

ALTA/NSPS LAND TITLE SURVEY WITH TOPOGRAPHY

CLIENT

Sunset Investors

SITE ADDRESS

324 N. 15th St. and 1357 W. St. Paul Ave., City of Milwaukee, Milwaukee County, Wisconsin.

BASIS OF BEARINGS

Bearings are referenced to the South line of West St. Paul Avenue which is assumed to bears S89°52'34"E.

VERTICAL DATUM

Vertical Datum is based the City of Milwaukee Datum
587.586 Benchmark on National Geodetic Vertical Datum of 1929
-580.603 Conversion to City of Milwaukee Datum.
6.985 City of Milwaukee Datum

LEGAL DESCRIPTION

PARCEL A:

That part of the East 1/2 of the Southeast 1/4 of Section 30 in Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, which is bounded and described as follows: Commencing at the intersection of the South line of West St. Paul Avenue with the East line of North 15th Street; thence East along the South line of West St. Paul Avenue 159.92 feet to a point on the East face of a North and South wall; thence South along the East face of said wall 52.70 feet to a point, said point being 160.10 feet from the East line of North 15th Street measured parallel with the South line of West St. Paul Avenue; thence West and parallel to the South line of West St. Paul Avenue 94.98 feet to a point on the East face of a North and South wall; thence South along the East face of a North and South wall 40.69 feet to a point on the North face of an East and West wall; thence West along the North face of an East and West wall 10.07 feet to a point, said point being 55.05 feet from the East line of North 15th Street, measured parallel with the South line of West St. Paul Avenue and 93.39 feet from the South line of West St. Paul Avenue; thence South along the East face of a North and South wall 100.52 feet to a point on the South exterior wall of building, said point being 55.34 feet from the East line of North 15th Street measured parallel to the South line of West St. Paul Avenue; thence West along the South exterior wall of building 55.34 feet to the East line of North 15th Street; thence North along the East line of North 15th Street 193.82 feet to the point of commencement; including the East 1/2 of vacated North 15th Street adjoining.

PARCEL B:

That part of the East 1/2 of the Southeast 1/4 of Section 30, Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: Beginning at a point on the South line of West St. Paul Avenue, 200 feet West from the West line of North 13th Street; thence South parallel to North 13th Street to the North line of the right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railway Company; thence West on said North line to the East line of North 15th Street; thence North on the East line of North 15th Street to the South line of West St. Paul Avenue; thence East along said South line of West St. Paul Avenue to the point of beginning.

EXCEPT the property conveyed to Tarb Realty Co. by Warranty Deed recorded on June 16, 1953 in Volume 3167 of Deeds on Page 526 as Document No. 3210055, described as follows: That part of the East 1/2 of the Southeast 1/4 of Section 30, Township 7 North, Range 22 West in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded as follows: Commencing at a point in the South line of West St. Paul Avenue (as laid out) 200.0 feet West of the West line of North 13th Street; running thence South and parallel to the West line of North 13th Street, 195.50 feet to a point in the North line of the Chicago Milwaukee St. Paul & Pacific Railway right-of-way; thence Westerly along said right-of-way line 186.95 feet to a point; thence North along the West wall of a four story brick building, and its extension South, 144.91 feet to a point in the wall of a one story brick building; thence West and parallel to the South line of West St. Paul Avenue 21.57 feet to a point; thence North and parallel to the West line of North 13th Street, 50.07 feet to a point in the South line of West St. Paul Avenue; thence East along the South line of said West St. Paul Avenue 208.67 feet to the place of commencement.

AND ALSO EXCEPTING THEREFROM that part of the East 1/2 of the Southeast 1/4 of Section 30, Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, which is bounded and described as follows: Commencing at the intersection of the South line of West St. Paul Avenue with the East line of North 15th Street; thence East along the South line of West St. Paul Avenue 159.92 (recorded as 152.92) feet to a point on the East face of a North and South wall; thence South along the East face of said wall 52.70 feet to a point, said point being 160.10 feet from the East line of North 15th Street measured parallel with the South line of West St. Paul Avenue; thence West and parallel to the South line of West St. Paul Avenue 94.98 feet to a point on the East face of a North and South wall; thence South along the East face of a North and South wall 40.69 feet to a point on the North face of an East and West wall; thence West along the North face of an East and West wall 10.07 feet to a point, said point being 55.05 feet from the East line of North 15th Street, measured parallel with the South line of West St. Paul Avenue and 93.39 feet from the South line of West St. Paul Avenue; thence South along the East face of a North and South wall 100.52 feet to a point on the South exterior wall of building, said point being 55.34 feet from the East line of North 15th Street measured parallel to the South line of West St. Paul Avenue; thence West along the South exterior wall of building 55.34 feet to the East line of North 15th Street; thence North along the East line of North 15th Street 193.82 feet to the point of commencement.