

SITE CONTEXT MAP



-  Amenities within 1,000 ft
-  Traffic Connection Points
-  Site Entrance

1,000 feet

Surveyor's Certification:

To: First American Title Insurance Company
Milhaus Properties, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a) & (b)(1), 8, 9, 11(b), 12, 13 and 15 of Table A thereof. The field work was completed on March 4, 2015 under heavy snow cover and winter conditions.

Date of Map March 5, 2015, updated on March 9, 2015.

Baiba M. Rozite, PLS No. 2351

Legal description per First American Title Insurance Company Commitment No. NCS-697108-INDY with an effective date of October 10, 2014:

Parcel 1 and Parcel 2 of Certified Survey Map No. 8206, recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin, on December 22, 2009, as Document No. 09827984, being part of Lots 20, 21, 22, 23 and 25 in the Subdivision into Lots of the West 1/2 of the SW 1/4 of Section 4 in the Fifth Ward of the City of Milwaukee, Part of Lot 15 in Horter's Subdivision, all lying in the Southwest 1/4 of the Southwest 1/4 of Section 4, Town 6 North, Range 22 East, City of Milwaukee, County of Milwaukee, Wisconsin.

Tax ID No.: 466-1631-3 and 466-1632-9

Property Address: 2151 S Robinson Ave, 2181 S Robinson Ave, Milwaukee, WI
For reference purposes only.

Per First American Title Insurance Company Commitment No. NCS-697108-INDY with an effective date of October 10, 2014, the following items appear in Schedule B II as exceptions:

