





# **OFFICE BUILDING** 401 EAST GREENFIELD AVE

## MANUFACTURING BUILDING 311 EAST GREENFIELD AVE

AL2-0-2 AL2-0-3 AL2-0-4	AL2-0 ALTA/NSPS SURVEY AL2-0 ALTA/NSPS SURVEY AL2-0 ALTA/NSPS SURVEY AL2-0 ALTA/NSPS SURVEY AL2-0 ALTA/NSPS SURVEY
AL-3-1	ALTA/NSPS SURVEY

## SITE C200 OVERALL SITE LAYOUT

- C201 SITE LAYOUT PLAN C202 SITE LAYOUT PLAN
- C203 SITE LAYOUT PLAN C300 SITE GRADING PLAN
- C301 SITE GRADING PLAN C302 SITE GRADING PLAN
- C400 SITE UTILITY PLAN C401 SITE UTILITY PLAN
- C402 SITE UTILITY PLAN L100 DETAILED LANDSCAPE PLAN
- L101 DETAILED LANDSCAPE PLAN L102 OFFICE BUILDING PLANTING PLAN
- L900 LANDSCAPE DETAILS, NOTES & PLANT LIST

ARCHI	TECTURAL
A101	OFFICE FIRST FLOOR PLA

- A102 OFFICE SECOND FLOOR PLAN A103 OFFICE THIRD FLOOR PLAN
- A104 OFFICE FOURTH FLOOR PLAN A110 MANUFACTURING FIRST FLOOR PLAN
- A111 MANUFACTURING SECOND FLOOR PLAN A112 MANUFACTURING THIRD FLOOR PLAN
- A200 SITE EXTERIOR ELEVATIONS A201 EXTERIOR ELEVATIONS
- A210 MANUFACTURING ELEVATIONS A230 CONTEXT PHOTOS
- A231 CONTEXT PHOTOS A232 CONTEXT PHOTOS



SUBMITTAL

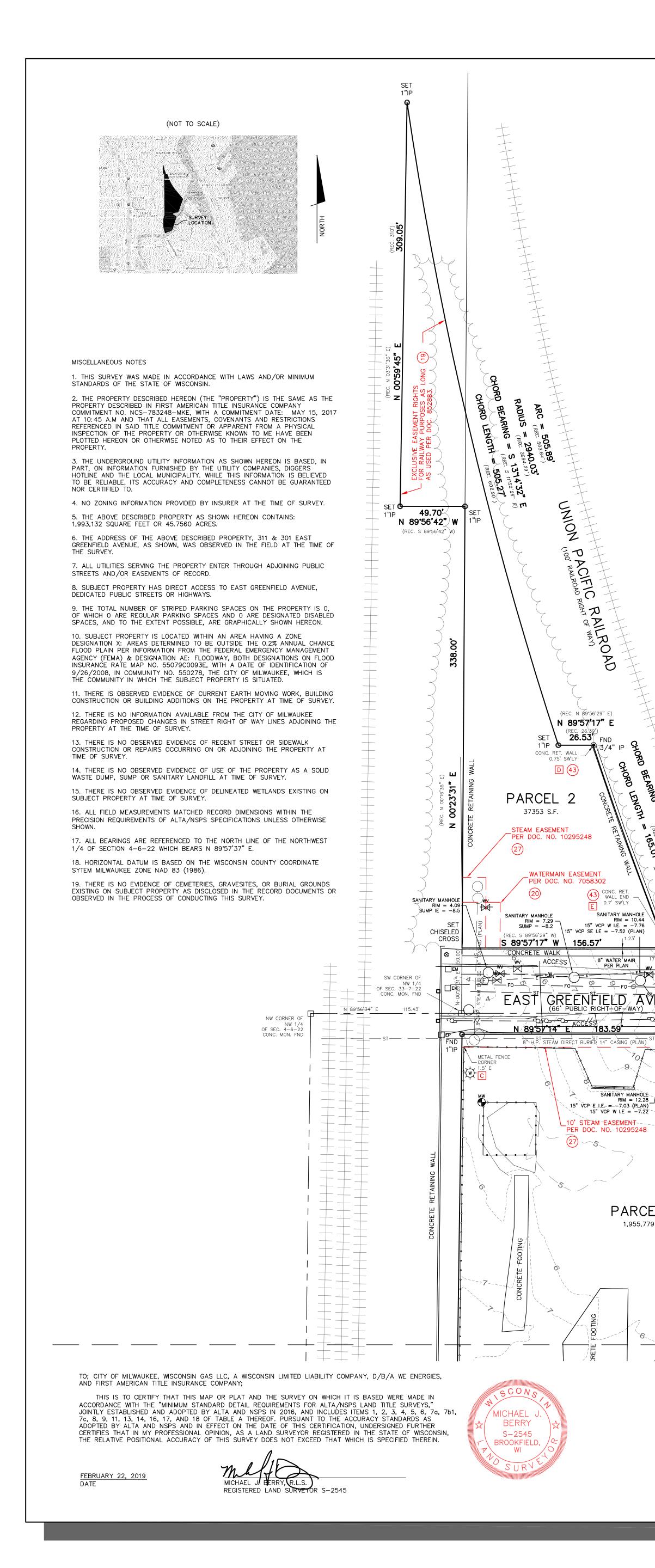
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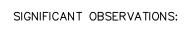






© Eppstein Uhen Architects, Ir





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0.7'SW'LY

SANITARY MANHOL

PER RLAN

RIGHT + OF - WAY

SANITARY MANHOL RIM = 12.28

PARCEL

1,955,779 S.F.

\_\_\_\_\_

RIM = 10.44

>CURB >

~7*1*.\_{W

--8-

SHEET 1

SHEET 2

\_\_\_\_\_

CORNER

THERE ARE NO SIGNIFICANT OBSERVATIONS AFFECTING SUBJECT PROPERTY EXCEPT AS FOLLOWS.

CONCRETE RETAINING WALL CROSSES WESTERLY PROPERTY LINE AT A POINT 9.4' NORTHERLY OF SOUTHWEST CORNER AS SHOWN HEREON.

CONCRETE RETAINING WALL EXTENDS EAST OVER WESTERLY PROPERTY LINE A DISTANCE OF 0.5' AS SHOWN HEREON. METAL FENCE CORNER EXTENDS EAST OVER WESTERLY PROPERTY LINE A

DISTANCE OF 1.5' AS SHOWN HEREON. CONCRETE RETAINING WALL EXTENDS SOUTHWESTERLY OVER

NORTHEASTERLY LINE A DISTANCE OF 0.75' AS SHOWN HEREON. CONCRETE RETAINING WALL EXTENDS SOUTHWESTERLY OVER

NORTHEASTERLY LINE A DISTANCE OF 0.7' AS SHOWN HEREON.

METAL FENCE CORNER EXTENDS EAST OVER EAST LINE A DISTANCE OF 1.0' AS SHOWN HEREON.

COMBINATION MANHO

RIM = 10.68SUMP = -3.07

SHUTTAR MANHOLE

RIM = 10.52

≁€

W I.E. = -3.1 (PLAN)

E I.E. = -1.4 (PLAN)

COMBINATION MANHO

<u>↓</u>Ем <mark>↓€М</mark>Ем <del>\_ </del>Ем –

RIM = 11.80

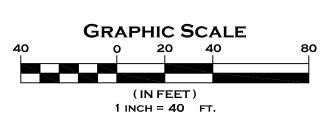
 $\mathcal{O} \mathbf{V}$ 77

3

₩ I.E. = -3.2

UTILITY POLES AND GUY WIRES APPEAR TO EXIST OUTSIDE OF EASEMENTS OF RECORD.





8" WATER MAIN PER PLAN

SAN \_\_\_\_ SAN \_\_\_\_ SAN \_\_\_\_ SAN \_\_\_\_ SAN \_\_\_\_ SAN \_\_\_\_ Г

METAL

BUILDING

CONC

## THAT PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 4 IN TOWN 6 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 40.00 FEET SOUTH 89'47' 45" EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION: RUNNING THENCE NORTH 00°46'58" EAST ON A LINE WHICH IS 40.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 333.35 FEET TO THE SOUTHWEST CORNER OF LOT 1 PARTITION OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 4, IN TOWN 6 NORTH, RANGE 22 EAST, WHICH LIES WEST OF THE 1/4 SECTION LINE; THENCE SOUTH 89'47' 45" EAST ALONG THE SOUTH LINE OF LOT 14 AFORESAID 50.00 FEET TO A POINT; THENCE NORTH 00'46' 58" EAST ALONG THE EAST LINE OF LOT 14 AFORESAID 151.42 FEET TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE SOUTH 89'47' 45" EAST ALONG THE SOUTH LINE OF LOT 7IN SAID SUBDIVISION 26.00 FEET TO A POINT; THENCE NORTH 00'46' 58" EAST ALONG A LINE WHICH IS 116.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 455.75 FEET TO A POINT WHICH LIES 200.00 FEET NORTH 00°46' 58" EAST OF THE SOUTH LINE OF LOT 5 IN SAID SUBDIVISION; THENCE SOUTH 56'39'10" EAST 365.79 FEET TO A POINTIN THE SOUTH LINE OF SAID LOT 5 WHICH IS 424.30 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 74°49' 58" EAST 464.11 FEET TO A POINT IN THE DOCK LINES OF THE KINNICKINNIC RIVER; THENCE SOUTH 20'59' 55" WEST ALONG THE DOCK LINE OF THE KINNICKINNIC RIVER 3.93 FEET TO A POINT; THENCE SOUTH 16"11' 31" WEST ALONG THE DOCK LINE OF THE KINNICKINNIC RIVER 296.93 FEET TO A POINT; THENCE SOUTH 20'45' 27" WEST ALONG THE DOCK LINE OF THE KINNICKINNIC RIVER 354.07 FEET TO A POINT IN THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION, SAID POINT BEING 672.66 FEET SOUTH 89'47' 45" EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION: THENCE SOUTH 17'29' 34" WEST ALONG THE DOCK LINE OF THE KINNICKINNIC RIVER 343.01 FEET TO A POINT; THENCE SOUTH 60'49' 25" WEST ALONG THE DOCK LINE OF THE KINNICKINNIC RIVER 42.79 FEET TO A POINTIN THE NORTH LINE OF THE SOUTH 50.00 FEET OF LOT 1 IN THE SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, IN TOWN 6 NORTH, RANGE 22 EAST, COUNTY OF MILWAUKEE, STATE OF WISCONSIN; THENCE SOUTH 89'47' 45" EAST ALONG THE NORTH LINE OF THE SOUTH 50.00 FEET OF LOT 1 AFORESAID 30.75 FEET TO A POINTIN THE OLD ESTABLISHED DOCK LINE OF THE KINNICKINNIC RIVER: THENCE SOUTH 17.29' 34" WEST ALONG THE OLD ESTABLISHED DOCK LINE OF THE KINNICKINNIC RIVER 6.00 FEET TO A POINT; THENCE SOUTH 55'44' 25" WEST ALONG THE OLD ESTABLISHED DOCK LINE OF THE KINNICKINNIC RIVER 427.24 FEET TO A POINT THENCE NORTH 21' 28' 30' WEST ALONG A LINE WHICH IS 44.00 FEET NORTHEASTERLY OF AND PARALLEI TO THE NORTHEASTERLY LINE OF SOUTH KINNICKINNIC AVENUE 57.58 FEET TO A POINTIN THE DOCK LINE OF THE KINNICKINNIC RIVER; THENCE SOUTH 60° 49'

25" WEST ALONG THE DOCK LINE OF THE KINNICKINNIC RIVER 44.40 FEET TO A POINT IN THE NORTHEASTERLY LINE OF SOUTH KINNICKINNIC AVENUE; THENCE NORTH 21°28' 30" WEST ALONG THE NORTHEASTERLY LINE OF SOUTH KINNICKINNIC AVENUE 232.30 FEET TO A POINTIN THE NORTH LINE OF THE SOUTH 50.00 FEET OF LOT 1 IN THE SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4; THENCE SOUTH 89'47' 45" EAST ALONG THE NORTH LINE OF THE SOUTH 50.00 FEET OF LOT 1AFORESAID 47.35 FEET TO A POINT; THENCE NORTH 21'28' 30" WEST ALONG A LINE WHICH IS 44.00 FEET NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF SOUTH KINNICKINNIC AVENUE 199.62 FEET TO A POINT WHICHIS 40.00 FEET EAST OF THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH 00.53' 55" EAST ALONG A LINE WHICH IS 40 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 163.01 FEET TO THE BEING LOTS 13 AND 17 AND PART OF LOTS 5, 7, 8, 9, 10, 11 AND 12 IN PARTITION OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 4. N TOWN 6

POINT OF COMMENCEMENT.

