

Project name: WG Scattered Sites
 Project location: Silver Spring Drive, City of Milwaukee
 Milwaukee County, Wisconsin.
 WHEDA project no. : 6228
 Total no. of units: Scattered sites Parcel A, 10 multifamily units lots 1 & 3

ENCROACHMENT TABLE

- a) Electric, gas main and bureau electric service facilities affecting Lots 1 and 3 of Parcel A, outside of the applicable easement
- b) Encroachment of parking into the premises described as Lots 1 and 3 of Parcel A
- c) Building at South on Parcel A, Lot 1 encroaches building setback by 0.12'

ALTA/NSPS LAND TITLE SURVEY

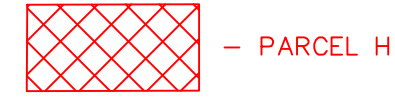
PARCEL A

PARCEL A:
 Lots One (1) and Three (3) in Block One (1) in WESTLAWN EAST, being a Division of Blocks One (1), Two (2), Six (6), Seven (7), Ten (10) and Eleven (11) and vacated West Birch Avenue, West Custer Avenue, West Sheridan Avenue, West Silver Spring Drive (Service Drive), North 61st Street, North 62nd Street, and North 63rd Street adjacent to said Blocks in Westlawn also lands, all being in the Northeast One-quarter (1/4) of the Northeast One-quarter (1/4) of Section Thirty-four (34), in Township Eight (8) North, Range Twenty-one (21) East, in the City of Milwaukee, Milwaukee County, Wisconsin, and corrected by an Affidavit of Correction for Westlawn East recorded on June 10, 2013, as Document No. 10257581.

Address: 5530 N. 64th Street Tax Key No. 1890881000
 Address: 6301-6307 W. Silver Spring Drive Tax Key No. 1890883000

PARCEL H:
 Non-exclusive easement for access and parking, as set forth in a Reciprocal Access and Parking Agreement recorded on April 3, 2017, as Document No. 10661584.

Prepared for: Housing Authority of the City of Milwaukee & Westlawn Renaissance, LLC Survey No. 167289-KAC

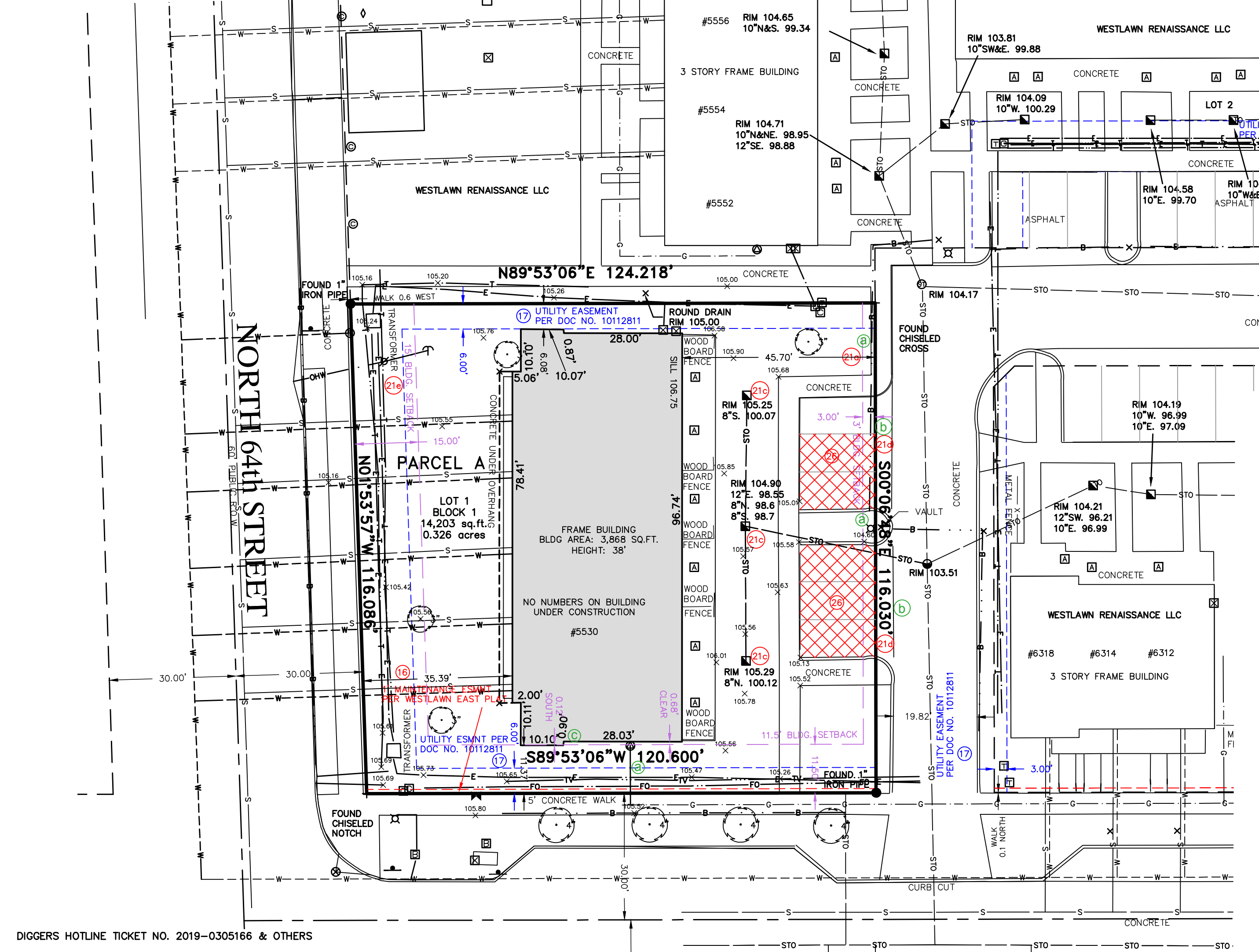


WEST SILVER SPRING DRIVE

Zoning table

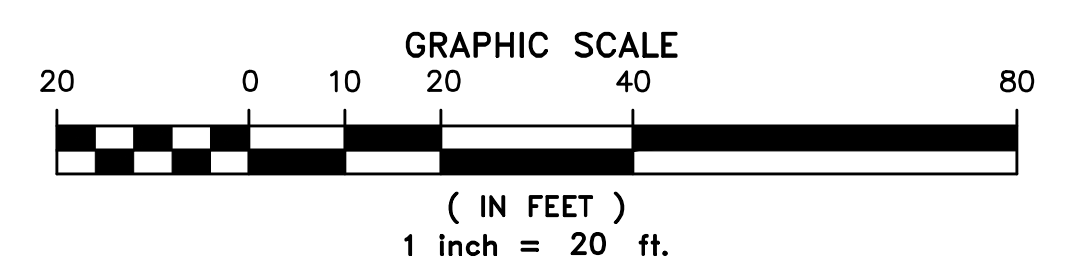
Project: WLR Date: 10_1001
 Rev. 9_2016

	1-UNIT BLDG.	Totals 2-UNIT BLDG.	Totals 3-UNIT BLDG.	Totals 4-UNIT BLDG.	Totals 6-UNIT BLDG.	Totals MULTIFAMILY Totals
TOTAL # OF BLDGS.	20	34	22	9	2	3
UNIT WIDTH	24'	32.52'	48.56'	64.76'	80'	80'
BLDG TYPE # (TOP plans)	13, 21	8, 9, 10, 11, 12, 17, 19, 20	4, 5, 6, 7	2, 3	1 MF-1, MF-2	
FRONT YARD DEPTH	15' setback From R/W	15' setback From R/W	15' setback From R/W	15' setback From R/W	12' setback From R/W	15' setback From R/W
SIDE YARD WIDTH	10'/side	10'/side	10'/side	10'/side	10'/side	20' Silver Spring Dr. 15' 62nd St.
REAR YARD DEPTH	STND. >15' REDUX <15'	STND. >15' REDUX <15'	STND. >15' REDUX <15'	STND. >15' REDUX <15'	STND. >15' REDUX <15'	Varies 13-18'



LEGEND

() INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT	⊙ GAS METER
⊙ OR ⊠ SECTION OR 1/4 SECTION CORNER AS DESCRIBED	⊙ GAS WARNING SIGN
● 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)	⊙ STORM MANHOLE
○ 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)	⊙ ROUND INLET
⊙ DOLLARD	⊙ STORM SEWER END SECTION
⊙ SOIL BORING/MONITORING WELL	⊙ SANITARY MANHOLE
⊙ FLAGPOLE	⊙ SANITARY CLEANOUT OR SEPTIC VENT
⊙ MAILBOX	⊙ SANITARY INTERCEPTOR MANHOLE
⊙ SIGN	⊙ MISCELLANEOUS MANHOLE
⊙ AIR CONDITIONER	⊙ WATER VALVE
⊙ CONTROL BOX	⊙ HYDRANT
⊙ TRAFFIC SIGNAL	⊙ WATER SERVICE CURB STOP
⊙ RAILROAD CROSSING SIGNAL	⊙ WATER MANHOLE
⊙ CABLE PEDESTAL	⊙ WELL
⊙ POWER POLE	⊙ WATER SURFACE
⊙ GUY WIRE	⊙ WETLANDS FLAG
⊙ LIGHT POLE	⊙ MARSH
⊙ SPOT/YARD/PEDESTAL LIGHT	⊙ CONIFEROUS TREE
⊙ HANDICAPPED PARKING	⊙ DECIDUOUS TREE
⊙ ELECTRIC MANHOLE	⊙ SHRUB
⊙ ELECTRIC PEDESTAL	⊙ EDGE OF TREES
⊙ ELECTRIC METER	⊙ SANITARY SEWER
⊙ ELECTRIC TRANSFORMER	⊙ STORM SEWER
⊙ TELEPHONE MANHOLE	⊙ MARKED GAS MAIN
⊙ TELEPHONE PEDESTAL	⊙ MARKED ELECTRIC
⊙ MARKED FIBER OPTIC	⊙ OVERHEAD WIRES
⊙ GAS VALVE	⊙ BUREAU ELEC. SERV.
	⊙ MARKED TELEPHONE
	⊙ MARKED CABLE TV LINE
	⊙ MARKED FIBER OPTIC
	⊙ INDICATES EXISTING CONTOUR ELEVATION
	⊙ INDICATES EXISTING SPOT ELEVATION



