

# Labor Solutions Request to Deviate Exhibits

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### Approved Conditionally by CPC on 2/17/2020

#### "Conditions:

1. The waiting area for employees must be large enough to accommodate all employees inside the tenant space. No loitering or queueing is permitted outside of the business or the rear of the building, other than the small designated area in the surface parking lot to accommodate smoking and waiting for transportation.
2. The exterior of the tenant space and designated outdoor space within parking area must be kept free of debris and litter.
3. Hours of operation stated in the submittal must be adhered to

414-286-2150

# Customer Information

809 N. Broadway/Milwaukee, WI 53201-3617/414-286-8207

## Occupancy inspections

Once you have applied for a certificate of occupancy, most occupancy applications will require a team of inspectors to check the premises you wish to occupy. They will determine if there are building code violations that would endanger safety or health. The occupancy certificate cannot be issued until the inspections are completed.

There are some occupancy applications that will require additional inspections – you may have to wait for a determination from the Board of Zoning Appeals before a certificate can be issued or in some cases the certificate may be issued immediately.

If inspections are required, you can make appointments for inspections by contacting the district inspectors. Inspectors are available by phone on weekdays early in the morning. Based on your application, you should contact the inspector, between 7a.m. to 9 a.m. :

- ✓ Construction inspection – 286-2513
- ✓ Boiler inspection – 286-2562
- ✓ Electrical and Elevator inspections – 286-2532
- ✓ Plumbing inspection and Sprinkler – 286-3361
- ✓ Residential inspection – 286-5569
- ✓ Commercial inspection – 286-3874
- ✓ Zoning inspection – 286-3522

It may be necessary to schedule additional inspections by boiler, hazardous, elevator and sprinkler inspectors. During the initial inspection, the district inspectors will determine the need for additional inspections. Please be prepared for the inspectors when they visit.

Record #

NOCC-19-00872

- The applicant or his or her representative must accompany the inspectors.
- Provide keys to all areas of the space to be occupied, including the furnace, boiler, electric meter and water meter rooms.
- If inspectors need to visit space that is occupied by tenants, be sure to obtain the tenant's permission in advance.
- If the premise is protected by security personnel or has an alarm system, inform the security personnel or make arrangements to disarm the alarm system during the inspection.
- All mechanical systems (heating, lighting, hoods, sprinklers, plumbing, etc.) should be completely installed and operational before the inspection.

If you intend to sell, serve or process food or beverages, or if you intend to sell or manufacture any product or service, you may need additional permits or licenses. Check with the License Division of the Office of the City Clerk, (414) 286-2238.

After all inspections have been completed and approved, it will take at least three working days to process your occupancy certificate. The certificate will be mailed to you as soon as it is ready. If you wish to pick up your certificate in person, please call in advance to make sure it is ready. You may reach the Milwaukee Development Center at (414) 286-8207 and we are located at 809 N. Broadway, 1st floor.

**WARNING: OCCUPANCY OF THE PREMISES BEFORE APPROVAL OF THE OCCUPANCY CERTIFICATE MAY RESULT IN FINES OF \$150 TO \$5,000 PER DAY AND AN ORDER TO VACATE THE PREMISES - PER SECT. 200-42-5 OF THE MILWAUKEE CODE OF ORDINANCES.**

Sale

06/05/19 11:56:09  
Inv #: 000000013 Appr Code: 062940  
Approved: Online

CHASE VISA  
AID: A000000031010  
TVR: 00 00 00 00 00  
TSI: F8 00

Customer Code:  
1000000000

City of Milwaukee

Date: 06/05/2019 11:56:49AM  
Receipt #: 1050390  
Cashier: KMADIS  
Record ID: NOCC-19-00872

Processing Fee.....\$8.00  
All Inspections \$250.00  
IT Surcharge.....\$4.00

Total: \$262.00  
Cash paid: \$0.00  
Check paid: \$0.00  
Credit paid: \$262.00  
Balance due: \$0.00  
Change due: \$0.00

Receipt for occupancy permit  
- Date 6/5/19  
- Amount - ~~\$~~262.00  
- Processing fee - \$8.00  
- Inspection - \$250.00  
- It charge - 4.00  
\$262.00 total

NOCC-19-00872

Address of premises	1670 S. 11th Street, Milwaukee, Wisconsin
Name of business	Labor Solutions of Wisconsin
Type of business	Staffing Agency
Detailed description of the proposed operation  <i>This description should explain, in detail, how the proposed use will be operated. The description should state what activities are to occur on site.</i>	Labor Solutions is a provider of light industrial temporary labor. The operation consists of r5 full time employees recruiting, screening, interviewing and dispatching of individuals to short term, long term temporary of temp to hire positions.
Hours and days of operation	Monday - Friday: 5 am - 6 pm Saturday: 5am - 11 am
Number of employees	5 full time employees
Does your location provide on-site parking?  a. If yes, how many parking spaces are available to customers and employees?  b. Where is the on-site parking located?	<div style="border: 1px solid black; padding: 5px; text-align: center;">Yes</div> <div style="border: 1px solid black; padding: 5px; text-align: center; margin-top: 10px;">00015</div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;">Directly north of our office</div>
Will you receive at your location vehicles that make deliveries or pick-ups?  a. How many deliveries and/or pick-ups do you anticipate each day?  b. Where will deliveries, pick-ups, loading and unloading activities occur?	<div style="border: 1px solid black; padding: 5px; text-align: center;">No</div> <div style="border: 1px solid black; height: 40px; margin-top: 10px;"></div> <div style="border: 1px solid black; height: 60px; margin-top: 10px;"></div>

1 of 2



<p>Describe the land uses next to the property and on the same block.</p> <p><i>This description should explain what businesses and/or uses are located in the area around your proposed location.</i></p>	<p>The businesses around our office are all commercial business.</p>
<p>Describe who your business will serve.</p> <p>a. For churches, please provide the number of members</p> <p><i>This description should explain who your business will serve and where your customers, clients, or congregants come from.</i></p>	<p>We serve companies in the greater Milwaukee area that have a need for people that can fulfill light industrial positions. We also service the individuals in the community that are looking for short term, long term or temp to hire positions.</p>

