CONCORDIA TRUST PROPERTY

GENERAL PLANNED DEVELOPMENT

N. 33RD STREET & N. STATE STREET

JUNE 24, 2010

SITE MASTER PLAN

SHEET INDEX

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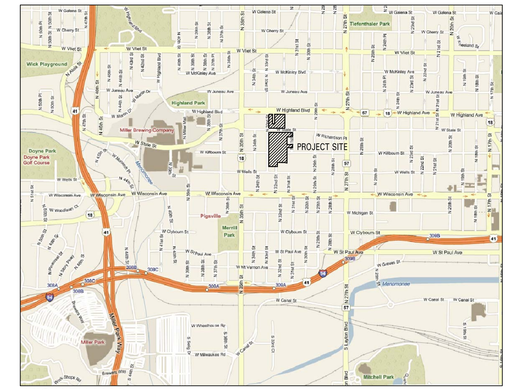

VICINITY MAP

N

Kahler Slater
experience design

IRGENS
DEVELOPMENT PARTNERS, LLC

GRAEF

PROJECT TEAM

OWNER:
FOREST COUNTY POTAWATOMI
313 NORTH 13TH STREET
MILWAUKEE, WI 53233
P 414.847.7750 F 414-847-7728
www.fcpotawatomi.com

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10700 WEST RESEARCH DRIVE
MILWAUKEE, WI 53226
P 414.443.0700 F 414.443.1400
www.irgensllc.com

ARCHITECTURE:
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MILWAUKEE, WI 53202
P 414.272.2000 F 414.272.2001
www.kahlerslater.com

CIVIL ENGINEERING:
GRAEF
ONE HONEY CREEK CORPORATE CENTER
125 S. 84TH STREET, SUITE 401
MILWAUKEE, WI 53214-1470
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www.gasai.com

Issue Date:
JUNE 24, 2010

GENERAL PLANNED DEVELOPMENT

N 33RD STREET & N STATE STREET
MILWAUKEE, WI 53203

Project No.
209181.00

Sheet Title
COVER SHEET/VICINITY MAP PRECINCT PLAN/PROJECT TEAM/SHEET INDEX

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111 W Wisconsin Ave Milwaukee, WI 53203.2501
P 414.272.2000 F 414.272.2001

44 E Mifflin St Madison, WI 53703.2800
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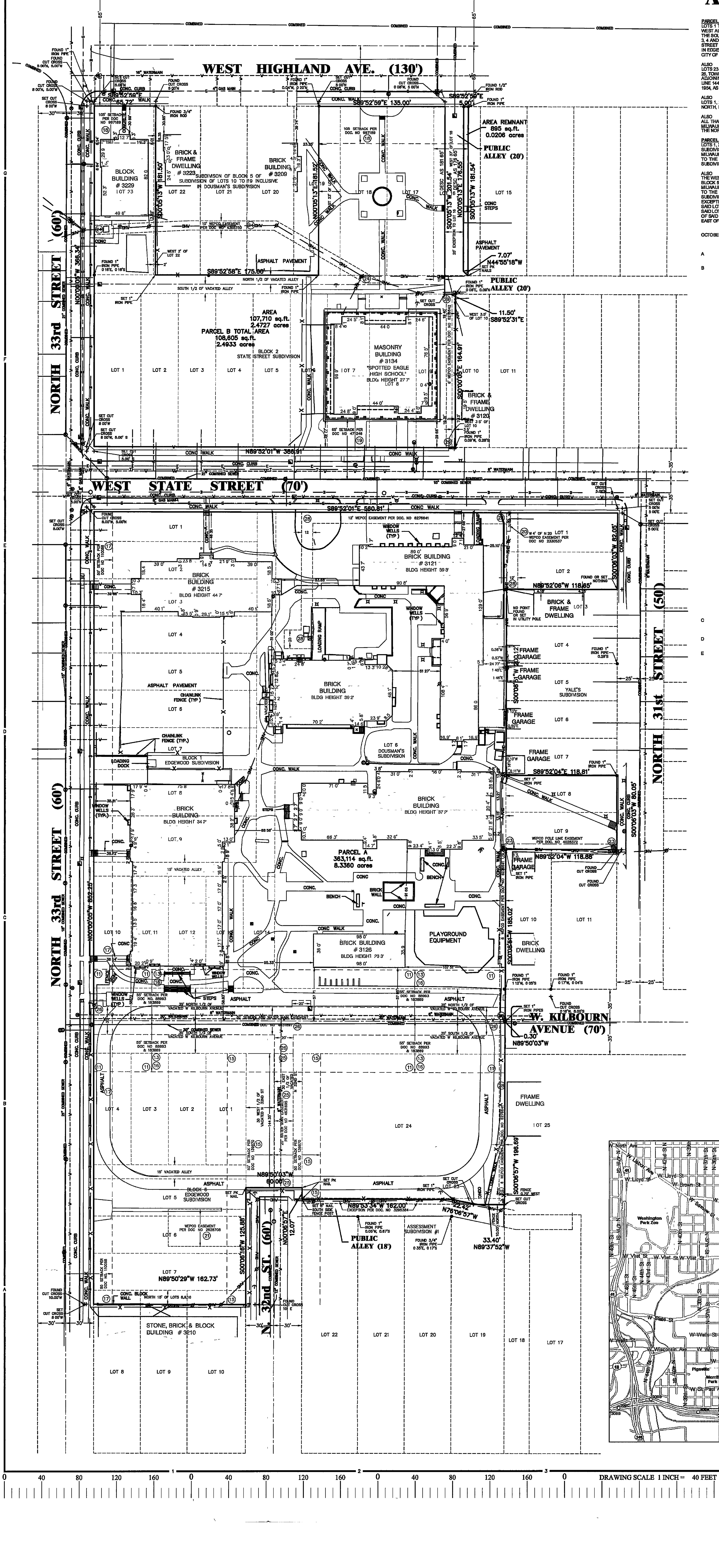
Sheet No.
GPD.1



ALTA/ACSM LAND TITLE SURVEY

KNOWN AS 3215 AND 3234 W STATE STREET, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

PARCEL A
LOTS 1 TO 14 INCLUSIVE IN BLOCK 1, INCLUDING ALL OF THE VACATED NORTH-SOUTH ALLEY ADJOINING SAID LOTS 1 TO 9 INCLUSIVE ON THE EAST, ALL OF THE VACATED EAST-WEST ALLEY ADJOINING SAID LOTS 10 TO 14 INCLUSIVE ON THE NORTH AND THE NORTH 1/2 OF VACATED WEST KILBOURN AVENUE ADJOINING SAID LOTS 10 TO 14 INCLUSIVE ON THE SOUTH, LOTS 1 TO 7 INCLUSIVE AND THE NORTH 16 FEET OF LOTS 8, 9 AND 10 IN BLOCK 6, INCLUDING ALL OF THE VACATED EAST-WEST ALLEY LYING BETWEEN SAID LOTS 1, 2, 3, 4 AND 5, THE SOUTH 1/2 OF VACATED WEST KILBOURN AVENUE ADJOINING SAID LOTS 1, 2, 3 AND 4 ON THE NORTH AND THAT PART OF THE WEST 1/2 OF VACATED NORTH 32ND STREET LYING BETWEEN THE SOUTH LINE OF VACATED WEST KILBOURN AVENUE AND A LINE 144 35 FEET SOUTH THEREOF AND PARALLEL THERETO, ADJOINING ON THE EAST, ALL IN EDGEWOOD, BEING A SUBDIVISION OF PART OF LOTS 7, 8 AND 9, IN DOUSMAN'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 25, TOWN 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

