

ALTA/nsp LAND TITLE SURVEY

CLIENT
Ascendant Holdings, LLC
700 North Van Buren Street, Milwaukee, Wisconsin.

LEGAL DESCRIPTION

Parcel 1 of Certified Survey Map No. 4864, being a part of the Southeast 1/4 of the Northwest 1/4 of Section 28, Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, recorded in Reel 2027, Image 1148 to 1151, as Document No. 6009772.

BASIS OF BEARINGS

Bearings are referenced to the West line of N. Van Buren St., which is assumed to bear North 57°00'00" West, (Per C.S.M. No. 4864)

PARKING SPACES

There are no parking spaces marked on this site.

Flood note

According to the flood insurance rate map of the County of Milwaukee, Community Panel No. 55079C0092F, effective date of September 26, 2008, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain)

MUNICIPAL ZONING

Municipal Code: Milwaukee Zoning Code Sec. 295-705-1

Site is zoned: C9F(A) (Office and Service District)

Front setback: Average, but not more than 10 feet

Side setback: Each side setback shall be at least 3 feet, with a minimum of 8 feet total for 2 sides; however, side setbacks shall not be required when a side lot line is shared by separate townhouse units

Rear setback: 10 feet

Maximum building height: none feet

LAND AREA

The Land Area of the subject property is 23,141 square feet or 0.5312 acres.

TABLE "A" ITEMS

11. Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-call Utility Marking System (Wisconsin Statute 182.0175), Ticket Number 20162916606. This survey represents the underground utilities that participated with the request and were marked on the time of the survey. Additional utilities may exist, but were non-responsive to the request.

ENCROACHMENT TABLE

| | |
|---|---|
| A | CONC. BASE 1.05 FEET OVER NORTH PROPERTY LINE |
| B | BUILDING 1.48 FEET OVER NORTH PROPERTY LINE |
| C | BUILDING 0.26 FEET OVER NORTH PROPERTY LINE |
| D | METAL STRUCTURE 9.87 FEET OVER WEST PROPERTY LINE |



TITLE COMMITMENT
This survey was prepared based on First American Title Insurance Company Commitment No. NCS-780512-ME, effective date of July 11, 2017 Revision 3 which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3, 5, 8 & 11 visible evidence shown, if any.

4, 6, 7 & 10, not survey related.

9. Restriction as contained on Certified Survey Map No. 4864, reciting as follows: In consideration of the approval of this map by the Common Council and in accordance with Chapter 9 of the Milwaukee Code of Ordinances, the undersigned agrees: That all utility lines to provide electric power and telephone services and cable television or communications systems lines or cables to all parcels in the certified survey map shall be installed underground in easements provided therefore, where feasible. **Affects property by location, general in nature.**



LEGEND

| | | | |
|---|-----------------------------|---|--------------------------------|
| □ | TELEPHONE PEDESTAL | ○ | INDICATES FOUND 1" IRON PIPE |
| □ | CABLE PEDESTAL | ○ | INDICATES SET 1" IRON PIPE |
| □ | CONTROL BOX | ○ | INDICATES FOUND CHASELED CROSS |
| □ | FIBER OPTIC SIGN | ○ | SANITARY MANHOLE |
| □ | TRAFFIC LIGHT | ○ | SANITARY CLEANOUT OR VENT |
| □ | COMMUNICATION MANHOLE | ○ | M.I.S. MANHOLE |
| ○ | BOLLARD | ○ | UNKNOWN MANHOLE |
| ○ | SOIL BORING/MONITORING WELL | ○ | DOWN MANHOLE |
| ○ | WATER SURFACE | ○ | INLET (SQUARE) |
| ○ | WETLANDS FLAG | ○ | STORM SEWER END SECTION |
| ○ | FLAGPOLE | ○ | GAS VALVE |
| ○ | SPARKING METER | ○ | WATER VALVE |
| ○ | SCORER | ○ | HYDRANT |
| ○ | RAILROAD CROSSING SIGNAL | ○ | WATER MANHOLE CURB STOP |
| ○ | HANDICAP SPACE | ○ | WELL HEAD |
| ○ | CONIFEROUS TREE | ○ | POST INDICATOR VALVE |
| ○ | DECIDUOUS TREE | ○ | LIGHT POLE |
| ○ | SANITARY SEWER | ○ | UTILITY POLE |
| ○ | STORM SEWER | ○ | GUY WIRE |
| ○ | WATERLINE | ○ | ELECTRIC MANHOLE |
| ○ | MARKED GAS MAIN | ○ | ELECTRIC MANHOLE |
| ○ | MARKED ELECTRIC | ○ | TELEPHONE MANHOLE |
| ○ | MARKED WIRE | ○ | |
| ○ | MARKED TELEPHONE | ○ | |
| ○ | MARKED CABLE TV LINE | ○ | |
| ○ | MARKED FIBER OPTIC | ○ | |
| ○ | FENCE | ○ | |

