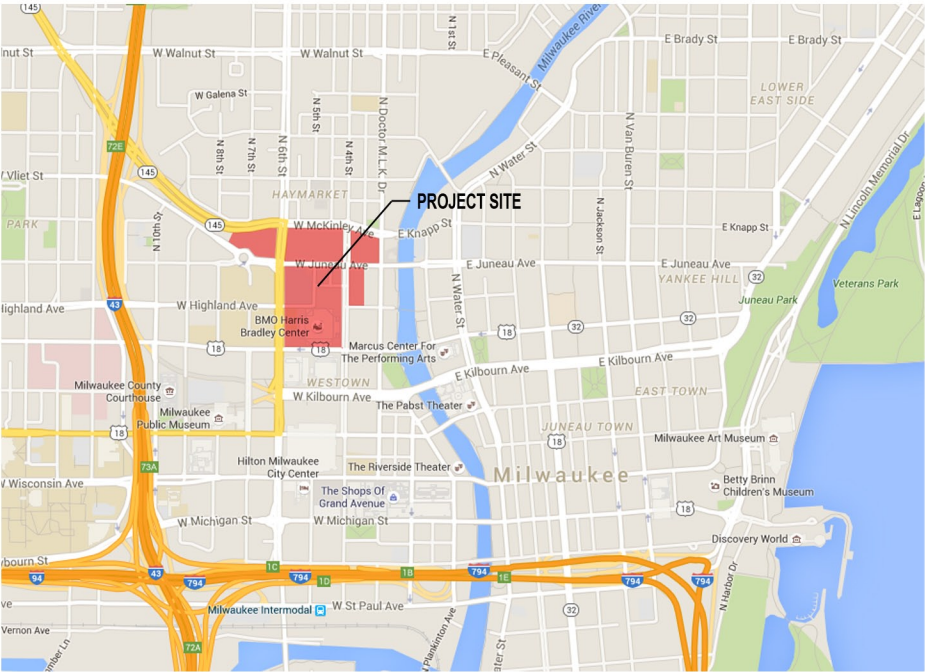




BUCKS ARENA DEVELOPMENT



INDEX			
A001	Location Map	A113	Phase 1: Construction Sequence 1D
C101	Block 1 ALTA	A114	Phase 1: Construction Sequence 1E
C102	Block 2 Plat of Survey	A115	Phase 1: Construction Sequence 1F
C103	Block 3 Plat of Survey	A116	Phase 1: Construction Sequence 1G
C104	Block 4 Plat of Survey	A117	Phase 1: Construction Sequence 1H
C105	Old World Third Street St ALTA	A118	Phase 1: Construction Sequence 1I
C106	Old World Third Street St ALTA	A119	Phase 1: Construction Sequence 1J
C107	Block 5 ALTA	A120	Phase 1: Construction Sequence Complete
C108	Block 6 ALTA	A201	Phase 2A
C109	Block 7 ALTA	A202	Phase 2B
C110	Block 8 ALTA	A203	Phase 3A
A002	Existing Block Plan	A100	Overall Developmet Standards
A010	Phase 1: Construction Sequence 1A	A110	Block 1 Development Standards
A011	Phase 1: Construction Sequence 1B	A120	Block 2 Development Standards
A012	Phase 1: Construction Sequence 1C	A130	Block 3 Development Standards
		A140	Block 4 Development Standards
		A150	Block 5 Development Standards
		A160	Block 6 Development Standards
		A170	Block 7 Development Standards
		A180	Block 8 Development Standards
		A401	Site Photos Block 1
		A402	Site Photos Block 2
		A403	Site Photos Block 3
		A404	Site Photos Block 4
		A405	Site Photos Block 5
		A406	Site Photos Block 6
		A407	Site Photos Block 7
		A408	Site Photos Block 8



eppstein uhen : architects
milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
tel 414 271 5350 fax 414 271 7794
madison 222 West Washington Ave, Suite 650
Madison, Wisconsin 53703
tel 608 442 5350 fax 608 442 6680

POPULOUS
HNTB

KAPUR
& ASSOCIATES
CONSULTING ENGINEERS



GPD SUBMITTAL FILE NUMBER: 150724



BUCKS ARENA DEVELOPMENT

LOCATION MAP

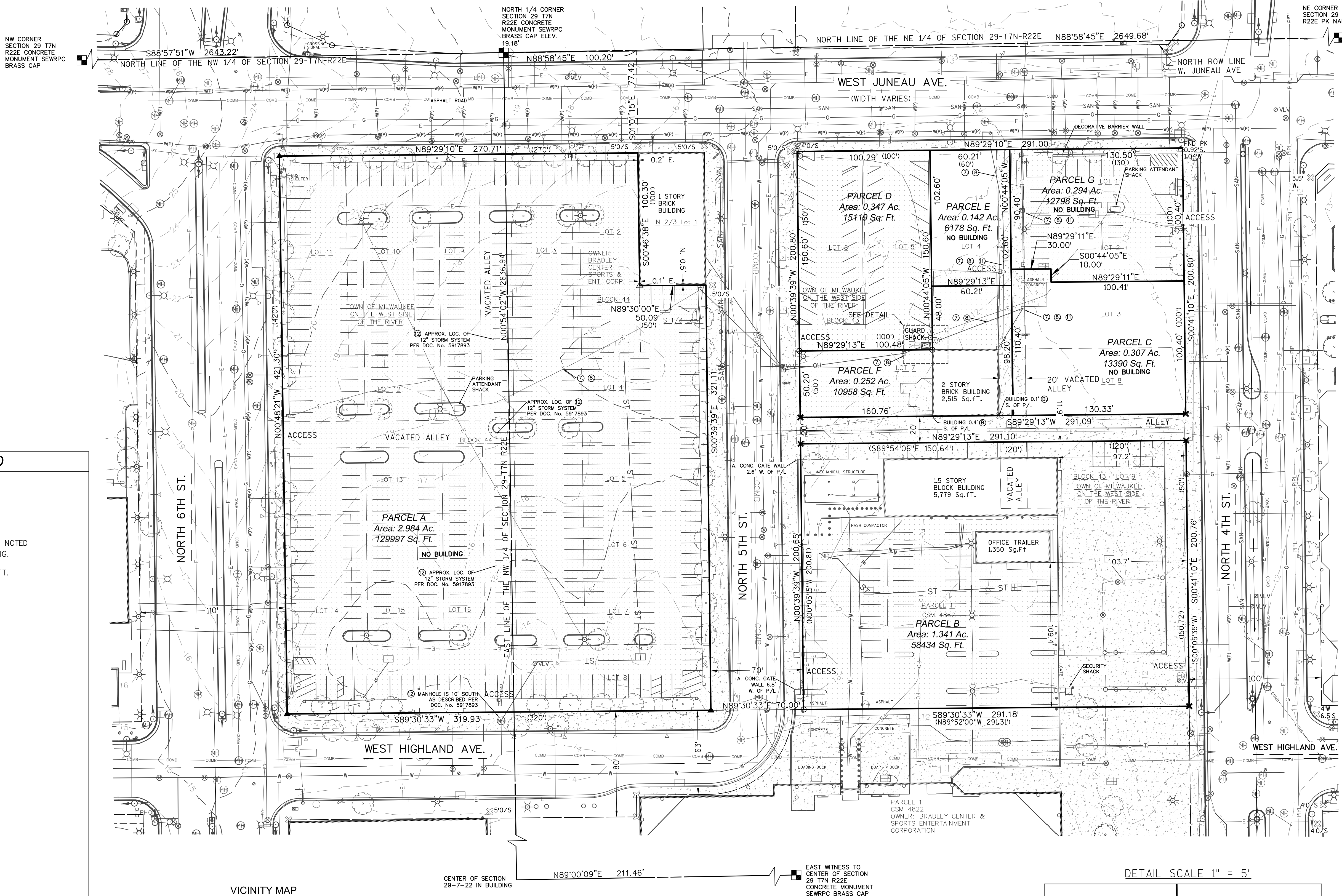


eppstein uhlen : architects

10/23/2015 115423
© Epstein Uhlen Architects, Inc.

ALTA/ACSM LAND TITLE SURVEY

BEING A PART OF THE NW 1/4 OF THE NE 1/4, AND THE NE 1/4 OF THE NW 1/4, OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.



LEGEND

• = BENCH MARK
▲ = CONTROL POINT
⊠ = CHISELED MARK FOUND
✱ = CUT CROSS SET
○ = FOUND 1" IRON PIPE OR MONUMENTATION AS NOTED
● = 1-1/4" O.D. x 24" LONG IRON PIPE SET, WEIGHING 1.68 LBS./FT.
■ = SECTION CORNER MON.
△ = FOUND MAG/PK
▲ = SET MAG NAIL
(R.A.) = RECORDED AS
⊙ = WATER VALVE
⊕ = MANHOLE TYPE NOTED
⊖ = FIRE HYDRANT
⊗ = SOIL BORING
⊘ = SPOT ELEVATION
⊙ ⊕ = BUSH, SHRUB
● = POLE/POST/BOLLARD
○ = BOULDER
⊙ = WINDMILL
⊙ = TELEPHONE MANHOLE
⊙ = ELECTRIC MANHOLE
⊙ = WATER MANHOLE
⊙ = UTILITY METER
⊙ = SPRINKLER
⊙ = GUY WIRE POLE
⊙ = LIGHT POLE
⊙ = PEDESTAL
⊙ = POWER POLE
⊙ = POWER/LIGHT POLE
⊙ = TRAFFIC SIGNAL
⊙ = CURB STOP
⊙ = CATCH BASIN OR INLET
⊙ = GAS VALVE
⊙ = LIGHT POLE WITH MAST
⊙ = TREE (CONIFEROUS) DRIP LINE SCALABLE
⊙ = TREE (DECIDUOUS) DRIP LINE SCALABLE
⊙ = TREE STUMP
⊙ = CLEANOUT
⊙ = FLAG POLE
⊙ = WELL
⊙ = MONITORING WELL
⊙ = SIGN ON POST
⊙ = PARKING METER
⊙ = UTILITY CONTROL BOX
⊙ = UNKNOWN UTILITY VALVE
FL. EL. = FIRST FLOOR ELEVATION

— = BUILDING OUTLINE
— = MINOR CONTOUR
— = MAJOR CONTOUR
— = FENCE
— = BEAM GUARD
— = CHAINLINK FENCE
— = WOODED AREA/SHRUB EDGE
— = WATER MAIN
— ST = STORM SEWER
— SAN = SANITARY SEWER
— COMB = COMBINED SEWER
— G = NATURAL GAS MAIN
— T = UNDERGROUND TELEPHONE
— E = UNDERGROUND ELECTRIC
— OH = OVERHEAD UTILITY LINES
— FO = UNDERGROUND FIBER OPTIC
— TV = UNDERGROUND CABLE TV
— BES = BUREAU OF ELEC. SERV. CI. MIL.
— PIPEL = STEAM LINE
(P) IN LINESTYLE INDICATES, DRAWN PER EXISTING PLANS AND ARE APPROXIMATE

▨ = ASPHALT SURFACE
▨ = CONCRETE SURFACE
▨ = WETLANDS

LEGAL DESCRIPTION PROVIDED PER CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER CO-3166, Revision A, Effective date April 09, 2015

Parcel A:
The South 1/3 of Lot 1 and all of Lots 2,3,4,5,6,7,8,9,10,11,12,13,14,15 and 16, in Block 44, in Plot of the Town of Milwaukee on the West Side of the River, in the Northeast 1/4 and Northwest 1/4 of Section 29, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, including all of the vacated East-West alley and all of the vacated North-South alley lying within said Block 44.
Tax Key No.: 361-048114-X
Address: 1133 N.5th Street

Parcel B:
Parcel 1 of Certified Survey Map No. 4862, being a Re-division of Lots 12,13 and 16, excepting the East 30.00 feet thereof, and Lots 10,11,14 and 15, together with all of the vacated North-South Alley lying to the West of said Lots 12,13 and 16, in Block 43 in the Plat of the Town of Milwaukee on the West Side of the River in the Northwest 1/4 of the Northeast 1/4 of Section 29, in Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, recorded on January 14, 1987, as Document No. 6009770 & The West 120 feet of Lot 9 and all of the vacated North-South alley adjoining said Lot on the West in Block 43 in Original Plat of the Town of Milwaukee on the West Side of the River, in the Northeast 1/4 of Section 29, 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 most easterly Northeast corner of Parcel 1 in the west right of way line of North Fourth Street in Certified Survey Map No.4862, a recorded certified survey map in said 1/4 Section; thence North 00 degrees 05 minutes 35 seconds West 50.24 feet along the west right of way line of North Fourth Street to a point in the South right of way line of the east-west alley in said Block 43; thence North 89 degrees 54 minutes 06 seconds West along said South right of way line of the east-west alley 140.65 feet to a point being the most northerly Northeast corner of said Parcel 1; thence South 00 degrees 05 minutes 25 seconds East 50.22

Parcel C:
Lots 3 and 8 and the West 20 feet of the South 10 feet of Lot 2, in Block 43 and that part of the vacated alley adjacent to the West, in the original plat of the Town of Milwaukee on the West Side of the River, in the Northeast 1/4 of Section 29, in Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin. EXCEPT the East 30 feet.
Tax Key No.: 361-0446-100-4
Address: 1137 N.4th Street

Parcel D:
Lots 5 and 6, in Block 43, in the Plat of the Town of Milwaukee on the West Side of the River, being a Subdivision of a part of the Northeast Fractional 1/4 of Section 29, in Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.
Tax Key No.: 361-0449-100-0
Address: 429-441W. Juneau Avenue

Parcel E:
Lot 4, except the South 48 feet thereof, in Block 43 and that part of the vacated alley adjacent to the East, in Plat of the Town of Milwaukee on the West Side of the River, being a part of the Northeast 1/4 of Section 29, in Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.
Tax Key No:361-0447-3
Address:423-427 W. Juneau Avenue

Parcel F:
Lot 7 and the South 48 feet of Lot 4, in Block 43 and that part of the vacated alley adjacent to the East, in Plat of the Town of Milwaukee on the West Side of the River, being a part of the Northeast 1/4 of Section 29, in Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.
Tax Key No:361-0452-100-7
Address: 1128 N. 5th Street

Parcel G:
The Westerly 120 feet of Lots 1and 2, except the West 20 feet of the South 10 feet of Lot 2, in Block 43 and that part of the vacated alley adjacent to the West, in the original plat of the Town of Milwaukee on the West Side of the River, in the Northeast 1/4 of Section 29, in Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.
Tax Key No:361-0442-100-2
Address: 401 W. Juneau Avenue

ALTHOUGH DIGGERS' HOTLINE WAS NOTIFIED THIS SURVEY DOES NOT GUARANTEE THAT ALL UTILITIES HAVE BEEN LOCATED ON SITE. SOME OF THE UTILITIES MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS RECEIVED FROM MEMBERS NOTIFIED. LACKING EXCAVATION THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

SURVEYOR'S CERTIFICATE:

- To:
- BRADLEY CENTER SPORTS & ENTERTAINMENT CORPORATION
 - BRADLEY CENTER CORPORATION
 - DEER DISTRICT LLC
 - CHICAGO 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 2011 Minimum 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(p), 8, 11(b), 13, 15, 16, and 19 of Table A thereof.
The field work was completed on June 2, 2015.

Dated this 15 day of JUNE 2015.

Matthew T. O'Rourke
Matthew T. O'Rourke S-2771

TABLE A NOTES

- Monuments placed or found. (As shown)
- Addresses shown within Legal Description
- Flood Zone classification per FEMA Panel No. 55079C0091E, effective date September 26, 2008 is Zone X. (Areas determined to be outside the 0.2% annual chance floodplain)
- Gross land area: (As shown)
- Vertical relief per contours shown on face of plat along with datum and bench marks.(As shown)
- (a). Current zoning as provided by insurer. (Not provided)
- (a). Exterior dimensions of all buildings at ground level. (As shown)
- (b). Substantial features as observed in the process of conducting the survey. (As shown)
Observed evidence together with evidence from plans obtained from utility companies or provided by client, and markings by utility companies and other appropriate sources (with reference as to the source of information). (As shown)
- (b). Location of utilities existing on or serving the surveyed property as determined by:
Observed evidence together with evidence from plans obtained from utility companies or provided by client, and markings by utility companies and other appropriate sources (with reference as to the source of information). (As shown)
- Names of adjoining owners of platted lands according to current public records. (As shown)
- Rectified orthophotography, photogrammetric mapping, laser scanning and other similar products, tools or technologies as the basis for the showing the location of certain features (excluding boundaries) where ground measurements are not otherwise necessary to locate those features to an appropriate and acceptable accuracy relative to a nearby boundary. (Terrestrial laser scanning was utilized to collect all above ground features.)
- Observed evidence of earth moving work, building construction or building additions. (None observed)
- Location of wetland areas as delineated by appropriate authorities. No wetlands located on subject site.

ENCROACHMENT NOTES

- (A) Parcel B, concrete gate structure encroaches into 4th Street right of way. (as shown)
(B) Parcel F, building encroaches into alley right of way (as shown)

- Potential for unrecorded or prescriptive easements on all parcels concerning utilities as located and shown hereon.

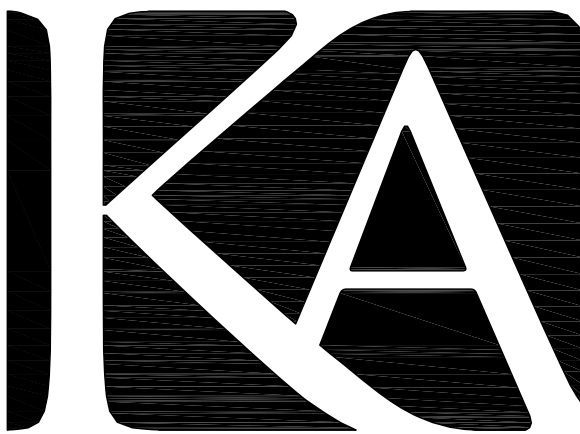
NOTES

- All distances shown are ground measured distances.
- Grid to ground scale factor per SEWRPC is 0.99992542
- Current adjoiner name/s are derived from the Milwaukee County GIS site.
- Digger's Hotline Tickets for the subject parcels were called in by the Client's representative.
- All Lines Utility Services, LLC marked private utilities on site, including parking lot electric lines and watermain and storm sewer on Parcel B specifically.
- Private utilities on subject parcels provided by All Lines Utility Services, LLC include: electric for lighting on Parcel A, electric for lighting on Parcels C, D, E, F, G, electric, water, storm, fiber optic on Parcel B.

SCHEDULE B-II NOTES: (7)(8)(9)(10)

This survey was prepared based on Chicago Title Insurance Company Commitment For Title Insurance, Commitment No. CO-3166, Revision A, effective date April 09, 2015 which lists the following applicable exceptions per Schedule B-II:

- Not Survey Related.
- Not Survey Related.
- Not Survey Related.
- Not Survey Related.
- Not Survey Related.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. (as shown)
- Easements or claims of easements not shown by the public records. (as shown)
- Any claim of adverse possession or prescriptive easement. (as shown)
- Not Survey Related.
- Not Survey Related.
- Easements, if any, of the public or any school district, utility, municipality or person, as provided in Section 66.1005(2) of the Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements or service in that portion of the subject premises which were formerly a part of the vacated alleys. (Primarily concerning Parcels C, G, E, F [as shown])
- Obligations imposed in Quit Claim Deed executed by the City of Milwaukee to Ambrosia Chocolate Company, et al, dated March 31, 1986 and recorded May 23, 1986 on Reel 1885, Image 1379, as Document No. 5917893. (Parcel A: No surface evidence of storm sewer structures described except for southernmost manhole [as shown])
- Rights, if any, with respect to the maintenance and use of sewers, utility pipes, cables or conduits which may be installed under the surface of the subject premises. (as shown, see utility qualifying note)
- Rights of the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee by reason of the fact that the subject premises are included in the Redevelopment Plan for Park East Redevelopment Project. A certified copy of said Redevelopment Plan with accompanying approval resolutions of the Common Council of the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee was recorded on August 11, 2004 as Document No. 8841218, as amended by Redevelopment Plan Amendment No. 1 recorded October 11, 2004, as Document No. 8881122, and Redevelopment Plan Amendment No. 2, recorded June 10, 2005, as Document No. 9026368, and Redevelopment Plan Amendment No. 3 recorded February 28, 2006, as Document No. 9191015, and Redevelopment Plan Amendment No. 4, recorded May 12, 2011, as Document No. 9995805, and Redevelopment Plan Amendment No. 5, recorded March 28, 2012, as Document No. 10098290.
- Rights of the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee by the reason of the fact that the subject premises are included in the Redevelopment Plan for the Beer Line Redevelopment Project "A" Area. A certified copy of said Redevelopment Plan with accompanying approval resolutions of the Common Council of the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee was recorded on February 13, 1986, on Reel 1847, Image 804, as Document No.5888523, as amended by Amendment No.1 to the Redevelopment Plan for the North 5th Street-West State Street, recorded as Document No.5950377.
- Covenant appearing on Certified Survey Map No.4862 as follows: In consideration of the approval of the Map by the Common Council and in accordance with Chapter 9 of the Milwaukee Code, the undersigned agrees that all utility lines to provide electric power and telephone service 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. (Parcel B)
- Agreement Not to Encumber recorded January 20, 2014 as Document No.10329059 (Parcel B, C and G)
- (18-24 Not Survey Related)



KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS

7711 N. PORT WASHINGTON ROAD
MILWAUKEE, WISCONSIN 53217
Phone: 414.351.6668 Fax: 414.351.4117

www.kapurengineers.com

PROJECT:

BCSEC
ALTA

LOCATION:

MILWAUKEE,
WISCONSIN

CLIENT:

BRADLEY CENTER
SPORTS &
ENTERTAINMENT
CORPORATION

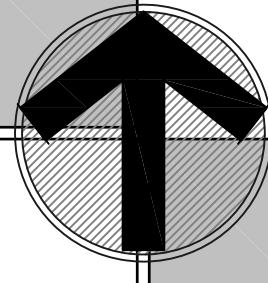
RELEASE:

FINAL

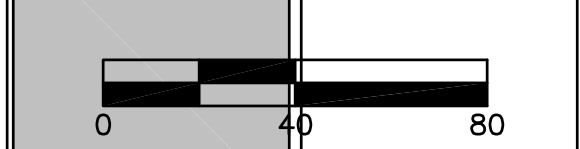
REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:



SCALE:



SEAL:



We listen, we innovate,
we turn your vision into reality.

SHEET:

ALTA/ACSM
LAND TITLE SURVEY

DESIGNED BY:	MO
DRAWN BY:	RK
CHECKED BY:	EG
APPROVED BY:	MO
PROJECT NUMBER:	15.0200.01

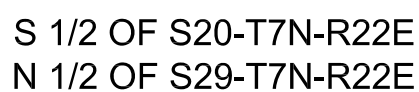
SHEET NUMBER:

C101
FILE NUMBER:150724

LEGEND

* = BENCH MARK
 ▲ = CONTROL POINT
 ☒ = CHISELED MARK FOUND
 ✕ = CUT CROSS SET
 ○ = FOUND 1" IRON PIPE OR MONUMENTATION AS NOTED
 ● = 1-1/4" O.D.x24" LONG. IRON PIPE SET, WEIGHING 1.68 LBS./FT.
 ■ = SECTION CORNER MON.
 ▲ = FOUND MAG/PAK
 ▲ = SET MAG NAIL
 (R.A.) = RECORDED AS
 ⊗ = WATER VALVE
 ⊗ = MANHOLE TYPE NOTED
 ♁ = FIRE HYDRANT
 ○ BERT = SOIL BORING
 970.90 = SPOT ELEVATION
 ⊗ = BUSH, SHRUB
 ● = POLE/POST/BOLLARD
 ○ = BOULDER
 WM = WINDMILL
 ① = TELEPHONE MANHOLE
 ② = ELECTRIC MANHOLE
 ③ = WATER MANHOLE
 ⊗ = UTILITY METER
 † = SPRINKLER
 ⊗ GW = GUY WIRE POLE
 ✨ = LIGHT POLE
 ⊗ = PEDESTAL
 ⊗ = POWER POLE
 ⊗-L = POWER/LIGHT POLE
 ⊗-T = TRAFFIC SIGNAL
 ⊗ = CURB STOP
 ⊗ = CATCH BASIN OR INLET
 ⊗ = GAS VALVE
 ○-H = LIGHT POLE WITH MAST
 ⊗ = TREE (CONIFEROUS) DRIP LINE SCALABLE
 ⊗ = TREE (DECIDUOUS) DRIP LINE SCALABLE
 A = TREE STUMP
 ○ C = CLEANOUT
 ⊗ FLAG = FLAG POLE
 ○ WELL = WELL
 OMWELL = MONITORING WELL
 ⊗ = SIGN ON POST
 ⊗ = PARKING METER
 ⊗ = UTILITY CONTROL BOX
 ⊗ VLV = UNKNOWN UTILITY VALVE

FL. EL. = FIRST FLOOR ELEVATION
 ——— = BUILDING OUTLINE
 — 3 — = MINOR CONTOUR
 — 5 — = MAJOR CONTOUR
 — ○ — = FENCE
 — X — = BEAM GUARD
 — X — = CHAINLINK FENCE
 — W — = WOODED AREA/SHRUB EDGE
 — V — = WATER MAIN
 — ST — = STORM SEWER
 — SAN — = SANITARY SEWER
 — COM — = COMBINED SEWER
 — G — = NATURAL GAS MAIN
 — T — = UNDERGROUND TELEPHONE
 — E — = UNDERGROUND ELECTRIC
 — OH — = OVERHEAD UTILITY LINES
 — FIB — = UNDERGROUND FIBER OPTIC
 — TV — = UNDERGROUND CABLE TV
 — BKS — = BUREAU OF ELEC. SERV. CI. MIL.
 — PPS — = STEAM LINE
 — C — = COMMUNICATION CONDUIT
 (P) IN LIFESTYLE INDICATES, DRAWN PER EXISTING PLANS AND ARE APPROXIMATE
 ■ = ASPHALT SURFACE
 ■ = CONCRETE SURFACE
 ■ = WETLANDS



HORIZONTAL DATUM IS THE WISCONSIN STATE
PLANE COORDINATE SYSTEM SOUTH ZONE NAD27.
NORTH IS REFERENCED TO THE S. LINE OF THE
SE 1/4 OF SECTION 20-7-22 PUBLISHED BY
SEWRPC AS N88°58'45"E.

VERTICAL DATUM IS CITY OF MILWAUKEE DATUM.
BENCHMARK IS THE MONUMENT FOR THE S 1/4
CORNER OF SECTION 20-7-22. ELEV = 19'18"

BEING A PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 OF THE NE 1/4 ALL IN SECTION 29 IN TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.



