

ALTA/ACSM LAND TITLE SURVEY

KNOWN AS 1132 E. KNAPP STREET, IN THE CITY OF MILWAUKEE,
COUNTY OF MILWAUKEE, STATE OF WISCONSIN

PARCEL A:
ALL THAT PART OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 8603, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN ON DECEMBER 29, 1998 IN REEL 4468, IMAGES 1316 TO 1318, INCLUSIVE, AS DOCUMENT NUMBER 7658730, WHICH WAS FORMERLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 1, 2, 4, 5 AND 7, ALL IN SUBDIVISION OF LOTS 4 AND A PART OF LOT 8, IN BLOCK 196, IN ROGERS ADDITION, IN THE SOUTHEAST 1/4 OF SECTION 21, IN TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

PARCEL B:
ALL THAT PART OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 8603, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN ON DECEMBER 29, 1998 IN REEL 4468, IMAGES 1316 TO 1318, INCLUSIVE, AS DOCUMENT NUMBER 7658730, WHICH WAS FORMERLY A PART OF:

THE WEST 140 FEET OF LOT 8 AND THE WEST 140 FEET OF THE SOUTH 21 FEET OF LOT 6, BLOCK 196, ROGERS ADDITION TO MILWAUKEE IN FRACTIONAL LOTS 7 AND 8 IN SECTION 21, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE AND STATE OF WISCONSIN.

SAID PARCELS A AND B ALSO BEING DESCRIBED AS:
ALL OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 8603, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN ON DECEMBER 29, 1998, IN REEL 4468, IMAGES 1316 TO 1318, INCLUSIVE, AS DOCUMENT NUMBER 7658730, BEING A DIVISION OF A PART OF LOTS 1 AND 6, IN BLOCK 196, ROGERS ADDITION TO MILWAUKEE IN FRACTIONAL LOTS 7 AND 8 AND LOTS 1, 2, 4, 5 AND 7, ALL IN SUBDIVISION OF LOTS 4 AND A PART OF LOT 8, IN BLOCK 196 IN ROGERS ADDITION, IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, IN TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

DECEMBER 7, 2009 8MNPTR PROPERTIES TRUST SURVEY NO. 102678-M9

A. BASIS OF BEARINGS
BEARINGS ARE BASED ON THE NORTH LINE OF EAST KNAPP STREET WHICH IS ASSUMED TO BEAR SOUTH 89°15'01" WEST

B. TITLE COMMITMENT
THIS SURVEY WAS PREPARED BASED ON LAWYERS TITLE INSURANCE CORPORATION TITLE COMMITMENT NO. WA256846 REVISION 7, EFFECTIVE DATE OF OCTOBER 10, 2009, WHICH LISTS THE FOLLOWING ITEMS FROM SCHEDULE B-II:

- 1.- 11. NOT SURVEY RELATED
12. RESTRICTION AS SHOWN ON CERTIFIED SURVEY MAP NO. 8603, RECORDED DECEMBER 29, 1998 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN AS DOCUMENT NUMBER 7658730, STATING THAT "UTILITY LINES TO PROVIDE ELECTRIC POWER AND TELEPHONE SERVICE AND CABLE TELEVISION OR COMMUNICATIONS SYSTEMS LINES OR CABLES TO ALL LOTS IN THE SUBDIVISION SHALL BE INSTALLED UNDERGROUND IN EASEMENTS PROVIDED THEREFORE. DOES NOT AFFECT SITE BY LOCATION - GENERAL IN NATURE, CANNOT BE PLOTTED
13. EASEMENT RIGHTS ASSOCIATED WITH THE UNDERGROUND PASSAGEWAY BETWEEN THE MASONRY BUILDING AND THE BRICK STUCCO BUILDING - AS SAID PASSAGEWAY IS DEPICTED ON CERTIFIED SURVEY MAP NO. 8603, RECORDED DECEMBER 29, 1998 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN AS DOCUMENT NUMBER 7658730, AFFECTS SITE BY LOCATION - SHOWN
14. INTENTIONALLY DELETED.
15. TERMS, PROVISIONS AND CONDITIONS OF A PARTY WALL AGREEMENT RECORDED JANUARY 12, 1989 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN IN REEL 4476, IMAGE 2218 AS DOCUMENT NUMBER 7658997, AFFECTS SITE BY LOCATION - SHOWN
16. INTENTIONALLY DELETED.
17. NOT SURVEY RELATED

C. FLOOD NOTE
ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF MILWAUKEE, COMMUNITY PANEL NO. 590278 0005B, EFFECTIVE DATE OF MARCH 1, 1982, THIS SITE FALLS IN ZONE O (AREAS OF MINIMAL FLOODING)

D. MUNICIPAL ZONING
THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY - SITE IS ZONED OIA (HIGH DENSITY RESIDENTIAL)

FRONT SETBACK - AVERAGE, NOT MORE THAN 10.0' FEET
SIDEYARD SETBACK - 3.0' FEET - TOTAL - 8' FEET
REARYARD SETBACK - 10.00' FEET
MAXIMUM HEIGHT - NONE - MINIMUM 20.00' FEET

E. PARKING SPACES
SURFACE PARKING NOT STRIPPED.

TO: LAWYERS TITLE INSURANCE CORPORATION
8PTMR TRUST A MARYLAND REAL ESTATE PROPERTY TRUST
REIT MANAGEMENT & RESEARCH, LLC

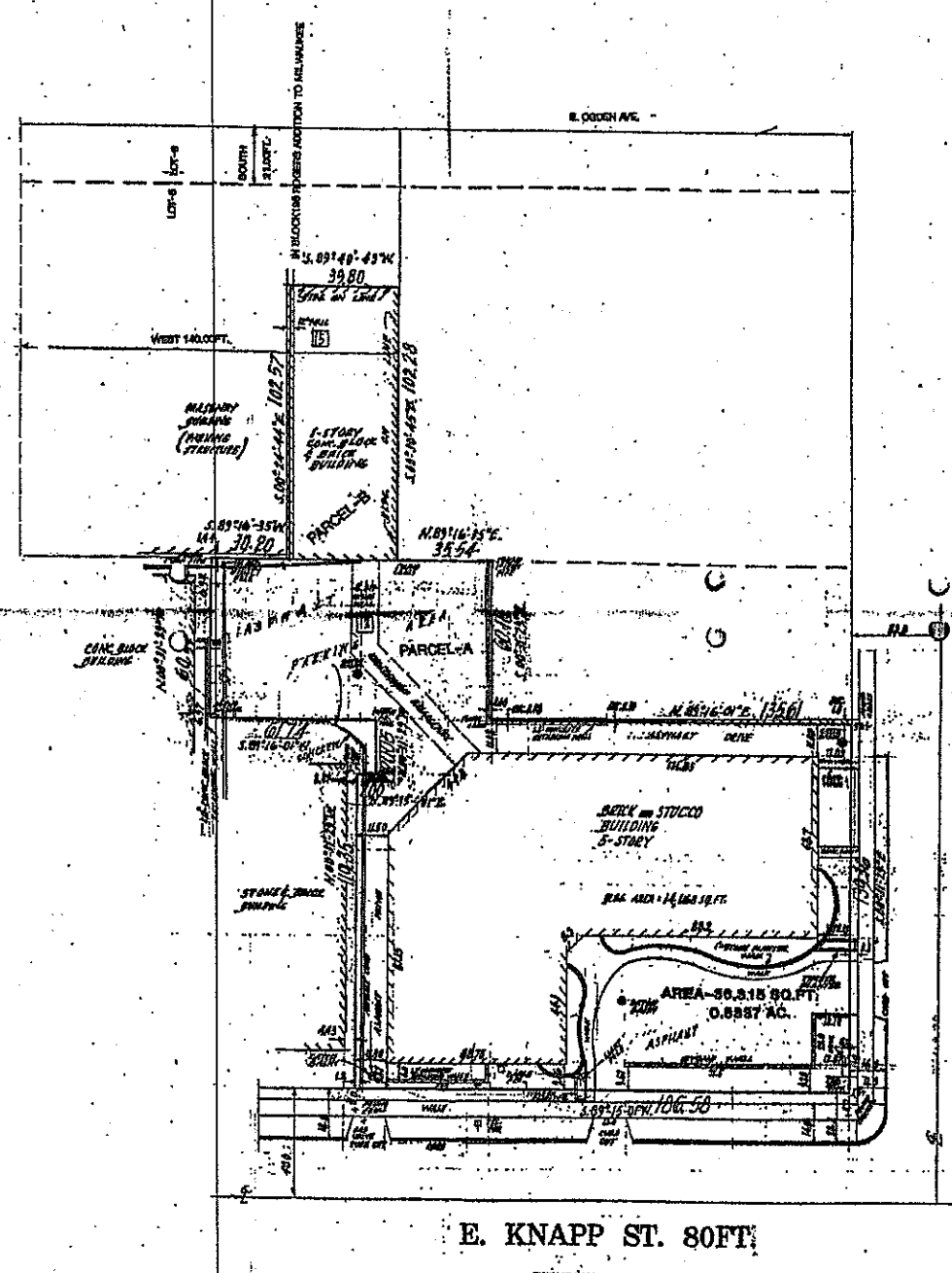
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND INCLUDES ITEMS 1, 2, 4, 7(A), 8, 9, 10, AND 11(A) OF TABLE 'A' THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THE MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF SURVEY: DECEMBER 7, 2009

STEPHAN Q. SOUTHWELL
REGISTERED LAND SURVEYOR
REGISTRATION NO. S-1939

National Survey & Engineering
A Division of N.S.A. Smith & Associates, P.C.