SAID RAILROAD RIGHT OF WAY.

BRICK PAVERS

8" S I.E. = −5.97

NORTH, RANGE 22 EAST, WHICH LIES WEST OF THE 1/4 SECTION LINE AND PART OF LOTS 1 AND 2 IN SUBDIVISION INTO LOTS OF THE WEST 1/2 OF THE SOUTH 1/4 OF SECTION 4, IN TOWN 6 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN. THAT PART OF LOTS 2, 3, 4, 5 AND 7IN THE PARTITION OF THAT PART OF THE

NORTHWEST 1/4 OF SECTION 4 IN TOWN 6 NORTH, RANGE 22 EAST. N THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, LYING WEST OF THE 1/4 SECTION LINE WHICH LIES WITHIN THE LIMITS OF THE FOLLOWING DESCRIBED PARCEL OF LAND: COMMENCING AT A POINT IN THE NORTH LINE OF SAID 1/4 SECTION 116.01 FEET NORTH 89° 56' 29" EAST OF THE NORTHWEST CORNER OF SAID 1/4 SECTION; RUNNING THENCE NORTH 89'56' 29" EAST ALONG THE NORTH LINE OF SAID 1/4 SECTION 1460.07 FEET TO A POINT IN THE WESTERLY DOCK LINE OF THE KINNICKINNIC RIVER; THENCE SOUTH 21'32' 49" WEST ALONG THE WESTERLY DOCK LINE OF THE KINNICKINNIC RIVER 842.70 FEET TO A POINT; THENCE SOUTH 89' 25' 22" WEST 359.42 FEET TO A POINTIN THE NORTHEASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD TRANSPORTATION COMPANY RIGHT OF WAY, SAID POINT BEING 770.75 FEET SOUTH OF THE SOUTH LINE OF EAST GREENFIELD AVENUE: THENCE SOUTH 39°06' 20" EAST ALONG THE NORTHEASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD TRANSPORTATION COMPANY RIGHT OF WAY 381.98 FEET TO A POINT IN THE WESTERLY DOCK LINE OF THE KINNICKINNIC RIVER; THENCE SOUTH 21'32' 49" WEST ALONG THE WEST DOCK LINE OF THE KINNICKINNIC RIVER 57.25 FEET TO A POINT: THENCE SOUTH 16'01'51" WEST ALONG THE WESTERLY DOCK LINE OF THE KINNICKINNIC RIVER 54.28 FEET TO A POINT: THENCE SOUTH 20'59'55" WEST ALONG THE WESTERLY DOCK LINE OF THE KINNICKINNIC RIVER 736.17 FEET TO A POINT; THENCE NORTH 74'49'58"

POINT BEING 424.30 FEET EAST OF THE NORTHWEST CORNER OF LOT 7; THENCE NORTH 56'39'10" WEST 365.79 FEET TO A POINT IN THE EAST LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY RIGHT OF WAY, SAID POINT BEING 200.00 FEET NORTH OF THE NORTH LINE OF SAID LOT 7 AND 116.00 FEET EAST OF THE WEST LINE OF SAID 1/4 SECTION; THENCE NORTH 00°46'58" EAST ALONG THE EAST LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY RIGHT OF WAY ON A LINE WHICH IS 116.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID 1/4 SECTION 1552.68 FEET TO THE POINT OF COMMENCEMENT; EXCEPTING THEREFROM THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD TRANSPORTATION COMPANY 100.00 FEET IN WIDTH RUNNING NORTHWESTERLY THROUGH SAID LANDS; AND EXCEPTING THEREFROM THE NORTH 16.00 FEET AS TAKEN FOR EAST GREENFIELD AVENUE AND THOSE LANDS LYING NORTHEAST OF

WEST 464.11 FEET TO A POINT IN THE NORTH LINE OF LOT 7 AFORESAID. SAID

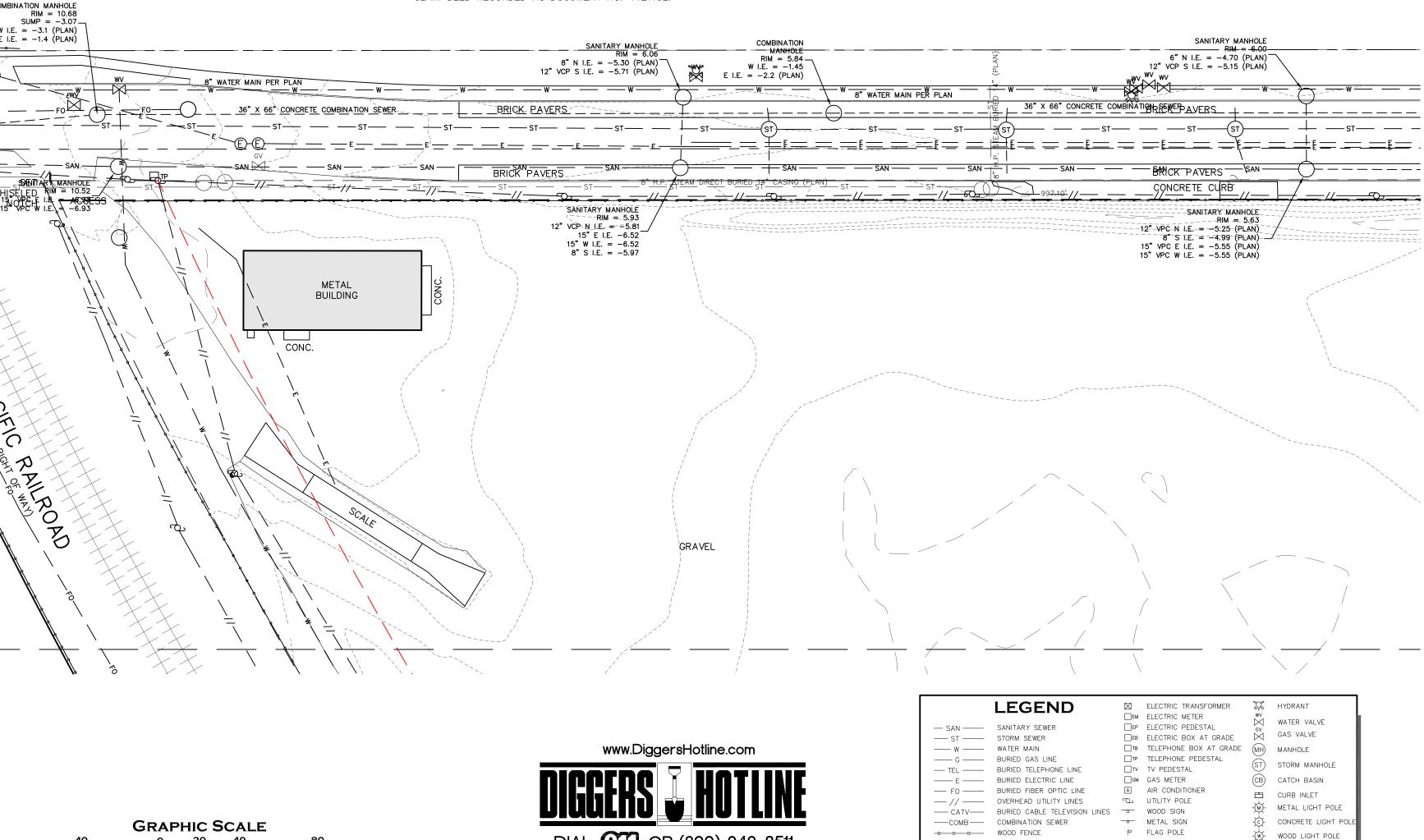
ALSO EXCEPTING FROM THE ABOVE PARCELS THAT PART CONTAINED IN QUIT CLAIM DEED RECORDED AS DOCUMENT NO. 4421152.

SAID PARCEL 1 MAY ALSO BE DESCRIBED AS FOLLOWS: ALL OF LOTS 8, 9, 13 AND 17 AND PART OF LOTS 2, 3, 4, 5, 7, 10, 11 and 12 IN GOVERNMENT LOT 1AND ALL OF LOT 2 AND PART OF LOT 10F THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 ALLIN SECTION 4, TOWNSHIP 6 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 WEST 1/4 CORNER OF SAID SECTION 4; THENCE SOUTH 89'47' 50" EAST COINCIDENT WITH THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 40.00 FEET TO A LINE 40 FEET EAST OF AND PARALLEL TO THE WEST LINE OF GOVERNMENT LOT 1 OF SAID SECTION AND THE POINT OF BEGINNING; THENCE NORTH 00°47'31" EAST 333.34 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE SOUTH 89'48'39" EAST COINCIDENT WITH THE SOUTH LINE OF SAID LOT 14, 50.00 FEET TO THE EAST LINE OF SAID LOT 14; THENCE NORTH 00°47' 31" EAST COINCIDENT WITH SAID THE EAST LINE, 151.42 FEET TO THE SOUTH LINE OF SAID LOT 7; THENCE SOUTH 89'47' 50" EAST COINCIDENT WITH SAID SOUTH LINE, 26.00 FEET TO A LINE 116 FEET EAST OF AND PARALLEL TO THE WEST LINE OF GOVERNMENT LOT 10F SAID SECTION; THENCE NORTH 00'47' 31" EAST COINCIDENT WITH SAID LINE, 1993.03 FEET TO THE SOUTH LINE OF EAST GREENFIELD AVENUE AND 0.2 FEET NORTH OF A FOUND 1" IRON PIPE: THENCE NORTH 89'57' 14" EAST COINCIDENT WITH SAID SOUTH LINE, 183.59 FEET TO THE WEST LINE OF THE RAILROAD AND A POINT OF A CURVE; THENCE 821.73 FEET COINCIDENT WITH SAID WEST LINE AND A CURVE TO THE LEFT HAVING A RADIUS OF 2914.83 FEET AND A CHORD BEARING AND CHORD DISTANCE OF SOUTH 31'03' 21" EAST 819.01 FEET: THENCE SOUTH 39'07' 55" EAST COINCIDENT WITH SAID LINE. 598.41 FEFT: THENCE SOUTH 03"22' 18" WEST COINCIDENT WITH SAID LINE 45.72 FEET TO THE WEST DOCK LINE OF THE KINNICKINNIC RIVER; THENCE SOUTH 21° 02'15" WEST COINCIDENT WITH SAID WEST DOCK LINE, 698.17 FEET; THENCE SOUTH 16'11' 56" WEST 296.93 FEET; THENCE SOUTH 20'41' 29" WEST 354.32 FEET; THENCE SOUTH 17'30'07" WEST 343.01 FEET; THENCE SOUTH 60°49'58" WEST 42.79 FEET; THENCE SOUTH 89°47' 12" EAST 30.75 FEET; THENCE SOUTH 17'30'07" WEST 6.00 FEET; THENCE SOUTH 55'44' 58" WEST 427.24 FEET; THENCE NORTH 21'27' 57" WEST 57.58 FEET TO A FOUND 5/8" REBAR: THENCE SOUTH 60'49' 58" WEST 44.19 FEET TO THE NORTHEAST LINE OF SOUTH KINNICKINNIC AVENUE; THENCE NORTH 21'33' 45" WEST COINCIDENT WITH SAID NORTHEAST LINE, 232.13 FEET; THENCE SOUTH 89'47'12" EAST 47.38 FEET TO A LINE 44 FEET NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF SOUTH KINNICKINNIC AVENUE AND 0.3 FEET WEST OF A FOUND 5/8" REBAR; THENCE NORTH 21° 33' 45" WEST COINCIDENT WITH SAID NORTHEAST LINE, 198.45 FEET TO A LINE 40.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 00°54'18" EAST COINCIDENT WITH SAID LINE, 164.22 FEET TO THE POINT OF BEGINNING.