FILE NO. 121132. EXHIBIT B – USE LIST

	Base Zoning District	Mitchell Street Neighborhood Conservation Overlay Use Table
	LB2	Standard in Overlay for First Floor Restrictions
<b>RESIDENTIAL USES</b>		
Single-family Dwelling	Y	N for 1st floor only; otherwise base zoning continues to apply.
Two-family Dwelling	Y	N for 1st floor only; otherwise base zoning continues to apply.
Multi-family Dwelling	Y	N for 1st floor only; otherwise base zoning continues to apply.
Permanent Supportive Housing	Y	N for 1st floor only; otherwise base zoning continues to apply.
Transitional Housing	S	N for 1st floor only; otherwise base zoning continues to apply.
Attached Single-Family Dwelling	Y	N for 1st floor only; otherwise base zoning continues to apply.
Live-work Unit	Y	N for 1st floor only unless there is an active component, such as a retail shop or gallery, along the street frontage area. Otherwise, base zoning continues to apply.
Family Day Care Home	L	N for 1st floor only; otherwise base zoning continues to apply.
<b>GROUP RESIDENTIAL USES</b>		
Rooming House	S	N for 1st floor only; otherwise base zoning continues to apply.
Convent, Rectory, or Monastery	Y	N for 1st floor only; otherwise base zoning continues to apply.
Dormitory	S	N for 1st floor only; otherwise base zoning continues to apply.
Fraternity or Sorority	S	N for 1st floor only; otherwise base zoning continues to apply.
Adult Family Home	L	N for 1st floor only; otherwise base zoning continues to apply.
Foster Family Home	Y	N for 1st floor only; otherwise base zoning continues to apply.
Small Foster Home	L	N for 1st floor only; otherwise base zoning continues to apply.
Group Home or Group Foster Home	L	N for 1st floor only; otherwise base zoning continues to apply.
Family Shelter Care Facility	Y	N for 1st floor only; otherwise base zoning continues to apply.
Small Group Shelter Care Facility	L	N for 1st floor only; otherwise base zoning continues to apply.

**Y** Permitted

**L** Limited

**S** Special

**N** Not Permitted

Please Note: This table identifies only the uses that the overlay will further regulate on the 1<sup>st</sup> floor of properties within the overlay. All other uses not noted on the table will continue to be regulated by the current zoning of the site.