262-781-1000
Fax 262-797-7373
16745 W. Blinwood Road
Suite 200
Brookfield, WI 53005-5938
www.nseinc.com
162926ASCS01000M9

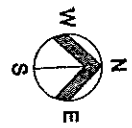
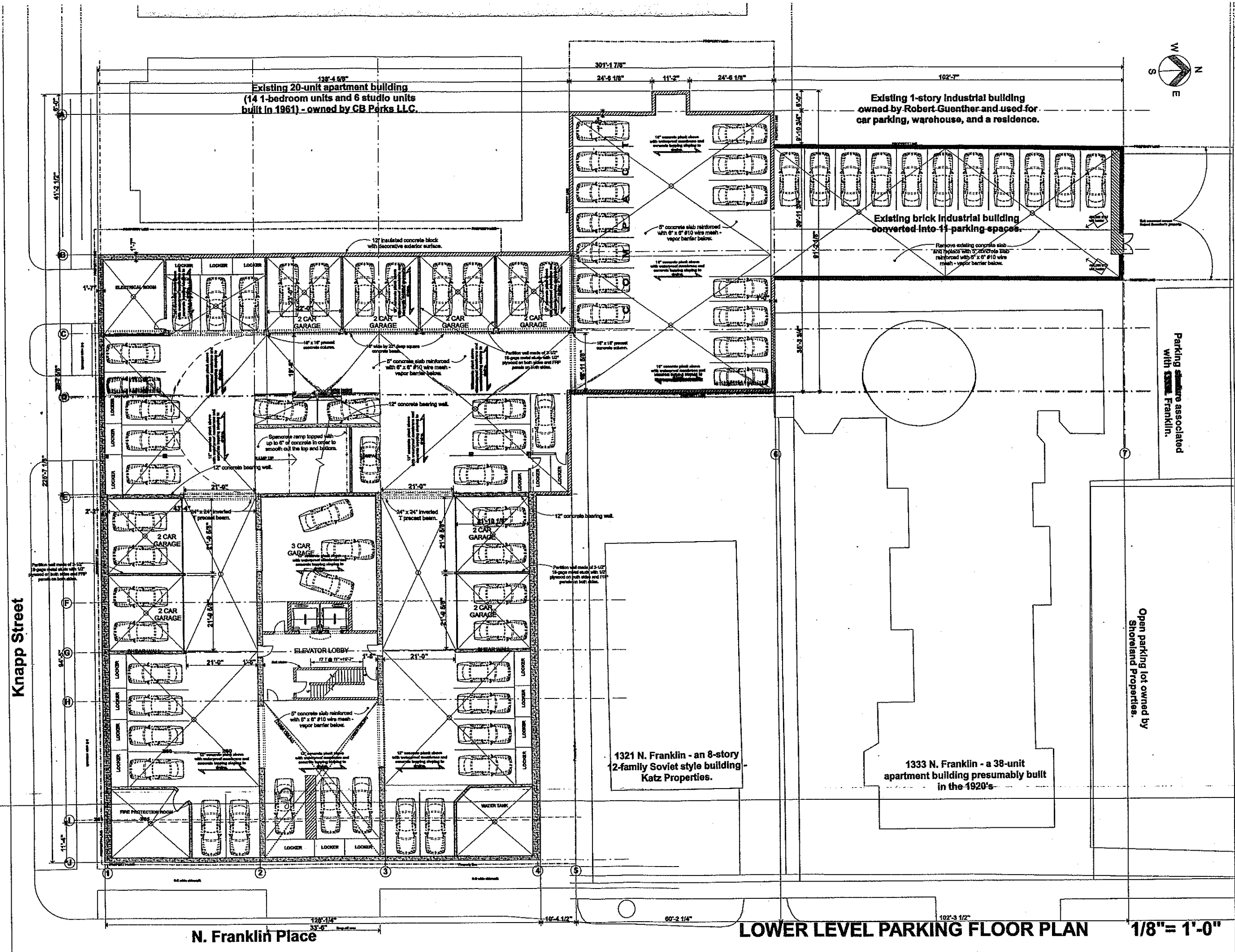


N. FRANKLIN PL. 66FT.
(PUBLIC RIGHT OF WAY)

E. KNAPP ST. 80FT.
(PUBLIC RIGHT OF WAY)

SCALE 1"=10'

National Survey & Engineering



Existing 20-unit apartment building
(14 1-bedroom units and 6 studio units
built in 1961) - owned by CB Parks LLC.

Existing 1-story industrial building
owned by Robert Guenther and used for
car parking, warehouse, and a residence.

Existing brick industrial building
converted into 11 parking spaces.

1321 N. Franklin - an 8-story
12-family Soviet style building -
Katz Properties.

1333 N. Franklin - a 38-unit
apartment building presumably built
in the 1920's

Parking structure associated
with Essex Franklin.

Open parking lot owned by
Shoreland Properties.

Knapp Street

N. Franklin Place

LOWER LEVEL PARKING FLOOR PLAN

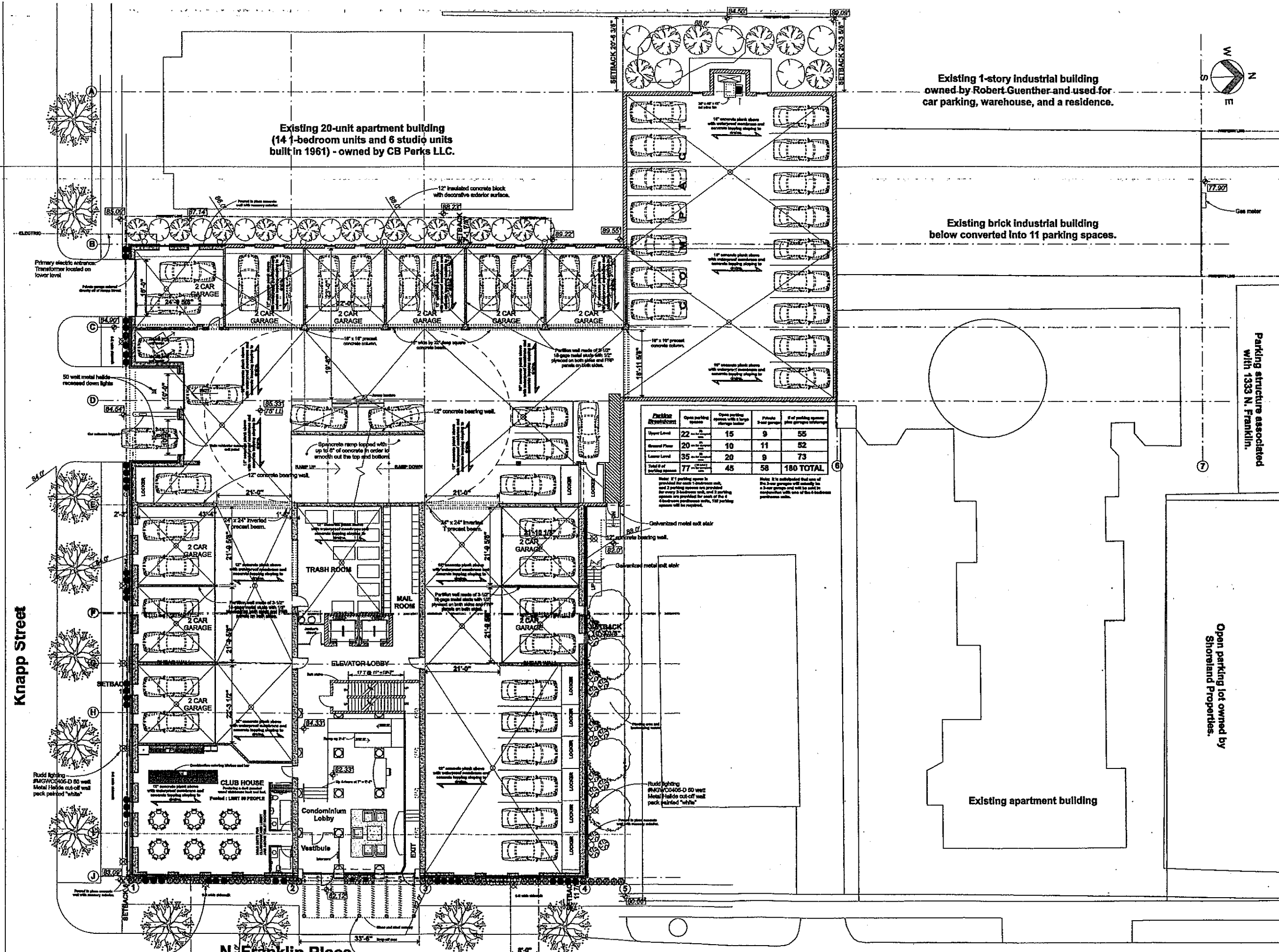
1/8" = 1'-0"

R E N E R
 a r c h i t e c t s
 461 EAST BEE STREET, MILWAUKEE, WI 53212 TEL: 414-224-4527 FAX: 414-224-4528

1313 N. Franklin Place
 Milwaukee, Wisconsin

Break Water
 CONDOMINIUMS

SHEET NO.:
 DATE: 5-22-07
 DRAWN BY: S2870.00
 CHECKED BY:
 FLOOR PLAN



Existing 1-story industrial building
owned by Robert Guenther and used for
car parking, warehouse, and a residence.

