ALTA/NSPS LAND TITLE SURVEY

CLIENT
Ascendant Holdings, LLC

SITE ADDRESS
790 North Van Buren Street, Milwaukee, Wisconsin.

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

BASIS OF BEARINGS
Bearings are referenced to the West line of N. Van Buren St., which is assumed to bear North 5°00'00" West. (Per C.S.M. No. 4864)

PARKING SPACES
There are no parking spaces marked on this site.

FLOOD NOTE
According to the flood insurance rate map of the County of Milwaukee, Community Panel No. 55079C0092E, effective date of September 26, 2008, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

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

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

Front setback: Average, but not more than 10 feet

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

Rear setback: 10 feet

Maximum building height: none feet

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

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

TITLE COMMITMENT
This survey was prepared based on First American Title Insurance Company Commitment No. NCS-780512-MKE, effective date of February 15, 2016 which lists the following easements and/or restrictions from schedule B-II:

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

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

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

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

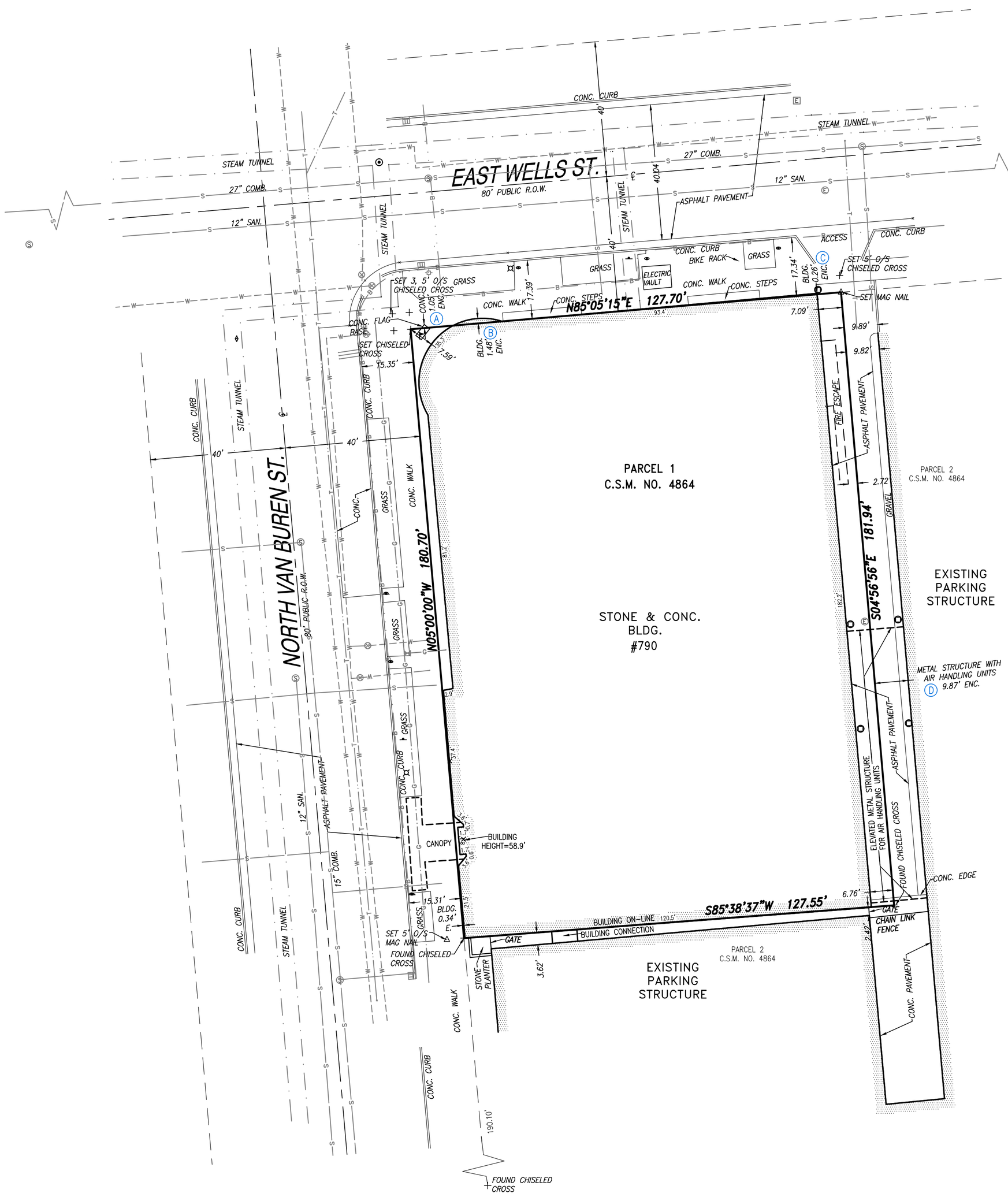
LEGEND

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

VICINITY MAP

ENCROACHMENT TABLE

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



TO: Ascendant Holdings, LLC
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(c), 8, 9, 11, 20, and 22 of Table A thereof. The field work was completed on July 26, 2016.

Date of Map: July 27, 2016.

WISCONSIN DONALD C. CHAPUT S-1316 MILWAUKEE WI LAND SURVEYOR

Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

Drawing No. 2354-dmb