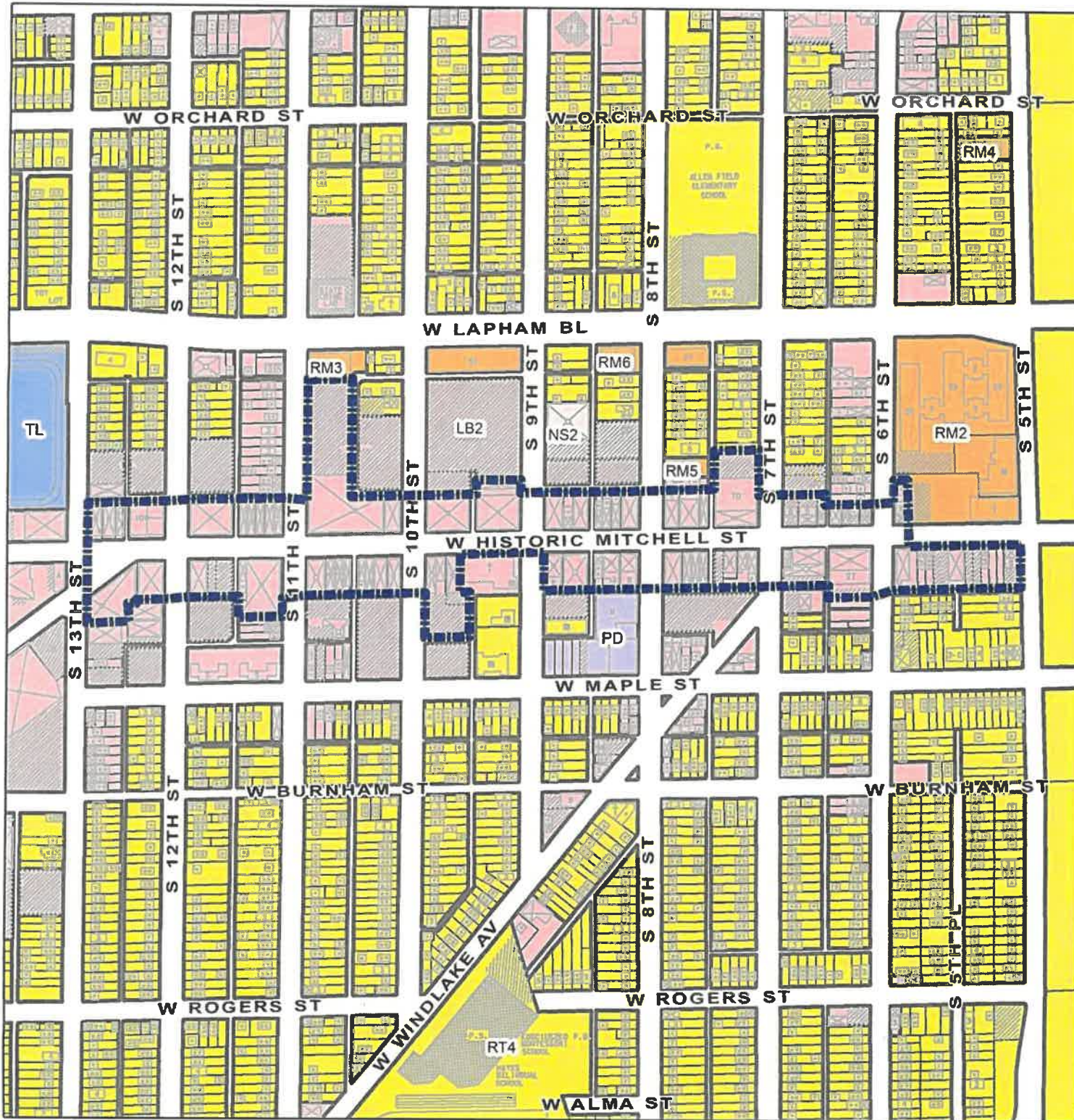
FILE NO. 121132. EXHIBIT B – USE LIST

Large Group Shelter Care Facility	S	N for 1st floor only; otherwise base zoning continues to apply.
Community Living Arrangement	L	N for 1st floor only; otherwise base zoning continues to apply.
<b>EDUCATIONAL USES</b>		
Day Care Center	S	N for 1st floor only; otherwise base zoning continues to apply.
School, Elementary or Secondary	S	N for Elementary School only on 1st floor; otherwise base zoning continues to apply.
<b>HEALTHCARE &amp; SOCIAL ASSISTANCE</b>		
Medical Office	Y	Permitted on first floor provided exam rooms are not along the street frontage. Otherwise, base zoning continues to apply.
Health Clinic	S	Permitted on first floor provided exam rooms are not along the street frontage. Otherwise, base zoning continues to apply.
Medical Research Laboratory	S	N for 1st floor only; otherwise base zoning continues to apply.
Medical Service Facility	S	N for 1st floor only; otherwise base zoning continues to apply.
Social Service Facility	S	N for 1 <sup>st</sup> floor occupancy that exceeds 30 feet of frontage along West Historic Mitchell Street. If 1 <sup>st</sup> floor occupancy does not exceed 30 feet of frontage along West Historic Mitchell Street, then the use is permitted. Otherwise, base zoning continues to apply.
Emergency Residential Shelter	S	N for 1st floor only; otherwise base zoning continues to apply.
Nursing Home	Y	N for 1st floor only; otherwise base zoning continues to apply.
<b>GENERAL SERVICE USES</b>		
Business Service	Y	N for 1 <sup>st</sup> Floor occupancy of a day labor employment agency; otherwise base zoning continues to apply. An employment agency is categorized as a business service. A Day Labor Agency is a type of employment agency. A Day Labor Employment Agency is defined as any person or entity engaged in the business of employing day laborers to provide services to or for any third party employer pursuant to a contract with the day labor service and the third party employer. For purposes of this definition, the following terms are further defined: (a) Day Laborer. A person who contracts for employment with a day labor service agency. (b) Day Labor. Labor or employment that is occasional or irregular at which a person is employed for not longer than the time period required to complete the assignment for which the person was hired. Wage payments are made directly or indirectly by the day labor employment agency or the third party employer for work undertaken by day laborers pursuant to a contract between the day labor service agency with the third party employer. "Day Labor" does not include labor or employment of a professional or clerical nature. (c) Third Party Employer. Any person that contracts with a day labor employment agency for the employment of day laborers.

Y Permitted     
  L Limited     
  S Special     
  N Not Permitted

Please Note: This table identifies only the uses that the overlay will further regulate on the 1<sup>st</sup> floor of properties within the overlay. All other uses not noted on the table will continue to be regulated by the current zoning of the site.





**Legend**

Zoning Change Boundry

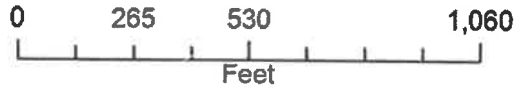
**Zoning**

**MAPCODE**

- Commercial - Commercial Service
- Commercial - Neighborhood Shopping
- Commercial - Local Business
- Commercial - Regional Business
- Downtown
- Industrial - Office
- Industrial - Light
- Industrial - Mixed
- Industrial - Heavy
- Residential - Single Family
- Residential - Two Family
- Residential - Multi-Family
- Residential - Residence and Office
- Special - Parks
- Special - Institutional
- Special - Planned Development
- Special - Redevelopment District



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**EXHIBIT D**

Commercial Corridor Team for Historic Mitchell Street, Bid #4  
823 W. Historic Mitchell Street  
Milwaukee, WI 53204

Dear BID #4 Board Members,

Thank you for taking the time to review the value that Labor Solutions can and will bring to the City of Milwaukee. We are honored to have the chance to move into the Historic Mitchell Street area. Its rich legacy, lasting nearly 150 years, is the envy of many Midwest cities attempting to carry on the robust traditions of the past.

This correspondence is meant to delineate how Labor Solutions will seamlessly integrate into the goals and aspirations of your community. More specifically, we will share with you our fundamental business practices and how they will offer substantial value to Historic Mitchell Street Neighborhood Conservation Overlay District.

Core values are the “lifeblood” of any organization because they represent things you would never compromise. Our core values are:

- Going the extra mile in every endeavor
- Demonstrating integrity at all times
- Respecting the needs of all stakeholders (clients, employees and the community)

We are deeply committed to living our core values day by day, action by action.

Here are some unique aspects of our organization that sets us apart from our competition and offers value to the surrounding community.

- **Career Pathing** - Labor Solutions focuses on long term and/or temp to hire positions.
  - Therefore, we create a “partnership” with individuals we employ, and our clients, to create potential career paths, not just a short-term job.
- **Systematic Screening** – Labor Solutions uses metrics to verify that we are not “just sending anyone to the job.” Throughout the organization, we only place 58% of the people that are interviewed. This selectivity sets us apart from our competition.
  - Our highly trained recruiters interview, safety screen and skill test each candidate to best match them to the open positions we are sourcing for.
- **Comprehensive Safety Team and Processes** ensures that:
  - From the onboarding of a candidate throughout the tenure at a client organization each individual is supported by our “best of breed” safety department.
  - Each client meets our rigorous safety standards.
  - Proactive safety programs are in place or in development.
  - Each candidate’s welfare is at the forefront of every consideration.
- **Culture of Engagement**– Labor Solutions believes that to attract the best you must create the best. Therefore, during the entire construction phase, Labor Solutions was committed to accomplishing the following objectives:
  - Create a highly functional, open concept office environment which best supports our candidates by maximizing the engagement of our highly trained employees.
  - Preserving the historic character and restore the unique aesthetics of the interior space which are original to the Schuster’s department store.



**Labor Solutions, LLC**  
*The Total Solution For Your Labor Needs*



In addition to implementing the processes that have led to our over 20 years of success, we realize that we must be sensitive to the needs of the community to foster win/win opportunities. With that goal in mind, we will employ the following critical procedures to ensure that our partnership with the Milwaukee community is appropriately addressed.

