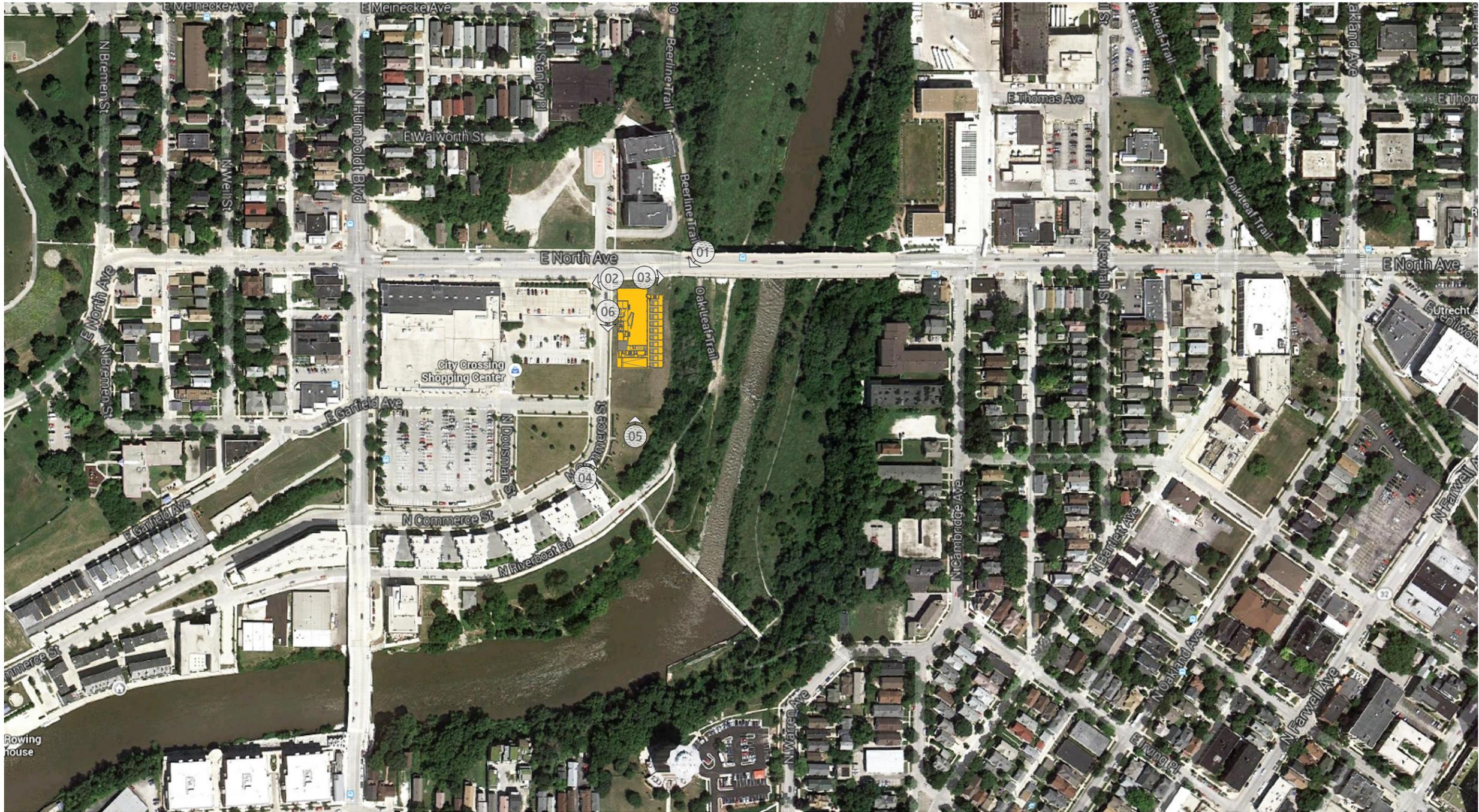


SITE PLAN





AREA CONTEXT



PLAT OF SURVEY

CLIENT

Mandel Group

SITE ADDRESS

2240 N. Commerce Street & 1300 E. Garfield Avenue, in the City of Milwaukee, Milwaukee County, Wisconsin.

LEGAL DESCRIPTION

PARCEL A:

Parcel 2 of Certified Survey Map No. 6527, recorded on June 17, 1998, Reel 4331, Images 1584 to 1587, as Document No. 7549969, a redivision of Parcels 1 and 2 of Certified Survey Map No. 5633, in the Northwest 1/4 of the Northeast 1/4 of Section 21, Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin. Together with that part of Proposed vacated North Riverboat Road adjoining said Lot. Tax Key No.: 355-1522-1 Address: 2240 N. Commerce Street

PARCEL B:

Lot 2 of Certified Survey Map No. 7369, recorded on February 6, 2004, Reel 5768, Image 959, as Document No. 8727828, being Parcel 4 of Certified Survey Map No. 6527 and vacated portions of North Riverboat Road in the Northwest 1/4 of the Northeast 1/4 of Section 21, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin. Together with that part of Proposed vacated North Riverboat Road and East Garfield Avenue adjoining said Lot. Tax Key No.: 355-1730-2 Address: 1300 E. Garfield Avenue

BASIS OF BEARINGS

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the North line of the NE 1/4 bears N89°04'24"E.

FLOOD NOTE

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

TITLE COMMITMENT

This exhibit was prepared based on Chicago Title Insurance Company Commitment No. CO-1495, effective date of _____ which lists the following easements and/or restrictions from schedule B-II:

- 1, 5, 6, 7 & 8 visible evidence shown, if any.
- 2, 3, 4, 9, 10, 12, 17, 19, 22, 23, 24, 25, 26, 27 & 28 not survey related.
11. Easement granted to The City of Milwaukee, dated December 19, 1990 and recorded February 7, 1991, on Reel 2537, Image 141, recorded as Document No. 6455948, and as shown on Certified Survey Map No. 6527, as Document No. 7549969, **affects site by location, shown.**
13. Permanent limited slope and maintenance easement to the City of Milwaukee, sewer easement, lack of vehicular access, and restrictions as set forth on Certified Survey Map No. 6527, recorded as Document No. 7549969, **affects site by location, shown.**
14. Lack of vehicular access and restrictions as set forth on Certified Survey Map No. 7369, recorded as Document No. 8727828, **does not affect site.**
15. Ameritech General Easement granted to Wisconsin Bell, Inc., a/k/a Ameritech Wisconsin, a Wisconsin corporation, recorded as Document No. 7659475, **affects site by location, shown.**
16. Wisconsin Electric Distribution Easement Underground granted to Wisconsin Electric Power Company, recorded as Document No. 7730457, and Assignment of Easement Rights recorded as Document No. 9214232, **affects site by location, shown.**
18. Water Easement by and between the City of Milwaukee and American Stores Properties, Inc. recorded as Document No. 7843318, **does not affect site by location, shown.**
20. Utility Restrictions contained in Certified Survey Map No. 7369, recorded as Document No. 8727828, **does not affect site by location, shown.**
21. Utility Easement granted to Wisconsin Electric Power Company, a Wisconsin corporation doing business as WeEnergies recorded as Document No. 9575933, **affects site by location, shown.**

MUNICIPAL ZONING

Site is zoned: PD (Planned Development District)

295-907-3-e Setbacks: A planned development exceeding 5 acres in size shall provide a setback of at least 25 feet around the perimeter of the site, unless a smaller setback is approved by the common council because adjacent buildings have setbacks that are less than 25 feet. Setback areas shall be landscaped and used only for recreation, direct access to the development, utility rights-of-way, sidewalks, ponds, water detention basins and drainage channels.

LAND AREA

The Total Land Area of the subject property including vacated streets is 79,989 square feet or 1.836 acres.

I certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

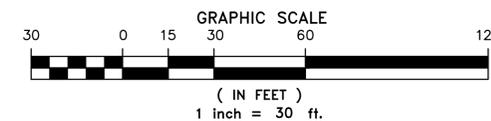
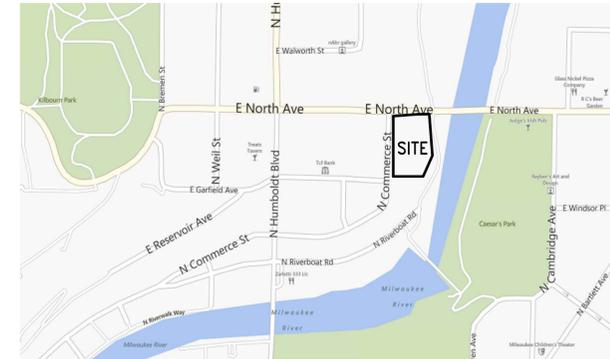
Date: March 30, 2014
Revised: April 25, 2014



Donald C. Chapat
Donald C. Chapat
Registered Land Surveyor
Registration Number S-1316

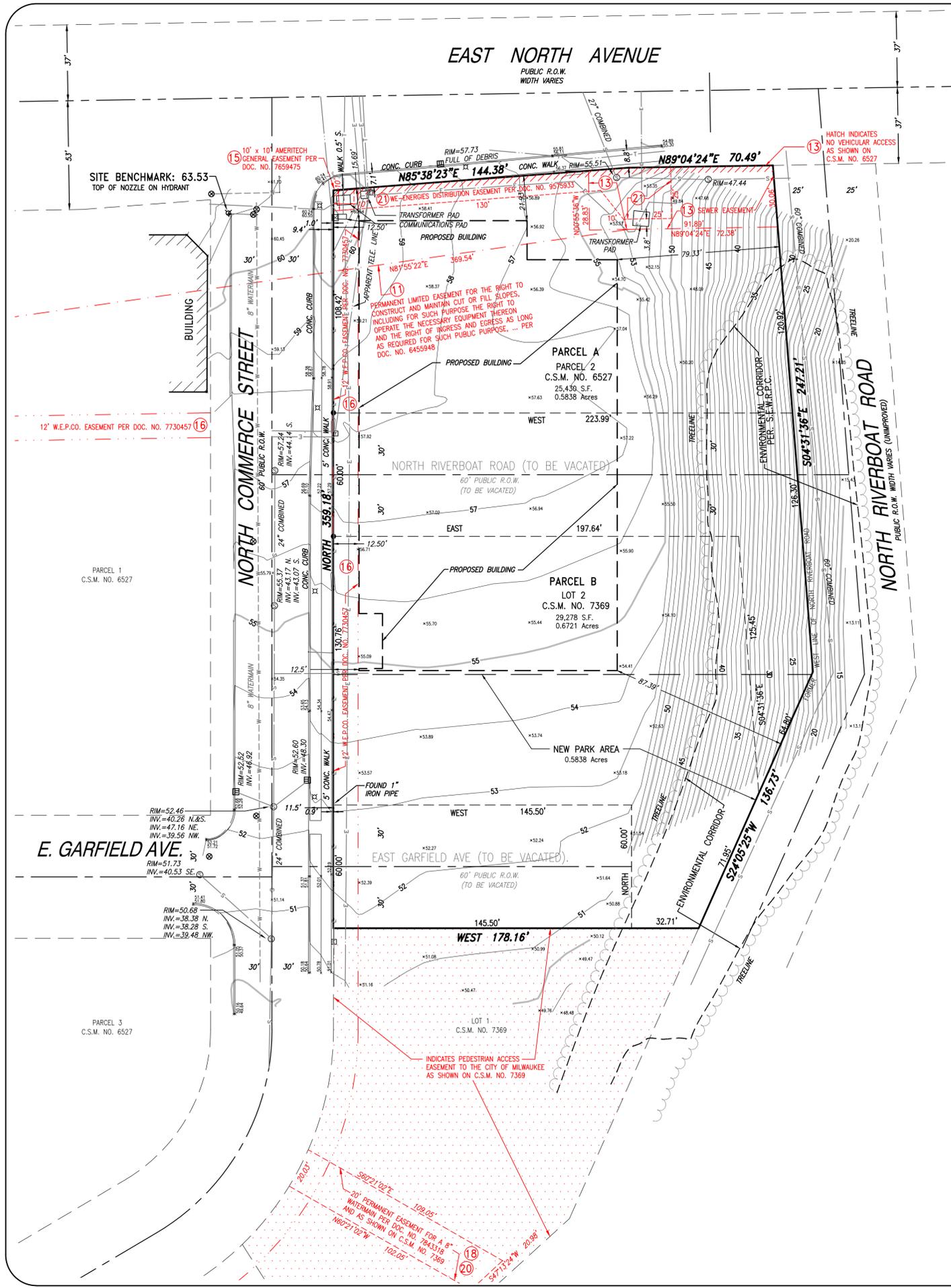
CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com Drawing No. 1682-grb/tjn