NOTES

- All distances shown are ground measured distances.
- Grid to ground scale factor per SEWRPC is 0.99992542

LEGAL DESCRIPTION PROVIDED PER CHICAGO TITLE INSURANCE COMPANY,
COMMITMENT NUMBER CO-3762, Revision A, Effective date August 14 , 2015

Parcel 1 of Certified Survey Map No. 4822, recorded on October 7, 1986, Reel 1969, Images 882 to 885 inclusive, as Document No. 5970859, being a redivision of Blocks 45 and 46 including vacated alleys, in the Plat of the Town of Milwaukee on the West side of the River, in the Northwest 1/4 of the Northeast 1/4 of Section 29; the vacated North-South alley in Block 45 of Plat of East 1/2 in the Northeast 1/4 of the Northwest 1/4 of Section 29; also vacated portions of North 5th Street, West Highland Avenue and West State Street abutting said blocks, in Section 29, Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin..

Tax Key No.: 392-2371-3
Address: 1001 N. 4th Street

Note:
Underground Utilities Located by:

DIGGERS HOTLINE

Toll Free (800)242-8511
Milwaukee Area (414)259-1181
Hearing Impaired TDD (800)542-2289
www.DiggersHotline.com
REGISTER'S HOTLINE TICKETS:
 20153704301, 20153704304, 20153704332,
 20153704340, 201537044428, 20153704438,
 20153704444, 20153704448, 20153704455,
 20153704459, 20153704465, 20153704468

ALTHOUGH DIGGERS' HOTLINE WAS NOTIFIED THIS SURVEY DOES NOT GUARANTEE THAT ALL UTILITIES HAVE BEEN LOCATED ON SITE. SOME OF THE UTILITIES MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS RECEIVED FROM MEMBERS NOTIFIED. LACKING EXCAVATION THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

SURVEYOR'S CERTIFICATE:

I hereby certify that I have made a survey of the land shown and described hereon and that this plat of survey is a correct representation of the boundaries of the land surveyed and the location of buildings and improvements on said land, to the best of my knowledge and belief. This survey is made for the exclusive use of the present owner.

Dated this 2nd day of OCTOBER, 2015.


Matthew T. O'Rourke S-2771



7711 N. PORT WASHINGTON ROAD
MILWAUKEE, WISCONSIN 53217
Phone: 414.351.6668 Fax: 414.351.4117

www.kapurengineers.com

PROJECT:

BLOCK 3

LOCATION

MILWAUKEE,
WISCONSIN

CLIENT:

MILWAUKEE
BUCKS,
LLC

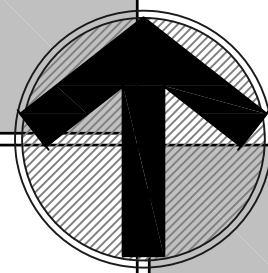
RELEASE:

FINAL

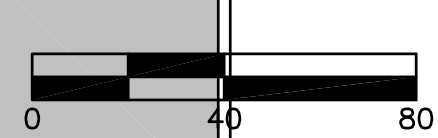
REVISIONS:

[illegible]

NORTH ARROW:



SCALE:



SEAL:



we listen. we innovate.
we turn your vision into reality.

SHEET:

PLAT OF SURVEY

DESIGNED BY:	MO
DRAWN BY:	IM
CHECKED BY:	MB
APPROVED BY:	MO
PROJECT NUMBER:	15.0200.03

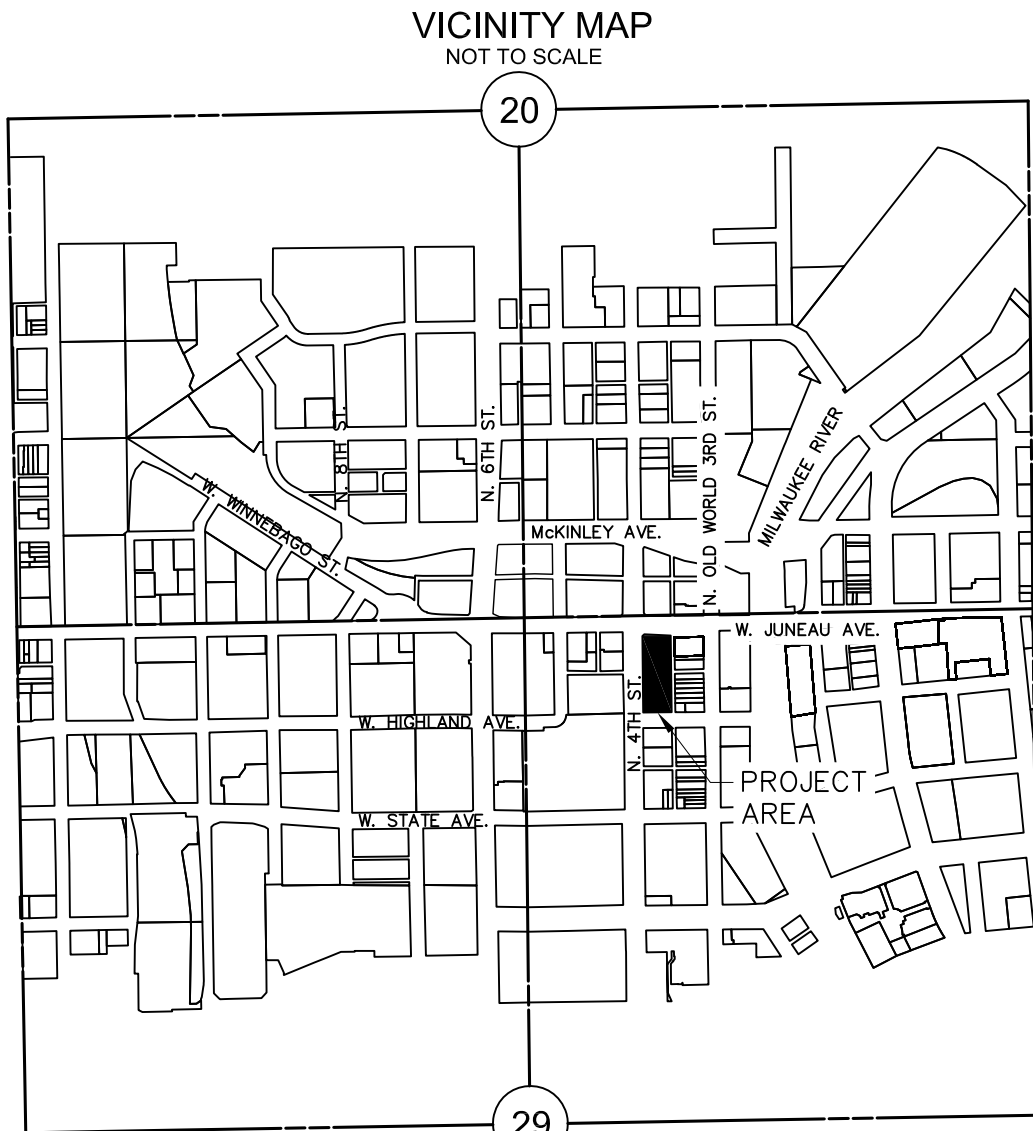
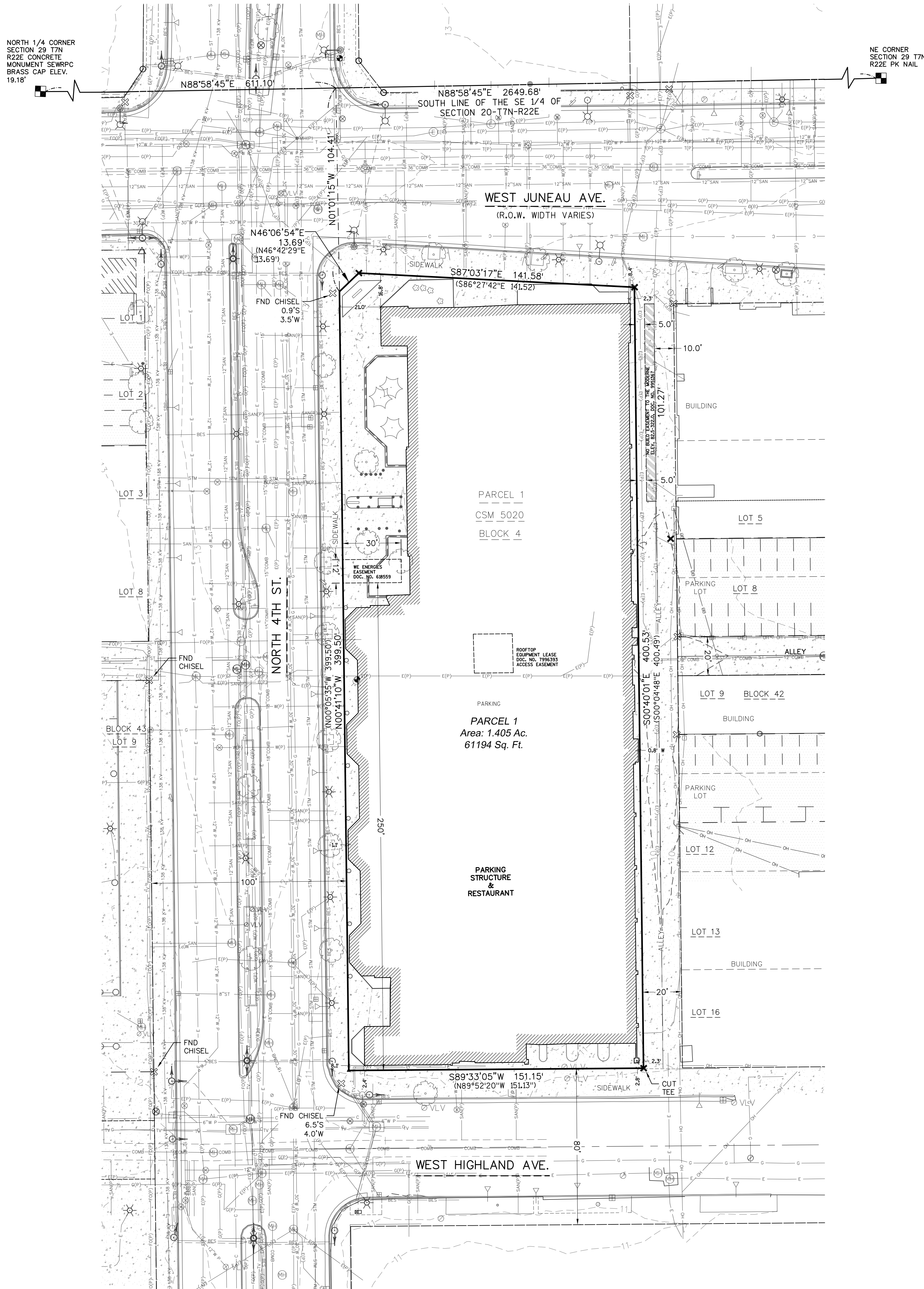
SHEET NUMBER:

C103

FILE NUMBER:150724

PLAT OF SURVEY WITH TOPOGRAPHY

BEING A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 29 IN TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.



S 1/2 OF S20-T7N-R22E
N 1/2 OF S29-T7N-R22E

HORIZONTAL DATUM IS THE WISCONSIN STATE
PLANE COORDINATE SYSTEM SOUTH ZONE NAD27.
NORTH IS REFERENCED TO THE N. LINE OF THE
NE 1/4 OF SECTION 29-7-22 PUBLISHED BY
SEWRPC AS N88°58'45"E.

VERTICAL DATUM IS CITY OF MILWAUKEE DATUM.
BENCHMARK IS THE MONUMENT FOR THE N 1/4
CORNER OF SECTION 29-7-22. ELEV = 19.18'

Note:
Underground Utilities Located by:
DIGGERS' HOTLINE
Toll Free (800)242-8511
Milwaukee Area (414)259-1181
Hearing Impaired TDD (800)542-2289
www.DiggersHotline.com
REGISTERS HOTLINE TICKETS
20153704301, 20153704304, 20153704332,
20153704040, 20153704426, 20153704436,
20153704444, 20153704448, 20153704455,
20153704459, 20153704465, 20153704468

ALTHOUGH DIGGERS' HOTLINE WAS NOTIFIED THIS SURVEY DOES NOT
GUARANTEE THAT ALL UTILITIES HAVE BEEN LOCATED ON SITE. SOME OF THE
UTILITIES MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS RECEIVED
FROM MEMBERS NOTIFIED. LACKING EXCAVATION THE EXACT LOCATION OF
UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY
DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED,
THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

EASEMENT NOTES

- No build easement to The Moderne Doc. No. 9951367
- Rooftop equipment lease Doc. No. 7996393 access easement. Access easement is a blanket easement for parking structure access.
- WE Energies easement Doc. No. 618559

NOTES

- All distances shown are ground measured distances.
- Grid to ground scale factor per SEWRPC is 0.99992542

LEGAL DESCRIPTION PROVIDED PER CHICAGO TITLE INSURANCE COMPANY,
COMMITMENT NUMBER CO-3763, Revision A, Effective date August 14, 2015

Parcel 1 of Certified Survey Map No. 5020, recorded on September 29, 1987, on Reel 2145, Image 2471-2474, as Document No. 6110059, being a redivision of part of Lot 2 and all of Lots 3, 6, 7, 10, 11, 14 and 15, the vacated alley lying between Lots 7 and 10 and vacated portions of North Fourth Street and West Juneau Avenue in Block 42 in the Plat of the Town of Milwaukee on the West side of the River, being a part of the Northeast 1/4 of Section 29, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No.: 392-2391-2

Address: 324 W. Highland Avenue

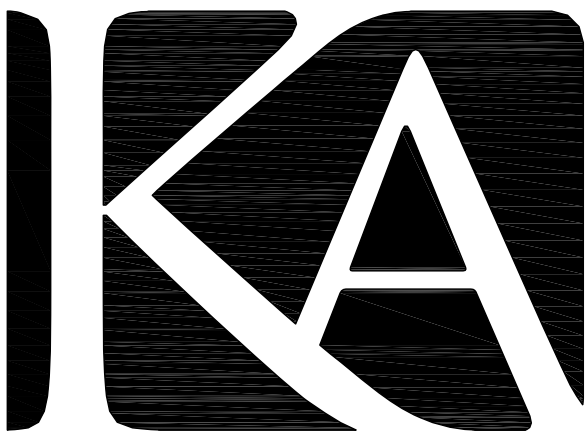
City of Milwaukee

SURVEYOR'S CERTIFICATE:

I hereby certify that I have made a survey of the land shown and described hereon and that this plat of survey is a correct representation of the boundaries of the land surveyed and the location of buildings and improvements on said land, to the best of my knowledge and belief.

Dated this 2nd day of OCTOBER 2015.

Matthew T. O'Rourke
Matthew T. O'Rourke S-2771



KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
7711 N. PORT WASHINGTON ROAD
MILWAUKEE, WISCONSIN 53217
Phone: 414.351.6668 Fax: 414.351.4117

www.kapurengineers.com

PROJECT:

**BLOCK
4**

LOCATION:

**MILWAUKEE,
WISCONSIN**

CLIENT:

**MILWAUKEE
BUCKS,
LLC**

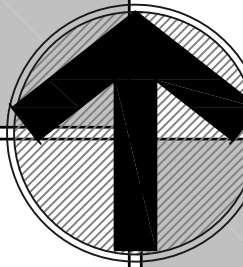
RELEASE:

FINAL

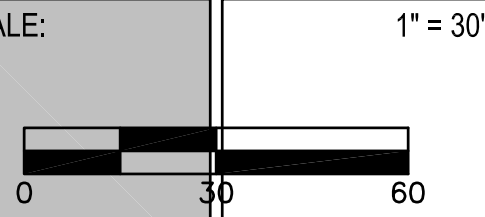
REVISIONS:

#	DATE	DESCRIPTION

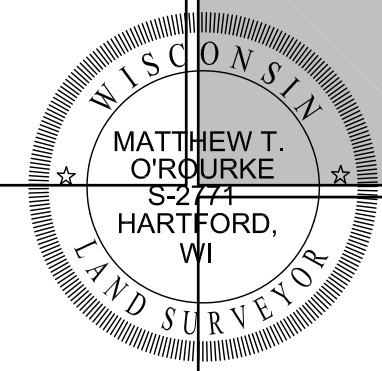
NORTH ARROW:



SCALE:



SEAL:



We listen, we innovate,
we turn your vision into reality.

SHEET:

PLAT OF SURVEY

DESIGNED BY: MO
DRAWN BY: IM
CHECKED BY: MB
APPROVED BY: MO
PROJECT NUMBER: 15.0200.01

SHEET NUMBER:

C104

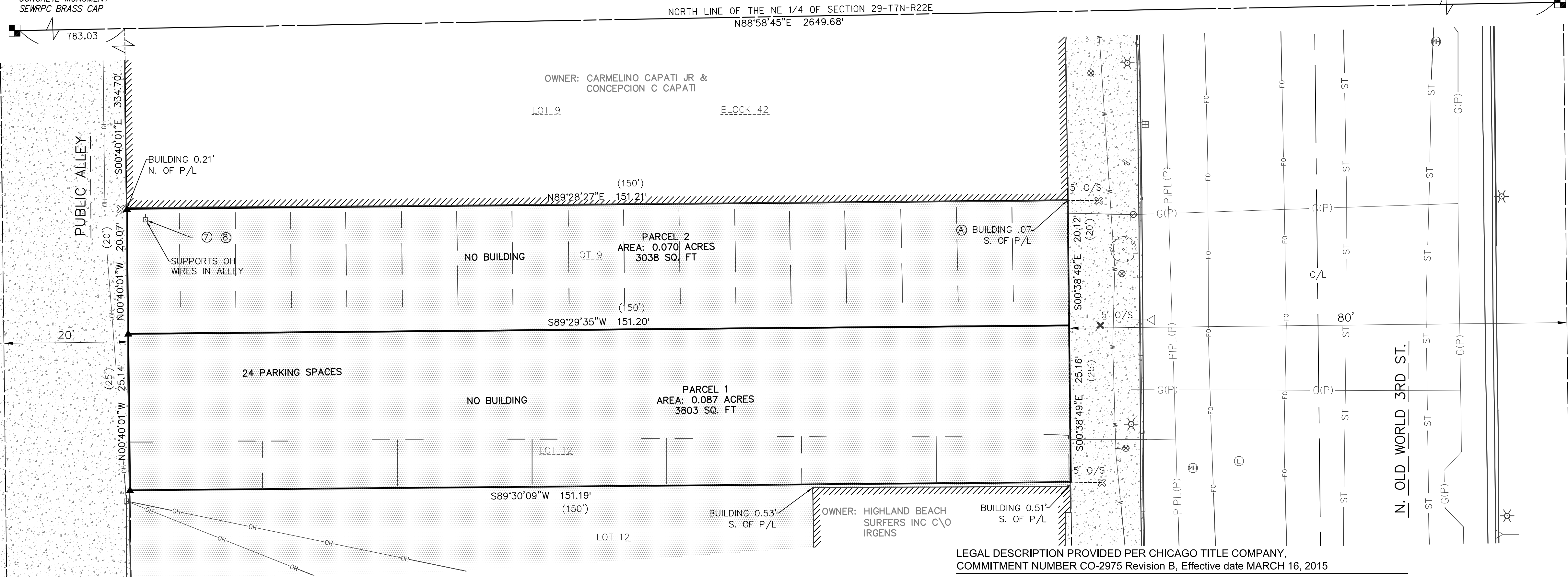
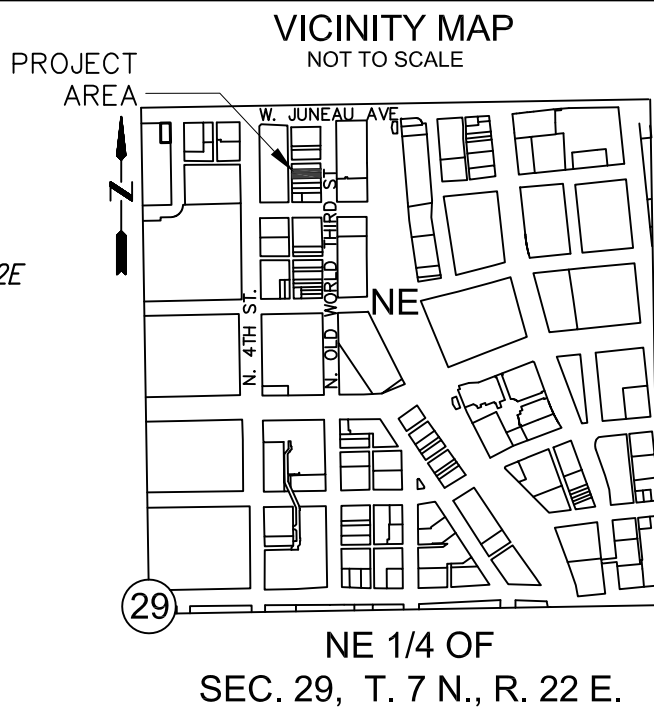
FILE NUMBER:150724

ALTA/ACSM LAND TITLE SURVEY

BEING A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 7 NORTH,
RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

NORTH 1/4 CORNER
SECTION 29 T7N R22E
CONCRETE MONUMENT
SEWRPC BRASS CAP

NE CORNER
SECTION 29 T7N R22E
PK NAIL FOUND



LEGAL DESCRIPTION PROVIDED PER CHICAGO TITLE COMPANY,
COMMITMENT NUMBER CO-2975 Revision B, Effective date MARCH 16, 2015

Parcel 1:
The North 25 feet of Lot 12, in Block 42, in Original Plat of the Town of Milwaukee on the West Side of the River, in the Northeast 1/4 of Section 29, Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No: 361-0429-5
Address: 1117-1119 N. Old World Third Street Parcel 1:

Parcel 2:
The South 20 feet of Lot 9 in Block 42, in Original Plat of the Town of Milwaukee on the West Side of the River, in the Northeast 1/4 of Section 29, Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No: 361-0427-4
Address: 1121-1123 N. Old World Third Street

SCHEDULE B-II NOTES: (7), (8)

This survey was prepared based on Chicago Title Insurance Company Commitment For Title Insurance, Commitment No. CO-2975 Revision B effective date March 16, 2015 which lists the following applicable exceptions per Schedule B-II:

- Not survey related.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- Easements or claims of easements not shown by the public records.
- Any claim of adverse possession or prescriptive easement.
- Not Survey Related.
- Rights of the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee by reason of the fact that the subject premises are included in the Amended Redevelopment Plan for the Beer Line Redevelopment Project, A Area. A certified copy of said Redevelopment Plan with accompanying approval resolutions of the Common Council of the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee was recorded on February 13, 1986, on Reel 1847, Image 804, as Document No. 5888522.
- Rights of the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee by reason of the fact that the subject premises are included in the Redevelopment Plan Park East Redevelopment Project. A certified copy of said Redevelopment Plan with accompanying approval resolutions of the Common Council of the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee was recorded on August 11, 2004 as Document No. 8841218, as amended by Redevelopment Plan Amendment No. 1 recorded as Document No. 8881122, Redevelopment Plan Amendment No. 2 recorded as Document No. 9026368, Redevelopment Plan Amendment No. 3 recorded as Document No. 9191015, Redevelopment Plan Amendment No. 4 recorded as Document No. 9995805, and Redevelopment Plan Amendment No. 5 recorded as Document No. 10098290. (Entire site falls within above plan area.)
- Not Survey Related.

Note:
Underground Utilities Located by:



ALTHOUGH DIGGERS' HOTLINE WAS NOTIFIED THIS SURVEY DOES NOT GUARANTEE THAT ALL UTILITIES HAVE BEEN LOCATED ON SITE. SOME OF THE UTILITIES MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS RECEIVED FROM MEMBERS NOTIFIED. LACKING EXCAVATION THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

ENCROACHMENT NOTES

- (A) Building encroaches over the North line of the subject parcel as shown.
- Potential for unrecorded or prescriptive easements on all parcels concerning utilities as located and shown hereon.

HORIZONTAL DATUM IS THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD27. NORTH IS REFERENCED TO THE N. LINE OF THE NE 1/4 OF SECTION 29-7-22 PUBLISHED BY SEWRPC AS N88°58'45"E.

VERTICAL DATUM IS CITY OF MILWAUKEE DATUM BENCHMARK IS N 1/4 MONUMENT OF SECTION 29-7-22. ELEV = 19.18'

NOTES

- All distances shown are ground measured distances.
- Grid to ground scale factor per SEWRPC is 0.99992542
- Subject parcel 1 and 2 are a parking lot. Vehicular access gained via alley on W. side of parcel

LEGEND

- = BENCH MARK
▲ = CONTROL POINT
⊗ = CHISELED MARK FOUND
✕ = CUT CROSS SET
○ = FOUND IP OR NOTED MONUMENT
● = 1-1/4" O.D.x24" LONG. IRON PIPE SET, WEIGHING 1.68 LBS./FT.
■ = SECTION CORNER MON.
△ = FOUND MAG/PK
▲ = SET MAG NAIL
⊗ = WATER VALVE
⊗ = MANHOLE TYPE NOTED
⊗ = FIRE HYDRANT
○ BORE = SOIL BORING
970.90 = SPOT ELEVATION
⊗ = BUSH, SHRUB
● = POLE/POST/BOLLARD
○ = BOULDER
WMO = WINDMILL
⊗ = TELEPHONE MANHOLE
⊗ = ELECTRIC MANHOLE
⊗ = WATER MANHOLE
⊗ = UTILITY METER
⊗ = SPRINKLER
⊗ GUY = GUY WIRE POLE
⊗ = LIGHT POLE
⊗ = PEDESTAL
⊗ = POWER POLE
⊗ = POWER/LIGHT POLE
⊗ = TRAFFIC SIGNAL
⊗ = CURB STOP
⊗ = CATCH BASIN OR INLET
⊗ = GAS VALVE
⊗ = LIGHT POLE WITH MAST
⊗ = TREE (CONIFEROUS) DRIP LINE SCALABLE
⊗ = TREE (DECIDUOUS) DRIP LINE SCALABLE
⊗ = REFERENCE TO SCHEDULE B-II
- △ = TREE STUMP
○ CO = CLEANOUT
⊗ FLAG = FLAG POLE
⊗ WELL = WELL
⊗ MONWELL = MONITORING WELL
⊗ = SIGN ON POST
⊗ = PARKING METER
⊗ VLV = UNKNOWN UTILITY VALVE
FL. EL. = FIRST FLOOR ELEVATION
= BUILDING OUTLINE
— 3 — = MINOR CONTOUR
— 5 — = MAJOR CONTOUR
— ○ — = FENCE
— ○ — = BEAM GUARD
— X — = CHAINLINK FENCE
— W — = WOODED AREA/SHRUB EDGE
— W — = WATER MAIN
— ST — = STORM SEWER
— SAN — = SANITARY SEWER
— COMB — = COMBINED SEWER
— G — = NATURAL GAS MAIN
— T — = UNDERGROUND TELEPHONE
— E — = UNDERGROUND ELECTRIC
— OH — = OVERHEAD UTILITY LINES
— FO — = UNDERGROUND FIBER OPTIC
— TV — = UNDERGROUND CABLE TV
— BES — = BUREAU OF ELEC. SERV. CI. MIL.
— PPL — = STEAM LINE
(P) IN LIFESTYLE INDICATES, DRAWN PER EXISTING PLANS AND ARE APPROXIMATE (DIM.) = RECORDED AS BEARING OR DISTANCE
- = ASPHALT SURFACE
■ = CONCRETE SURFACE
■ = WETLANDS

SURVEYOR'S CERTIFICATE:

To:
1. BRADLEY CENTER SPORTS & ENTERTAINMENT CORPORATION
2. DEER DISTRICT LLC,
3. CHICAGO TITLE INSURANCE COMPANY

This is to certify that this map or plat of 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), 8, 9, 11(b), 13, 15, 16, and 19 of Table A thereof.
The field work was completed on May, 29 2015.