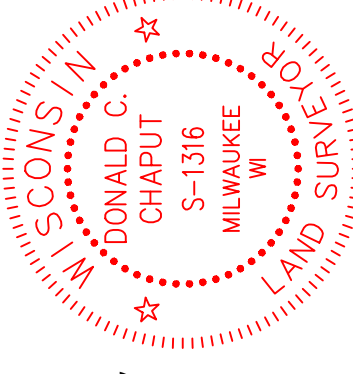
VICINITY MAP



TO: Ascendant Holdings, LLC
First American Title Insurance Company
AH Masonic, LLC and Old National Bank, its successors and/or assigns

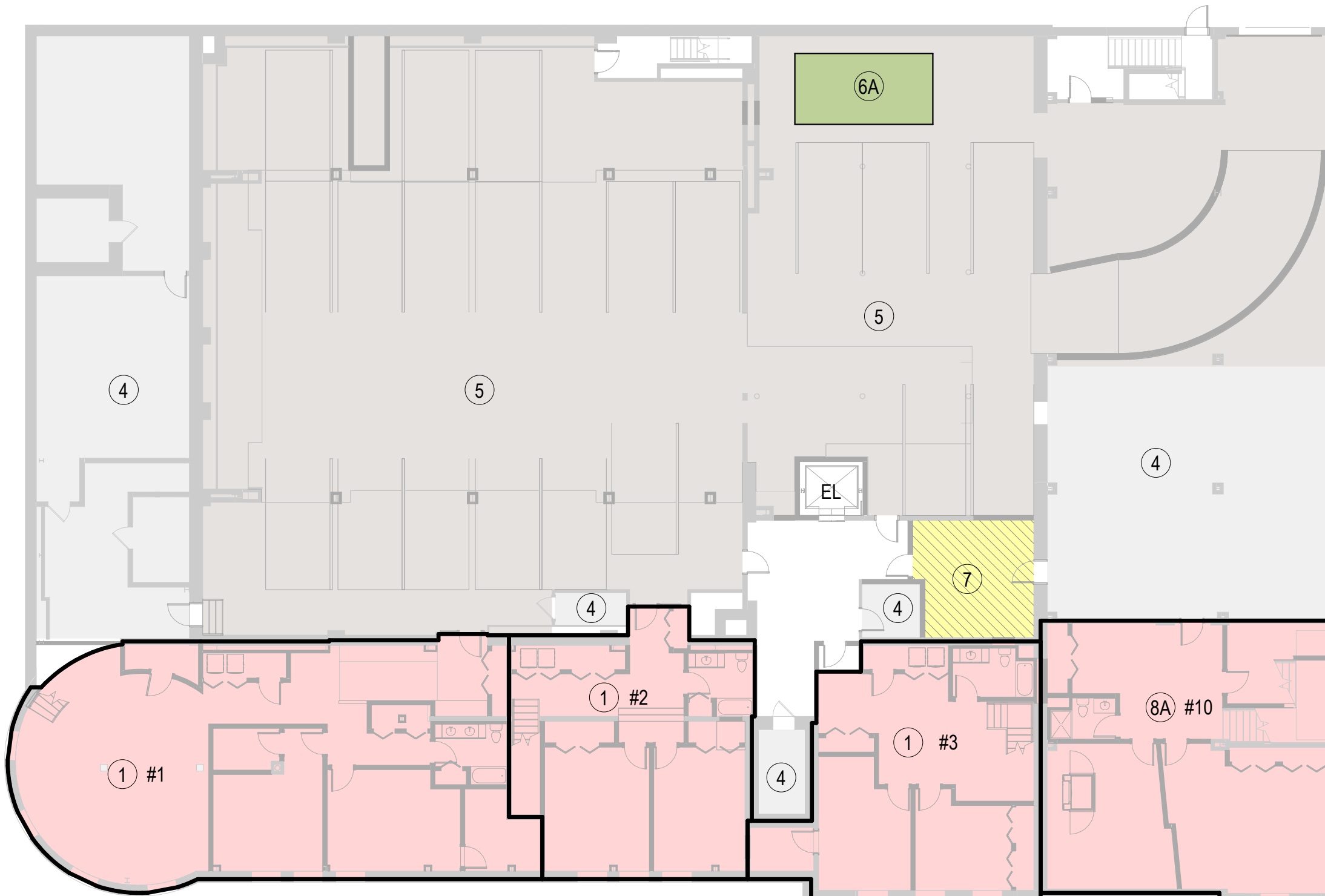
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(c), 8, 9, 11, 20, and 22 of Table A thereof. The field work was completed on September 21, 2017.