- **Security** – To mitigate loitering and other nuisance-related activity, security guards (ideally a retired Milwaukee Police officer) will be hired to monitor our facility, patrol the immediate vicinity and to be an asset to existing community crime programs
  - We currently employ this practice at some of our other offices. Our experience has shown that the presence of a private security guard can be an asset to the greater community.
  - Please note our internal office space has ample indoor seating in a temperature-controlled environment
  - If approved by the appropriate committee, we would install outside cameras/lighting adding to the already existing surveillance camera program.
- **Transportation** – There will be a dedicated transportation hub located behind the Schuster building near the private parking lot on 10<sup>th</sup> street to eliminate vehicle congestion on public streets
  - A private interior hallway connects the offices on 11<sup>th</sup> St with the transportation hub on 10<sup>th</sup> St. This private access for employees and candidates will reduce non-retail related pedestrian congestion along Mitchell St.
- **Smoking** – There will be a dedicated and discrete smoking and queuing area located in the off-street transportation hub behind the Shuster Loft building that includes a shade awning, permanent benches, and trash receptacles.
  - This would be out of view from any traffic on Mitchell Street.
- **Parking Spots** – There will be dedicated parking spots in the private parking lot on 10<sup>th</sup> street.
  - This ensures street parking is maintained for local business clientele.
- **Local Business Partnering** – Labor Solutions will partner with and promote our business neighbors when possible.
  - Business of the month promotion
    - Partner with a neighboring business to supply promotional flyers or coupons to our candidates and employees.
    - Provide a “Neighborhood Business Bulletin Board” within the Labor Solutions office where local business and social groups can advertise and place flyers.
    - Provide space within Labor Solutions office where neighboring businesses can set up a promotional table to introduce themselves and network to candidates and employees
  - Additional Foot Traffic - Labor Solutions candidates and employees are consumers in the community which will result in additional opportunities for surrounding neighborhood businesses.
- **Community Involvement** – Labor Solutions is committed to participating in the local social, community and business events to help Mitchell Street’s commercial corridor become the “Downtown of the Southside” again.

The processes and approaches that we have delineated above offer a representative, not exhaustive, list of actions Labor Solutions will engage in to ensure that we add substantial value to the ever-improving Milwaukee landscape. We would welcome your feedback concerning other actions you would like us to consider as a true “partner” in our relationship.

Sincerely,

Brian Nix  
Owner  
Labor Solutions, LLC

Michael Nix  
President  
Labor Solutions, LLC

Gregory Osterhues  
VP of Operations  
Labor Solutions, LLC

**Exhibit E**

**Labor Solutions of Milwaukee – Future Branch Location Proposal**

**1670 S. 11<sup>th</sup> Street, Milwaukee, WI**

**Front Elevation Signage Mockup**

**Front Door Entrance**



**Windows to North of Front Doors**

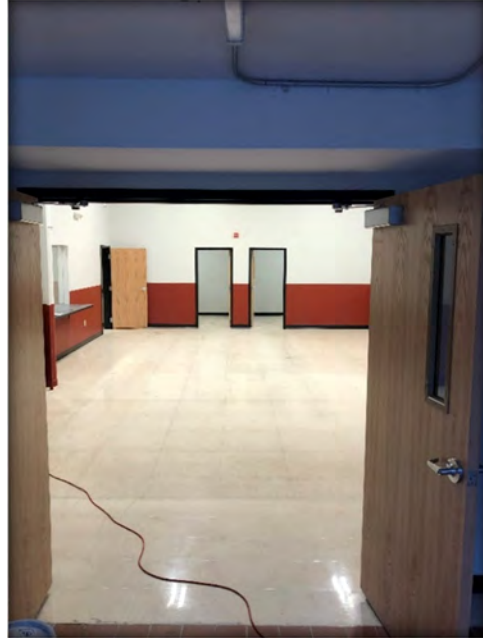




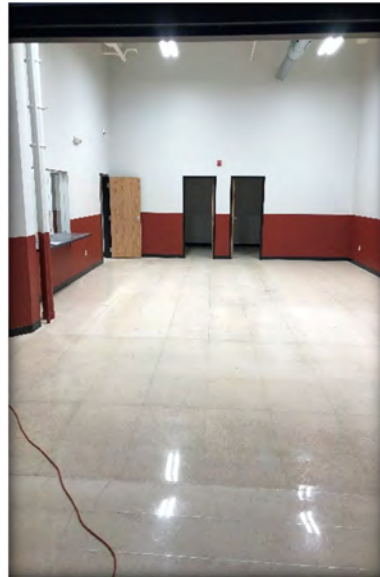
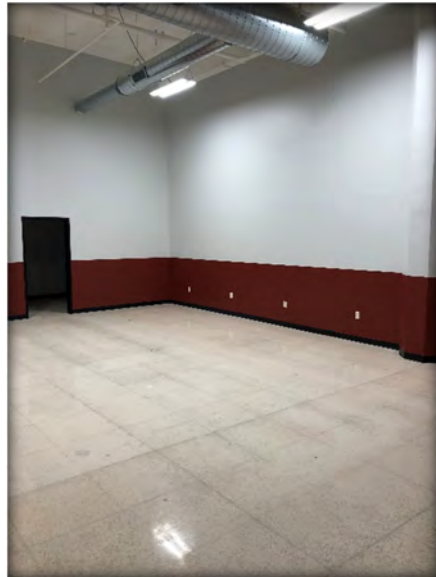
**Labor Solutions of Milwaukee – Future Branch Location Proposal**

