

VICINITY MAP  
NOT TO SCALE

**PROPERTY DESCRIPTION:**

PARCEL 1:  
LOT 6, BLOCK 5, IN CONTINUATION OF PARK FRONT ADDITION OF A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.  
ALSO A PIECE OF LAND IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:  
COMMENCING AT A POINT IN THE SOUTHWEST CORNER OF SAID LOT 6 IN BLOCK 5 IN CONTINUATION OF PARK FRONT ADDITION, SAID POINT BEING 788.04 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 36; THENCE NORTH 298.86 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY; THENCE SOUTH 67°27' WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY 304.30 FEET TO A POINT; THENCE SOUTH AND PARALLEL TO THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 36, 182.02 FEET TO A STONE MONUMENT; THENCE EAST 281 FEET TO THE POINT OF COMMENCEMENT.

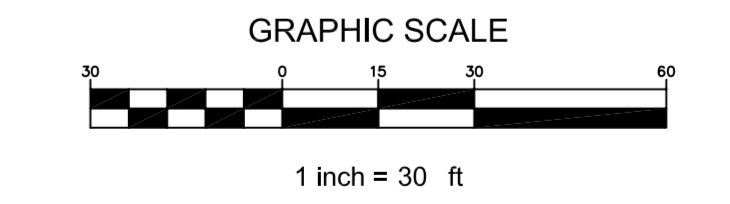
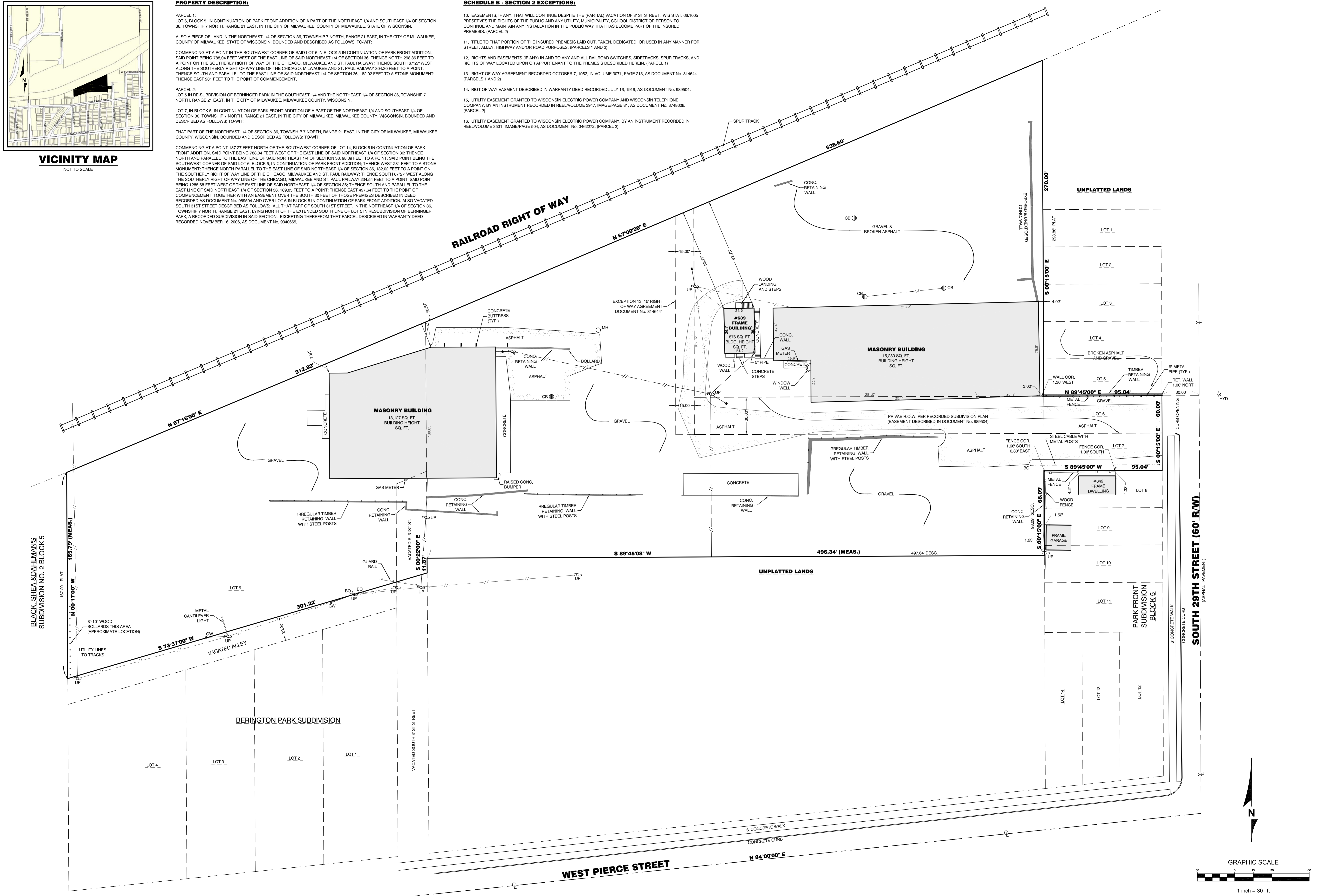
PARCEL 2:  
LOT 5 IN RE-SUBDIVISION OF BERINGNER PARK IN THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

