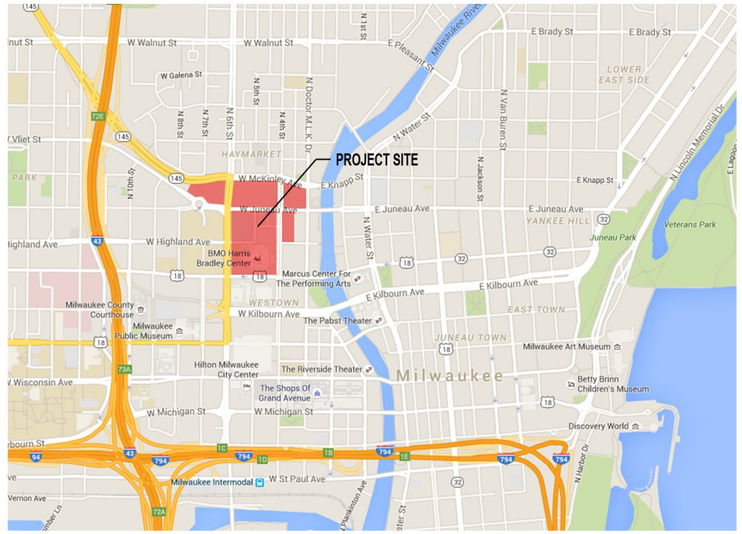
BUCKS ARENA DEVELOPMENT



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C103	Block 3 Plat of Survey	A016	Phase 1: Construction Sequence 1G	A160	Block 6 Development Standards
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C106	Old World Third Street St ALTA	A019	Phase 1: Construction Sequence 1J	A401	Site Photos Block 1
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A011	Phase 1: Construction Sequence 1B	A120	Block 2 Development Standards	A408	Site Photos Block 8
A012	Phase 1: Construction Sequence 1C				

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

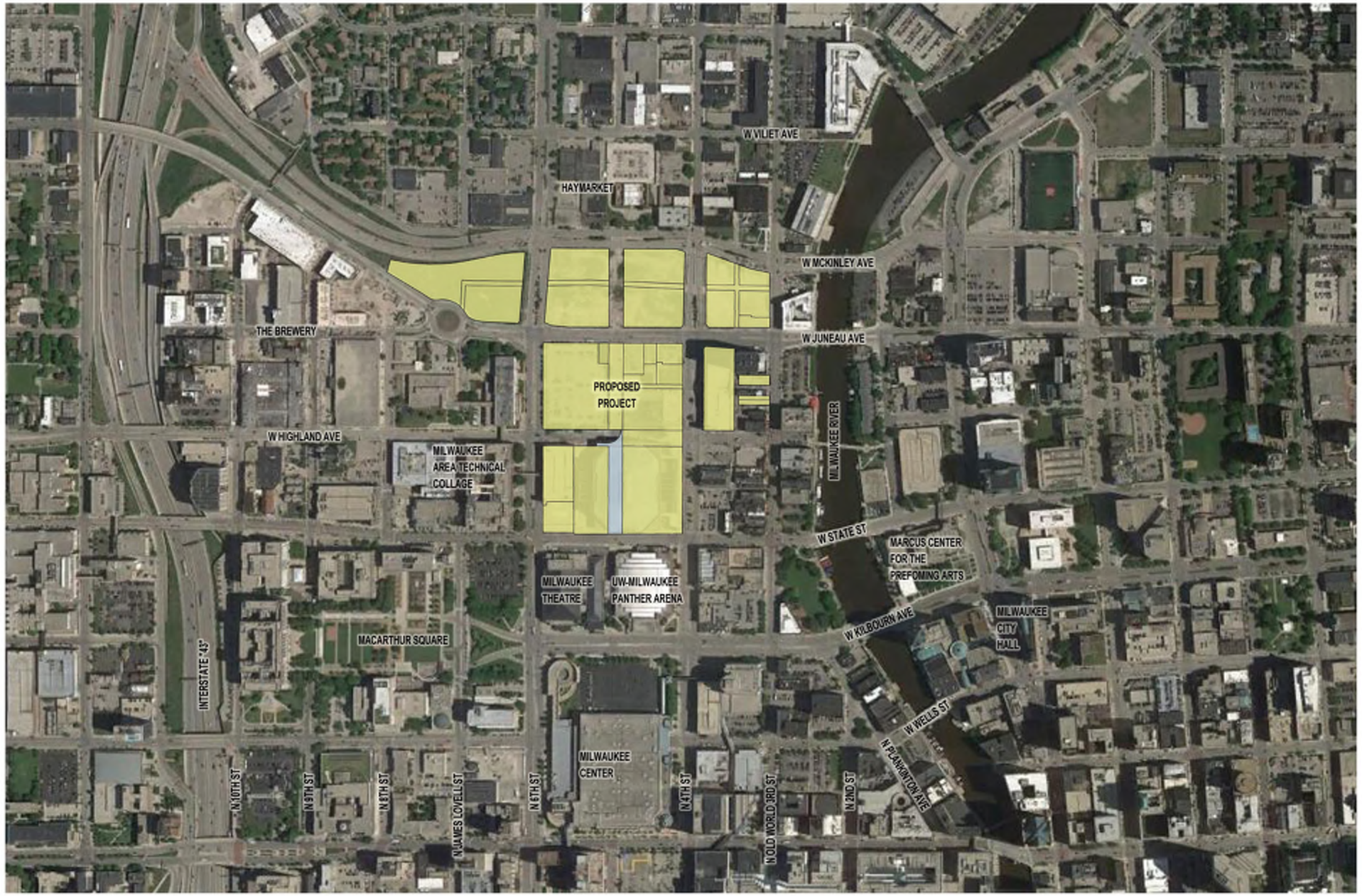
KAPUR & ASSOCIATES CONSULTING ENGINEERS

ICON VENUE GROUP

GPD SUBMITTAL FILE NUMBER: 150724

1/12/2016

PROJECT NUMBER: 15423-01



BUCKS ARENA DEVELOPMENT

A001 FILE NUMBER: 150724

LOCATION MAP

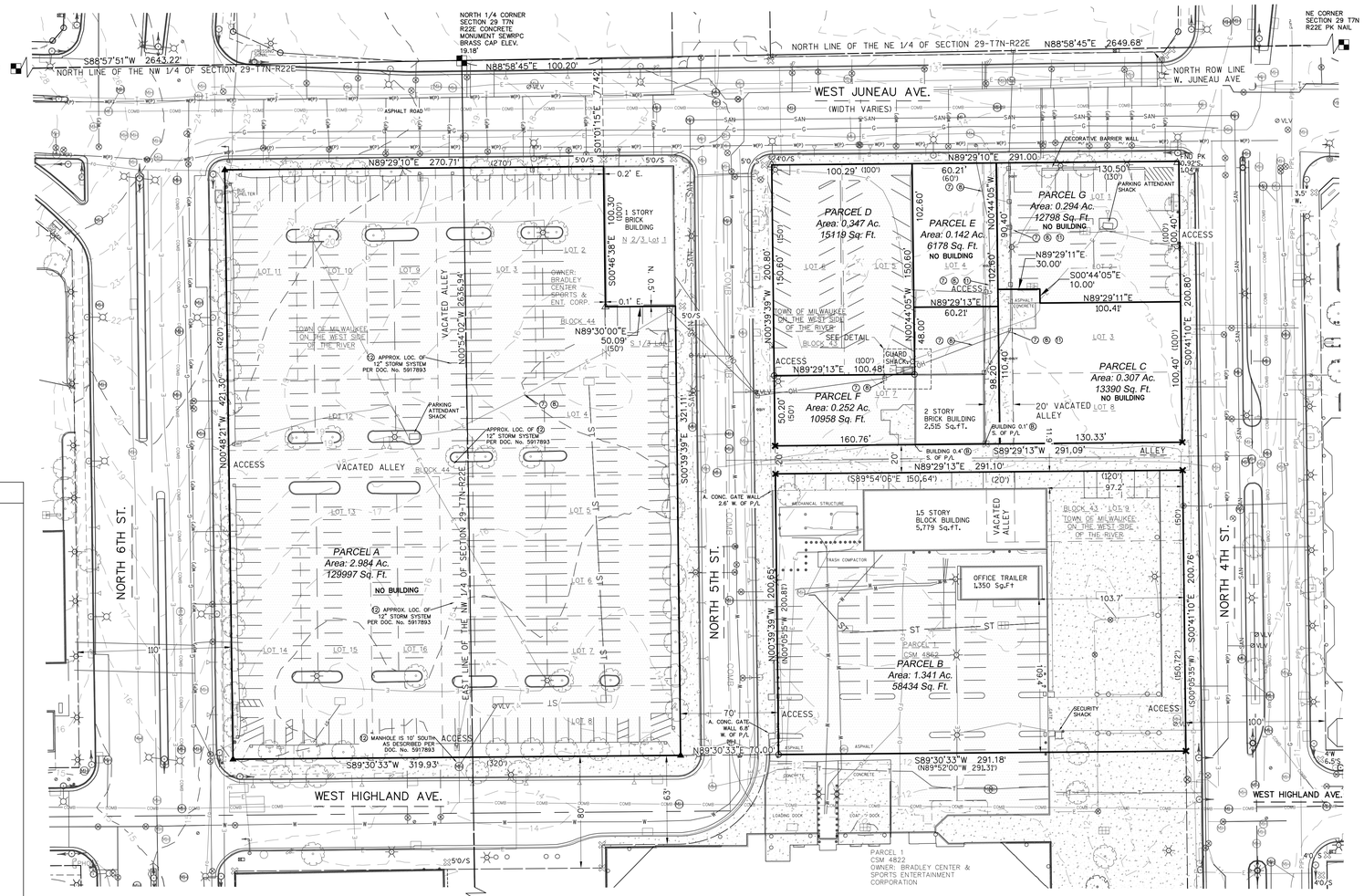
eppstein uhen : architects

10/23/2015 115423

© Eppstein Uhen 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.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
- = SOIL BORING
- 970.90= SPOT ELEVATION
- = BUSH, SHRUB
- = POLE/POST/BOLLARD
- = BOULDER
- = WINDMILL
- = TELEPHONE MANHOLE
- = ELECTRIC MANHOLE
- = WATER MANHOLE
- = UTILITY METER
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- = GUY WIRE POLE
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- = STEAM LINE

(P) IN LINESTYLE INDICATES, DRAWN PER EXISTING PLANS AND ARE APPROXIMATE

- = ASPHALT SURFACE
- = CONCRETE SURFACE
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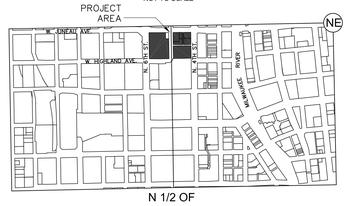


N 1/2 OF SEC. 29, T. 7 N., R. 22 E.

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:
20151721070, 20151721080, 20151721101, 20151721106, 20151721115, 20151721112, 20151721133, 20151721139, 20151721148, 20151721153, 20151721164, 20151721169, 20151721179, 20151721183, 20151721195, 20151721200, 20151721208, 20151721216, 20151721226, 20151721232, 20151721240, 20151721243, 20151721254, 20151721261, 20151721268, 20151721275, 20151721283, 20151721289, 20151721313, 20151721319, 20151721328, 20151721333

DETAIL SCALE 1" = 5'

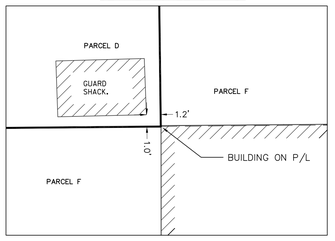


TABLE A NOTES

1. Monuments placed or found. (As shown)
2. Addresses shown within Legal Description
3. 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)
4. Gross land area: (As shown)
5. Vertical relief per contours shown on face of plat along with datum and bench marks.(As shown)

6(a). Current zoning as provided by insurer. (Not provided)

7(a). Exterior dimensions of all buildings at ground level. (As shown)

8. Substantial features as observed in the process of conducting the survey. (As shown)

11(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)

13. Names of adjoining owners of platted lands according to current public records. (As shown)
15. 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.)
16. Observed evidence of earth moving work, building construction or building additions. (None observed)
19. 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),(11),(12)

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:

1. Not Survey Related.
2. Not Survey Related.
3. Not Survey Related.
4. Not Survey Related.
5. Not Survey Related.
6. 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)
7. Easements or claims of easements not shown by the public records. (as shown)
8. Any claim of adverse possession or prescriptive easement. (as shown)
9. Not Survey Related.
10. Not Survey Related.
11. 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])
12. 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])
13. 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)
14. 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.
15. 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.
16. 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)
17. Agreement Not to Encumber recorded January 20, 2014 as Document No.10329059 (Parcel B, C and G)
18. (18-24 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.

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 Plat 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.: 361-0481 14-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 feet to a point; thence South 89 degrees 53 minutes 40 seconds East 140.65 feet to the point of commencement.
Tax Key No.: 392-2381-111-X
Address: 1111 N. 4th Street

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, Town 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, 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

SURVEYOR'S CERTIFICATE:

To:
1. BRADLEY CENTER SPORTS & ENTERTAINMENT CORPORTATION
2. BRADLEY CENTER CORPORATION
3. DEER DISTRICT LLC,
4. 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/ASCM 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 June 2, 2015.

Dated this 15 day of JUNE, 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:
BCSEC
ALTA

LOCATION:
MILWAUKEE, WISCONSIN

CLIENT:
BRADLEY CENTER SPORTS & ENTERTAINMENT CORPORATION

RELEASE:
FINAL

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 40'
0 40 80

SEAL:
WISCONSIN
MATTHEW T. O'ROURKE
S-2771
HARTFORD, WI
LAND SURVEYOR
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

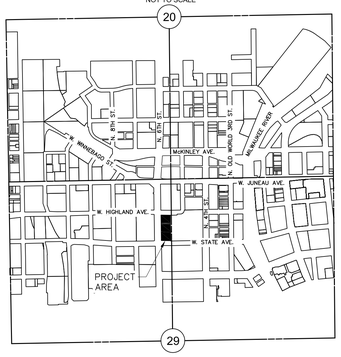
SHEET NUMBER:
C101
FILE NUMBER:150724

FILENAME: S:\Milw_Co\MilwCity\Priv\150200 - MKE Arena\Survey\DWG\150200_ALTA_ARENA_SITE.dwg

PLAT OF SURVEY WITH TOPOGRAPHY

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

VICINITY MAP
NOT TO SCALE



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

LEGEND

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- = CONTROL POINT
- = CHISELED MARK FOUND
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REGISTER'S HOTLINE TICKETS:
20153704301, 20153704304, 20153704332, 20153704340, 20153704428, 20153704438, 20153704444, 20153704448, 20153704455, 20153704459, 20153704465, 20153704468

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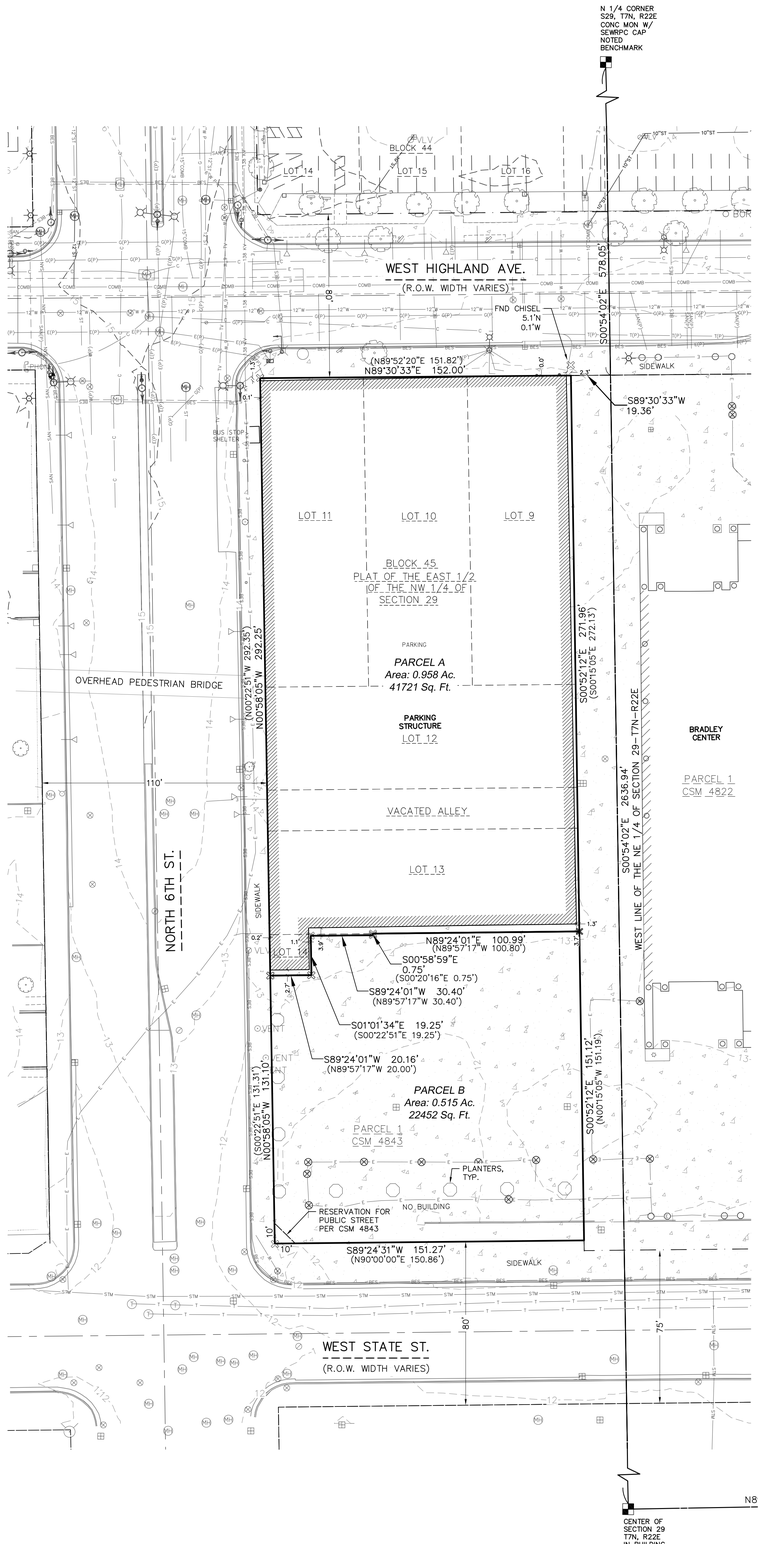


EASEMENT NOTES

- No specific easements were included in the Title Commitment provided for Parcel A.
- No search for easements of record completed.

NOTES

- All distances shown are ground measured distances.
- Grid scale factor per SEWRPC is 0.99992542
- Recorded as bearings and distances for Parcel A per Nienow plat of survey dated 4-24-1989

LEGAL DESCRIPTION PROVIDED PER CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER CO-3761, Revision A, Effective date August 14 , 2015

PARCEL A

Lots 9, 10, 11, 12 and 13, including the vacated East-West alley lying between said Lots 12 and 13, the North 20 feet of the West 20 feet of Lot 14 and the North 0.75 of a foot of Lot 14, except the West 20 feet thereof, all in Block 45, in Plat of the Town of Milwaukee on the West side of the River, in the Northwest 1/4 of Section 29, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee and State of Wisconsin, specifically excluding therefrom any portion of the 20.00 foot wide vacated North-South alley lying Easterly and adjoining said Lots 9, 12, and 13 and that part of the vacated East-West alley lying easterly of the east lot line of said Lot 12 extended south.

Tax Key No.: 361-0490-100-4

Address: 1030 N. 6th Street

SURVEYOR'S DESCRIPTION
PARCEL B (Not provided by Title Commitment).

Parcel 1 of Certified Survey Map No. 4843, recorded on November 25, 1988 as document no. 5990897, R1998, PGs 238-241 being a redivision of Lot 15 and 16 and a part of Lot 14 in Block 45 in Plat of East Half in the NE 1/4 of the NW 1/4 of Section 29, T7N, R22E, in the City of Milwaukee, Milwaukee, County, WI.