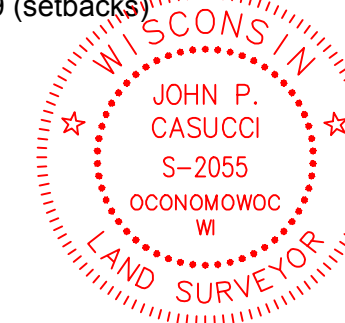
- A. Basis of Bearings**
 Bearings are based on the North line of the Northeast 1/4 of Section 34-8-21, which is assumed to bear South 89°52'59" West.
- B. Title Commitment**
 This survey was prepared based on American Land Title Association title commitment number 1608A0094B, effective date of January 10, 2019, 9th amended which lists the following easements and/or restrictions from schedule B-II:
- 1-5, 9-14, 25, and 27-30. **Not Survey Related.**
 - 6-8. **Visible Evidence Shown, if any.**
 - 15. 30 foot public sewer and water easement as shown on the recorded plat of Westlawn East recorded on May 2, 2011, as Document No. 9992900. (Affects Parcel A). **Affects site by location - Shown.**
 - 16. 1 foot maintenance easement for public sidewalk purposes as shown on the plat of Westlawn East recorded on May 2, 2011, as Document No. 9992900 and on the plats of Certified Survey Map No. 8892 recorded on February 13, 2017, as Document No. 10648727; Certified Survey Map No. 8893 recorded on February 13, 2017, as Document No. 10648728; and Certified Survey Map No. 8894 recorded on February 13, 2017, as Document No. 10648729. (Affects all Parcels). **Affects site by location - Shown.**
 - 17. Distribution Easement Underground Joint recorded on May 7, 2012 as Document No. 10112811. (Affects Parcels A and B). **Affects site by location - Shown.**
 - 18. Distribution Easement Gas (Main) recorded on May 7, 2012 as Document No. 10112810. (Affects Parcels C and D). **Affects site by location - Shown.**
 - 19. Stormwater Management Facility Maintenance and Easement Agreement (Westlawn East Subdivision) recorded on June 22, 2011 as Document No. 10007734. (Affects all Parcels). **Affects site by location - general in nature, inlets, manholes and storm sewers are shown.**
 - 20. Distribution Easement Underground Joint recorded on May 7, 2012 as Document No. 10112808. (Affects Parcels B, C and D). **Affects site by location - Shown.**
 - 21. Matters referenced on an ALTA/NSPS Land Title Survey prepared by R.A. Smith National, Inc., dated December 20, 2016, last revised March 8, 2017, as Survey No. 165641-RMK, as follows:
 - a) Bureau electric service facilities located along the Northerly portion of Lot 3 and Easterly portion of Lot 1 all in Parcel A. **Affects site by location - Shown.**
 - b) Encroachment of metal fence into the premises described as Lot 3 of Parcel A, Lot 3 of Parcel C, Lots 2 and 3 of Parcel D and Lots 2 and 3 of Parcel E. **Does not affect site by location - Metal fence removed.**
 - c) Storm sewer facilities affecting a portion of Lots 1 and 3 of Parcel A; Lot 3 of Parcel D; and Lots 2 and 3 of Parcel E. **Affects site by location - Shown.**
 - d) Encroachment of parking into the premises described as Lots 1 and 3 of Parcel A; Lot 2 of Parcel B; and Lot 3 of Parcel C. **Affects site by location - Shown.**
 - e) Overhead wires and power pole facilities affecting Lot 1 of Parcel A. **Affects site by location - Shown.**
 - f) Encroachment of walk into the premises described as Lot 2 of Parcel D on the West; Lot 3 of Parcel D on the East and South; Lot 2 of Parcel E on the West; and Lot 3 of Parcel E on the East. **Affects site by location - Shown.**
 - g) Electric, telephone and telephone pedestal facilities lying outside the easement area set forth at No. 7 hereof (Affects Lot 2 of Parcel D) **Affects site by location - Shown.**
 - h) Electric facilities lying outside the easement areas set forth at Nos. 17 and 23 above. (Affects Lot 3 of Parcel A) **Affects site by location - Shown.**
 - 22. Covenant regarding utility lines as shown on the plats of Certified Survey Map No. 8892 recorded on February 13, 2017, as Document No. 10648727; Certified Survey Map No. 8893 recorded on February 13, 2017, as Document No. 10648728; and Certified Survey Map No. 8894 recorded on February 13, 2017, as Document No. 10648729. (Affects Parcels B, F and G). **Affects site by location - General in nature, cannot be plotted. Covenant states that all utility lines to provide electric power and telephone service and cable television or communications systems lines or cables to all lots in the Certified Survey Map shall be installed underground in easements provided therefore, where feasible.**
 - 23. Distribution Easement Underground Electric & Gas (Main) recorded on May 7, 2012 as Document No. 10112809. (Affects Parcel A). **Affects site by location - shown.**
 - 24. Choice Neighborhoods Declaration of Restrictive Covenants WG Scattered Sites recorded on April 3, 2017, as Document No. 10661432. **Use Restriction - Cannot be plotted.**
 - 26. Reciprocal Access and Parking Agreement recorded on April 3, 2017, as Document No. 10661584. **Affects site by location - shown.**
- C. Flood Note**
 According to flood insurance rate map of the City of Milwaukee, community panel number 55079C0076E, 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 25 total marked parking spaces as follows: 23 regular and 2 handicapped parking spaces marked on these sites. (Parcel A-13 regular, Parcel B-2 regular & 1hcp, Parcel C-2 regular & 1hcp, Parcel D-0 space, Parcel E-0 spaces, Parcel F-3 regular, Parcel G-3 regular)
- E. Elevations**
 Elevations refer to City of Milwaukee Datum.
- F. Municipal Zoning**
 The zoning information listed was provided by the owner - site is zoned DPD (Detailed Plan Development). See zoning table on sheet 1, obtained from WESTLAWN REDEVELOPMENT DPD STATEMENT, DATED 10/1/10 , 10/19/10 & REV 9/30/2016, 2nd Amendment, Exhibit E. Also, GPD statement last revised 6-22-16 stating front, Street setback as 11'-6".
- G. Notes**
 There is no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
 There are no proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction observed in the process of conducting the fieldwork.
 There is no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
 There is no evidence of wetland flags on the site observed in the process of conducting the fieldwork and no mapped wetlands present per Wisconsin Wetland Inventory map viewed at: <http://dnr.wi.gov/topic/BurialService/swdv/>
 There is no observable evidence of Cemeteries or Burial Grounds on or adjacent to the surveyed property.
 Starting BM, RBM for Northeast corner of the Northeast 1/4 of Section 34-8-21. Chiseled cross in top of East side of hydrant flange, Elev=676.649'. (conversion for City of Milwaukee datum is -580.603). City elev=96.05'
 All streets are two-way.
 The present owner is Westlawn Renaissance LLC and are in possession of the surveyed property.
 Due to existing snow cover and snow piles, there may be improvements on the site that were not visible or observed as of the date of this Survey.

To: Westlawn Renaissance II LLC, a Wisconsin limited liability company; WG Scattered Sites LLC, a Wisconsin limited liability company; Victory Manor LLC, a Wisconsin limited liability company; PNC Bank, National Association, its successors and/or assigns; PNC Real Estate Tax Credit Capital Institutional Fund 61, LLC, its successors and/or assigns; PNC Real Estate Tax Credit Capital Institutional Fund 64, LLC, its successors and/or assigns; Columbia Housing SLP Corporation, its successors and assigns; Wisconsin Housing & Economic Development Authority, its successors and/or assigns (WHEDA); and Housing Authority of the City of Milwaukee and First American Title Insurance Company

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, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 12, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof and items 1 thru 20 of WHEDA's Exhibit B Land Title Survey Requirements. The fieldwork was completed on February 19, 2019.

Date of Plat or Map: February 21, 2019
 Date of Revision: March 13, 2019
 Revised 9-3-19 (setbacks)

John P. Casucci
 John P. Casucci
 Professional Land Surveyor
 Registration Number 2055
 john.casucci@rasmithnational.com



raSmith
 CREATIVITY BEYOND ENGINEERING
 16745 W. Bluemound Road
 Brookfield, WI 53005-5938
 (262) 781-1000
 rasmith.com

DIGGERS HOTLINE TICKET NO. 2019-0305166 & OTHERS

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.