ALSO
LOTS 23 AND 24, IN ASSESSMENT SUBDIVISION NO 1, BEING A RE-SUBDIVISION OF A PART OF LOTS 3, 4, 5 AND 6, IN DOUSMAN'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 25, TOWN 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, INCLUDING THE SOUTH 1/2 OF VACATED WEST KILBOURN AVENUE ADJOINING ON THE NORTH AND THAT PART OF THE EAST 1/2 OF VACATED NORTH 32ND STREET LYING BETWEEN THE SOUTH LINE OF VACATED WEST KILBOURN AVENUE AND A LINE 144 35 FEET SOUTH THEREOF AND PARALLEL THERETO ADJOINING ON THE WEST EXCEPT THAT PART CONVEYED TO THE CITY OF MILWAUKEE BY DEED RECORDED MAY 18, 1954, AS DOCUMENT NO 3295384

ALSO
LOTS 1, 2, 8 AND 9, IN YALE'S SUBDIVISION, BEING THE SUBDIVISION OF A PART OF LOTS 4 AND 5 IN DOUSMAN'S SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 25, TOWN 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

ALSO
ALL THAT PART OF LOT 6, IN DOUSMAN'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 25, TOWN 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, LYING NORTH OF THE NORTH LINE OF VACATED WEST KILBOURN AVENUE AND SOUTH OF THE SOUTH LINE OF WEST STATE STREET, INCLUDING THE NORTH 1/2 OF VACATED WEST KILBOURN AVENUE ADJOINING ON THE SOUTH

PARCEL B
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND THE WEST 3.5 FEET OF LOT 10 IN BLOCK 2, IN STATE STREET SUBDIVISION OF A PART OF BLOCK 4, FLYNN'S SUBDIVISION, A PART OF BLOCK 5, IN THE SUBDIVISION OF BLOCK 5 AND A PART OF LOTS 3 TO 9 IN DOUSMAN'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN INCLUDING THE VACATED SOUTH 1/2 OF ALL OF THE EAST-WEST ALLEY LYING WEST OF A LINE 12.00 FEET EAST OF AND PARALLEL TO THE EXTENDED WEST LINE OF LOT 16 IN BLOCK 5 IN SUBDIVISION OF BLOCK 5 OF SUBDIVISION OF LOTS 10 TO 19 INCLUSIVE IN DOUSMAN'S SUBDIVISION, A RECORDED SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 21 EAST, ADJOINING SAID PREMISES ON THE NORTH

ALSO
THE WEST 37 FEET OF LOT 16, ALL OF LOTS 17 AND 18 AND THE EAST 23 FEET OF LOT 19 ALSO THE WEST 2 FEET OF LOT 22 AND ALL OF LOT 23, ALL IN BLOCK 5 IN SUBDIVISION OF BLOCK 5 OF SUBDIVISION OF LOTS 10 TO 19 INCLUSIVE IN DOUSMAN'S SUBDIVISION, IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, INCLUDING THE VACATED NORTH 1/2 OF ALL OF THE EAST-WEST ALLEY LYING WEST OF A LINE 12.00 FEET EAST OF AND PARALLEL TO THE EXTENDED WEST LINE OF LOT 16 IN BLOCK 5 IN SUBDIVISION OF BLOCK 5 OF SUBDIVISION OF LOTS 10 TO 19 INCLUSIVE IN DOUSMAN'S SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 21 EAST, ADJOINING SAID PREMISES ON THE SOUTH EXCEPTING FROM SAID LOT 16 THE FOLLOWING COMMENCING AT A POINT IN THE SOUTH LINE OF SAID LOT 16, SAID POINT LYING 12.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT, RUNNING THENCE EAST ALONG THE SOUTH LINE OF LOT 16 AFORESAID, 25.00 FEET TO A POINT, SAID POINT LYING 13.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 16, THENCE NORTHWEST 7.07 FEET TO A POINT, SAID POINT LYING 32.00 FEET EAST OF THE WEST LINE OF SAID LOT, THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID LOT, 176.65 FEET TO A POINT IN THE NORTH LINE OF SAID LOT, THENCE WEST ALONG THE NORTH LINE OF SAID LOT 20.00 FEET TO A POINT, SAID POINT LYING 12.00 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT, THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID LOT, 181.65 FEET TO THE POINT OF COMMENCEMENT

OCTOBER 3, 2007 THE UNITED STATES OF AMERICA IN TRUST FOR FOREST COUNTY POTOWATOMI COMMUNITY SURVEY NO 163655 – (THD)

A **BASIS OF BEARINGS**
BEARINGS ARE BASED ON THE SOUTH LINE OF WEST HIGHLAND BOULEVARD WHICH IS ASSUMED TO BEAR NORTH 89°55'21" WEST

B **TITLE COMMITMENT**
THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT NO 1231169, REVISED 10/10/07, EFFECTIVE DATE OF SEPTEMBER 18, 2007, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS FROM SCHEDULE B-II

1, 2, 3, 4, 9, 30, 31, 32, 33 AND 34 NOT SURVEY RELATED

5, 6, 7, 8 AND 10 VISIBLE EVIDENCE SHOWN, IF ANY

11 COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN EXECUTOR'S DEED RECORDED APRIL 20, 1888 AS DOCUMENT NO 88993 (AFFECTS PARCEL A) AFFECTS SITE BY LOCATION – SHOWN

12 RESERVATION FOR EASEMENT SET FORTH IN AGREEMENT RECORDED IN VOLUME 220 OF DEEDS ON PAGE 283, AS DOCUMENT NO 110099, WHERE IN THE SAID LUCY W PIERCE RESERVES THE RIGHT AT ALL TIMES TO ENTER UPON THE WEST 1/4 OF LOT 7 AND MAINTAIN AND RE-CONSTRUCT THE SEWER AND WATER PIPES LEADING FROM THE EAST 1/4 OF SAID LOT 7 TO 33RD STREET, NOW NORTH 33RD STREET (AFFECTS PARCEL A) AFFECTS SITE BY LOCATION – GENERAL IN NATURE, CANNOT BE PLOTTED

13 COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN LAND CONTRACT RECORDED NOVEMBER 5, 1885 IN VOLUME 218 OF DEEDS AT PAGE 10 (AFFECTS PARCEL A) AFFECTS SITE BY LOCATION – SHOWN

14 COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN WARRANTY DEED RECORDED AUGUST 14, 1888, AS DOCUMENT NO 128097 (AFFECTS PARCEL A) AFFECTS SITE BY LOCATION – GENERAL IN NATURE, CANNOT BE PLOTTED

15 COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN LAND CONTRACT RECORDED IN VOLUME 218 OF DEEDS ON PAGE 30 AND IN WARRANTY DEED RECORDED IN VOLUME 217 OF DEEDS ON PAGE 184, AS DOCUMENT NO 139870 (AFFECTS PARCEL A) AFFECTS SITE BY LOCATION – SHOWN

16. COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN LAND CONTRACT, RECORDED IN VOLUME 218 OF DEEDS ON PAGE 48, AS DOCUMENT NO 95697 AND IN EXECUTOR'S DEED RECORDED IN VOLUME 217 OF DEEDS ON PAGE 290, AS DOCUMENT NO 183869 (AFFECTS PARCEL A) AFFECTS SITE BY LOCATION – SHOWN

17 COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN LAND CONTRACT, RECORDED IN VOLUME 218 OF DEEDS ON PAGE 67, AS DOCUMENT NO 110088, AND IN WARRANTY DEED RECORDED IN VOLUME 217 OF DEEDS ON PAGE 109, AS DOCUMENT NO 114532, AND IN LAND CONTRACT RECORDED IN VOLUME 218 OF DEEDS ON PAGE 33, AS DOCUMENT NO 92414, AND IN WARRANTY DEED RECORDED IN VOLUME 217 OF DEEDS ON PAGE 149, AS DOCUMENT NO 126578, AND IN LAND CONTRACT RECORDED IN VOLUME 218 OF DEEDS ON PAGE 31, AS DOCUMENT NO 91655, AND IN WARRANTY DEED RECORDED IN VOLUME 217 OF DEEDS ON PAGE 53, AS DOCUMENT NO 98376, AND IN WARRANTY DEED RECORDED IN VOLUME 267 OF DEEDS ON PAGE 410, AS DOCUMENT NO 161772, AND IN WARRANTY DEED RECORDED IN VOLUME 252 OF DEEDS ON PAGE 500, AS DOCUMENT NO 144001 (AFFECTS PARCEL A) AFFECTS SITE BY LOCATION – SHOWN