Existing 20-unit apartment building
(14 1-bedroom units and 6 studio units
built in 1961) - owned by CB Perks LLC.

Existing brick industrial building
below converted into 11 parking spaces.

Parking structure associated
with 1333 N. Franklin.

Open parking lot owned by
Shoreland Properties.

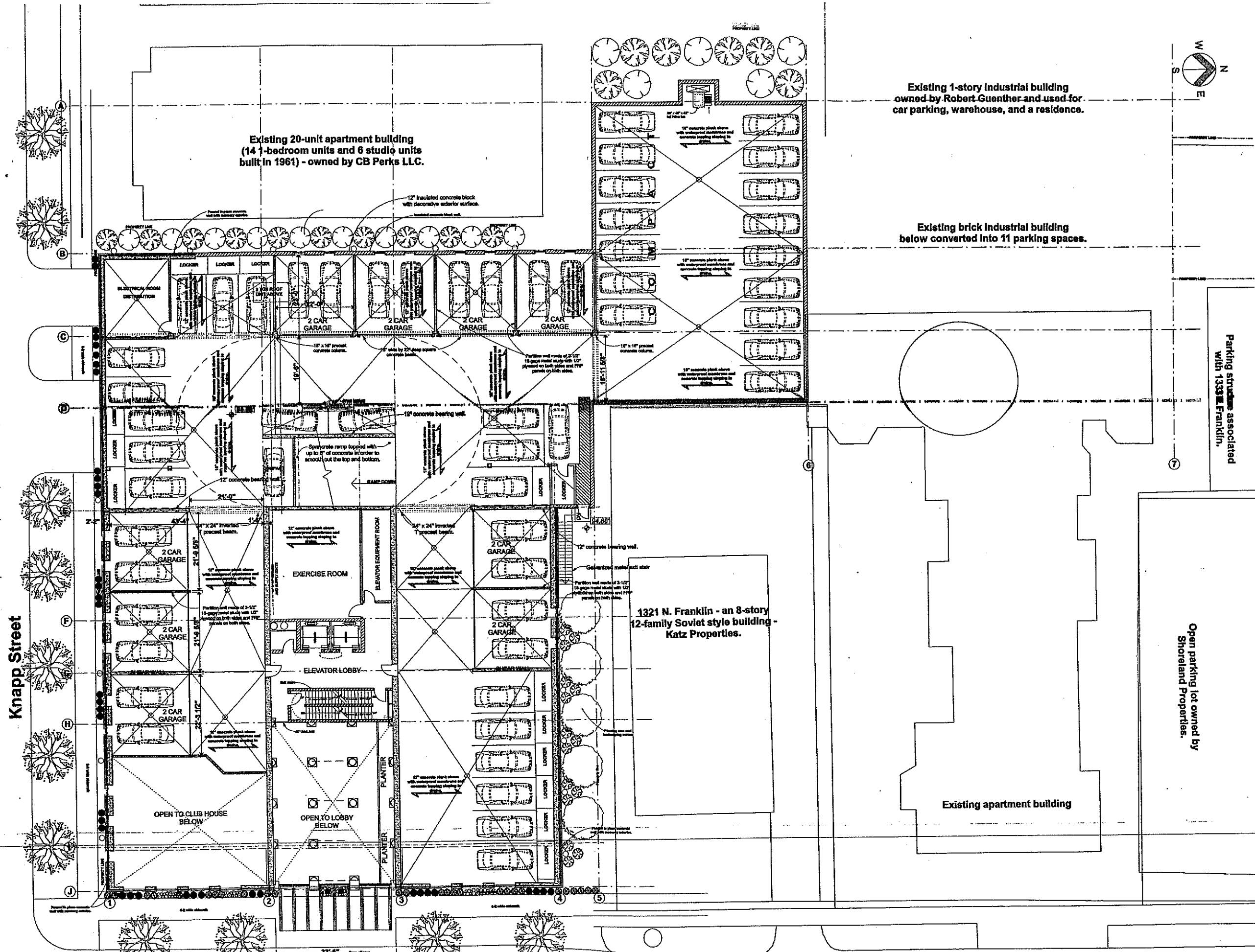
Existing apartment building

Parking System/Level	Open parking spaces	Open parking spaces with large storage trailers	Private 3-car garages	# of parking spaces after garage reduction
Upper Level	22	15	9	55
Ground Floor	20	10	11	52
Lower Level	35	20	9	73
Total # of parking spaces	77	45	58	180 TOTAL

Note: 11 parking spaces in private 3-car garages and 2 parking spaces are provided for every 2-bedroom unit, and 2 parking spaces are provided for each of the 4 studio-unit penthouses with 132 parking spaces will be required.

Note: It is anticipated that one of the 3-car garages will actually be a 2-car garage and will be sold to be converted with one of the 4-bedroom penthouses units.

GROUND LEVEL PARKING FLOOR PLAN 1/8" = 1'-0"



Existing 1-story industrial building owned by Robert Guenther and used for car parking, warehouse, and a residence.

Existing brick industrial building below converted into 11 parking spaces.

Parking structure associated with 1333 N. Franklin.

Open parking lot owned by Shoreland Properties.

1321 N. Franklin - an 8-story 12-family Soviet style building - Katz Properties.

N. Franklin Place

UPPER LEVEL PARKING FLOOR PLAN

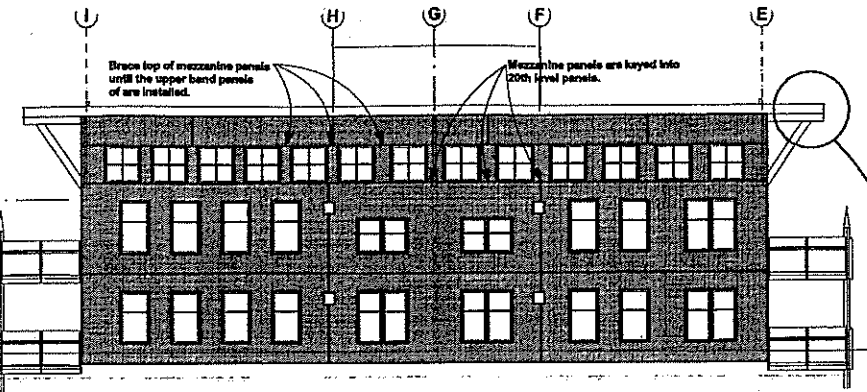
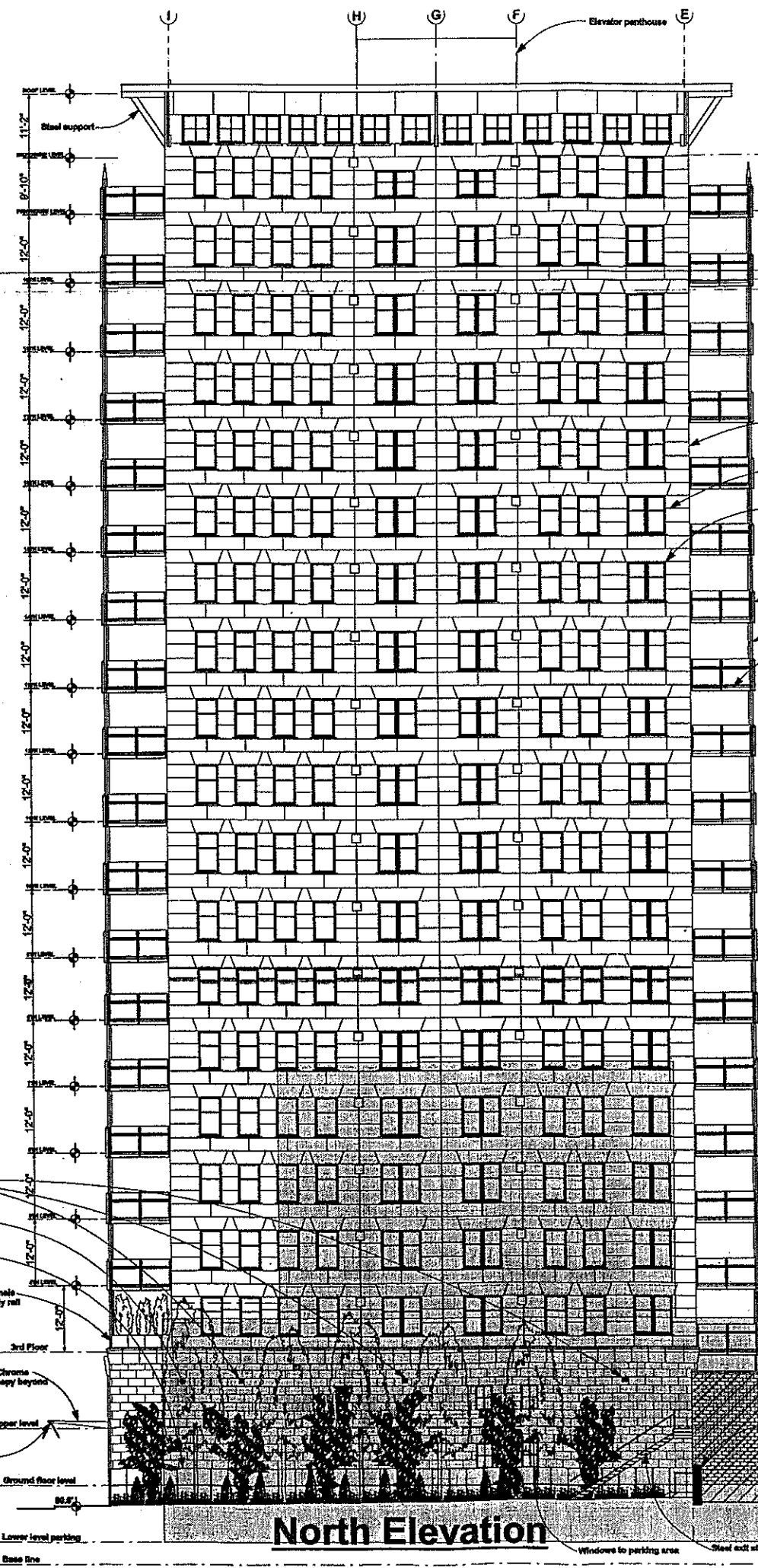
1/8" = 1'-0"