Tax Key No.: 391-0731-000

Address: 110 N. 6th Street

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

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 2

LOCATION:
MILWAUKEE, WISCONSIN

CLIENT:
MILWAUKEE BUCKS, LLC

RELEASE:
FINAL

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 30'
0 30 60

SEAL:
WISCONSIN
MATTHEW T. O'ROURKE
S-2771
HARTFORD, WI
LAND SURVEYOR

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

SHEET:
PLAT OF SURVEY

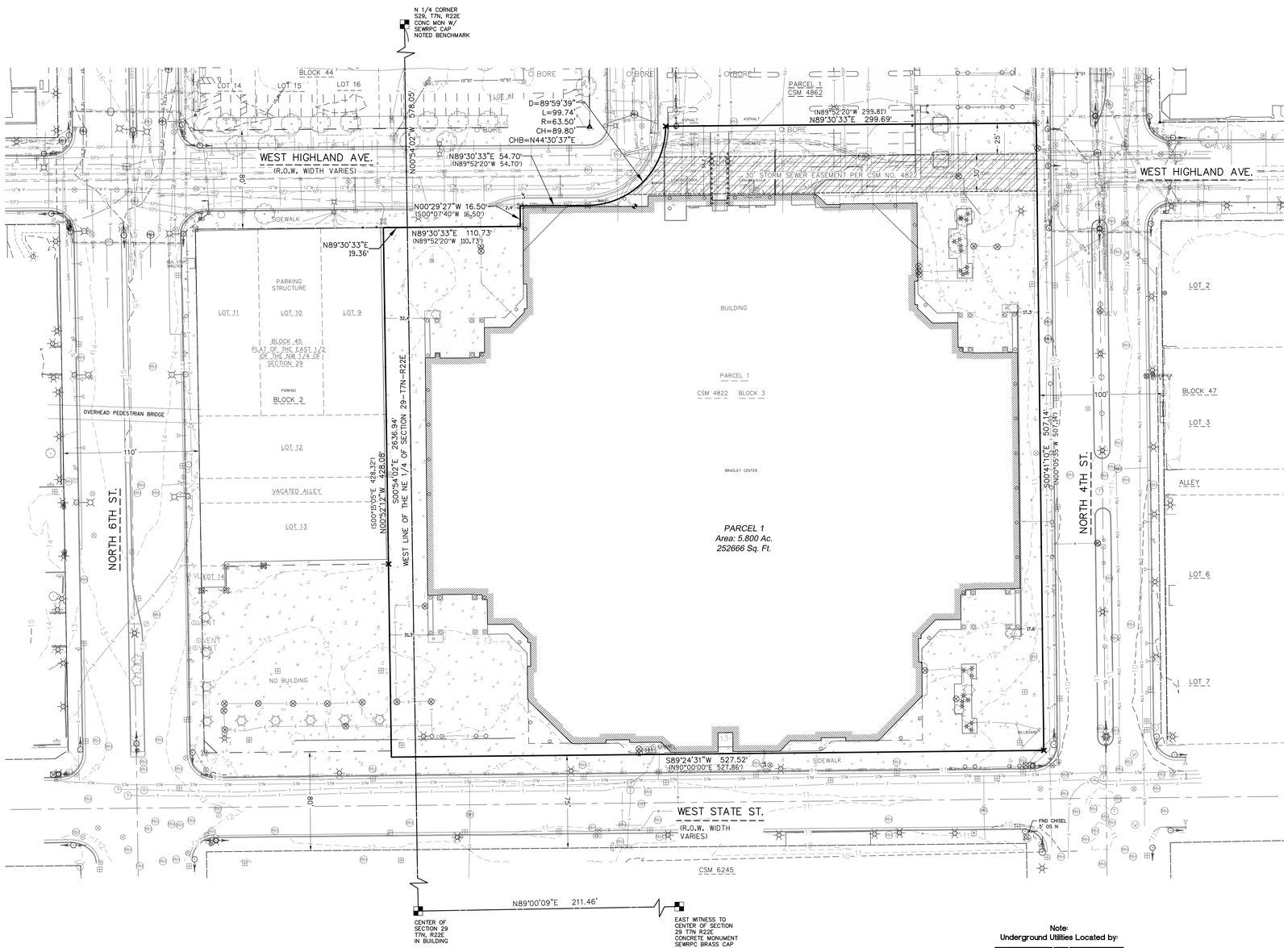
DESIGNED BY:	MO
DRAWN BY:	IM
CHECKED BY:	MB
APPROVED BY:	MO
PROJECT NUMBER:	15.0200.02

SHEET NUMBER:
C102
FILE NUMBER:150724

FILENAME: S:\Milw_Co\MilwCity\Priv\150200 - MKE Arena\Survey\DWG\150200_BLOCK2_SURVEY.dwg

PLAT OF SURVEY WITH TOPOGRAPHY

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.



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
- (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
- = 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
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- = UNDERGROUND TELEPHONE
- = UNDERGROUND ELECTRIC
- = OVERHEAD UTILITY LINES
- = UNDERGROUND FIBER OPTIC
- = UNDERGROUND CABLE TV
- =BUREAU OF ELEC. SERV. CI. MIL.
- = STEAM LINE
- = COMMUNICATION CONDUIT (P) IN LINESTYLE INDICATES, DRAWN PER EXISTING PLANS AND ARE APPROXIMATE

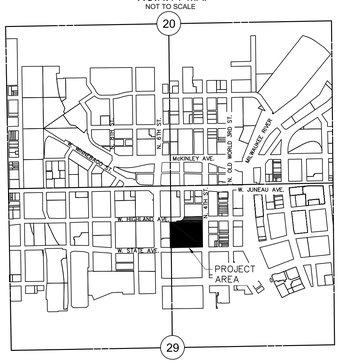
= ASPHALT SURFACE

= CONCRETE SURFACE

= WETLANDS

VICINITY MAP

NOT TO SCALE



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 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'

EASEMENT NOTES

- Storm Sewer Easement per CSM No. 4822

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
REGISTERS HOTLINE TICKETS:
20153704301, 20153704304, 20153704332, 20153704340, 20153704428, 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

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 3

LOCATION:
MILWAUKEE, WISCONSIN

CLIENT:
MILWAUKEE BUCKS, LLC

RELEASE:
FINAL

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 40'
0 40 80

SEAL:
WISCONSIN MATTHEW T. O'ROURKE S-2771 HARTFORD, WI LAND SURVEYOR
we listen. we innovate. we turn your vision into reality.

SHEET:
PLAT OF SURVEY

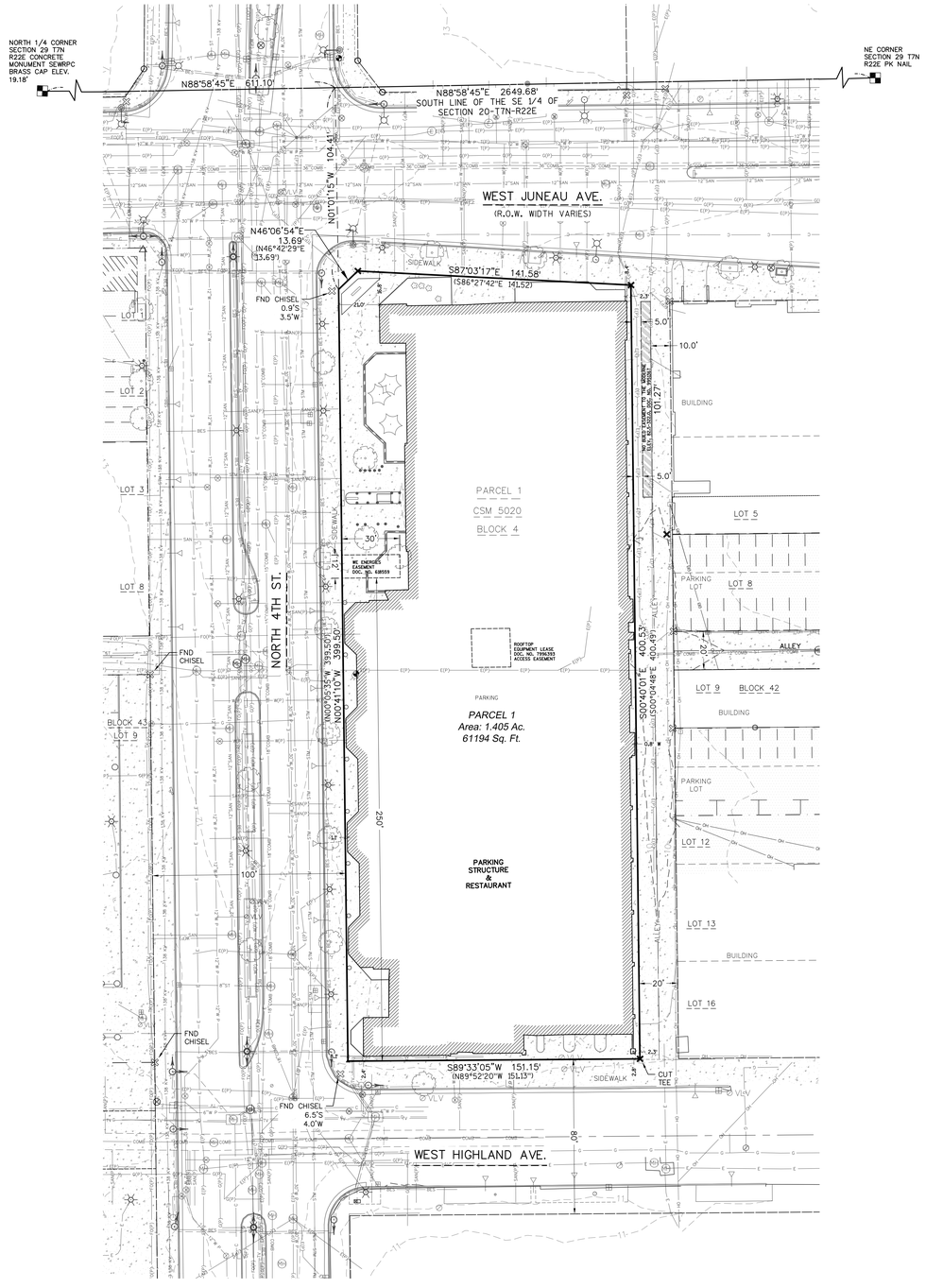
DESIGNED BY:	MO
DRAWN BY:	IM
CHECKED BY:	MB
APPROVED BY:	MO
PROJECT NUMBER:	15.0200.03

SHEET NUMBER:
C103
FILE NUMBER:150724

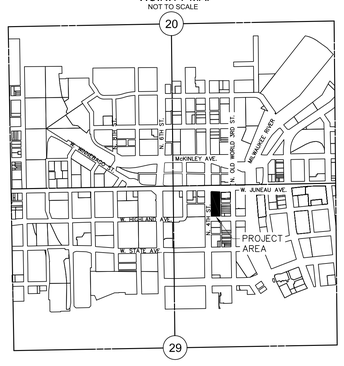
FILENAME: S:\Milw_Co\MilwCity\Priv\150200 - MKE Arena\Survey\DWG\150200_BLOCK3_SURVEY.dwg

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.



VICINITY MAP
NOT TO SCALE



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'

LEGEND

- = BENCH MARK
- = CONTROL POINT
- =CHISELED MARK FOUND
- = CUT CROSS SET
- = FOUND 1" IRON PIPE OR MONUMENTATION AS NOTED
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- = 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
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- = TREE STUMP
- CO = CLEANOUT
- FLAG = FLAG POLE
- WELL = WELL
- MWELL = MONITORING WELL
- = SIGN ON POST
- = PARKING METER
- = UTILITY CONTROL BOX
- VLV = UNKNOWN UTILITY VALVE
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- = MAJOR CONTOUR
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- =BUREAU OF ELEC. SERV. CI. MIL.
- = STEAM LINE
- = COMMUNICATION CONDUIT (P) IN LINESTYLE INDICATES, DRAWN PER EXISTING PLANS AND ARE APPROXIMATE
- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = WETLANDS

Note:
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DIGGERS HOTLINE

Toll Free (800)242-8511
Milwaukee Area (414)259-1181
Hearing Impaired TDD (800)542-2289
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REGISTER'S HOTLINE TICKETS:
20153704301, 20153704304, 20153704332, 20153704340, 20153704428, 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.

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 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: 1" = 30'
0 30 60

SEAL:
WISCONSIN
MATTHEW T. O'ROURKE
S-2771
HARTFORD, WI
LAND SURVEYOR

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

SHEET:
PLAT OF SURVEY

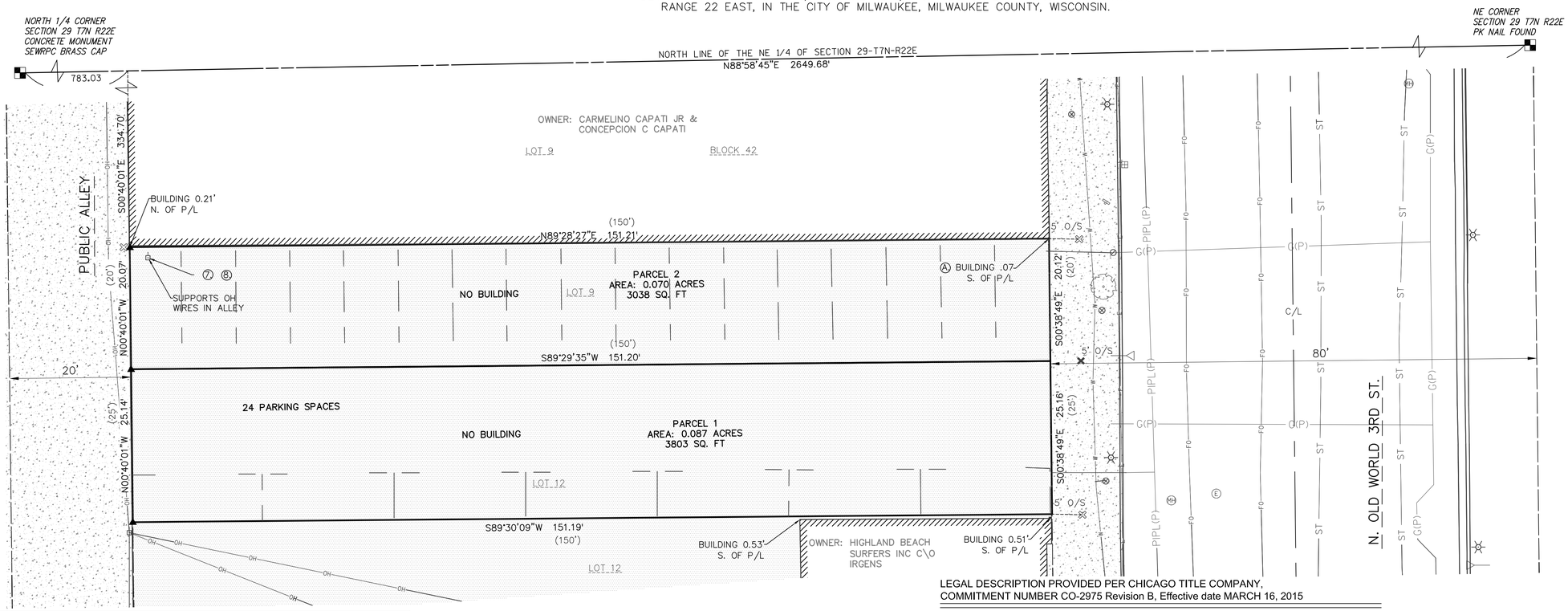
DESIGNED BY:	MO
DRAWN BY:	IM
CHECKED BY:	MB
APPROVED BY:	MO
PROJECT NUMBER:	15.0200.01

SHEET NUMBER:
C104
FILE NUMBER:150724

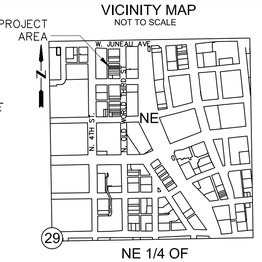
FILENAME: S:\Milw_Co\MilwCity\Priv\150200 - MKE Arena\Survey\DWG\150200_BLOCK4_SURVEY.dwg

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.



VICINITY MAP
NOT TO SCALE



NE 1/4 OF
SEC. 29, T. 7 N., R. 22 E.

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
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- = 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
- MWELL = MONITORING WELL
- = SIGN ON POST
- = PARKING METER
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- = OVERHEAD UTILITY LINES
- = UNDERGROUND FIBER OPTIC
- = UNDERGROUND CABLE TV
- = BUREAU OF ELEC. SERV. Cl. MIL.
- = STEAM LINE

(P) IN LINESTYLE 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 CORPORTATION
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/ASCM 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

1. Monuments placed or found. (As shown)
2. Addresses shown within Legal Description
3. 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)
4. Gross land area: (As shown)
5. Vertical relief per contours shown on face of plat along with datum and bench marks.(As shown)
6(a). Current zoning as provided by insurer. (Not provided)
7(a). Exterior dimensions of all buildings at ground level. (No Building)
8. Substantial features as observed in the process of conducting the survey. (As shown)
9. Striping, number and type (e.g. handicapped, motorcycle, regular, etc.) of parking spaces in parking areas, lots and structures. (24 Parking Spaces)
11(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)
13. Names of adjoining owners of platted lands according to current public records. (As shown)
15. 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.)
16. Observed evidence of earth moving work, building construction or building additions. (None observed)
19. Location of wetland areas as delineated by appropriate authorities. No wetlands located on subject site.

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:

1-5, Not survey related.
6. 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.
7. Easements or claims of easements not shown by the public records.
8. Any claim of adverse possession or prescriptive easement.
9. Not Survey Related.
10. 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.
11. 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.)

12.-20. Not Survey Related.

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:
20151909821

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

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:
1117-1119, 1121-1123 N. OLD WORLD 3RD STREET

LOCATION:
CITY OF MILWAUKEE

CLIENT:
BRADLEY CENTER SPORTS & ENTERTAINMENT CENTER

RELEASE :
FINAL

REVISIONS:

#	DATE	DESCRIPTION

SEAL:
WISCONSIN
MATTHEW T. O'ROURKE
S-2771
HARTFORD, WI
LAND SURVEYOR

SCALE: 1" = 10'
0 5 10
IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

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

SHEET:
ALTA/ACSM LAND TITLE SURVEY

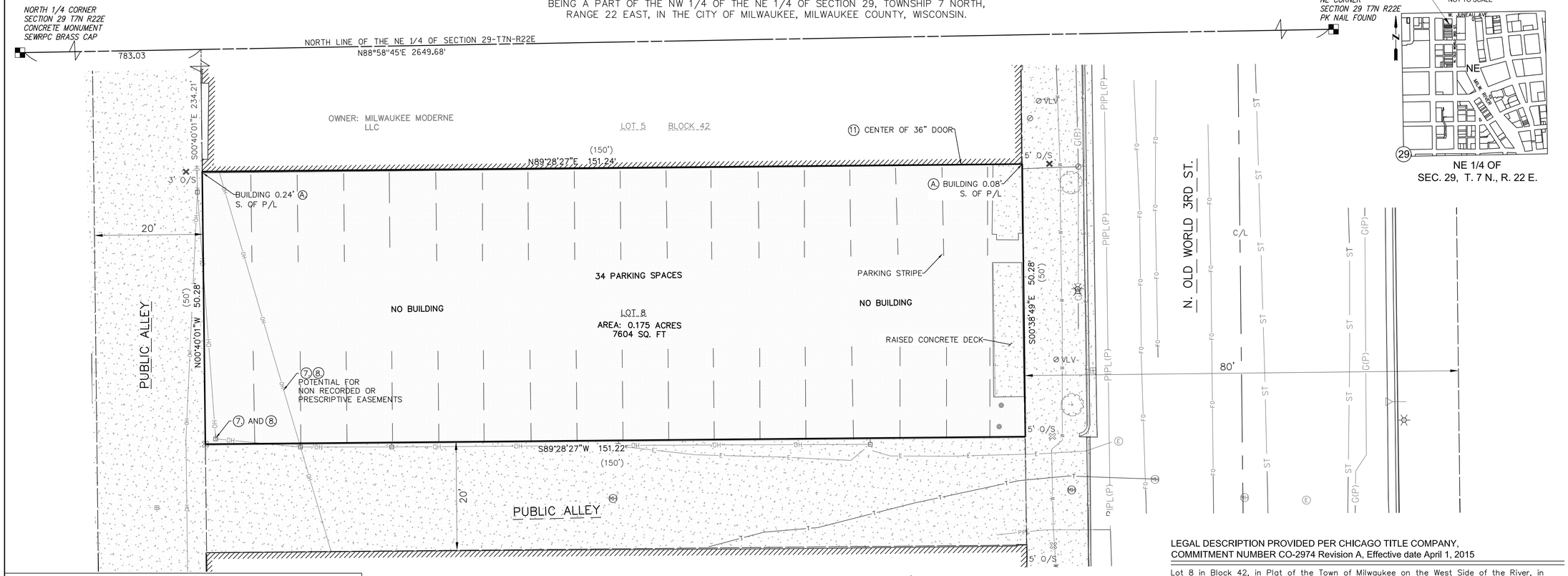
DESIGNED BY:	MO
DRAWN BY:	JH
CHECKED BY:	EG
APPROVED BY:	MO
PROJECT NUMBER:	15.0200.01

SHEET NUMBER:
C105
FILE NUMBER:150724

FILENAME: S:\Milw_Co\MilwCity\Priv\150200 - MKE Arena\Survey\DWG\150200_ALTA_1117-1119.dwg

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.