Date of Map: September 22, 2017



Chaput I and Surveys LLC
284 E. Wells St., 4th Floor
Milwaukee, WI 53204
414-224-8068
www.chaputandsurveys.com

Drawing No. 2354.dmb



- ① DOUBLE LEVEL UNIT - LOWER
- ② DOUBLE LEVEL UNIT - UPPER
- ③ SINGLE LEVEL UNIT
- ④ STORAGE / MECHANICAL
- ⑤ PARKING
- ⑥A BIKE PARKING (6 SP)
- ⑥B BIKE PARKING SHORT TERM (2 SP)
- ⑦ TRASH ROOM
- ⑧A TRIPLEX UNIT - LOWER
- ⑧B TRIPLEX UNIT - MAIN
- ⑧C TRIPLEX UNIT - UPPER
- ⑨ COMMON AREA LOUGNE / GYM



Title PROPOSED BASEMENT PLAN
 Project Scottish Rite Masonic Center
 Project Number 21-102
 Date 09/24/21
 Drawn by RAMLOW / STEIN



Scale: 1/16" = 1'-0"
 Drawing No. A-100



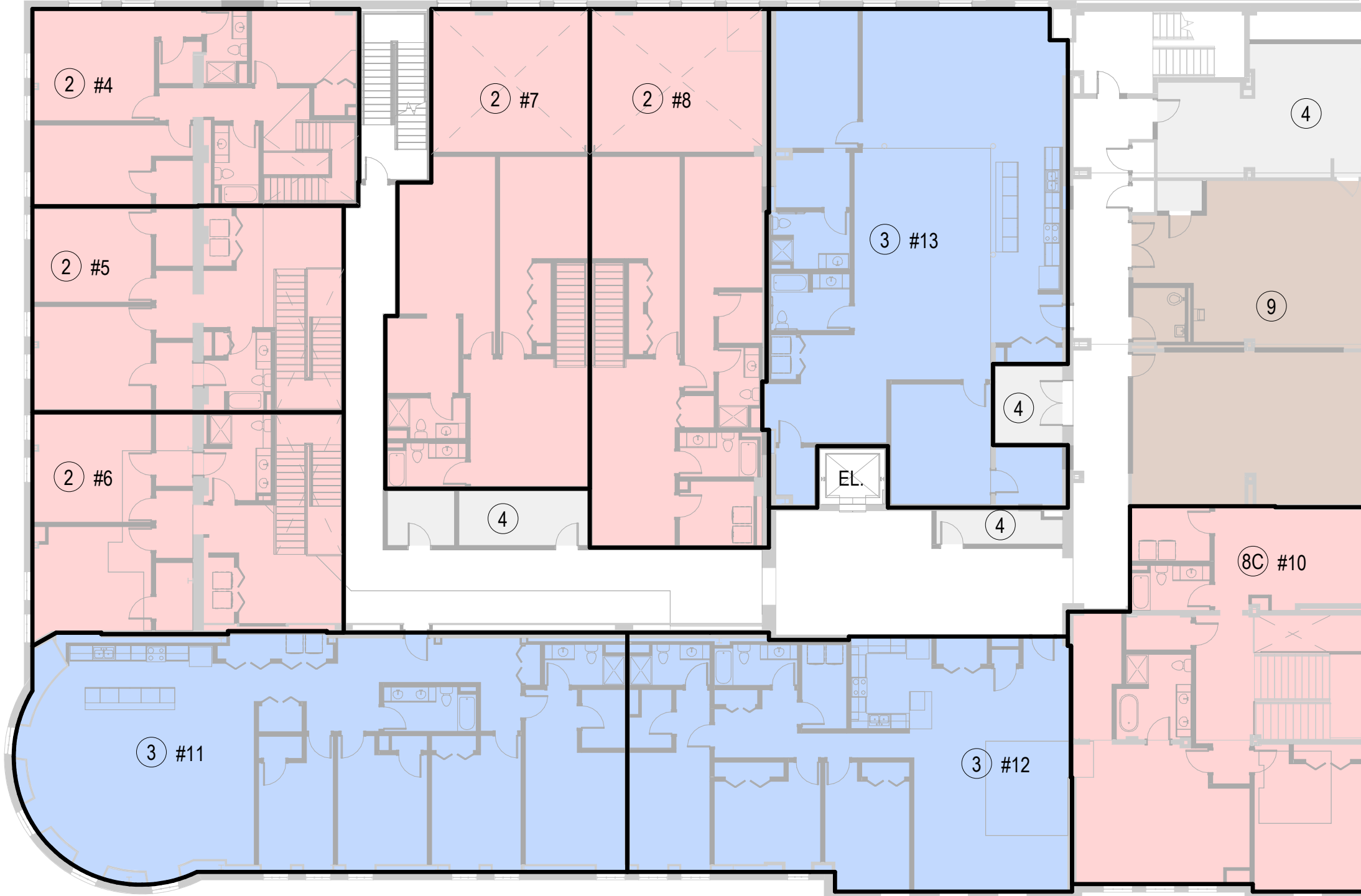
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- ⑥B BIKE PARKING SHORT TERM (2 SP)
- ⑦ TRASH ROOM
- ⑧A TRIPLEX UNIT - LOWER
- ⑧B TRIPLEX UNIT - MAIN
- ⑧C TRIPLEX UNIT - UPPER
- ⑨ COMMON AREA LOUGNE / GYM