VICINITY MAP



LEGEND

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



PLAT OF SURVEY

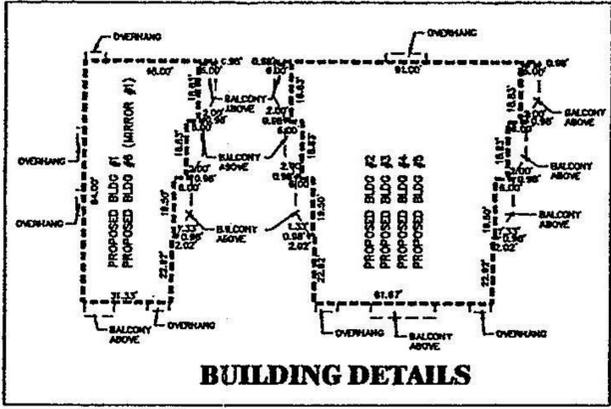
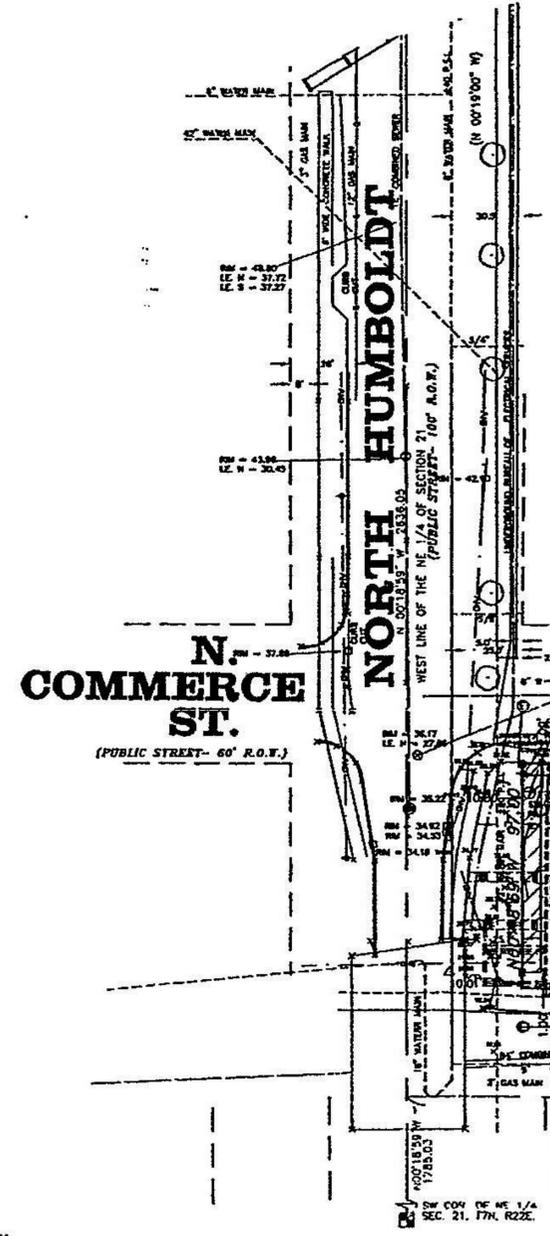
LEGEND