Dated this 6 day of JUNE, 2015.

Matthew T. O'Rourke S-2771

TABLE A NOTES

- Monuments placed or found. (As shown)
- Addresses shown within Legal Description
- Flood Zone classification per FEMA Panel No. 55079C0091E, effective date September 26, 2008 is Zone X. (Areas determined to be outside the 0.2% annual chance floodplain)
- Gross land area: (As shown)
- Vertical relief per contours shown on face of plat along with datum and bench marks.(As shown)
- (a). Current zoning as provided by insurer. (Not provided)
- (a). Exterior dimensions of all buildings at ground level. (No Building)
- Substantial features as observed in the process of conducting the survey. (As shown)
- Striping, number and type (e.g. handicapped, motorcycle, regular, etc.) of parking spaces in parking areas, lots and structures. (24 Parking Spaces)
- (b). Location of utilities existing on or serving the surveyed property as determined by. Observed evidence together with evidence from plans obtained from utility companies or provided by client, and markings by utility companies and other appropriate sources (with reference as to the source of information). (As shown)
- Names of adjoining owners of platted lands according to current public records. (As shown)
- Rectified orthophotography, photogrammetric mapping, laser scanning and other similar products, tools or technologies as the basis for the showing the location of certain features (excluding boundaries) where ground measurements are not otherwise necessary to locate those features to an appropriate and acceptable accuracy relative to a nearby boundary. (Terrestrial laser scanning was utilized to collect all above ground features.)
- Observed evidence of earth moving work, building construction or building additions. (None observed)
- Location of wetland areas as delineated by appropriate authorities. No wetlands located on subject site.

ALTA/ACSM LAND TITLE SURVEY

BEING A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 7 NORTH,
RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

NORTH 1/4 CORNER
SECTION 29 T7N R22E
CONCRETE MONUMENT
SEWRPC BRASS CAP

NORTH LINE OF THE NE 1/4 OF SECTION 29-T7N-R22E

N88°58'45"E 2649.68'

783.03

OWNER: MILWAUKEE MODERNE
LLC

LOT 5 BLOCK 42

① CENTER OF 36" DOOR

(150')

N89°28'27"E 151.24'

BUILDING 0.24' S. OF P/L

BUILDING 0.08' S. OF P/L

PUBLIC ALLEY

NO BUILDING

34 PARKING SPACES

PARKING STRIPE

NO BUILDING

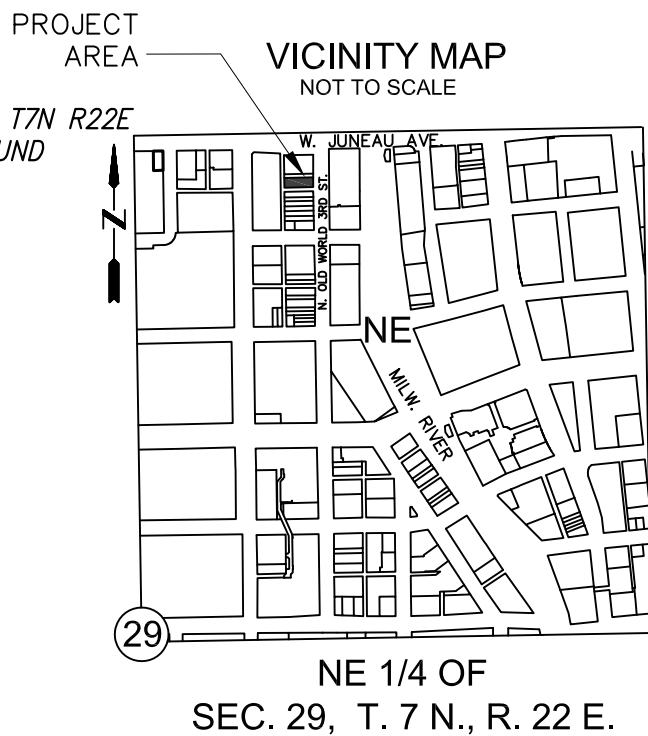
LOT 8
AREA: 0.175 ACRES
7604 SQ. FT

RAISED CONCRETE DECK

POTENTIAL FOR
NON RECORDED OR
PRESCRIPTIVE EASEMENTS

PUBLIC ALLEY

N. OLD WORLD 3RD ST.



LEGAL DESCRIPTION PROVIDED PER CHICAGO TITLE COMPANY,
COMMITMENT NUMBER CO-2974 Revision A, Effective date April 1, 2015

Lot 8 in Block 42, in Plat of the Town of Milwaukee on the West Side of the River, in the Northeast 1/4 of Section 29, Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No: 361-0425-3
Address: 1129-1135 N. Old World Third Street
Milwaukee, WI 53203

LEGEND

- = BENCH MARK
▲ = CONTROL POINT
⊗ = CHISELED MARK FOUND
✕ = CUT CROSS SET
○ = FOUND IP OR NOTED MONUMENT
● = 1-1/4" O.D.x24" LONG. IRON PIPE SET, WEIGHING 1.68 LBS./FT.
■ = SECTION CORNER MON.
△ = FOUND MAG/PK
▲ = SET MAG NAIL
⊗ = WATER VALVE
⊗ = MANHOLE TYPE NOTED
⊗ = FIRE HYDRANT
⊗ = SOIL BORING
970.90 = SPOT ELEVATION
☆ = BUSH, SHRUB
● = POLE/POST/BOLLARD
○ = BOULDER
WMO = WINDMILL
① = TELEPHONE MANHOLE
ⓔ = ELECTRIC MANHOLE
Ⓥ = WATER MANHOLE
⊗ = UTILITY METER
↑ = SPRINKLER
⊗ = GUY WIRE POLE
⊗ = LIGHT POLE
⊗ = PEDESTAL
⊗ = POWER POLE
⊗ = POWER/LIGHT POLE
⊗ = TRAFFIC SIGNAL
⊗ = CURB STOP
⊗ = CATCH BASIN OR INLET
⊗ = GAS VALVE
⊗ = LIGHT POLE WITH MAST
⊗ = TREE (CONIFEROUS) DRIP LINE SCALABLE
⊗ = TREE (DECIDUOUS) DRIP LINE SCALABLE
⊗ = REFERENCE TO SCHEDULE B-II
- △ = TREE STUMP
⊗ = CLEANOUT
⊗ = FLAG POLE
⊗ = WELL
⊗ = MONITORING WELL
⊗ = SIGN ON POST
⊗ = PARKING METER
⊗ = UTILITY CONTROL BOX
⊗ = UNKNOWN UTILITY VALVE
FL. EL. = FIRST FLOOR ELEVATION
= BUILDING OUTLINE
— 3 — = MINOR CONTOUR
— 5 — = MAJOR CONTOUR
— ○ — = FENCE
— ○ — = BEAM GUARD
— X — = CHAINLINK FENCE
— W — = WOODED AREA/SHRUB EDGE
— W — = WATER MAIN
— ST — = STORM SEWER
— SAN — = SANITARY SEWER
— COMB — = COMBINED SEWER
— G — = NATURAL GAS MAIN
— T — = UNDERGROUND TELEPHONE
— E — = UNDERGROUND ELECTRIC
— OH — = OVERHEAD UTILITY LINES
— FO — = UNDERGROUND FIBER OPTIC
— TV — = UNDERGROUND CABLE TV
— BEC — = BUREAU OF ELEC. SERV. CI. MIL.
— PPL — = STEAM LINE
— (P) IN LINESTYLE INDICATES, DRAWN PER EXISTING PLANS AND ARE APPROXIMATE
(DIM) = RECORDED AS BEARING OR DISTANCE
= ASPHALT SURFACE
= CONCRETE SURFACE
= WETLANDS

TABLE A NOTES

- Monuments placed or found. (As shown)
- Addresses shown within Legal Description
- Flood Zone classification per FEMA Panel No. 55079C0091E, effective date September 26, 2008 is Zone X. (Areas determined to be outside the 0.2% annual chance floodplain)
- Gross land area: (As shown)
- Vertical relief per contours shown on face of plat along with datum and bench marks.(As shown)
- (a). Current zoning as provided by insurer. (Not provided)
- (a). Exterior dimensions of all buildings at ground level. (As shown)
- Substantial features as observed in the process of conducting the survey. (As shown)
- Striping, number and type (e.g. handicapped, motorcycle, regular, etc.) of parking spaces in parking areas, lots and structures. (34 Parking Spaces)
- (b). Location of utilities existing on or serving the surveyed property as determined by: Observed evidence together with evidence from plans obtained from utility companies or provided by client, and markings by utility companies and other appropriate sources (with reference as to the source of information). (As shown)
- Names of adjoining owners of platted lands according to current public records. (As shown)
- Rectified orthophotography, photogrammetric mapping, laser scanning and other similar products, tools or technologies as the basis for the showing the location of certain features (excluding boundaries) where ground measurements are not otherwise necessary to locate those features to an appropriate and acceptable accuracy relative to a nearby boundary. (Terrestrial laser scanning was utilized to collect all above ground features.)
- Observed evidence of earth moving work, building construction or building additions. (None observed)
- Location of wetland areas as delineated by appropriate authorities. No wetlands located on subject site.

Note:
Underground Utilities Located by:
DIGGERS HOTLINE
Toll Free (800)242-8511
Milwaukee Area (414)259-1181
Hearing Impaired TDD (800)542-2289
www.DiggersHotline.com
REGISTER'S HOTLINE TICKETS:
20151909790

ALTHOUGH DIGGERS' HOTLINE WAS NOTIFIED THIS SURVEY DOES NOT GUARANTEE THAT ALL UTILITIES HAVE BEEN LOCATED ON SITE. SOME OF THE UTILITIES MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS RECEIVED FROM MEMBERS NOTIFIED. LACKING EXCAVATION THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.



HORIZONTAL DATUM IS THE WISCONSIN STATE
PLANE COORDINATE SYSTEM SOUTH ZONE NAD27.
NORTH IS REFERENCED TO THE N. LINE OF THE N
1/4 OF SECTION 29-7-22 PUBLISHED BY
SEWRPC AS N88°58'45"E.
VERTICAL DATUM IS CITY OF MILWAUKEE DATUM
BENCHMARK IS N 1/4 MONUMENT OF SECTION
29-7-22. ELEV = 19.18'

SCHEDULE B-II NOTES: ⑦, ⑧, ⑪

This survey was prepared based on Chicago Title Insurance Company Commitment For Title Insurance, Commitment No. CO-2974 Revision A effective date April 1, 2015 which lists the following applicable exceptions per Schedule B-II:

- Not survey related.
- Rights or claims of parties in possession not shown by the public records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- Easements or claims of easements not shown by the public records.
- Any claim of adverse possession or prescriptive easement.
- Not Survey Related
- Rights of the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee by reason of the fact that the subject premises are included in the amended Redevelopment Plan for the Beer Line Redevelopment Project, A Area. A certified copy of said Redevelopment Plan with accompanying approval resolutions of the Common Council of the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee was recorded on February 13, 1986, on Reel1847, Image 804, as Document No. 5888522.
- Party Wall Agreement recorded as Document No. 7369030. (Document describes a 10' easement for a man door to be constructed for access from 1137 N. Old World 3rd Street to the subject parcel. Center of existing door as shown.
- Rights of the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee by reason of the fact that the subject premises are included in the Redevelopment Plan Park East Redevelopment Project. A certified copy of said Redevelopment Plan with accompanying approval resolutions of the Common Council of the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee was recorded on August 11, 2004 as Document No. 8841218, as amended by Redevelopment Plan Amendment No. 1 recorded as Document No. 8881122, Redevelopment Plan Amendment No. 2 recorded as Document No. 9026368, Redevelopment Plan Amendment No. 3 recorded as Document No. 9191015, Redevelopment Plan Amendment No. 4 recorded as Document No. 9995805, and Redevelopment Plan Amendment No. 5 recorded as Document No. 10098290. (Entire site falls within above plan area.)

13-21 Not survey related

LEGEND

• = BENCH MARK
▲ = CONTROL POINT
⌘ = CHISELED MARK FOUND
✕ = CUT CROSS SET
○ = FOUND 1" IRON PIPE OR MONUMENTATION AS NOTED
● = 1-1/4" O.D.x24" LONG. IRON PIPE SET, WEIGHING 1.68 LBS./FT.
■ = SECTION CORNER MON.
△ = FOUND MAG./PK
▲ = SET MAG NAIL OR NOTED
(R.A.) = RECORDED AS
⊗ = WATER VALVE
⊕ = MANHOLE TYPE NOTED
⊖ = FIRE HYDRANT
⊙ = SOIL BORING
970.90 = SPOT ELEVATION
⊙ = BUSH, SHRUB
● = POLE/POST/BOLLARD
○ = BOULDER
⊙ = WINDMILL
⊙ = TELEPHONE MANHOLE
⊙ = ELECTRIC MANHOLE
⊙ = WATER MANHOLE
⊙ = UTILITY METER
⊙ = SPRINKLER
⊙ = GUY WIRE POLE
⊙ = LIGHT POLE
⊙ = PEDESTAL
⊙ = POWER POLE
⊙ = POWER/LIGHT POLE
⊙ = TRAFFIC SIGNAL
⊙ = CURB STOP
⊙ = CATCH BASIN OR INLET
⊙ = GAS VALVE
⊙ = LIGHT POLE WITH MAST
⊙ = TREE (CONIFEROUS) DRIP LINE SCALABLE
⊙ = TREE (DECIDUOUS) DRIP LINE SCALABLE
A = TREE STUMP
⊙ = CLEANOUT
⊙ = FLAG POLE
⊙ = WELL
⊙ = MONITORING WELL
⊙ = SIGN ON POST
⊙ = PARKING METER
⊙ = UTILITY CONTROL BOX
⊙ = UNKNOWN UTILITY VALVE
FL. EL. = FIRST FLOOR ELEVATION
— = BUILDING OUTLINE
— = MINOR CONTOUR
— = MAJOR CONTOUR
— = FENCE
— = BEAM GUARD
— = CHAINLINK FENCE
— = WOODED AREA/SHRUB EDGE
— = WATER MAIN
— = STORM SEWER
— = SANITARY SEWER
— = COMBINED SEWER
— = NATURAL GAS MAIN
— = UNDERGROUND TELEPHONE
— = UNDERGROUND ELECTRIC
— = OVERHEAD UTILITY LINES
— = UNDERGROUND FIBER OPTIC
— = UNDERGROUND CABLE TV
— = BUREAU OF ELEC. SERV. CI. MIL.
— = STEAM LINE
C = COMMUNICATION CONDUIT
(P) IN LIFESTYLE INDICATES, DRAWN PER EXISTING PLANS AND ARE APPROXIMATE
— = ASPHALT SURFACE
— = CONCRETE SURFACE
— = WETLANDS

LEGAL DESCRIPTION PROVIDED PER CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER CO-3561, Revision A, Effective date June 25, 2015

Parcel A:

Lot 1, Block 4, in the Plat of Park East on the West Side of the Milwaukee River, being a division of part of Lots 6 and 7 and Lots 10 thru 13 and all of Lots 1 thru 5 and all of Lots 1 thru 12 and Lots 14 and 15 in Block 39, also part of Lot 5 and all of Lots 6 thru 10 in Block 40, also part of Lots 1 thru 14 in Block 129 and vacated alleys and streets adjacent in Plat of the Town of Milwaukee on the West Side of the River, also part of Lots 1 thru 13 and Lot 39 and all of Lots 14 thru 38 in Block 131 and vacated alleys adjacent in Plat of Block 131 and Lands in the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 20, and the Northwest 1/4 of the Northeast 1/4 of Section 29, all in Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No.: 362-0468-5
Address: 1244 N. 4th Street

Parcel B:

Lot 2, Block 4, in the Plat of Park East on the West Side of the Milwaukee River, being a division of part of Lots 6 and 7 and Lots 10 thru 13 and all of Lots 1 thru 5 and all of Lots 1 thru 12 and Lots 14 and 15 in Block 39, also part of Lot 5 and all of Lots 6 thru 10 in Block 40, also part of Lots 1 thru 14 in Block 129 and vacated alleys and streets adjacent in Plat of the Town of Milwaukee on the West Side of the River, also part of Lots 1 thru 13 and Lot 39 and all of Lots 14 thru 38 in Block 131 and vacated alleys adjacent in Plat of Block 131 and Lands in the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 20, and the Northwest 1/4 of the Northeast 1/4 of Section 29, all in Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No.: 362-0469-0
Address: 1245 N. Old World Third Street

Parcel C:

Lot 3, Block 4, in the Plat of Park East on the West Side of the Milwaukee River, being a division of part of Lots 6 and 7 and Lots 10 thru 13 and all of Lots 1 thru 5 and all of Lots 1 thru 12 and Lots 14 and 15 in Block 39, also part of Lot 5 and all of Lots 6 thru 10 in Block 40, also part of Lots 1 thru 14 in Block 129 and vacated alleys and streets adjacent in Plat of the Town of Milwaukee on the West Side of the River, also part of Lots 1 thru 13 and Lot 39 and all of Lots 14 thru 38 in Block 131 and vacated alleys adjacent in Plat of Block 131 and Lands in the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 20, and the Northwest 1/4 of the Northeast 1/4 of Section 29, all in Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No.: 362-0470-6
Address: 1225 N. Old World Third Street

Parcel D:

Lot 4, Block 4, in the Plat of Park East on the West Side of the Milwaukee River, being a division of part of Lots 6 and 7 and Lots 10 thru 13 and all of Lots 1 thru 5 and all of Lots 1 thru 12 and Lots 14 and 15 in Block 39, also part of Lot 5 and all of Lots 6 thru 10 in Block 40, also part of Lots 1 thru 14 in Block 129 and vacated alleys and streets adjacent in Plat of the Town of Milwaukee on the West Side of the River, also part of Lots 1 thru 13 and Lot 39 and all of Lots 14 thru 38 in Block 131 and vacated alleys adjacent in Plat of Block 131 and Lands in the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 20, and the Northwest 1/4 of the Northeast 1/4 of Section 29, all in Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No.: 362-0471-1
Address: 1224 N. 4th Street

Parcel E:

Lot 16, in Block 39, in the Plat of the Town of Milwaukee on the West side of the River in the Southeast 1/4 of Section 20, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

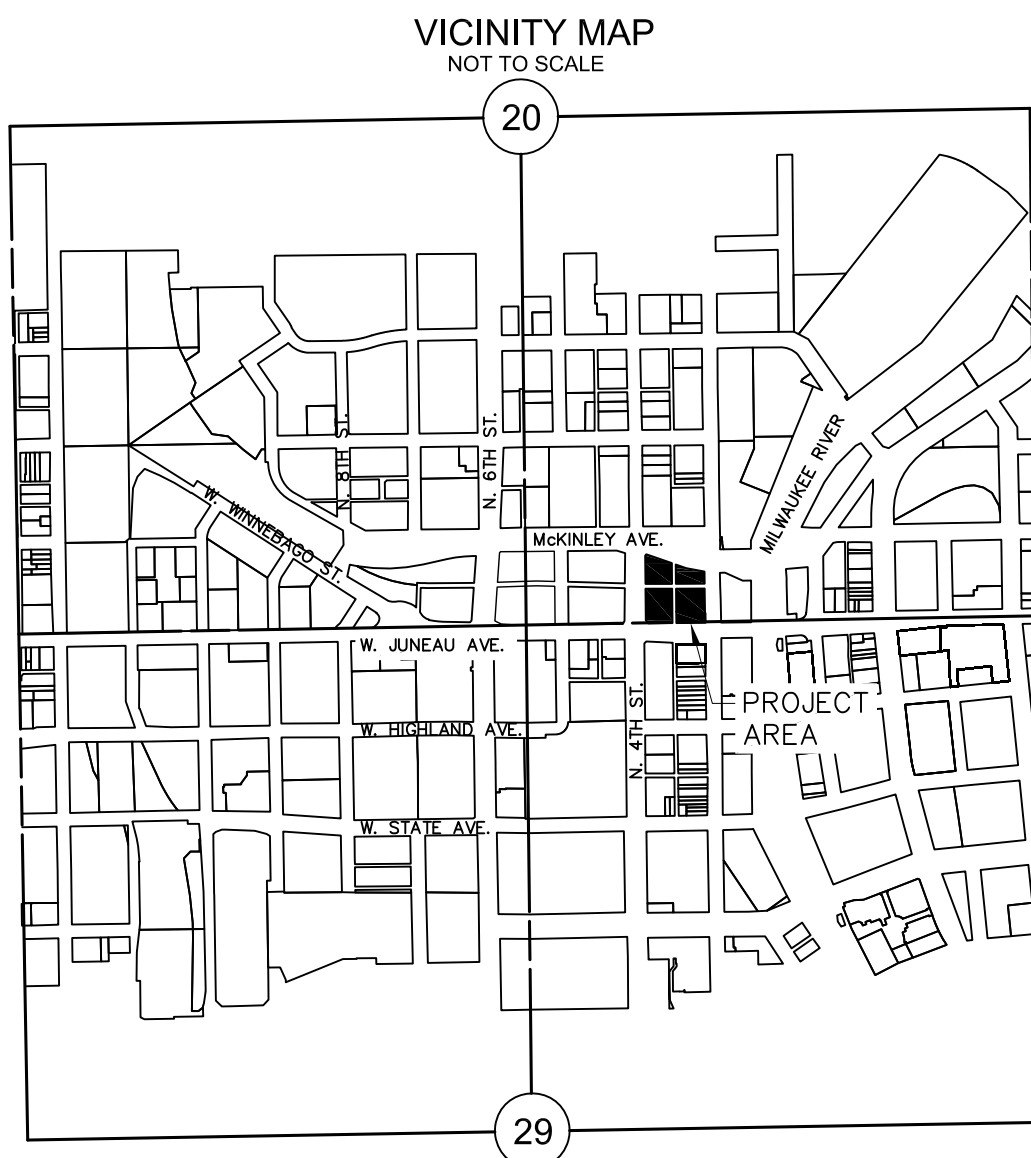
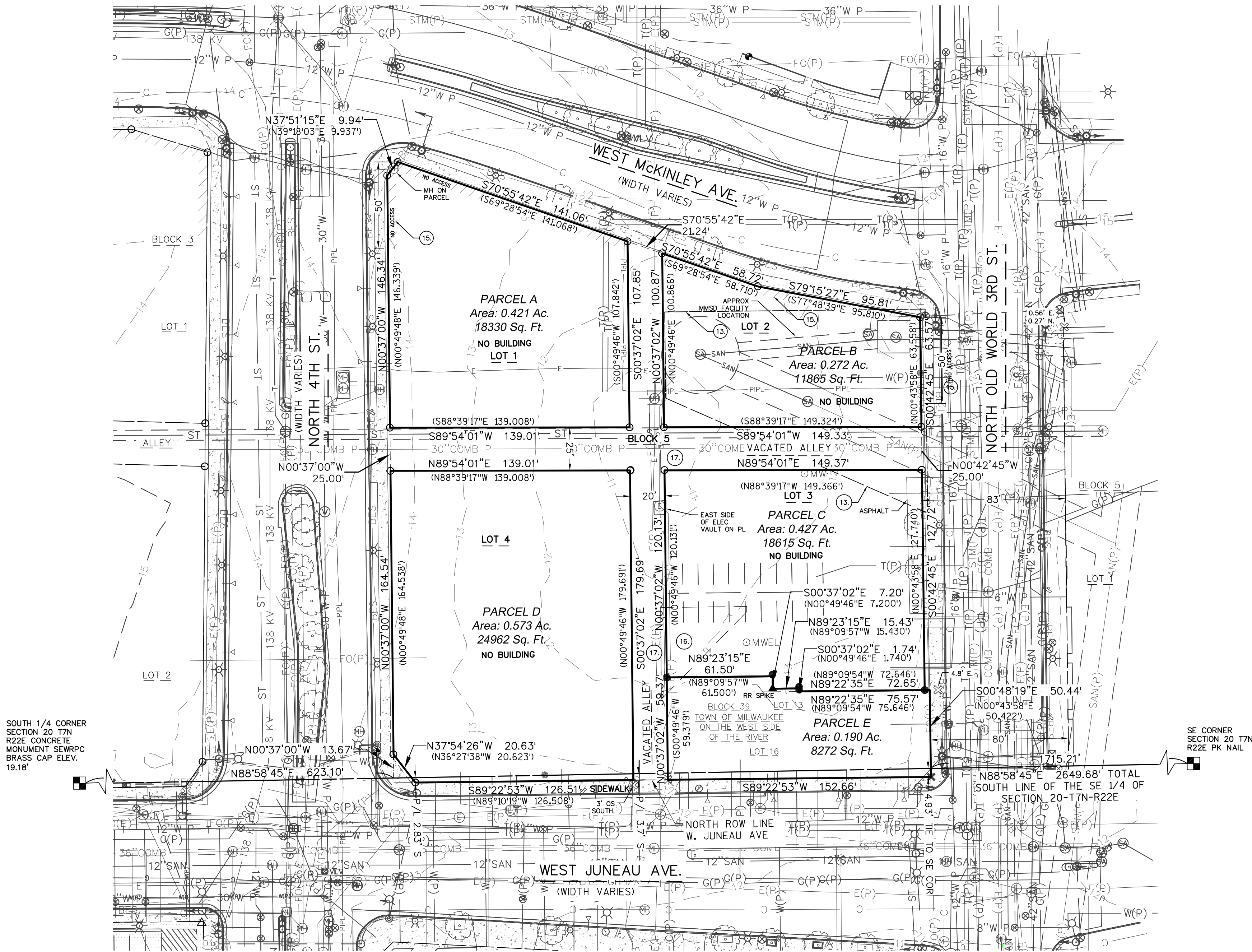
ALSO:

A part of Lot 13, in said Block 39, in said Plat of the Town of Milwaukee, described as follows: Commencing at the South line of said Lot 13, 75.04 feet West of the Southeast corner thereof; thence North, 1.74 feet; thence West, 15.43 feet; thence North, 7.2 feet; thence West, 60.2 feet to the West line of said Lot 13; thence South along the West line of said Lot 13 to the Southwest corner thereof; thence East along the South line of said Lot 13 to the point of commencement.

Tax Key No.: 361-0409-100-2
Address: 300-318 W. Juneau Avenue

ALTA/ACSM LAND TITLE SURVEY

BEING A PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 20 AND PART OF TEH NW 1/4 OF THE NE 1/4 OF SECTION 29 ALL IN TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.



HORIZONTAL DATUM IS THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD27. NORTH IS REFERENCED TO THE S. LINE OF THE SE 1/4 OF SECTION 20-7-22 PUBLISHED BY SEWRPC AS N88°58'45\".