LOT 7, IN BLOCK 5, IN CONTINUATION OF PARK FRONT ADDITION OF A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:  
COMMENCING AT A POINT 187.27 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 14, BLOCK 5 IN CONTINUATION OF PARK FRONT ADDITION, SAID POINT BEING 788.04 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 36; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 36, 88.09 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 6, BLOCK 5, IN CONTINUATION OF PARK FRONT ADDITION; THENCE WEST 291 FEET TO A STONE MONUMENT; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 36, 182.02 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY; THENCE SOUTH 67°27' WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY 254.54 FEET TO A POINT, SAID POINT BEING 1295.68 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 36; THENCE SOUTH AND PARALLEL TO THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 36, 188.85 FEET TO A POINT; THENCE EAST 497.64 FEET TO THE POINT OF COMMENCEMENT, TOGETHER WITH AN EASEMENT OVER THE SOUTH 30 FEET OF THOSE PREMISES DESCRIBED IN DEED RECORDED AS DOCUMENT NO. 989504 AND OVER LOT 6 IN BLOCK 5 IN CONTINUATION OF PARK FRONT ADDITION, ALSO VACATED SOUTH 31ST STREET DESCRIBED AS FOLLOWS: ALL THAT PART OF SOUTH 31ST STREET IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 21 EAST, LYING NORTH OF THE EXTENDED SOUTH LINE OF LOT 5 IN RE-SUBDIVISION OF BERINGNER PARK, A RECORDED SUBDIVISION IN SAID SECTION, EXCEPTING THEREFROM THAT PARCEL DESCRIBED IN WARRANTY DEED RECORDED NOVEMBER 16, 2006, AS DOCUMENT NO. 824066.

**SCHEDULE B - SECTION 2 EXCEPTIONS:**

- EASEMENTS, IF ANY, THAT WILL CONTINUE DESPITE THE (PARTIAL) VACATION OF 31ST STREET, WIS. STAT. 66.1005 PRESERVES THE RIGHTS OF THE PUBLIC AND ANY UTILITY, MUNICIPALITY, SCHOOL DISTRICT OR PERSON TO CONTINUE AND MAINTAIN ANY INSTALLATION IN THE PUBLIC WAY THAT HAS BECOME PART OF THE INSURED PREMISES. (PARCEL 2)
- TITLE TO THAT PORTION OF THE INSURED PREMISES LAID OUT, TAKEN, DEDICATED, OR USED IN ANY MANNER FOR STREET, ALLEY, HIGHWAY AND/OR ROAD PURPOSES. (PARCELS 1 AND 2)
- RIGHTS AND EASEMENTS (IF ANY) IN AND TO ANY AND ALL RAILROAD SWITCHES, SIDETRACKS, SPUR TRACKS, AND RIGHTS OF WAY LOCATED UPON OR APPURTENANT TO THE PREMISES DESCRIBED HEREIN. (PARCEL 1)
- RIGHT OF WAY AGREEMENT RECORDED OCTOBER 7, 1952, IN VOLUME 3071, PAGE 213, AS DOCUMENT NO. 3146441. (PARCELS 1 AND 2)
- RIGHT OF WAY EASEMENT DESCRIBED IN WARRANTY DEED RECORDED JULY 16, 1919, AS DOCUMENT NO. 989504.
- UTILITY EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN TELEPHONE COMPANY BY AN INSTRUMENT RECORDED IN REEL/VOLUME 3947, IMAGE/PAGE 81, AS DOCUMENT NO. 2748608. (PARCEL 2)
- UTILITY EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY, BY AN INSTRUMENT RECORDED IN REEL/VOLUME 3531, IMAGE/PAGE 504, AS DOCUMENT NO. 3462272. (PARCEL 2)