▲ BENCHMARK	□ SQUARE INLET
● SECTION CORNER	○ STORM SEWER END SECTION
○ IRON PIPE FOUND	○ SANITARY MANHOLE
○ IRON PIPE SET	○ SANITARY CLEANOUT OR SEPTIC VENT
○ DOLLARD	○ SANITARY INTERCEPTOR MANHOLE
+ SOIL BORING/MONITORING WELL	○ MISCELLANEOUS MANHOLE
⌈ FLAGPOLE	○ WATER VALVE
○ MAILBOX	○ HYDRANT
○ SIGN	○ WATER SERVICE CURB STOP
— BILLBOARD	○ WATER MANHOLE
□ CONTROL BOX	⌋ WELL
⊕ TRAFFIC SIGNAL	⌋ WATER SURFACE
⌋ RAILROAD CROSSING SIGNAL	⌋ WETLANDS FLAG
□ CABLE PEDESTAL	⌋ MARSH
⊕ POWER POLE	⌋ CONIFEROUS TREE
⌋ GUY POLE	○ DECIDUOUS TREE
⌋ GUY WIRE	○ SHRUB
⌋ LIGHT POLE	
⌋ GROUND OR OTHER SPOT SHOT	
⌋ HANDICAPPED PARKING	— EDGE OF TREES
○ ELECTRIC MANHOLE	— SANITARY SEWER
○ ELECTRIC PEDESTAL	— STORM SEWER
○ ELECTRIC METER	— WATERMAIN
○ TELEPHONE MANHOLE	— MARKED GAS MAIN
○ TELEPHONE PEDESTAL	— MARKED ELECTRIC
○ MARKED FIBER OPTIC	— OVERHEAD WIRES
○ GAS VALVE	— BUREAU ELEC. SERV.
○ GAS METER	— MARKED TELEPHONE
○ STORM MANHOLE	— MARKED CABLE TV LINE
○ ROUND INLET	— MARKED FIBER OPTIC