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
- MH = MANHOLE TYPE NOTED
- = FIRE HYDRANT
- BORE = SOIL BORING
- 970.90 = SPOT ELEVATION
- = BUSH, SHRUB
- = POLE/POST/BOLLARD
- = BOULDER
- VM = WINDMILL
- T = TELEPHONE MANHOLE
- E = ELECTRIC MANHOLE
- W = 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
- N/D = REFERENCE TO SCHEDULE B-II
- = TREE STUMP
- CO = CLEANOUT
- FLAG = FLAG POLE
- WELL = WELL
- MWELL = 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
- = 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.
- P/PL = STEAM LINE
- (P) IN LINESTYLE INDICATES, DRAWN PER EXISTING PLANS AND ARE APPROXIMATE
- (DIM) = RECORDED AS BREARING OR DISTANCE
- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = WETLANDS

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'

TABLE A NOTES

1. Monuments placed or found. (As shown)
2. Addresses shown within Legal Description
3. 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)
4. Gross land area: (As shown)
5. Vertical relief per contours shown on face of plat along with datum and bench marks.(As shown)

6(a). Current zoning as provided by insurer. (Not provided)

7(a). Exterior dimensions of all buildings at ground level. (As shown)

8. Substantial features as observed in the process of conducting the survey. (As shown)
9. Striping, number and type (e.g. handicapped, motorcycle, regular, etc.) of parking spaces in parking areas, lots and structures. (34 Parking Spaces)

11(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)

13. Names of adjoining owners of platted lands according to current public records. (As shown)
15. 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.)
16. Observed evidence of earth moving work, building construction or building additions. (None observed)
19. 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.

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:

1-4 Not survey related.

5. Rights or claims of parties in possession not shown by the public records.
6. 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.
7. Easements or claims of easements not shown by the public records.
8. Any claim of adverse possession or prescriptive easement.
9. Not Survey Related
10. 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.
11. 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.
12. 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

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

ENCROACHMENT NOTES

A. 1137 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.

NOTES

- All distances shown are ground measured distances.
- Grid to ground scale factor per SEWRPC is 0.99992542.
- Vehicular access to subject parcel gained via alley on west and south side of parcel.
- Last deed of record (Doc 4890020 Reel 828 Image 1163) legal description is incorrect and was corrected by the insurer in the Title Revised Commitment

SURVEYOR'S CERTIFICATE:

To:
1. BRADLEY CENTER SPORTS & ENTERTAINMENT CORPORTATION
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/ASCM 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

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:
1129-1135 N. OLD WORLD 3RD STREET ALTA SURVEY

LOCATION:
CITY OF MILWAUKEE

CLIENT:
BRADLEY CENTER SPORTS & ENTERTAINMENT CORPORATION

RELEASE:
FINAL

REVISIONS:

#	DATE	DESCRIPTION

SEAL:
WISCONSIN
MATTHEW T. O'ROURKE
S-2771
HARTFORD, WI
LAND SURVEYOR

SCALE: 1" = 10'
0 5 10
IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

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

SHEET:
ALTA/ACSM LAND TITLE SURVEY

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

SHEET NUMBER:
C106
FILE NUMBER:150724

FILENAME: S:\Milw_Co\MilwCity\Priv\150200 - MKE Arena\Survey\DWG\150200_ALTA_1129-1135.dwg

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.

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
- BORE= SOIL BORING
- 970.90= SPOT ELEVATION
- = BUSH, SHRUB
- = POLE/POST/BOLLARD
- = BOULDER
- = WINDMILL
- = TELEPHONE MANHOLE
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- = WATER MANHOLE
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- = CURB STOP
- = CATCH BASIN OR INLET
- = GAS VALVE
- = LIGHT POLE WITH MAST
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- = TREE (DECIDUOUS) DRIP LINE SCALABLE
- = TREE STUMP
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- MWELL= 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
- = 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.
- —PIPL— = STEAM LINE
- —C— = COMMUNICATION CONDUIT

(P) IN LINESTYLE INDICATES, DRAWN PER EXISTING PLANS AND ARE APPROXIMATE

- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = WETLANDS

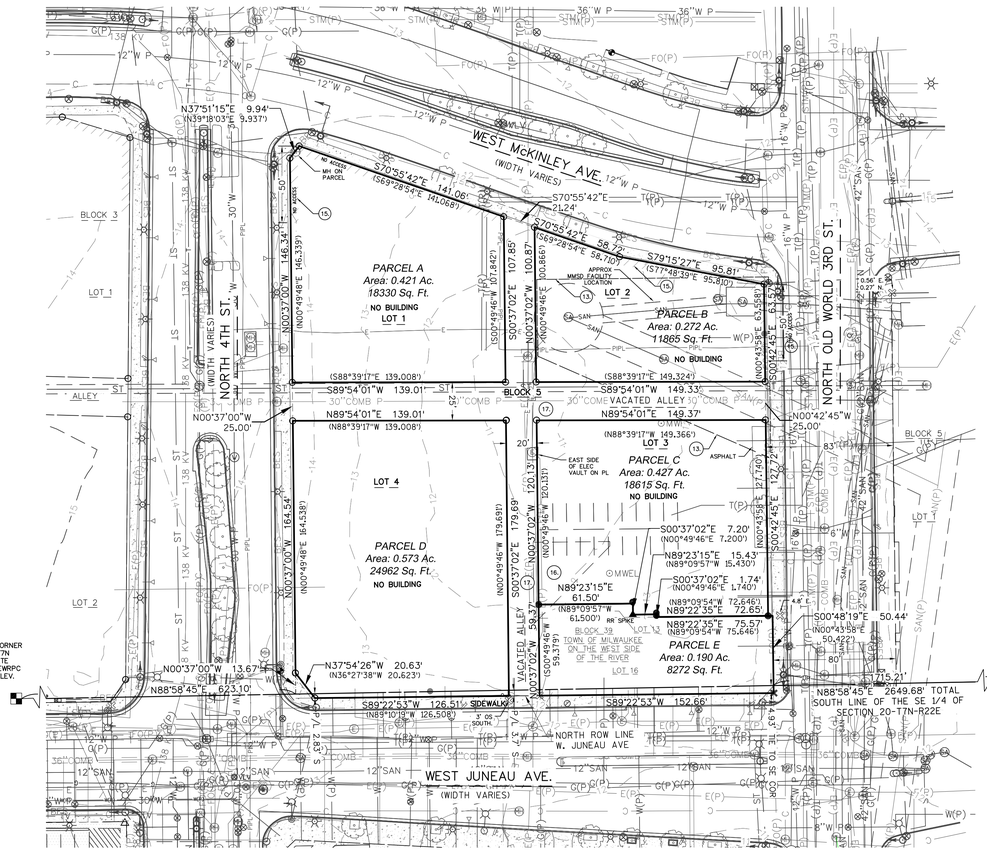


TABLE A NOTES

1. Monuments placed or found. (As shown)
2. Addresses shown within Legal Description
3. 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)
4. Gross land area: (As shown)
5. Vertical relief per contours shown on face of plat along with datum and bench marks. (As shown)

6(a). Current zoning as provided by insurer. (Not provided)

7(a.) Exterior dimensions of all buildings at ground level. (No buildings on subject parcels.)

8. Substantial features as observed in the process of conducting the survey. (As shown)

11(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)

13.(a) Names of adjoining owners of platted lands according to current public records. (Not applicable all adjoiners are streets.)

15. 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.)

16. Observed evidence of earth moving work, building construction or building additions. (None observed)

19. Location of wetland areas as delineated by appropriate authorities. No wetlands located on subject site.

ENCROACHMENT NOTES

- Electric manhole at Nortwest corner of Parcel A.
- Electric line running East–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:

1. Not Survey Related.
2. Not Survey Related.
3. Not Survey Related.
4. Not Survey Related.
5. Not Survey Related.
6. 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)
7. Easements or claims of easements not shown by the public records. (As shown)
8. 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.
9. Not Survey Related.
10. 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.)
11. 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.)
12. 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)
13. 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.)
14. 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. 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.(Subject Parcels are within the Redevelopment Area).
15. 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)
16. Award of Damages recorded as Document No. 4490240. (Approximate location as shown. Award of damages is for Highway Easement acquired by Milwaukee County Expressway Commission in September 1969 for construction and maintenance of Park East Freeway structures.)
17. Notice of Pendency of City Council Initiated Vacation recorded as Document No. 9602468. (North–South and East West alleys vacated as shown.)
18. – 28. Not Survey Related.

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 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 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 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 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 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 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 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 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.

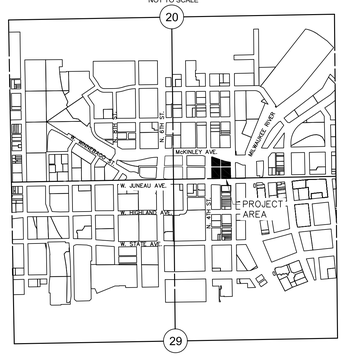
ALSO;

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

VICINITY MAP
NOT TO SCALE



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 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'

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:
20153216655, 20153216676, 20153117645, 20153117659, 20153117663, 20153117668, 20153117679, 20153117681, 20153117693, 20153117697, 20153117752, 20153117766

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:
1. MILWAUKEE BUCKS, LLC
2. 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'
0 40 80

SEAL:
WISCONSIN
MATTHEW T. O'ROURKE
S-2771
HARTFORD, WI
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

FILENAME: S:\Milw_Co\MilwCity\Priv\150200 – MKE Arena\Survey\DWG\150200_BLOCK5_ALTA.dwg

ALTA/ACSM LAND TITLE SURVEY

BEING A PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 20, AND PART OF THE 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.

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
- = 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
- CO = CLEANOUT
- FLAG = FLAG POLE
- WELL = WELL
- MWELL = MONITORING WELL
- = SIGN ON POST
- = PARKING METER
- = UTILITY CONTROL BOX
- VLV = UNKNOWN UTILITY VALVE
- FL. EL. = FIRST FLOOR ELEVATION
- = BUILDING OUTLINE
- = MINOR CONTOUR
- = MAJOR CONTOUR
- = FENCE
- = BEAM GUARD
- = CHAINLINK FENCE
- = 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.
- PIPE = STEAM LINE
- C = COMMUNICATION CONDUIT

(P) IN LINESTYLE INDICATES, DRAWN PER EXISTING PLANS AND ARE APPROXIMATE

- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = WETLANDS

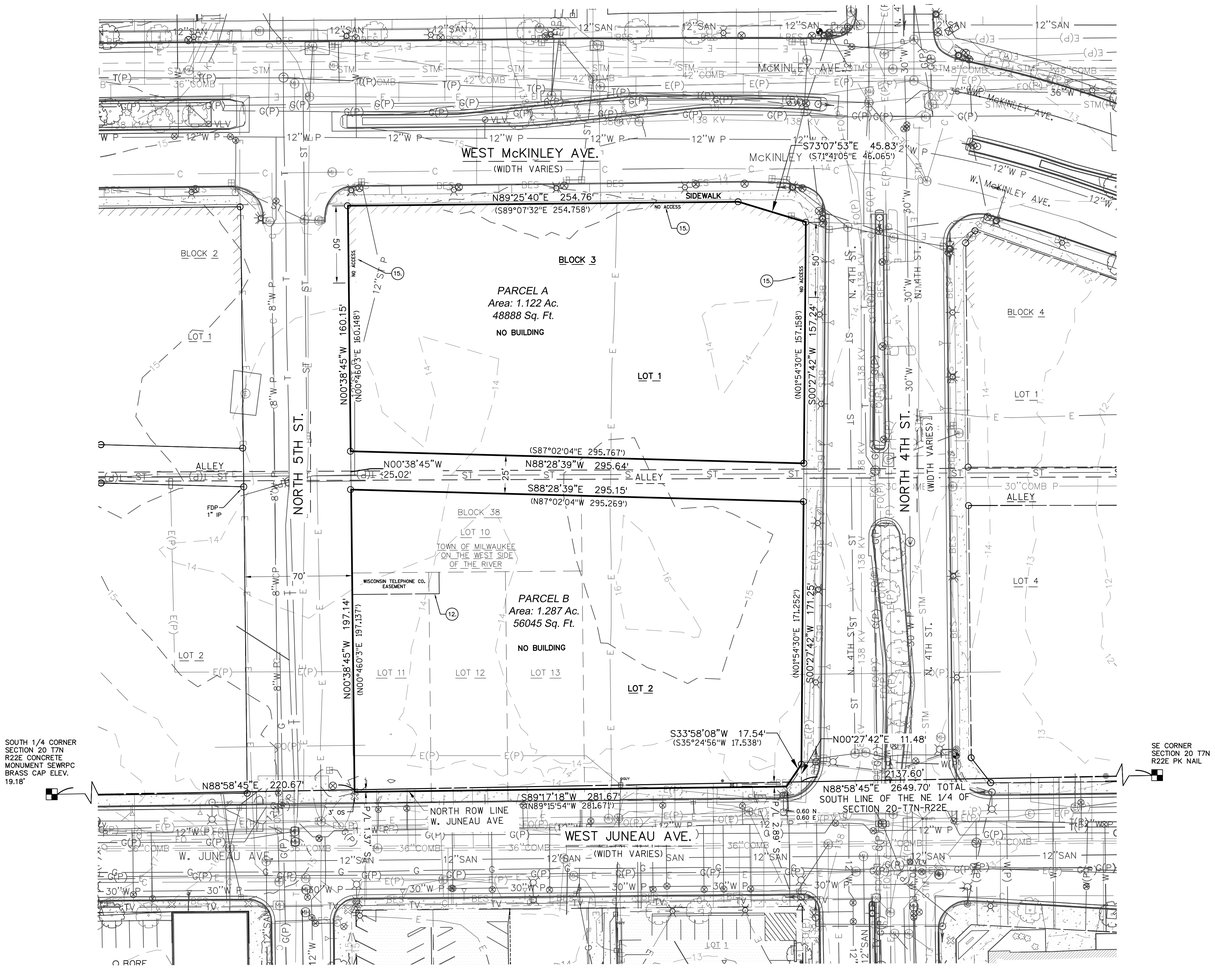


TABLE A NOTES

1. Monuments placed or found. (As shown)
2. Addresses shown within Legal Description
3. 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)
4. Gross land area: (As shown)
5. Vertical relief per contours shown on face of plat along with datum and bench marks. (As shown)

6(a). Current zoning as provided by insurer. (Not provided)

8. Substantial features as observed in the process of conducting the survey. (As shown)

11(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)

15. 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.)
16. Observed evidence of earth moving work, building construction or building additions. (None observed)
19. Location of wetland areas as delineated by appropriate authorities. No wetlands located on subject site.

ENCROACHMENT NOTES

- Electric line running N-S through both parcels
- Power pole and guy wire near S. Line of Parcel B
- Potential Electric line in the Southwest quad of Parcel B drawn in per plan.
- Potential Storm sewer along West line of Parcel A drawn in per plan.

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.

SCHEDULE B-II NOTES:

This survey was prepared based on Chicago Title Insurance Company Commitment For Title Insurance, Commitment No. CO-3560, effective date June 29, 2015 which lists the following applicable exceptions per Schedule B-II:

1. Not Survey Related.
2. Not Survey Related.
3. Not Survey Related.
4. Not Survey Related.
5. Not Survey Related.
6. 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)
7. Easements or claims of easements not shown by the public records. (As shown)
8. 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. (As shown)

9. Not Survey Related.
10. 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.)
11. 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 per plans and ground markings provided)
12. Easement to Wisconsin Telephone Company set forth in Warranty Deed recorded as Document No. 3056519. (As shown)
13. 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)
14. 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).
15. 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)
16. – 22. Not Survey Related.

LEGAL DESCRIPTION PROVIDED PER CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER CO-3560, Effective date June 29, 2015

Parcel A:

Lot 1, Block 3, 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 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 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: 362-0466-4

Address: 423 W. McKinley Avenue

Parcel B:

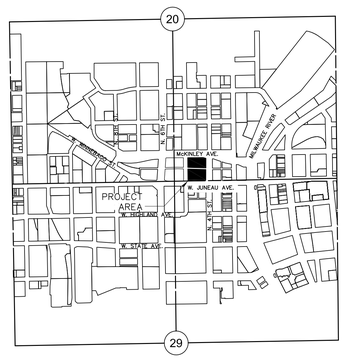
Lot 2, Block 3, in the Plat of Park East on the West Side of the Milwaukee River, being a division of part of Lots 6 and 7 and Lots 10 thru 13 and all of Lots 1 thru 5 and Lots 8, 9, 14, 15 and 16 in Block 37, also all of Lots 1 thru 16 in Block 38, also part of Lot 13 and all of Lots 1 thru 12 and Lots 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 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: 362-0467-X

Address: 420 W. Juneau Avenue

VICINITY MAP

NOT TO SCALE



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 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'

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:
20153216655, 20153216676, 20153117645, 20153117659, 20153117663, 20153117668, 20153117679, 20153117681, 20153117693, 20153117697, 20153117752, 20153117766

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:
1. MILWAUKEE BUCKS, LLC
2. 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 6
ALTA

LOCATION:
MILWAUKEE, WISCONSIN

CLIENT:
MILWAUKEE BUCKS, LLC

RELEASE:
FINAL

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 40'
0 40 80

SEAL:
WISCONSIN
MATTHEW T. O'ROURKE
S-2771
HARTFORD, WI
LAND SURVEYOR
we listen. we innovate.
we turn your vision into reality.

SHEET:
ALTA/ACSM LAND TITLE SURVEY

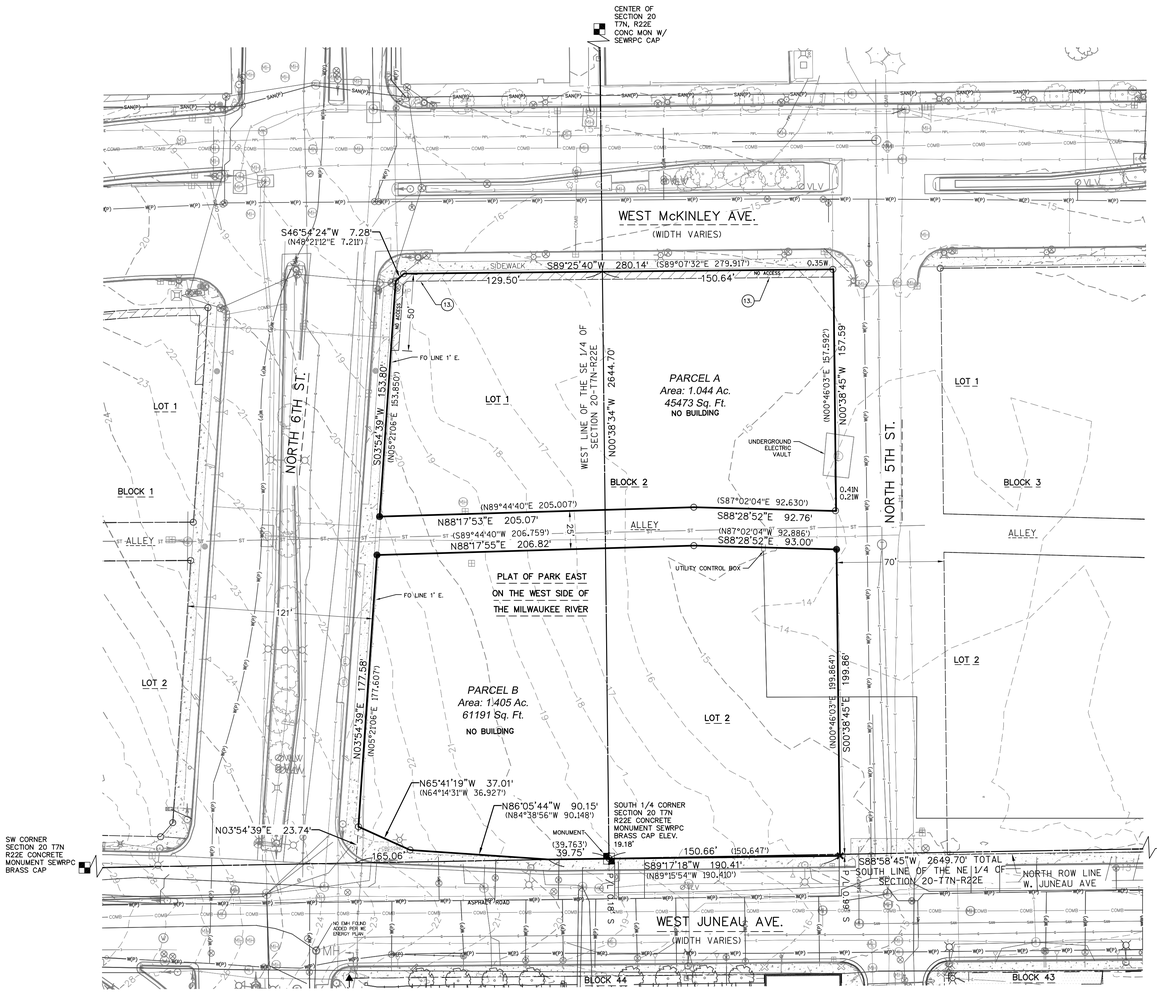
DESIGNED BY:	MO
DRAWN BY:	IM
CHECKED BY:	EG
APPROVED BY:	MO
PROJECT NUMBER:	15.0200.01

SHEET NUMBER:
C108
FILE NUMBER:150724

FILENAME: S:\Milw_Co\MilwCity\Priv\150200 - MKE Arena\Survey\DWG\150200_BLOCK6_ALTA.dwg

ALTA/ACSM LAND TITLE SURVEY

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



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
- SOIL BORING
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- = BOULDER
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- = CLEANOUT
- = FLAG POLE
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- = SIGN ON POST
- = PARKING METER
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- FL. EL. = FIRST FLOOR ELEVATION
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- = SANITARY SEWER
- = COMBINED SEWER
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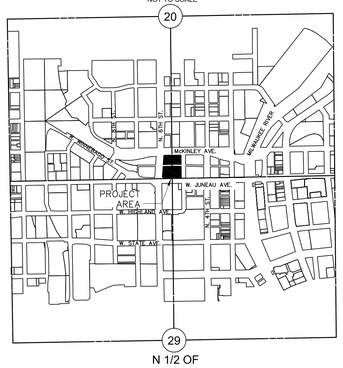
- = UNDERGROUND TELEPHONE
- = UNDERGROUND ELECTRIC
- = OVERHEAD UTILITY LINES
- = UNDERGROUND FIBER OPTIC
- = UNDERGROUND CABLE TV
- =BUREAU OF ELEC. SERV. CI. MIL.
- = STEAM LINE

(P) IN LINESTYLE INDICATES, DRAWN PER EXISTING PLANS AND ARE APPROXIMATE

- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = WETLANDS

VICINITY MAP
NOT TO SCALE



N 1/2 OF
SEC. 29, T. 7 N., R. 22 E.