VERTICAL DATUM IS CITY OF MILWAUKEE DATUM. BENCHMARK IS THE MONUMENT FOR THE S 1/4 CORNER OF SECTION 20-7-22. ELEV = 19.18'

Note:
Underground Utilities Located by:
DIGGERS HOTLINE
Toll Free (800)242-8511
Milwaukee Area (414)259-1181
Hearing Impaired TDD (800)542-2289
REGISTERS HOTLINE TICKETS
20153126655, 20153126676, 20153117645, 20153117659, 20153117663, 20153117668, 20153117679, 20153117681, 20153117693, 20153117697, 20153117752, 20153117766

S 1/2 OF S20-T7N-R22E
N 1/2 OF S29-T7N-R22E

TABLE A NOTES

- Monuments placed or found. (As shown)
- Addresses shown within Legal Description
- Flood Zone classification per FEMA Panel No. 55079C0091E, effective date September 26, 2008 is Zone X. (Areas determined to be outside the 0.2% annual chance floodplain)
- Gross land area: (As shown)
- Vertical relief per contours shown on face of plat along with datum and bench marks. (As shown)
- (a) Current zoning as provided by insurer. (Not provided)
- (a) Exterior dimensions of all buildings at ground level. (No buildings on subject parcels.)
- Substantial features as observed in the process of conducting the survey. (As shown)
- (b) Location of utilities existing on or serving the surveyed property as determined by. Observed evidence together with evidence from plans obtained from utility companies or provided by client, and markings by utility companies and other appropriate sources (with reference as to the source of information). (As shown)
- (a) Names of adjoining owners of platted lands according to current public records. (Not applicable all adjoiners are streets.)
- Rectified orthophotography, photogrammetric mapping, laser scanning and other similar products, tools or technologies as the basis for showing the location of certain features (excluding boundaries) where ground measurements are not otherwise necessary to locate those features to an appropriate and acceptable accuracy relative to a nearby boundary. (Terrestrial laser scanning was utilized to collect all above ground features.)
- Observed evidence of earth moving work, building construction or building additions. (None observed)
- Location of wetland areas as delineated by appropriate authorities. No wetlands located on subject site.

ENCROACHMENT NOTES

- Electric manhole at Northwest corner of Parcel A.
- Electric line running West through Parcel A.
- Steam pipeline on the East side of Parcel A and running East-West through Parcel B.
- Potential Telephone line drawn in per plan on the East side of Parcel C

NOTES

- All distances shown are ground measured distances.
- Grid to ground scale factor per SEWRPC is 0.99992542
- All Lines Utility Services, LLC marked private utilities on site. Reported no utilities that can be located
- Parcels A, B, C, and D are owned by Milwaukee County, Parcel E is owned by The Redevelopment Authority of the City of Milwaukee.

SCHEDULE B-II NOTES:

This survey was prepared based on Chicago Title Insurance Company Commitment For Title Insurance, Commitment No. CO-3561, effective date June 25, 2015 which lists the following applicable exceptions per Schedule B-II:

- Not Survey Related.
- Not Survey Related.
- Not Survey Related.
- Not Survey Related.
- Not Survey Related.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. (As shown)
- Easements or claims of easements not shown by the public records. (As shown)
- Any claim of adverse possession or prescriptive easement.
Note: Exceptions 6, 7 and 8 will be removed only if the Company receives an original survey which (1) has a current date, (2) is satisfactory to the Company, and (3) complies with current ALTA/ACSM Minimum Survey Standards or Wisconsin Administrative Code AE-7 together with the certification agreed on between the Wisconsin Land Title Association and the Wisconsin Society of Land Surveyors on April 1, 1974. If the survey shows matters which affect the title to the property, Exceptions 6, 7 and 8 will be replaced by exceptions describing those matters. General taxes for the year 2015, not yet due and payable.
- Not Survey Related.
- Easements, if any, of the public or any school district, utility, municipality or person, as provided in Section 66.1005(2) of the Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements or service in that portion of the subject premises which were formerly a part of streets and alleys now vacated. (Subject parcels are former Park East Freeway Lands vacated streets and alleys described in legal description were acquired at the time of freeway construction by Milwaukee County.)
- Rights, if any, with respect to the maintenance and use of sewers, utility pipes, cables or conduits which may be installed under the surface of the Land. (As shown. Site has several utilities on it. Most notably a large MMSD facility as shown per plan and are approximate.)
- Rights of the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee by reason of the fact that the subject premises are included in the Redevelopment Plan for the Beer Line Redevelopment Project "A" Area. A certified copy of said Redevelopment Plan with accompanying approval resolutions of the Common Council of the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee was recorded on February 13, 1986, as Document No. 5888522. (All Parcels are within the development limits)
- Easement set forth in Agreement recorded as Document No. 5960209. (Agreement between Milwaukee County and MMSD for use of Air Space and Lands pertaining to MMSD facilities and Park East Freeway. As shown.)
- Rights of the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee by reason of the fact that the subject premises are included in the Redevelopment Plan for Park East Development Project. A certified copy of said Redevelopment Plan with accompanying approval resolutions of the Common Council of the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee was recorded on August 11, 2004 as Document No. 8841218 and Redevelopment Plan Amendment No. 1 recorded October 11, 2004, as Document No. 8881222 and Redevelopment Plan Amendment No. 2 recorded June 10, 2005, as Document No. 9026368 and Redevelopment Plan Amendment No. 3 recorded February 28, 2006, as Document No. 9191015 and Redevelopment Plan Amendment No. 4 recorded May 12, 2011, as Document No. 9995805 and Redevelopment Plan Amendment No. 5 recorded March 28, 2012, as Document No. 10098290. (Subject Parcels are within the Redevelopment Area)
- Easements, access limitations and utility restriction set forth on the Plat of Park East on the West Side of the Milwaukee River recorded as Document No. 9434632. (As shown)
- Award of Damages recorded as Document No. 4490240. (Approximate location as shown.) (North-South and East-West alleys vacated as shown.)
- Notice of Pendency of City Council Initiated Vacation recorded as Document No. 9602468. (North-South and East-West alleys vacated as shown.)
- 28. Not Survey Related.

ALTHOUGH DIGGERS' HOTLINE WAS NOTIFIED THIS SURVEY DOES NOT GUARANTEE THAT ALL UTILITIES HAVE BEEN LOCATED ON SITE. SOME OF THE UTILITIES MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS RECEIVED FROM MEMBERS NOTIFIED. LACKING EXCAVATION THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

SURVEYOR'S CERTIFICATE:

- To:
- MILWAUKEE BUCKS, LLC
 - CHICAGO 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 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), 8, 11(b), 13, 15, 16, and 19 of Table A thereof.
The field work was completed on September 1, 2015.

Dated this 19 day of SEPTEMBER, 2015.

Matthew T. O'Rourke S-2771

KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
7711 N. PORT WASHINGTON ROAD
MILWAUKEE, WISCONSIN 53217
Phone: 414.351.6668 Fax: 414.351.4117
www.kapurengineers.com

PROJECT:
**BLOCK 5
ALTA**

LOCATION:
**MILWAUKEE,
WISCONSIN**

CLIENT:
**MILWAUKEE
BUCKS,
LLC**

RELEASE:

FINAL

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 40'

SEAL: MATTHEW T. O'Rourke S-2771 HARTFORD, VT LAND SURVEYOR

we listen... we innovate... we turn your vision into reality.

SHEET:
**ALTA/ACSM
LAND TITLE SURVEY**

DESIGNED BY: MO
DRAWN BY: IM
CHECKED BY: EG
APPROVED BY: MO
PROJECT NUMBER: 15.0200.01

SHEET NUMBER:
C107
FILE NUMBER: 150724

LEGEND

● = BENCH MARK
 ▲ = CONTROL POINT
 ✕ = CHISELED MARK FOUND
 ✕ = CUT CROSS SET
 ○ = FOUND 1" REBAR OR MONUMENTATION AS NOTED
 ● = 1-1/4" O.D.x24" LONG. IRON PIPE SET, WEIGHING 1.68 LBS./FT.
 ■ = SECTION CORNER MON.
 ▲ = FOUND MAG/PK
 ▲ = SET MAG NAIL
 (R.A.) = RECORDED AS
 ⊗ = WATER VALVE
 ⊗ = MANHOLE TYPE NOTED
 ⊗ = FIRE HYDRANT
 ○ BORE = SOIL BORING
 970.90 = SPOT ELEVATION
 ⊗ ⊗ = BUSH, SHRUB
 ● = POLE/POST/BOLLARD
 ○ = BOULDER
 WMO = WINDMILL
 ⊗ = TELEPHONE MANHOLE
 ⊗ = ELECTRIC MANHOLE
 ⊗ = WATER MANHOLE
 ⊗ = UTILITY METER
 † = SPRINKLER
 ⊗ GUY = GUY WIRE POLE
 ⊗ = LIGHT POLE
 ⊗ = PEDESTAL
 ⊗ = POWER POLE
 ⊗ ⊗ = POWER/LIGHT POLE
 ⊗ ⊗ = TRAFFIC SIGNAL
 ⊗ = CURB STOP
 □ ⊗ = CATCH BASIN OR INLET
 ⊗ = GAS VALVE
 ⊗ ⊗ = LIGHT POLE WITH MAST
 ⊗ = TREE (CONIFEROUS) DRIP LINE SCALABLE
 ⊗ = TREE (DECIDUOUS) DRIP LINE SCALABLE
 ⊗ = TREE STUMP
 ⊗ ⊗ = CLEANOUT
 ⊗ FLAG = FLAG POLE
 ⊗ WELL = WELL
 ⊗ WELL = MONITORING WELL
 ⊗ = SIGN ON POST
 ⊗ = PARKING METER
 ⊗ ⊗ = UTILITY CONTROL BOX
 ⊗ VLV = UNKNOWN UTILITY VALVE

FL. EL. = FIRST FLOOR ELEVATION

 = BUILDING OUTLINE
 — 3 — = MINOR CONTOUR
 — 5 — = MAJOR CONTOUR
 — ○ — = FENCE
 — ○ — ○ — = BEAM GUARD
 — X — = CHAINLINK FENCE
 — W — = WOODED AREA/SHRUB EDGE
 — ST — = WATER MAIN
 — ST — = STORM SEWER
 — SAN — = SANITARY SEWER
 — COMB — = COMBINED SEWER
 — G — = NATURAL GAS MAIN
 — T — = UNDERGROUND TELEPHONE
 — E — = UNDERGROUND ELECTRIC
 — OH — = OVERHEAD UTILITY LINES
 — FO — = UNDERGROUND FIBER OPTIC
 — TV — = UNDERGROUND CABLE TV
 — BES — = BUREAU OF ELEC. SERV. C. MIL.
 — PIPE — = STEAM LINE
 — C — = COMMUNICATION CONDUIT

(P) IN LINESYLE INDICATES, DRAWN PER EXISTING PLANS AND ARE APPROXIMATE
 = ASPHALT SURFACE
 = CONCRETE SURFACE
 = WETLANDS

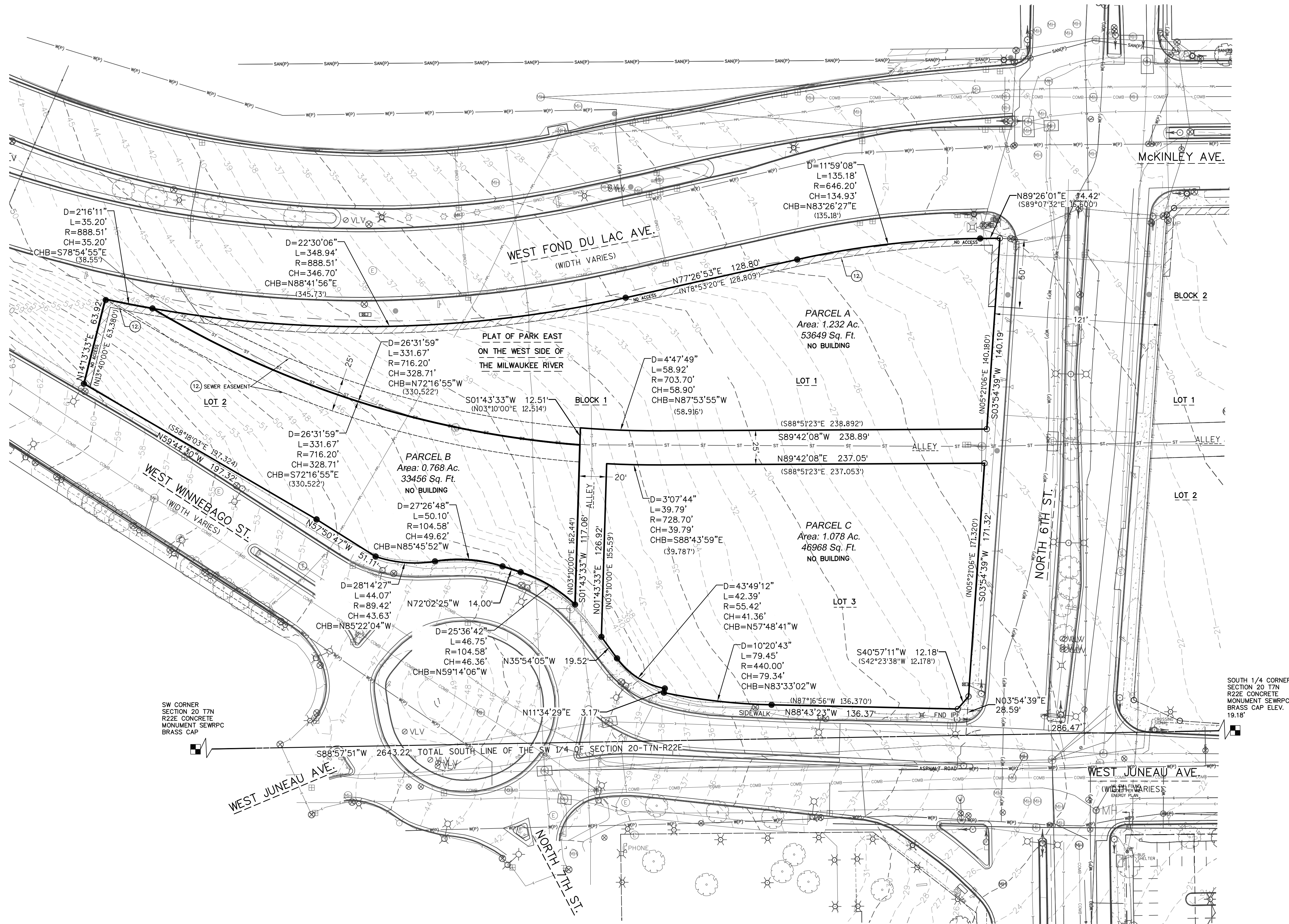
Address: 420 W. Juneau Avenue

Toll Free (800)242-8511
Milwaukee Area (414)259-1181
Hearing Impaired TDD (800)542-2289
www.DiggersHotline.com
REGISTER'S HOTLINE TICKETS:
20153216655, 20153216676, 20153117645, 20153117659,
20153117663, 20153117668, 20153117679, 20153117681,
20153117693, 20153117697, 20153117752, 20153117766

C108
FILE NUMBER:150724

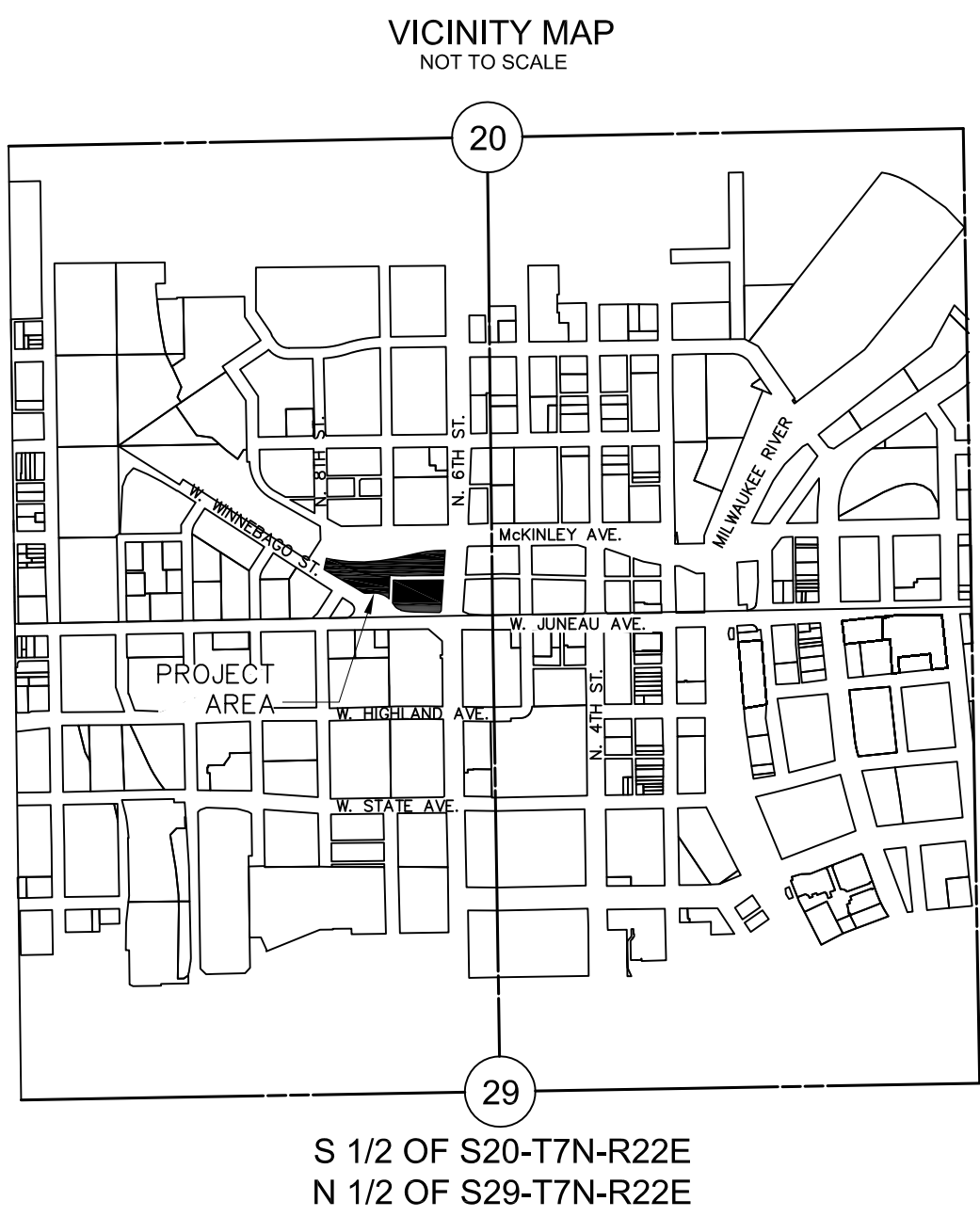
ALTA/ACSM LAND TITLE SURVEY

BEING A PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 22 EAST,
IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.



LEGEND

● = BENCH MARK
▲ = CONTROL POINT
≡ = CHISELED MARK FOUND
✕ = CUT CROSS SET
○ = FOUND 1" REBAR
OR MONUMENTATION AS NOTED
● = 1-1/4" O.D. x 24" LONG.
IRON PIPE SET,
WEIGHING 1.68 LBS./FT.
■ = SECTION CORNER MON.
△ = FOUND MAG./PK
▲ = SET MAG. NAIL
(R.A.) = RECORDED AS
⊙ = WATER VALVE
⊙ = MANHOLE TYPE NOTED
⊙ = FIRE HYDRANT
○ = SOIL BORING
970.30 = SPOT ELEVATION
⊙ = BUSH, SHRUB
● = POLE/POST/BOLLARD
○ = BOULDER
⊙ = WINDMILL
⊙ = TELEPHONE MANHOLE
⊙ = ELECTRIC MANHOLE
⊙ = WATER MANHOLE
⊙ = UTILITY METER
↑ = SPRINKLER
⊙ = GUY WIRE POLE
⊙ = LIGHT POLE
⊙ = PEDESTAL
⊙ = POWER POLE
⊙ = POWER/LIGHT POLE
⊙ = TRAFFIC SIGNAL
⊙ = CURB STOP
□ = CATCH BASIN OR INLET
⊙ = GAS VALVE
⊙ = LIGHT POLE WITH MAST
⊙ = TREE (CONIFEROUS) DRIP LINE SCALABLE
⊙ = TREE (DECIDUOUS) DRIP LINE SCALABLE
⊙ = TREE STUMP
⊙ = CLEANOUT
⊙ = FLAG POLE
⊙ = WELL
⊙ = MONITORING WELL
⊙ = SIGN ON POST
⊙ = PARKING METER
⊙ = UTILITY CONTROL BOX
⊙ = UNKNOWN UTILITY VALVE
FL. EL. = FIRST FLOOR ELEVATION
= BUILDING OUTLINE
- - - = MINOR CONTOUR
- - - = MAJOR CONTOUR
- - - = FENCE
- - - = ABANDONED NATURAL GAS MAIN
- - - = BEAM GUARD
- - - = CHAINLINK FENCE
- - - = WOODED AREA/SHRUB EDGE
- - - = WATER MAIN
- - - = STORM SEWER
- - - = SANITARY SEWER
- - - = COMBINED SEWER
- - - = NATURAL GAS MAIN
- - - = UNDERGROUND TELEPHONE
- - - = UNDERGROUND ELECTRIC
- - - = OVERHEAD UTILITY LINES
- - - = UNDERGROUND FIBER OPTIC
- - - = UNDERGROUND CABLE TV
- - - = BUREAU OF ELEC. SERV. CI. MIL.
- - - = STEAM LINE
(P) IN LIFESTYLE INDICATES, DRAWN PER
EXISTING PLANS AND ARE APPROXIMATE
= ASPHALT SURFACE
= CONCRETE SURFACE
= WETLANDS



**LEGAL DESCRIPTION PROVIDED PER CHICAGO TITLE INSURANCE COMPANY,
COMMITMENT NUMBER CO-3557, Revision A, Effective date June 24, 2015**

Parcel A:

Lot 1, Block 1, in the Plot of Park East on the West Side of the Milwaukee River, being a division of part of Lots 6 and 7 and Lots 10 thru 13 and all of Lots 1 thru 5 and Lots 8, 9, 14, 15 and 16 in Block 37, also all of Lots 1 thru 16 in Block 38, also part of Lot 13 and all of Lots 1 thru 12 and Lots 14 and 15 in Block 39, also part of Lot 5 and all of Lots 6 thru 10 in Block 40, also part of Lots 1 thru 14 in Block 129 and vacated alleys and streets adjacent in Plot of the Town of Milwaukee on the West Side of the River, also part of Lots 1 thru 13 and Lot 39 and all of Lots 14 thru 38 in Block 131 and vacated alleys adjacent in Plot of Block 131 and Lands in the Southwest 1/4 of the Southwest 1/4 of Section 20, and the Northwest 1/4 of the Northeast 1/4 of Section 29, all in Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No.: 362-0461-7
Address: 1247 N. 6th Street

Parcel B:

Lot 2, Block 1, in the Plot of Park East on the West Side of the Milwaukee River, being a division of part of Lots 6 and 7 and Lots 10 thru 13 and all of Lots 1 thru 5 and Lots 8, 9, 14, 15 and 16 in Block 37, also all of Lots 1 thru 16 in Block 38, also part of Lot 13 and all of Lots 1 thru 12 and Lots 14 and 15 in Block 39, also part of Lot 5 and all of Lots 6 thru 10 in Block 40, also part of Lots 1 thru 14 in Block 129 and vacated alleys and streets adjacent in Plot of the Town of Milwaukee on the West Side of the River, also part of Lots 1 thru 13 and Lot 39 and all of Lots 14 thru 38 in Block 131 and vacated alleys adjacent in Plot of Block 131 and Lands in the Southwest 1/4 of the Southwest 1/4 of Section 20, and the Northwest 1/4 of the Northeast 1/4 of Section 29, all in Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

EXCEPTING therefrom those lands conveyed in Warranty Deed recorded as Document No. 9653618.
Tax Key No.: 362-0462-100-9
Address: 740 W. Winnebago Street

Parcel C:

Lot 3, Block 1, in the Plot of Park East on the West Side of the Milwaukee River, being a division of part of Lots 6 and 7 and Lots 10 thru 13 and all of Lots 1 thru 5 and Lots 8, 9, 14, 15 and 16 in Block 37, also all of Lots 1 thru 16 in Block 38, also part of Lot 13 and all of Lots 1 thru 12 and Lots 14 and 15 in Block 39, also part of Lot 5 and all of Lots 6 thru 10 in Block 40, also part of Lots 1 thru 14 in Block 129 and vacated alleys and streets adjacent in Plot of the Town of Milwaukee on the West Side of the River, also part of Lots 1 thru 13 and Lot 39 and all of Lots 14 thru 38 in Block 131 and vacated alleys adjacent in Plot of Block 131 and Lands in the Southwest 1/4 of the Southwest 1/4 of Section 20, and the Northwest 1/4 of the Northeast 1/4 of Section 29, all in Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

EXCEPTING therefrom those lands conveyed in Warranty Deed recorded as Document No. 9653618.
Tax Key No.: 362-0463-100-4

Note:
Underground Utilities Located by:
DIGGERS' HOTLINE
Toll Free (800)242-8511
Milwaukee Area (414)259-181
Hearing Impaired TDD (800)542-2289
www.DiggersHotline.com
REGISTERED HOTLINE TICKETS
20152613473, 20152613484, 20152613523, 20152613528,
20152613556, 20152613566, 20152613598, 20152613606,
20152613669, 20152613674, 20152613748, 20152613752,
20152613776, 20152613784

HORIZONTAL DATUM IS THE WISCONSIN STATE
PLANE COORDINATE SYSTEM SOUTH ZONE NAD27.
NORTH IS REFERENCED TO THE S. LINE OF THE
SW 1/4 OF SECTION 20-7-22 PUBLISHED BY
SEWRPC AS N88°57'51"E.

VERTICAL DATUM IS CITY OF MILWAUKEE DATUM.
BENCHMARK IS THE MONUMENT FOR THE N 1/4
CORNER OF SECTION 20-7-22. ELEV =
19.18'

TABLE A NOTES

- Monuments placed or found. (As shown)
- Addresses shown within Legal Description
- Flood Zone classification per FEMA Panel No. 55079C0091E, effective date September 26, 2008 is Zone X. (Areas determined to be outside the 0.2% annual chance floodplain)
- Gross land area: (As shown)
- Vertical relief per contours shown on face of plat along with datum and bench marks. (As shown)
- (a) Current zoning as provided by insurer. (Not provided)
- (a) Exterior dimensions of all buildings at ground level. (No buildings on subject site)
- Substantial features as observed in the process of conducting the survey. (As shown)
- (b) Location of utilities existing on or serving the surveyed property as determined by:
Observed evidence together with evidence from plans obtained from utility companies or provided by client, and markings by utility companies and other appropriate sources (with reference as to the source of information). (As shown)
- Names of adjoining owners of platted lands according to current public records.
(NA adjoiners all right of way)
- Rectified orthophotography, photogrammetric mapping, laser scanning and other similar products, tools or technologies as the basis for the showing the location of certain features (excluding boundaries) where ground measurements are not otherwise necessary to locate those features to an appropriate and acceptable accuracy relative to a nearby boundary. (Terrestrial laser scanning was utilized to collect all above ground features)
- Observed evidence of earth moving work, building construction or building additions. (None observed)
- Location of wetland areas as delineated by appropriate authorities. No wetlands located on subject site.