Title PROPOSED FIRST FLOOR PLAN
 Project Scottish Rite Masonic Center
 Project Number 21-102
 Date 09/24/21
 Drawn by **RAMLOW / STEIN**



Scale: 1/16" = 1'-0"
 Drawing No.
A-101



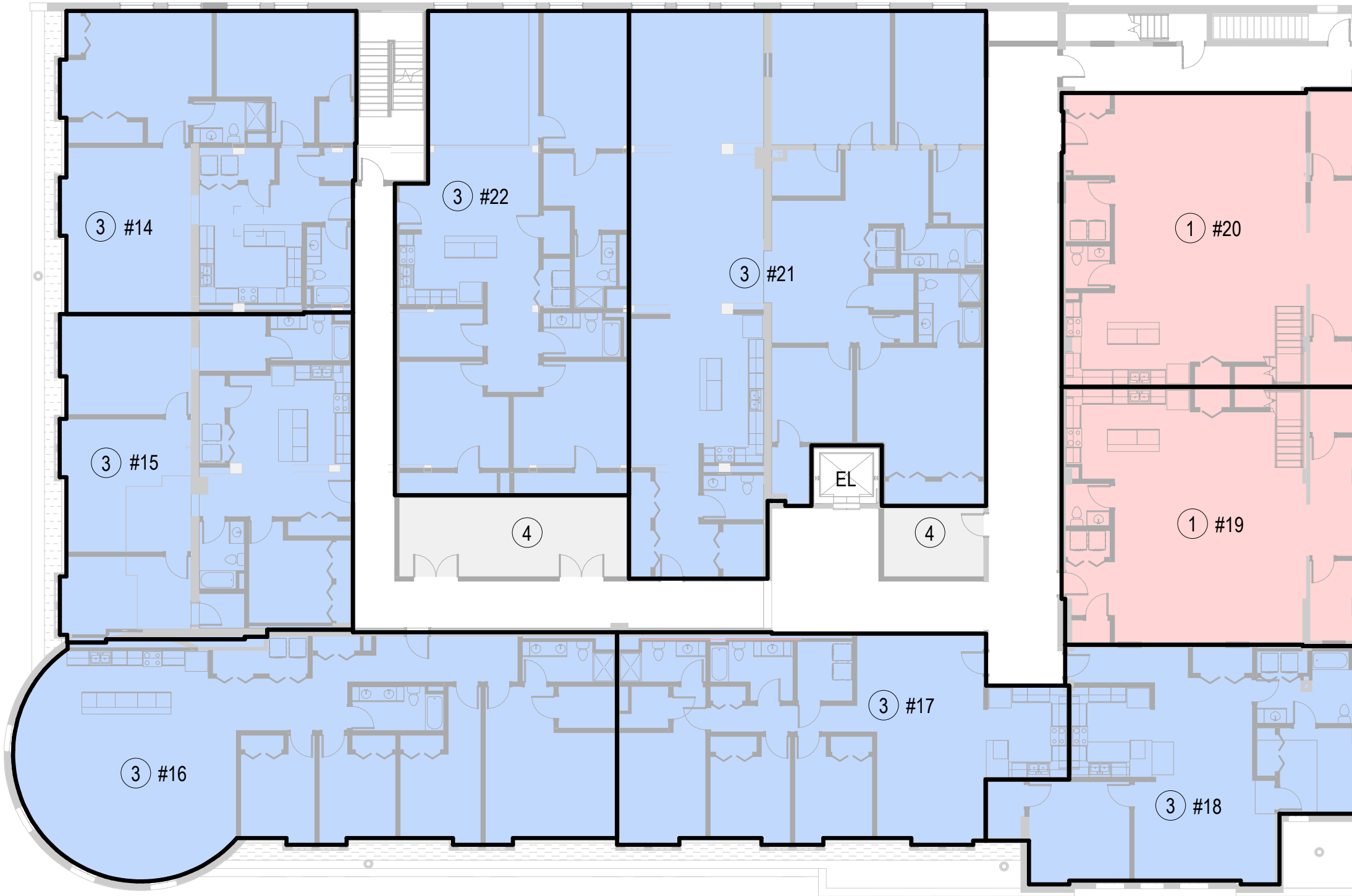
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- ② DOUBLE LEVEL UNIT - UPPER
- ③ SINGLE LEVEL UNIT
- ④ STORAGE / MECHANICAL
- ⑤ PARKING
- ⑥A BIKE PARKING (6 SP)
- ⑥B BIKE PARKING SHORT TERM (2 SP)
- ⑦ TRASH ROOM
- ⑧A TRIPLEX UNIT - LOWER
- ⑧B TRIPLEX UNIT - MAIN
- ⑧C TRIPLEX UNIT - UPPER
- ⑨ COMMON AREA LOUGNE / GYM