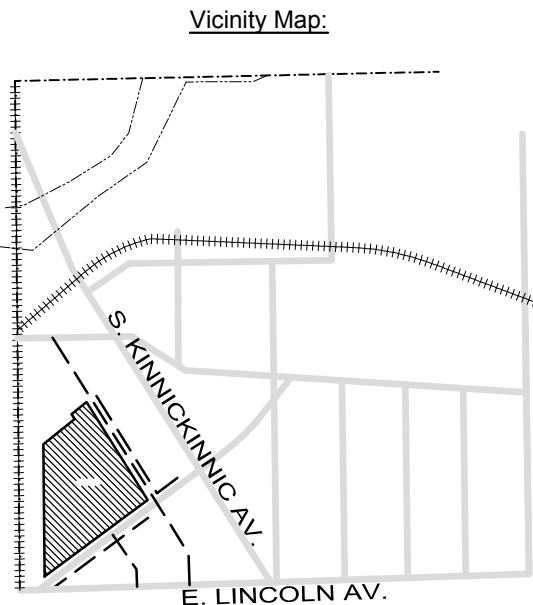
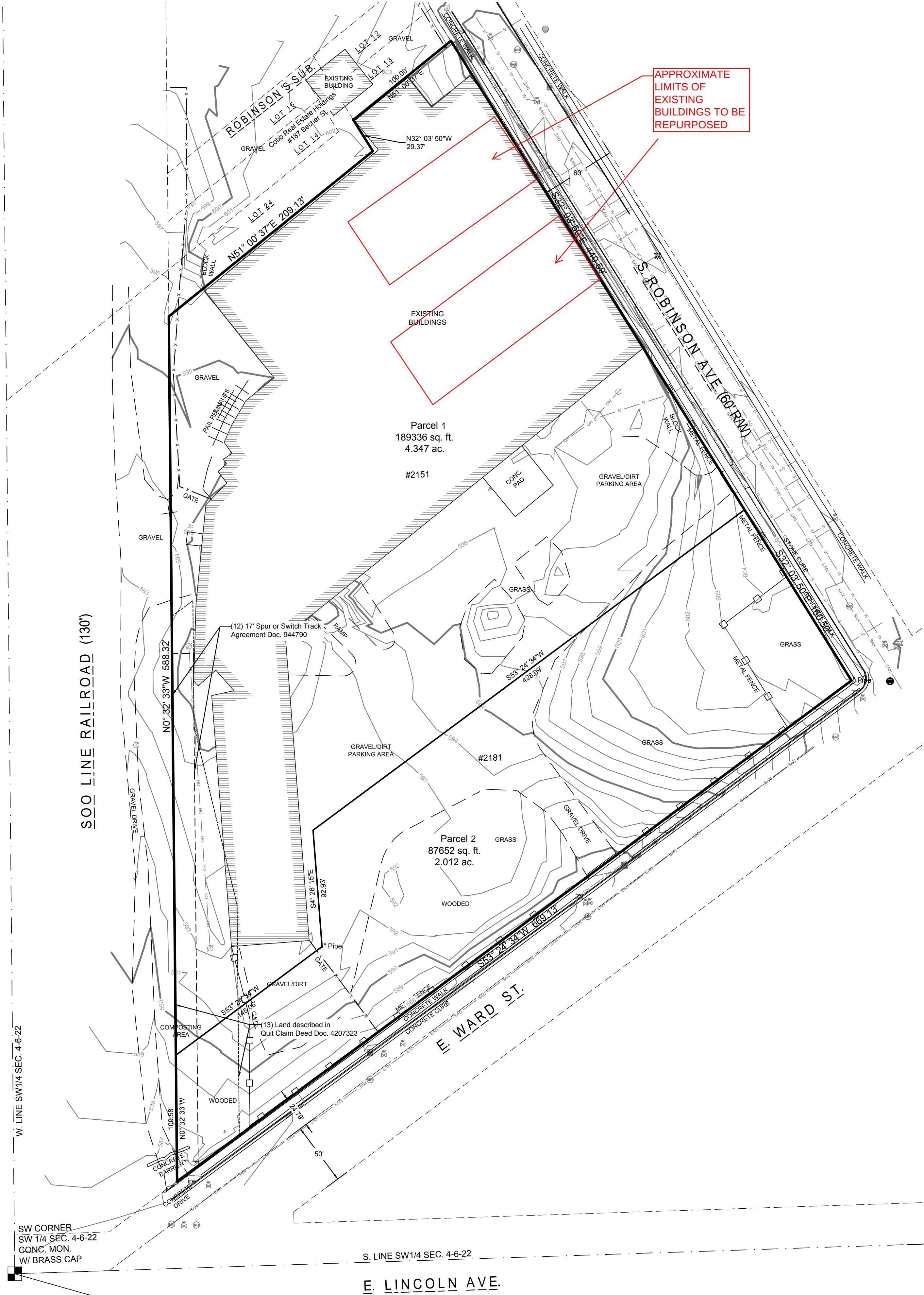
10. Rights and Easements, if any, in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the Land described in Schedule A.
11. Rights of the railroad company servicing the railroad siding located on the subject premises in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof, and also rights of others entitled thereto, in and to the use thereof.
12. Terms, provisions and condition set forth in Indenture dated June 12, 1918 and recorded June 18, 1918, in Volume 944, Page 74, as Document No. 944790. **SHOWN ON MAP.**
13. Easement rights reserved in Quit Claim Deed dated August 27, 1965 and recorded on September 16, 1965, in Reel 269, Image 1732, as Document No. 4207323. **SHOWN ON MAP.**
14. Restriction as contained on Certified Survey Map No. 8206, reciting as follows: In consideration of the approval of the map by the Common Council and in accordance with Chapter 119 of the Milwaukee Code, the undersigned agrees: a). That all utility lines to provide electric power and telephone services 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.