18 COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN DEED, RECORDED IN VOLUME 371 OF DEEDS ON PAGE 99, AS DOCUMENT NO 308083 AND IN TRUSTEE'S DEED RECORDED AS DOCUMENT NO 931285 AND IN WARRANTY DEED RECORDED IN VOLUME 792 OF DEEDS ON PAGE 598 AS DOCUMENT NO 997189 (AFFECTS PARCEL B) AFFECTS SITE BY LOCATION – SHOWN

19 COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN TRUSTEE'S DEED RECORDED JULY 8, 1903 IN VOLUME 470 OF DEEDS ON PAGE 595, AS DOCUMENT NO 471246 (AFFECTS LOT 7 AND 8, BLOCK 2, STATE STREET SUBDIVISION)

NOTE ITEMS 11, 13, 14, 15, 16, 17, 18 AND 19 INTENTIONALLY OMITTED FROM REVISED 10/10/07 TITLE COMMITMENT

20 UTILITY EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY RECORDED AS DOCUMENT NO 2330537 AFFECTS SITE BY LOCATION – SHOWN

21 UTILITY EASEMENT GRANTED TO WISCONSIN TELEPHONE COMPANY RECORDED AS DOCUMENT NO 2628708 AFFECTS SITE BY LOCATION – SHOWN

22 UTILITY EASEMENT GRATED TO WISCONSIN ELECTRIC POWER COMPANY RECORDED AS DOCUMENT NO 3208682 AFFECTS SITE BY LOCATION - GENERAL IN NATURE, CANNOT BE PLOTTED

23 UTILITY EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN TELEPHONE COMPANY RECORDED AS DOCUMENT NO 4028372. AFFECTS SITE BY LOCATION – SHOWN

24 UTILITY EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN TELEPHONE COMPANY RECORDED AS DOCUMENT NO 4365750 AFFECTS SITE BY LOCATION – SHOWN

25 EASEMENT GRANTED TO THE CITY OF MILWAUKEE RECORDED AS DOCUMENT NO 4631895 AFFECTS SITE BY LOCATION – SHOWN

26 EASEMENT GRANTED TO THE CITY OF MILWAUKEE RECORDED AS DOCUMENT NO 4631897 AFFECTS SITE BY LOCATION – SHOWN

27 RESOLUTION DESIGNATING THE CONCORDIA NEIGHBORHOOD A HISTORIC DISTRICT (HISTORIC PRESERVATION COMMISSION) RECORDED NOVEMBER 15, 1988 AS DOCUMENT NO 6227560 AFFECTS SITE BY LOCATION – GENERAL IN NATURE, CANNOT BE PLOTTED

28 UTILITY EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY RECORDED AS DOCUMENT NO 6276641 AFFECTS SITE BY LOCATION – SHOWN

29 UTILITY EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY RECORDED AS DOCUMENT NO 6276642 AFFECTS SITE BY LOCATION – SHOWN

C **FLOOD NOTE**
ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF MILWAUKEE, COMMUNITY PANEL NO 550278 0013C AND 550278 0021C, EFFECTIVE DATE OF NOVEMBER 15, 1985, THIS SITE FALLS IN ZONE C (AREAS OF MINIMAL FLOODING)

D **PARKING SPACES**
THERE ARE NO REGULAR OR HANDICAPPED PARKING SPACES MARKED ON THIS SITE.

E **MUNICIPAL ZONING**
THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY – SITE IS ZONED RT2

FRONT SETBACK – MINIMUM - AVERAGE, MAXIMUM - NONE
SIDEYARD SETACK – NORTH OR WEST MINIMUM 3 00 FEET
SOUTH OR EAST MINIMUM 6 00 FEET
COMBINED MINIMUM 12.00 FEET

REARYARD SETACK – INTERIOR LOT 25.00 FEET
CORNER LOT 20 00 FEET
MINIMUM – AVERAGE

MAXIMUM HEIGHT – 45 00 FEET

TO THE UNITED STATES OF AMERICA IN TRUST FOR FOREST COUNTY POTOWATOMI COMMUNITY
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 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(C), 8, 9, 10, 11(A) AND 11(B) OF TABLE "A" THEREOF PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WISCONSIN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN

DATE OF SURVEY OCTOBER 3, 2007

PAUL A KUBICEK
REGISTERED LAND SURVEYOR
REGISTRATION NO S-2232

WISCONSIN PAUL A. KUBICEK S-2232 OAK CREEK, WI LAND SURVEYOR

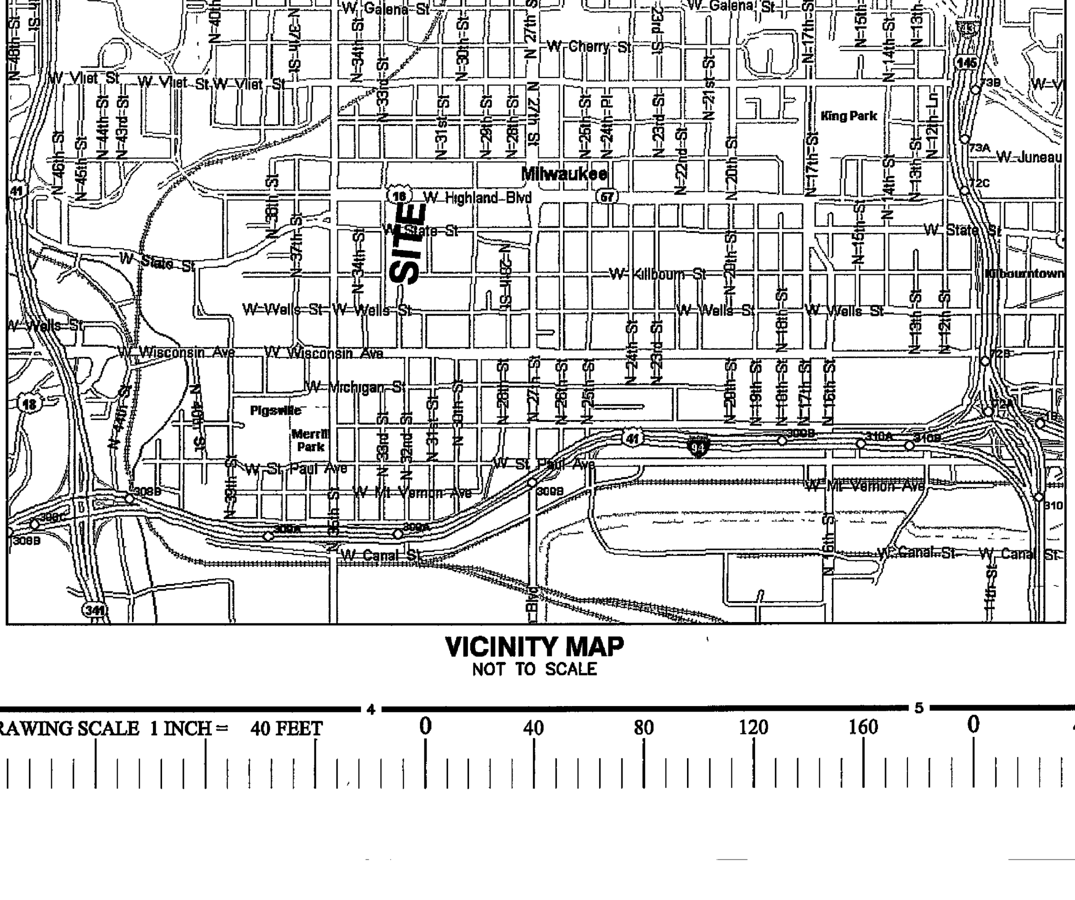
DIGGERS_HOTLINE_#20073603909 & 20073603966