LEGAL DESCRIPTION PROVIDED PER CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER CO-3559, Revision A, Effective date June 25, 2015

Parcel A:

Lot 1, Block 2, 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 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 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.: 362-0464-3
Address: 519 W. McKinley Avenue

PARCEL B:

Lot 2, Block 2, 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 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 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 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: 362-0465-9
Address: 516 W. Juneau Avenue

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:
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 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 N 1/4 CORNER OF SECTION 20-T7N-R22E. ELEV = 19.18'

TABLE A NOTES

1. Monuments placed or found. (As shown)
2. Addresses shown within Legal Description
3. 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)
4. Gross land area: (As shown)
5. Vertical relief per contours shown on face of plat along with datum and bench marks. (As shown)

6(a). Current zoning as provided by insurer. (Not provided)
7(a). Exterior dimensions of all buildings at ground level. (No buildings on subject site)
8. Substantial features as observed in the process of conducting the survey. (As shown)
11(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)
13. Names of adjoining owners of platted lands according to current public records. (NA adjoiners all right of way)
15. 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.)
16. Observed evidence of earth moving work, building construction or building additions. (None observed)
19. Location of wetland areas as delineated by appropriate authorities. No wetlands located on subject site.

ENCROACHMENT NOTES

- ELECTRIC VAULT
- LIGHT POLE NEAR SW CORNER PARCEL B
- MANHOLE AND INLET NEAR SOUTHWEST CORNER OF PARCEL A
- INLET NEAR NORTHWEST CORNER OF PARCEL B
- FIBER OPTIC LINE ALONG WEST LINE OF SUBJECT PARCELS

NOTES

- All distances shown are ground measured distances.
- Grid to ground scale factor per SEWRPC is 0.99992542
- All Lines Utility Services, LLC visited site and found no existing utilities.

SCHEDULE B-II NOTES: (No) (Corresponds with B-II Exceptions on the map)

This survey was prepared based on Chicago Title Insurance Company Commitment For Title Insurance, Commitment No. CO-3559, Revision A, effective date June 25, 2015 which lists the following applicable exceptions per Schedule B-II:

1. Not Survey Related.
2. Not Survey Related.
3. Not Survey Related.
4. Not Survey Related.
5. Not Survey Related.
6. 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)
7. Easements or claims of easements not shown by the public records.
8. 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.
9. Not Survey Related.
10. 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.
11. 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.
12. 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 Pan Amendment No. 5 recorded March 28, 2012, as Document No. 10098290. (Subject Parcels are within the Redevelopment Area).
13. 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)
14. – 26. 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:
1. MILWAUKEE BUCKS, LLC
2. 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/ASCM 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 July 31, 2015.

Dated this 31 day of JULY, 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 7
ALTA

LOCATION:
MILWAUKEE, WISCONSIN

CLIENT:
MILWAUKEE BUCKS, LLC

RELEASE:
FINAL

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 40'
0 40 80

SEAL:
WISCONSIN
MATTHEW T. O'ROURKE
S-2771
HARTFORD, WI
LAND SURVEYOR

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

SHEET:
ALTA/ACSM LAND TITLE SURVEY

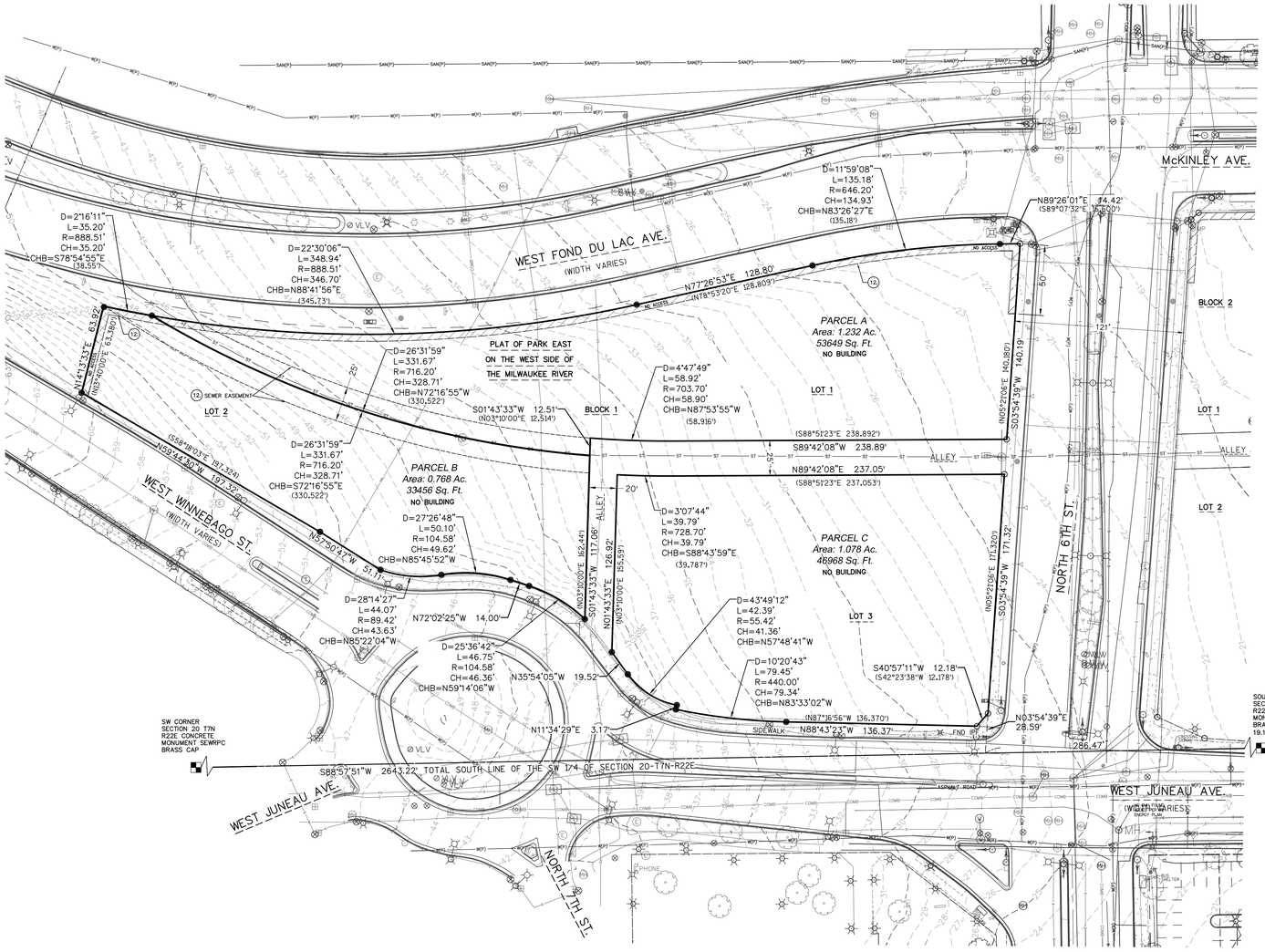
DESIGNED BY:	MO
DRAWN BY:	IM
CHECKED BY:	GS
APPROVED BY:	MO
PROJECT NUMBER:	15.0200.01

SHEET NUMBER:
C107
FILE NUMBER:150724

FILENAME: S:\Milw_Co\MilwCity\Priv\150200 – MKE Arena\Survey\DWG\150200_BLOCK7_ALTA.dwg

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.



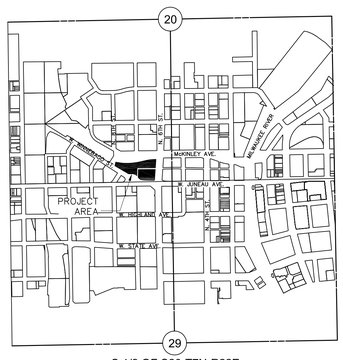
LEGEND

- ⚑ = BENCH MARK
- △ = CONTROL POINT
- ⊠ =CHISELED MARK FOUND
- ✖ = CUT CROSS SET
- ○ = FOUND 1" REBAR OR MONUMENTATION AS NOTED
- ● = 1-1/4" O.D.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
- (M) = MANHOLE TYPE NOTED
- ⍾ = FIRE HYDRANT
- BORE= SOIL BORING
- 970.90 = SPOT ELEVATION
- ☆ = BUSH, SHRUB
- ● = POLE/POST/BOLLARD
- ⬭ = BOULDER
- WMO = WINDMILL
- (T) = TELEPHONE MANHOLE
- (E) = ELECTRIC MANHOLE
- (W) = 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
- CO = CLEANOUT
- FLAG = FLAG POLE
- WELL = WELL
- MWELL = 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
- = 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 LINESTYLE INDICATES, DRAWN PER EXISTING PLANS AND ARE APPROXIMATE

- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = WETLANDS

VICINITY MAP
NOT TO SCALE



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

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 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 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 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.: 362-0461-7
Address: 1247 N. 6th Street

Parcel B:

Lot 2, Block 1, 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 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 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.

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 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 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 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.

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)259-1181
Hearing Impaired TDD (800)542-2289
www.DiggersHotline.com
REGISTER'S 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 20-7N-R22E. ELEV = 19.18'

TABLE A NOTES

1. Monuments placed or found. (As shown)
2. Addresses shown within Legal Description
3. 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)
4. Gross land area: (As shown)
5. Vertical relief per contours shown on face of plat along with datum and bench marks. (As shown)

6(a). Current zoning as provided by insurer. (Not provided)
7(a). Exterior dimensions of all buildings at ground level. (No buildings on subject site)
8. Substantial features as observed in the process of conducting the survey. (As shown)
11(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)
13. Names of adjoining owners of platted lands according to current public records. (NA adjoiners all right of way)
15. 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.)
16. Observed evidence of earth moving work, building construction or building additions. (None observed)
19. 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:

1. Not Survey Related.
2. Not Survey Related.
3. Not Survey Related.
4. Not Survey Related.
5. Not Survey Related.
6. 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)
7. Easements or claims of easements not shown by the public records. (As shown utility lines run through subject site, see encroachment notes)
8. 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)
9. Not Survey Related.
10. 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.)
11. 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 Pan Amendment No. 5 recorded March 28, 2012, as Document No. 10098290. (Subject Parcels are within the Redevelopment Area).
12. 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)
13. – 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:
1. MILWAUKEE BUCKS, LLC
2. 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/ASCM 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 July 7, 2015.

Dated this 14 day of AUGUST, 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 8
ALTA

LOCATION:
MILWAUKEE, WISCONSIN

CLIENT:
MILWAUKEE BUCKS, LLC

RELEASE:
FINAL

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 40'
0 40 80

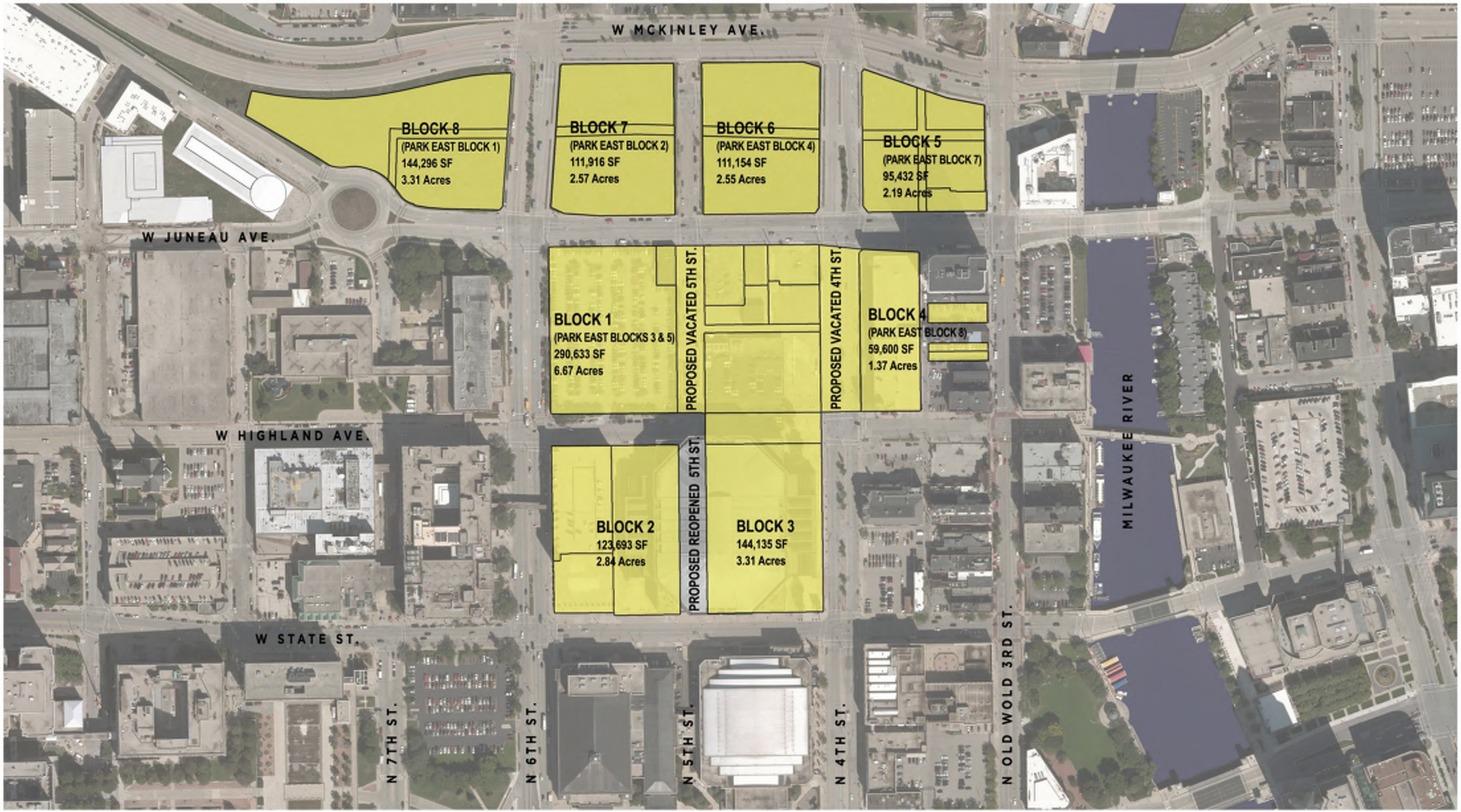
SEAL:
WISCONSIN
MATTHEW T. O'ROURKE S-2771 HARTFORD, WI
LAND SURVEYOR
we listen. we innovate.
we turn your vision into reality.

SHEET:
ALTA/ACSM LAND TITLE SURVEY

DESIGNED BY:	MO
DRAWN BY:	IM
CHECKED BY:	EG
APPROVED BY:	MO
PROJECT NUMBER:	15.0200.08

SHEET NUMBER:
C110
FILE NUMBER:150724

FILENAME: S:\Milw_Co\MilwCity\Priv\150200 – MKE Arena\Survey\DWG\150200_BLOCK8_ALTA.dwg



BLOCK PLAN

© Eppstein Uhen Architects, Inc.

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

BUCKS ARENA DEVELOPMENT

A010 FILE NUMBER 150724

PHASE 1: CONSTRUCTION SEQUENCING

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10/23/2015 15423-01

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

BUCKS ARENA DEVELOPMENT

A011 FILE NUMBER 150724

PHASE 1: CONSTRUCTION SEQUENCING

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10/23/2015 15423-01

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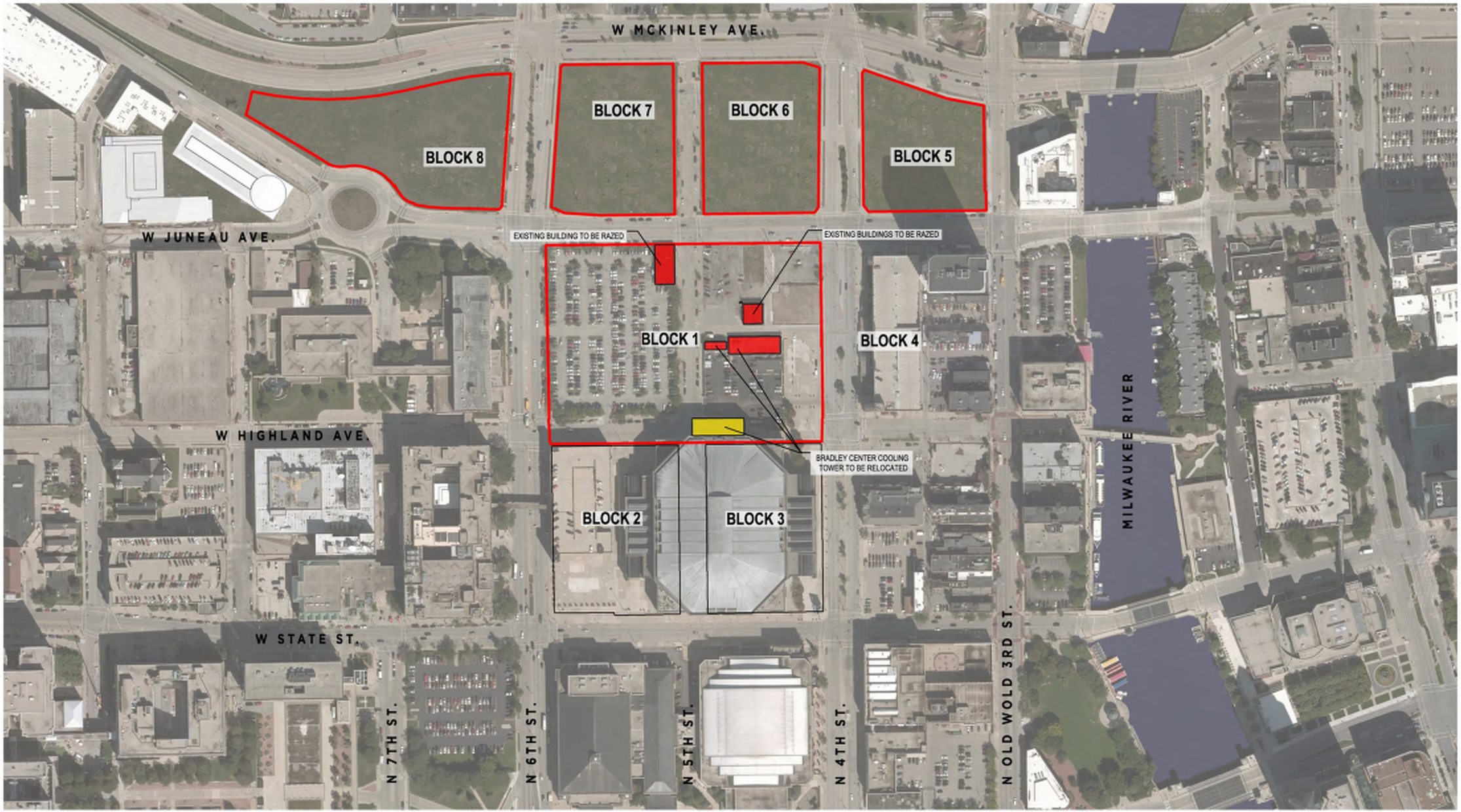

CONSTRUCTION SEQUENCE 1C: RAZE EXISTING STRUCTURES ON BLOCK 1. RELOCATE BRADLEY CENTER COOLING TOWER & INSTALL CONSTRUCTION FENCE FOR BLOCKS 1,7 & 8.