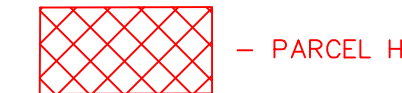
(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

Project name: WG Scattered Sites
 Project location: Silver Spring Drive, City of Milwaukee
 Milwaukee County, Wisconsin.
 WHEDA project no.: 6228
 Total no. of units: Scattered sites Parcel B, 2 multifamily units

ALTA/NSPS LAND TITLE SURVEY PARCEL B

ENCROACHMENT TABLE

a) Encroachment of parking into the premises described as Lot 2 of Parcel B



PARCEL B:
 Lot Two (2) of CERTIFIED SURVEY MAP NO. 8894, being a division of Lot 4, in Block 2, in Westlawn East, being a part of the Northeast One-quarter (1/4) of the Northeast One-quarter (1/4) of Section Thirty-four (34), in Township Eight (8) North, Range Twenty-one (21) East, in the City of Milwaukee, Milwaukee County, Wisconsin, recorded in the office of the Register of Deeds for Milwaukee County on February 13, 2017 as Document No. 10648729.

Address: 6032-6034 W. Sheridan Avenue Tax Key No. 1890952000

PARCEL H:
 Non-exclusive easement for access and parking, as set forth in a Reciprocal Access and Parking Agreement recorded on April 3, 2017, as Document No. 10661584.

Prepared for: Housing Authority of the City of Milwaukee & Westlawn Renaissance, LLC

Survey No. 167289-KAC

A. Basis of Bearings
 Bearings are based on the North line of the Northeast 1/4 of Section 34-8-21, which is assumed to bear South 89°52'59" West.

B. Title Commitment
 This survey was prepared based on American Land Title Association title commitment number 1608A0094B, effective date of January 10, 2019, 9th amended which lists the following easements and/or restrictions from schedule B-II:

- 1-5, 9-14, 25, and 27-30. **Not Survey Related.**
- 6-8. **Visible Evidence Shown, if any.**
- 15. 30 foot public sewer and water easement as shown on the recorded plat of Westlawn East recorded on May 2, 2011, as Document No. 9992900. (Affects Parcel A). **Affects site by location - Shown.**
- 16. 1 foot maintenance easement for public sidewalk purposes as shown on the plat of Westlawn East recorded on May 2, 2011, as Document No. 9992900 and on the plats of Certified Survey Map No. 8892 recorded on February 13, 2017, as Document No. 10648727; Certified Survey Map No. 8893 recorded on February 13, 2017, as Document No. 10648728; and Certified Survey Map No. 8894 recorded on February 13, 2017, as Document No. 10648729. (Affects all Parcels). **Affects site by location - Shown.**
- 17. Distribution Easement Underground Joint recorded on May 7, 2012 as Document No. 10112811. (Affects Parcels A and B). **Affects site by location - Shown.**
- 18. Distribution Easement Gas (Main) recorded on May 7, 2012 as Document No. 10112810. (Affects Parcels C and D). **Affects site by location - Shown.**
- 19. Stormwater Management Facility Maintenance and Easement Agreement (Westlawn East Subdivision) recorded on June 22, 2011 as Document No. 10007734. (Affects all Parcels). **Affects site by location - general in nature, inlets, manholes and storm sewers are shown.**
- 20. Distribution Easement Underground Joint recorded on May 7, 2012 as Document No. 10112808. (Affects Parcels B, C and D). **Affects site by location - Shown.**
- 21. Matters referenced on an ALTA/NSPS Land Title Survey prepared by R.A. Smith National, Inc., dated December 20, 2016, last revised March 8, 2017, as Survey No. 165641-RMK, as follows:
 - a) Bureau electric service facilities located along the Northerly portion of Lot 1 all in Parcel A. **Affects site by location - Shown.**
 - b) Encroachment of metal fence into the premises described as Lot 3 of Parcel A, Lot 3 of Parcel C, Lots 2 and 3 of Parcel D and Lots 2 and 3 of Parcel E. **Does not affect site by location - Metal fence removed.**
 - c) Storm sewer facilities affecting a portion of Lots 1 and 3 of Parcel A; Lot 3 of Parcel D; and Lots 2 and 3 of Parcel E. **Affects site by location - Shown.**
 - d) Encroachment of parking into the premises described as Lots 1 and 3 of Parcel A; Lot 2 of Parcel B; and Lot 3 of Parcel C. **Affects site by location - Shown.**
 - e) Overhead wires and power pole facilities affecting Lot 1 of Parcel A. **Affects site by location - Shown.**
 - f) Encroachment of walk into the premises described as Lot 2 of Parcel D on the West; Lot 3 of Parcel D on the East and South; Lot 2 of Parcel E on the West; and Lot 3 of Parcel E on the East. **Affects site by location - Shown.**
 - g) Electric, telephone and telephone pedestal facilities lying outside the easement area set forth at No. 7 hereof (Affects Lot 2 of Parcel D) **Affects site by location - Shown.**
 - h) Electric facilities lying outside the easement areas set forth at Nos. 17 and 23 above. (Affects Lot 3 of Parcel A) **Affects site by location - Shown.**
- 22. Covenant regarding utility lines as shown on the plats of Certified Survey Map No. 8892 recorded on February 13, 2017, as Document No. 10648727; Certified Survey Map No. 8893 recorded on February 13, 2017, as Document No. 10648728; and Certified Survey Map No. 8894 recorded on February 13, 2017, as Document No. 10648729. (Affects Parcels B, F and G). **Affects site by location - General in nature, cannot be plotted. Covenant states that all utility lines to provide electric power and telephone service and cable television or communications systems lines or cables to all lots in the Certified Survey Map shall be installed underground in easements provided therefore, where feasible.**
- 23. Distribution Easement Underground Electric & Gas (Main) recorded on May 7, 2012 as Document No. 10112809. (Affects Parcel A). **Affects site by location - Shown.**
- 24. Choice Neighborhoods Declaration of Restrictive Covenants WG Scattered Sites recorded on April 3, 2017, as Document No. 10661432. **Use Restriction - Cannot be plotted.**
- 26. Reciprocal Access and Parking Agreement recorded on April 3, 2017, as Document No. 10661584. **Affects site by location - shown.**

C. Flood Note
 According to flood insurance rate map of the City of Milwaukee, community panel number 55079C0076E, 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 25 total marked parking spaces as follows: 23 regular and 2 handicapped parking spaces marked on these sites. (Parcel A-13 regular, Parcel B-2 regular & 1hcp, Parcel C-2 regular & 1hcp, Parcel D-0 space, Parcel E-0 spaces, Parcel F-3 regular, Parcel G-3 regular)

E. Elevations
 Elevations refer to City of Milwaukee Datum.

F. Municipal Zoning
 The zoning information listed was provided by the owner - site is zoned DPD (Detailed Plan Development). See zoning table on sheet 1, obtained from WESTLAWN REDEVELOPMENT DPD STATEMENT, DATED 10/1/10, 10/19/10 & REV 9/30/2016, 2nd Amendment, Exhibit E. Also, GPD statement last revised 6-22-16 stating front, Street setback as 11'-6".

G. Notes
 There is no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

There are no proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction observed in the process of conducting the fieldwork.

There is no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

There is no evidence of wetland flags on the site observed in the process of conducting the fieldwork and no mapped wetlands present per Wisconsin Wetland Inventory map viewed at: <http://dnr.wi.gov/topic/SurfaceWater/swd/>

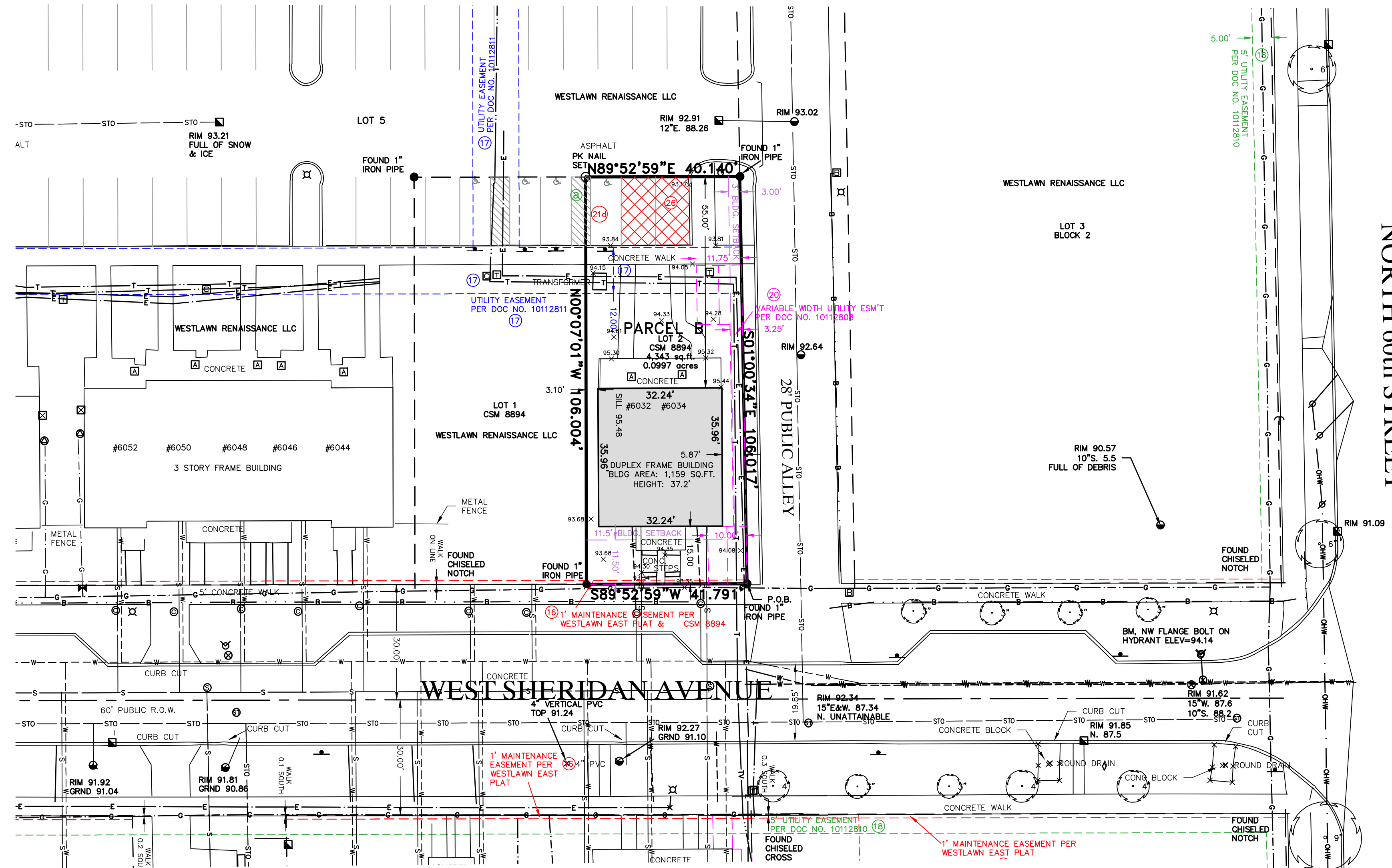
There is no observable evidence of Cemeteries or Burial Grounds on or adjacent to the surveyed property.