**1670 S. 11<sup>th</sup> Street, Milwaukee, WI**

**Internal Vestibule with Loading Area Hallway Entrance:**



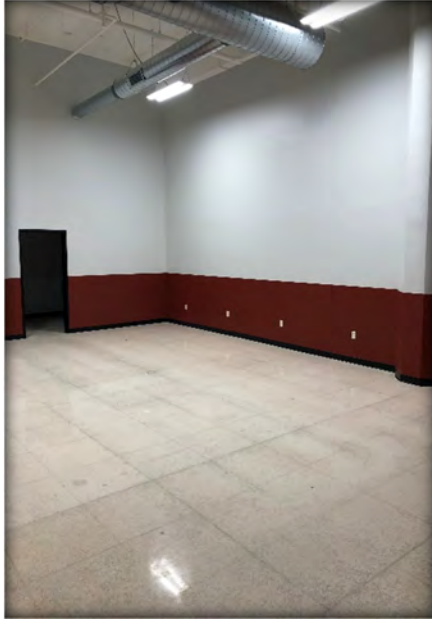
**Front Sitting Area:**





**Labor Solutions of Milwaukee – Future Branch Location Proposal**

**1670 S. 11<sup>th</sup> Street, Milwaukee, WI**



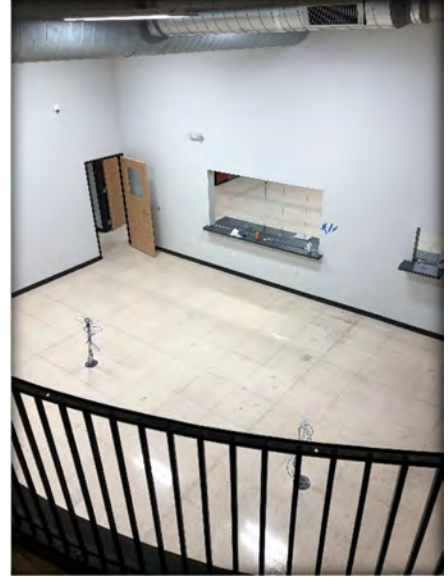
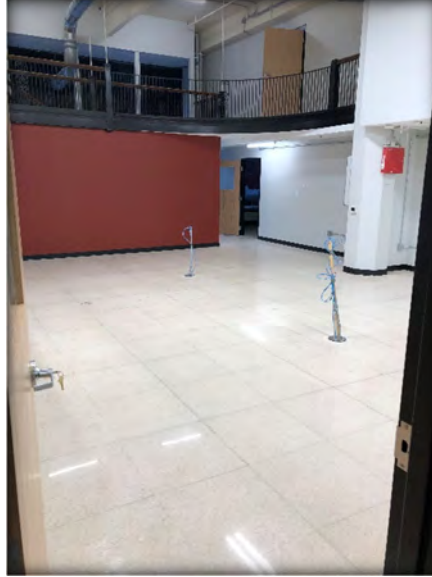
**Computer Application/Safety Training Room**



**Labor Solutions of Milwaukee – Future Branch Location Proposal**

**1670 S. 11<sup>th</sup> Street, Milwaukee, WI**

**Internal Staff Work Area**



**Internal Staff Lunchroom**



**Labor Solutions of Milwaukee – Future Branch Location Proposal**

**1670 S. 11<sup>th</sup> Street, Milwaukee, WI**

**Exit to Loading Area & Rear Parking (Proposed Transportation Hub Area)**





# ALTA/ACSM LAND TITLE SURVEY

## FHA PROJECT NO. 075-11182

### SCHUSTER HISTORIC BUILDING MILWAUKEE COUNTY, WISCONSIN

Surveyor's Report U.S. Department of Housing  
and Urban Development  
Office of Housing  
OMB Approval No. 2502-0588 (Exp. 04/30/2014)

Known as 1020-1030 West Mitchell Street and 1635-1663 South 10th Street, in the City of Milwaukee, Milwaukee County, Wisconsin

Parcel A:  
The West 3.81 feet of Lot 14 and all of Lots 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24, together with the vacated alley lying between Lots 17 and 18, and the vacated alley lying North adjacent to said Lots 18 through 22 inclusive, in Block 141 in L. W. Weeks' Subdivision in the Northwest 1/4 of Section 5, Town 6 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Parcel B:  
Lots 5, 6, 7, 8, 9, 10, 11, 12, 25, 26, 27, 28, 29, 30, 31, 32, 33 and 34, in Block 141 in L. W. Weeks' Subdivision in the Northwest 1/4 of Section 5, Town 6 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.  
EXCEPT that part of Lot 12 conveyed to the City of Milwaukee in Deed recorded as Document No. 2358581.

APN: 461-1378-110-6

Prepared for: Schuster Historic Building, LLC

Survey No. 152039-BMU

#### A. Basis of Bearings

Bearings are based on the East line of South 11th Street, which is assumed to bear South 00°02'04" West.

#### B. Title Commitment

This survey was prepared based on First American Title Insurance Company title commitment number NCS-555719-MKE, Pro Forma Policy, which lists the following easements and/or restrictions from schedule B-II:

- 1, 8-16. Not survey related.
2. Easements, if any, of the public or any school district, utility, municipality or person, as provided in Section 80.32(4) of the Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements or service in that portion of the subject premises which were formerly a part of an alley now vacated. Affects site by location - shown.
3. Utility easement granted by Ed Schuster & Co., Incorporated to Wisconsin Electric Power Company and Wisconsin Telephone Company, their successors and assigns by an instrument dated October 31, 1956 and recorded November 16, 1956 in Volume 3543 of Deeds on page 143 as Document No. 3539801. Affects site by location - shown.
4. Utility easement granted by The G & S Corporation to Wisconsin Electric Power Company, its successors and assigns by an instrument dated December 23, 1964 and recorded February 4, 1965 on Real 232, Image 742 as Document No. 4158412. Affects site by location - shown.
5. Covenants, Conditions and Restrictions contained in Resolution, designating the West Mitchell Historic District, adopted by the Common Council of the City of Milwaukee on April 15, 1986, as File No. 84-1397, a certified copy of which was recorded in the Milwaukee County Register of Deeds on May 15, 1986 on Real 1882, Image 406, as Document No. 5915108. Affects site by location - general in nature, cannot be plotted.
6. Easement granted in Purchase and Sale of Easement and Lease and Successor Lease disclosed by Memorandum of Purchase and Sale of Easement and Lease and Successor Lease recorded December 4, 2003, as Document No. 8696090. Affects site by location - general in nature, cannot be plotted.
7. Easement granted in Purchase and Sale of Easement and Lease and Successor Lease disclosed by Memorandum of Purchase and Sale of Easement and Lease and Successor Lease recorded December 4, 2003, as Document No. 8696091. Affects site by location - general in nature, cannot be plotted.

#### C. Flood Note

According to Flood Insurance Rate Map of the City of Milwaukee, community panel number 50079C0093E, effective date of September 26, 2008, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)

#### D. Parking Spaces

There are 175 regular and 9 handicapped parking spaces marked on this site.