BUCKS ARENA DEVELOPMENT

A012 FILE NUMBER 150724

PHASE 1: CONSTRUCTION SEQUENCING

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10/23/2015 15423-01

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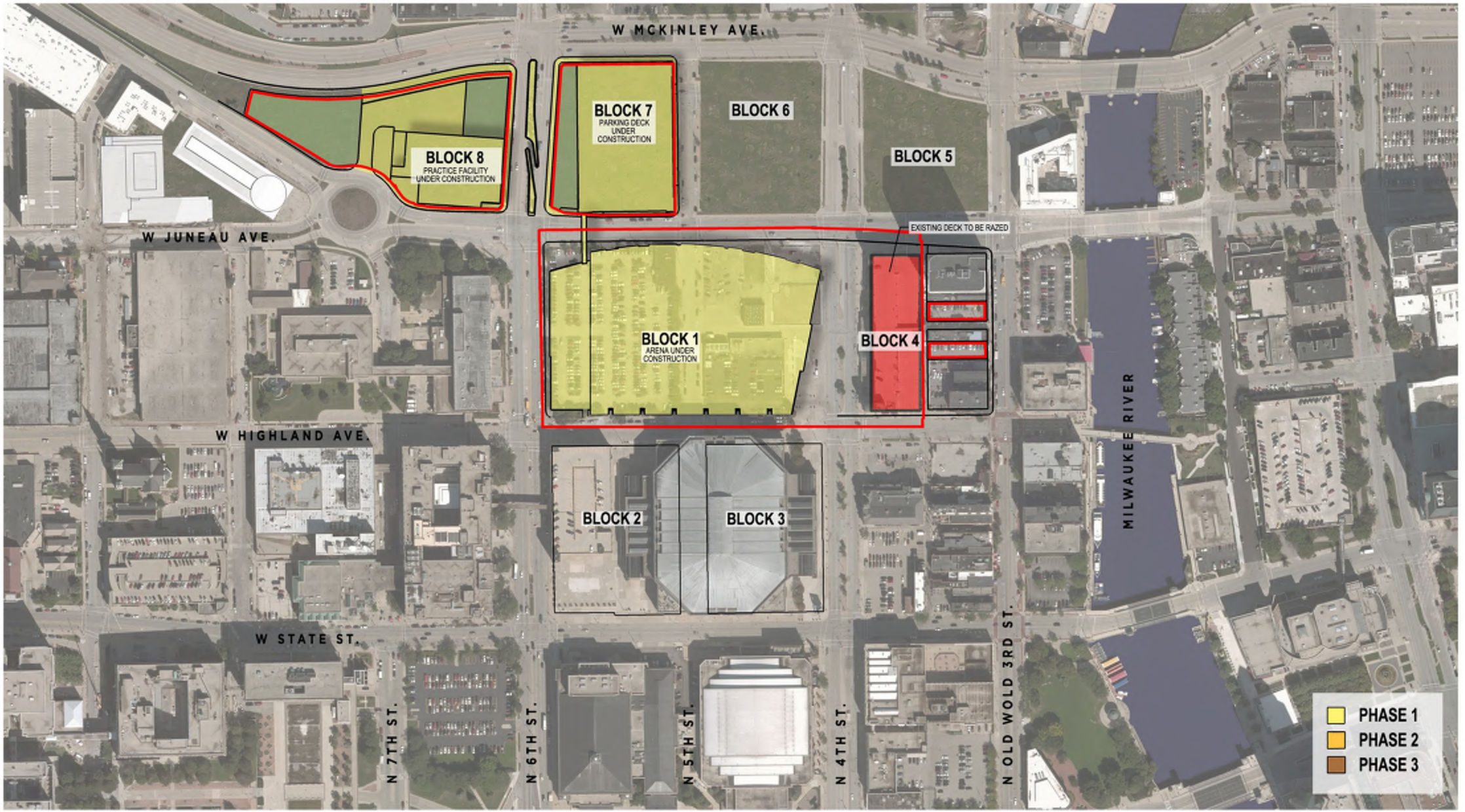

CONSTRUCTION SEQUENCE 1D: BLOCK 1, 7, 8 PHASE I UNDER CONSTRUCTION. EXTEND CONSTRUCTION FENCE & RAZE DECK ON BLOCK 4.

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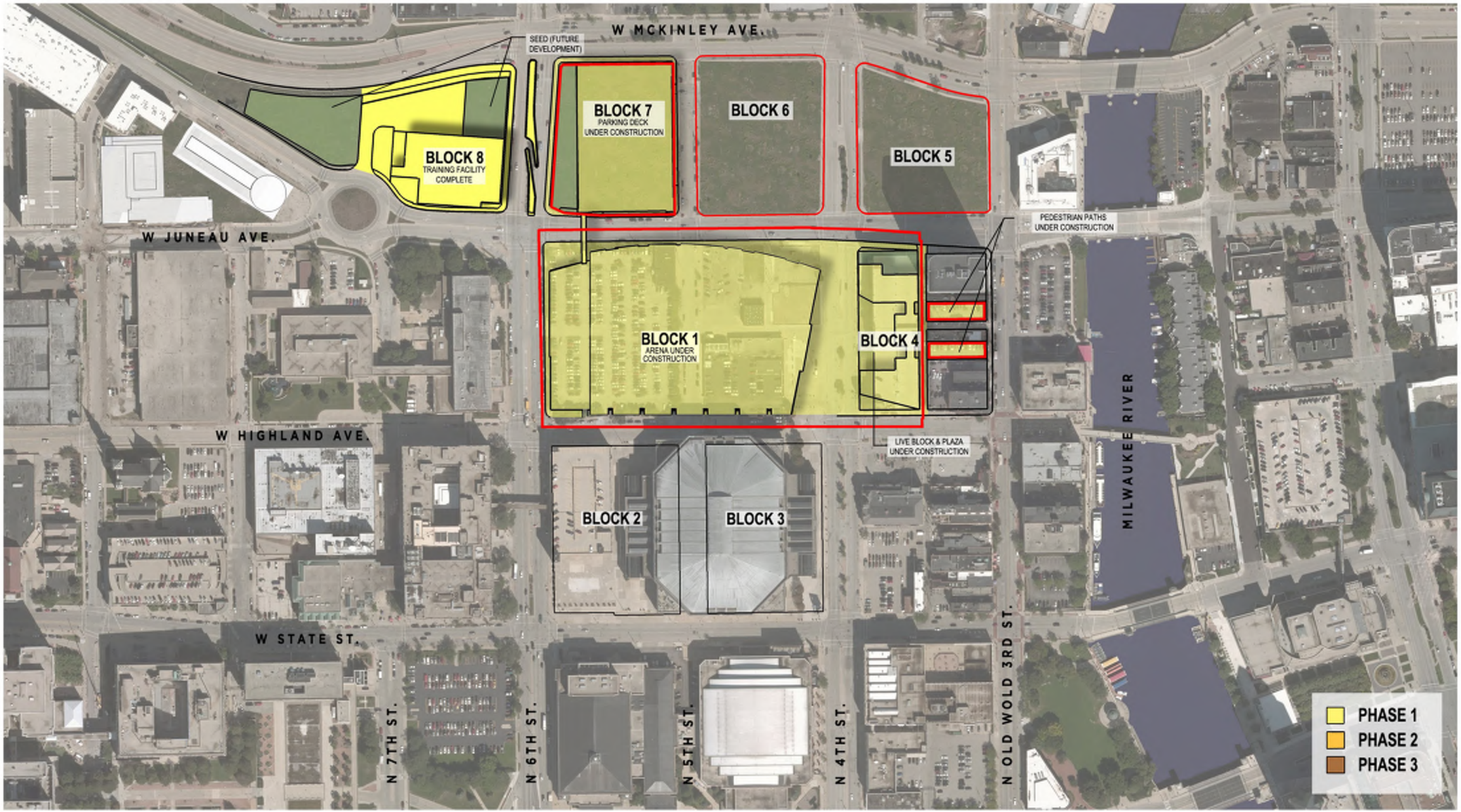

CONSTRUCTION SEQUENCE 1E: BLOCK 8 PHASE I (TRAINING FACILITY) COMPLETED. BLOCK 1, 4, 7 PHASE I UNDER CONSTRUCTION.

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A014 FILE NUMBER 150724

PHASE 1: CONSTRUCTION SEQUENCING

10/23/2015 15423-01

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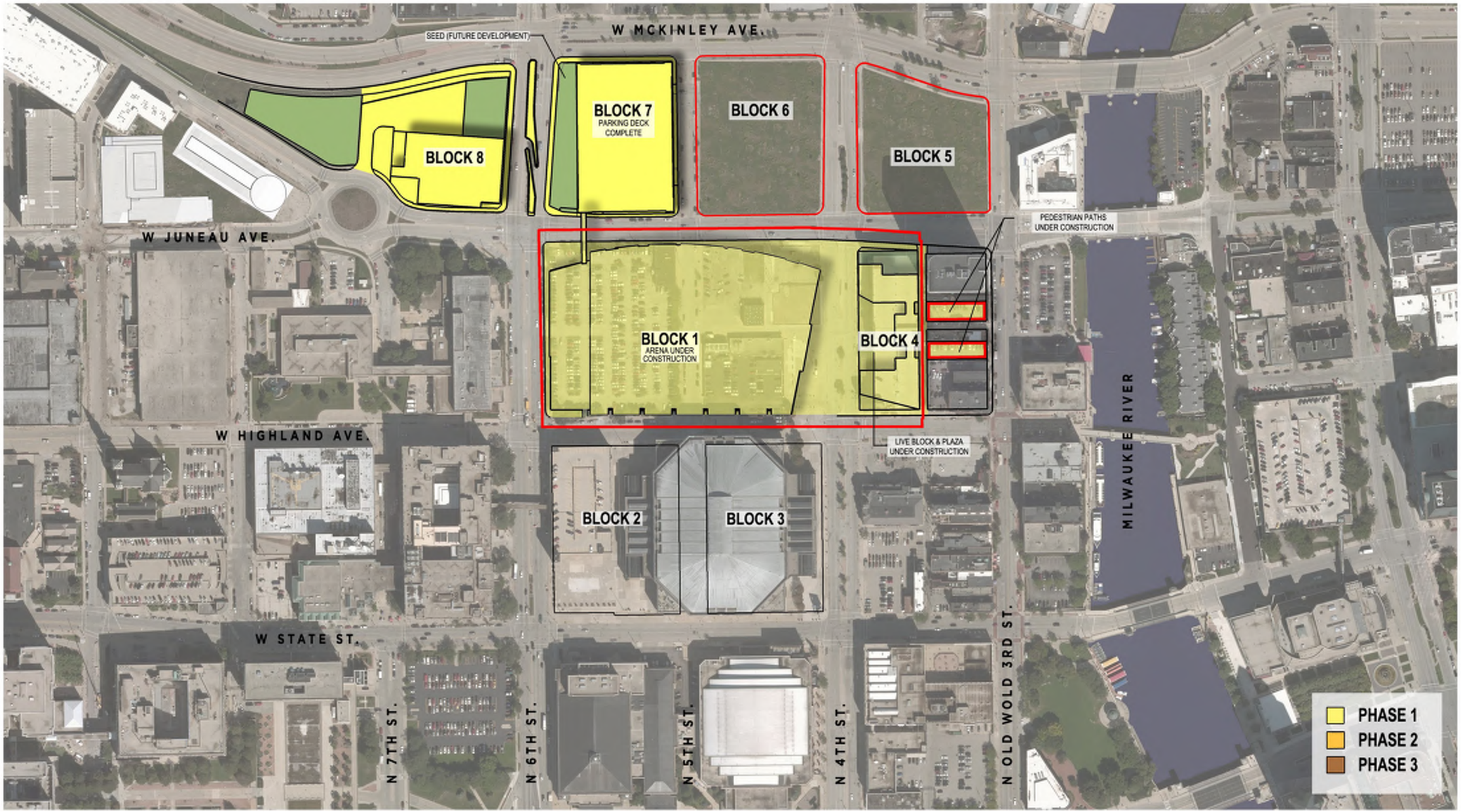

CONSTRUCTION SEQUENCE 1F: BLOCK 7 PHASE I (PARKING DECK ONLY) COMPLETED - BLOCK 1 & 4 PHASE I UNDER CONSTRUCTION.

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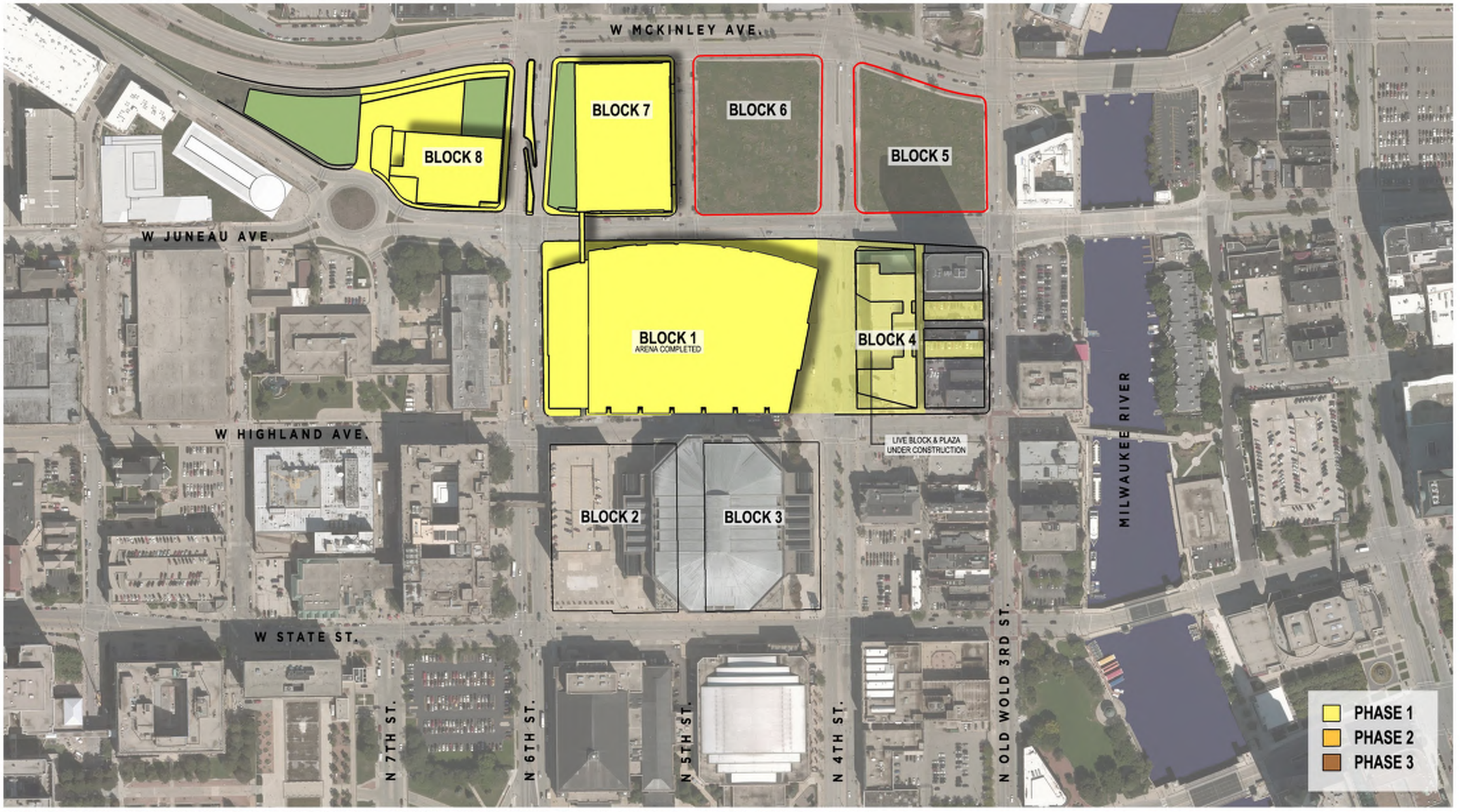

CONSTRUCTION SEQUENCE 1G: BLOCK 1 PHASE I (ARENA) COMPLETED. BLOCK 4 PHASE I UNDER CONSTRUCTION.

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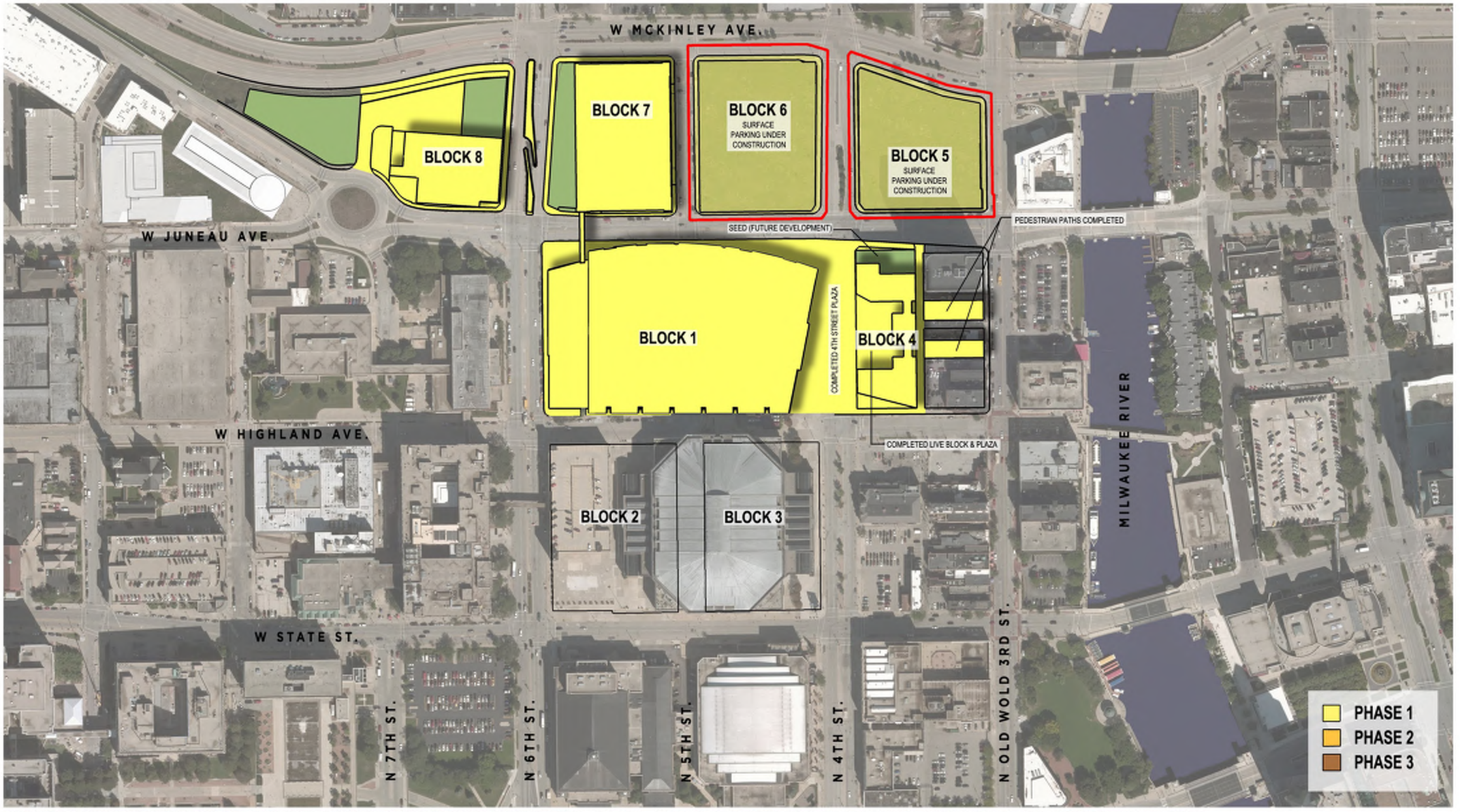

CONSTRUCTION SEQUENCE 1H: BLOCK 4 PHASE I (LIVE BLOCK) COMPLETED. PLAZA ALONG 4TH STREET & PEDESTRIAN PATHS TO THIRD STREET COMPLETED.