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO

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

LEGEND

( ) INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED
1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
1" DIA IRON PIPE, 18" LONG–SET (UNLESS OTHERWISE NOTED)
BOLLARD
SOIL BORING/MONITORING WELL
FLAGPOLE
MAILBOX
SIGN
BILLBOARD
CONTROL BOX
TRAFFIC SIGNAL
RAILROAD CROSSING SIGNAL
CABLE PEDESTAL
POWER POLE
GUY POLE
GUY WIRE
LIGHT POLE
SPOT/YARD/PEDESTAL LIGHT
HANDICAPPED PARKING
ELECTRIC MANHOLE
ELECTRIC PEDESTAL
ELECTRIC METER
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
MARKED FIBER OPTIC
GAS VALVE
GAS METER
GAS WARNING SIGN
STORM MANHOLE
ROUND INLET
SQUARE INLET
STORM SEWER END SECTION
SANITARY MANHOLE
SANITARY CLEANOUT OR SEPTIC VENT
SANITARY INTERCEPTOR MANHOLE
MISCELLANEOUS MANHOLE
WATER VALVE
HYDRANT
WATER SERVICE CURB STOP
WATER MANHOLE
WELL
WATER SURFACE
WETLANDS FLAG
MARSH
CONIFEROUS TREE
DECIDUOUS TREE
SHRUB
—EDGE OF TREES
S —SANITARY SEWER
STO —STORM SEWER
W —WATERMAIN
G —MARKED GAS MAIN
E —MARKED ELECTRIC
OHW —OVERHEAD WIRES
B —BUREAU ELEC SERV
T —MARKED TELEPHONE
TV —MARKED CABLE TV LINE
FO —MARKED FIBER OPTIC
780 INDICATES EXISTING CONTOUR ELEVATION
× 780.55 INDICATES EXISTING SPOT ELEVATION



VICINITY MAP
NOT TO SCALE

National Survey & Engineering
A Division of R.A. Smith & Associates, Inc

262-781-1000
Fax 262-797-7373
16745 W Bluemound Road
Suite 200
Brookfield, WI 53005-5938
www nsae com

S \5163855\dwg\
AS101E40 dwg \ AS101E40

SHEET 1 OF 1

DRAWING SCALE 1 INCH = 40 FEET

Kahler Slater
experience design

IRGENS
DEVELOPMENT PARTNERS, LLC

GRAEF

Issue Date:
JUNE 24, 2010
Plot Date: 6/23/2010 11:03 AM

GENERAL
PLANNED DEVELOPMENT

N 33RD STREET & N STATE STREET
MILWAUKEE, WI 53203

Project No.
2010-0004

Sheet Title
ALTA/ACSM LAND SURVEY
EXISTING

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P 414.272.2000 F 414.272.2001

44 E Mifflin St Madison, WI 53703.2800
P 608.283.6300 F 608.283.6317

Sheet No.
GPD.2

L:\JOBS2010\20100004\CAD\SITE\DWG\00\C_00_100_ALTA_0004.DWG

ALTA/ACSM LAND TITLE SURVEY

Known as 3209 and 3215 West Highland Boulevard, in the City of Milwaukee, Milwaukee County, Wisconsin.

PARCEL A:

The West 27 feet of Lot 19 and the East 33 feet of Lot 20, together with the South 5 feet of the vacated alley adjoining said lot on the North, in Block 5, in Subdivision of Lot 1, in Block 1 and of Block 6 of the Subdivision of Lots 10 to 19, both inclusive, in Dousman's Subdivision, in the Northeast 1/4 of Section 25, Town 7 North, Range 21 East, City of Milwaukee, County of Milwaukee, State of Wisconsin.

PARCEL B:

The West 17 feet of Lot 20 and the East 43 feet of Lot 21, in Block 5, in Subdivision of Block 5 of the Subdivision of Lots 10 to 19 inclusive, in Dousman's Subdivision, in the Northeast 1/4 of Section 25, Town 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

June 3, 2010 | Irgens Development | Survey No. 164847–CRW.

A. Basis of Bearings
Bearings are based on the South line of West Highland Boulevard which is assumed to bear North 89°52'59" West.

B. Title Commitment
This survey was prepared based on Chicago Title Insurance Company commitment number 1257526, effective date of November 4, 2009, which lists the following easements and/or restrictions from schedule B–II:

Legal descriptions are per Endorsement No. 1 dated June 11, 2010 and Endorsement No. 2 dated June 14, 2010.

1–3. Visible evidence shown, if any.

4–5. Not survey related.

6. Covenants, conditions and restrictions (but omitting any such covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons) set forth in Deed, recorded as Document No. 308083, providing for forfeiture and reversion of title in case of violation. Affects site by location – shown.

7. Utility Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company recorded as Document No. 4365750. Affects site by location – shown.

8. Easements, if any, of the public or any school district, utility, municipality or person, as provided in Section 80.32(4) 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 vacated alley. Affects site by location – general in nature, cannot be plotted.

C. Flood Note
According to flood insurance rate map of the City of Milwaukee, community panel number 55079C0087E, effective date of September 26, 2008, this site falls in zone

X (areas determined to be outside the 0.2% annual chance floodplain)

D. Parking Spaces
There are 10 regular parking spaces marked on this site.

E. Elevations
Elevations refer to the City of Milwaukee Datum.

F. Municipal Zoning
The basic zoning information listed below is taken from municipal codes and does not reflect all regulations that may apply – site is zoned RT2

Front setback – None
Side yard setback North or West – 3'
Side yard setback South or East – 6'
Rear yard setback – 25'
Maximum height – 45'