RENNER Architects, Inc.
4600 WEST STREET MILWAUKEE, WI 53212 TEL: 414-754-1400 FAX: 414-754-1401

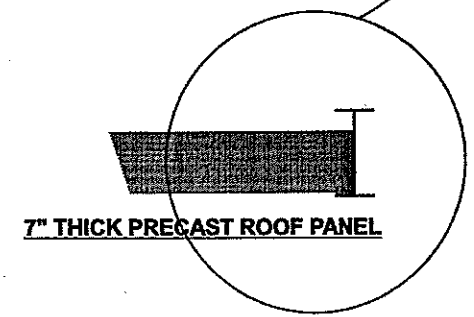
1313 N. Franklin Place
Milwaukee, Wisconsin

Breakwater CONDOMINIUMS

Sheet No.:
Date: 5-22-07
Job #: 52973.00
Scale:
FLOOR PLAN



7" THICK PRECAST PANELS NORTH ELEVATION



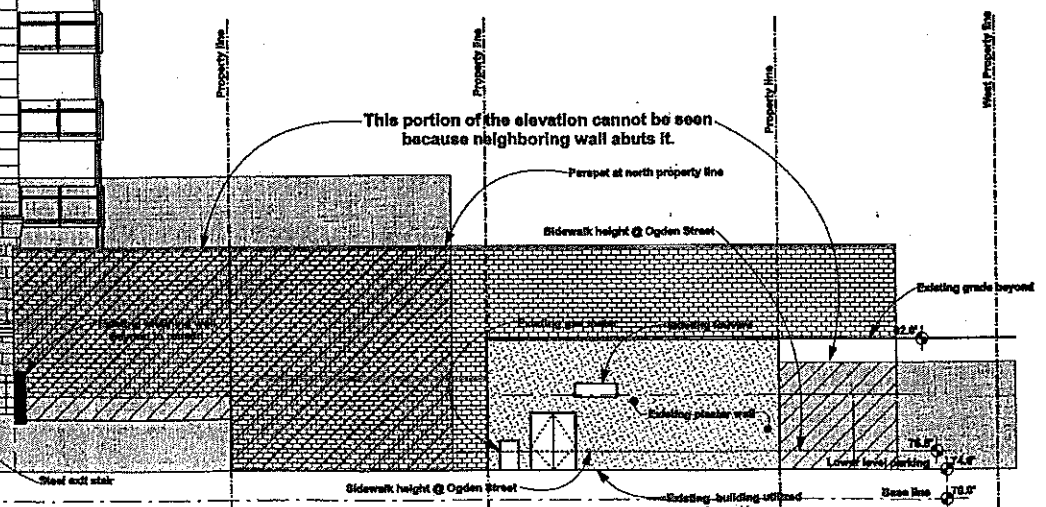
7" THICK PRECAST ROOF PANEL

- Precast concrete panels: ICP International Concrete - Products color white
- Caulking between concrete panels and around windows: Tremco color white
- Windows and patio doors: clear double low-E glass, aluminum thermally broken frames painted Watsew Window color bone white
- Brushed stainless steel rail with tempered glass panels (alternate galvanized)
- Galvanized square tube columns
- Precast concrete decks painted white with Tnemcrete paint, 1/2" wood decking

Note: Existing grades to be verified with a site survey

- Fixed #90WC0405-D 60-watt metal halide downlight
- Quartzite beige stone panels (alternate precast panels in white to match tower)
- Stone base: Atlantic Green granite with brushed surface
- 3/8" buff glass tempered glass panels with aluminum cap to provide safety rail
- 94.87' 3rd Floor
- Glass & Chrome entry canopy beyond
- 94.87' Upper level
- Incandescent flood lights at the end of every other stair.
- 94.85' Ground floor level
- 74.8' Lower level parking
- 78.8' Base line

North Elevation



REVISIONS BY

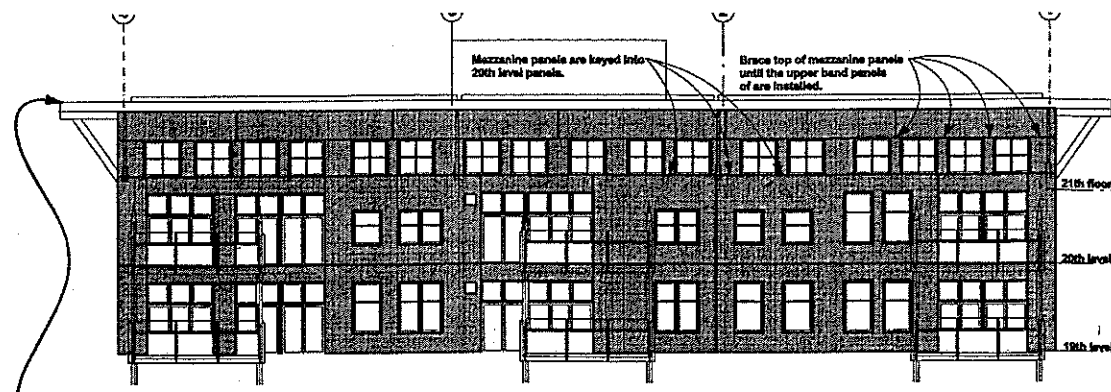
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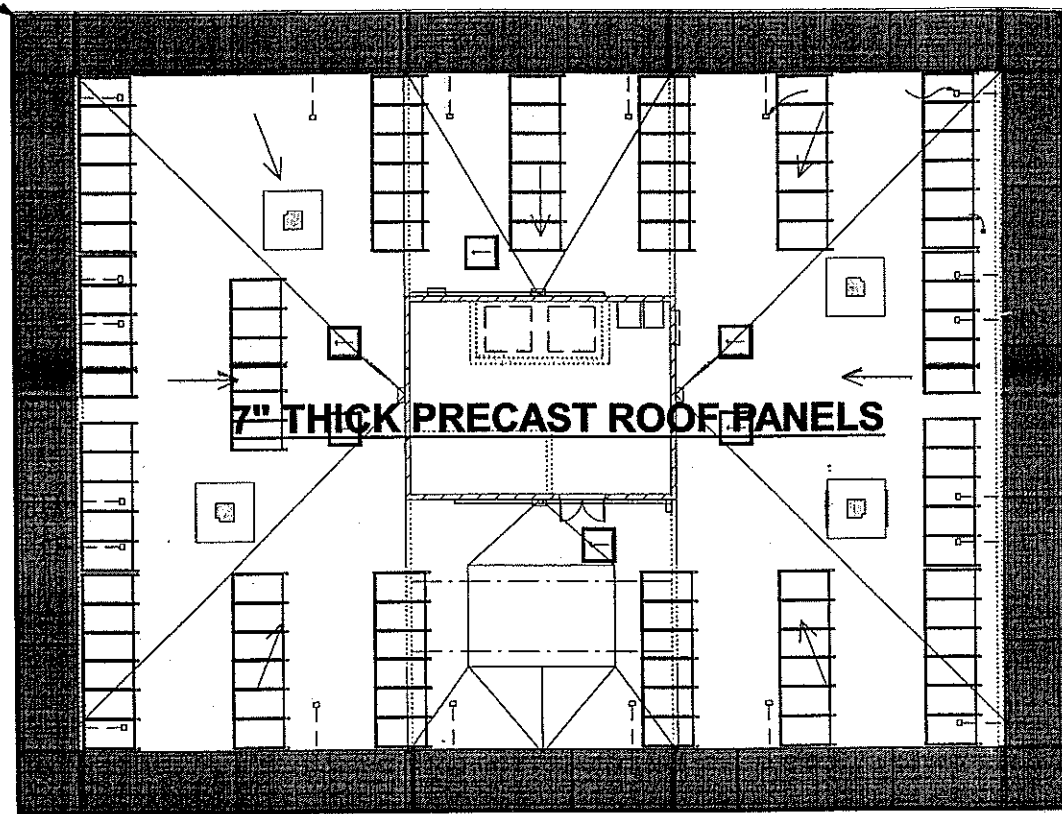
1313 N. Franklin Place
Milwaukee, Wisconsin