Starting BM, RBM for Northeast corner of the Northeast 1/4 of Section 34-8-21. Chiseled cross in top of East side of hydrant flange, Elev=676.649'. (conversion for City of Milwaukee datum is -580.603). City elev=96.05'

All streets are two-way.

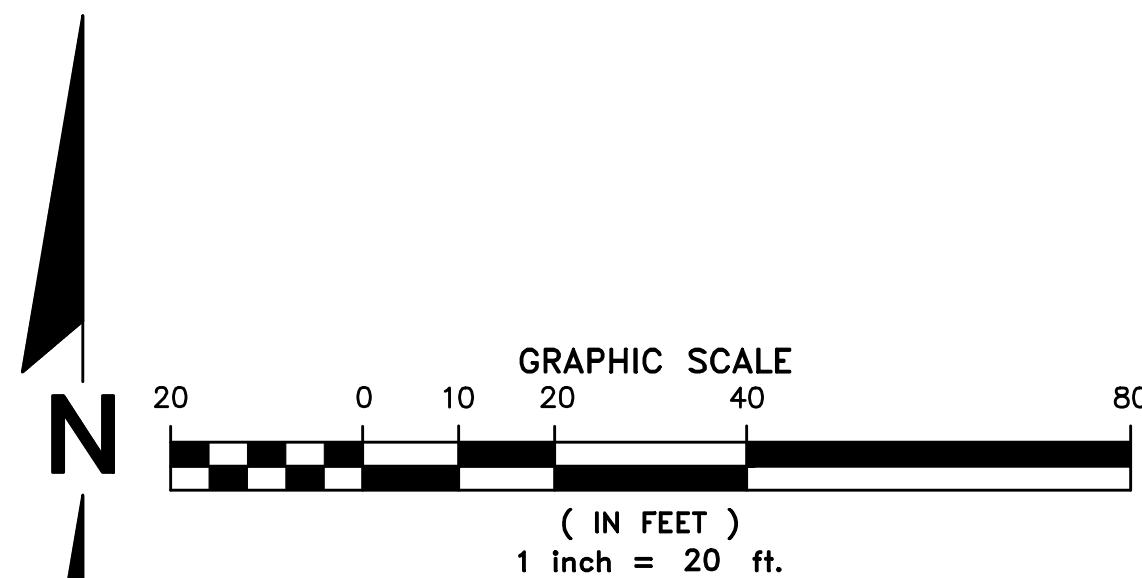
The present owner is Westlawn Renaissance LLC and are in possession of the surveyed property.

Due to existing snow cover and snow piles, there may be improvements on the site that were not visible or observed as of the date of this Survey.



LEGEND

() INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT	○ GAS METER
OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED	○ GAS WARNING SIGN
● 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)	○ STORM MANHOLE
○ 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)	○ ROUND INLET
○ BOLLARD	○ SQUARE INLET
+ SOIL BORING/MONITORING WELL	○ STORM SEWER END SECTION
↑ FLAGPOLE	○ SANITARY MANHOLE
☐ MAILBOX	○ SANITARY CLEANOUT OR SEPTIC VENT
-- SIGN	○ SANITARY INTERCEPTOR MANHOLE
▭ BILLBOARD	○ MISCELLANEOUS MANHOLE
▭ AIR CONDITIONER	○ WATER VALVE
▭ CONTROL BOX	○ HYDRANT
○ TRAFFIC SIGNAL	○ WATER SERVICE CURB STOP
▭ RAILROAD CROSSING SIGNAL	○ WATER MANHOLE
▭ CABLE PEDESTAL	○ WELL
○ POWER POLE	○ WATER SURFACE
○ GUY WIRE	○ WETLANDS FLAG
○ LIGHT POLE	○ MARSH
○ SPOT/YARD/PEDESTAL LIGHT	○ CONIFEROUS TREE
○ HANDICAPPED PARKING	○ DECIDUOUS TREE
○ ELECTRIC MANHOLE	○ SHRUB
○ ELECTRIC PEDESTAL	○ EDGE OF TREES
○ ELECTRIC METER	○ SANITARY SEWER
○ ELECTRIC TRANSFORMER	○ STORM SEWER
○ TELEPHONE MANHOLE	○ WATERMAIN
○ TELEPHONE PEDESTAL	○ MARKED GAS MAIN
○ MARKED FIBER OPTIC	○ MARKED ELECTRIC
○ INDICATES EXISTING CONTOUR ELEVATION	○ OVERHEAD WIRES
○ INDICATES EXISTING SPOT ELEVATION	○ BUREAU ELEG. SERV.
	○ MARKED TELEPHONE
	○ MARKED CABLE TV LINE
	○ MARKED FIBER OPTIC
	○ SANITARY EXISTING
	○ TELEPHONE EXISTING
	○ GAS VALVE



DIGGERS HOTLINE TICKET NO. 2016-15-05320 & OTHERS

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.

Project name: WG Scattered Sites
 Project location: Silver Spring Drive, City of Milwaukee
 Milwaukee County, Wisconsin.
 WHEDA project no.: 6228
 Total no. of units: Scattered sites Parcel C, 2 multifamily units

ALTA/NSPS LAND TITLE SURVEY

PARCEL C

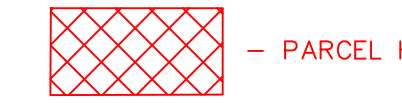
PARCEL C:
 Lot Three (3) in Block Three (3) in WESTLAWN EAST, being a Division of Blocks One (1), Two (2), Six (6), Seven (7), Ten (10) and Eleven (11) and vacated West Birch Avenue, West Custer Avenue, West Sheridan Avenue, West Silver Spring Drive (Service Drive), North 61st Street, North 62nd Street, and North 63rd Street adjacent to said Blocks in Westlawn also lands, all being in the Northeast One-quarter (1/4) of the Northeast One-quarter (1/4) of Section Thirty-four (34), in Township Eight (8) North, Range Twenty-one (21) East, in the City of Milwaukee, Milwaukee County, Wisconsin, and corrected by an Affidavit of Correction for Westlawn East recorded on June 10, 2013, as Document No. 10257581.

Address: 6227 W. Sheridan Avenue Tax Key No. 1890893000

PARCEL H:
 Non-exclusive easement for access and parking, as set forth in a Reciprocal Access and Parking Agreement recorded on April 3, 2017, as Document No. 10661584.