ENCROACHMENT NOTES

- Underground utilities: fiber optic, electric, steam do not have easements.

NOTES

- All distances shown are ground measured distances.
- Grid to ground scale factor per SEWRPC is 0.99992542
- All Lines Utility Services, LLC marked private utilities on site. None present.

SCHEDULE B-II NOTES:

This survey was prepared based on Chicago Title Insurance Company Commitment For Title Insurance, Commitment No. CO-3557, Revision A, effective date June 24, 2015 which lists the following applicable exceptions per Schedule B-II:

- Not Survey Related.
- Not Survey Related.
- Not Survey Related.
- Not Survey Related.
- Not Survey Related.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. (as shown)
- Easements or claims of easements not shown by the public records. (As shown utility lines run through subject site, see encroachment notes)
- Any claim of adverse possession or prescriptive easement. (As shown)
Note: Exceptions 6, 7 and 8 will be removed only if the Company receives an original survey which (1) has a current date, (2) is satisfactory to the Company, and (3) complies with current ALTA/ACSM Minimum Survey Standards or Wisconsin Administrative Code AE-7 together with the certification agreed on between the Wisconsin Land Title Association and the Wisconsin Society of Land Surveyors on April 1, 1974. If the survey shows matters which affect the title to the property, Exceptions 6, 7 and 8 will be replaced by exceptions describing those matters. (As shown utility lines run through subject site, see encroachment notes)
- Not Survey Related.
- Easements, if any, of the public or any school district, utility, municipality or person, as provided in Section 66.1005(2) of the Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements or service in that portion of the subject premises which were formerly a part of streets and alleys now vacated. (Subject parcels are former Park East Freeway Lands vacated streets and alleys described in legal description were acquired at the time of freeway construction by Milwaukee County.)
- Rights of the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee by reason of the fact that the subject premises are included in the Redevelopment Plan for Park East Development Project. A certified copy of said Redevelopment Plan with accompanying approval resolutions of the Common Council of the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee was recorded on August 11, 2004, as Document No. 8881122 and Redevelopment Plan Amendment No. 2 recorded June 10, 2005, as document No. 9026368 and Redevelopment Plan Amendment No. 3 recorded May 12, 2011, as Document No. 9995805 and Redevelopment Plan Amendment No. 5 recorded March 28, 2012, as Document No. 10098290. (Subject Parcels are within the Redevelopment Area.)
- Easements, access limitations and utility restriction set forth on the Plat of Park East on the West Side of the Milwaukee River recorded as Document No. 9434632. (As shown)
- 19. Not Survey Related.

ALTHOUGH DIGGERS' HOTLINE WAS NOTIFIED THIS SURVEY DOES NOT GUARANTEE THAT ALL UTILITIES HAVE BEEN LOCATED ON SITE. SOME OF THE UTILITIES MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS RECEIVED FROM MEMBERS NOTIFIED. LACKING EXCAVATION THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

SURVEYOR'S CERTIFICATE:

To:

- MILWAUKEE BUCKS, LLC
- CHICAGO 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 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(c), 7(c), 8, 11(b), 13, 15, 16, and 19 of Table A thereof.
The field work was completed on July 7, 2015.

Dated this 14 day of AUGUST, 2015.

Matthew T. O'Rourke
Matthew T. O'Rourke S-2771

KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
7711 N. PORT WASHINGTON ROAD
MILWAUKEE, WISCONSIN 53217
Phone: 414.351.6668 Fax: 414.351.4177
www.kapurengineers.com

PROJECT:

**BLOCK 8
ALTA**

LOCATION:

**MILWAUKEE,
WISCONSIN**

CLIENT:

**MILWAUKEE
BUCKS, LLC**

RELEASE:

FINAL

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE:

1" = 40'

SEAL:

SHEET:

**ALTA/ACSM
LAND TITLE SURVEY**

DESIGNED BY: MO

DRAWN BY: IM

CHECKED BY: EG

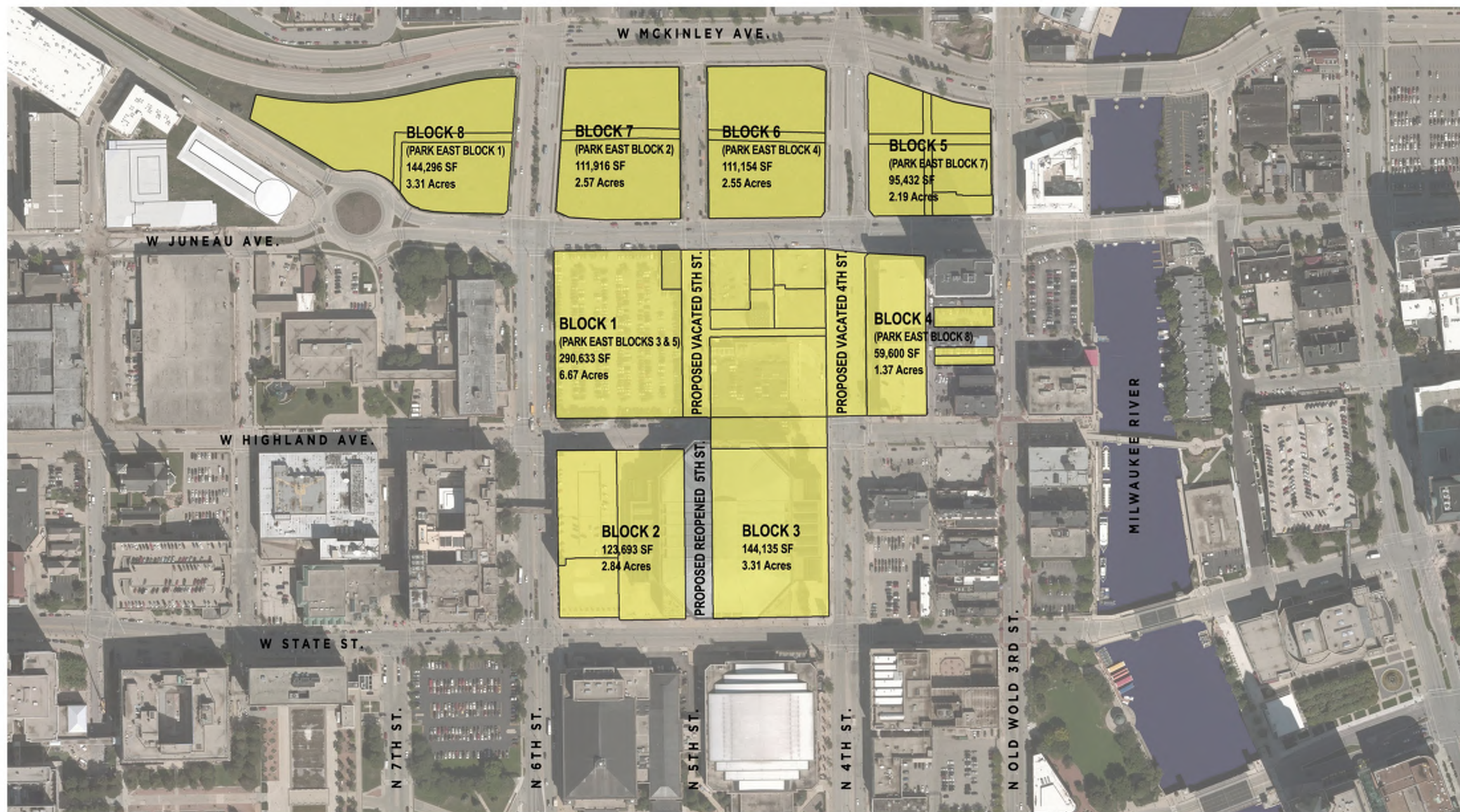
APPROVED BY: MO

PROJECT NUMBER: 15.0200.08

SHEET NUMBER:

C110

FILE NUMBER: 150724



BLOCK PLAN





CONSTRUCTION SEQUENCE 1A: RELOCATE EXISTING COMBINED SEWER ALONG MCKINLEY AVENUE.



BUCKS ARENA DEVELOPMENT



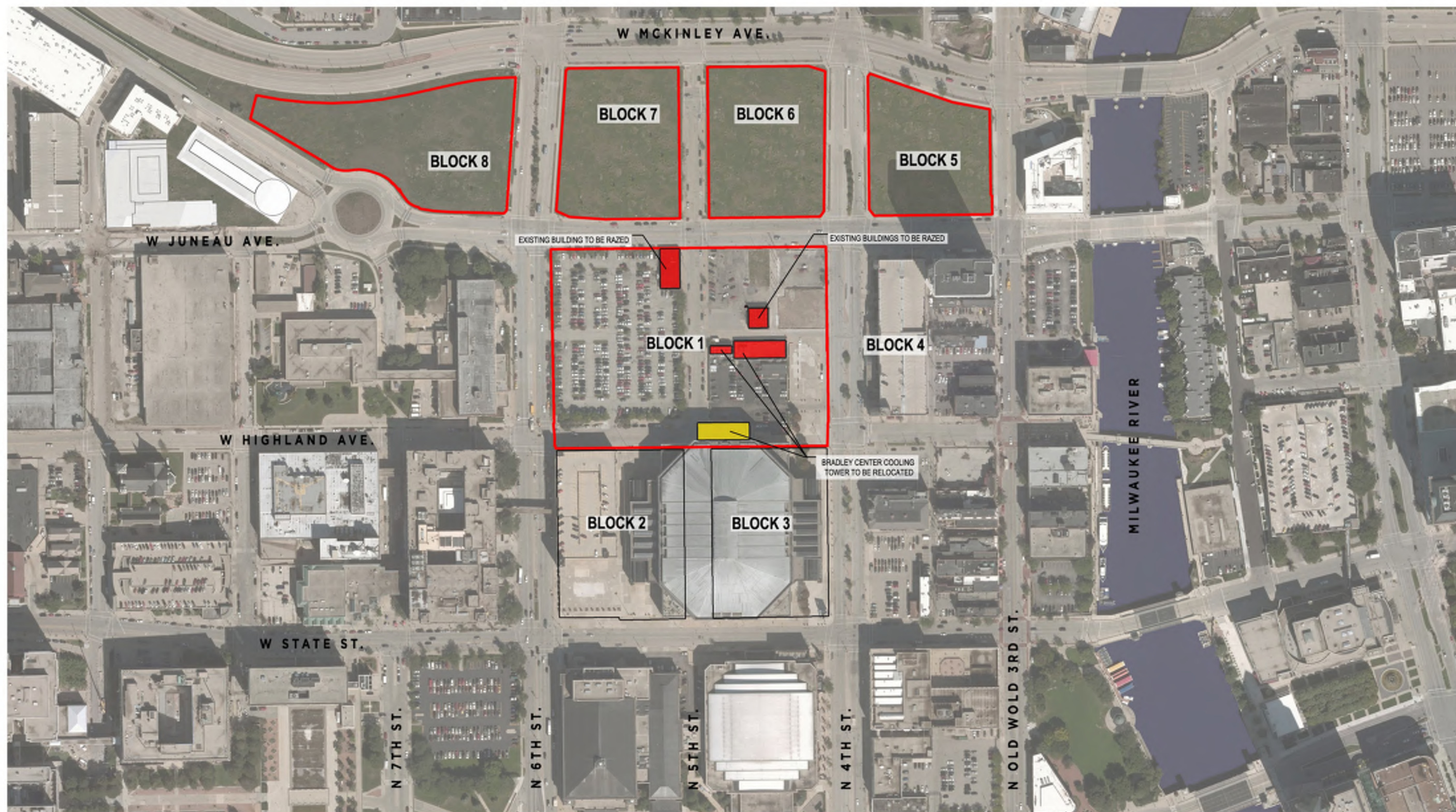


CONSTRUCTION SEQUENCE 1B: BLOCK 5 & 6 TO BE FENCED FOR CONSTRUCTION TRAILERS & STAGING DROP DOWN AREAS.



BUCKS ARENA DEVELOPMENT



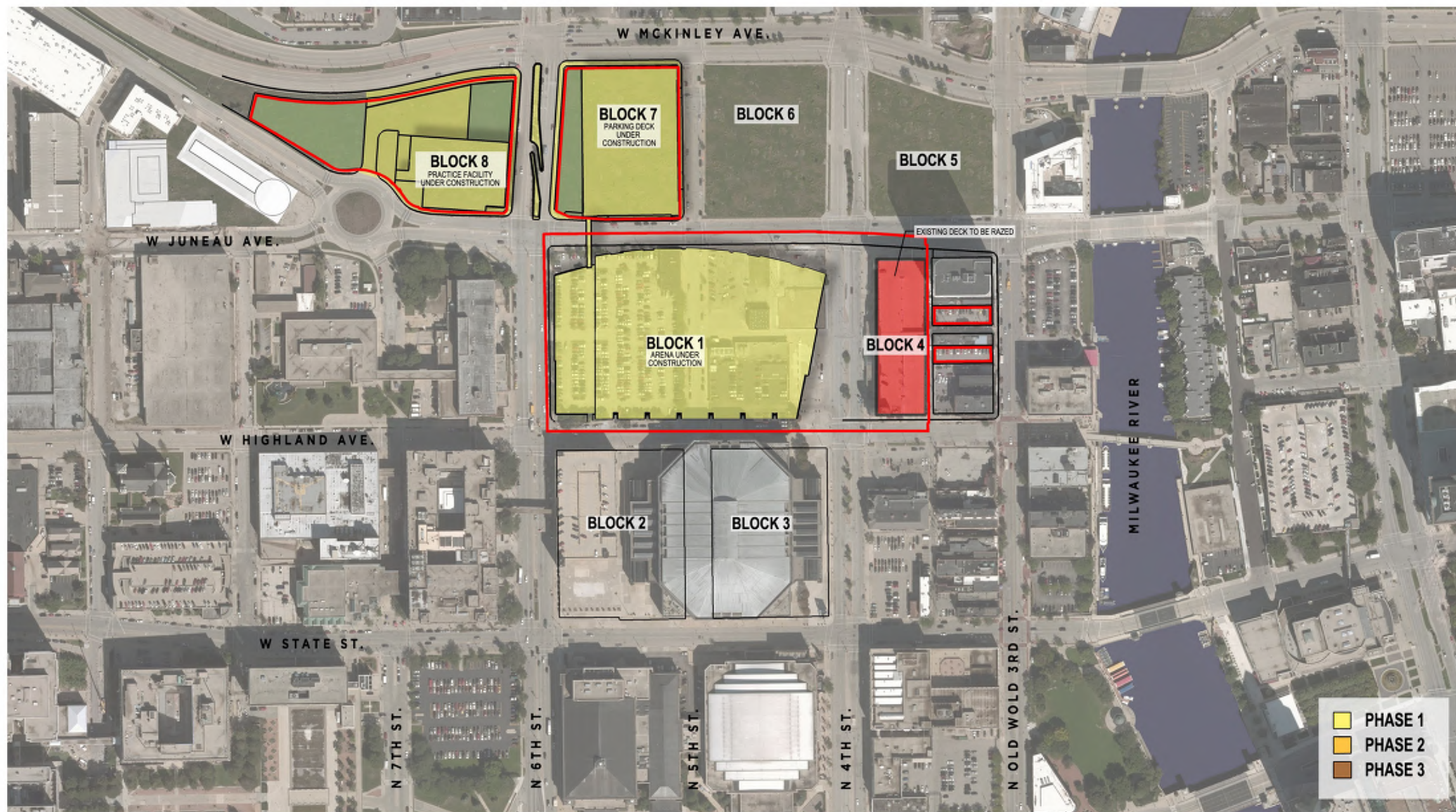


CONSTRUCTION SEQUENCE 1C: RAZE EXISTING STRUCTURES ON BLOCK 1. RELOCATE BRADLEY CENTER COOLING TOWER & INSTALL CONSTRUCTION FENCE FOR BLOCKS 1, 7 & 8.



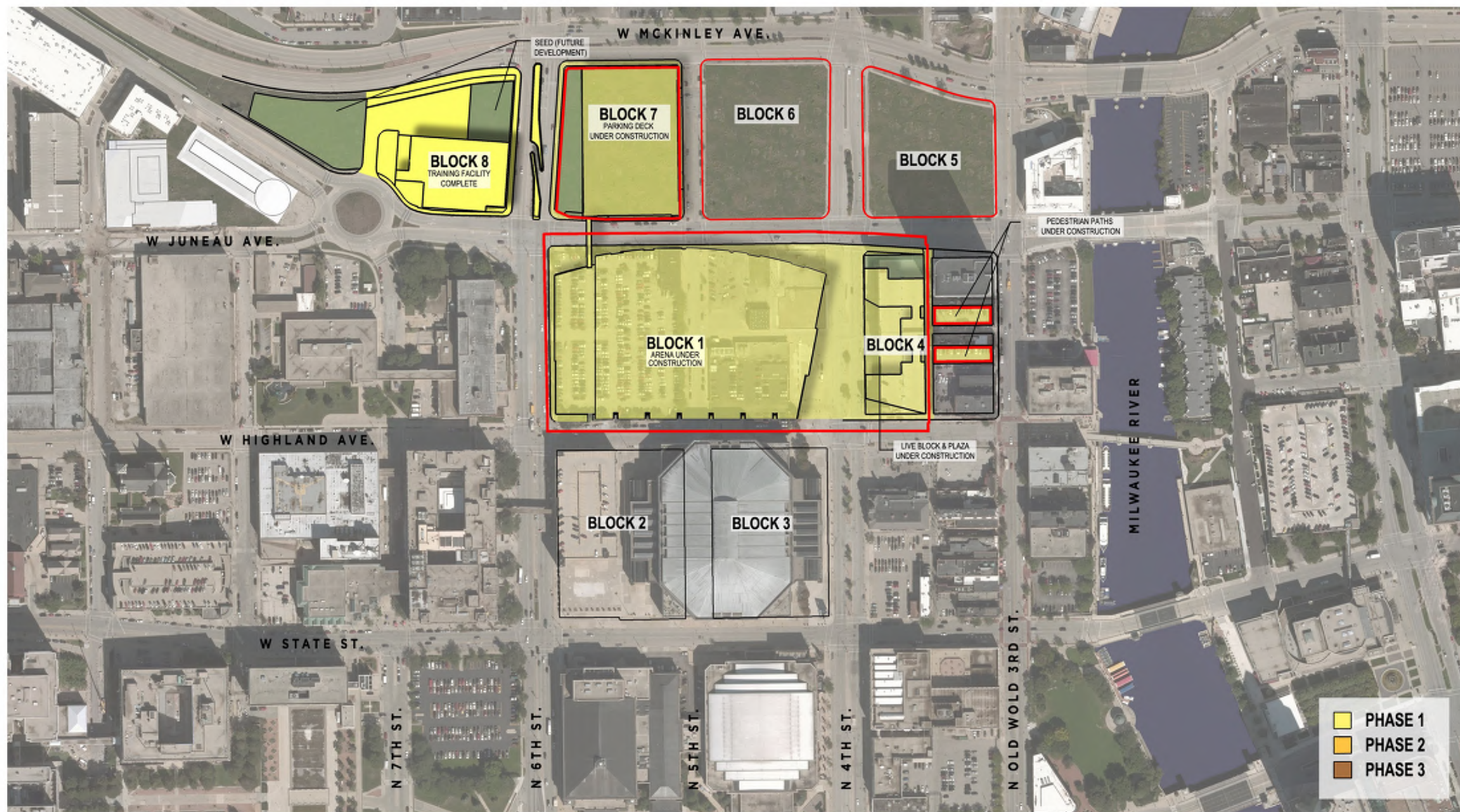
BUCKS ARENA DEVELOPMENT





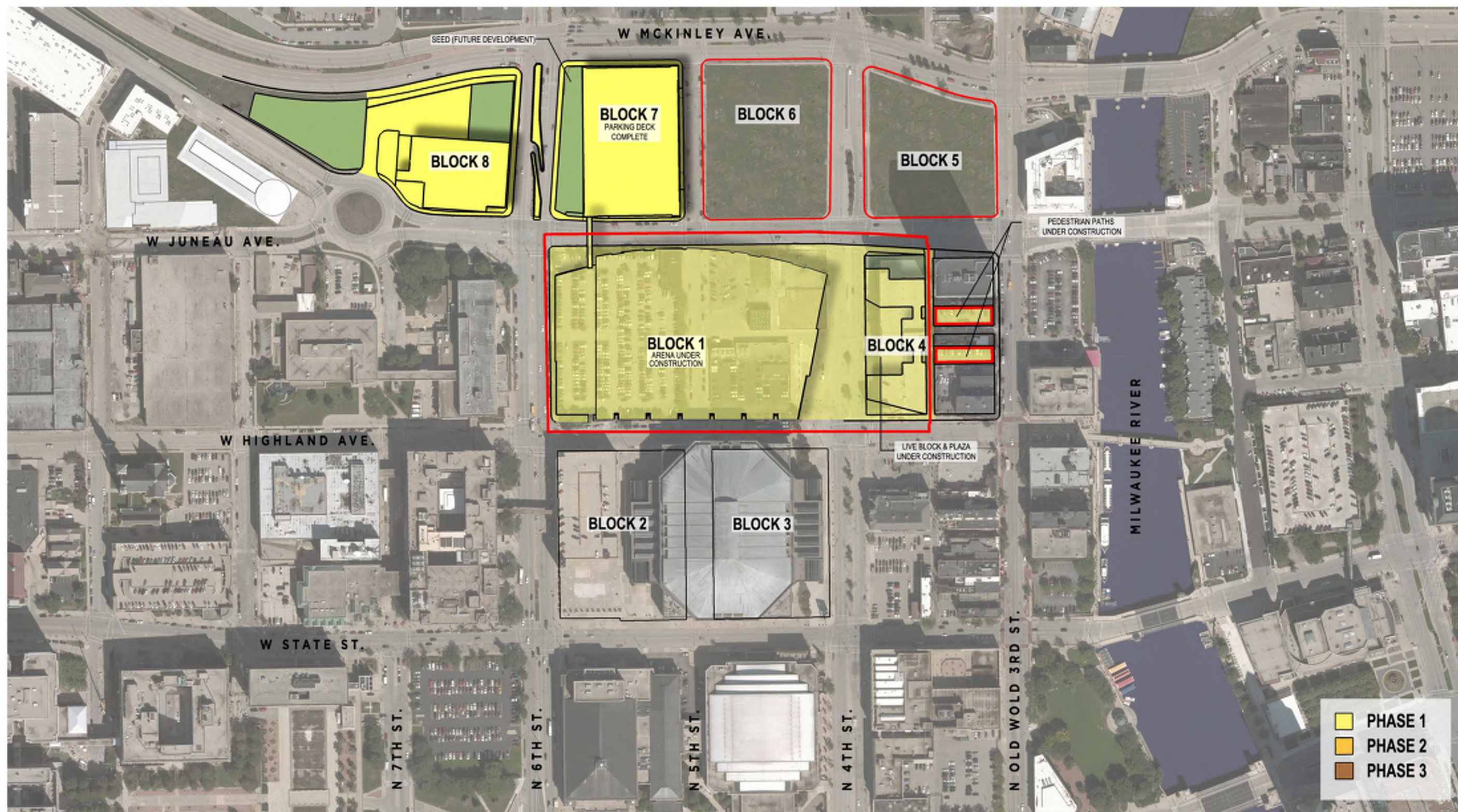
CONSTRUCTION SEQUENCE 1D: BLOCK 1, 7, 8 PHASE I UNDER CONSTRUCTION. EXTEND CONSTRUCTION FENCE & RAZE DECK ON BLOCK 4.





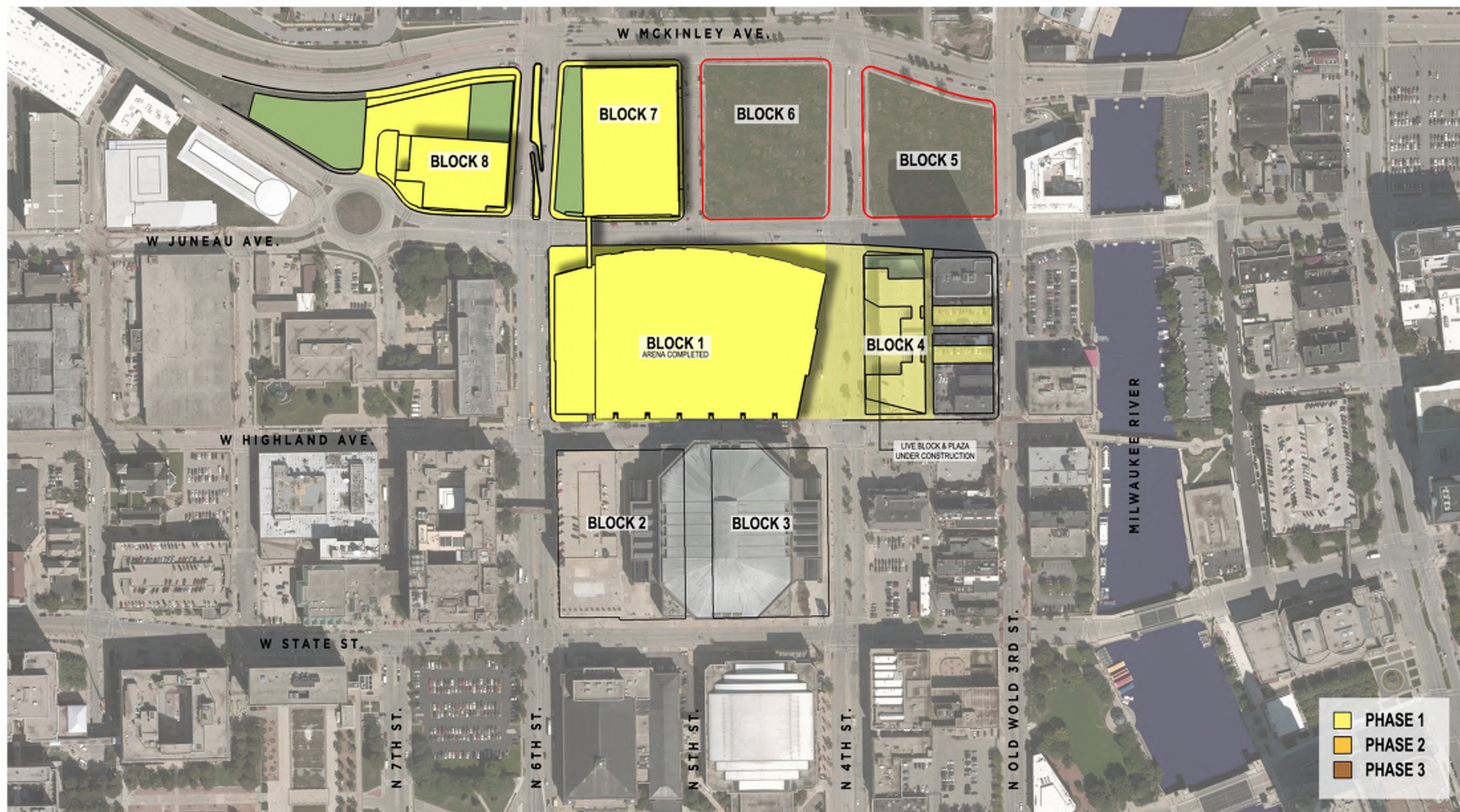
CONSTRUCTION SEQUENCE 1E: BLOCK 8 PHASE I (TRAINING FACILITY) COMPLETED. BLOCK 1, 4, 7 PHASE I UNDER CONSTRUCTION.