#### E. Municipal Zoning

Information obtained by surveyor:  
The basic zoning information listed below is taken from municipal codes and does not reflect all regulations that may apply - site is zoned LB-2

- Minimum front setback - none
- Minimum front setback - average
- Minimum side street - none
- Maximum side street - 0'
- Sideyard setback - none
- Rearyard setback - none
- Minimum height - 10'
- Maximum height - 60'

#### F. Notes

- There is no observable evidence of current earth moving work, building construction or building additions as of the field date of this survey.
- There are no changes in street right of way lines if information is available from the controlling jurisdiction as of the field date of this survey.
- There is no observable evidence of recent street or sidewalk construction or repairs as of the field date of this survey.
- There is no observable evidence of site used as a solid waste dump, sump or sanitary landfill as of the field date of this survey.
- There is no observable evidence of wetland flags on the site, as of the field date of this survey.

I hereby certify to U.S. Department of Housing and Urban Development (HUD), their successors and assigns, Schuster Historic Building, LLC, a Wisconsin limited liability company, its successors and assigns, Alliant Credit Facility A.P., L.L.C., a Florida limited liability partnership, its successors and assigns, Alliant Credit Facility A.P., L.L.C., a Florida limited liability company, its successors and assigns, U.S. Bank National Association, its successors and assigns, First American Title Insurance Company and to their successors and assigns, Berkshire Commercial Mortgage LLC, its successors and/or assigns, that:

I made an on the ground survey per record description of the land shown herein located in City of Milwaukee, Milwaukee County, Wisconsin, on August 28, 2013, and that it and this map was made in accordance with the HUD Survey Instructions and Report, HUD 92457M, and the requirements for an ALTA/ACSM Land Title Survey, as defined in the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys.

To the best of my knowledge, belief and information, except as shown hereon: There are no encroachments other way across property lines; the lines and lines of actual possession are the same; and the premises are free of any 100/500 year return frequency flood hazard, and such flood free condition is shown on the Federal Flood Insurance Rate Map, Community Panel No. 50079C0093E.

Eric R. Sturm  
Registered Land Surveyor  
Registration No. S-2309



THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

I certify that, on August 28, 2013, I made a survey of the premises standing in the name of Schuster Historic Building, LLC situated in the City of Milwaukee, Milwaukee County, Wisconsin, known as street number 1020-1030 West Mitchell Street, and shown on the accompanying survey entitled: ALTA/ACSM Land Title Survey.

I made a careful inspection of said premises and of the buildings located thereon at the time of making such survey, and on such later inspection, I found said premises to be standing in the name of Schuster Historic Building, LLC.

In my professional opinion, the following information reflects the conditions observed on the date of the last site inspection or disclosed in the process of researching title to the premises, and I further certify that such conditions are shown on the survey map/draft dated August 28, 2013 or has/have been updated thereon under Revision Date \_\_\_\_\_

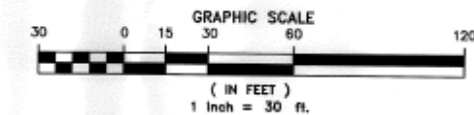
1. Rights of way, old highways or abandoned roads, lanes or driveways, drains, sewer or water pipes over and across said premises: Vacated Public Alley exists within property.
2. Springs, streams, rivers, ponds or lakes located, bordering on or running through said premises: None.
3. Cemeteries or family burying grounds located on said premises: None.
4. Electricity, or electromagnetic/communications signal, towers, antennas, lines, or line supports located on, overhanging or crossing said premises: Overhead wires and electrical transformer exist across property.
5. Disputed boundaries or encroachments: Existing building on property encroaches into public alley on East side. Soffit on the South side of existing building encroaches into street right-of-way. A sign on the Southwest corner of existing building encroaches into street right-of-way.
6. Earth moving work, building construction, or building additions within recent months: None visible.
7. Building or possession lines: Existing buildings, pavement, and fences shown. Building wall on East side of property is independent.
8. Recent street or sidewalk construction and/or any change in street lines either completed or proposed by and available from the controlling jurisdiction: None.
9. Flood hazard: Zone X, areas determined to be outside the 0.2% annual chance flood. FEMA FIRM 50079C0093E September 26, 2008.
10. Site used as a solid waste dump, sump, or sanitary landfill: None.

Surveyor's Name: Eric R. Sturm License Number: S-2309 Signature: *Eric R. Sturm*

Previous editions are obsolete: HUD-92457M (Rev. October, 2003) Surveyor's Report HUD-92457M (Rev. 05/11)

#### LEGEND

- ( ) INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MARKER
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- BILLBOARD
- AIR CONDENSER
- CONTROL BOX
- TRAFFIC SIGNAL
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- LIGHT POLE
- SPOT/POND/PEDESTAL LIGHT
- HANDICAPPED PARKING
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- MARKED ELECTRIC
- OVERHEAD WIRES
- BUREAU ELEC. SERV.
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- FO-MARKED FIBER OPTIC
- INDICATES EXISTING CENTRE ELEVATION
- SPOT ELEVATION



DIGGERS HOTLINE # 2012-28-03295

R.A. Smith National, Inc.

Beyond Surveying  
and Engineering

1615 N. Deerpark Road, Brookfield, WI 53005-0008  
262-781-1200 Fax 262-781-7070 www.ra-smith.com  
Milwaukee, WI Chicago, IL St. Louis, MO  
S:\152039\909eg\_A3521230\had.DWG 1:1639 W. MITCHELL ST  
SHEET 1 OF 1

R.A. Smith National, Inc.



# ALTA/ACSM LAND TITLE SURVEY

## FHA PROJECT NO. 075-11182 SCHUSTER HISTORIC BUILDING MILWAUKEE COUNTY, WISCONSIN

Surveyor's Report U.S. Department of Housing  
and Urban Development  
Office of Housing  
OMB Approval No. 2502-0598 (Exp. 04/30/2014)

Known as 1020-1030 West Mitchell Street and 1635-1663 South 10th Street, in the City of Milwaukee, Milwaukee County, Wisconsin

Parcel A:  
The West 3.81 feet of Lot 14 and all of Lots 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24, together with the vacated alley lying between Lots 17 and 18, and the vacated alley lying North adjacent to said Lots 18 through 22 inclusive, in Block 141 in L. W. Week's Subdivision in the Northwest 1/4 of Section 5, Town 6 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Parcel B:  
Lots 5, 6, 7, 8, 9, 10, 11, 12, 25, 26, 27, 28, 29, 30, 31, 32, 33 and 34, in Block 141 in L. W. Week's Subdivision in the Northwest 1/4 of Section 5, Town 6 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.  
EXCEPT that part of Lot 12 conveyed to the City of Milwaukee in Deed recorded as Document No. 2358581.