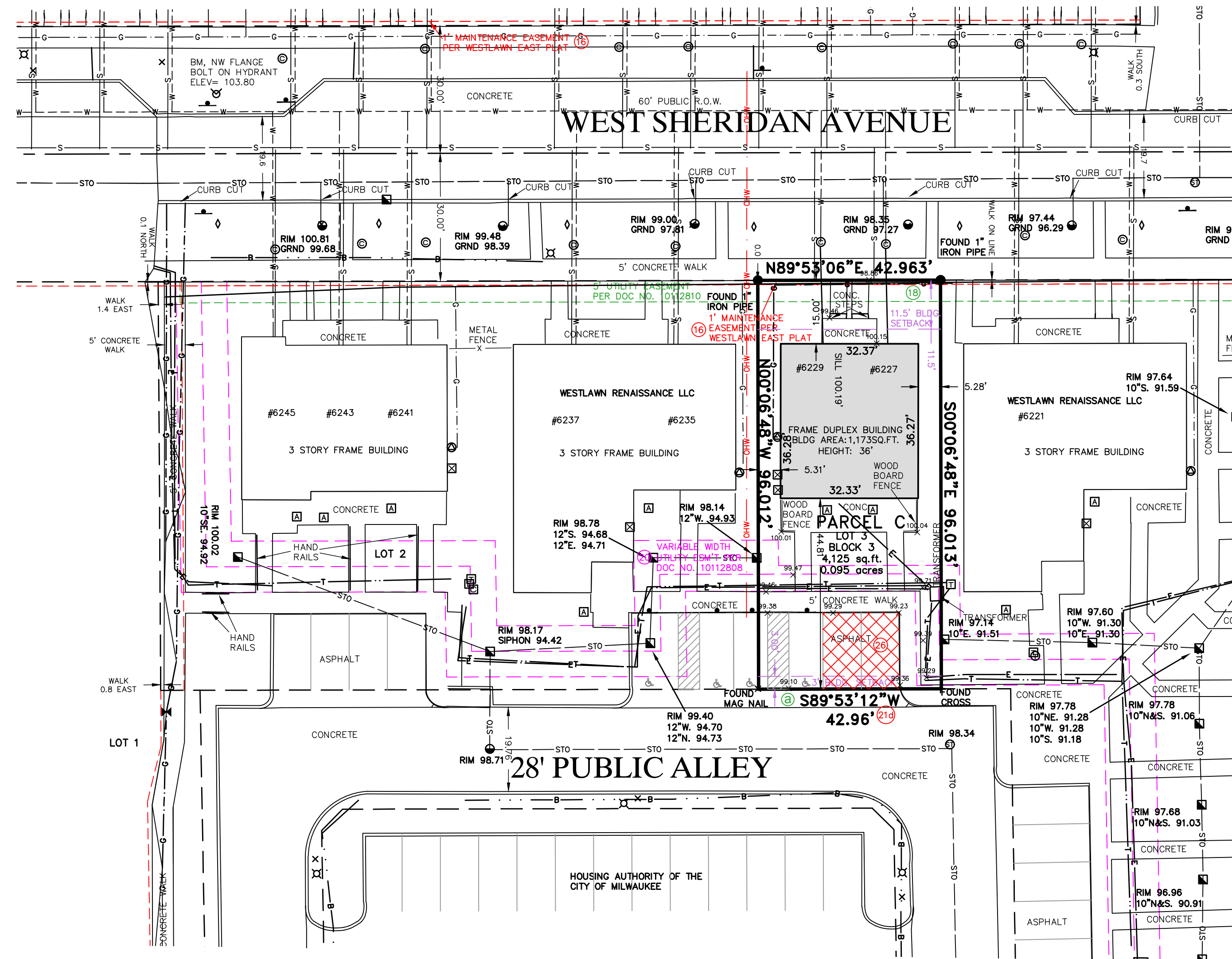
Prepared for: Housing Authority of the City of Milwaukee & Westlawn Renaissance, LLC

Survey No. 167289-KAC



ENCROACHMENT TABLE

a) Encroachment of parking into the premises described as and Lot 3 of Parcel C



A. Basis of Bearings

Bearings are based on the North line of the Northeast 1/4 of Section 34-8-21, which is assumed to bear South 89°52'59" West.

B. Title Commitment

This survey was prepared based on American Land Title Association title commitment number 1608A0094B, effective date of January 10, 2019, 9th amended which lists the following easements and/or restrictions from schedule B-II:

1-5, 9-14, 25, and 27-30. **Not Survey Related.**

6-8. **Visible Evidence Shown, if any.**

15. 30 foot public sewer and water easement as shown on the recorded plat of Westlawn East recorded on May 2, 2011, as Document No. 9992900. (Affects Parcel A). **Affects site by location - Shown.**

16. 1 foot maintenance easement for public sidewalk purposes as shown on the plat of Westlawn East recorded on May 2, 2011, as Document No. 9992900 and on the plats of Certified Survey Map No. 8892 recorded on February 13, 2017, as Document No. 10648727; Certified Survey Map No. 8893 recorded on February 13, 2017, as Document No. 10648728; and Certified Survey Map No. 8894 recorded on February 13, 2017, as Document No. 10648729. (Affects all Parcels). **Affects site by location - Shown.**

17. Distribution Easement Underground Joint recorded on May 7, 2012 as Document No. 10112811. (Affects Parcels A and B). **Affects site by location - Shown.**

18. Distribution Easement Gas (Main) recorded on May 7, 2012 as Document No. 10112810. (Affects Parcels C and D). **Affects site by location - Shown.**

19. Stormwater Management Facility Maintenance and Easement Agreement (Westlawn East Subdivision) recorded on June 22, 2011 as Document No. 10007734. (Affects all Parcels). **Affects site by location - general in nature, inlets, manholes and storm sewers are shown.**

20. Distribution Easement Underground Joint recorded on May 7, 2012 as Document No. 10112808. (Affects Parcels B, C and D). **Affects site by location - Shown.**

21. Matters referenced on an ALTA/NSPS Land Title Survey prepared by R.A. Smith National, Inc., dated December 20, 2016, last revised March 8, 2017, as Survey No. 165641-RMK, as follows:

- a) Bureau electric service facilities located along the Northerly portion of Lot 3 and Easterly portion of Lot 1 all in Parcel A. **Affects site by location - Shown.**
- b) Encroachment of metal fence into the premises described as Lot 3 of Parcel A, Lot 3 of Parcel C, Lots 2 and 3 of Parcel D and Lots 2 and 3 of Parcel E. **Does not affect site by location - Metal fence removed.**
- c) Storm sewer facilities affecting a portion of Lots 1 and 3 of Parcel A; Lot 3 of Parcel D; and Lots 2 and 3 of Parcel E. **Affects site by location - Shown.**
- d) Encroachment of parking into the premises described as Lots 1 and 3 of Parcel A; Lot 2 of Parcel B; and Lot 3 of Parcel C. **Affects site by location - Shown.**
- e) Overhead wires and power pole facilities affecting Lot 1 of Parcel A. **Affects site by location - Shown.**
- f) Encroachment of walk into the premises described as Lot 2 of Parcel D on the East and South; Lot 2 of Parcel E on the West; and Lot 3 of Parcel E on the East. **Affects site by location - Shown.**
- g) Electric, telephone and telephone pedestal facilities lying outside the easement area set forth at No. 7 hereof (Affects Lot 2 of Parcel D) **Affects site by location - Shown.**
- h) Electric facilities lying outside the easement areas set forth at Nos. 17 and 23 above. (Affects Lot 3 of Parcel A) **Affects site by location - Shown.**

22. Covenant regarding utility lines as shown on the plats of Certified Survey Map No. 8892 recorded on February 13, 2017, as Document No. 10648727; Certified Survey Map No. 8893 recorded on February 13, 2017, as Document No. 10648728; and Certified Survey Map No. 8894 recorded on February 13, 2017, as Document No. 10648729. (Affects Parcels B, F and G). **Affects site by location - General in nature, cannot be plotted. Covenant states that all utility lines to provide electric power and telephone service and cable television or communications systems lines or cables to all lots in the Certified Survey Map shall be installed underground in easements provided therefore, where feasible.**

23. Distribution Easement Underground Electric & Gas (Main) recorded on May 7, 2012 as Document No. 10112809. (Affects Parcel A). **Affects site by location - Shown.**

24. Choice Neighborhoods Declaration of Restrictive Covenants WG Scattered Sites recorded on April 3, 2017, as Document No. 10661432. **Use Restriction - Cannot be plotted.**

26. Reciprocal Access and Parking Agreement recorded on April 3, 2017, as Document No. 10661584. **Affects site by location - shown.**

C. Flood Note

According to flood insurance rate map of the City of Milwaukee, community panel number 55079C0076E, 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 25 total marked parking spaces as follows: 23 regular and 2 handicapped parking spaces marked on these sites. (Parcel A-13 regular, Parcel B-2 regular & 1hcp, Parcel C-2 regular & 1hcp, Parcel D-0 space, Parcel E-0 spaces, Parcel F-3 regular, Parcel G-3 regular)

E. Elevations

Elevations refer to City of Milwaukee Datum.

F. Municipal Zoning

The zoning information listed was provided by the owner - site is zoned DPD (Detailed Plan Development). See zoning table on sheet 1, obtained from WESTLAWN REDEVELOPMENT DPD STATEMENT, DATED 10/1/10, 10/19/10 & REV 9/30/2016, 2nd Amendment, Exhibit E. Also, GPD statement last revised 6-22-16 stating front, Street setback as 11'-6".

G. Notes

There is no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

There are no proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction observed in the process of conducting the fieldwork.

There is no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

There is no evidence of wetland flags on the site observed in the process of conducting the fieldwork and no mapped wetlands present per Wisconsin Wetland Inventory map viewed at: <http://dnr.wi.gov/topic/SurfaceWaters/swd/>

There is no observable evidence of Cemeteries or Burial Grounds on or adjacent to the surveyed property.

Starting BM, RBM for Northeast corner of the Northeast 1/4 of Section 34-8-21. Chiseled cross in top of East side of hydrant flange. Elev=676.649'. (conversion for City of Milwaukee datum is -580.603). City elev=96.05'

All streets are two-way.

The present owner is Westlawn Renaissance LLC and are in possession of the surveyed property.

Due to existing snow cover and snow piles, there may be improvements on the site that were not visible or observed as of the date of this Survey.