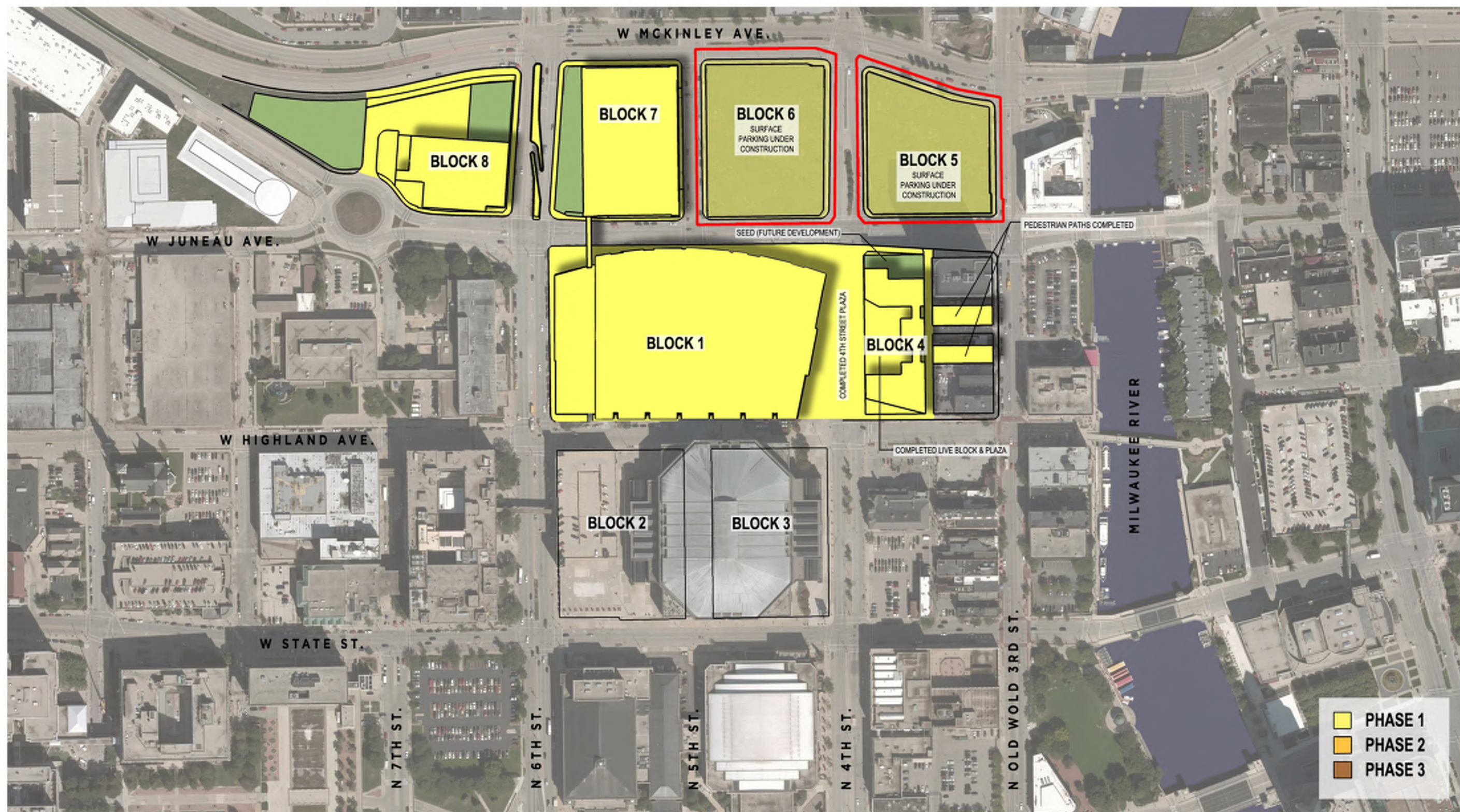
CONSTRUCTION SEQUENCE 1F: BLOCK 7 PHASE I (PARKING DECK ONLY) COMPLETED - BLOCK 1 & 4 PHASE I UNDER CONSTRUCTION.





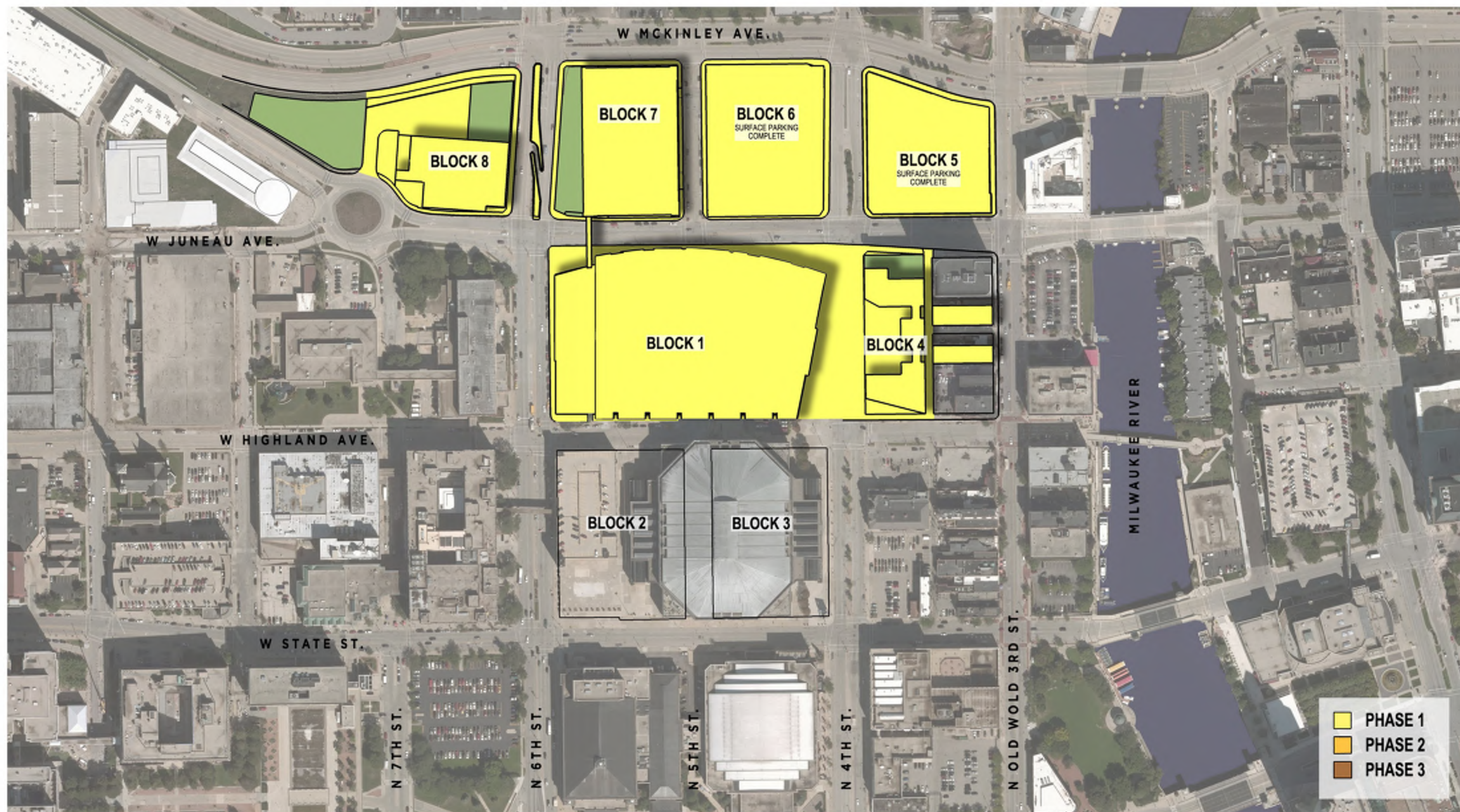
CONSTRUCTION SEQUENCE 1G: BLOCK 1 PHASE I (ARENA) COMPLETED. BLOCK 4 PHASE I UNDER CONSTRUCTION.





CONSTRUCTION SEQUENCE 1H: BLOCK 4 PHASE I (LIVE BLOCK) COMPLETED. PLAZA ALONG 4TH STREET & PEDESTRIAN PATHS TO THIRD STREET COMPLETED.



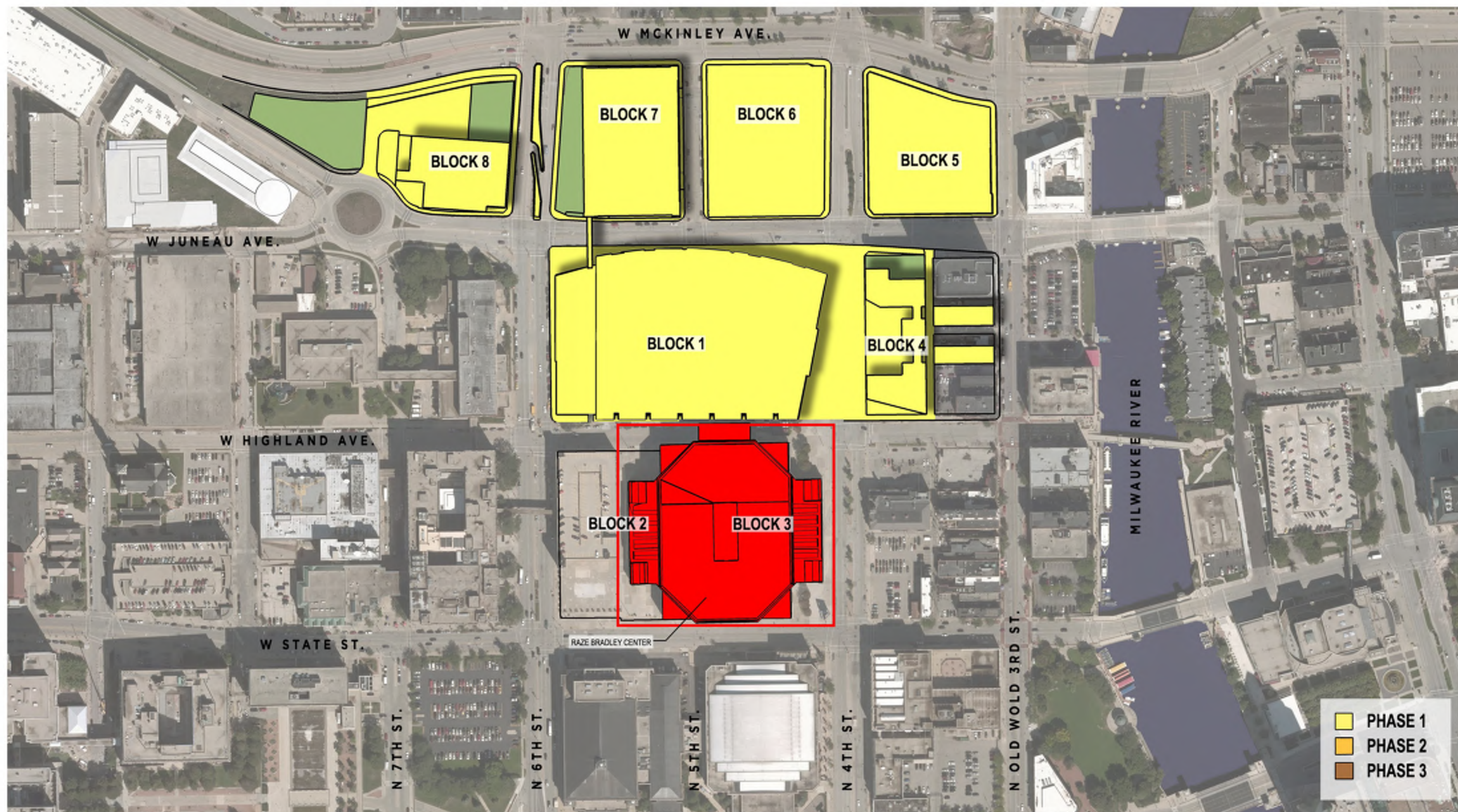


CONSTRUCTION SEQUENCE 1J: BLOCK 5 & 6 PHASE I (SURFACE PARKING) COMPLETED.



BUCKS ARENA DEVELOPMENT



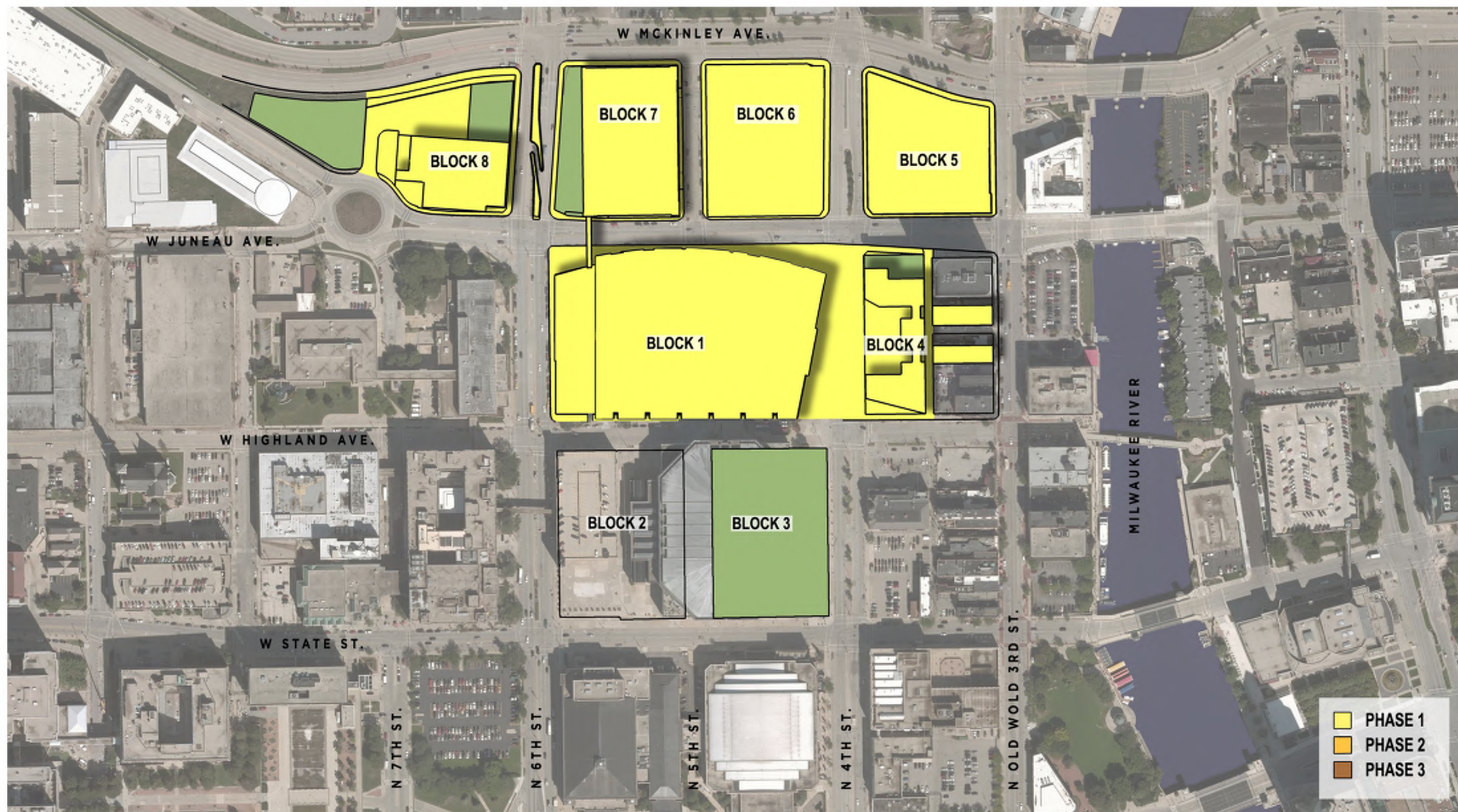


CONSTRUCTION SEQUENCE 1K: FENCE & RAZE BRADLEY CENTER AND SEED UNTIL FUTURE DEVELOPMENT.



BUCKS ARENA DEVELOPMENT





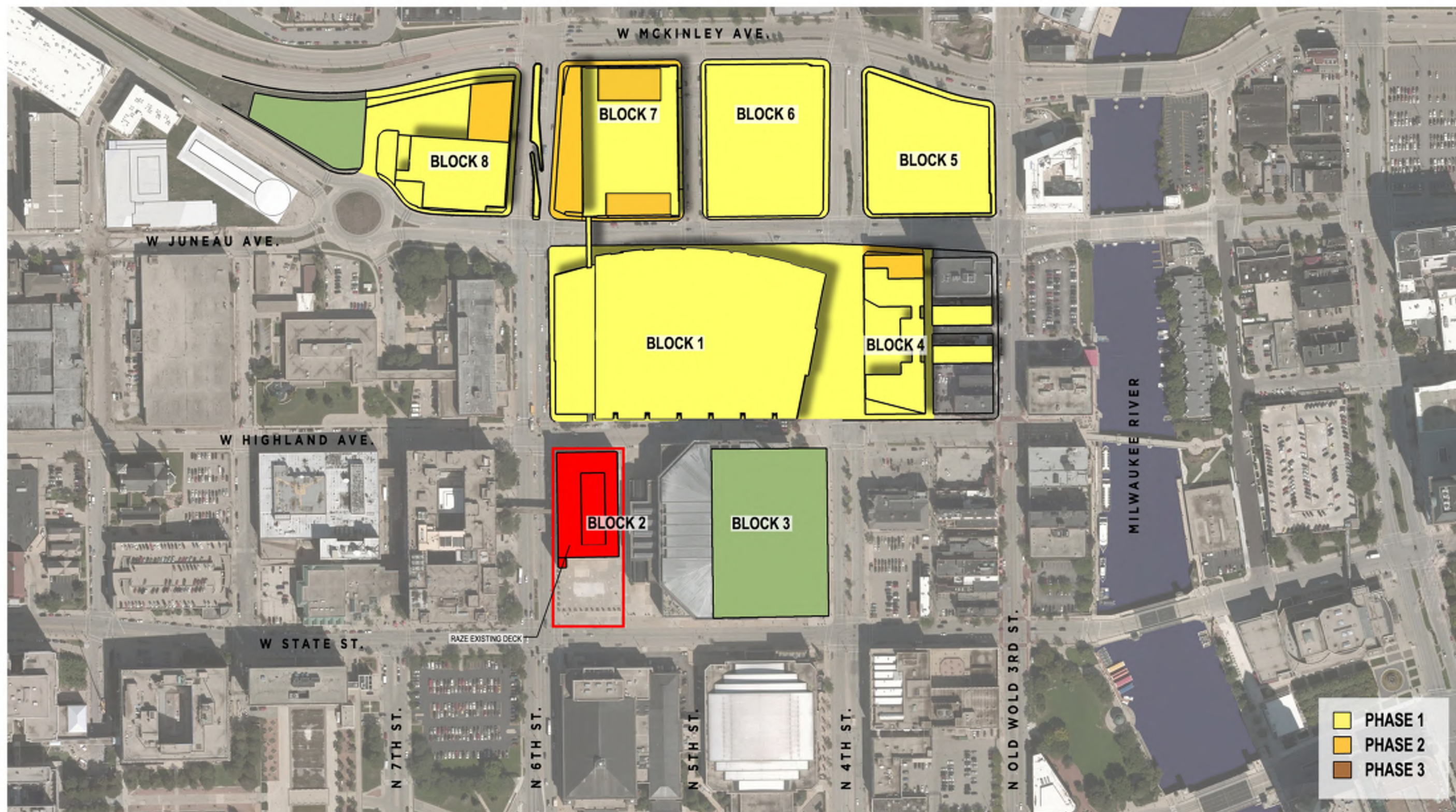
CONSTRUCTION SEQUENCING COMPLETE



BUCKS ARENA DEVELOPMENT

PHASE 1: CONSTRUCTION SEQUENCING



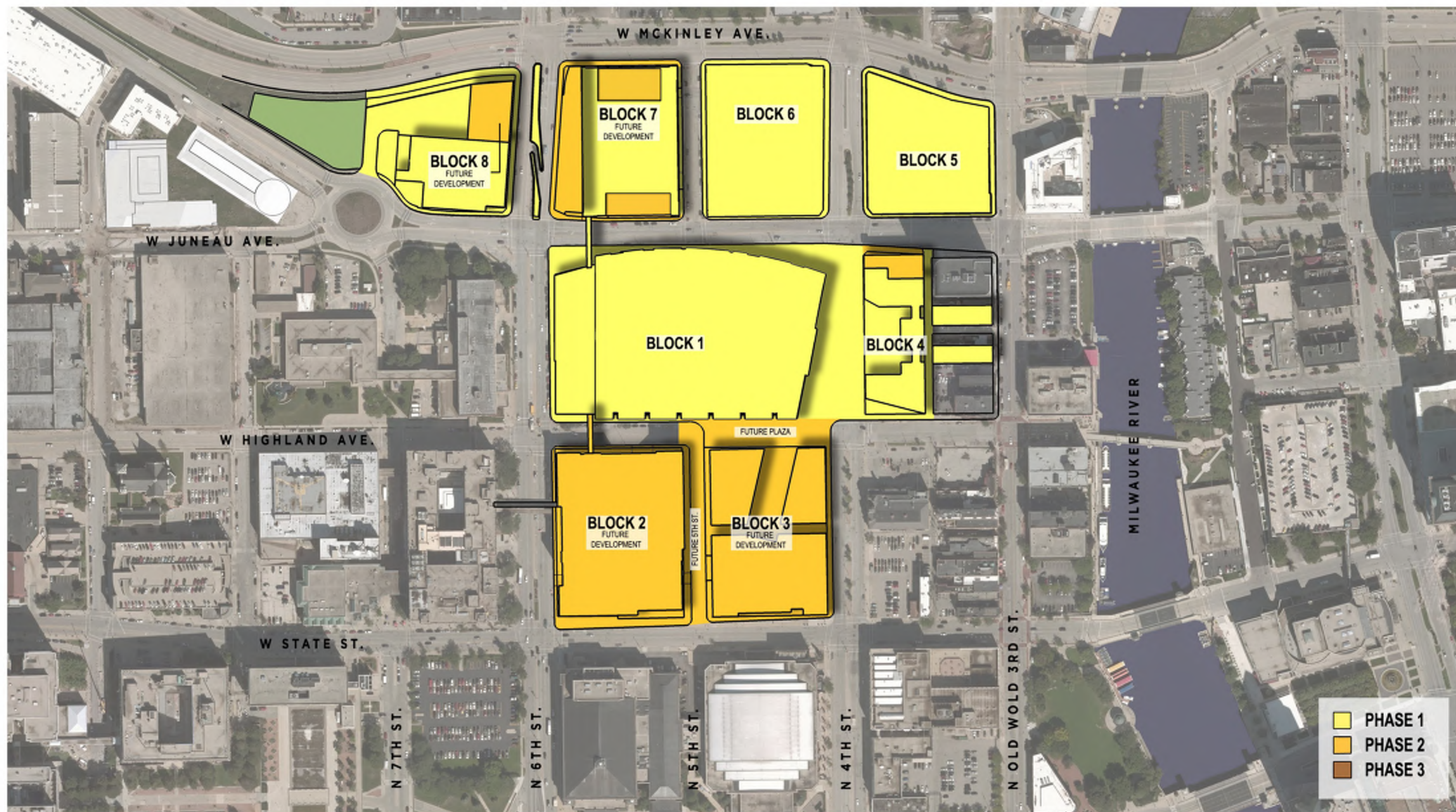


PHASE 2A: FENCE & RAZE BRADLEY CENTER DECK.



BUCKS ARENA DEVELOPMENT



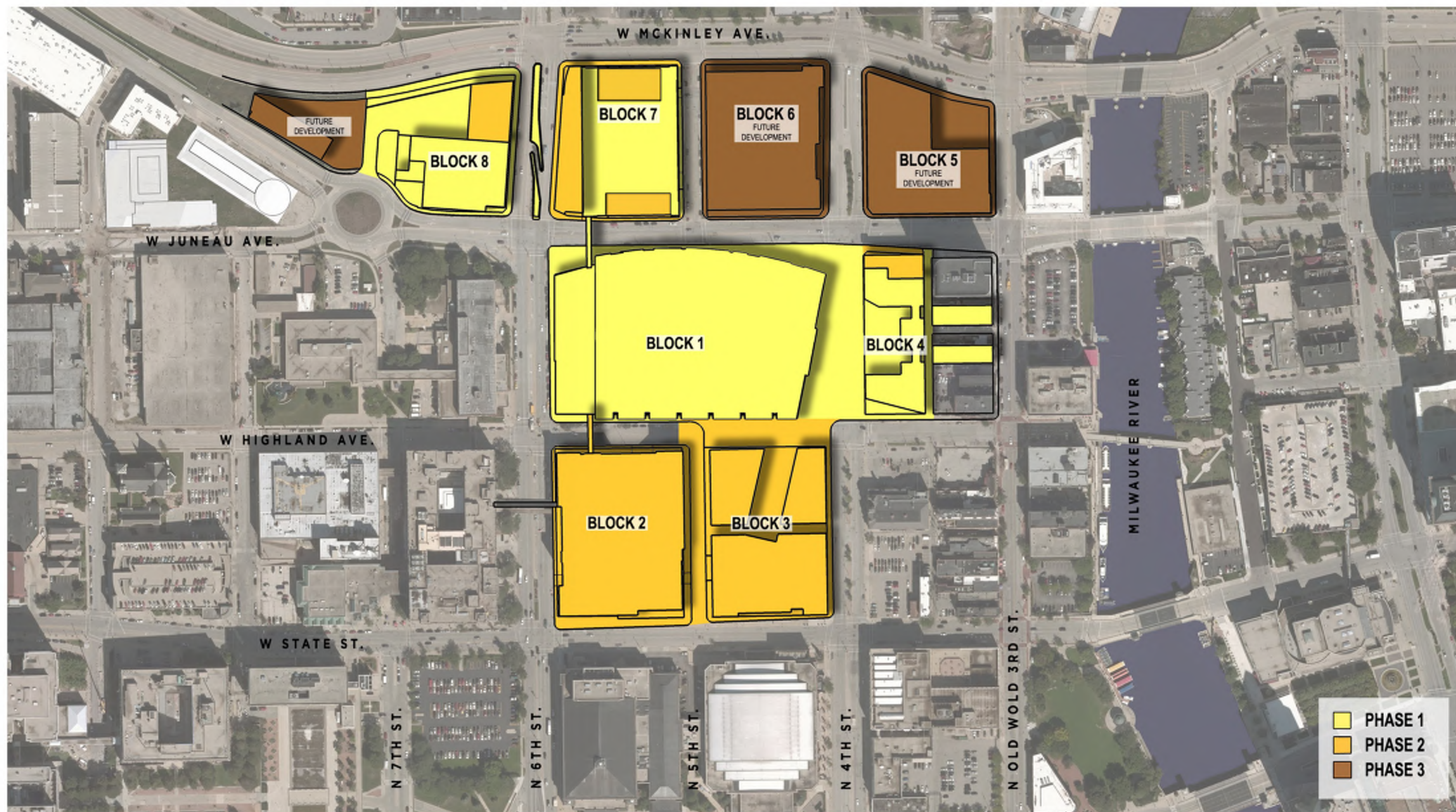


PHASE 2B: BLOCK 2, 3, 4, 7, & 8 (PHASE II) FUTURE DEVELOPMENT.