## PARCEL 2: THE FOLLOWING DESCRIBED PARCELS SITUATED IN THE COUNTY OF MILWAUKEE AND THE STATE OF WISCONSIN, TO WIT:

APN: 430-9997-100-3 and 463-9995-200-X

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 22 EAST AND THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 22 EAST. N THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH SECTION CORNER BETWEEN SECTIONS 32 AND 33 AFORESAID; RUNNING THENCE NORTH 00"16' 36" EAST ALONG THE SECTION LINE BETWEEN SECTIONS 32 AND 33 AFORESAID 388.00 FT. TO A POINT, SAID POINT LYING IN THE CENTER LINE EXTENDED EAST OF EAST MADISON STREET; THENCE SOUTH 89°56'29" WEST ALONG THE CENTER LINE EXTENDED EAST OF EAST MADISON STREET 49.70 FT. TO A POINT, THEN NORTH 03°31' 36" EAST AND PARALLEL TO THE EAST LINE OF THE CHICAGO, MILWAUKEE ST. PAUL AND PACIFIC RAILROAD COMPANY RIGHT OF WAY 310.00 FT. MORE OR LESS, TO A POINT IN THE WESTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY RIGHT OF WAY, SAID POINT BEING 125.2 FT. WESTERLY, AS MEASURED RADIALLY FROM THE EASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY RIGHT OF WAY: THENCE SOUTHERLY ALONG THE WESTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY RIGHT OF WAY 503.64 FT. ON THE ARC OF A CURVE WHOSE CENTER LIES TO THE EAST, WHOSE RADIUS IS 2694.29 FT. AND WHOSE CHORD BEARS SOUTH 11'52' 26" EAST 602.90 FT. TO A POINT, SAID POINT BEING 155.15 FT. NORTH OF THE NORTH LINE OF EAST GREENFIELD AVENUE; THENCE NORTH 89'56' 29" EAST AND PARALLEL TO THE NORTH LINE OF EAST GREENFIELD AVENUE 26.39 FT. TO A POINT ON THE WESTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY RIGHT OF WAY, SAID POINT BEING 100.00 FT, WESTERLY AS MEASURED RADIALLY, FROM THE EASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY RIGHT OF WAY: THENCE SOUTHERLY ALONG THE WESTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY RIGHT OF WAY 217.91 FT. ON THE ARC OF A CURVE WHOSE CENTER LIES TO THE EAST, WHOSE RADIUS IS 2669.09 FT. AND WHOSE CHORD BEARS SOUTH 19\*44' 06" EAST 217.85 FT. TO A POINT IN THE SOUTH LINE OF SAID SECTION 33; THENCE SOUTH 89'56' 29" WEST ALONG THE SOUTH LINE OF SECTION 33 AFORESAID 174.67 FT. TO THE POINT OF COMMENCEMENT; EXCEPTING THEREFROM THE SOUTH 50.00 FT. AS TAKEN FOR EAST GREENFIELD AVFNUF.