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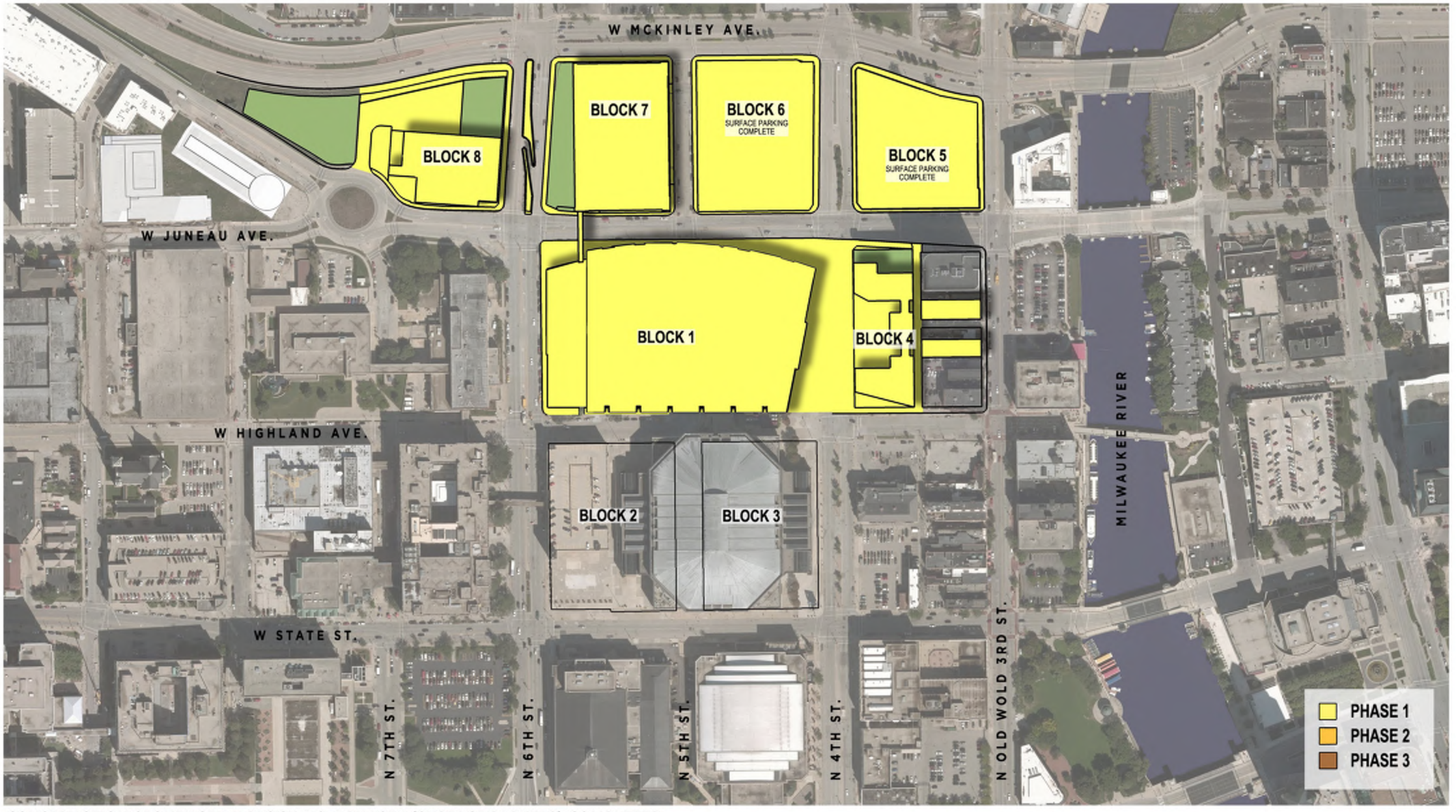

CONSTRUCTION SEQUENCE 1J: BLOCK 5 & 6 PHASE I (SURFACE PARKING) COMPLETED.

BUCKS ARENA DEVELOPMENT

A018 FILE NUMBER 150724

PHASE 1: CONSTRUCTION SEQUENCING

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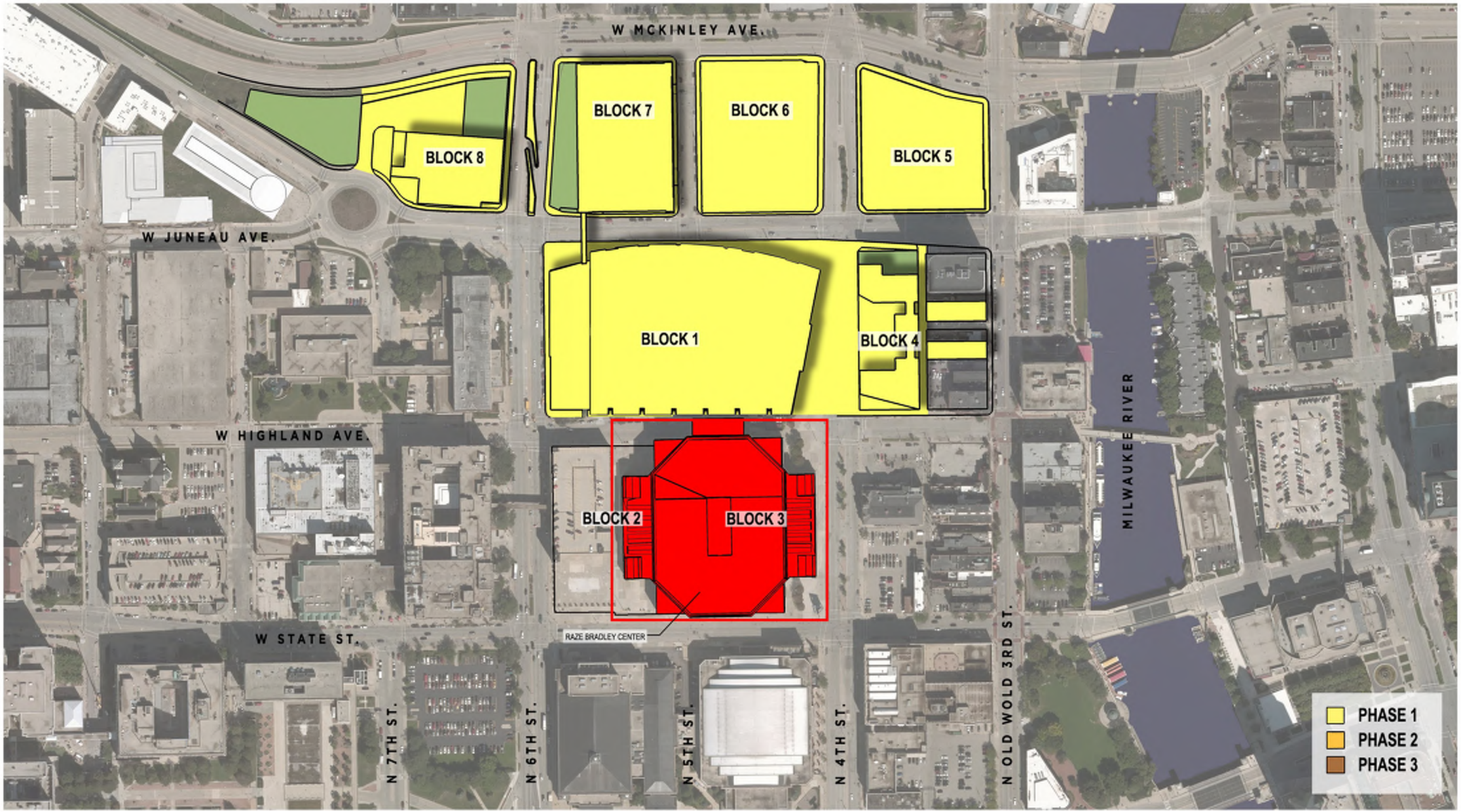

CONSTRUCTION SEQUENCE 1K: FENCE & RAZE BRADLEY CENTER AND SEED UNTIL FUTURE DEVELOPMENT.

BUCKS ARENA DEVELOPMENT

A019 FILE NUMBER 150724

PHASE 1: CONSTRUCTION SEQUENCING

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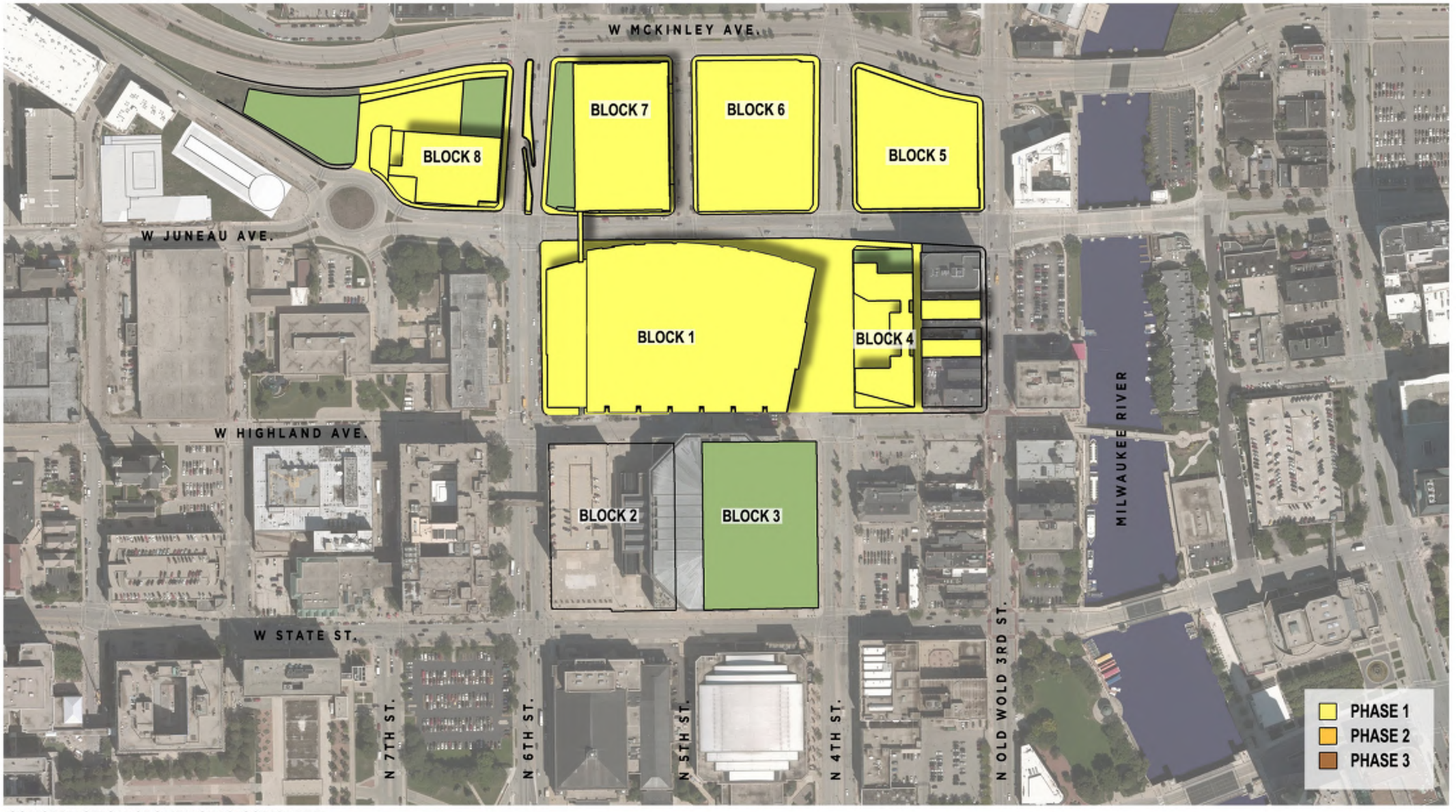

CONSTRUCTION SEQUENCING COMPLETE

BUCKS ARENA DEVELOPMENT

A020 FILE NUMBER 150724

PHASE 1: CONSTRUCTION SEQUENCING

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10/23/2015 15423-01

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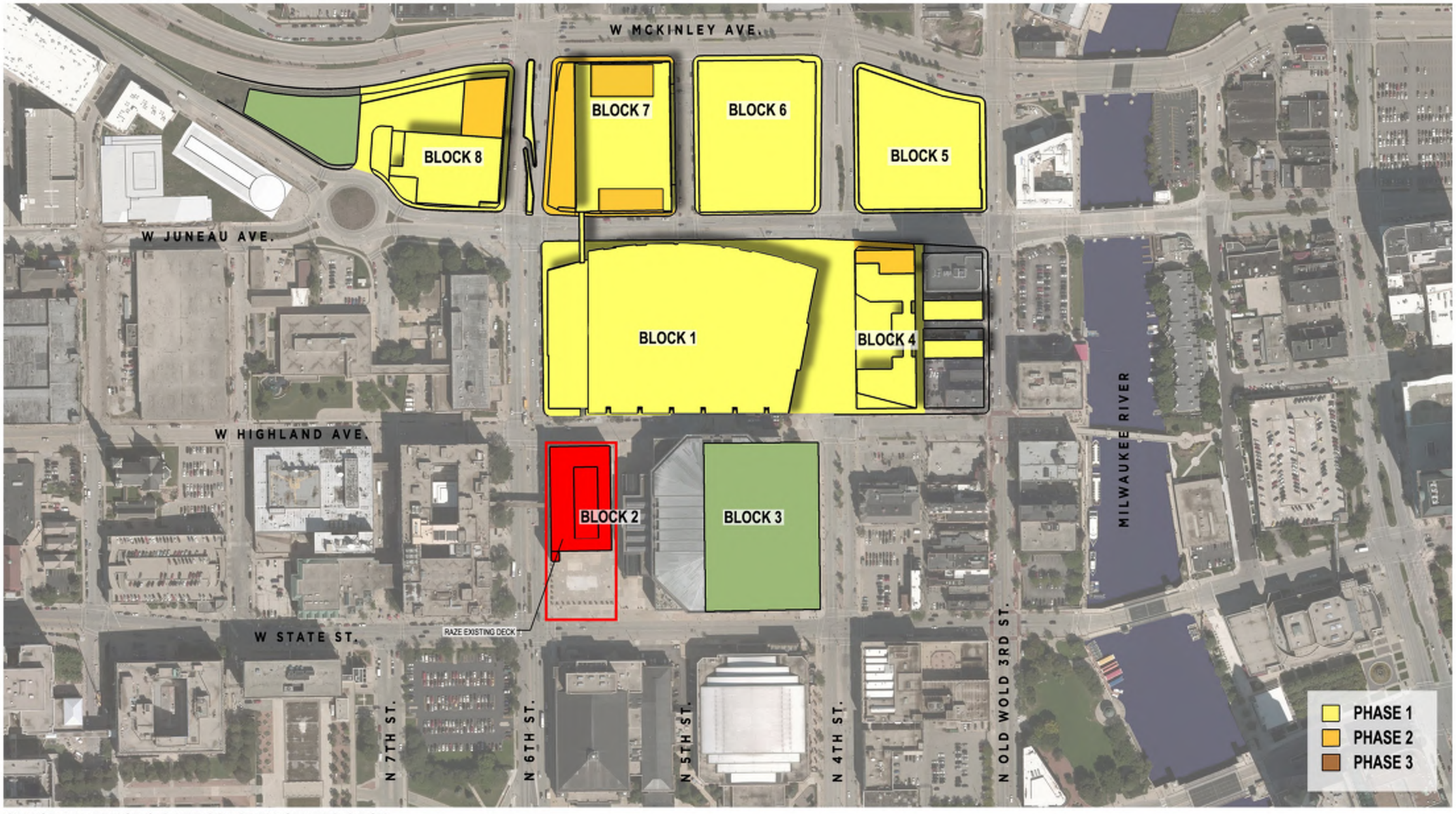

PHASE 2A: FENCE & RAZE BRADLEY CENTER DECK.

BUCKS ARENA DEVELOPMENT

A021 FILE NUMBER 150724

PHASE 2

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10/23/2015 15423-01

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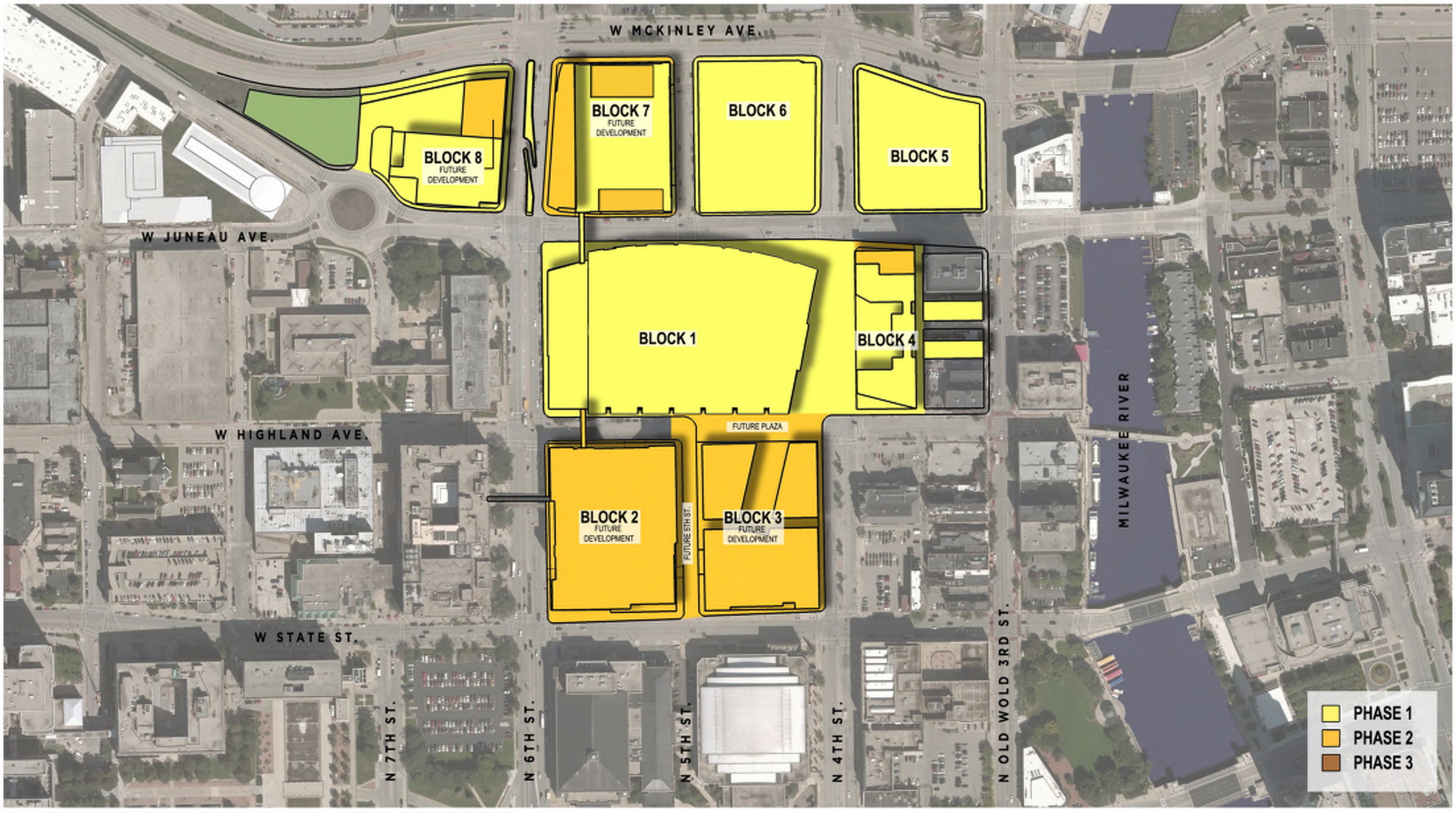

PHASE 2B: BLOCK 2, 3, 4, 7, & 8 (PHASE II) FUTURE DEVELOPMENT.