BUCKS ARENA DEVELOPMENT



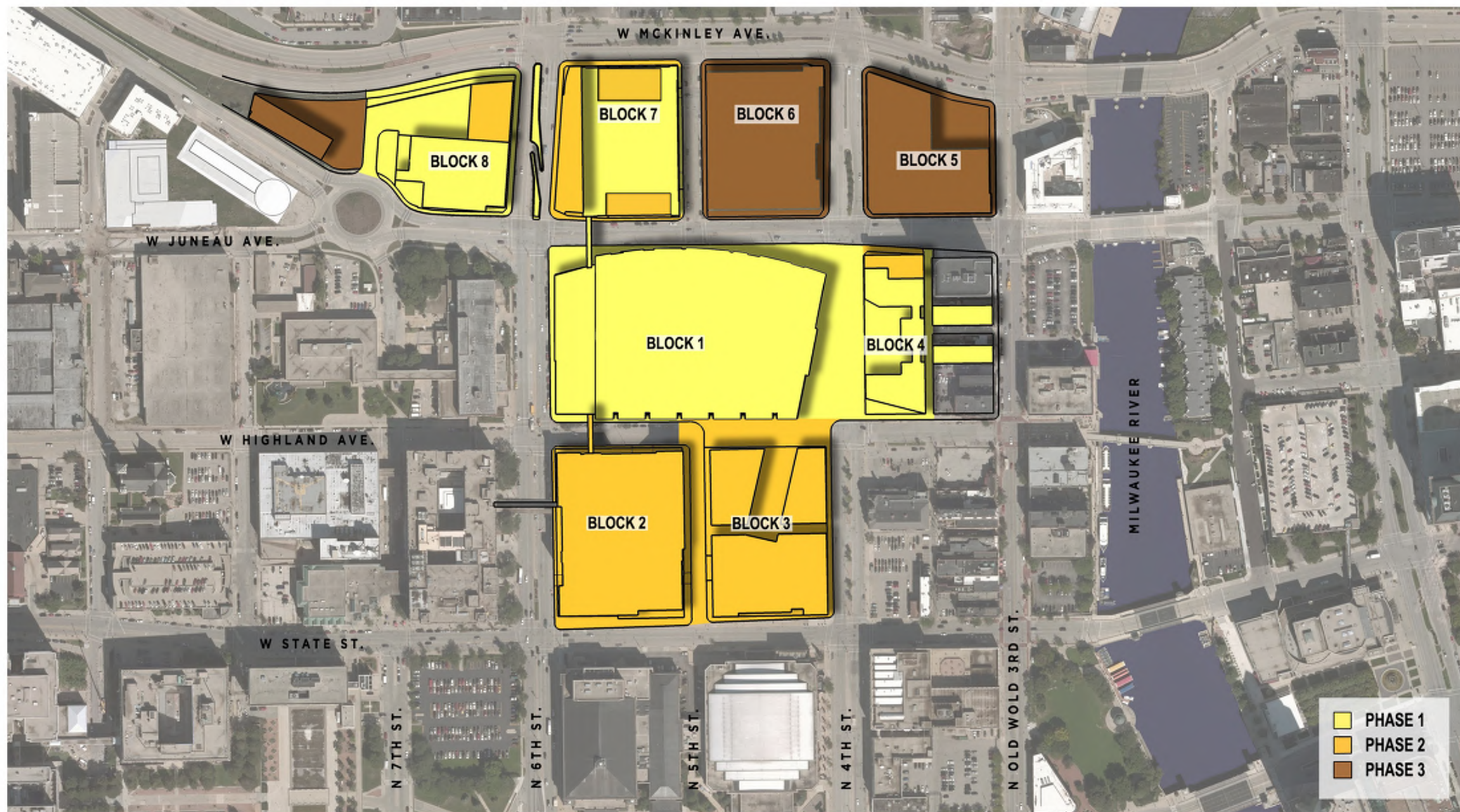


PHASE 3A: BLOCK 5 & 6 (PHASE III) FUTURE DEVELOPMENT



BUCKS ARENA DEVELOPMENT





PHASING COMPLETE



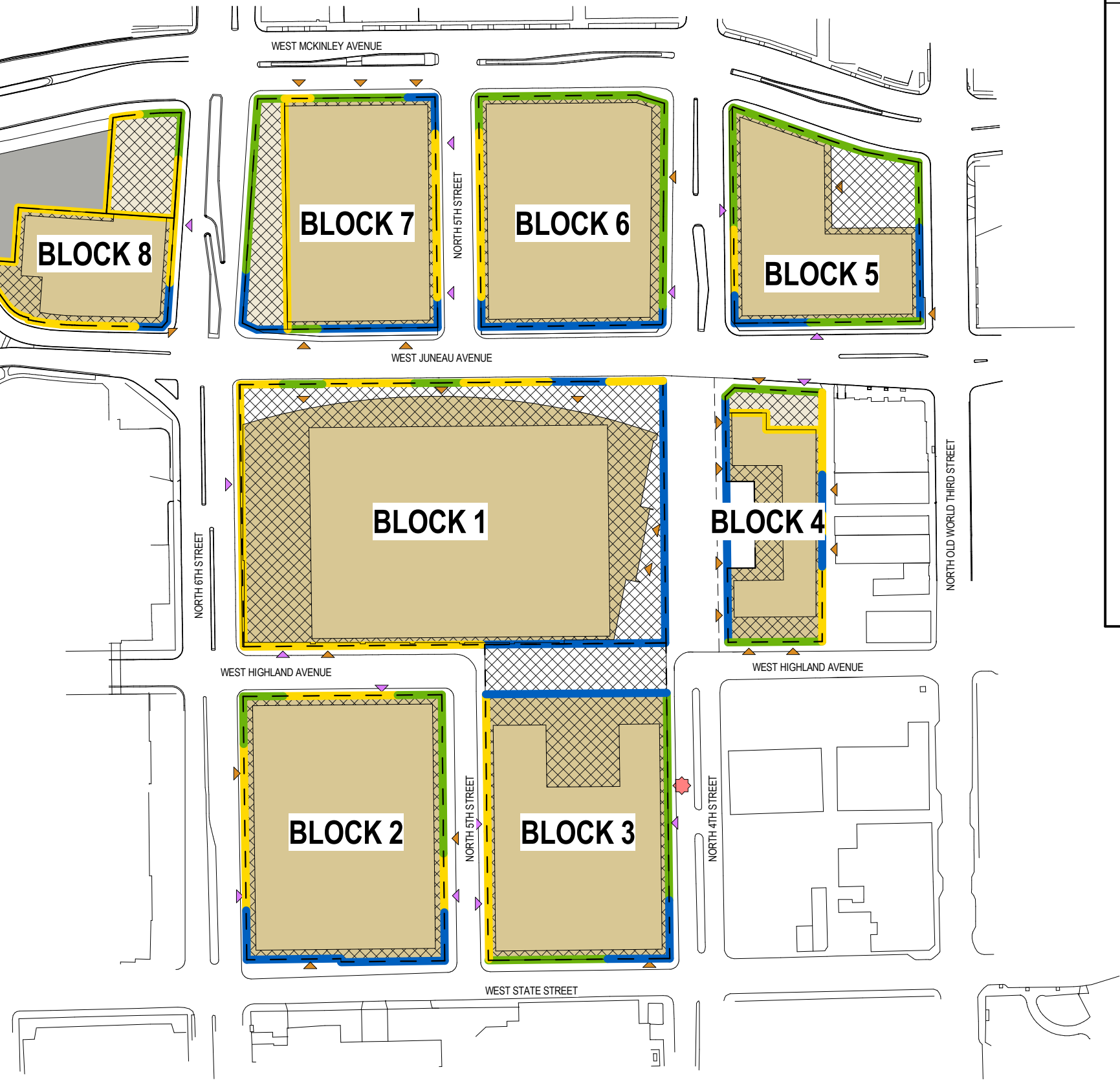
BUCKS ARENA DEVELOPMENT

PHASING COMPLETE





1 Overall Site
1" = 200'-0"



LEGEND

PROPERTY LINE

SETBACK RANGE

BUILDING AREA

FUTURE BUILDING AREA

SETBACK, MINIMUM

HIGH ACTIVATION
GROUND FLOOR GLAZING:
75% (50% FOR RESIDENTIAL)

MEDIUM ACTIVATION
GROUND FLOOR GLAZING:
50%

LOW ACTIVATION
NO GLAZING REQUIREMENT

VEHICULAR ACCESS

PEDESTRIAN ACCESS

TURNER HALL SPECIAL FEATURE

BUCKS ARENA DEVELOPMENT
OVERALL DEVELOPMENT STANDARDS



SITE STATISTICS

BUILDING HEIGHT:

MIN 5 STORIES, MAX 6 STORIES

GROSS LAND AREA:

290,630 SF

MAX LAND COVERED BY PRINCIPAL BUILDINGS:

100%

LAND DEVOTED TO LANDSCAPED OPEN SPACE AND PLAZAS:

MIN 0% - MAX 21%

MAX AMOUNT OF LAND DEVOTED TO PARKING DRIVES AND PARKING STRUCTURES:

18%

MAX DWELLING UNIT DENSITY

NO DWELLING UNITS

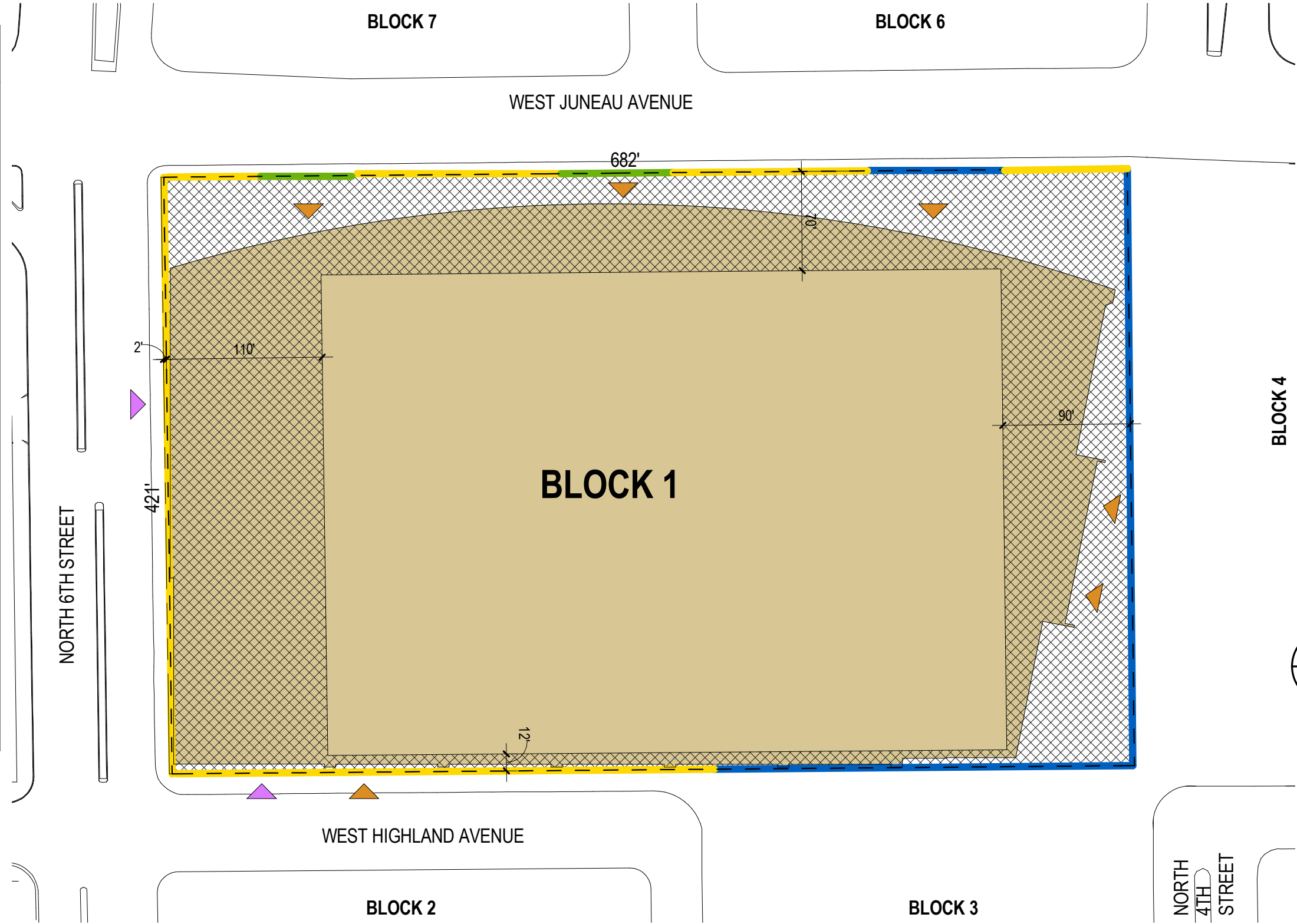
MAX SF DEVOTED TO NON-RESIDENTIAL USES:

500,000 SF - 1,700,000

PROPOSED NUMBER OF BUILDINGS:

1 BUILDING

SEE SHEET A100 FOR OVERALL SITE PLAN



LEGEND

PROPERTY LINE

SETBACK RANGE

BUILDING AREA

FUTURE BUILDING AREA

SETBACK, MINIMUM

HIGH ACTIVATION

GROUND FLOOR GLAZING:

75% (50% FOR RESIDENTIAL)

MEDIUM ACTIVATION

GROUND FLOOR GLAZING:

50%

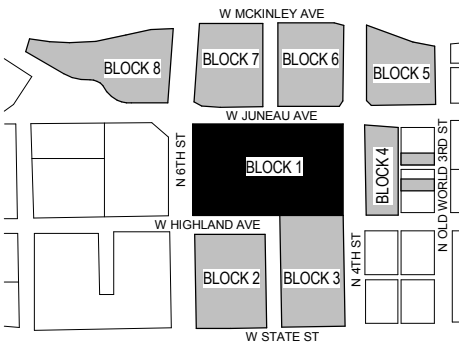
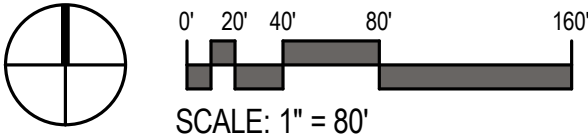
LOW ACTIVATION

NO GLAZING REQUIREMENT

VEHICULAR ACCESS

PEDESTRIAN ACCESS

TURNER HALL SPECIAL FEATURE



SITE STATISTICS

BUILDING HEIGHT:

MIN 4 STORIES, MAX 20 STORIES

GROSS LAND AREA:

123,693 SF

MAX LAND COVERED BY PRINCIPAL BUILDINGS:

100%

LAND DEVOTED TO LANDSCAPED OPEN SPACE AND PLAZAS:

MIN 0% - MAX 20%

MAX AMOUNT OF LAND DEVOTED TO PARKING DRIVES AND PARKING STRUCTURES:

75%

MAX DWELLING UNIT DENSITY

150 SF / UNIT

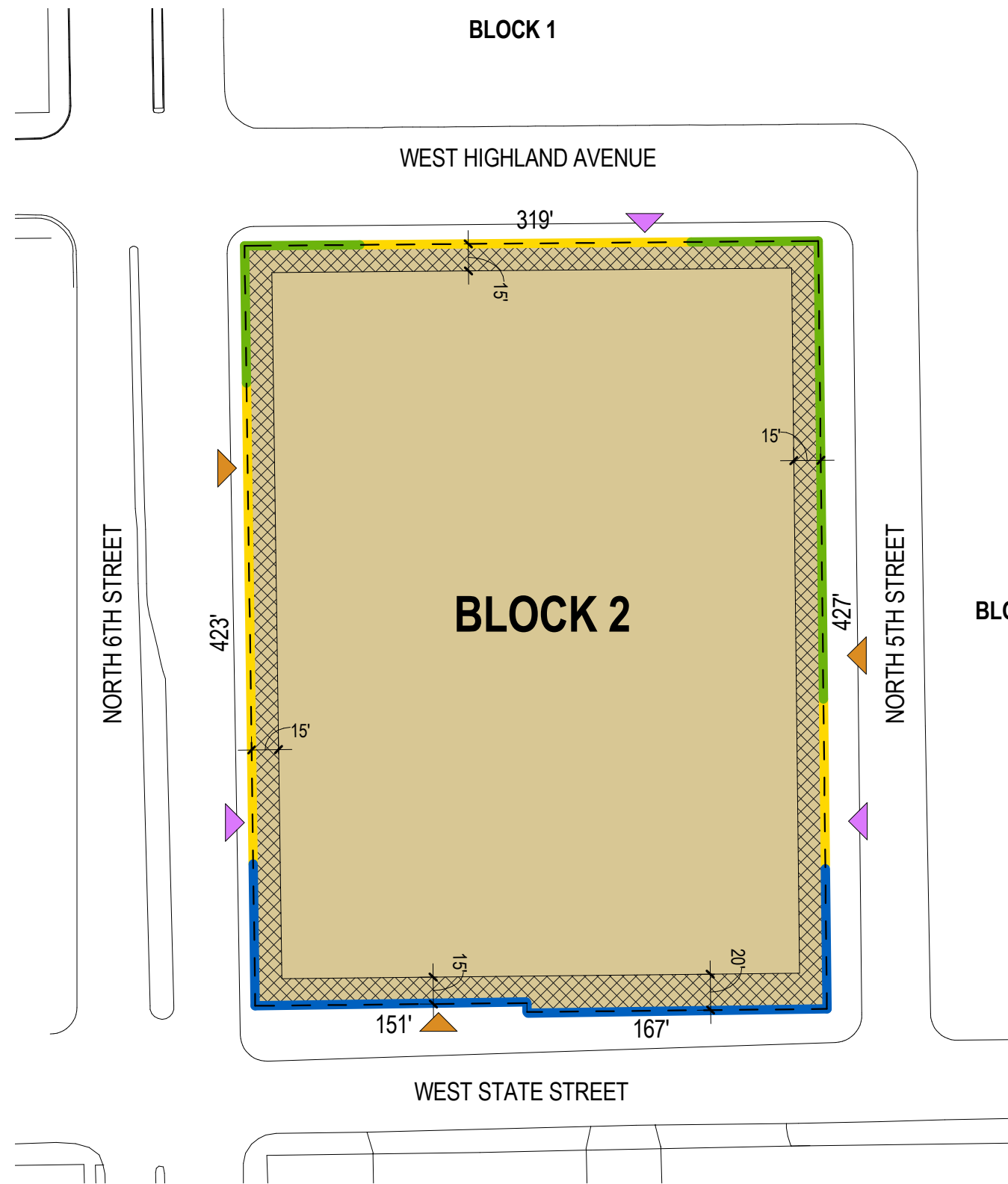
MAX SF DEVOTED TO NON-RESIDENTIAL USES:

1,200,000 SF

PROPOSED NUMBER OF BUILDINGS:

1-3 BUILDINGS

SEE SHEET A100 FOR OVERALL SITE PLAN



LEGEND

PROPERTY LINE

SETBACK RANGE

BUILDING AREA

FUTURE BUILDING AREA

SETBACK, MINIMUM

HIGH ACTIVATION

GROUND FLOOR GLAZING:

75% (50% FOR RESIDENTIAL)

MEDIUM ACTIVATION

GROUND FLOOR GLAZING:

50%

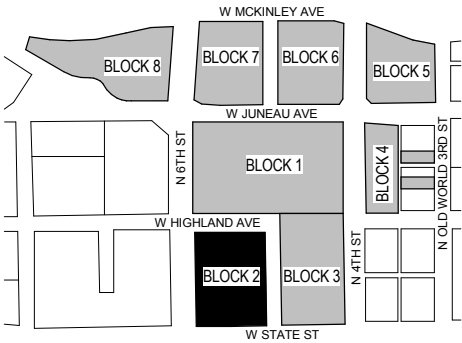
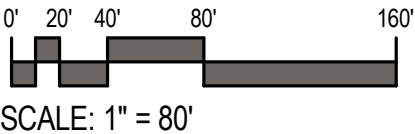
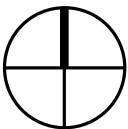
LOW ACTIVATION

NO GLAZING REQUIREMENT

VEHICULAR ACCESS

PEDESTRIAN ACCESS

TURNER HALL SPECIAL FEATURE



eppstein uhen : architects

SITE STATISTICS

BUILDING HEIGHT:

MIN 4 STORIES, MAX 20 STORIES

GROSS LAND AREA:

144,135 SF

MAX LAND COVERED BY PRINCIPAL BUILDINGS:

86%

LAND DEVOTED TO LANDSCAPED OPEN SPACE AND PLAZAS:

MIN 0% - MAX 50%

MAX AMOUNT OF LAND DEVOTED TO PARKING DRIVES AND PARKING STRUCTURES:

40%

MAX DWELLING UNIT DENSITY

150 SF / UNIT

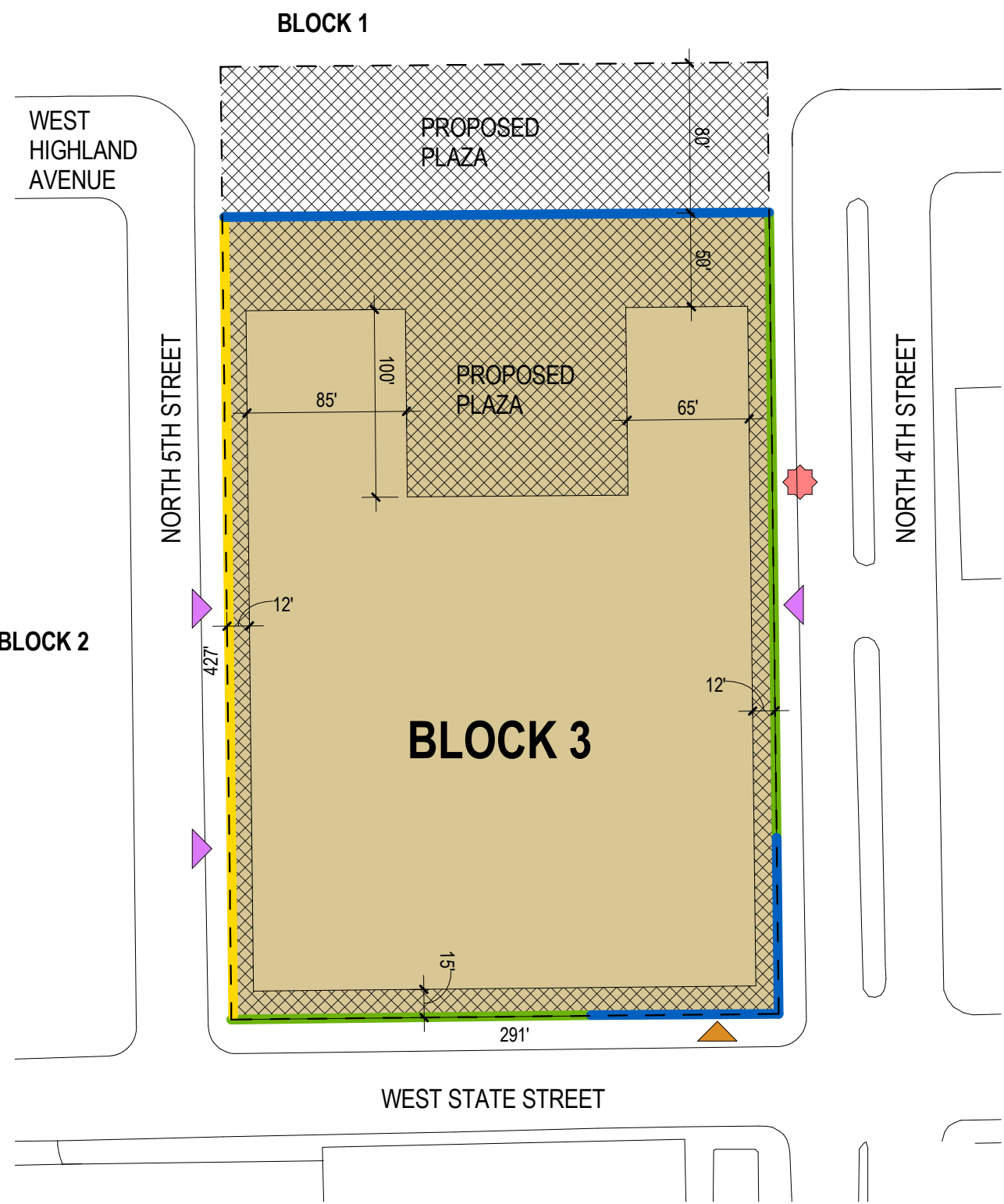
MAX SF DEVOTED TO NON-RESIDENTIAL USES:

900,000 SF

PROPOSED NUMBER OF BUILDINGS:

1-3 BUILDINGS

SEE SHEET A100 FOR OVERALL SITE PLAN



LEGEND

--- PROPERTY LINE

SETBACK RANGE

BUILDING AREA

FUTURE BUILDING AREA

--- SETBACK, MINIMUM

HIGH ACTIVATION
GROUND FLOOR GLAZING:
75% (50% FOR RESIDENTIAL)

MEDIUM ACTIVATION
GROUND FLOOR GLAZING:
50%

LOW ACTIVATION
NO GLAZING REQUIREMENT

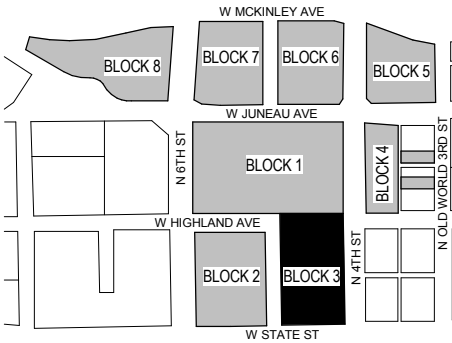
VEHICULAR ACCESS

PEDESTRIAN ACCESS

TURNER HALL SPECIAL FEATURE

0' 20' 40' 80' 160'