------ METAL FENCE

----- PROPOSED PROPERTY LINE

994.32 DS 🕀 DOOR SILL ELEVATION

EDGE OF TREES AND BRUSH

BOLLARD

BOLLARD LIGHT

💌 YARD LIGHT

☆ FIRE DEPARTMENT CONNECTION

⊡мв MAIL BOX

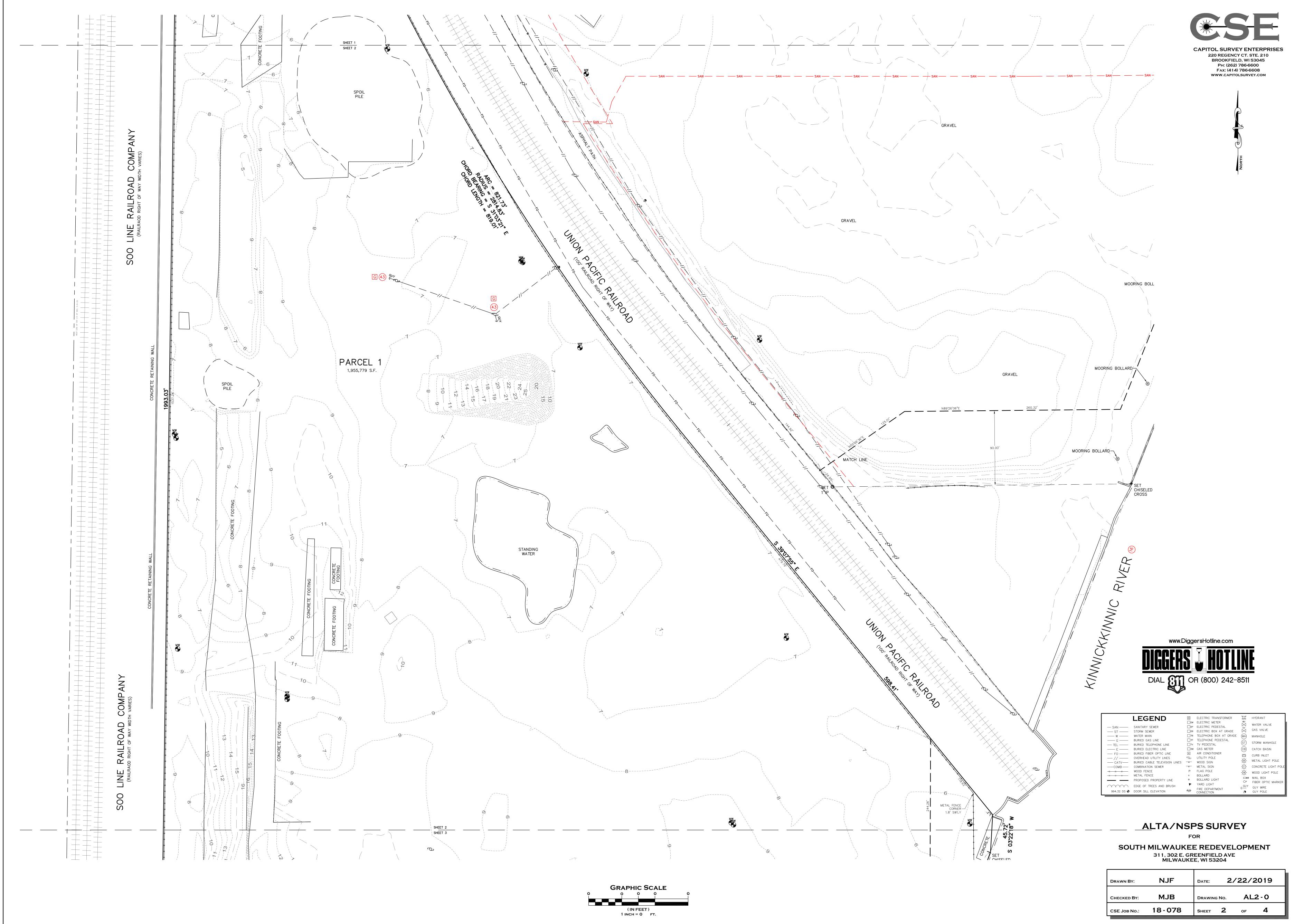
←<sup>GUY</sup> GUY WIRE

S GUY POLE

F FIBER OPTIC MARK

CAPITOL SURVEY ENTERPRISES CAPITOL SURVEY ENTERPRISES 220 REGENCY CT. STE. 210 BROOKFIELD, WI 53045 PH: (262) 786-6600 FAX: (414) 786-6608 WWW.CAPITOLSURVEY.COM
HINN
SCHEDULE B-II EXCEPTIONS: 13. RIGHTS OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY DISCLOSED BY AND RESERVATION CONTAINED IN WARRANTY DEED
EXECUTED BY THE MILWAUKEE ELECTRIC RAILWAY AND LIGHT COMPANY TO PERE MARQUETTE RAILWAY COMPANY, RECORDED ON OCTOBER 26, 1936 IN VOLUME 1461 OF DEEDS AT PAGE 118, AS DOCUMENT NO. 2105952. (PARCELS 1 AND 2) SHOWN HEREON.
14. RESTRICTION FOR EASEMENT GRANTED TO PERE MARQUETTE RAILWAY COMPANY RECORDED AS DOCUMENT NO. 2105952. (PARCELS 1AND 2) SHOWN HEREON.
15. RIGHTS, EASEMENTS AND GRANTS TO THIRD PARTIES TO USE OR TO ENJOY PORTIONS OF THE PREMISES DESCRIBED IN SCHEDULE A HEREOF AS RIGHTS OF WAY FOR THE LOCATION OR MAINTENANCE OF FACILITIES OR OF APPURTENANCES TO OTHER PREMISES, OR FOR OTHER PURPOSES THEREIN GRANTED, EXISTING AS OF JUNE 1, 1962 AND ARISING PURSUANT TO INSTRUMENTS OF RECORD, OR REFERRED TO OF RECORD, OR UNDER INSTRUMENTS DISCLOSED IN A WARRANTY DEED EXECUTED BY MILWAUKEE SOLVAY COKE COMPANY TO WISCONSIN COKE COMPANY,INC., DATED JUNE 1, 1962 AND RECORDED ON JUNE 1, 1962, IN VOLUME 425 OF DEEDS AT PAGE 263, AS DOCUMENT NO. 3952124. (THIS EXCEPTION DOES NOT PERTAIN TO INSTRUMENTS OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN.) (PARCELS 1AND 2) BLANKET EASEMENT. NOT SHOWN HEREON.
16. PUBLIC RIGHTS OF THE UNITED STATES, THE STATE OF WISCONSIN OR THE CITY OR COUNTY OR ANY OF THEIR AGENCIES IN RESPECT TO THAT PORTION OF THE SUBJECT PREMISES CONSTITUTING THE BED OR THE WATERS OF KINNICKINNIC RIVER AND CAR FERRY SLIP OR THE BANKS, SHORES OR DOCK LINES, WHARVES, PIERS, PROTECTION WALLS, BULKHEADS, OR OTHER STRUCTURES PERTAINING THERETO. (PARCEL 1)
<ol> <li>UTILITY EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN TELEPHONE COMPANY AS DOCUMENT NO. 4443926. (PARCELS 1AND 2) SHOWN HEREON.</li> <li>BIGHTS IE ANY WITH RESPECT TO THE MAINTENANCE AND LISE OF</li> </ol>
<ul> <li>18. RIGHTS, IF ANY, WITH RESPECT TO THE MAINTENANCE AND USE OF</li> <li>SEWERS, UTILITY PIPES, CABLES OR CONDUITS WHICH MAY BE INSTALLED UNDER</li> <li>THE SURFACE OF THE LAND AS SET FORTH IN THE NOTATION ON ALTA/NSPS</li> <li>LAND TITLE SURVEY DATED APRIL 11, 2017, PREPARED BY KAPUR &amp;</li> <li>ASSOCIATES,INC., AS PROJECT NO. 17.0224.00. (PARCELS 1AND 2) BLANKET</li> <li>EASEMENT. NOT SHOWN HEREON.</li> <li>19. EASEMENT GRANTED TO CHICAGO MILWALKEE AND ST. PAUL RAILWAY</li> </ul>
<ol> <li>EASEMENT GRANTED TO CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY COMPANY RECORDED AS DOCUMENT NO. 852883. (PARCELS 1AND 2) SHOWN HEREON.</li> <li>EASEMENT RECORDED AS DOCUMENT NO. 7058302. (PARCELS 1AND 2)</li> </ol>
<ol> <li>20. EASEMENT RECORDED AS DOCUMENT NO. 7058302. (PARCELS TAND 2) SHOWN HEREON.</li> <li>21. SOLVAY COKE REDEVELOPMENT PROJECT AREA DATED MARCH 26, 2003 AND RECORDED MAY 20, 2003, ON REEL 5586,IMAGE 467, AS DOCUMENT NO. 8532382. (PARCELS TAND 2) BLANKET EASEMENT NOT SHOWN HEREON.</li> <li>22. REDEVELOPMENT PLAN FOR THE PORT OF MILWAUKEE REDEVELOPMENT</li> </ol>
<ul> <li>PROJECT AREA RECORDED NOVEMBER 26, 2010 AS DOCUMENT NO. 9943225</li> <li>AND AMENDMENT NO. 1PORT OF MILWAUKEE REDEVELOPMENT PLAN RECORDED</li> <li>AUGUST 10, 2011 AS DOCUMENT NO. 10021746. (PARCELS 1AND 2) BLANKET</li> <li>EASEMENT. NOT SHOWN HEREON.</li> <li>23. THIS ITEM HAS BEEN INTENTIONALLY DELETED.</li> </ul>
<ol> <li>THIS ITEM HAS BEEN INTENTIONALLY DELETED.</li> <li>THIS ITEM HAS BEEN INTENTIONALLY DELETED.</li> <li>THIS ITEM HAS BEEN INTENTIONALLY DELETED.</li> </ol>
27. STEAM EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY RECORDED SEPTEMBER 19, 2013 AS DOCUMENT NO. 10295248. (PARCELS 1AND 2) SHOWN HEREON.
<ol> <li>28. THIS ITEM HAS BEEN INTENTIONALLY DELETED.</li> <li>29. THIS ITEM HAS BEEN INTENTIONALLY DELETED.</li> </ol>
<ul><li>30. THIS ITEM HAS BEEN INTENTIONALLY DELETED.</li><li>31. THIS ITEM HAS BEEN INTENTIONALLY DELETED.</li></ul>
<ul> <li>32. THIS ITEM HAS BEEN INTENTIONALLY DELETED.</li> <li>33. EASEMENT DEED BY COURT ORDER RECORDED APRIL 16, 2014 AS DOCUMENT NO. 10351439. (PARCELS 1 AND 2) BLANKET EASEMENT. NOT SHOWN</li> </ul>
HEREON. 34. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
<ul> <li>35. THIS ITEM HAS BEEN INTENTIONALLY DELETED.</li> <li>36. THIS ITEM HAS BEEN INTENTIONALLY DELETED.</li> <li>37. FUTURE OBLIGATIONS ARISING FROM THE INCLUSION OF THE LAND IN</li> </ul>
BUSINESSIMPROVEMENT DISTRICT NO. 51 (HARBOR DISTRICT), NONE NOW DUE AND/OR PAYABLE. BLANKET EASEMENT. NOT SHOWN HEREON. 38. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
<ul><li>39. THIS ITEM HAS BEEN INTENTIONALLY DELETED.</li><li>40. THIS ITEM HAS BEEN INTENTIONALLY DELETED.</li></ul>
<ul><li>41. THIS ITEM HAS BEEN INTENTIONALLY DELETED.</li><li>42. THIS ITEM HAS BEEN INTENTIONALLY DELETED.</li></ul>
<ul> <li>43. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY KAPUR &amp; ASSOCIATES,INC. ON MAY 8, 2017, DESIGNATED JOB NUMBER 17.0224.00:</li> <li>A. ENCROACHMENT OF STONE WALL, CONCRETE WALL AND FENCE ONTO PROPERTY ADJOINING ON THE WEST.</li> <li>B. ENCROACHMENT OF CONCRETE WALL AND FENCE ONTO PROPERTY ADJOINING ON THE EAST.</li> <li>C. GUY WIRES LOCATED IN AN AREA WITHOUT A RECORDED EASEMENT.</li> </ul>
ALTA/NSPS SURVEY
FOR SOUTH MILWAUKEE REDEVELOPMENT 311, 302 E. GREENFIELD AVE MILWAUKEE, WI 53204
DRAWN BY: NJF DATE: 2/22/2019
CHECKED BY: MJB DRAWING NO. AL2 - 0
CSE JOB NO.: 18-078 SHEET 1 OF 4

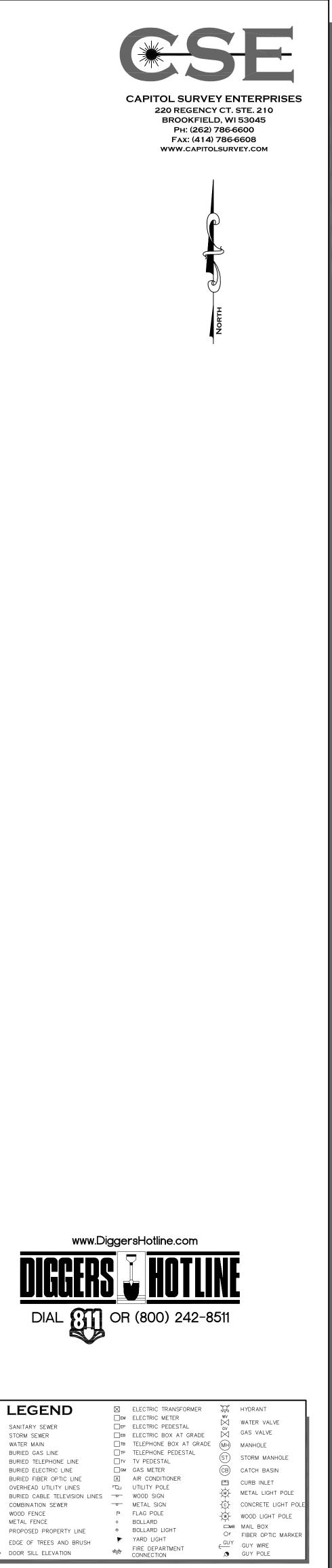
<image/> CAPITOL SURVEY ENTERPRISES         220 REGENCY CT. STE. 210         BROOKFIELD, WI 53045         PH: (262) 786-6602         DWW.CAPITOLSURVEY.COM
<ul> <li>SCHEDULE B-II EXCEPTIONS:</li> <li>13. RIGHTS OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY DISCLOSED BY AND RESERVATION CONTAINED IN WARRANTY DEED EXECUTED BY THE MILWAUKEE LECTRIC RAILWAY AND LIGHT COMPANY TO PERE MARQUETTE RAILWAY COMPANY, RECORDED ON OCTOBER 26, 1936 IN VOLUME 1461 OF DEEDS AT PAGE 118, AS DOCUMENT NO. 2105952. (PARCELS 1 AND 2) SHOWN HEREON.</li> <li>14. RESTRICTION FOR EASEMENT GRANTED TO PERE MARQUETTE RAILWAY COMPANY RECORDED AS DOCUMENT NO. 2105952. (PARCELS 1 AND 2) SHOWN HEREON.</li> <li>15. RICHTS, EASEMENTS AND GRANTS TO THIRD PARTIES TO USE OR TO ENJOY PORTIONS OF THE PREMISES DESCREDED IN SCHEDULE A HEREOF AS RIGHTS OF WAY FOR THE LOCATION OR MAINTENANCE OF FACILITE'S OR OF APPURIENANCES TO OFHER PURPOSES THEREIN GRANTES OF GOR OTHER PURPOSES THEREIN GRANTES OF GOR OTHER PURPOSES THEREIN GRANTES OF GOR OTHER PURPOSES TO THE DISCLOSED IN A WARRANTY DEED EXECUTED BY MILWAUKEE SOLVAY COKE COMPANY TO WISCONSIN COKE COMPANY, MIC, DATED JUNE 1, 1962 AND ARISING PURSUANT TO INSTRUMENTS OF RECORD IN A WARRANTY DEED EXECUTED BY MILWAUKEE SOLVAY COKE COMPANY TO WISCONSIN COKE COMPANY, MIC, DATED JUNE 1, 1962 AND ARISING PURSUANT TO INSTRUMENTS OF RECORD IN A WARRANTY DEED EXECUTED BY MILWAUKEE SOLVAY COKE COMPANY AND USCONSIN OR THE PREGOSTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN) (PARCELS 1AND 2) BLANKET EASEMENT. NOT SHOWN HEREON.</li> <li>16. PUBLIC RIGHTS OF THE UNITED STATES, THE STATE OF WISCONSIN OR THE RECONSIN TO THER PURPOSE TO THEM ATERS OF KINNICKINNIC RIVER AND CAR FERRY SLIP OR THE BANKS, SHORES OR DOCK LINES, WHARKES, PROTECTION WALLS, BULKHEADS, OR OTHER STRUCTURES PERTAINING THERETO. (PARCEL 1)</li> <li>17. UTILLY EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN TELEFHOME COMPANY AS DOCUMENT NO. 4443926. (PARCELS 1AND 2) SHOWN HEREON.</li> <li>18. RIGHTS, FIANY WITH RESPECT TO THE MAINTENANCE AND USE OF SEWERS, UTILTY</li></ul>
<ul> <li>AND RECORDED MAY 20, 2003, ON REEL 5586,IMAGE 467, AS DOCUMENT NO. 8532382. (PARCELS 1AND 2) BLANKET EASEMENT NOT SHOWN HEREON.</li> <li>22. REDEVELOPMENT PLAN FOR THE PORT OF MILWAUKEE REDEVELOPMENT PROJECT AREA RECORDED NOVEMBER 26, 2010 AS DOCUMENT NO. 9943225 AND AMENDMENT NO. 1PORT OF MILWAUKEE REDEVELOPMENT PLAN RECORDED AUGUST 10, 2011 AS DOCUMENT NO. 10021746. (PARCELS 1AND 2) BLANKET EASEMENT. NOT SHOWN HEREON.</li> <li>23. THIS ITEM HAS BEEN INTENTIONALLY DELETED.</li> <li>24. THIS ITEM HAS BEEN INTENTIONALLY DELETED.</li> <li>25. THIS ITEM HAS BEEN INTENTIONALLY DELETED.</li> <li>26. THIS ITEM HAS BEEN INTENTIONALLY DELETED.</li> </ul>
<ol> <li>STEAM EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY RECORDED SEPTEMBER 19, 2013 AS DOCUMENT NO. 10295248. (PARCELS 1AND 2) SHOWN HEREON.</li> <li>THIS ITEM HAS BEEN INTENTIONALLY DELETED.</li> <li>EASEMENT DEED BY COURT ORDER RECORDED APRIL 16, 2014 AS DOCUMENT NO. 10351439. (PARCELS 1 AND 2) BLANKET EASEMENT. NOT SHOWN HEREON.</li> <li>THIS ITEM HAS BEEN INTENTIONALLY DELETED.</li> <li>FUTURE OBLIGATIONS ARISING FROM THE INCLUSION OF THE LAND IN BUSINESSIMPROVEMENT DISTRICT NO. 51 (HARBOR DISTRICT), NONE NOW DUE AND/OR PAYABLE. BLANKET EASEMENT. NOT SHOWN HEREON.</li> <li>THIS ITEM HAS BEEN INTENTIONALLY DELETED.</li> <li>ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY KAPUR &amp; ASSOCIATES, INC. ON MAY 8, 2017, DESIGNATED JOB NUMBER 17,0224,00: . ENCROACHMENT OF STONE WALL, CONCRETE WALL AND FENCE ONTO PROPERTY ADJOINING ON THE WEST.</li> <li>ENCROACHMENT OF CONCRETE WALL AND FENCE ONTO PROPERTY ADJOINING ON THE EAST.</li> <li>C. GUY WIRES LOCATED IN AN A</li></ol>
<b>ALTA/NSPS SURVEY</b> For <b>SOUTH MILWAUKEE REDEVELOPMENT</b> 311, 302 E. GREENFIELD AVE MILWAUKEE, WI 53204
DRAWN BY:       NJF       DATE:       2/22/2019         CHECKED BY:       MJB       DRAWING NO.       AL2-0         CSE JOB NO.:       18-078       SHEET       1       OF       4