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY B. ROZITE ON UNDER WINTER CONDITIONS WITH HEAVY SNOW COVER. GRAVEL EDGES AND SOME GROUND FEATURE DATA FROM AERIALS.
4. VERTICAL DATUM FOR THE PROJECT SURVEY IS NGVD 1929. BENCHMARK FOR THE PROJECT SURVEY IS CONC. MONUMENT AT THE SOUTHWEST CORNER OF SECTION 4-6-22 WITH AN ELEVATION OF 585.66, AS PUBLISHED BY SEWRPC.
5. BEARINGS BASED ON WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1927, WITH THE WEST LINE OF THE SW 1/4 OF SECTION 4-6-22 BEARING N 0°32'33" W.
6. SITE DOES NOT FALL WITHIN FLOODPLAIN PER FEMA FIRM PANEL 55079C0093E, EFFECTIVE DATE OF 9-26-2008.
7. ZONING: PARCEL 1 IS ZONED IH; PARCEL 2 IS ZONED LB-2. ZONING DATA NOT PROVIDED BY INSURER. DATA SHOWN HERE FROM CITY WEBSITE FOR REFERENCE ONLY.

ZONE IH SETBACKS:
Front = none
Street side = none
Interior side = none
Rear = none

ZONE LB-2 SETBACKS:
Front = none (min.); avg. (max.)
Street side = none (min.); 5' (max.)
Interior side = none
Rear = none
8. PARCEL 1 AREA IS 189341 SQ. FT. OR 4.35 AC; PARCEL 2 AREA IS 87653 SQ. FT. OR 2.01 AC.



SW 1/4 SEC. 4, T6N, R22E
Scale: 1" = 100'

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

LEGEND

SECTION 1/4 SECTION LINE	EXISTING MAJOR CONTOUR
PROPERTY LINE	EXISTING MINOR CONTOUR
EASEMENT	MANHOLE
CHAIN LINK FENCE	CATCH BASIN
GUARD RAIL	CATCH BASIN (ROUND)
METAL FENCE	ROOF DRAIN
WOOD FENCE	HYDRANT
TREE LINE	WATER VALVE
OVERHEAD UTILITY LINE	GAS VALVE
ELECTRIC	UTILITY POLE
TELEPHONE	GLY WIRE
CABLE TV	GLY POLE
FIBER OPTIC	GAS METER
SANITARY SEWER	ELECTRIC METER
FURGE MAIN	UTILITY PEDESTAL
STORM SEWER	HANDHOLE
WATER MAIN	TRAFFIC SIGNAL
GAS	
16" CON. PIPE FOUND/SET	
REBAR FOUND/SET	
CHISELED CROSS FOUND/SET	
PK NAIL FOUND/SET	
SPRINKLER	
MONUMENT	
BENCHMARK	
SDV	
DECIDUOUS TREE (Diameter)	
CONIFEROUS TREE (Diameter)	
BUSH	
POST	
SOL BORING	
MONITORING WELL	
CULVERT END	
LIGHT POLE	

MILHAUS PROJECT
2151 & 2181 S. ROBINSON AV
MILWAUKEE, WISCONSIN

ALTA/ACSM LAND TITLE SURVEY



0 50' 100'

1) Additional topo obtained on March 9, 2015, B.M.R.

NO. REVISION DATE BY

DRWNG NO. 15155 boundary.dwg

DRAWN BY: B.M.R.

DATE: 2-27-2015

PROJECT NO: 15155

CHECKED BY: KAS

APPROVED BY: CTC

SHEET NO.:

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



- SIGN TYPES:**
- S1- APARTMENT SIGNAGE:
TYPE A WALL/AWNING
OR PROJECTED
SIGNAGE. SIZE AS
PERMITTED PER LB2
GUIDELINES
 - S2- RETAIL SIGNAGE:
TYPE A WALL/AWNING
OR PROJECTED
SIGNAGE. SIZE AS
PERMITTED PER LB2
GUIDELINES
 - S3- LEASING OFFICE
SIGNAGE:
TYPE A WALL/AWNING
OR PROJECTED
SIGNAGE. SIZE AS
PERMITTED PER LB2
GUIDELINES
 - S4- DEVELOPMENT
SIGNAGE:
TYPE A FREE STANDING
SIGNAGE. SIZE AS
PERMITTED PER LB2
GUIDELINES

- * ENTRY TO UNDERGROUND
PARKING
- > PEDESTRIAN ENTRY