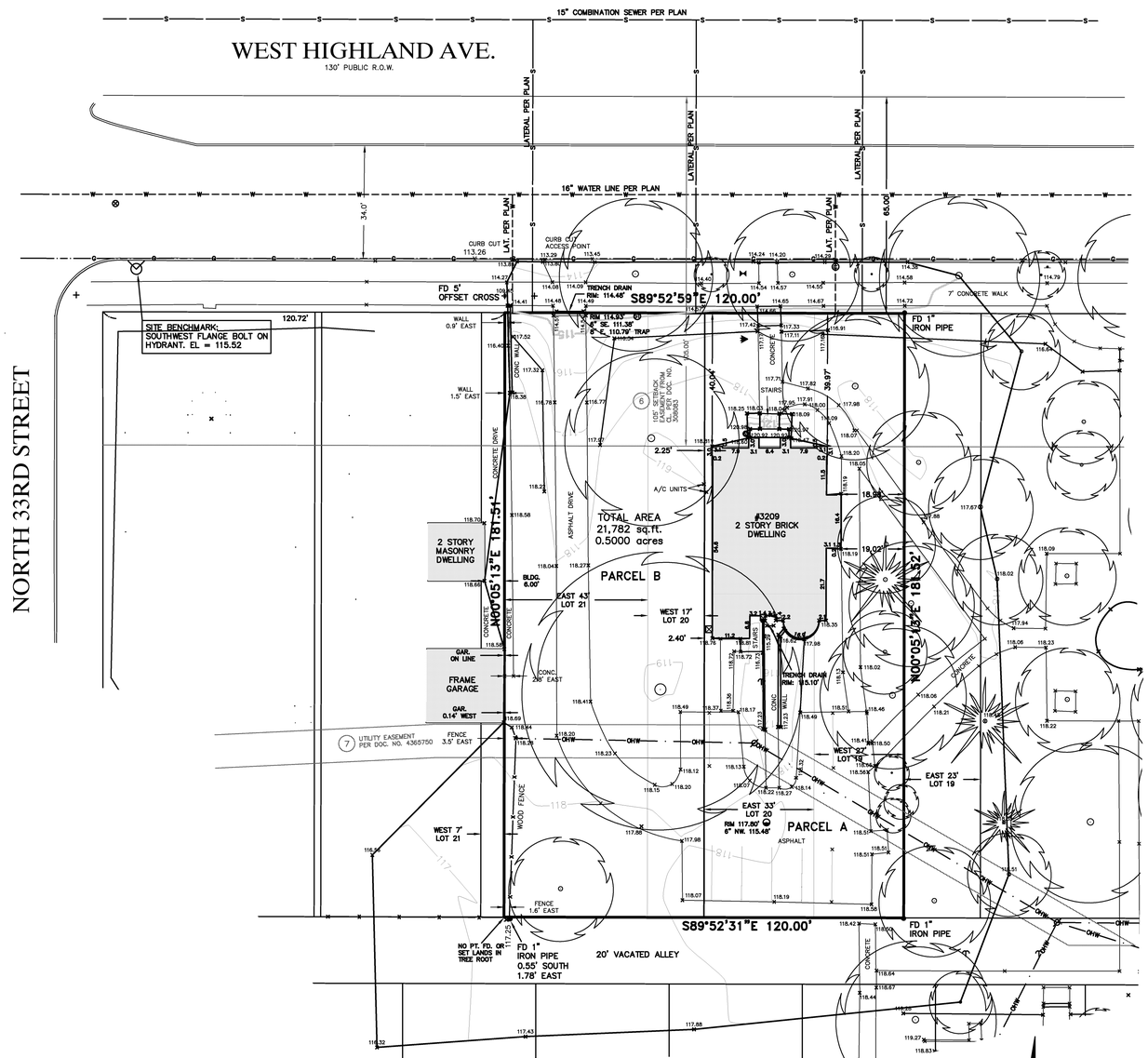
G. Notes
The Western Neighbor's concrete drive and concrete wall encroach into this property.

To: Old Milwaukee Investments, LLC, a Wisconsin limited liability company
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 "minimum standard detail requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005 and includes Items 1, 3, 4, 5, 6, 7(a), 8, 9, 10 and 11(b) of Table "A" thereof. Pursuant to the accuracy standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the relative positional accuracy of this survey does not exceed that which is specified therein.

Date of survey: June 3, 2010

Stephen G. Southwell
Registered Land Surveyor
Registration Number S–1939



LEGEND

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RAILROAD CROSSING SIGNAL
CABLE PEDESTAL
POWER POLE
GUY POLE
GUY WIRE
LIGHT POLE
SPOT/YARD/PEDESTAL LIGHT
HANDICAPPED PARKING
ELECTRIC MANHOLE
ELECTRIC PEDESTAL
ELECTRIC METER
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
FO MARKED FIBER OPTIC
GAS VALVE
GAS METER
GAS WARNING SIGN
STORM MANHOLE
ROUND INLET
SQUARE INLET
STORM SEWER END SECTION
SANITARY MANHOLE
SANITARY CLEANOUT OR SEPTIC VENT
SANITARY INTERCEPTOR MANHOLE
MISCELLANEOUS MANHOLE
WATER VALVE
HYDRANT
WATER SERVICE CURB STOP
WATER MANHOLE
WELL
WATER SURFACE
WETLANDS FLAG
MARSH
CONIFEROUS TREE
DECIDUOUS TREE
SHRUB
–EDGE OF TREES
S –SANITARY SEWER
STO–STORM SEWER
W –WATERMAIN
G –MARKED GAS MAIN
E –MARKED ELECTRIC
OHW–OVERHEAD WIRES
B –BUREAU ELEC. SERV.
T –MARKED TELEPHONE
TV–MARKED CABLE TV LINE
FO–MARKED FIBER OPTIC
780 INDICATES EXISTING CONTOUR ELEVATION
× 780.55 INDICATES EXISTING SPOT ELEVATION

DIGGERS HOTLINE #2010–22–10377

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

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

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

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GRäEF

Issue Date:
JUNE 24, 2010
Plot Date: 6/23/2010 11:03 AM

GENERAL PLANNED DEVELOPMENT

N 33RD STREET & N STATE STREET
MILWAUKEE, WI 53203

Project No.
2010–0004

Sheet Title
ALTA/ACSM LAND SURVEY FOR PARCEL 388-1715-100-8

Sheet No.
GPD.2a

R.A. Smith National, Inc.
Beyond Surveying and Engineering
16745 W. Bluemound Road, Brookfield WI 53005-5938
262-781-1000 Fax 262-797-7373, www.rasmithnational.com

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L:\Jobs2010\2010000\2010-0004\CAD\SITE\DWG\00\C_00_100_ALTA_00004.DWG

FIGURE GROUND MAP
1" = 300'-0"

LEGAL DESCRIPTION:

THAT PART OF LOTS 16, 19 AND 22 AND ALL OF LOTS 1 THROUGH 9, 17, 18 AND 23 IN THE SUBDIVISION OF BLOCK 5 IN SUBDIVISION OF LOTS 10 TO 19 INCLUSIVE IN DOUSMAN'S SUBDIVISION AND ALL VACATED ALLEYS ADJACENT IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF NORTH 33RD STREET AND THE SOUTH RIGHT OF WAY LINE OF WEST HIGHLAND BOULEVARD; THENCE SOUTH 89°52'59" EAST, ON AND ALONG SAID SOUTH RIGHT OF WAY LINE, 65.72 FEET TO THE EAST LINE OF THE WEST 2.00 FEET OF SAID LOT 22; THENCE SOUTH 00°05'13" WEST, ON AND ALONG SAID EAST LINE, 181.50 FEET TO THE SOUTH LINE OF SAID LOT 22; THENCE SOUTH 89°52'31" EAST, ON AND ALONG SAID SOUTH LINE, 55.00 FEET TO THE WEST LINE OF THE EAST 43.00 FEET OF LOT 21; THENCE NORTH 00°05'13" EAST, ON AND ALONG SAID WEST LINE, 181.51 FEET TO THE SOUTH RIGHT OF WAY LINE OF WEST HIGHLAND BOULEVARD; THENCE SOUTH 89°52'59" EAST, ON AND ALONG SAID SOUTH RIGHT OF WAY LINE, 255.00 FEET TO THE WEST LINE OF A 20 FOOT ALLEY; THENCE SOUTH 00°05'13" WEST, ON AND ALONG SAID WEST RIGHT OF WAY LINE, 201.54 FEET TO THE NORTH LINE OF LOT 10 OF SAID SUBDIVISION OF BLOCK 5; THENCE SOUTH 89°52'31" EAST, ON AND ALONG SAID NORTH LINE, 11.50 FEET TO THE EAST LINE OF THE WEST 3.00 FEET OF SAID LOT 10; THENCE SOUTH 00°00'05" EAST, ON AND ALONG SAID EAST LINE, 164.91 FEET TO THE NORTH RIGHT OF WAY LINE OF WEST STATE STREET; THENCE NORTH 89°52'01" WEST, ON AND ALONG SAID NORTH RIGHT OF WAY LINE, 386.91 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH 33RD STREET; THENCE NORTH 00°00'05" WEST, ON AND ALONG SAID EAST RIGHT OF WAY LINE, 366.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 129,492 SQUARE FEET (2.97 ACRES), MORE OR LESS.