Break Water
CONDOMINIUMS

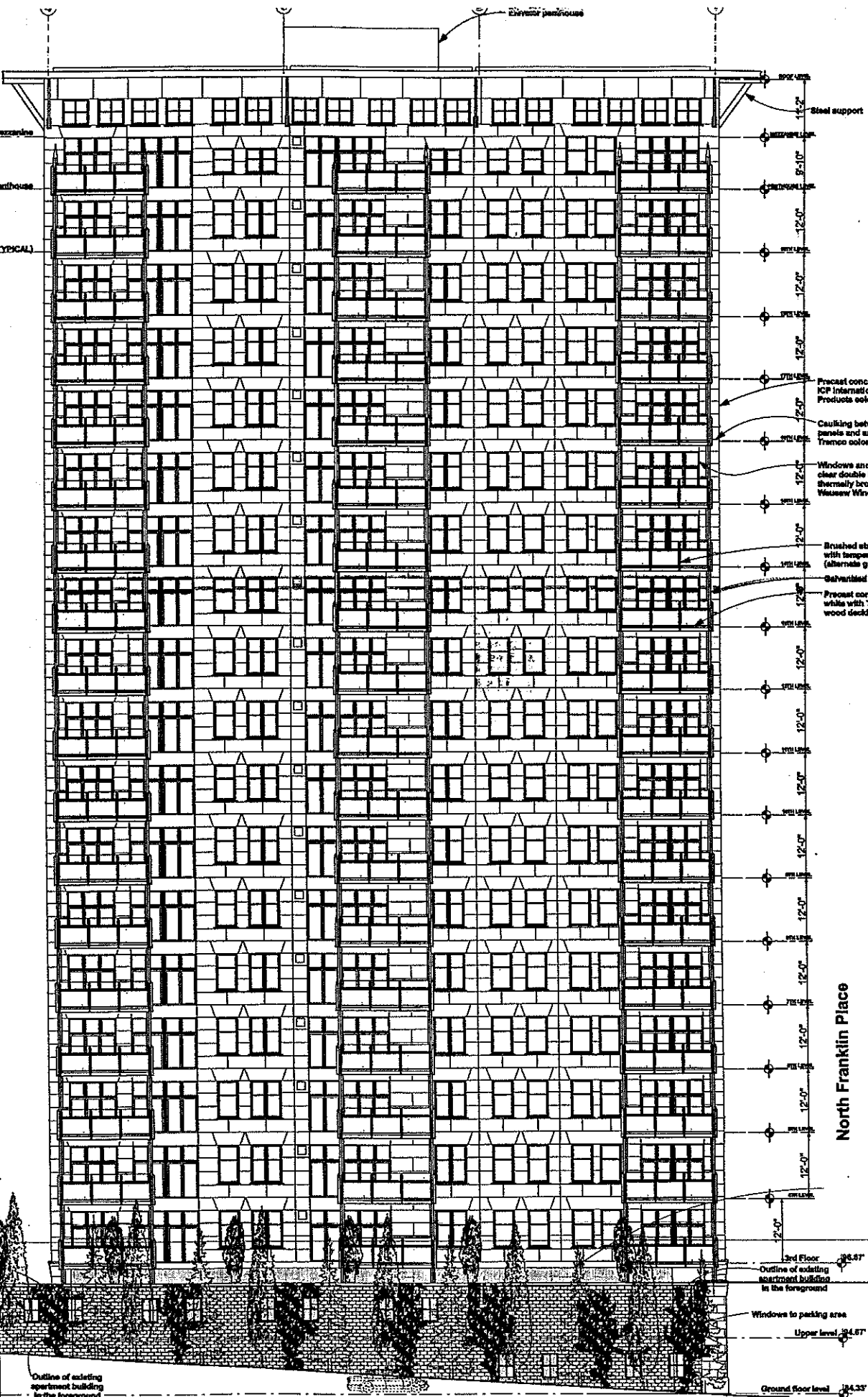
Date: 6-23-07
Job #: 0070.00
Sheet: NORTH ELEVATION