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	LEGEND
— SAN ——	SANITARY SEWER
— ST ——	STORM SEWER
— w ——	WATER MAIN
—— G ——	BURIED GAS LINE
TEL	BURIED TELEPHONE LINE
— E —	BURIED ELECTRIC LINE
— F0 ——	BURIED FIBER OPTIC LINE
— // ——	OVERHEAD UTILITY LINES
— CATV—	BURIED CABLE TELEVISION LINES
——СОМВ ——	COMBINATION SEWER
-00	WOOD FENCE
	METAL FENCE
— —	PROPOSED PROPERTY LINE
$\sim$	EDGE OF TREES AND BRUSH
994.32 DS 🕀	DOOR SILL ELEVATION

## 311, 302 E. GREENFIELD AVE MILWAUKEE, WI 53204

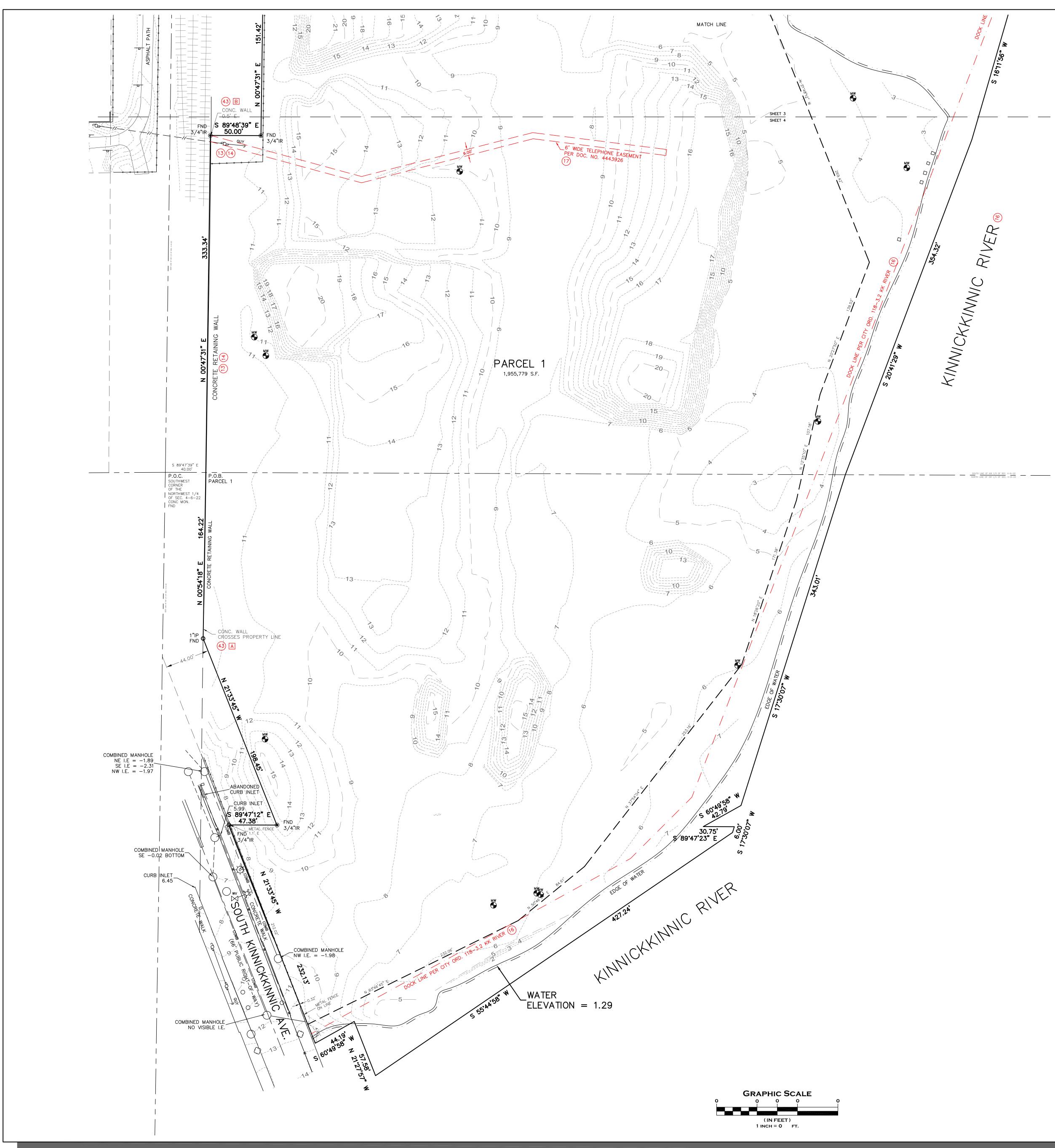
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ALTA/NSPS SURVEY

FOR

SOUTH MILWAUKEE REDEVELOPMENT

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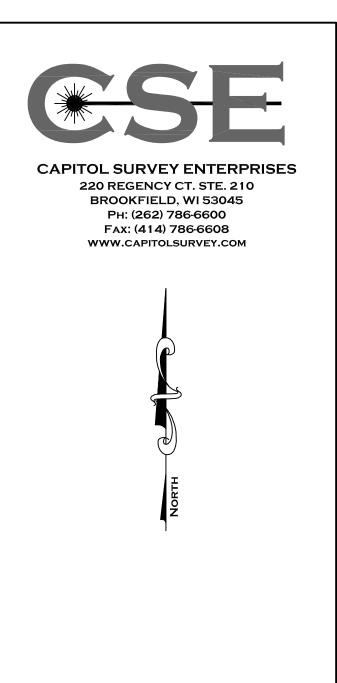


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ST	STORM SEWER	EB	ELECTRIC BOX AT GRADE	$\bowtie$	GAS VALVE
—— W ———	WATER MAIN	🗌 ТВ	TELEPHONE BOX AT GRADE	(MH)	MANHOLE
G	BURIED GAS LINE	TP	TELEPHONE PEDESTAL	(ST)	STORM MANHOLE
TEL	BURIED TELEPHONE LINE	TV 🗌	TV PEDESTAL	$\leq$	STORM MANHOLE
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— F0 ——	BURIED FIBER OPTIC LINE	A	AIR CONDITIONER	Ē	CURB INLET
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CATV	BURIED CABLE TELEVISION LINES		WOOD SIGN	-@	METAL LIGHT POLE
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- <b>oo</b>	METAL FENCE	0	BOLLARD		MAIL BOX
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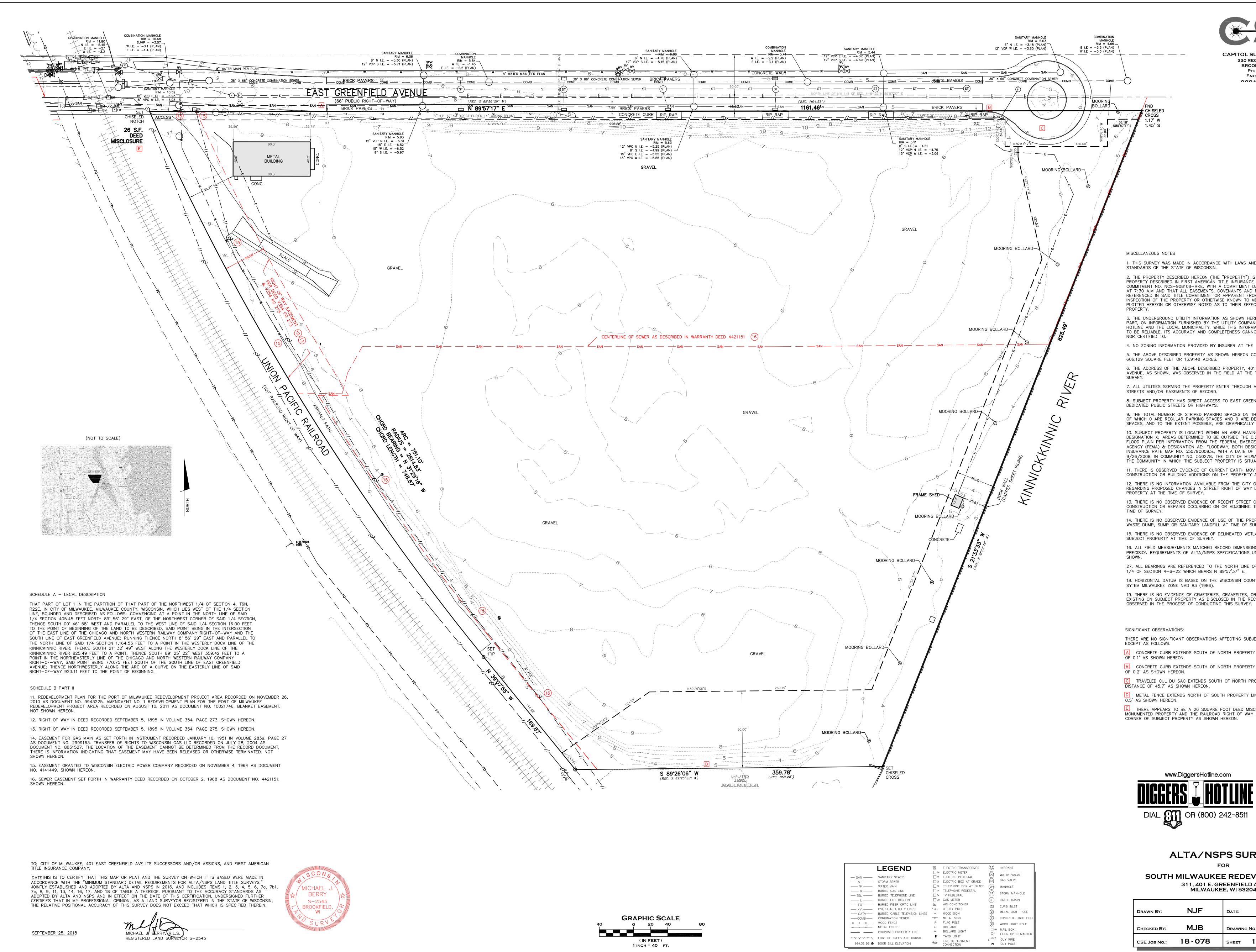
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SOUTH MILWAUKEE REDEVELOPMENT