**GENERAL NOTES:**

- THE SUBJECT PROPERTY CONTAINS 204,855 SQUARE FEET, OR 4.703 ACRES NET.
- THE SUBJECT PROPERTY IS ZONED I2, (INDUSTRIAL-LIGHT, OLDER INDUSTRIAL CORRIDOR), PER CITY OF MILWAUKEE ZONING CODE.
- BUILDING SETBACKS PER CITY OF MILWAUKEE ZONING ORDINANCE:  
FRONT SETBACK - NONE  
SIDE SETBACK - NONE  
REAR SETBACK - NONE  
MAXIMUM BUILDING HEIGHT - IS NONE
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN, PER FLOOD INSURANCE RATE MAP NO. 55079C0089E, EFFECTIVE DATE: SEPTEMBER 28, 2008.
- ALL BEARINGS ARE REFERENCED TO THE CENTER LINE OF WEST PIERCE STREET, BEARING NORTH 84°00'00" EAST.
- SITE SNOW COVERED AT THE TIME OF SURVEY.

To: **FIRST AMERICAN TITLE INSURANCE COMPANY, AND SUNSTAR REAL ESTATE GROUP, L.L.C.**, the successors and assigns of any of the foregoing and any other person who acquires, mortgages or guarantees the title thereto within one year of the date of this survey.  
I hereby certify that the survey was prepared from an actual on-the-ground instrument survey of the subject premises; that the same accurately shows the location of the boundaries of the subject premises and the location of all streets, highways, alleys and public ways crossing and abutting said premises; that the dimensions of any improvements and the location thereof with respect to the boundaries are accurately shown as the same were situated on **DECEMBER 18, 2008**; that there are no encroachments by improvements appurtenant to adjoining premises upon the subject premises, nor from the subject premises unless shown herein; that all assessments and rights of way which are appurtenant to or burden the subject premises and (b) are referred to in the title commitment number **39116** for the subject premises dated **JUNE 27, 2007**, issued by **FIRST AMERICAN TITLE INSURANCE COMPANY** or are apparent from a visual inspection, are delineated herein; that the subject premises are not in a 100-year interval flood plain or special flood hazard area and that, without limiting the foregoing, this survey was made in accordance with Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSM in 2005, and meets the accuracy requirements of an Urban Survey, as defined therein.

Mark L. Wertz  
Registered Land Surveyor  
S-1915

**DIGGERS HOTLINE**  
CALL DIGGER'S HOTLINE  
1-800-441-4471  
TOLL FREE  
MIS STATUTE: 93.10(2)(2)(a)  
NOISE: 93.10(2)(2)(b)  
WORK BEFORE YOU DIG  
NEW AREA 204-7101

THE LOCATION OF ALL UTILITIES SHOWN ARE AS REPORTED BY THE UTILITY OWNERS AND ARE NOT TO BE CONSIDERED AS GUARANTEED.

LEGEND	
⊕ BASKETBALL HOOP (BH)	⊙ LIGHT POLE
⊙ BENCHMARK (BM)	⊙ MAIL BOX (MB)
⊙ BOLLARD (BO)	⊙ MANHOLE (MH)
⊙ BUSH, SHRUB, ETC.	⊙ MONITORING WELL (MW)
⊙ CATCH BASIN ROUND (CB)	⊙ SIGN (TRAFFIC, ETC.)
⊙ CATCH BASIN SQUARE (CS)	⊙ SOIL BORING (SB)
⊙ CLEAN OUT (CO)	⊙ TRAFFIC LIGHT (TL)
⊙ CURB INLET (CI)	⊙ DECIDUOUS TREE (DT)
⊙ EVERGREEN TREE (ET)	⊙ UTILITY MARKER
⊙ FLAG POLE (FP)	⊙ UTILITY METER
⊙ GUY WIRE (GW)	⊙ UTILITY PEDESTAL
⊙ HANDCAP	⊙ UTILITY POLE (UP)
⊙ IRON PIPE (IP)	⊙ UTILITY VALVE
	⊙ WATER WELL

ALTA/ACSM LAND TITLE SURVEY  
**639-641 SOUTH 29TH STREET**  
CITY OF MILWAUKEE, WISCONSIN

DRAWN BY: N.G.K.  
CHECKED BY: M.L.W.  
DATE: 12/18/08  
JOB NUMBER: S08179R0AL