7" THICK PRECAST PANELS WEST ELEVATION



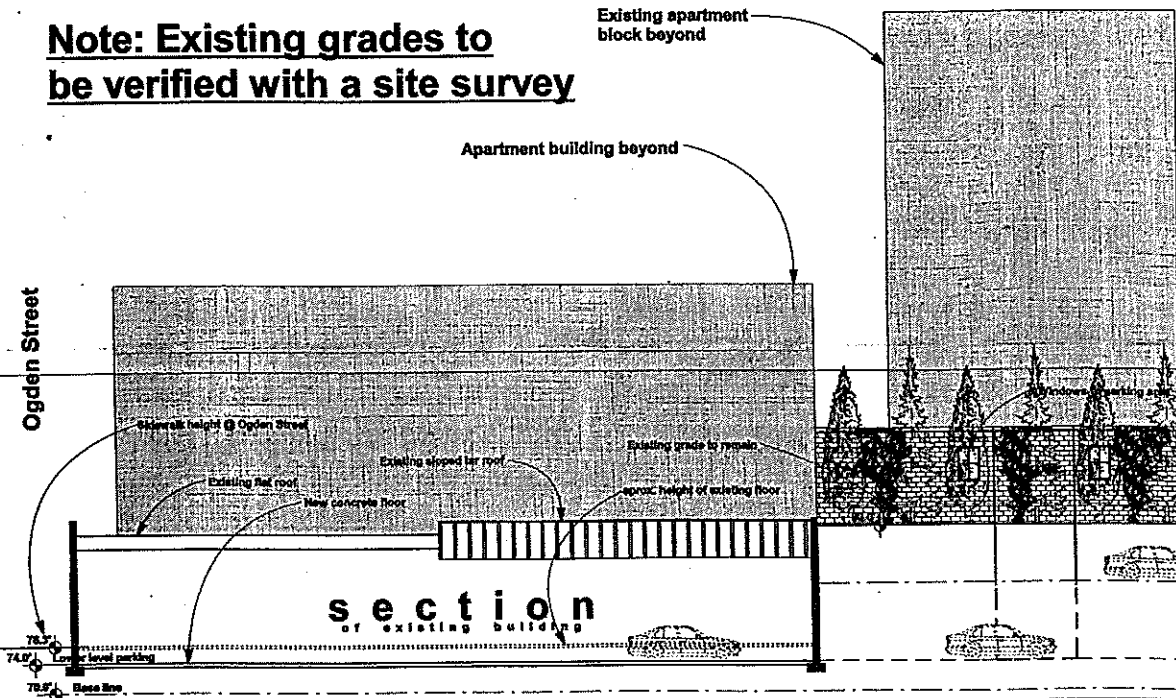
7" THICK PRECAST ROOF PANELS



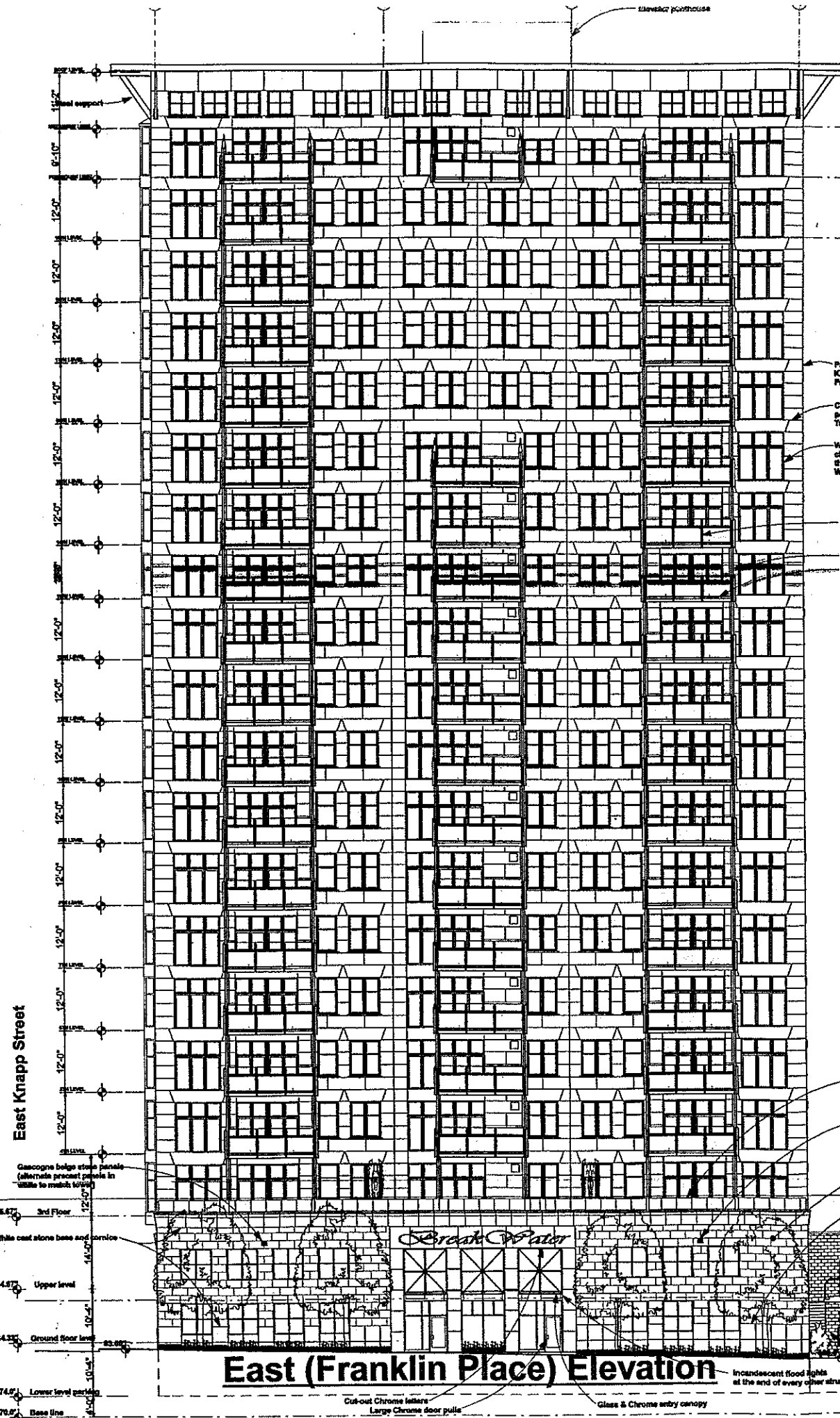
North Franklin Place

- Precast concrete panels: ICP International Concrete - Products color white
- Caulking between concrete panels and around windows: Franco color white
- Windows and patio doors: clear double low-E glass, aluminum thermally broken frames painted Wausau Window color bone white
- Brushed stainless steel rail with tempered glass panels (alternate galvanized)
- Galvanized square tube columns
- Precast concrete decks painted white with Transcrete paint, top wood decking

Note: Existing grades to be verified with a site survey



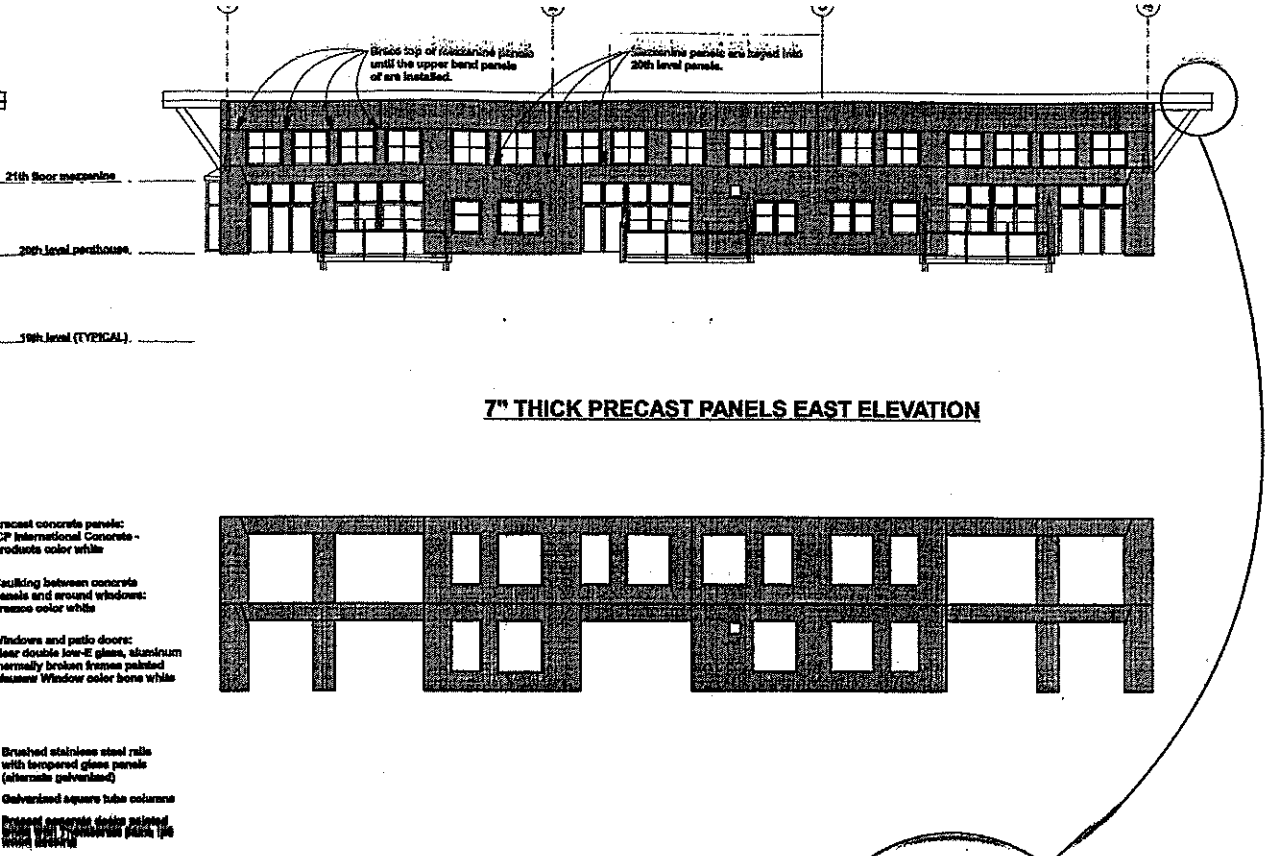
West Rear Elevation



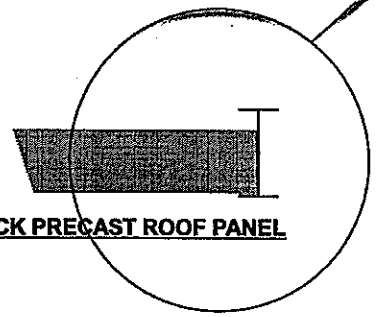
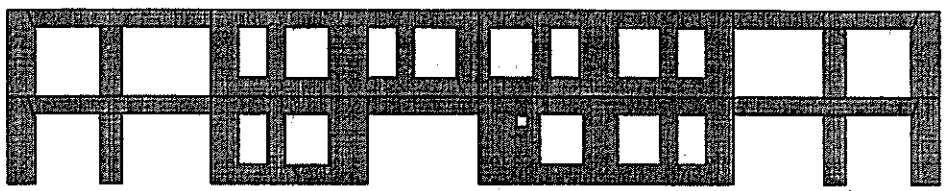
East Knapp Street

East (Franklin Place) Elevation

- 84.5' 3rd Floor
- 84.5' Upper level
- 84.5' Ground floor level
- 74.5' Lower level parking
- 76.0' Base line