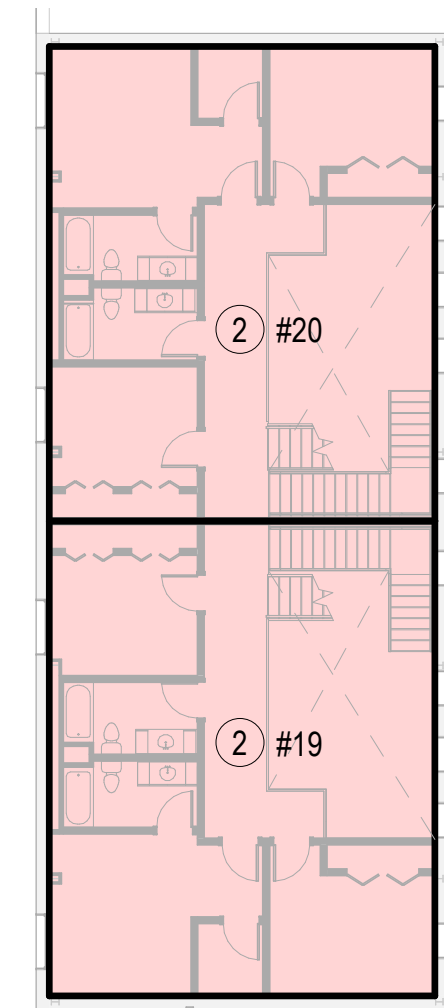
Title PROPOSED SECOND FLOOR PLAN
 Project Scottish Rite Masonic Center
 Project Number 21-102
 Date 09/24/21
 Drawn by **RAMLOW / STEIN**



Scale: 1/16" = 1'-0"
 Drawing No.
A-102



THIRD FLOOR LOFT



- ① DOUBLE LEVEL UNIT - LOWER
- ② DOUBLE LEVEL UNIT - UPPER
- ③ SINGLE LEVEL UNIT
- ④ STORAGE / MECHANICAL
- ⑦ TRASH ROOM/CHUTE
- ⑨ COMMON AREA LOUGNE / GYM