APN: 461-1378-110-6

Prepared for: Schuster Historic Building, LLC

Survey No. 152039-BM

### A. Basis of Bearings

Bearings are based on the East line of South 11th Street, which is assumed to bear South 00°02'04" West.

### B. Title Commitment

This survey was prepared based on First American Title Insurance Company title commitment number NCS-555719-MKE, Pro Forma Policy, which lists the following easements and/or restrictions from schedule B-II:

1, 8-16. Not survey related.

2. Easements, if any, of the public or any school district, utility, municipality or person, as provided in Section 80.32(4) of the Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements or service in that portion of the subject premises which were formerly a part of an alley now vacated. Affects site by location - shown.

3. Utility easement granted by Ed Schuster & Co., Incorporated to Wisconsin Electric Power Company and Wisconsin Telephone Company, their successors and assigns by an instrument dated October 31, 1956 and recorded November 16, 1956 in Volume 3643 of Deeds on page 143 as Document No. 3539901. Affects site by location - shown.

4. Utility easement granted by The G & S Corporation to Wisconsin Electric Power Company, its successors and assigns by an instrument dated December 23, 1964 and recorded February 4, 1965 on Reel 232, Image 742 as Document No. 4158412. Affects site by location - shown.

5. Covenants, Conditions and Restrictions contained in Resolution, designating the West Mitchell Historic District, adopted by the Common Council of the City of Milwaukee on April 15, 1986, as File No. 84-1397, a certified copy of which was recorded in the Milwaukee County Register of Deeds on May 15, 1986 on Reel 1882, Image 406, as Document No. 5915108. Affects site by location - general in nature, cannot be plotted.

6. Easement granted in Purchase and Sale of Easement and Lease and Successor Lease disclosed by Memorandum of Purchase and Sale of Easement and Lease and Successor Lease recorded December 4, 2003, as Document No. 8695090. Affects site by location - general in nature, cannot be plotted.

7. Easement granted in Purchase and Sale of Easement and Lease and Successor Lease disclosed by Memorandum of Purchase and Sale of Easement and Lease and Successor Lease recorded December 4, 2003, as Document No. 8695091. Affects site by location - general in nature, cannot be plotted.

### C. Flood Note

According to Flood Insurance Rate Map of the City of Milwaukee, community panel number 55079C0093E, effective date of September 26, 2008, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)

### D. Parking Spaces

There are 176 regular and 9 handicapped parking spaces marked on this site.

### E. Municipal Zoning Information

The basic zoning information listed below is taken from municipal codes and does not reflect all regulations that may apply - site is zoned LB-2

- Minimum front setback - none
- Maximum front setback - average
- Minimum side street - none
- Maximum side street - 5'
- Sideyard setback - none
- Rearyard setback - none
- Minimum height - 18'
- Maximum height - 60'

### F. Notes

There is no observable evidence of current earth moving work, building construction or building additions as of the field date of this survey.

There are no changes in street right of way lines if information is available from the controlling jurisdiction as of the field date of this survey.

There is no observable evidence of recent street or sidewalk construction or repairs as of the field date of this survey.

There is no observable evidence of site used as a solid waste dump, sump or sanitary landfill as of the field date of this survey.

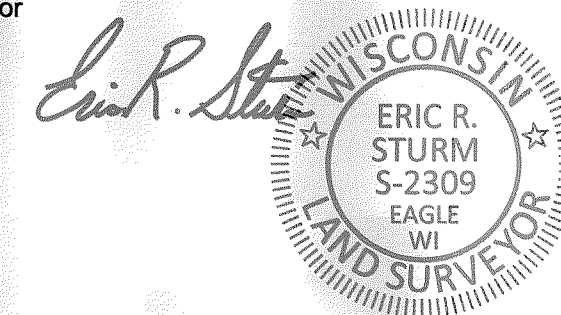
There is no observable evidence of wetland flags on the site, as of the field date of this survey.

I hereby certify to U.S. Department of Housing and Urban Development (HUD), their successors and assigns, Schuster Historic Building, LLC, a Wisconsin limited liability company, its successors and assigns, Alliant Credit Facility, LTD., a Florida limited partnership, its successors and assigns, Alliant Credit Facility ALP, LLC, a Florida limited liability company, its successors and assigns, U.S. Bank National Association, its successors and assigns, First American Title Insurance Company and to their successors and assigns, Berkadia Commercial Mortgage LLC, its successors and/or assigns, that:

I made an on the ground survey per record description of the land shown hereon located in City of Milwaukee, Milwaukee County, Wisconsin, on August 28, 2013; and that it and this map was made in accordance with the HUD Survey Instructions and Report, HUD 92457M, and the requirements for an ALTA/ACSM Land Title Survey, as defined in the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys.

To the best of my knowledge, belief and information, except as shown hereon: There are no encroachments either way across property lines; title lines and lines of actual possession are the same; and the premises are free of any 100/500 year return frequency flood hazard, and such flood free condition is shown on the Federal Flood Insurance Rate Map, Community Panel No. 55079C0093E.