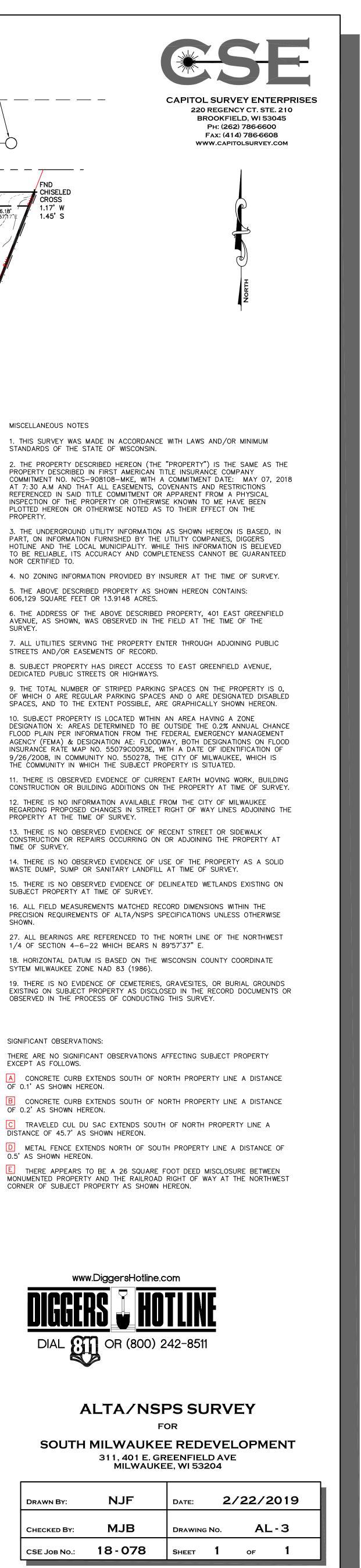
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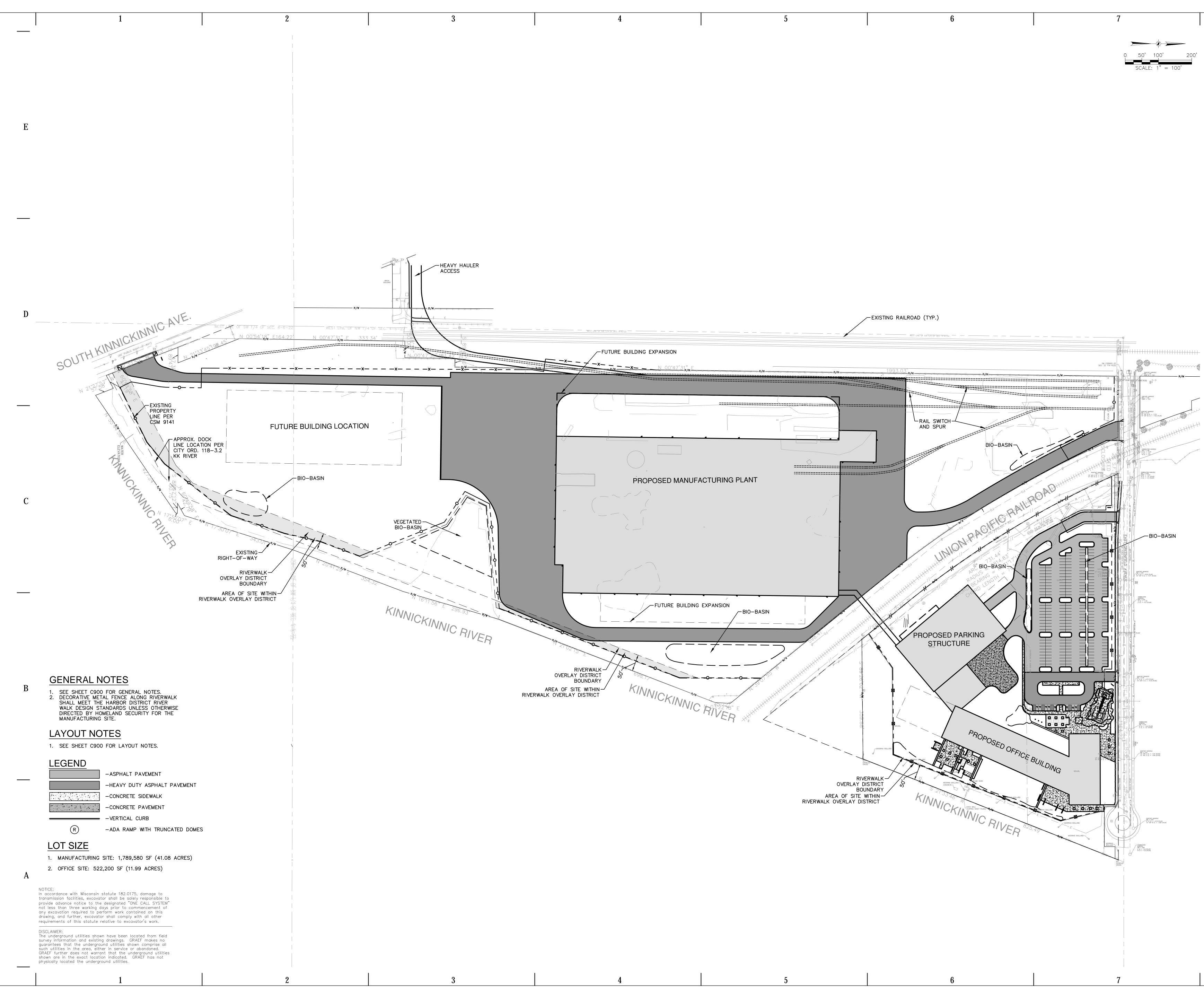
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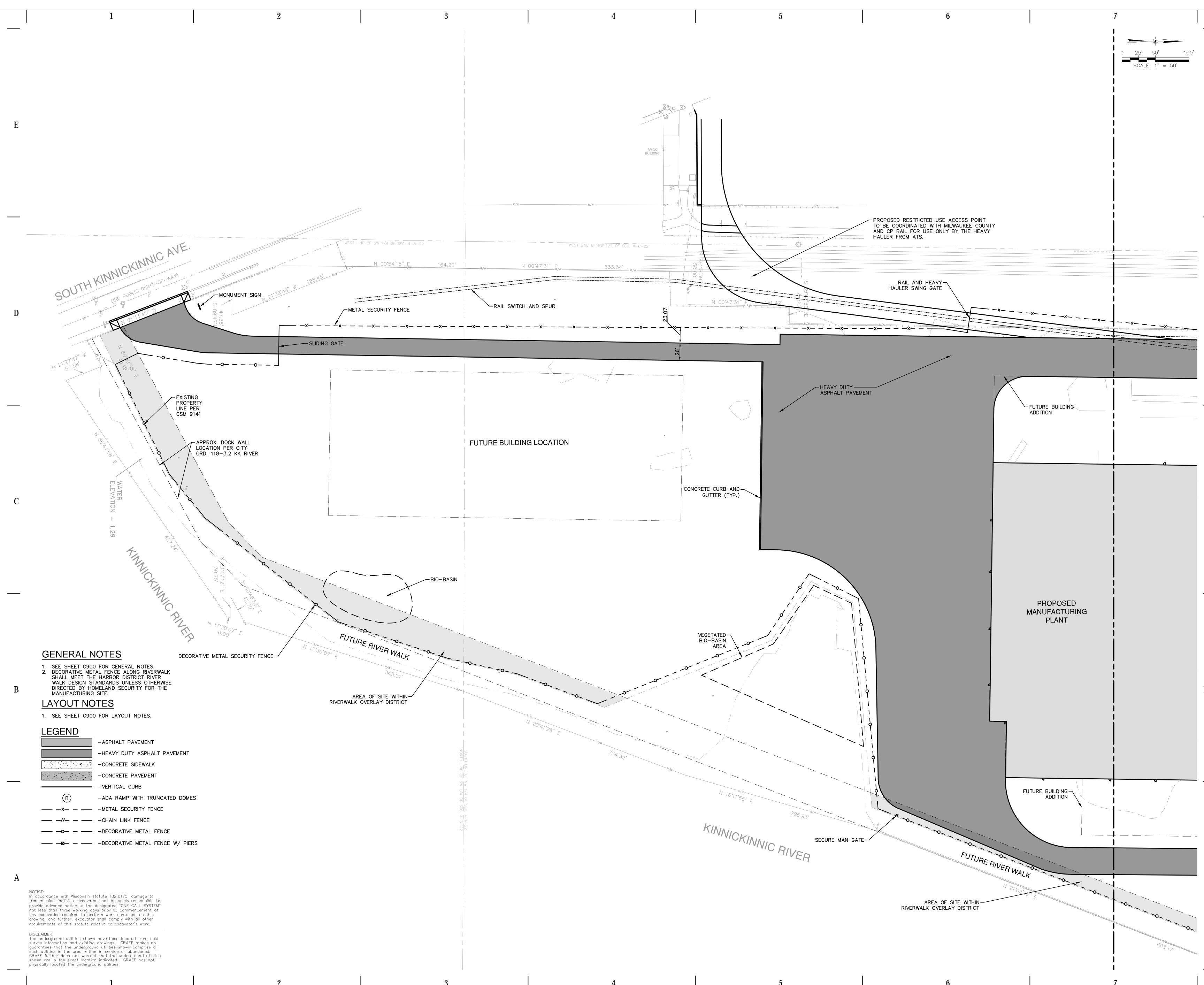
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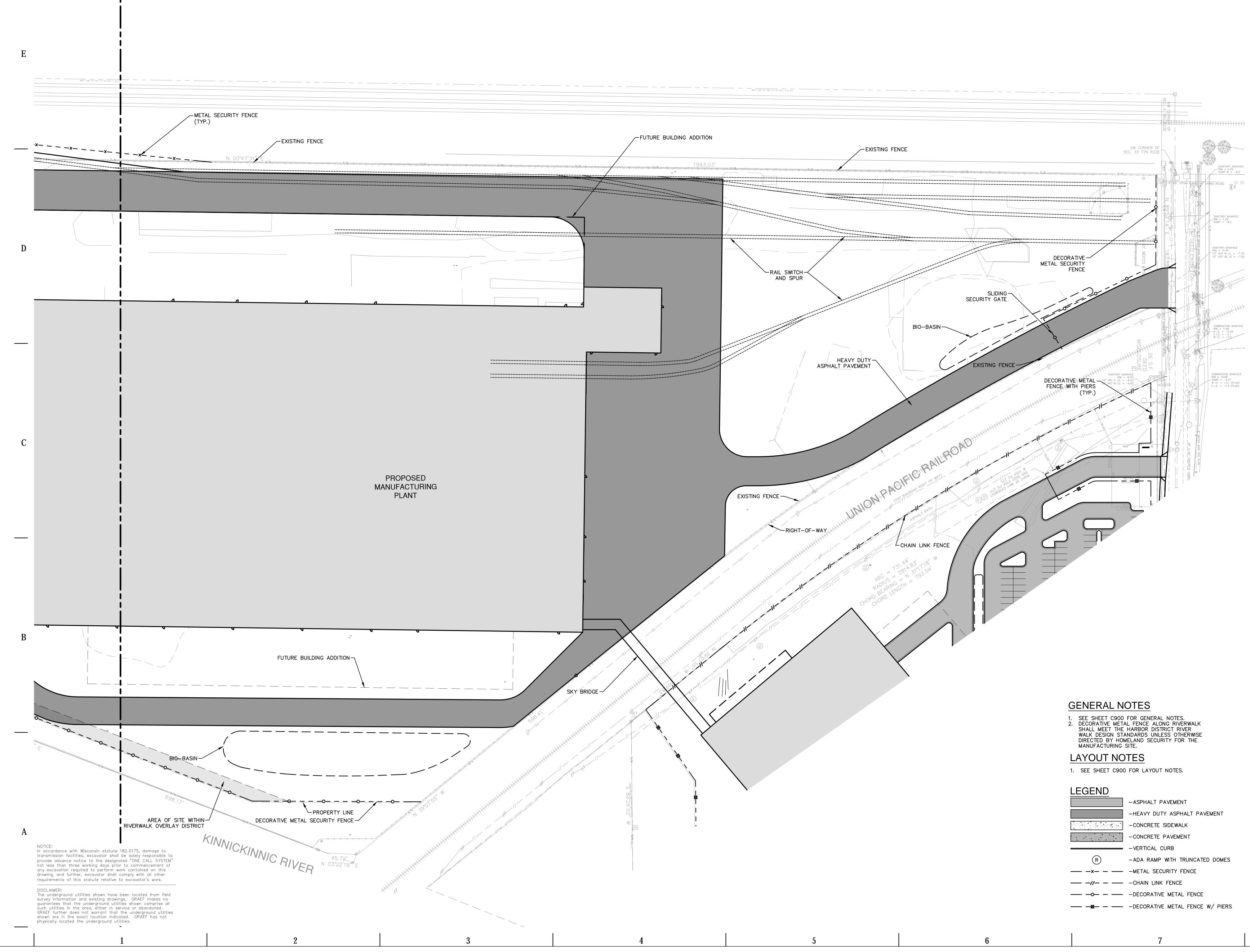




