-0"

22'-9"

23'-9"

ALUMINUM FRAMED
GLAZING SYSTEM

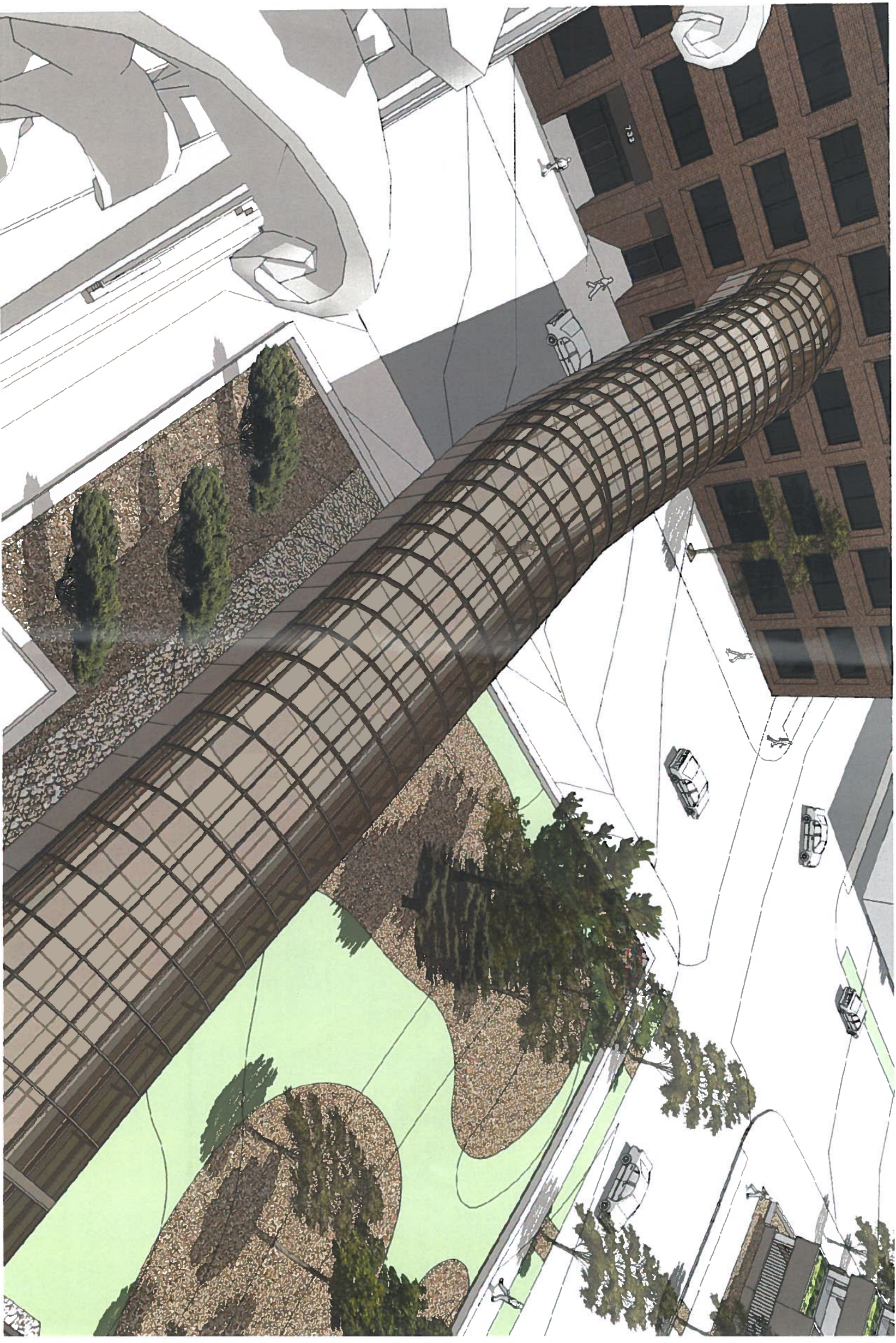
AIR SPACE LEASE LIMITS

NORTHWESTERN MUTUAL
733 N. VAN BUREN OFFICE
BUILDING

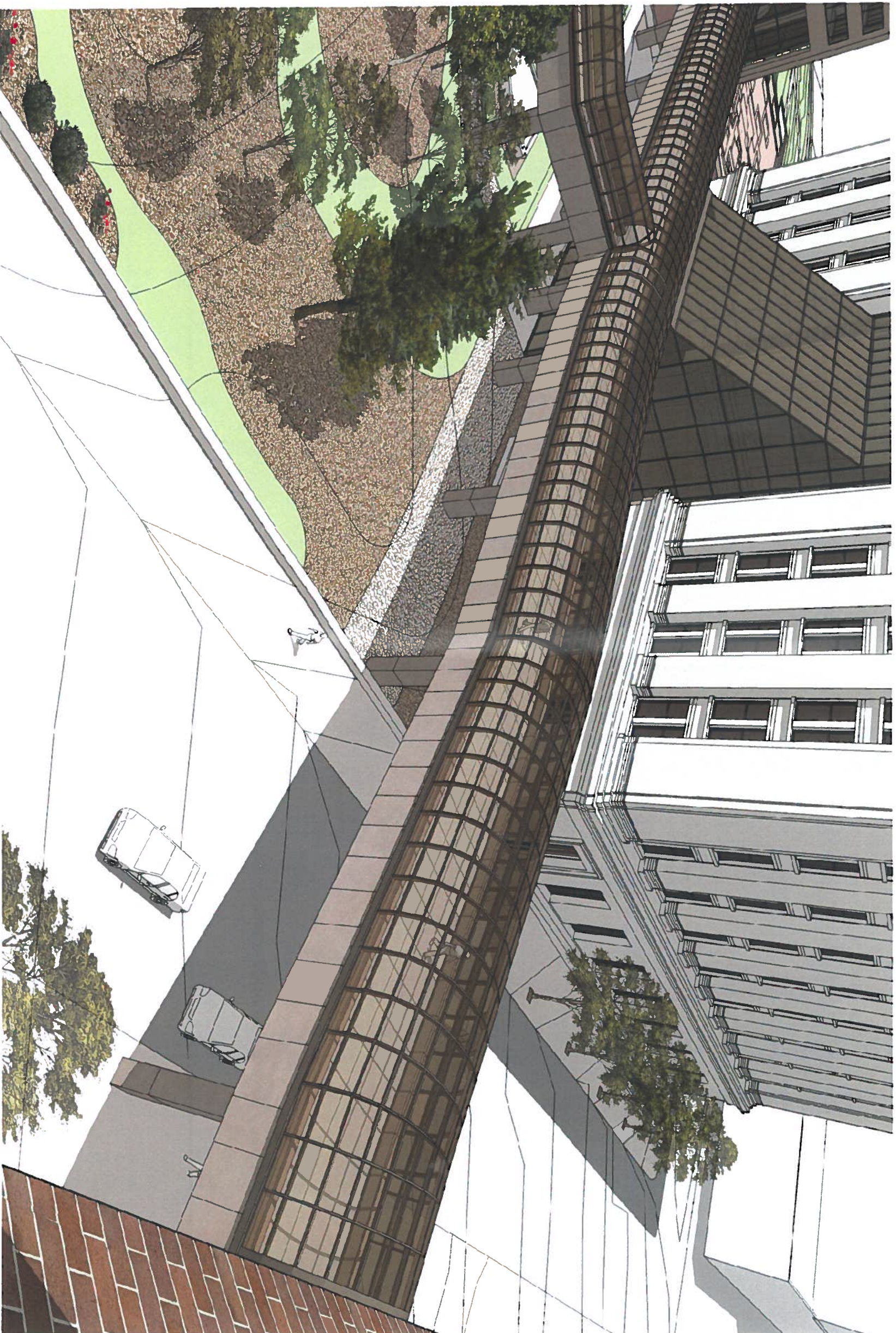
FIRST FLOOR

SECOND FLOOR

THIRD FLOOR



View from top floor of South Office Building



View from top floor of Van Buren Office Building



View from the corner of N Van Buren St and E Mason St, looking south



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