BUCKS ARENA DEVELOPMENT

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PHASE 2

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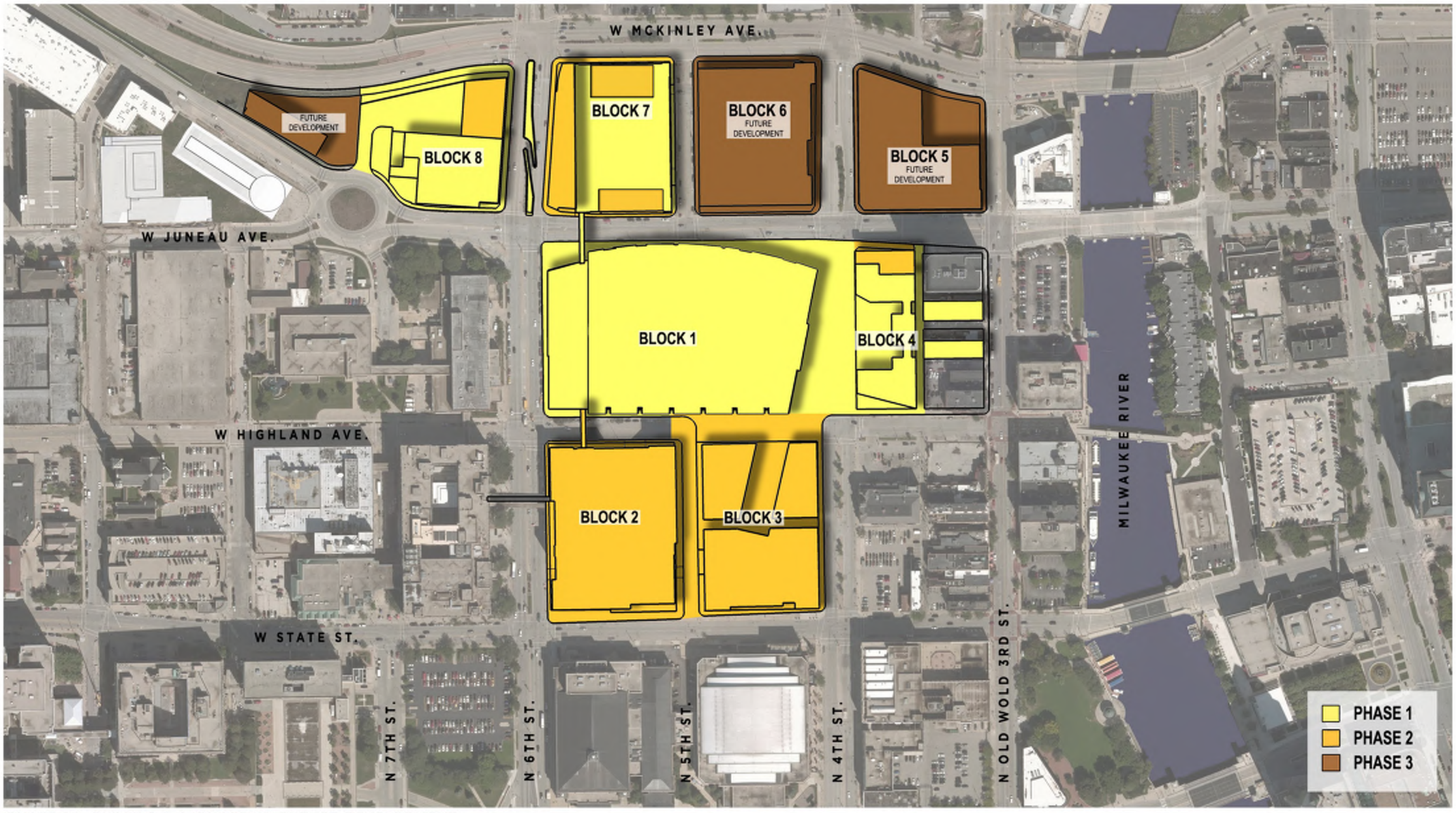

PHASE 3A: BLOCK 5 & 6 (PHASE III) FUTURE DEVELOPMENT

BUCKS ARENA DEVELOPMENT

A023 FILE NUMBER 150724

PHASE 3

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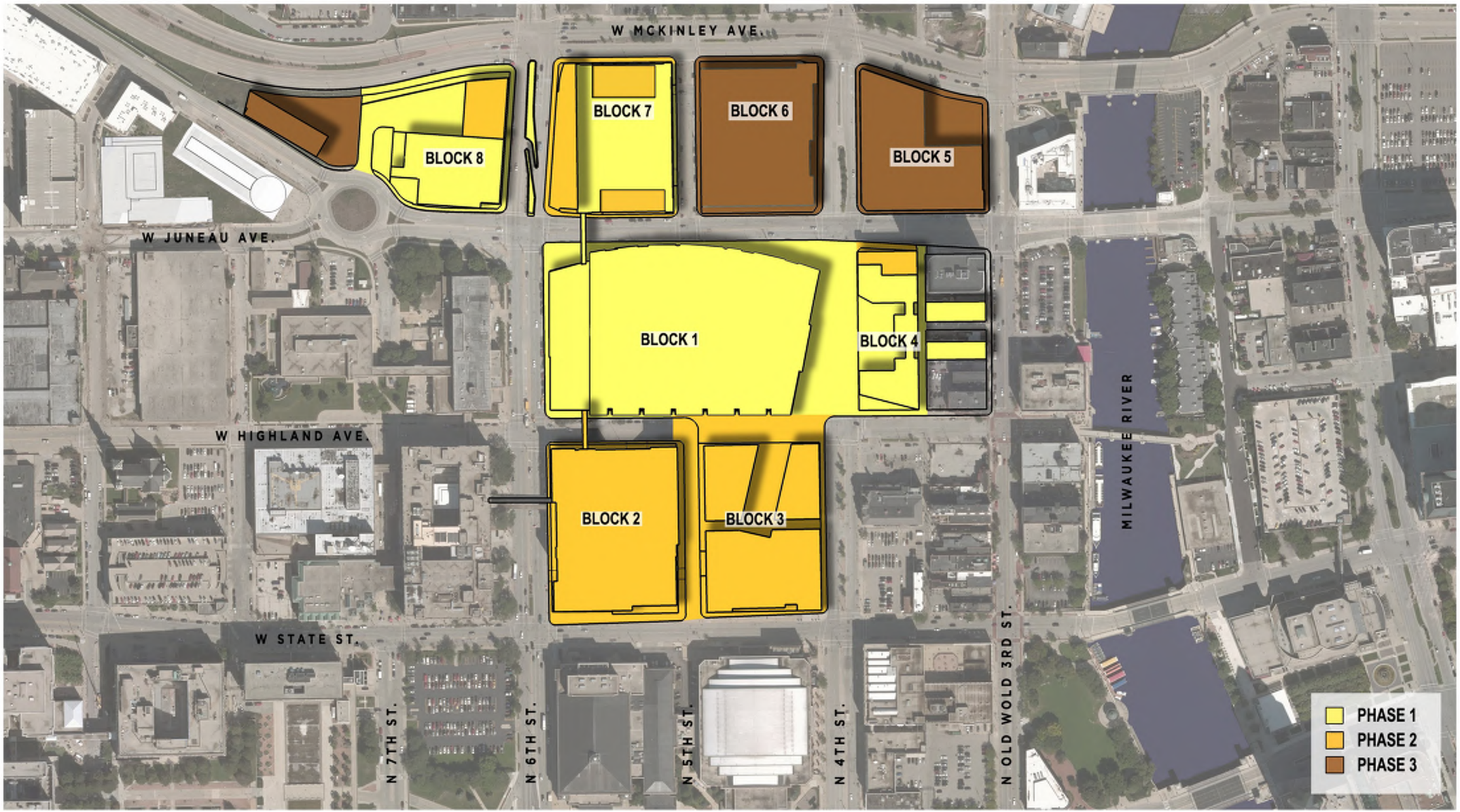

PHASING COMPLETE

BUCKS ARENA DEVELOPMENT

A024 FILE NUMBER 150724

PHASING COMPLETE

eppstein uhen : architects

10/23/2015 15423-01

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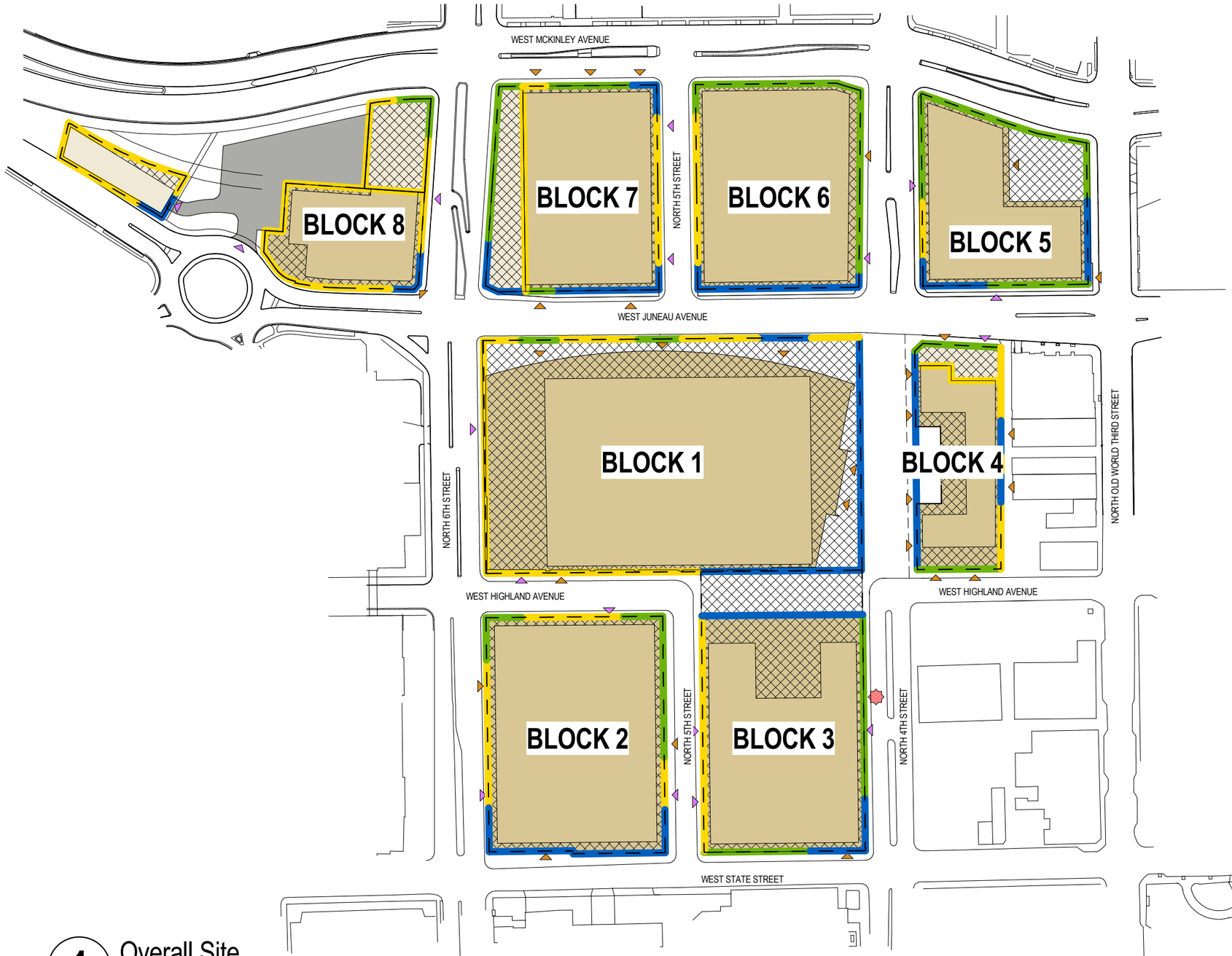

LEGEND

- 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

1 Overall Site
1" = 200'-0"

BUCKS ARENA DEVELOPMENT

A100 FILE NUMBER 150724

OVERALL DEVELOPMENT STANDARDS

eppstein uhen : architects

1/12/2016 15423-01

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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%

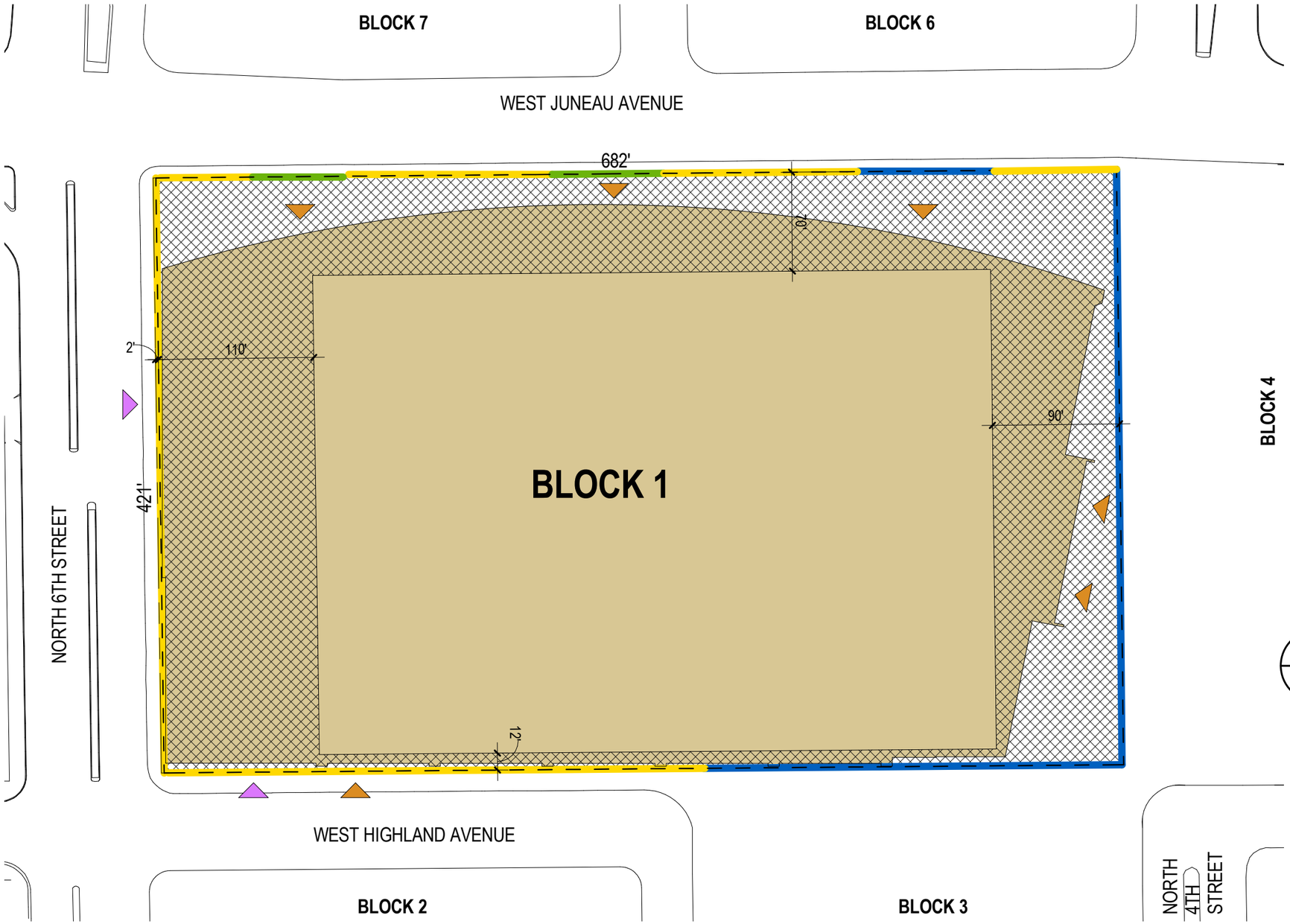
MAX AMOUNT OF LAND DEVOTED TO PARKING DRIVES AND PARKING STRUCTURES:
18%

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

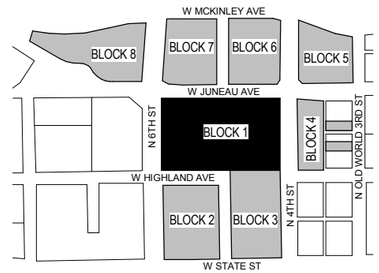


LEGEND

- 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

0' 20' 40' 80' 160'

SCALE: 1" = 80'



BUCKS ARENA DEVELOPMENT

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A110 FILE NUMBER 150724

BLOCK 1 DEVELOPMENT STANDARDS

1/12/2016 15423-01

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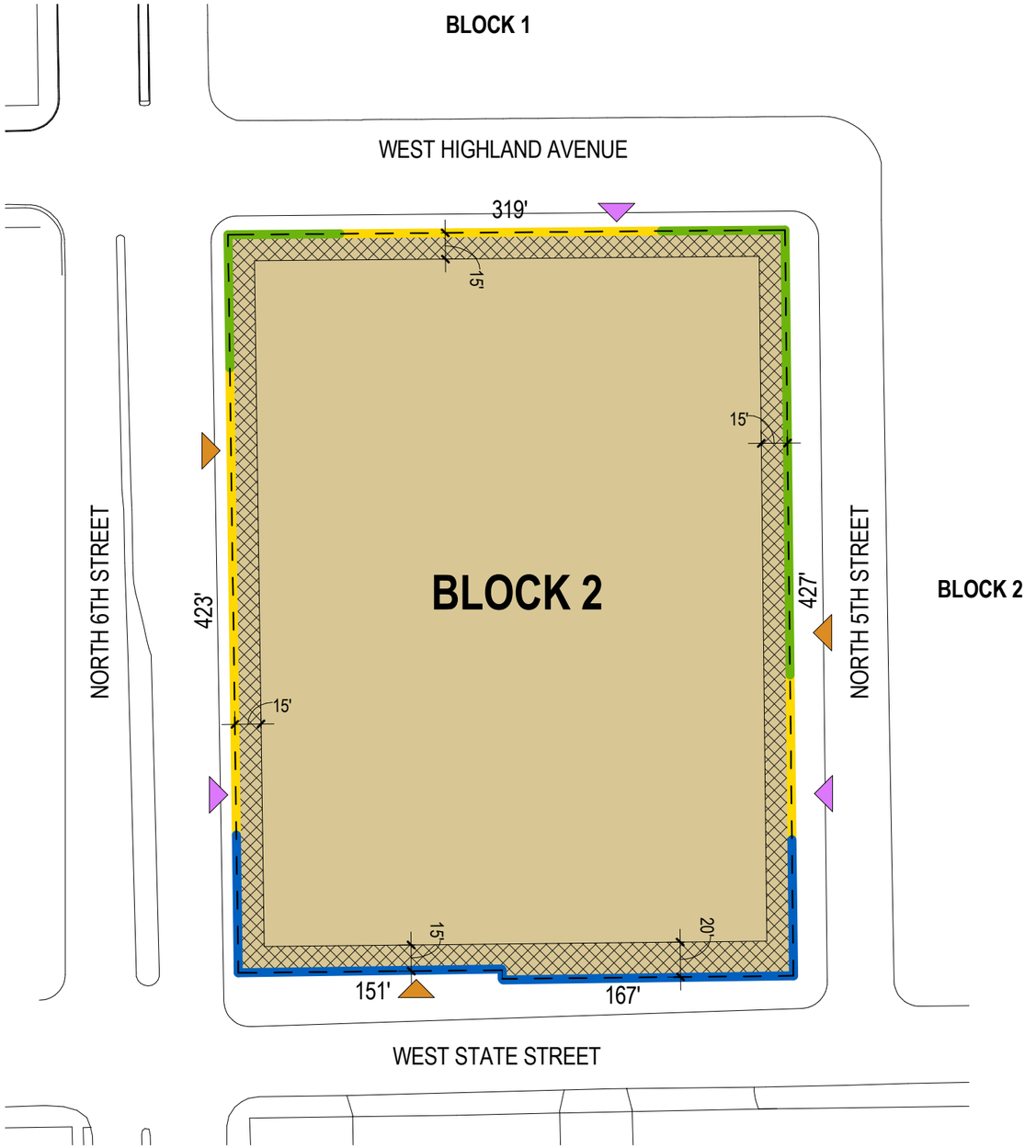
SITE STATISTICS

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

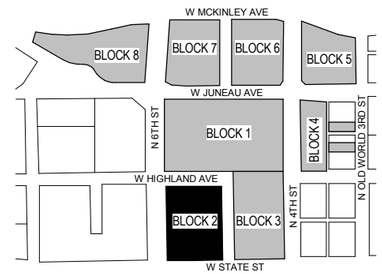
SEE SHEET A100 FOR OVERALL SITE PLAN



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

0' 20' 40' 80' 160'
SCALE: 1" = 80'



BUCKS ARENA DEVELOPMENT

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A120 FILE NUMBER 150724

BLOCK 2 DEVELOPMENT STANDARDS

1/12/2016 15423-01

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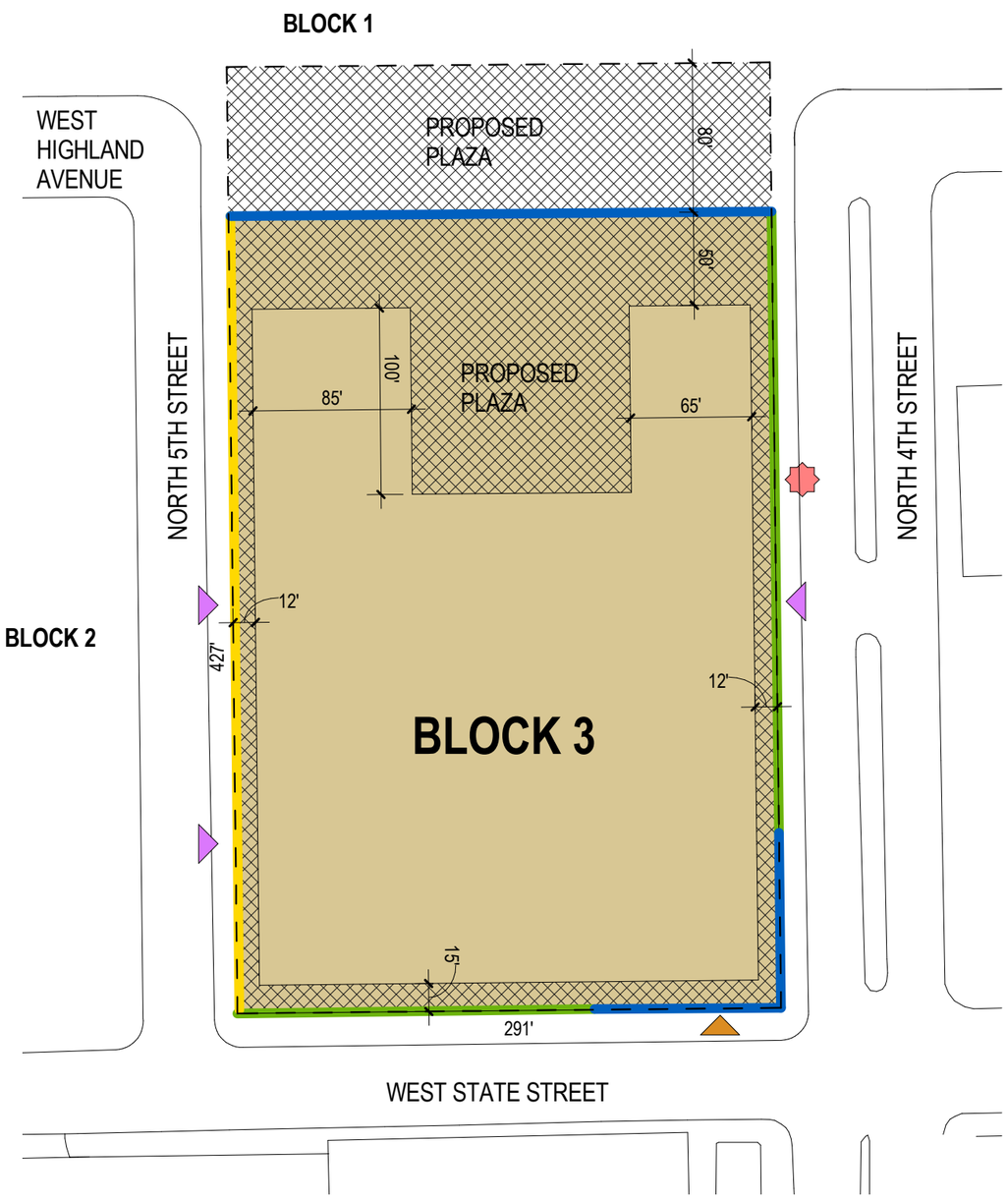
SITE STATISTICS