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Е	m i l w a u k e e 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350
L	milwaukee 125 South 84th Street, Suite 401 Milwaukee, WI 53214 414.259.1500
	PROJECT INFORMATION
	<b>KOMATSU</b> SOUTH HARBOR CAMPUS MILWAUKEE
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	BUILDING
	ISSUANCE AND REVISIONS
	DATEDESCRIPTION6/17/19CITY DIZ SUBMITTAL6/28/19SPROZ SUBMITTAL7/10/19CPC - SUPPLEMENT
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	PROGRESS DOCUMENTS NOT FOR CONSTRUCTION These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.
A	PROJECT MANAGERSJFPROJECT NUMBER2019-0800.00
	OVERALL SITE LAYOUT
	<b>C200</b>
	© Eppstein Uhen Architects, Inc.



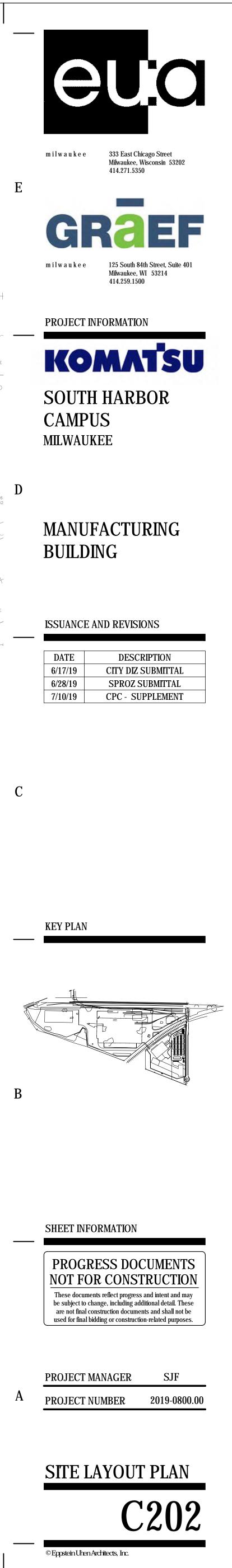
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A	PROJECT MANAGERSJFPROJECT NUMBER2019-0800.00
	SITE LAYOUT PLAN
	C201
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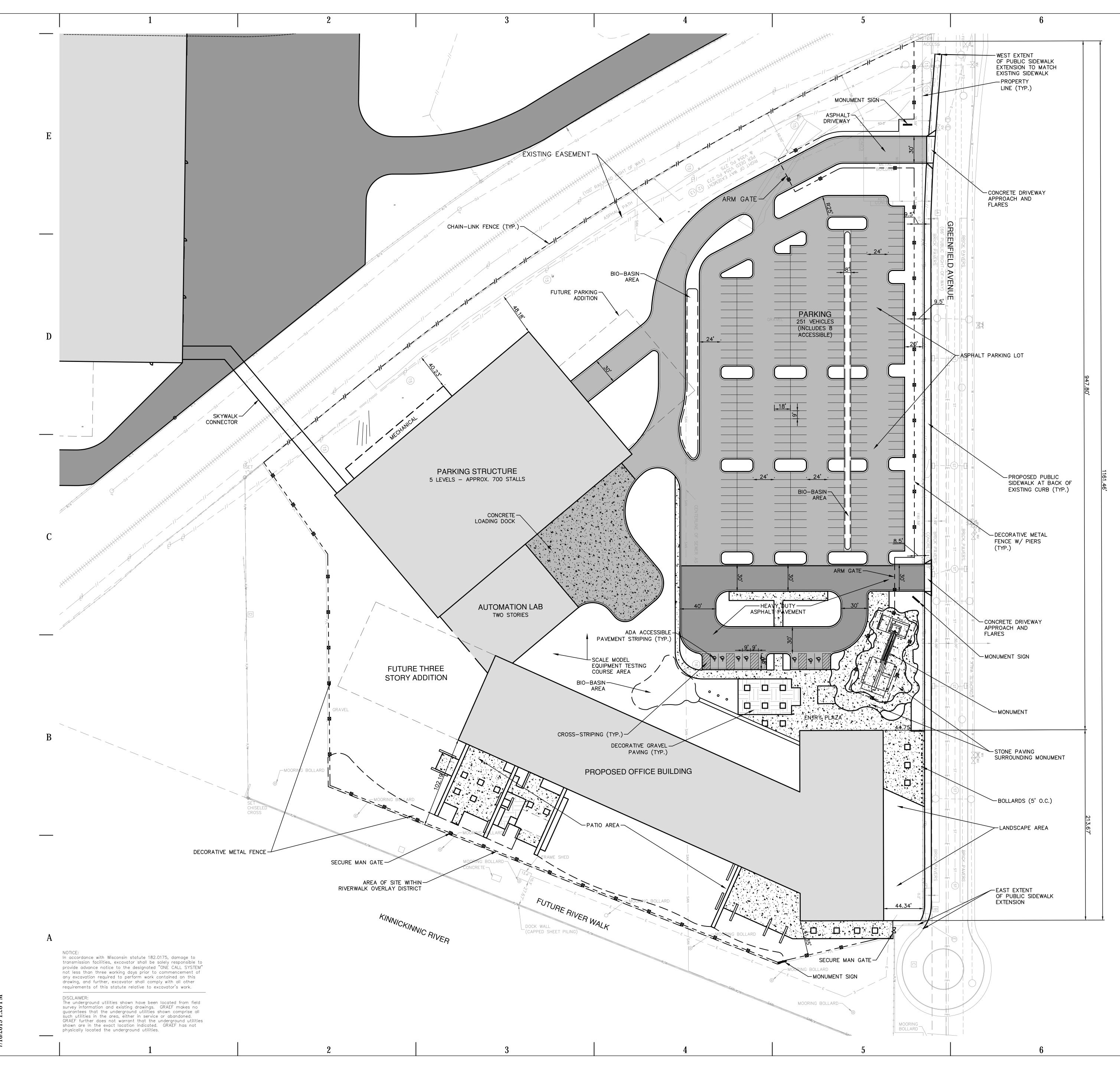