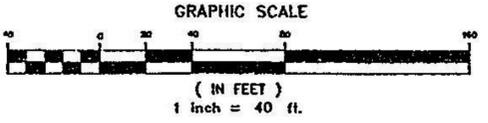
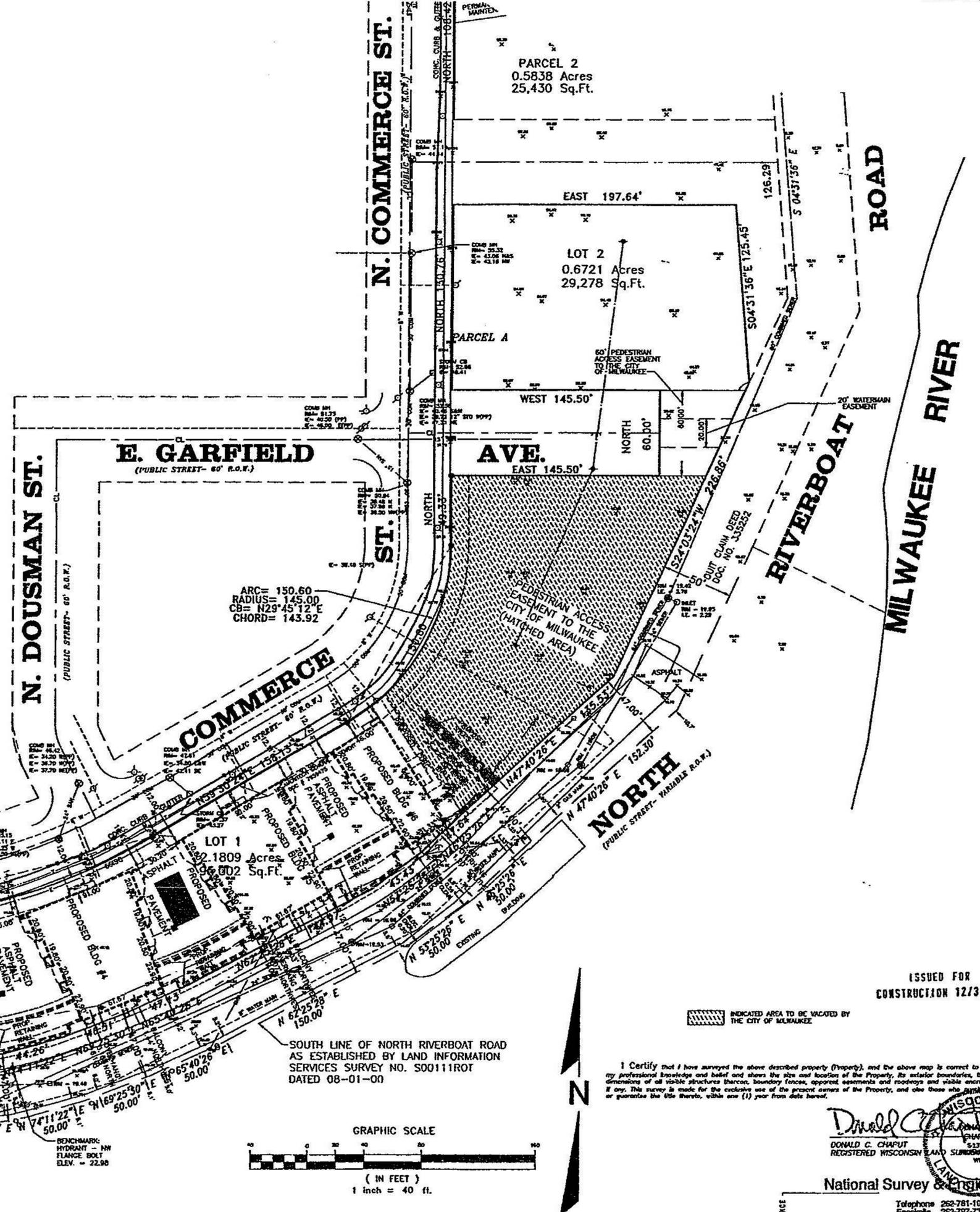
SITUATED ON N. COMMERCE STREET, CITY OF MILWAUKEE, WISCONSIN
 PARCEL 4 OF CERTIFIED SURVEY MAP NO. 6527, BEING A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 5633 IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN
 NOVEMBER 14, 2003 MANDEL GROUP SURVEY NO. 159482-clh

- NOTES:
- BEARINGS ARE BASED ON THE WISCONSIN COORDINATE SYSTEM, SOUTH ZONE
 - ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF MILWAUKEE, COMMUNITY PANEL NO. 55027B 0004 B, EFFECTIVE DATE OF MARCH 1, 1982, THIS SITE FALLS PARTLY IN ZONE (A) AREAS OF 100 YEAR FLOOD AND ZONE (C) AREAS OF MINIMAL FLOODING
 - ELEVATIONS REFER TO THE CITY OF MILWAUKEE DATUM

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



ARC= 230.50
 RADIUS= 430.00
 CB= N74°51'47.5" E
 CHORD= 227.75



INDICATED AREA TO BE VACATED BY THE CITY OF MILWAUKEE

I Certify that I have surveyed the above described property (property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the property, and also those who acquire mortgages, or purchase the title thereto, within one (1) year from date hereof.

ISSUED FOR CONSTRUCTION 12/30/03

Donald C. Charut
 DONALD C. CHARUT
 REGISTERED WISCONSIN LAND SURVEYOR
 LICENSE NO. 5-1816

National Survey & Mapping
 Telephone 262-781-1000
 Facsimile 262-787-7373