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

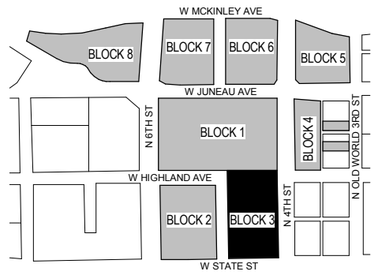


LEGEND

- 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'



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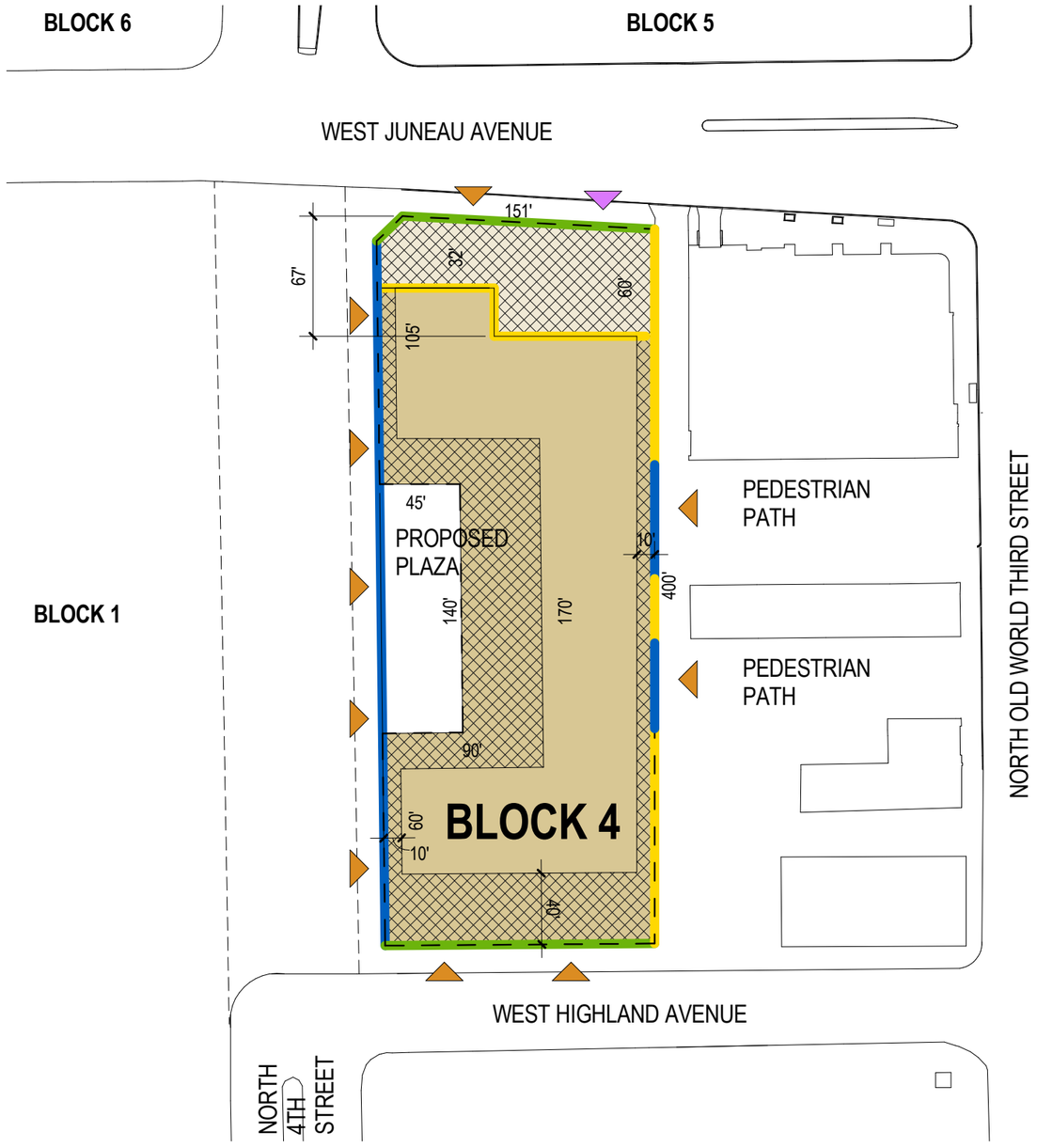
SITE STATISTICS

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

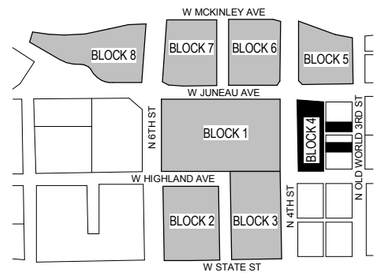
SEE SHEET A100 FOR OVERALL SITE PLAN



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'



BUCKS ARENA DEVELOPMENT

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SITE STATISTICS

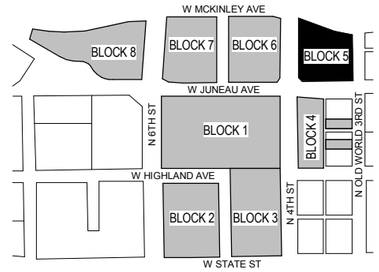
BUILDING HEIGHT:
MIN 3 STORIES, MAX 20 STORIES
GROSS LAND AREA:
95,432 SF
MAX LAND COVERED BY PRINCIPAL BUILDINGS:
80%
LAND DEVOTED TO LANDSCAPED OPEN SPACE AND PLAZAS:
MIN 19% - MAX 36%
MAX AMOUNT OF LAND DEVOTED TO PARKING DRIVES AND PARKING STRUCTURES:
47%
MAX DWELLING UNIT DENSITY
150 SF / UNIT
MAX SF DEVOTED TO NON-RESIDENTIAL USES:
1,400,000 SF
PROPOSED NUMBER OF BUILDINGS:
1-3 BUILDINGS

SEE SHEET A100 FOR OVERALL SITE PLAN

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'



BUCKS ARENA DEVELOPMENT

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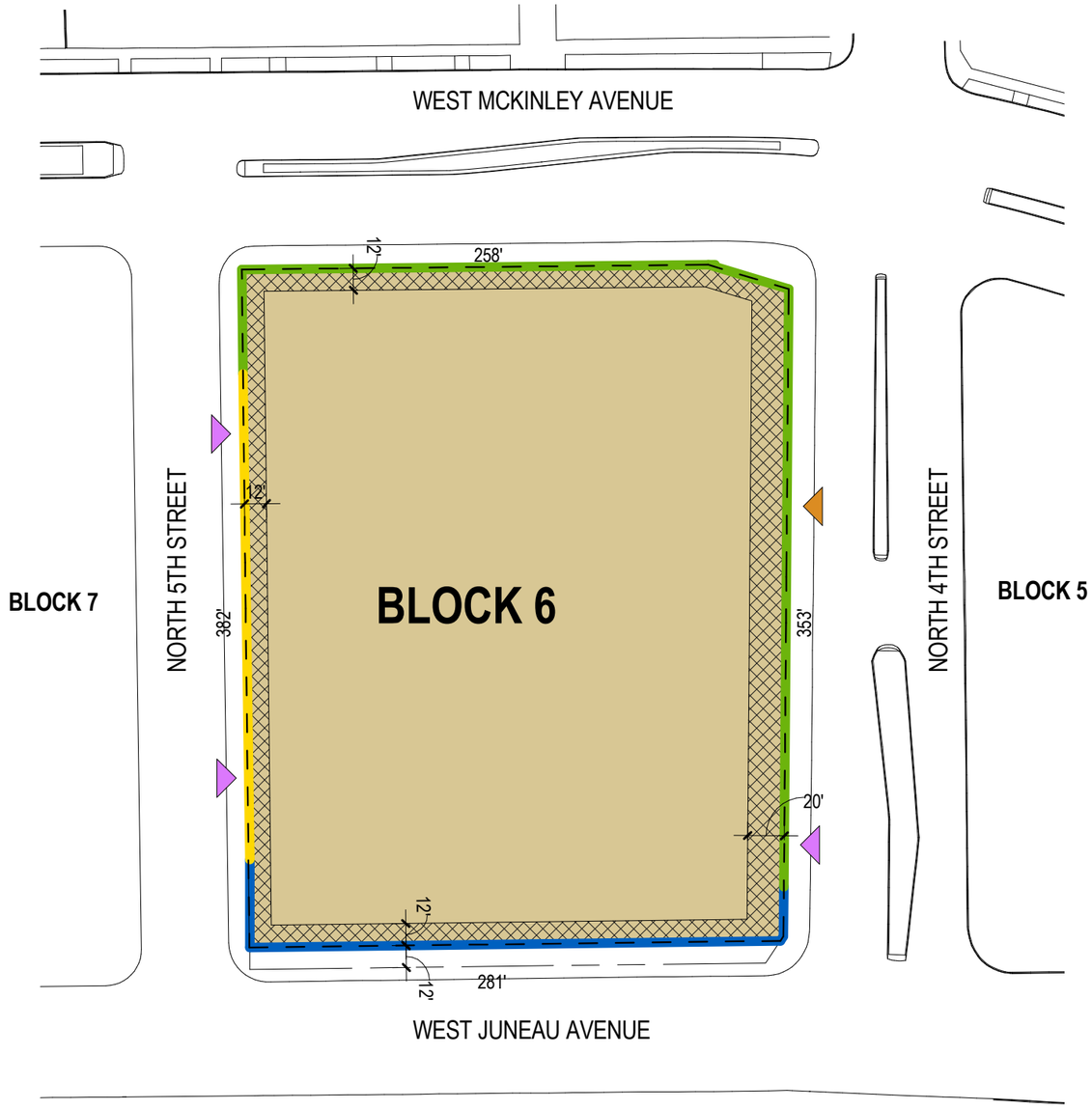
SITE STATISTICS

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

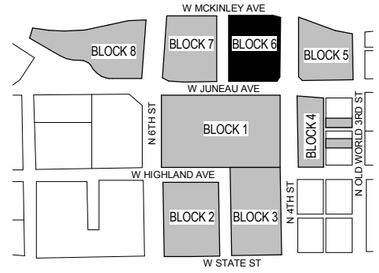


LEGEND

- 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'



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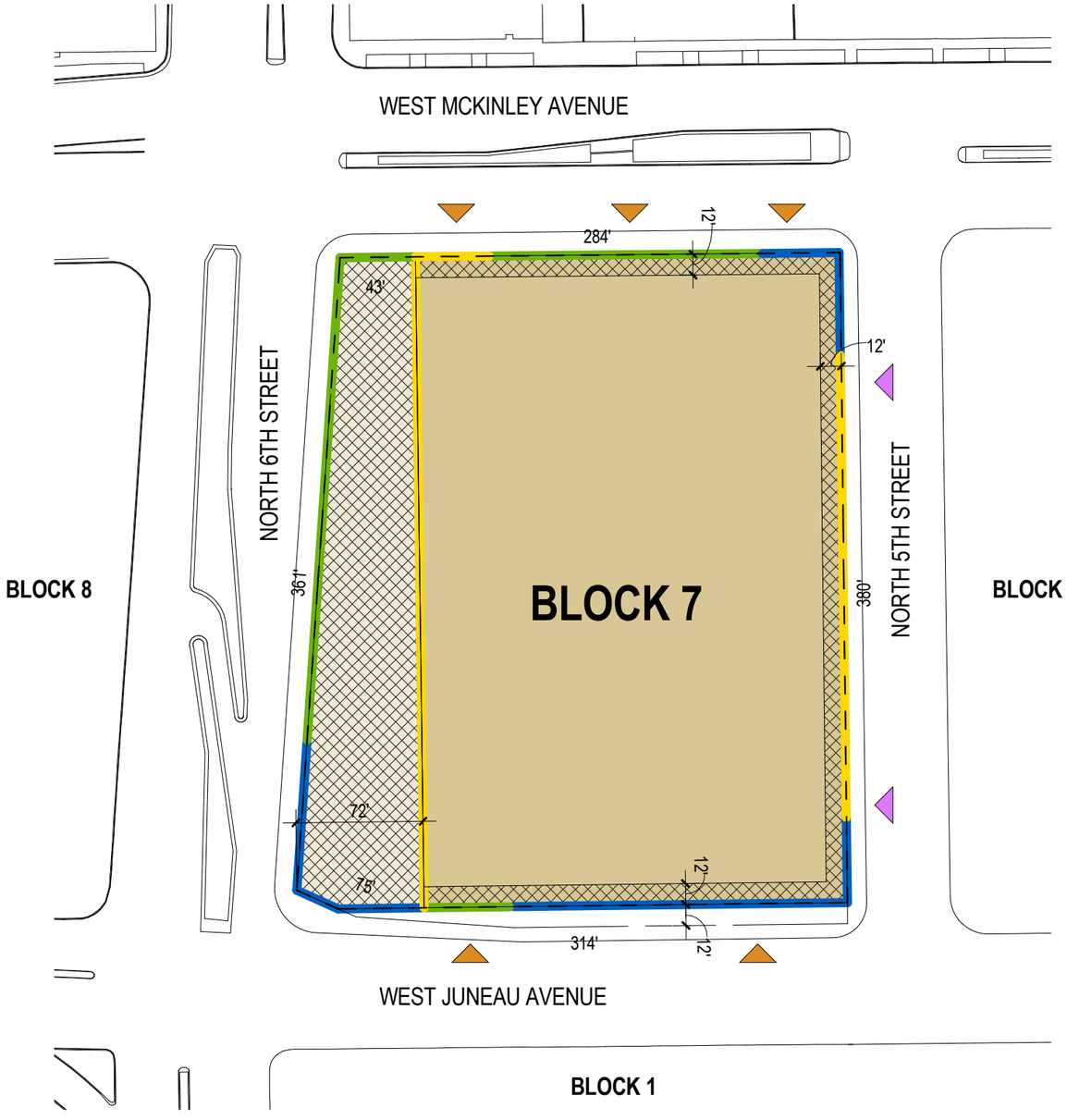
SITE STATISTICS

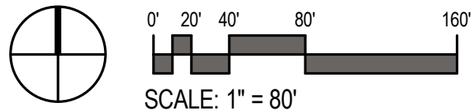
BUILDING HEIGHT:
MIN 6 STORIES, MAX 8 STORIES
GROSS LAND AREA:
111,916 SF
MAX LAND COVERED BY PRINCIPAL BUILDINGS:
P1: 85%
P2: 100%
LAND DEVOTED TO LANDSCAPED OPEN SPACE AND PLAZAS:
P1: MIN 17% - MAX 30%
P2: MIN 0% - MAX 16%
MAX AMOUNT OF LAND DEVOTED TO PARKING DRIVES AND PARKING STRUCTURES:
80%
MAX 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

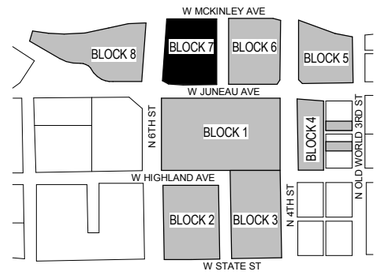


LEGEND

- 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



SCALE: 1" = 80'



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SITE STATISTICS

BUILDING HEIGHT:
MIN 2 STORIES, MAX 8 STORIES

GROSS LAND AREA:
144,296 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%

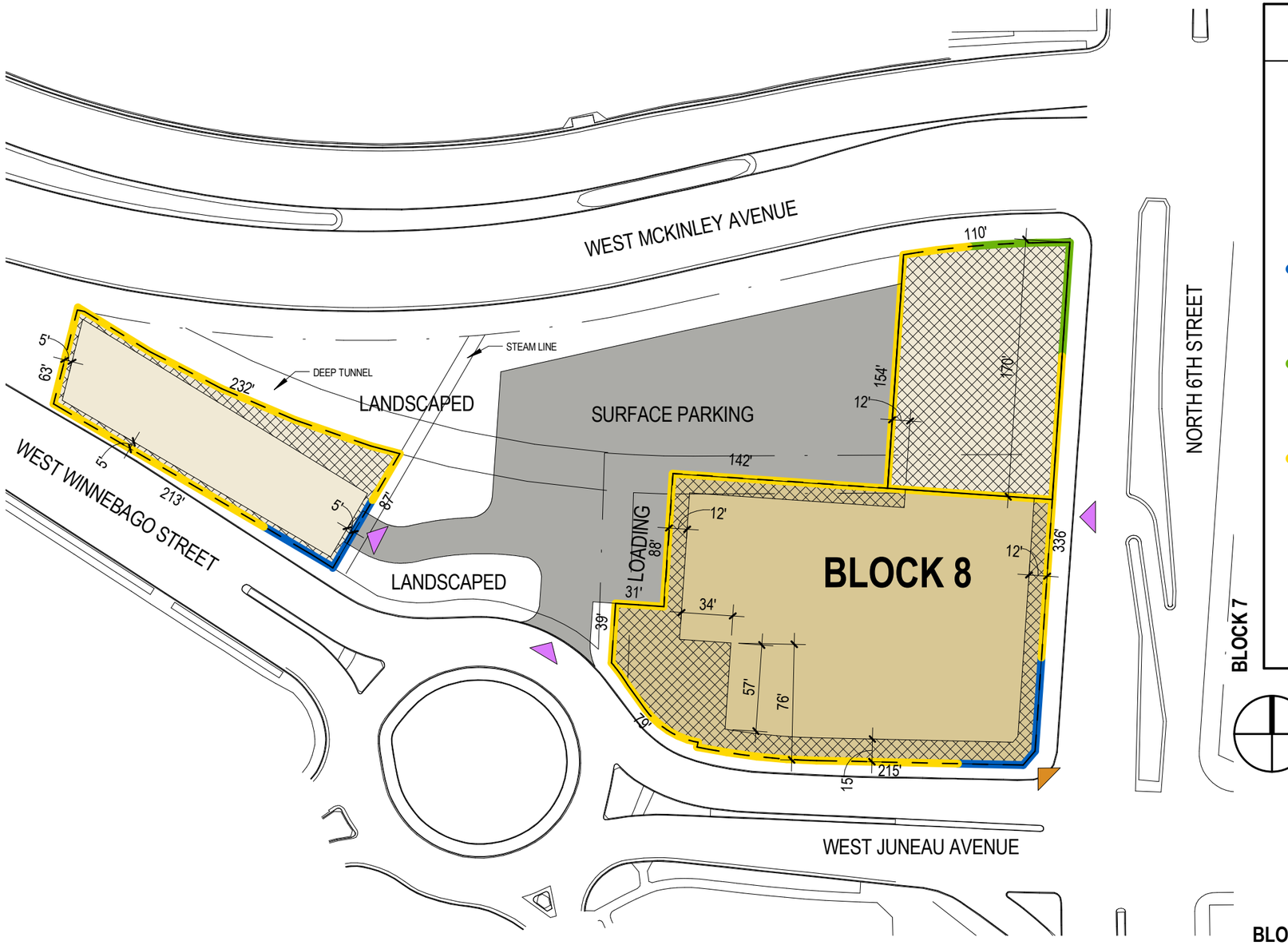
MAX AMOUNT OF LAND DEVOTED TO PARKING DRIVES AND PARKING STRUCTURES:
31%

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

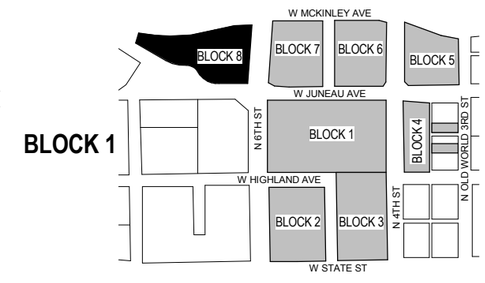


LEGEND

- PROPERTY LINE
- 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'



BLOCK 1

CONCEPTUAL DIVISION OF 4TH & HIGHLAND PARCEL

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SITE PHOTOS BLOCK 2

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SITE PHOTOS BLOCK 3

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BUCKS ARENA DEVELOPMENT

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SITE PHOTOS BLOCK 4

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SITE PHOTOS BLOCK 5

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SITE PHOTOS BLOCK 6

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SITE PHOTOS BLOCK 7

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SITE PHOTOS BLOCK 8

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