Title THIRD FLOOR & LOFT PROPOSED PLAN
 Project Scottish Rite Masonic Center
 Project Number 21-102
 Date 09/24/21
 Drawn by RAMLOW / STEIN



Scale: 1/16" = 1'-0"
 Drawing No. A-103



Title EXISTING EAST ELEVATION

Project Scottish Rite Masonic Center

Project Number 21-102

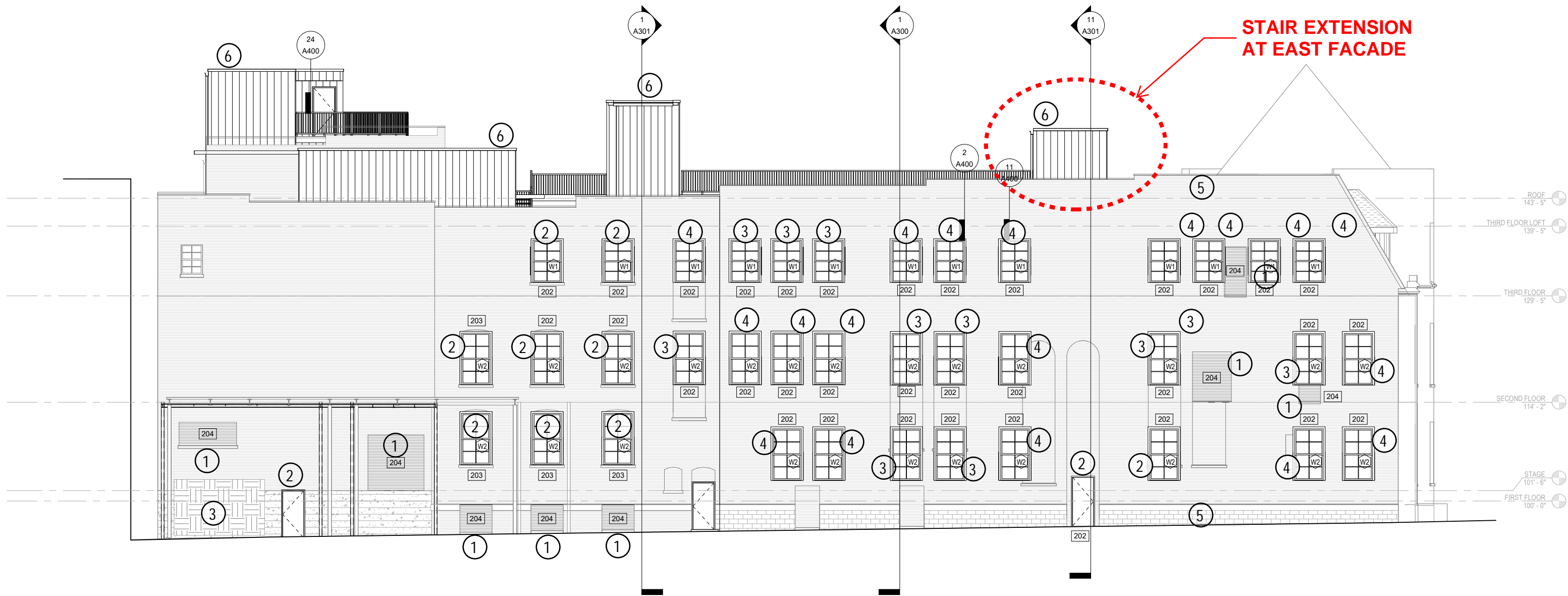
Date 3 FEB 2021

Drawn by RAMLOW / STEIN



Scale: NA

Drawing No.
A-201



4 EAST EXTERIOR ELEVATION
A201 SCALE: 1/8" = 1'-0"

- ① INFILL EXISTING OPENING
- ② NEW WINDOW/ DOOR AT EXISTING OPENING
- ③ NEW WINDOW/DOOR AT ENLARGED EXISTING OPENING
- ④ NEW OPENING
- ⑤ REMOVE EXTERIOR FIRE STAIR
- ⑥ ROOFTOP STAIR/ELEVATOR EXTENSIONS FOR ROOF ACCESS



Title EAST ELEVATION
 Project Scottish Rite Masonic Center
 Project Number 21-102
 Date 9/24/21
 Drawn by RAMLOW / STEIN

Scale: NA

Drawing No.