LEGEND:

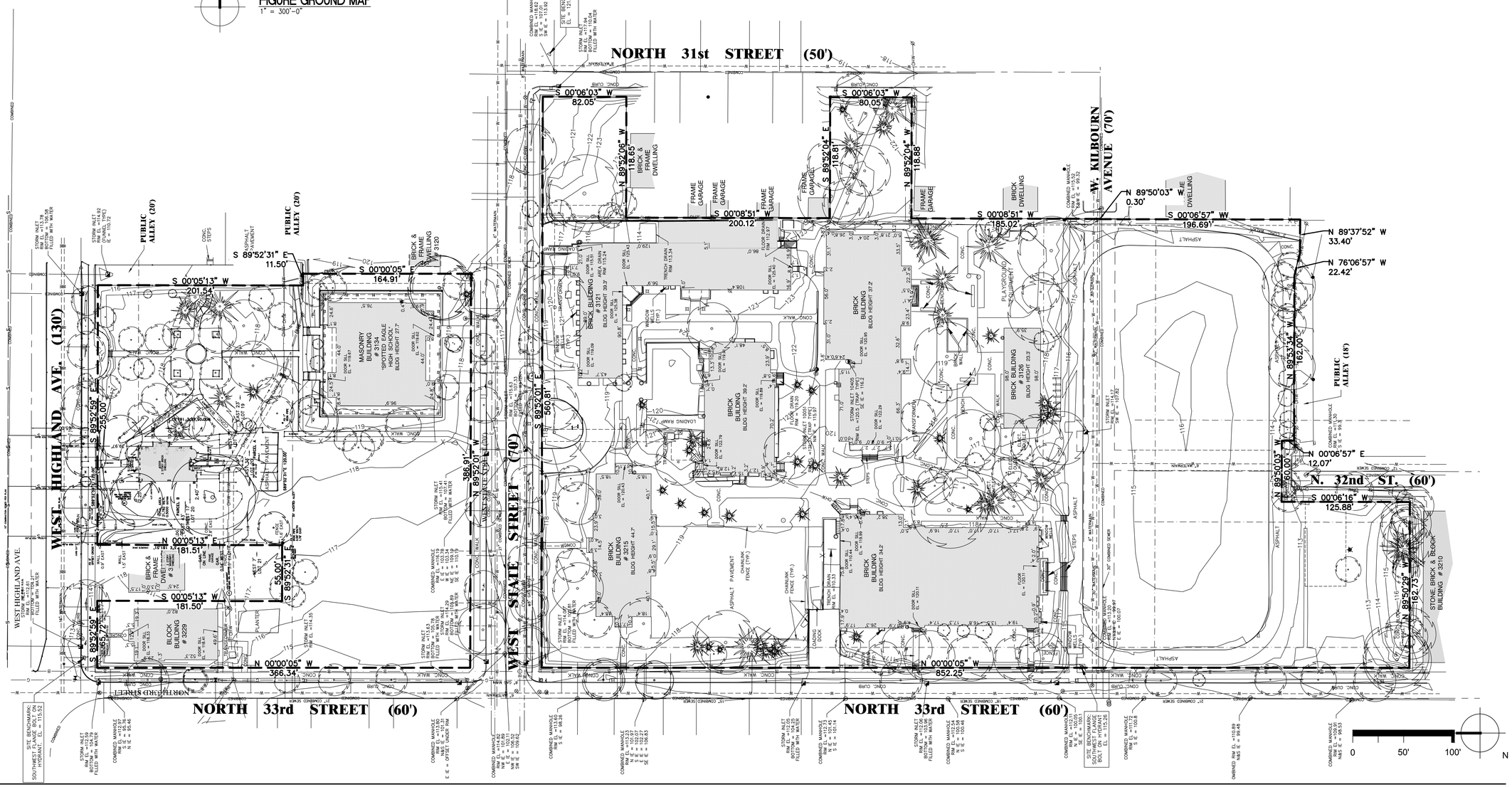
GPD BOUNDARY LINE

LEGAL DESCRIPTION:

THAT PART OF LOTS 1 THROUGH 9 IN BLOCK 2 OF THE SUBDIVISION OF BLOCK 5 IN SUBDIVISION OF LOTS 10 TO 19 INCLUSIVE IN DOUSMAN'S SUBDIVISION AND LOTS 1, 2, 8 AND 9 OF YALE'S SUBDIVISION, LOT 6 OF DOUSMAN'S SUBDIVISION, LOTS 1 THROUGH 14 OF BLOCK 1 AND ALL OF LOTS 1 THROUGH 7 AND PART OF LOTS 8, 9 AND 10 IN BLOCK 6 IN EDGEWOOD SUBDIVISION AND LOT 24 AND PART OF LOT 23 OF ASSESSMENT SUBDIVISION AND ALL VACATED STREETS AND ALLEYS ADJACENT IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF NORTH 33RD STREET AND THE SOUTH RIGHT OF WAY LINE OF WEST STATE STREET; THENCE SOUTH 89°52'01" EAST, 560.81 FEET TO THE WEST RIGHT OF WAY LINE OF NORTH 31ST STREET; THENCE SOUTH 00°06'03" WEST, ON AND ALONG SAID WEST RIGHT OF WAY LINE, 82.05 FEET TO THE SOUTH LINE OF LOT 2 OF SAID DOUSMAN'S SUBDIVISION; THENCE NORTH 89°52'06" WEST, ON AND ALONG SAID SOUTH LINE, 118.65 FEET TO THE EAST LINE OF LOT 6 OF SAID DOUSMAN'S SUBDIVISION; THENCE SOUTH 00°08'51" WEST, ON AND ALONG SAID EAST LINE, 200.12 FEET TO THE NORTHWEST CORNER OF LOT 8 OF SAID DOUSMAN'S SUBDIVISION; THENCE SOUTH 89°52'04" EAST, ON AND ALONG THE NORTH LINE OF SAID LOT 8, 118.81 FEET TO SAID WEST RIGHT OF WAY LINE; THENCE SOUTH 00°06'03" WEST, ON AND ALONG SAID WEST RIGHT OF WAY LINE, 80.05 FEET TO THE SOUTH LINE OF LOT 9 OF SAID DOUSMAN'S SUBDIVISION; THENCE NORTH 89°52'04" WEST, ON AND ALONG SAID SOUTH LINE, 118.88 FEET TO THE EAST LINE OF SAID LOT 6; THENCE SOUTH 00°08'51" WEST, 185.02 FEET; THENCE NORTH 89°50'03" WEST, 0.30 FEET; THENCE SOUTH 00°06'57" WEST, ON AND ALONG THE EAST LINE OF LOT 24 OF SAID ASSESSMENT SUBDIVISION, 196.69 FEET; THENCE NORTH 89°37'52" WEST, 33.40 FEET TO THE NORTH RIGHT OF WAY LINE OF A 18 FOOT PUBLIC ALLEY; THENCE NORTH 76°06'57" WEST, ON AND ALONG SAID NORTH RIGHT OF WAY LINE, 22.42 FEET; THENCE NORTH 89°53'34" WEST, ON AND ALONG SAID NORTH RIGHT OF WAY LINE, 162.00 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH 32ND STREET; THENCE NORTH 00°06'57" EAST, ON AND ALONG SAID EAST RIGHT OF WAY LINE, 12.07 FEET TO THE SOUTHERLY VACATED LINE OF SAID NORTH 32ND STREET; THENCE NORTH 89°50'03" WEST, ON AND ALONG SAID SOUTHERLY VACATED RIGHT OF WAY LINE, 60.00 FEET TO THE WEST RIGHT OF WAY LINE OF SAID NORTH 32ND STREET; THENCE SOUTH 00°06'16" WEST, ON AND ALONG SAID WEST RIGHT OF WAY LINE, 125.88 FEET TO THE SOUTH LINE OF THE NORTH 15.00 FEET OF LOT 10 OF SAID BLOCK 6; THENCE NORTH 89°50'29" WEST, ON AND ALONG SAID SOUTH LINE, 162.73 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH 33RD STREET; THENCE NORTH 00°00'05"WEST, ON AND ALONG SAID EAST RIGHT OF WAY LINE, 852.25 FEET TO THE TO THE POINT OF BEGINNING.