Eric R. Sturm  
Registered Land Surveyor  
Registration No. S-2309

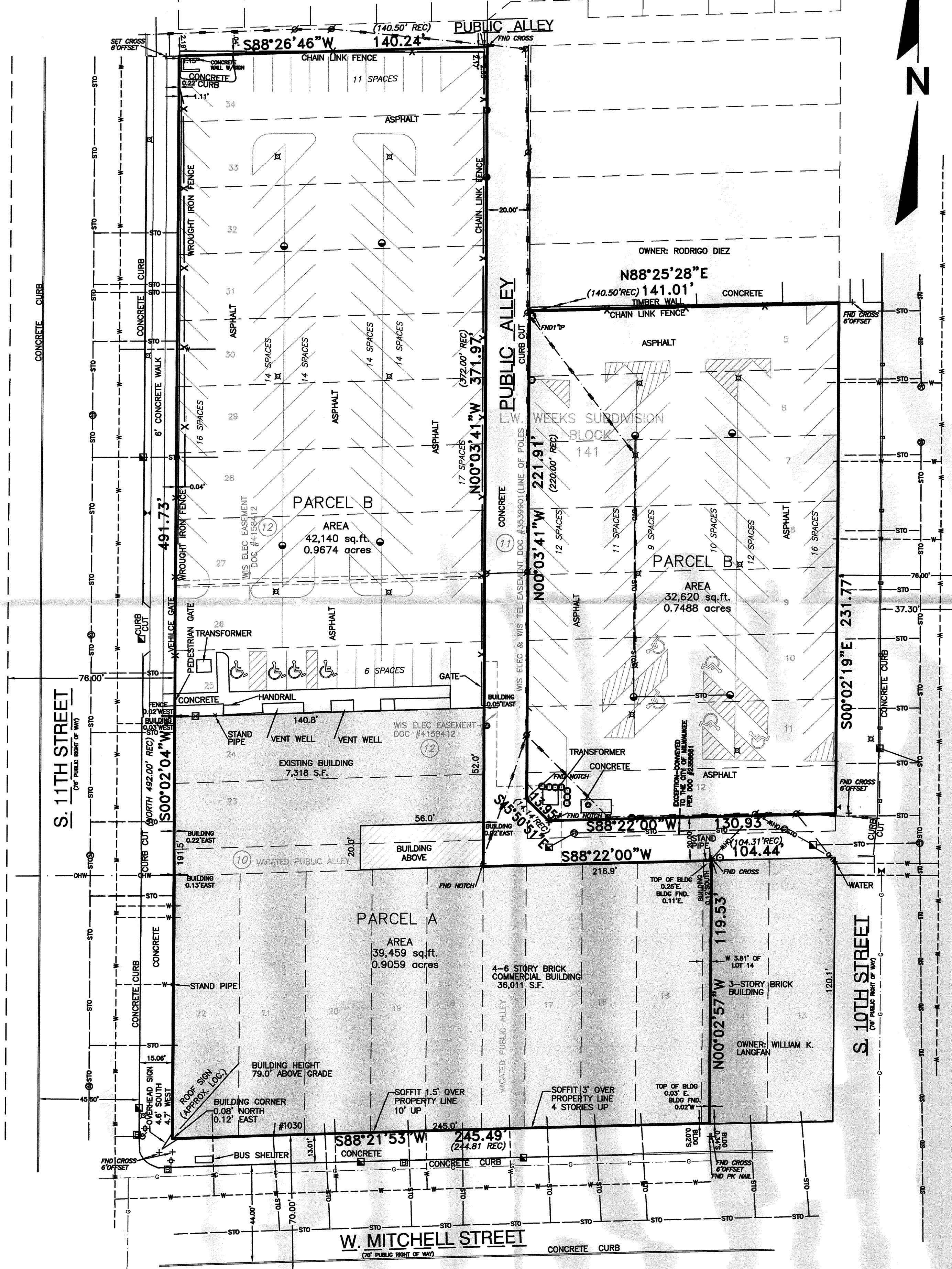


THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.  
(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

DIGGERS HOTLINE # 2012-28-03225

**R.A. Smith National, Inc.**  
Beyond Surveying  
and Engineering

16745 W. Bluemound Road, Brookfield WI 53005-9298  
262-781-1000 Fax 262-797-7373, www.ra-smithnational.com  
Appleton, WI Orange County, CA Pittsburgh, PA  
S:\5152039\dwg\ASS21D30.hud.DWG\1030 W. MITCHELL ST



I certify that, on August 28, 2013, I made a survey of the premises standing in the name of Schuster Historic Building, LLC situated in the City of Milwaukee, Milwaukee County, Wisconsin, known as street number 1020-1030 West Mitchell Street, and shown on the accompanying survey entitled: ALTA/ACSM Land Title Survey.  
I made a careful inspection of said premises and of the buildings located thereon at the time of making such survey, and on such latter inspection, I found said premises to be standing in the name of: Schuster Historic Building, LLC.

In my professional opinion, the following information reflects the conditions observed on the date of the last site inspection or disclosed in the process of researching title to the premises, and I further certify that such conditions are shown on the survey map dated August 28, 2013 or has/have been updated thereon under Revision Date \_\_\_\_\_

- Rights of way, old highways or abandoned roads, lanes or driveways, drains, sewer or water pipes over and across said premises: Vacated Public Alley exists within property.
- Springs, streams, rivers, ponds or lakes located, bordering on or running through said premises: None.
- Cemeteries or family burying grounds located on said premises: None.
- Electricity, or electromagnetic/communications signal, towers, antenna, lines, or line supports located on, overhanging or crossing said premises: Overhead wires and electrical transformer exist across property.
- Disputed boundaries or encroachments. Existing building on property encroaches into public alley on East side. Soffit on the South side of existing building encroaches into street right-of-way. A sign on the Southwest corner of existing building encroaches into street right-of-way.
- Earth moving work, building construction, or building additions within recent months: None visible.
- Building or possession lines. Existing buildings, pavement, and fences shown. Building wall on East side of property is independent.
- Recent street or sidewalk construction and/or any change in street lines either completed or proposed by and available from the controlling jurisdiction: None.
- Flood hazard. Zone X, areas determined to be outside the 0.2% annual chance flood. FEMA FIRM 55079C0093E September 26, 2008.
- Site used as a solid waste dump, sump, or sanitary landfill: None.

Surveyor's Name: Eric R. Sturm License Number: S-2309 Signature: *Eric R. Sturm*

Previous editions are obsolete: Surveyor's Report HUD-92457M (Rev. 05/11)  
Replaces form HUD-92457M (Rev. October, 2003)

### LEGEND

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- WATERMAIN
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- BUREAU ELEC. SERV.
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- INDICATES EXISTING CONTOUR ELEVATION
- 780.0 INDICATES EXISTING SPOT ELEVATION