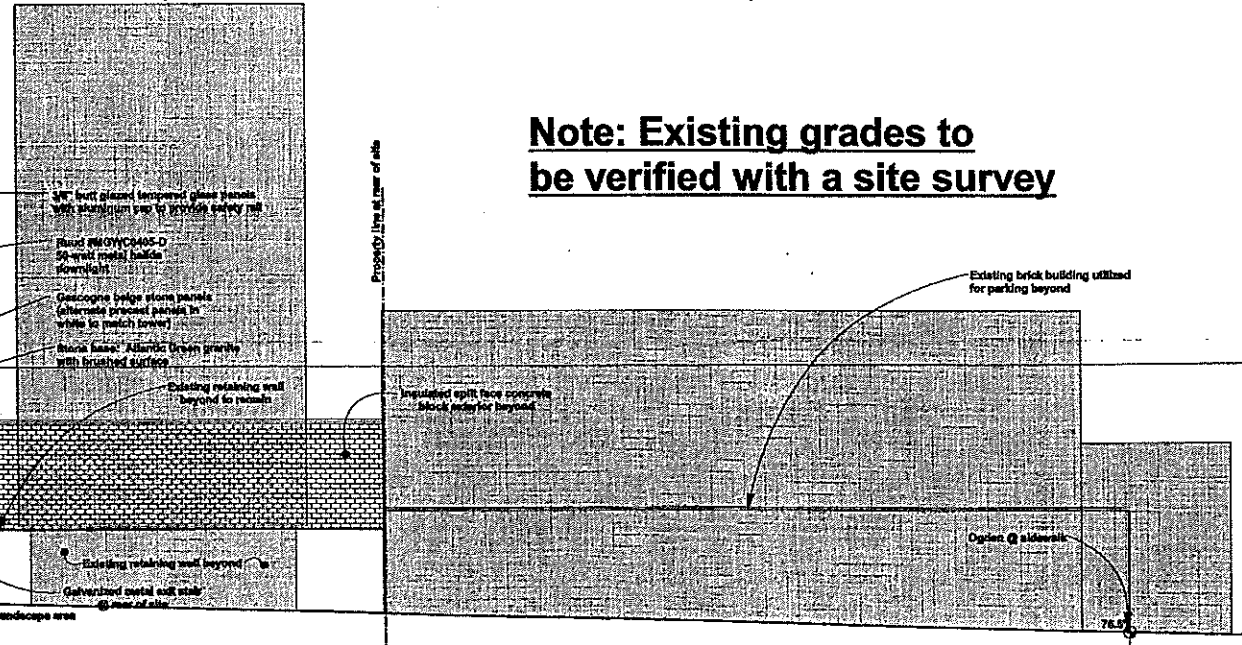
7" THICK PRECAST PANELS EAST ELEVATION



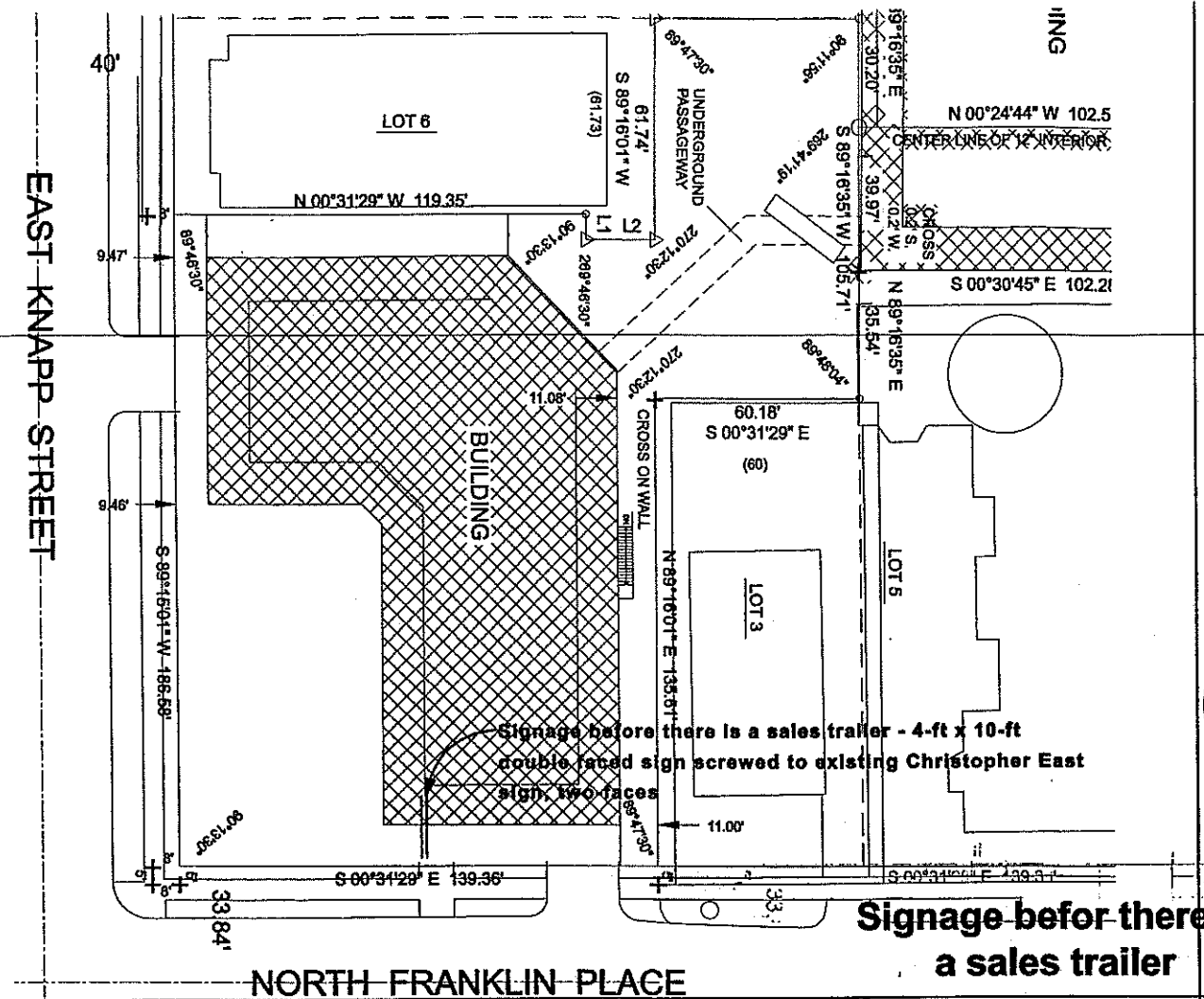
7" THICK PRECAST ROOF PANEL

- Precast concrete panels: ICP International Concrete - Products color white
- Caulking between concrete panels and around windows: Tranco color white
- Windows and patio doors: clear double low-E glass, aluminum thermally broken frames painted Massey Window color bone white
- Brushed stainless steel rails with tempered glass panels (alternate galvanized)
- Galvanized square tube columns

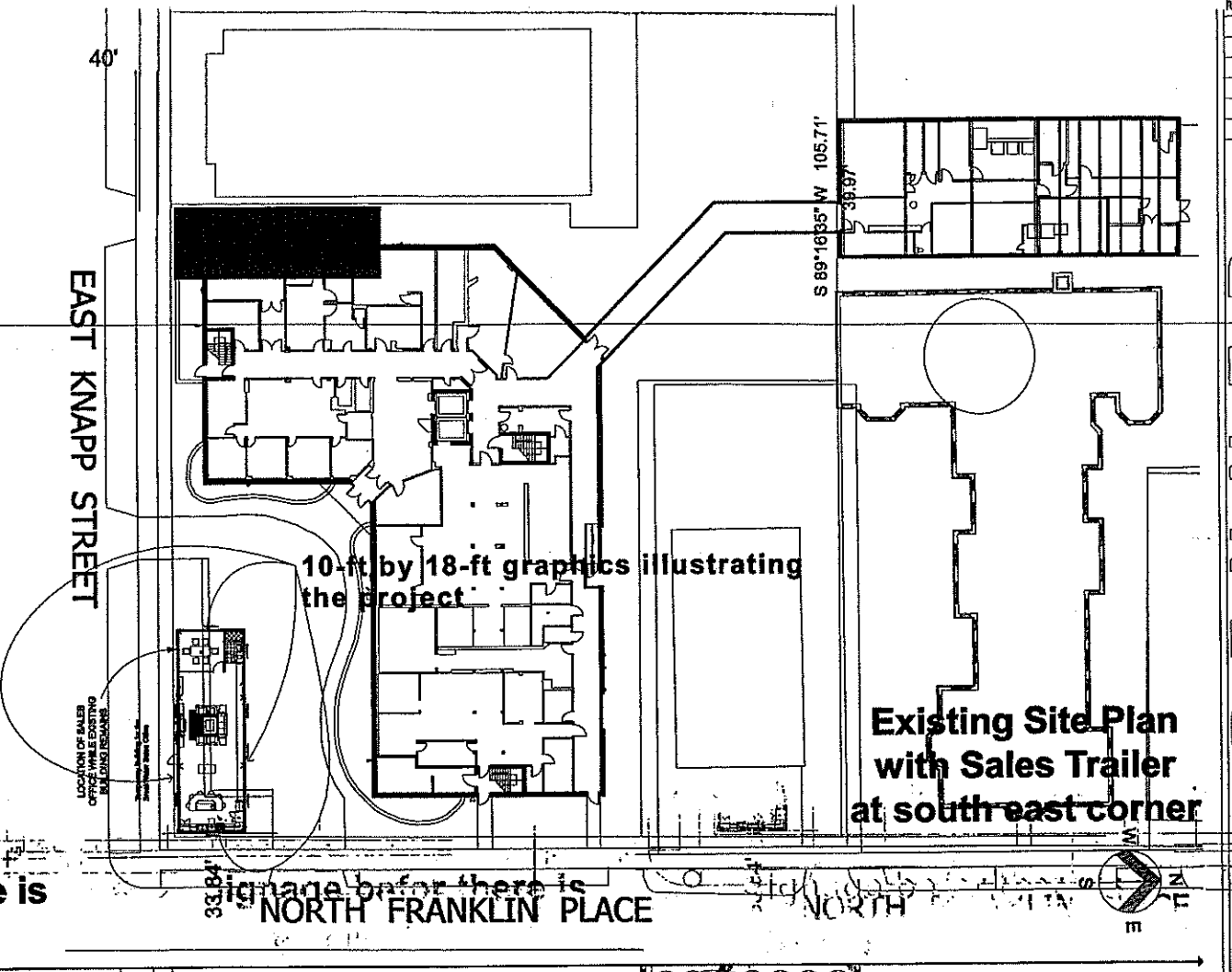
Note: Existing grades to be verified with a site survey