CONTAINING 363,121 SQUARE FEET (8.34 ACRES), MORE OR LESS.



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Issue Date:
JUNE 24, 2010
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GENERAL
PLANNED DEVELOPMENT

N 33RD STREET & N STATE STREET
MILWAUKEE, WI 53203

Project No.
2010-0004

Sheet Title

PROPOSED PROJECT
BOUNDARY DESCRIPTION

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Sheet No.
GPD.3

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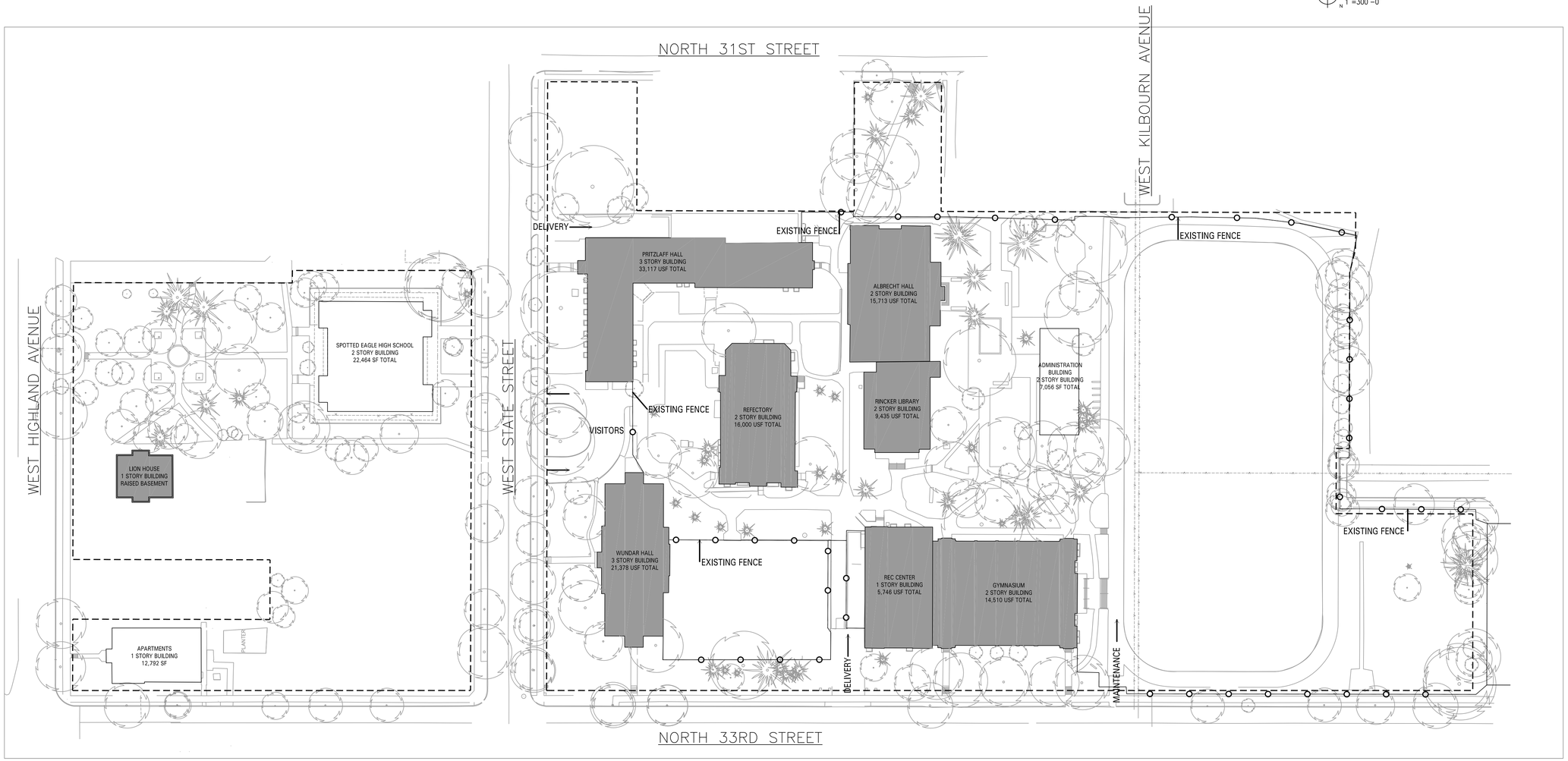
FIGURE GROUND MAP
1"=300'-0"



1 EXISTING FACILITIES SITE PLAN
1"=50'-0"

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GENERAL PLANNED DEVELOPMENT

N 33RD STREET & N STATE STREET
MILWAUKEE, WI 53203

Project No.
209181.00

Sheet Title
EXISTING FACILITIES SITE PLAN

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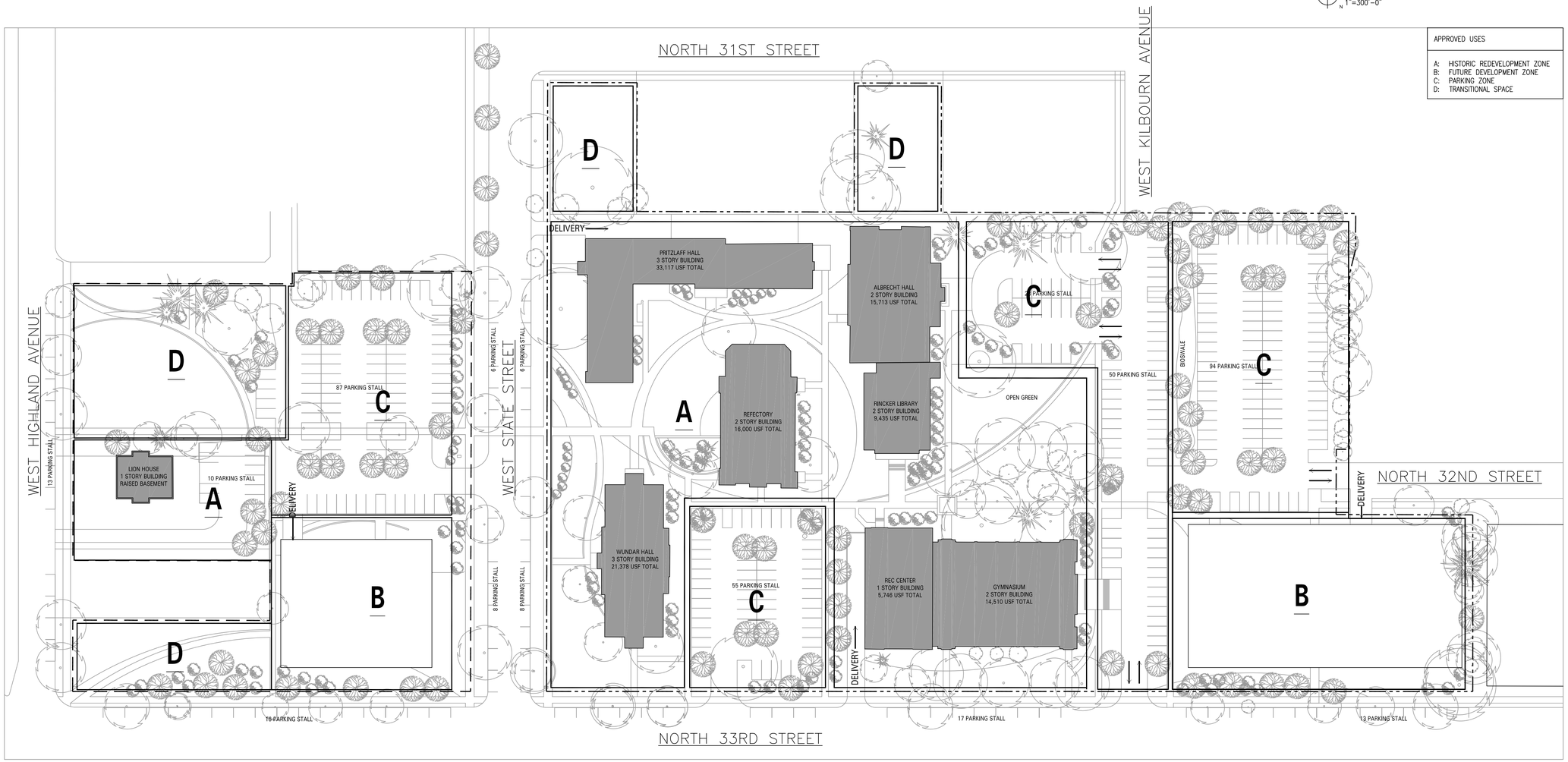
GPD.4