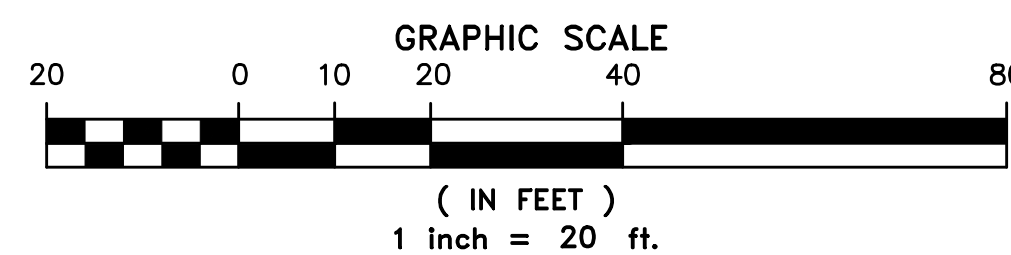
DIGGERS HOTLINE TICKET NO. 2016-15-05320 & OTHERS

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.

LEGEND

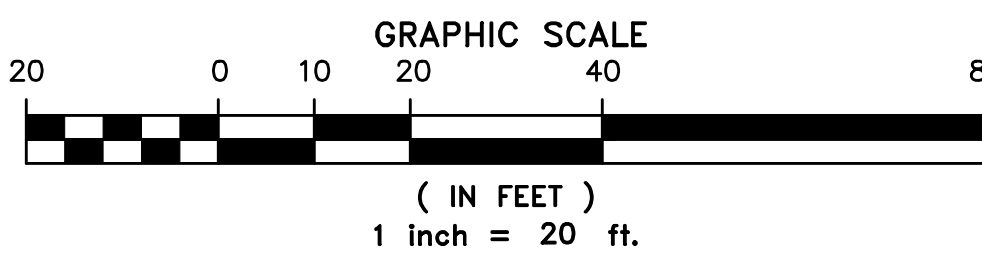
() INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT	⊙ GAS METER
⊕ OR ⊖ SECTION OR 1/4 SECTION CORNER AS DESCRIBED	⊙ GAS WARNING SIGN
● 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)	⊙ STORM MANHOLE
○ 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)	⊙ ROUND INLET
⊙ BOLLARD	⊙ SQUARE INLET
⊕ SOIL BORING/MONITORING WELL	⊙ STORM SEWER END SECTION
⊖ FLAGPOLE	⊙ SANITARY MANHOLE
⊙ MAILBOX	⊙ SANITARY CLEANOUT OR SEPTIC VENT
⊙ SIGN	⊙ SANITARY INTERCEPTOR MANHOLE
⊙ BILLBOARD	⊙ MISCELLANEOUS MANHOLE
⊙ AIR CONDITIONER	⊙ WATER VALVE
⊙ CONTROL BOX	⊙ HYDRANT
⊙ TRAFFIC SIGNAL	⊙ WATER SERVICE CURB STOP
⊙ RAILROAD CROSSING SIGNAL	⊙ WATER MANHOLE
⊙ CABLE PEDESTAL	⊙ WELL
⊙ POWER POLE	⊙ WATER SURFACE
⊙ GUY POLE	⊙ WETLANDS FLAG
⊙ LIGHT POLE	⊙ MARSH
⊙ SPOT/YARD/PEDESTAL LIGHT	⊙ CONIFEROUS TREE
⊙ HANDED PARKING	⊙ SHRUB
⊙ ELECTRIC MANHOLE	⊙ DECIDUOUS TREE
⊙ ELECTRIC PEDESTAL	⊙ EDGE OF TREES
⊙ ELECTRIC METER	⊙ SANITARY SEWER
⊙ ELECTRIC TRANSFORMER	⊙ STORM SEWER
⊙ TELEPHONE MANHOLE	⊙ WATERMAIN
⊙ TELEPHONE PEDESTAL	⊙ MARKED GAS MAIN
⊙ MARKED FIBER OPTIC	⊙ MARKED ELECTRIC
⊙ GAS VALVE	⊙ OVERHEAD WIRES
	⊙ BUREAU ELEC. SERV.
	⊙ MARKED TELEPHONE
	⊙ MARKED CABLE TV LINE
	⊙ MARKED FIBER OPTIC
	⊙ INDICATES EXISTING CONTOUR ELEVATION
	⊙ INDICATES EXISTING SPOT ELEVATION



raSmith
 CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
 Brookfield, WI 53005-5938
 (262) 781-1000
 rasmith.com

Project name: WG Scattered Sites
 Project location: Silver Spring Drive, City of Milwaukee
 Milwaukee County, Wisconsin.
 WHEDA project no.: 6228
 Total no. of units: Scattered sites Parcel D, 6 multifamily units lots 1 & 3
 Scattered sites Parcel F, 2 multifamily units



ENCROACHMENT TABLE
 a) Encroachment of walk into the premises described as Lot 2 of Parcel D on the West; Lot 3 of Parcel D on the East and South

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.

ALTA/NSPS LAND TITLE SURVEY PARCEL D & F

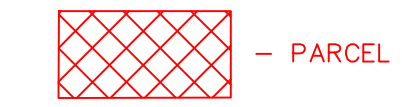
PARCEL D:
 Lots Two (2) and Three (3) in Block Five (5) in WESTLAWN EAST, being a Division of Blocks One (1), Two (2), Six (6), Seven (7), Ten (10) and Eleven (11) and vacated West Birch Avenue, West Custer Avenue, West Sheridan Avenue, West Silver Spring Drive (Service Drive), North 61st Street, North 62nd Street, and North 63rd Street adjacent to said Blocks in Westlawn also lands, all being in the Northeast One-quarter (1/4) of the Northeast One-quarter (1/4) of Section Thirty-four (34), in Township Eight (8) North, Range Twenty-one (21) East, in the City of Milwaukee, Milwaukee County, Wisconsin, and corrected by an Affidavit of Correction for Westlawn East recorded on June 10, 2013, as Document No. 10257581.

Address: 6231 W. Birch Avenue Tax Key No. 1890903000
 Address: 6221 W. Birch Avenue Tax Key No. 1890904000

PARCEL F:
 Lot Two (2) of CERTIFIED SURVEY MAP NO. 8893, being a division of Lot 5, in Block 5, in Westlawn East, being a part of the Northeast One-quarter (1/4) of the Northeast One-quarter (1/4) of Section Thirty-four (34), in Township Eight (8) North, Range Twenty-one (21) East, in the City of Milwaukee, Milwaukee County, Wisconsin, recorded in the office of the Register of Deeds for Milwaukee County on February 13, 2017 as Document No. 10648728.

Address: 6222-6224 W. Custer Avenue Tax Key No. 1890942000

PARCEL H:
 Non-exclusive easement for access and parking, as set forth in a Reciprocal Access and Parking Agreement recorded on April 3, 2017, as Document No. 10661584.



Prepared for: Housing Authority of the City of Milwaukee & Westlawn Renaissance, LLC

Survey No. 167289-KAC

- A. Basis of Bearings**
 Bearings are based on the North line of the Northeast 1/4 of Section 34-8-21, which is assumed to bear South 89°52'59" West.
- B. Title Commitment**
 This survey was prepared based on American Land Title Association title commitment number 1608A0094B, effective date of January 10, 2019, 9th amended which lists the following easements and/or restrictions from schedule B-1:
- 1-5, 9-14, 25, and 27-30. **Not Survey Related.**
 - 6-8. **Visible Evidence Shown, if any.**
 15. 30 foot public sewer and water easement as shown on the recorded plat of Westlawn East recorded on May 2, 2011, as Document No. 9992900. (Affects Parcel A). **Affects site by location - Shown.**
 16. 1 foot maintenance easement for public sidewalk purposes as shown on the plat of Westlawn East recorded on May 2, 2011, as Document No. 9992900 and on the plats of Certified Survey Map No. 8892 recorded on February 13, 2017, as Document No. 10648727; Certified Survey Map No. 8893 recorded on February 13, 2017, as Document No. 10648728; and Certified Survey Map No. 8894 recorded on February 13, 2017, as Document No. 10648729. (Affects all Parcels). **Affects site by location - Shown.**
 17. Distribution Easement Underground Joint recorded on May 7, 2012 as Document No. 10112811. (Affects Parcels A and B). **Affects site by location - Shown.**
 18. Distribution Easement Gas (Main) recorded on May 7, 2012 as Document No. 10112810. (Affects Parcels C and D). **Affects site by location - Shown.**
 19. Stormwater Management Facility Maintenance and Easement Agreement (Westlawn East Subdivision) recorded on June 22, 2011 as Document No. 10007734. (Affects all Parcels). **Affects site by location - general in nature, inlets, manholes and storm sewers are shown.**
 20. Distribution Easement Underground Joint recorded on May 7, 2012 as Document No. 10112808. (Affects Parcels B, C and D). **Affects site by location - Shown.**
 21. Matters referenced on an ALTA/NSPS Land Title Survey prepared by R.A. Smith National, Inc., dated December 20, 2016, last revised March 8, 2017, as Survey No. 165641-RMK, as follows:
 - a) Bureau electric service facilities located along the Northerly portion of Lot 3 and Easterly portion of Lot 1 all in Parcel A. **Affects site by location - Shown.**
 - b) Encroachment of metal fence into the premises described as Lot 3 of Parcel A, Lot 3 of Parcel C, Lots 2 and 3 of Parcel D and Lots 2 and 3 of Parcel E. **Does not affect site by location - Metal fence removed.**
 - c) Storm sewer facilities affecting a portion of Lots 1 and 3 of Parcel A; Lot 3 of Parcel D; and Lots 2 and 3 of Parcel E. **Affects site by location - Shown.**
 - d) Encroachment of parking into the premises described as Lots 1 and 3 of Parcel A; Lot 2 of Parcel B; and Lot 3 of Parcel C. **Affects site by location - Shown.**
 - e) Overhead wires and power pole facilities affecting Lot 1 of Parcel A. **Affects site by location - Shown.**
 - f) Encroachment of walk into the premises described as Lot 2 of Parcel D on the West; Lot 2 of Parcel D on the East and South; Lot 2 of Parcel E on the West; and Lot 3 of Parcel E on the East. **Affects site by location - Shown.**
 - g) Electric, telephone and telephone pedestal facilities lying outside the easement area set forth at No. 7 hereof (Affects Lot 2 of Parcel D) **Affects site by location - Shown.**
 - h) Electric facilities lying outside the easement areas set forth at Nos. 17 and 23 above. (Affects Lot 3 of Parcel A) **Affects site by location - Shown.**
 22. Covenant regarding utility lines as shown on the plats of Certified Survey Map No. 8892 recorded on February 13, 2017, as Document No. 10648727; Certified Survey Map No. 8893 recorded on February 13, 2017, as Document No. 10648728; and Certified Survey Map No. 8894 recorded on February 13, 2017, as Document No. 10648729. (Affects Parcels B, F and G). **Affects site by location - General in nature, cannot be plotted. Covenant states that all utility lines to provide electric power and telephone service and cable television or communications systems lines or cables to all lots in the Certified Survey Map shall be installed underground in easements provided therefore, where feasible.**
 23. Distribution Easement Underground Electric & Gas (Main) recorded on May 7, 2012 as Document No. 10112809. (Affects Parcel A). **Affects site by location - shown.**
 24. Choice Neighborhoods Declaration of Restrictive Covenants WG Scattered Sites recorded on April 3, 2017, as Document No. 10661432. **Use Restriction - Cannot be plotted.**
 26. Reciprocal Access and Parking Agreement recorded on April 3, 2017, as Document No. 10661584. **Affects site by location - shown.**