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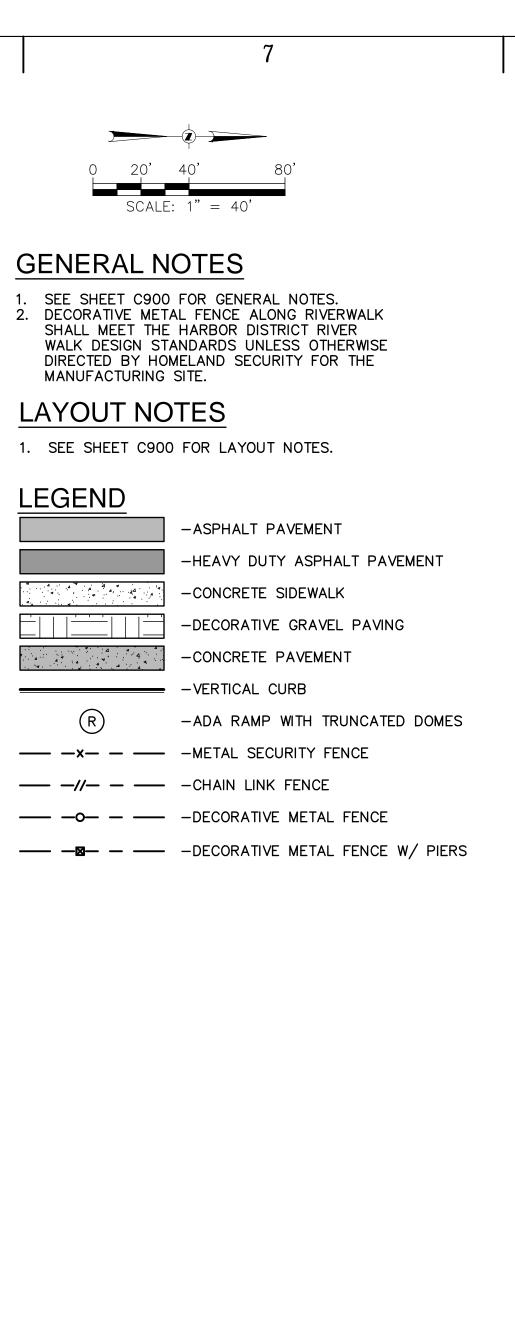
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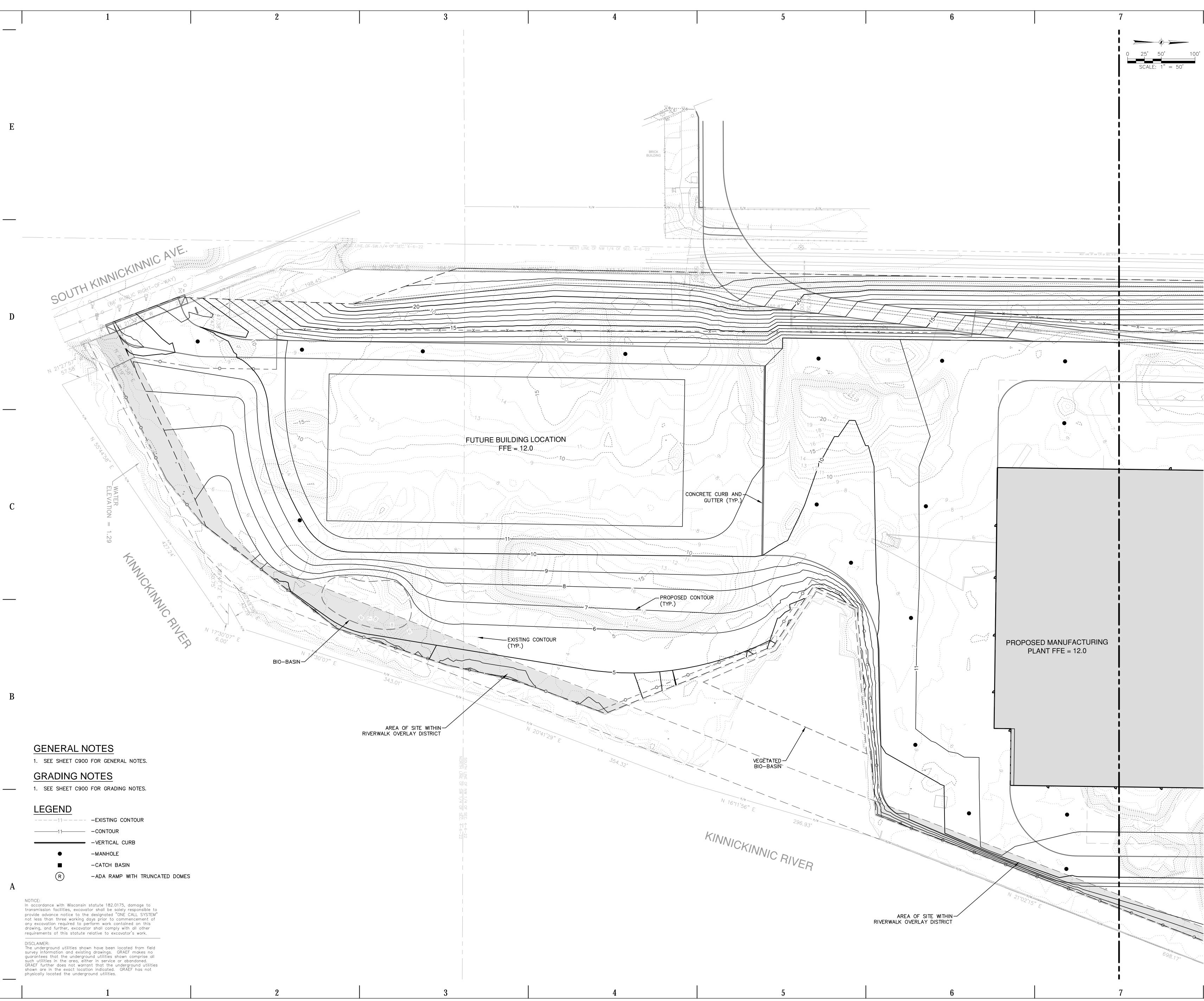




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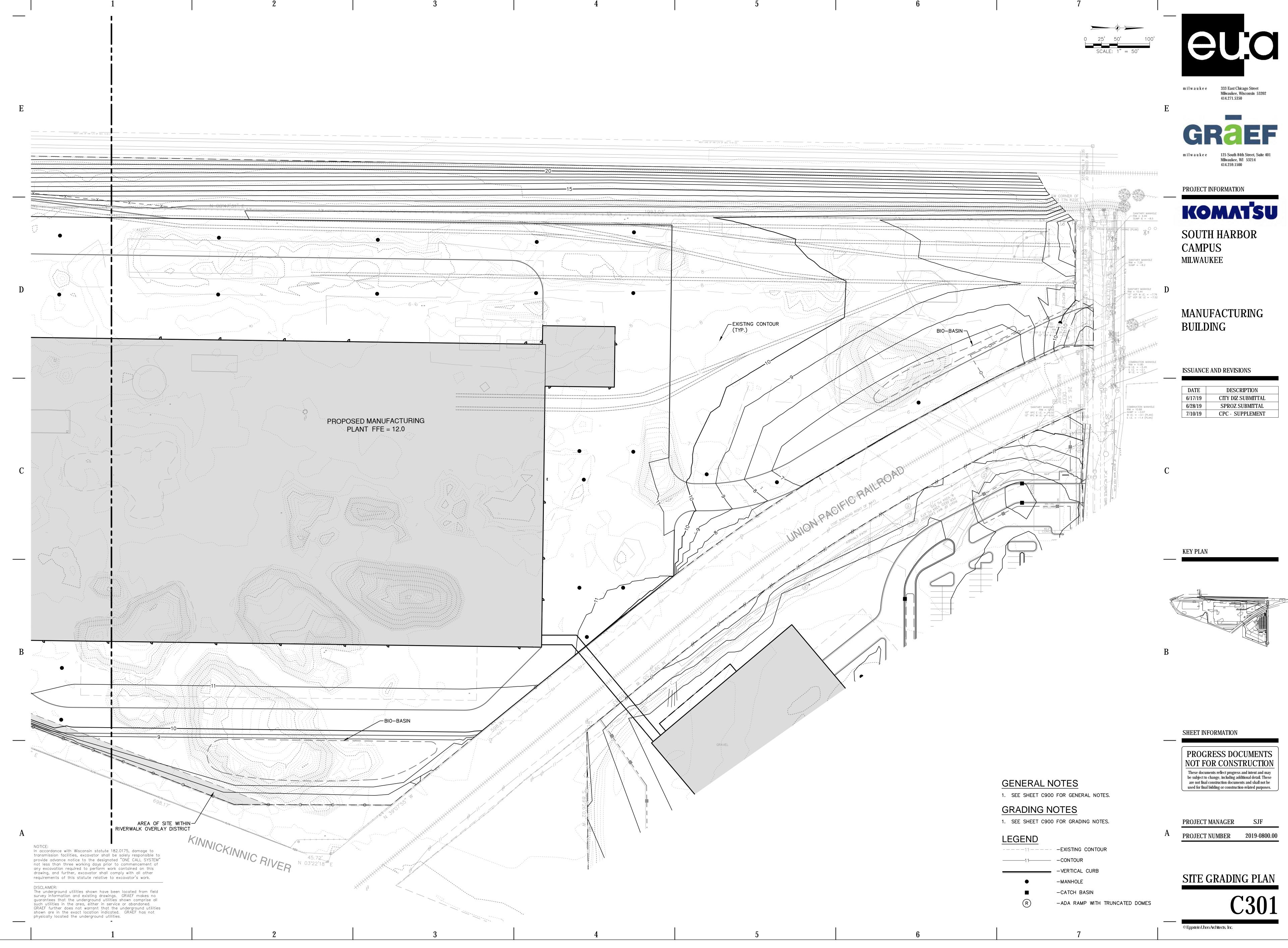


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	milwaukee 125 South 84th Street, Suite 401 Milwaukee, WI 53214 414.259.1500
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	PROGRESS DOCUMENTS NOT FOR CONSTRUCTION These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.
A	PROJECT MANAGERSJFPROJECT NUMBER2019-0800.00
	SITE LAYOUT PLAN C203
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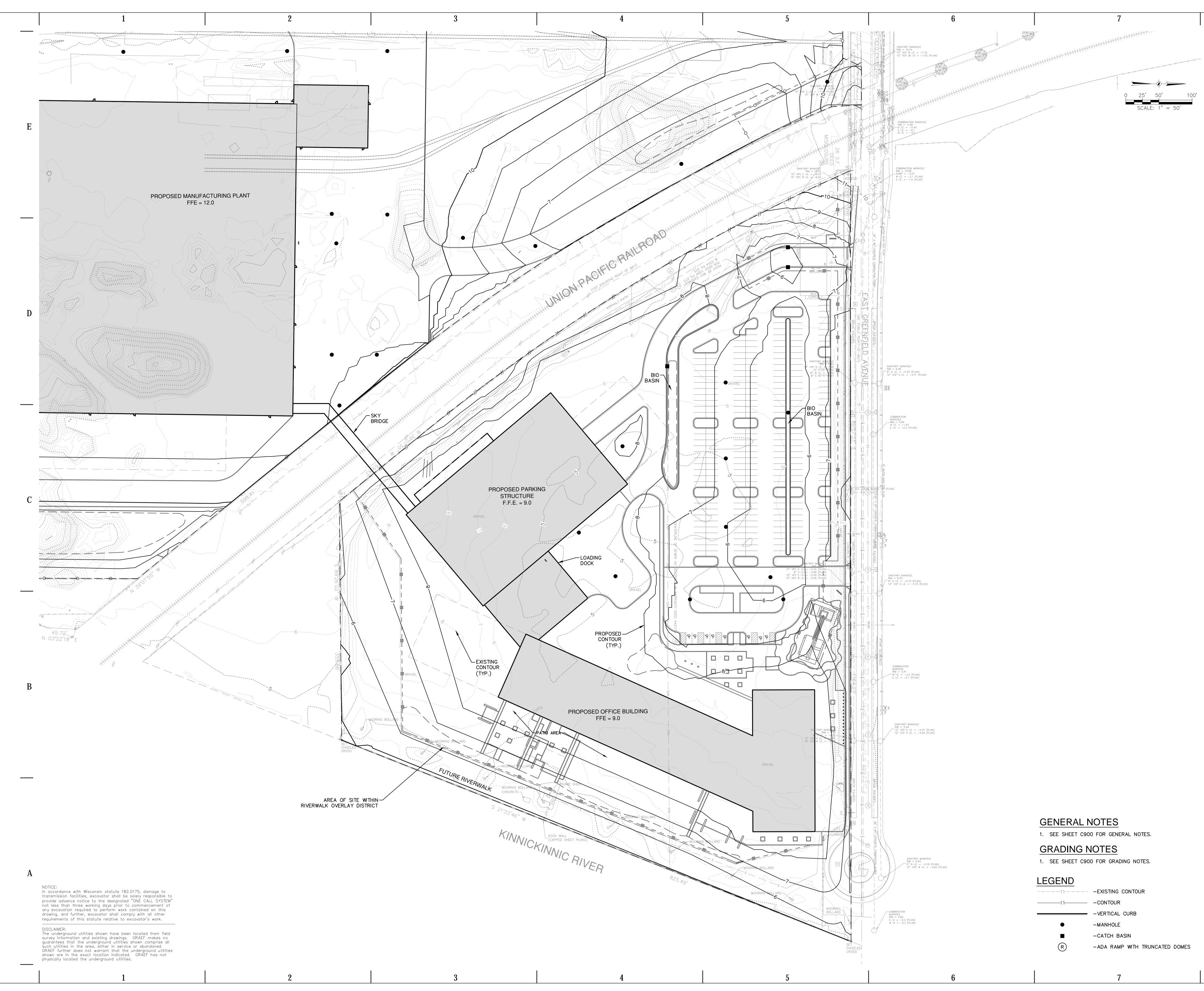
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	Milwaukee, WI 53214 414.259.1500
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А	PROJECT MANAGER SJF PROJECT NUMBER 2019-0800.00
	PROJECT NUMBER 2019-0800.00
	SITE GRADING PLAN
	<b>C300</b>
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A	PROJECT MANAGERSJFPROJECT NUMBER2019-0800.00
	SITE GRADING PLAN C302
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