SCALE: 1" = 80'



SITE STATISTICS

BUILDING HEIGHT:

MIN 2 STORIES, MAX 20 STORIES

GROSS LAND AREA:

75,639 SF

MAX LAND COVERED BY PRINCIPAL BUILDINGS:

P1: 70%

P2: 80%

LAND DEVOTED TO LANDSCAPED OPEN SPACE AND PLAZAS:

P1: MIN 17% - MAX 50%

P2: MIN 8% - MAX 40%

MAX AMOUNT OF LAND DEVOTED TO PARKING DRIVES AND PARKING STRUCTURES:

0%

MAX DWELLING UNIT DENSITY

500 SF / UNIT

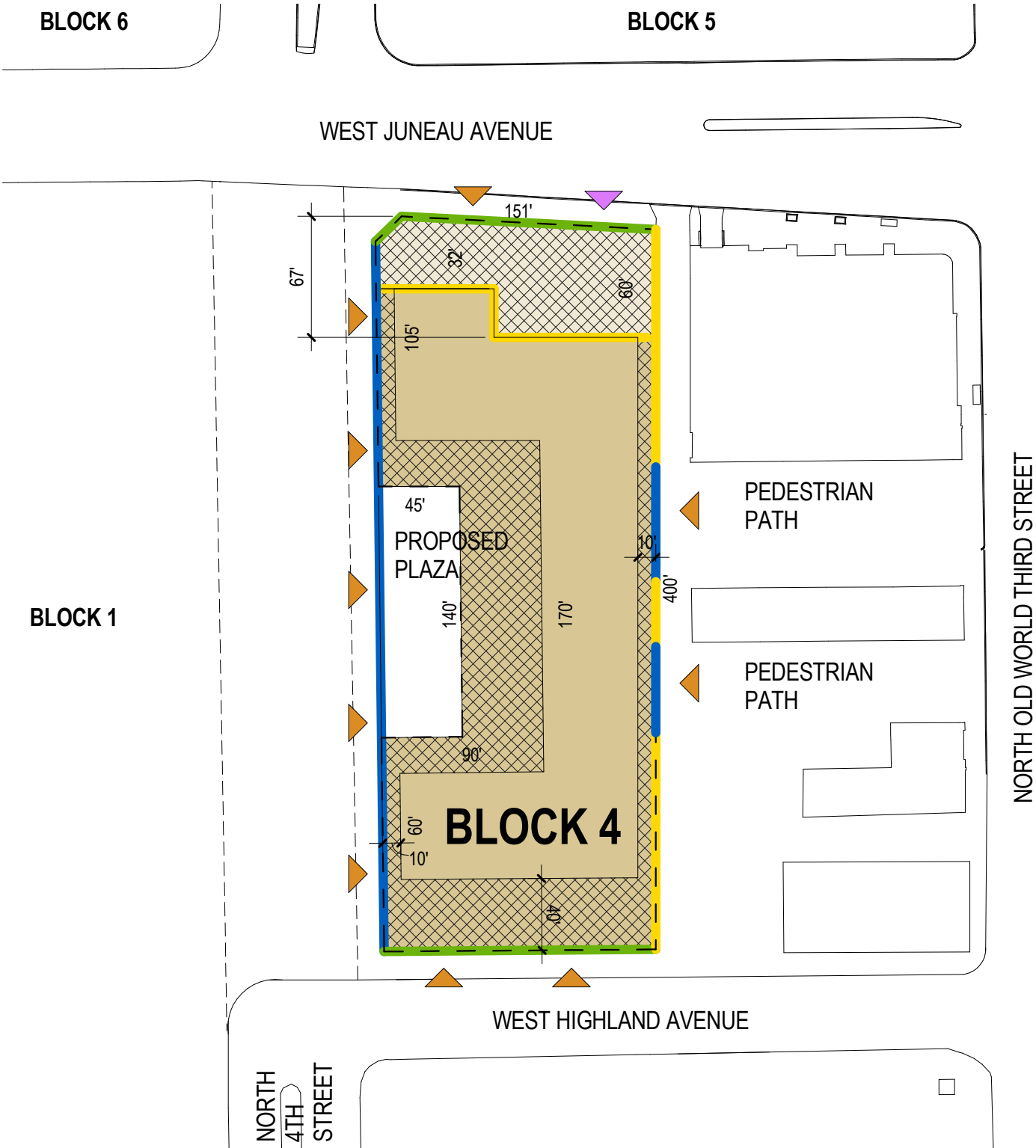
MAX SF DEVOTED TO NON-RESIDENTIAL USES:

400,000 SF

PROPOSED NUMBER OF BUILDINGS:

1-3 BUILDINGS

SEE SHEET A100 FOR OVERALL SITE PLAN



LEGEND

PROPERTY LINE

SETBACK RANGE

BUILDING AREA

FUTURE BUILDING AREA

SETBACK, MINIMUM

HIGH ACTIVATION

GROUND FLOOR GLAZING:

75% (50% FOR RESIDENTIAL)

MEDIUM ACTIVATION

GROUND FLOOR GLAZING:

50%

LOW ACTIVATION

NO GLAZING REQUIREMENT

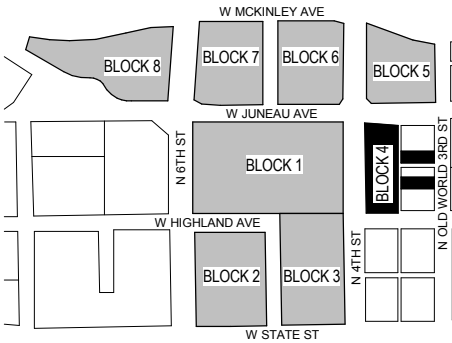
VEHICULAR ACCESS

PEDESTRIAN ACCESS

TURNER HALL SPECIAL FEATURE

0' 20' 40' 80' 160'

SCALE: 1" = 80'



SITE STATISTICS

BUILDING HEIGHT:

MIN 3 STORIES, MAX 20 STORIES

GROSS LAND AREA:

95,432 SF

MAX LAND COVERED BY PRINCIPAL BUILDINGS:

80%

LAND DEVOTED TO LANDSCAPED OPEN SPACE AND PLAZAS:

MIN 19% - MAX 36%

MAX AMOUNT OF LAND DEVOTED TO PARKING DRIVES AND PARKING STRUCTURES:

47%

MAX DWELLING UNIT DENSITY

150 SF / UNIT

MAX SF DEVOTED TO NON-RESIDENTIAL USES:

1,400,000 SF

PROPOSED NUMBER OF BUILDINGS:

1-3 BUILDINGS

SEE SHEET A100 FOR OVERALL SITE PLAN

BLOCK 6

NORTH 4TH STREET

BLOCK 5

WEST JUNEAU AVENUE

BLOCK 1

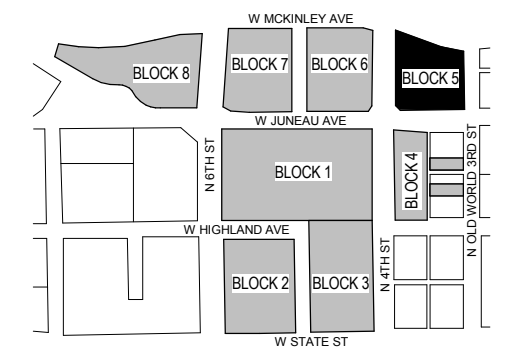
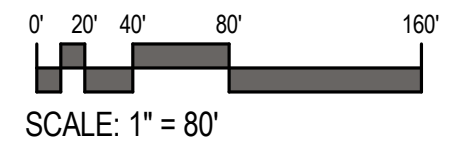
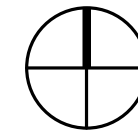
BLOCK 4

WEST MCKINLEY AVENUE

NORTH OLD WORLD 3RD STREET

LEGEND

- PROPERTY LINE
- SETBACK RANGE
- BUILDING AREA
- FUTURE BUILDING AREA
- SETBACK, MINIMUM
- HIGH ACTIVATION
GROUND FLOOR GLAZING:
75% (50% FOR RESIDENTIAL)
- MEDIUM ACTIVATION
GROUND FLOOR GLAZING:
50%
- LOW ACTIVATION
NO GLAZING REQUIREMENT
- VEHICULAR ACCESS
- PEDESTRIAN ACCESS
- TURNER HALL SPECIAL FEATURE



eppstein uhen : architects

1/12/2016 15423-01
© Eppstein Uhen Architects, Inc.

BUCKS ARENA DEVELOPMENT

BLOCK 5 DEVELOPMENT STANDARDS

SITE STATISTICS

BUILDING HEIGHT:

MIN 4 STORIES, MAX 20 STORIES

GROSS LAND AREA:

111,154 SF

MAX LAND COVERED BY PRINCIPAL BUILDINGS:

100%

LAND DEVOTED TO LANDSCAPED OPEN SPACE AND PLAZAS:

MIN 0% - MAX 18%

MAX AMOUNT OF LAND DEVOTED TO PARKING DRIVES AND PARKING STRUCTURES:

45%

MAX DWELLING UNIT DENSITY

150 SF / UNIT

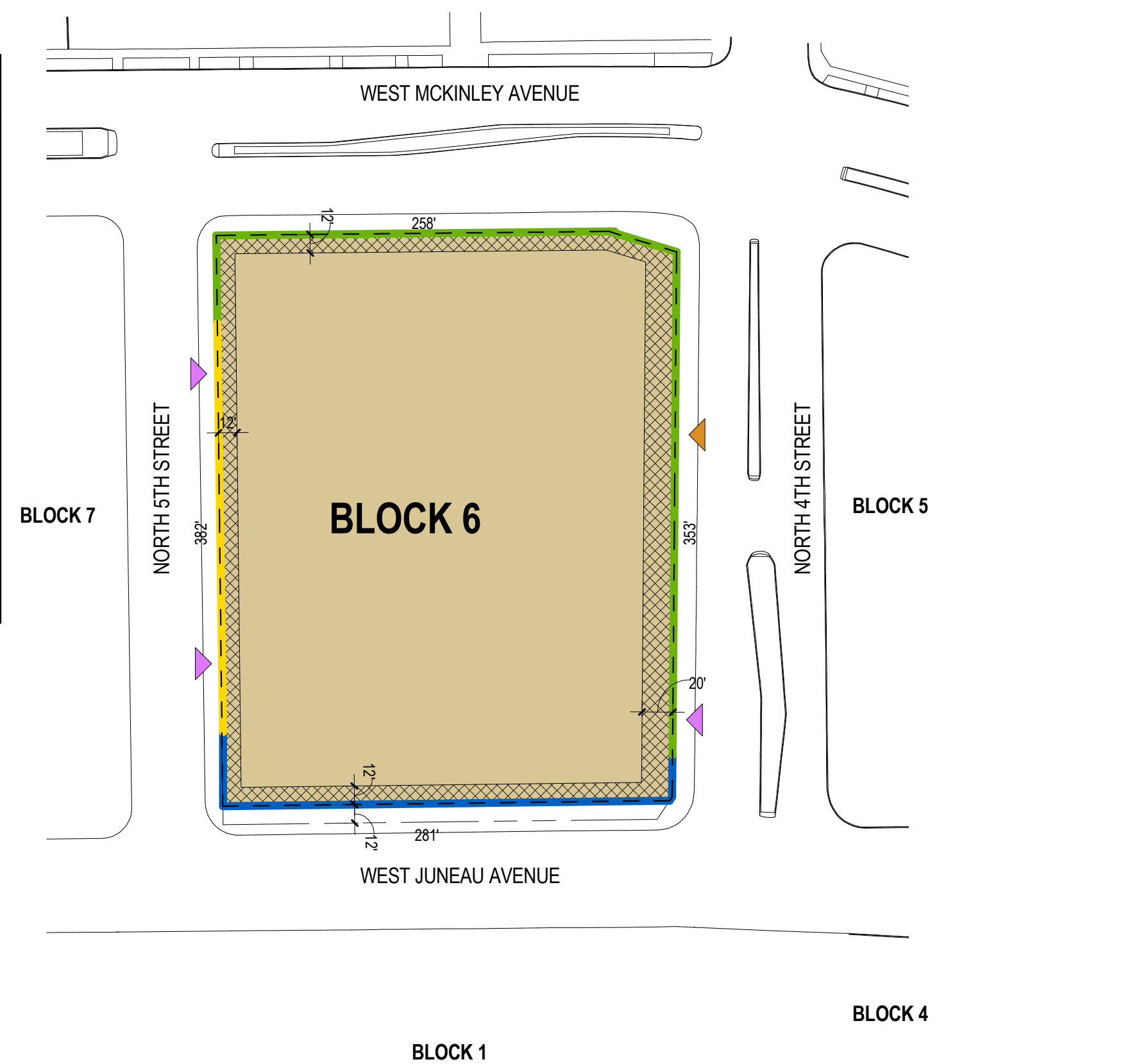
MAX SF DEVOTED TO NON-RESIDENTIAL USES:

1,400,000 SF

PROPOSED NUMBER OF BUILDINGS:

1-3 BUILDINGS

SEE SHEET A100 FOR OVERALL SITE PLAN



LEGEND

PROPERTY LINE

SETBACK RANGE

BUILDING AREA

FUTURE BUILDING AREA

SETBACK, MINIMUM

HIGH ACTIVATION

GROUND FLOOR GLAZING:

75% (50% FOR RESIDENTIAL)

MEDIUM ACTIVATION

GROUND FLOOR GLAZING:

50%

LOW ACTIVATION

NO GLAZING REQUIREMENT

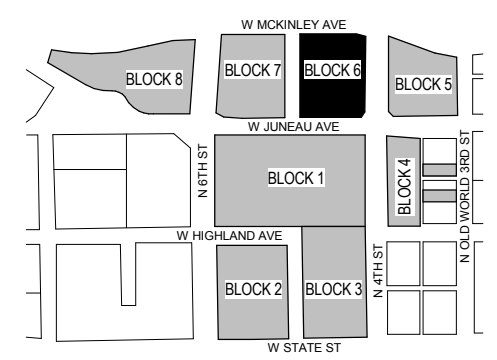
VEHICULAR ACCESS

PEDESTRIAN ACCESS

TURNER HALL SPECIAL FEATURE

0' 20' 40' 80' 160'

SCALE: 1" = 80'



SITE STATISTICS

BUILDING HEIGHT:

MIN 6 STORIES, MAX 8 STORIES

GROSS LAND AREA:

111,916 SF

MAX LAND COVERED BY PRINCIPAL BUILDINGS:

P1: 85%

P2: 100%

LAND DEVOTED TO LANDSCAPED OPEN SPACE AND PLAZAS:

P1: MIN 17% - MAX 30%

P2: MIN 0% - MAX 16%

MAX AMOUNT OF LAND DEVOTED TO PARKING DRIVES AND PARKING STRUCTURES:

80%

MAX DWELLING UNIT DENSITY

700 SF / UNIT

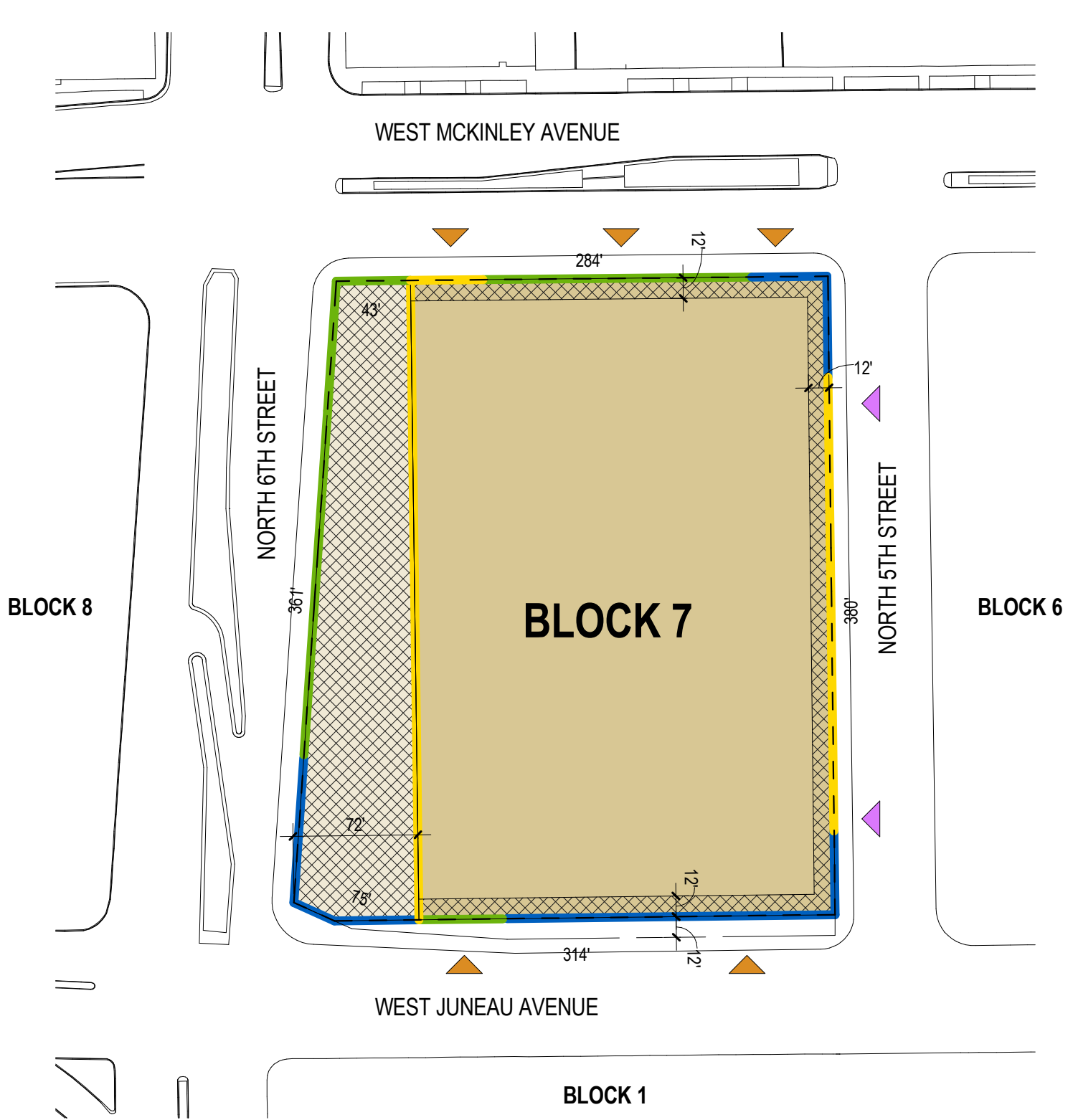
MAX SF DEVOTED TO NON-RESIDENTIAL USES:

150,000 SF

PROPOSED NUMBER OF BUILDINGS:

1-3 BUILDINGS

SEE SHEET A100 FOR OVERALL SITE PLAN



LEGEND

PROPERTY LINE

SETBACK RANGE

BUILDING AREA

FUTURE BUILDING AREA

SETBACK, MINIMUM

HIGH ACTIVATION

GROUND FLOOR GLAZING:

75% (50% FOR RESIDENTIAL)

MEDIUM ACTIVATION

GROUND FLOOR GLAZING:

50%

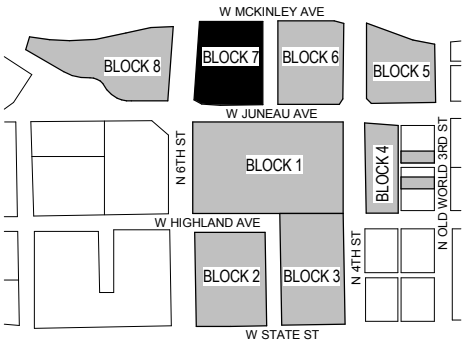
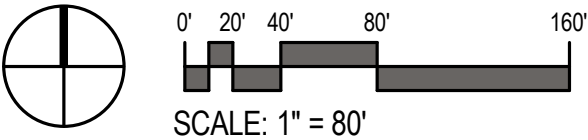
LOW ACTIVATION

NO GLAZING REQUIREMENT

VEHICULAR ACCESS

PEDESTRIAN ACCESS

TURNER HALL SPECIAL FEATURE



SITE STATISTICS

BUILDING HEIGHT:
MIN 4 STORIES, MAX 20 STORIES

GROSS LAND AREA:
144,135 SF

MAX LAND COVERED BY PRINCIPAL BUILDINGS:
P1: 35%
P2: 49%
P3: 62%

LAND DEVOTED TO LANDSCAPED OPEN SPACE:
P1: MIN 34% - MAX 43%
P2: MIN 20% - MAX 24%
P3: MIN 7% - MAX 24%

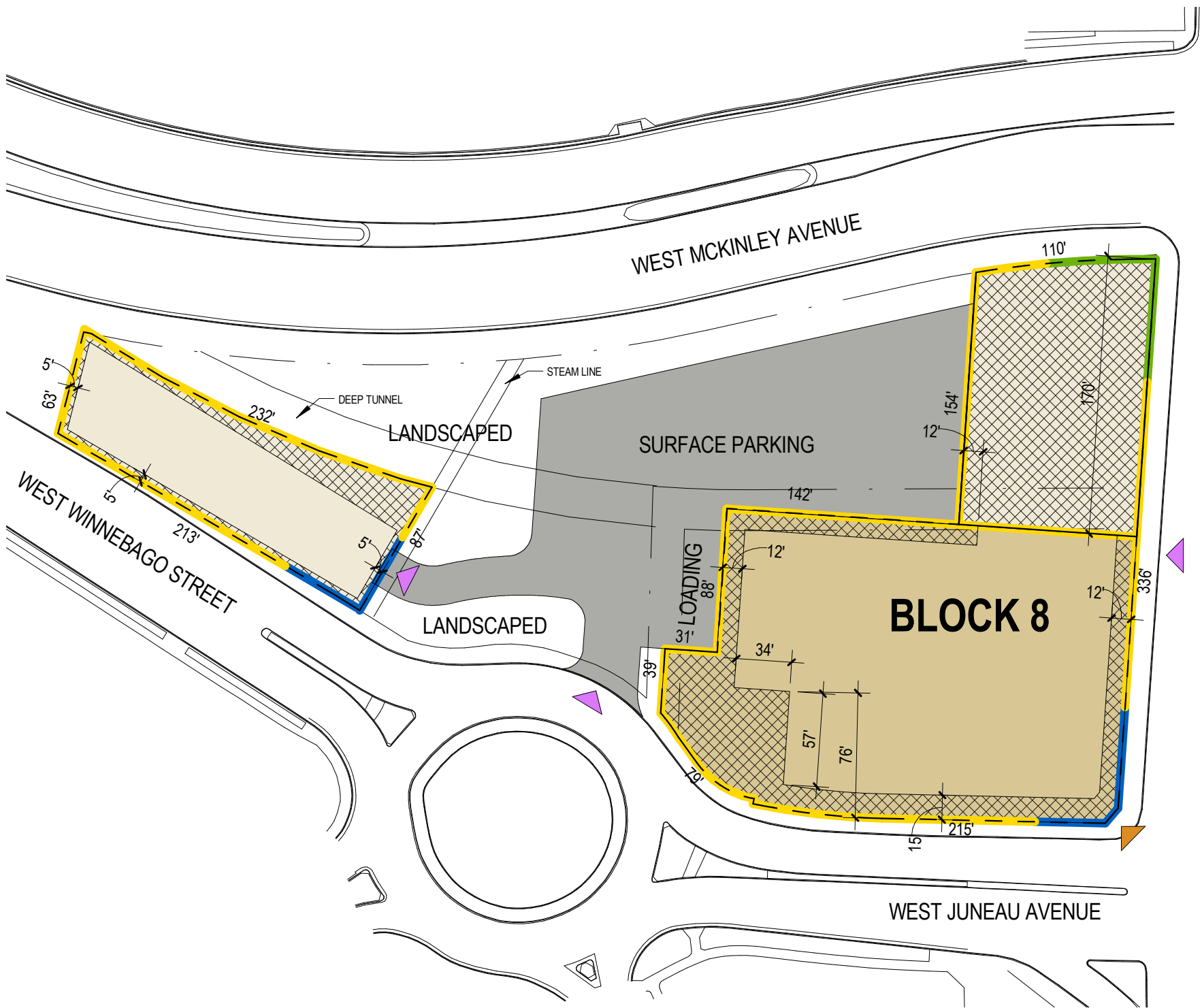
MAX AMOUNT OF LAND DEVOTED TO PARKING DRIVES AND PARKING STRUCTURES:
31%

MAX DWELLING UNIT DENSITY
1,000 SF / UNIT

MAX SF DEVOTED TO NON-RESIDENTIAL USES:
150,000 SF

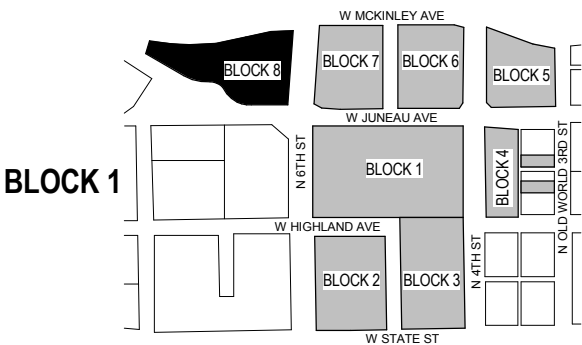
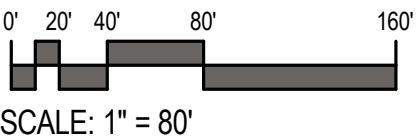
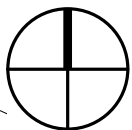
PROPOSED NUMBER OF BUILDINGS:
1-3 BUILDINGS

SEE SHEET A100 FOR OVERALL SITE PLAN



LEGEND

- PROPERTY LINE
- [Cross-hatched box] SETBACK RANGE
- [Solid tan box] BUILDING AREA
- [Light tan box] FUTURE BUILDING AREA
- - - SETBACK, MINIMUM
- [Blue line] HIGH ACTIVATION
GROUND FLOOR GLAZING:
75% (50% FOR RESIDENTIAL)
- [Green line] MEDIUM ACTIVATION
GROUND FLOOR GLAZING:
50%
- [Yellow line] LOW ACTIVATION
NO GLAZING REQUIREMENT
- [Purple triangle] VEHICULAR ACCESS
- [Orange triangle] PEDESTRIAN ACCESS
- [Red star] TURNER HALL SPECIAL FEATURE



BUCKS ARENA DEVELOPMENT

BLOCK 8 DEVELOPMENT STANDARDS



BUCKS ARENA DEVELOPMENT





BUCKS ARENA DEVELOPMENT





BUCKS ARENA DEVELOPMENT





BUCKS ARENA DEVELOPMENT





BUCKS ARENA DEVELOPMENT





BUCKS ARENA DEVELOPMENT





BUCKS ARENA DEVELOPMENT





BUCKS ARENA DEVELOPMENT