FIGURE GROUND MAP
1"=300'-0"



APPROVED USES

A: HISTORIC REDEVELOPMENT ZONE
B: FUTURE DEVELOPMENT ZONE
C: PARKING ZONE
D: TRANSITIONAL SPACE

1 PROPOSED BUILDING AND PARKING SITE PLAN
1"=50'-0"

Issue Date:
JUNE 24, 2010

GENERAL PLANNED DEVELOPMENT

N 33RD STREET & N STATE STREET
MILWAUKEE, WI 53203

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Sheet Title
PROPOSED BUILDING AND PARKING SITE PLAN

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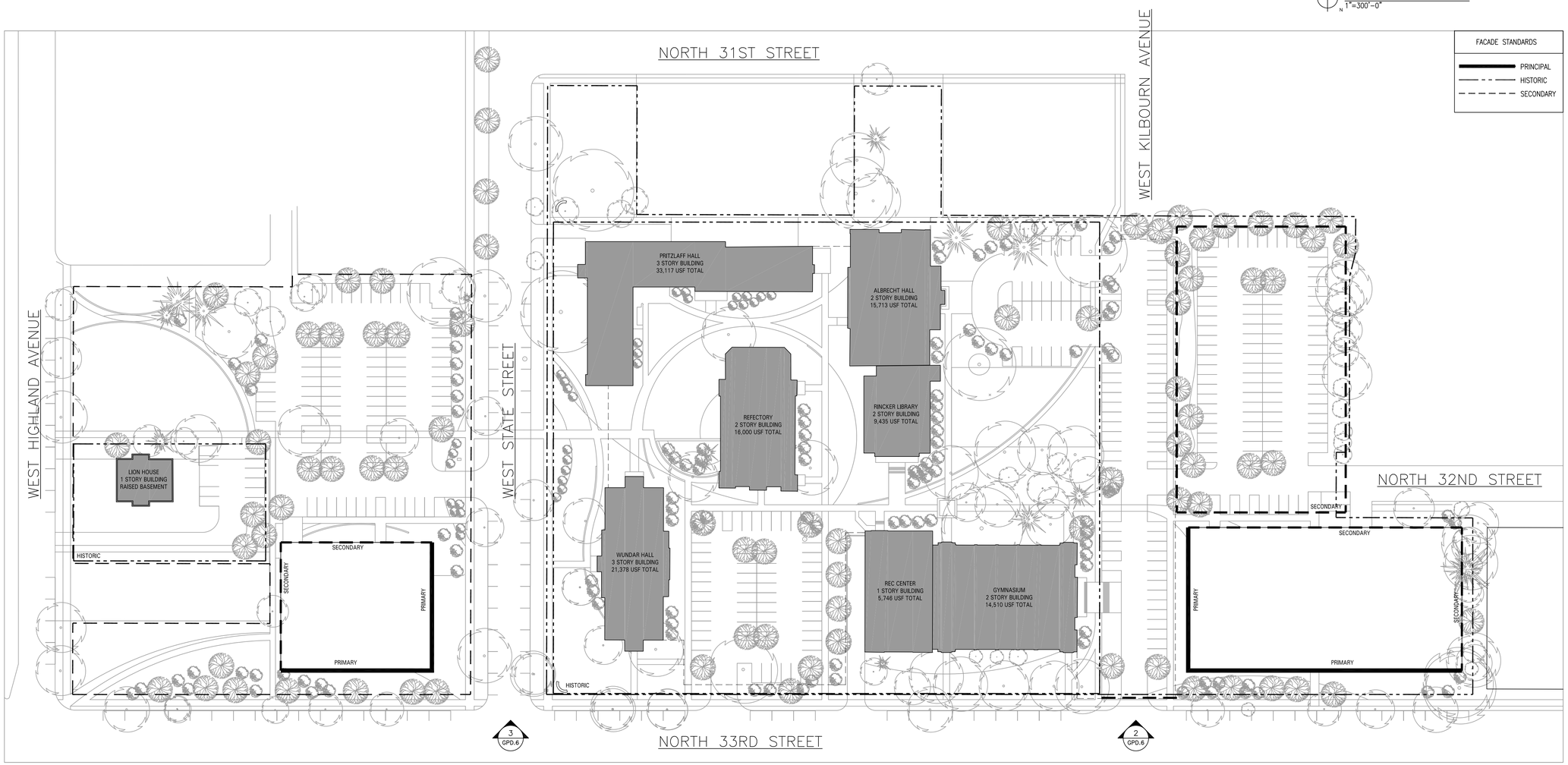
GPD.5

FIGURE GROUND MAP
1"=300'-0"



1 PROPOSED CAMPUS PERIMETER FACADE STANDARDS
1"=50'-0"

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PROPOSED CAMPUS PERIMETER FACADE STANDARDS

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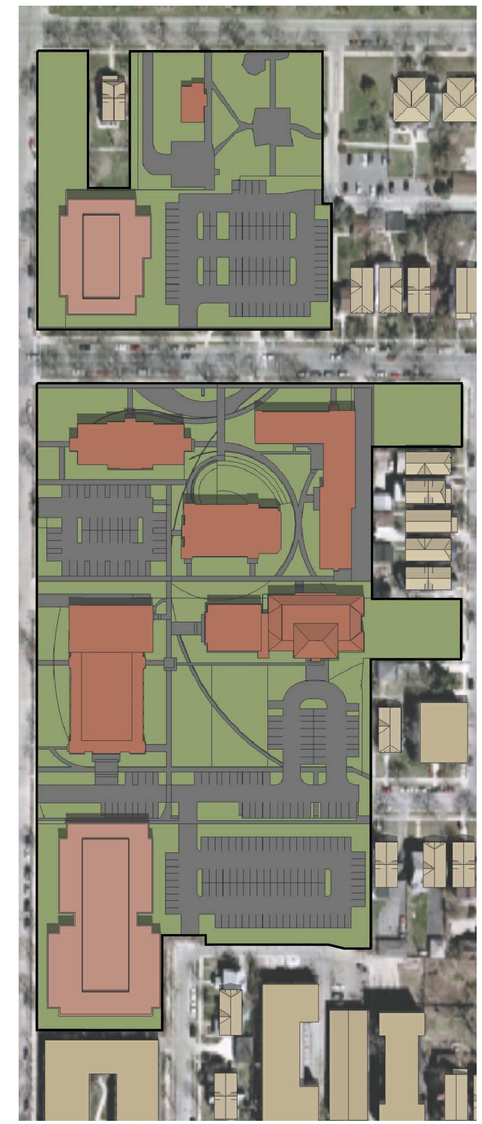
GPD.6

CONCEPTUAL EXAMPLE DEPICTING BUILDING CHARACTER

CONCEPTUAL EXAMPLE DEPICTING BUILDING CHARACTER

3D PERSPECTIVE/SITE AERIAL (FOR REFERENCE ONLY)



PRECINCT PLAN (FOR REFERENCE ONLY)

0 100' 200'

N

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GPD APPENDIX