C. Flood Note
 According to flood insurance rate map of the City of Milwaukee, community panel number 55079C0076E, 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 25 total marked parking spaces as follows: 23 regular and 2 handicapped parking spaces marked on these sites. (Parcel A-13 regular, Parcel B-2 regular & 1hcp, Parcel C-2 regular & 1hcp, Parcel D-0 space, Parcel E-0 spaces, Parcel F-3 regular, Parcel G-3 regular)

E. Elevations
 Elevations refer to City of Milwaukee Datum.

F. Municipal Zoning
 The zoning information listed was provided by the owner - site is zoned DPD (Detailed Plan Development). See zoning table on sheet 1, obtained from WESTLAWN REDEVELOPMENT DPD STATEMENT, DATED 10/1/10, 10/19/10 & REV 9/30/2016, 2nd Amendment, Exhibit E. Also, GPD statement last revised 6-22-16 stating front, Street setback as 11'-6".

- G. Notes**
- There is no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
 - There are no proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction observed in the process of conducting the fieldwork.
 - There is no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
 - There is no evidence of wetland flags on the site observed in the process of conducting the fieldwork and no mapped wetlands present per Wisconsin Wetland Inventory map viewed at: http://dnr.wi.gov/topic/SurfaceWater/wsdv/
 - There is no observable evidence of Cemeteries or Burial Grounds on or adjacent to the surveyed property.
 - Starting BM, RBM for Northeast corner of the Northeast 1/4 of Section 34-8-21. Chiseled cross in top of East side of hydrant flange, Elev=676.649'. (conversion for City of Milwaukee datum is -580.603). City elev=96.05'
 - All streets are two-way.
 - The present owner is Westlawn Renaissance LLC and are in possession of the surveyed property.
 - Due to existing snow cover and snow piles, there may be improvements on the site that were not visible or observed as of the date of this Survey.

LEGEND	
() INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT	○ GAS METER
◆ OR □ SECTION OR 1/4 SECTION CORNER AS DESCRIBED	○ GAS WARNING SIGN
● 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)	○ STORM MANHOLE
○ 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)	○ ROUND INLET
○ BOLLARD	○ SQUARE INLET
○ SOIL BORING/MONITORING WELL	○ STORM SEWER END SECTION
↑ FLAGPOLE	○ SANITARY CLEANOUT OR SEPTIC VENT
○ MAILBOX	○ SANITARY INTERCEPTOR MANHOLE
○ SIGN	○ MISCELLANEOUS MANHOLE
○ BILLBOARD	○ WATER VALVE
○ AIR CONDITIONER	○ HYDRANT
○ CONTROL BOX	○ WATER SERVICE CURB STOP
○ TRAFFIC SIGNAL	○ WATER MANHOLE
○ RAILROAD CROSSING SIGNAL	○ WELL
○ CABLE PEDESTAL	○ WATER SURFACE
○ POWER POLE	○ WETLANDS FLAG
○ GUY POLE	○ MARSH
○ GUY WIRE	○ CONIFEROUS TREE
○ LIGHT POLE	○ DECIDUOUS TREE
○ SPOT/YARD/PEDESTAL LIGHT	○ SHRUB
○ HANDICAPPED PARKING	○ EDGE OF TREES
○ ELECTRIC MANHOLE	○ SANITARY SEWER
○ ELECTRIC PEDESTAL	○ STORM SEWER
○ ELECTRIC METER	○ WATERMAIN
○ ELECTRIC TRANSFORMER	○ MARKED GAS MAIN
○ TELEPHONE MANHOLE	○ OVERHEAD WIRES
○ TELEPHONE PEDESTAL	○ BUREAU ELEC. SERV.
○ MARKED FIBER OPTIC	○ MARKED TELEPHONE
○ GAS VALVE	○ MARKED CABLE TV LINE
	○ MARKED FIBER OPTIC
	○ INDICATES EXISTING CONTOUR ELEVATION
	○ INDICATES EXISTING SPOT ELEVATION

ALTA/NSPS LAND TITLE SURVEY

PARCEL E & G

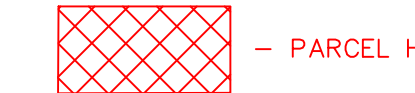
PARCEL E:
 Lots Two (2) and Three (3) in Block Six (6), all in WESTLAWN EAST, being a Division of Blocks One (1), Two (2), Six (6), Seven (7), Ten (10) and Eleven (11) and vacated West Birch Avenue, West Custer Avenue, West Sheridan Avenue, West Silver Spring Drive (Service Drive), North 61st Street, North 62nd Street, and North 63rd Street adjacent to said Blocks in Westlawn also lands, all being in the Northeast One-quarter (1/4) of the Northeast One-quarter (1/4) of Section Thirty-four (34), in Township Eight (8) North, Range Twenty-one (21) East, in the City of Milwaukee, Milwaukee County, Wisconsin, and corrected by an Affidavit of Correction for Westlawn East recorded on June 10, 2013, as Document No. 10257581.

Address: 6121 W. Birch Avenue Tax Key No. 1890908000
 Address: 6111 W. Birch Avenue Tax Key No. 1890909000

PARCEL G:
 Lot Three (3) of CERTIFIED SURVEY MAP NO. 8892, being a division of Lot 5, in Block 6, in Westlawn East, being a part of the Northeast One-quarter (1/4) of the Northeast One-quarter (1/4) of Section Thirty-four (34), in Township Eight (8) North, Range Twenty-one (21) East, in the City of Milwaukee, Milwaukee County, Wisconsin, recorded in the office of the Register of Deeds for Milwaukee County on February 13, 2017 as Document No. 10648727.

Address: 6120-6122 W. Custer Avenue Tax Key No. 1890933000

PARCEL H:
 Non-exclusive easement for access and parking, as set forth in a Reciprocal Access and Parking Agreement recorded on April 3, 2017, as Document No. 10661584.



Prepared for: Housing Authority of the City of Milwaukee & Westlawn Renaissance, LLC

Survey No. 167289-KAC

A. Basis of Bearings

Bearings are based on the North line of the Northeast 1/4 of Section 34-8-21, which is assumed to bear South 89°52'59" West.