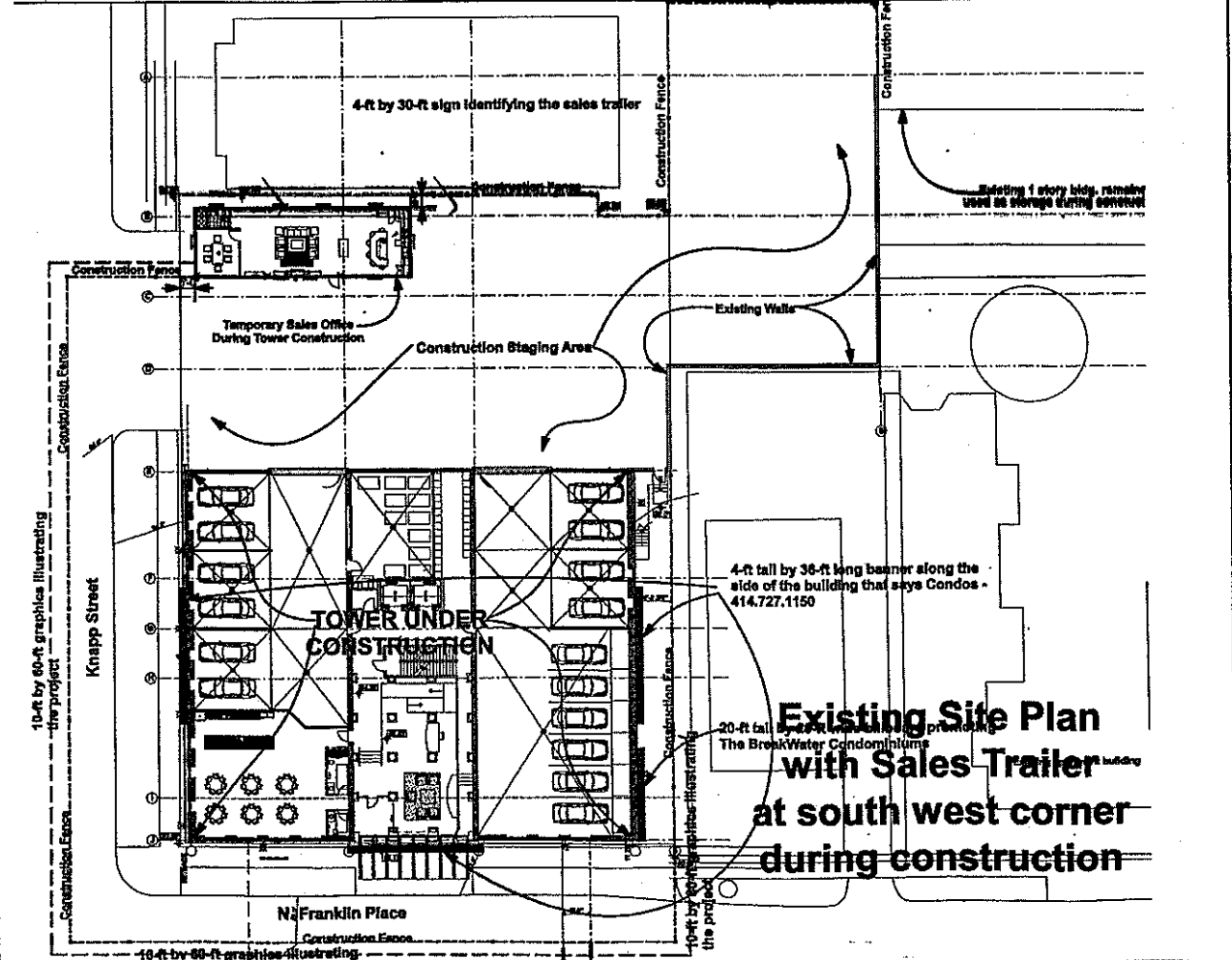
- Incandescent flood lights at the end of every other strut
- Cut-out Chrome letters
- Large Chrome door pulls
- Glass & Chrome entry canopy



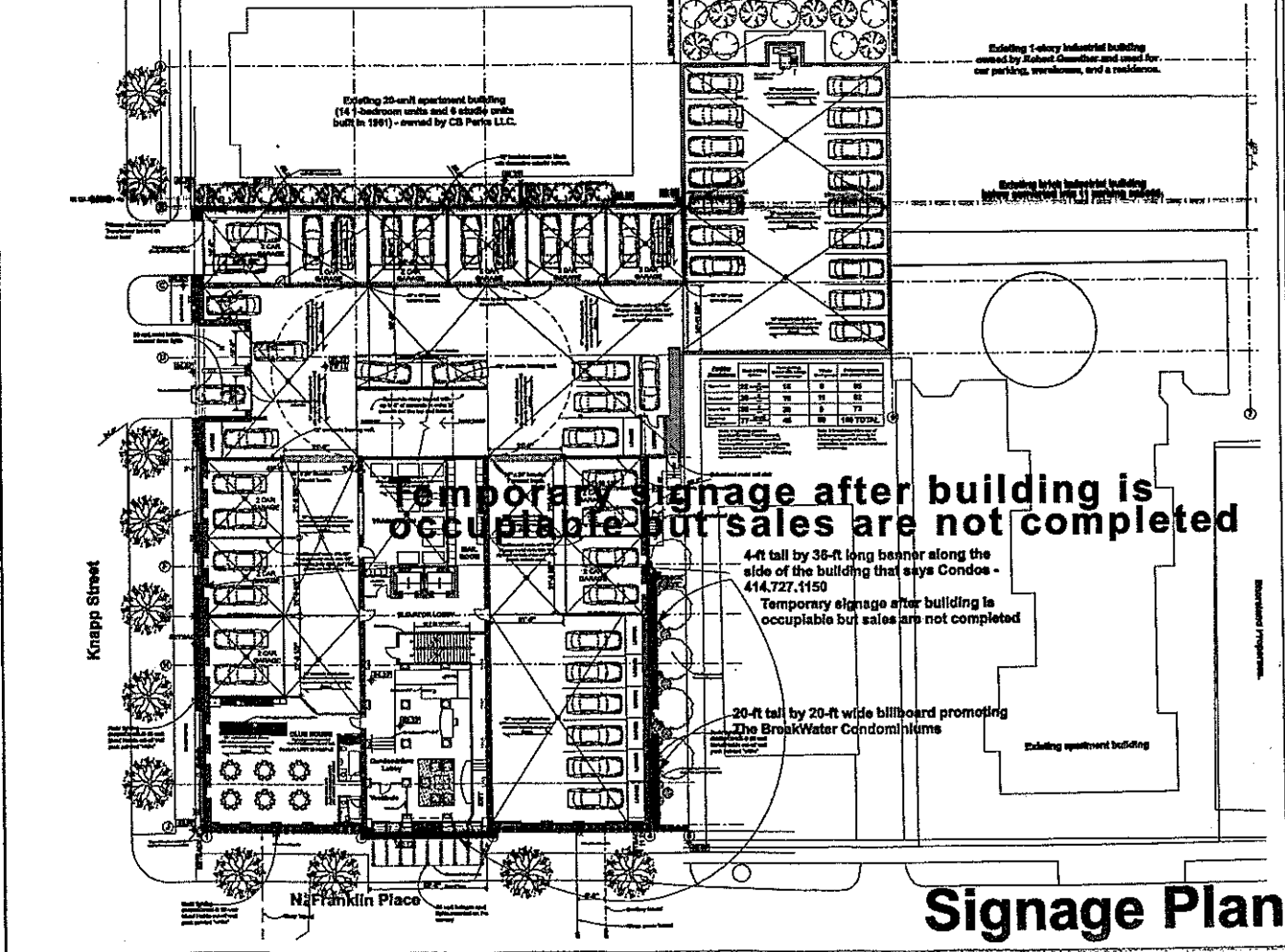
Signage before there is a sales trailer



Signage before there is a sales trailer



Existing Site Plan with Sales Trailer at south west corner during construction



Signage Plan