A202



Title EXISTING WEST ELEVATION - SOUTH END

Project Scottish Rite Masonic Center

Project Number 21-102

Date 3 FEB 2021

Drawn by **RAMLOW / STEIN**

Scale: NA

Drawing No.
A-203



Title EXISTING WEST ELEVATION - NORTH END

Project Scottish Rite Masonic Center

Project Number 21-102

Date 3 FEB 2021

Drawn by **RAMLOW / STEIN**

Scale: NA

Drawing No.
A-204



Title EXISTING NORTH ELEVATION

Project Scottish Rite Masonic Center

Project Number 21-102

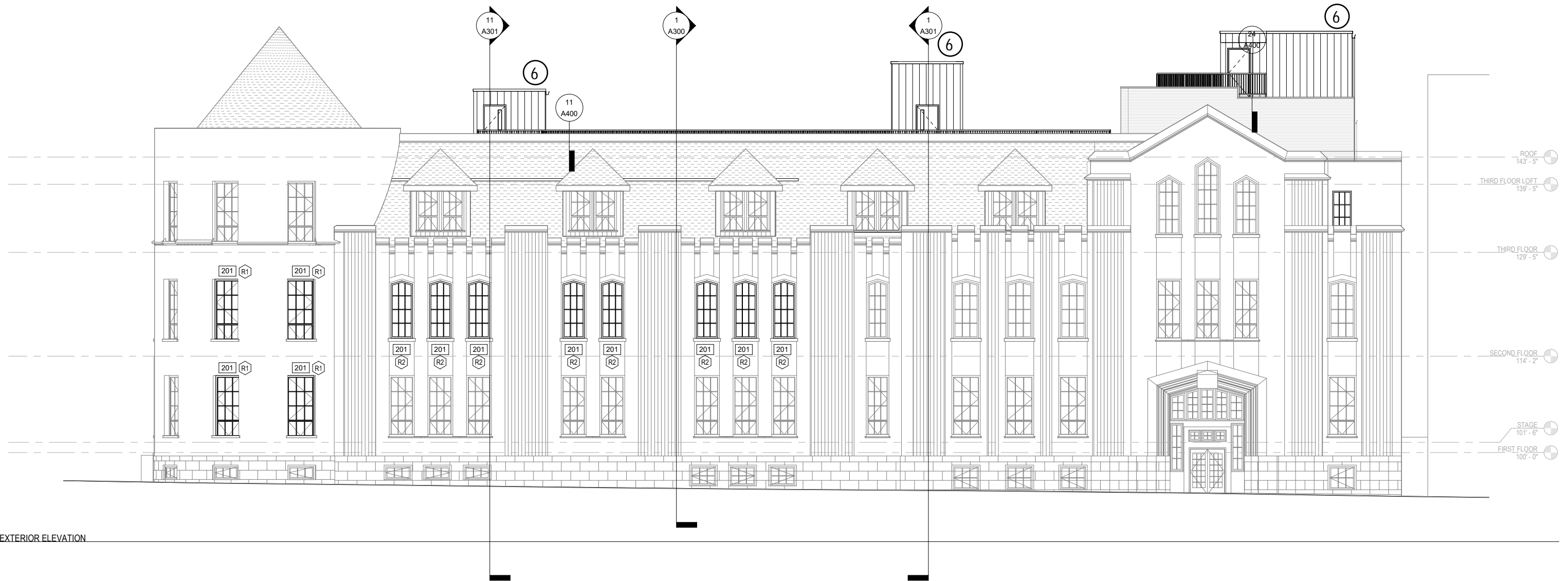
Date 3 FEB 2021

Drawn by **RAMLOW / STEIN**

Scale: NA

Drawing No.

A-205



6 ROOFTOP STAIR/ELEVATOR EXTENSIONS FOR ROOF ACCESS

Scale: NA

Drawing No.

A206



Title WEST ELEVATION
 Project Scottish Rite Masonic Center
 Project Number 21-102
 Date 9/24/21
 Drawn by RAMLOW / STEIN

3 WEST EXTERIOR ELEVATION
A200



6 NORTH EXTERIOR ELEVATION
 A200 SCALE: 1/8" = 1'-0"

6 ROOFTOP STAIR/ELEVATOR EXTENSIONS FOR ROOF ACCESS



Title NORTH ELEVATION
 Project Scottish Rite Masonic Center
 Project Number 21-102
 Date 9/24/21
 Drawn by RAMLOW / STEIN

Scale: NA
 Drawing No. A211