B. Title Commitment

This survey was prepared based on American Land Title Association title commitment number 1608A0094B, effective date of January 10, 2019, 9th amended which lists the following easements and/or restrictions from schedule B-II:

- 1-5, 9-14, 25, and 27-30. **Not Survey Related.**
- 6-8. **Visible Evidence Shown, if any.**
- 15. 30 foot public sewer and water easement as shown on the recorded plat of Westlawn East recorded on May 2, 2011, as Document No. 9992900. (Affects Parcel A). **Affects site by location - Shown.**
- 16. 1 foot maintenance easement for public sidewalk purposes as shown on the plat of Westlawn East recorded on May 2, 2011, as Document No. 9992900 and on the plats of Certified Survey Map No. 8892 recorded on February 13, 2017, as Document No. 10648727; Certified Survey Map No. 8893 recorded on February 13, 2017, as Document No. 10648728; and Certified Survey Map No. 8894 recorded on February 13, 2017, as Document No. 10648729. (Affects all Parcels). **Affects site by location - Shown.**
- 17. Distribution Easement Underground Joint recorded on May 7, 2012 as Document No. 10112811. (Affects Parcels A and B). **Affects site by location - Shown.**
- 18. Distribution Easement Gas (Main) recorded on May 7, 2012 as Document No. 10112810. (Affects Parcels C and D). **Affects site by location - Shown.**
- 19. Stormwater Management Facility Maintenance and Easement Agreement (Westlawn East Subdivision) recorded on June 22, 2011 as Document No. 10007734. (Affects all Parcels). **Affects site by location - general in nature, inlets, manholes and storm sewers are shown.**
- 20. Distribution Easement Underground Joint recorded on May 7, 2012 as Document No. 10112808. (Affects Parcels B, C and D). **Affects site by location - Shown.**
- 21. Matters referenced on an ALTA/NSPS Land Title Survey prepared by R.A. Smith National, Inc., dated December 20, 2016, last revised March 8, 2017, as Survey No. 165641-RMK, as follows:
 - a) Bureau electric service facilities located along the Northerly portion of Lot 3 and Easterly portion of Lot 1 all in Parcel A. **Affects site by location - Shown.**
 - b) Encroachment of metal fence into the premises described as Lot 3 of Parcel A, Lot 3 of Parcel C, Lots 2 and 3 of Parcel D and Lots 2 and 3 of Parcel E. **Does not affect site by location - Metal fence removed.**
 - c) Storm sewer facilities affecting a portion of Lots 1 and 3 of Parcel A; Lot 3 of Parcel D; and Lots 2 and 3 of Parcel E. **Affects site by location - Shown.**
 - d) Encroachment of parking into the premises described as Lots 1 and 3 of Parcel A; Lot 2 of Parcel B; and Lot 3 of Parcel C. **Affects site by location - Shown.**
 - e) Overhead wires and power pole facilities affecting Lot 1 of Parcel A. **Affects site by location - Shown.**
 - f) Encroachment of walk into the premises described as Lot 2 of Parcel D on the East and South; Lot 2 of Parcel E on the West; Lot 3 of Parcel D on the East and South; and Lot 3 of Parcel E on the East. **Affects site by location - Shown.**
 - g) Electric, telephone and telephone pedestal facilities lying outside the easement area set forth at No. 7 hereof (Affects Lot 2 of Parcel D) **Affects site by location - Shown.**
 - h) Electric facilities lying outside the easement areas set forth at Nos. 17 and 23 above. (Affects Lot 3 of Parcel A) **Affects site by location - Shown.**
- 22. Covenant regarding utility lines as shown on the plats of Certified Survey Map No. 8892 recorded on February 13, 2017, as Document No. 10648727; Certified Survey Map No. 8893 recorded on February 13, 2017, as Document No. 10648728; and Certified Survey Map No. 8894 recorded on February 13, 2017, as Document No. 10648729. (Affects Parcels B, F and G). **Affects site by location - General in nature, cannot be plotted. Covenant states that all utility lines to provide electric power and telephone service and cable television or communications systems lines or cables to all lots in the Certified Survey Map shall be installed underground in easements provided therefor, where feasible.**
- 23. Distribution Easement Underground Electric & Gas (Main) recorded on May 7, 2012 as Document No. 10112809. (Affects Parcel A). **Affects site by location - shown.**
- 24. Choice Neighborhoods Declaration of Restrictive Covenants WG Scattered Sites recorded on April 3, 2017, as Document No. 10661432. **Use Restriction - Cannot be plotted.**
- 26. Reciprocal Access and Parking Agreement recorded on April 3, 2017, as Document No. 10661584. **Affects site by location - shown.**

C. Flood Note

According to flood insurance rate map of the City of Milwaukee, community panel number 55079C0076E, 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 25 total marked parking spaces as follows: 23 regular and 2 handicapped parking spaces marked on these sites. (Parcel A-13 regular, Parcel B-2 regular & 1hcp, Parcel C-2 regular & 1hcp, Parcel D-0 space, Parcel E-0 spaces, Parcel F-3 regular, Parcel G-3 regular)

E. Elevations

Elevations refer to City of Milwaukee Datum.

F. Municipal Zoning

The zoning information listed was provided by the owner - site is zoned DPD (Detailed Plan Development). See zoning table on sheet 1, obtained from WESTLAWN REDEVELOPMENT DPD STATEMENT, DATED 10/1/10, 10/19/10 & REV 9/30/2016, 2nd Amendment, Exhibit E. Also, GPD statement last revised 6-22-16 stating front, Street setback as 11'-6".

G. Notes

- There is no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
- There are no proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction observed in the process of conducting the fieldwork.
- There is no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There is no evidence of wetland flags on the site observed in the process of conducting the fieldwork and no mapped wetlands present per Wisconsin Wetland Inventory map viewed at: <http://dnr.wi.gov/topic/SurfaceWaters/wdi/>
- There is no observable evidence of Cemeteries or Burial Grounds on or adjacent to the surveyed property.
- Starting BM, RBM for Northeast corner of the Northeast 1/4 of Section 34-8-21. Chiseled cross in top of East side of hydrant flange, Elev=676.649'. (conversion for City of Milwaukee datum is -580.603). City elev=96.05'
- All streets are two-way.
- The present owner is Westlawn Renaissance LLC and are in possession of the surveyed property.
- Due to existing snow cover and snow piles, there may be improvements on the site that were not visible or observed as of the date of this Survey.



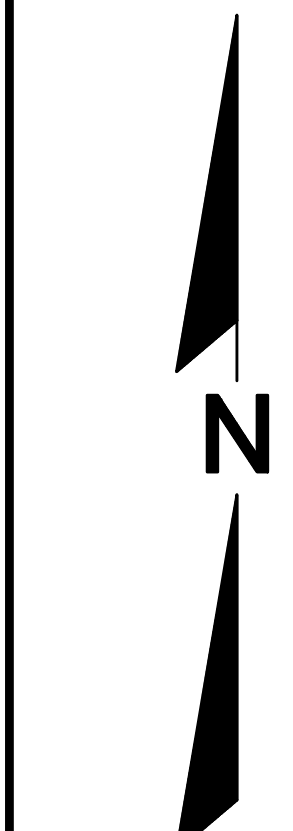
(IN FEET)
 1 inch = 20 ft.

Project name: WG Scattered Sites
 Project location: Silver Spring Drive, City of Milwaukee Milwaukee County, Wisconsin.
 WHEDA project no.: 6228
 Total no. of units: Scattered sites Parcel E, 6 multifamily units lots 1 & 3
 Scattered sites Parcel G, 2 multifamily units

ENCROACHMENT TABLE
 a) Encroachment of walk into the premises described as Lot 2 of Parcel E on the West; and Lot 3 of Parcel E on the East

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.



LEGEND

- | | |
|--|--|
| () INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT | ○ GAS METER |
| OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED | ○ GAS WARNING SIGN |
| ● 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED) | ○ STORM MANHOLE |
| ○ 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED) | □ SQUARE INLET |
| □ BOLLARD | ▲ STORM SEWER END SECTION |
| ± SOIL BORING/MONITORING WELL | ○ SANITARY MANHOLE |
| □ MAILBOX | ○ SANITARY CLEANOUT OR SEPTIC VENT |
| ▲ SIGN | ○ SANITARY INTERCEPTOR MANHOLE |
| ▲ BILLBOARD | ○ MISCELLANEOUS MANHOLE |
| □ AIR CONDITIONER | ○ WATER VALVE |
| □ CONTROL BOX | ○ HYDRANT |
| □ TRAFFIC SIGNAL | ○ WATER SERVICE CURB STOP |
| □ RAILROAD CROSSING SIGNAL | ○ WATER MANHOLE |
| □ CABLE PEDESTAL | ○ WELL |
| □ POWER POLE | ○ WATER SURFACE |
| ▲ GUY POLE | ○ WETLANDS FLAG |
| ▲ GUY WIRE | ○ MARSH |
| ▲ LIGHT POLE | ○ CONIFEROUS TREE |
| ▲ SPOT/YARD/PEDESTAL LIGHT | ○ DECIDUOUS TREE |
| ○ ELECTRIC MANHOLE | ○ SHRUB |
| ○ ELECTRIC PEDESTAL | — EDGE OF TREES |
| ○ ELECTRIC METER | — SANITARY SEWER |
| ○ ELECTRIC TRANSFORMER | — WATERMAIN |
| ○ TELEPHONE MANHOLE | — MARKED GAS MAIN |
| ○ TELEPHONE PEDESTAL | — MARKED ELECTRIC |
| ○ MARKED FIBER OPTIC | — MARKED FIBER OPTIC |
| ○ MARKED FIBER OPTIC | — BUREAU ELEC. SERV. |
| ○ MARKED FIBER OPTIC | — MARKED TELEPHONE |
| ○ MARKED FIBER OPTIC | — MARKED CABLE TV LINE |
| ○ MARKED FIBER OPTIC | — MARKED FIBER OPTIC |
| ○ MARKED FIBER OPTIC | — INDICATES EXISTING CONTOUR ELEVATION |
| ○ MARKED FIBER OPTIC | — INDICATES EXISTING SPOT ELEVATION |

raSmith
 CREATIVITY BEYOND ENGINEERING
 16745 W. Bluemound Road
 Brookfield, WI 53005-5938
 (262) 781-1000
 rasmith.com

