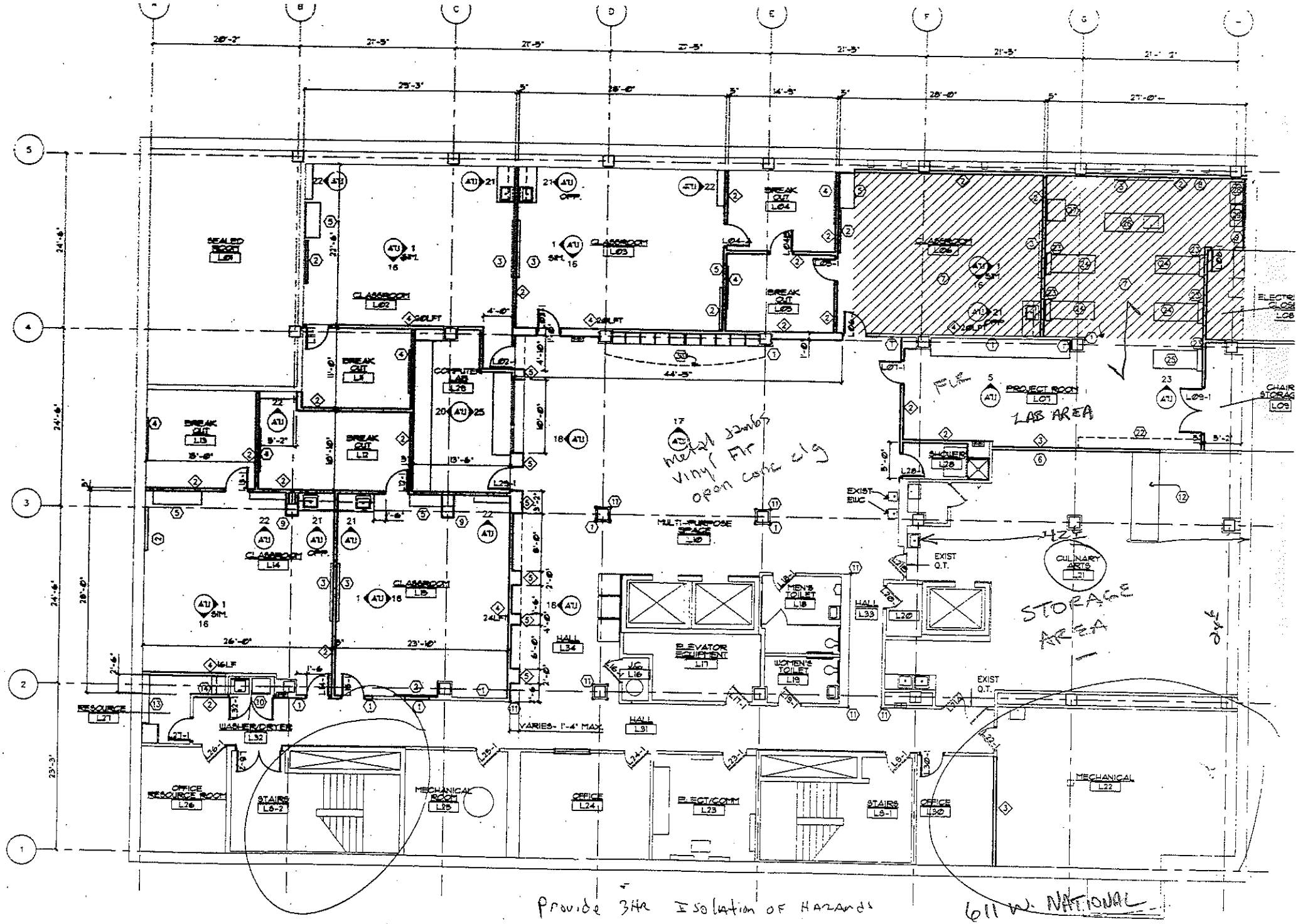
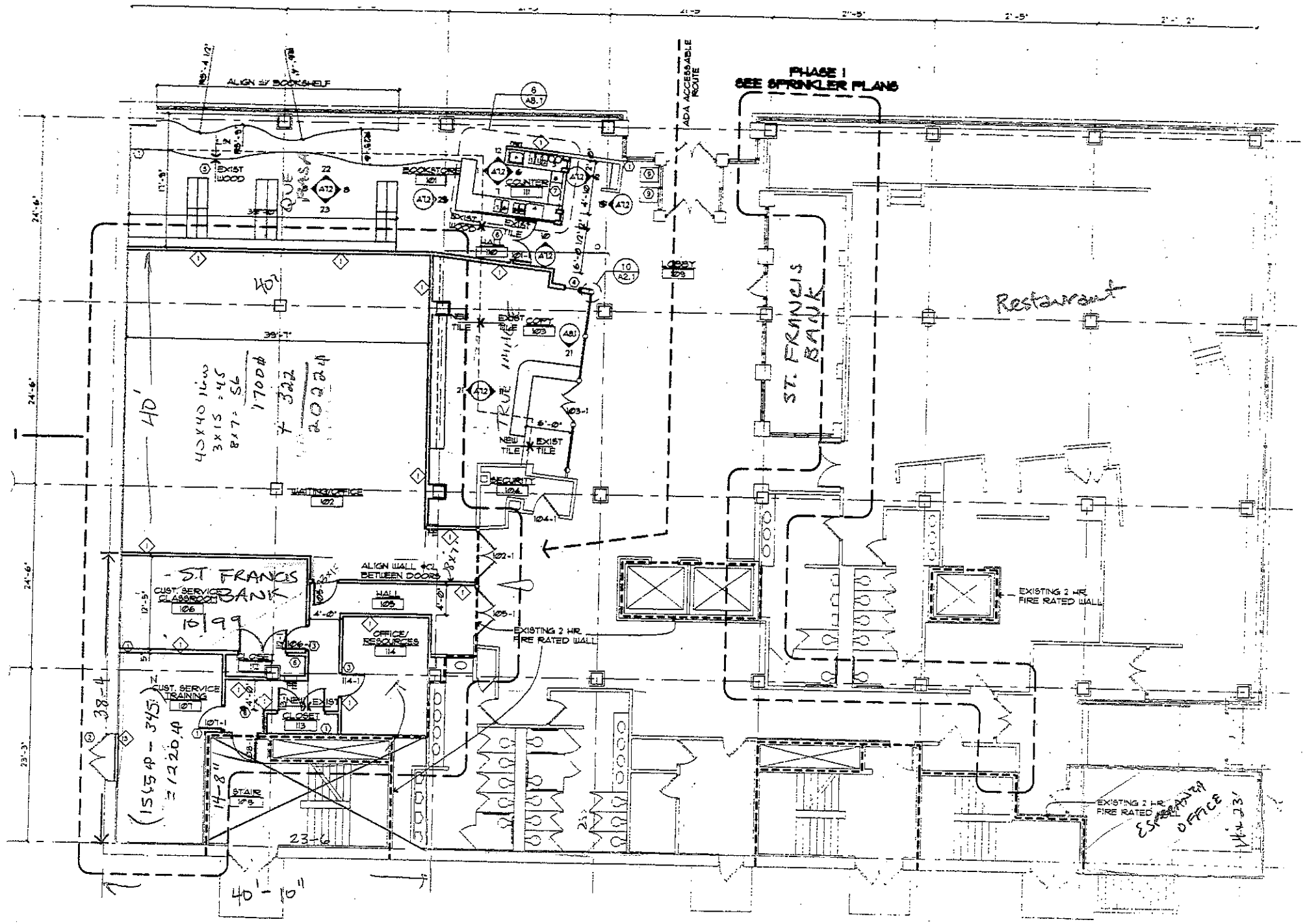


BASEMENT FLOOR PLAN
1/8"=1'-0



FIRST FLOOR PLAN
1/8" = 1'-0"

No	REVISIONS/SUBMISSIONS	Date
3	Restroom Privacy Revisions	10-13

PROJECT TITLE

ESPERANZA UNIDA INTERNATIONAL BUILDING

611 W NATIONAL
MILWAUKEE, WI.

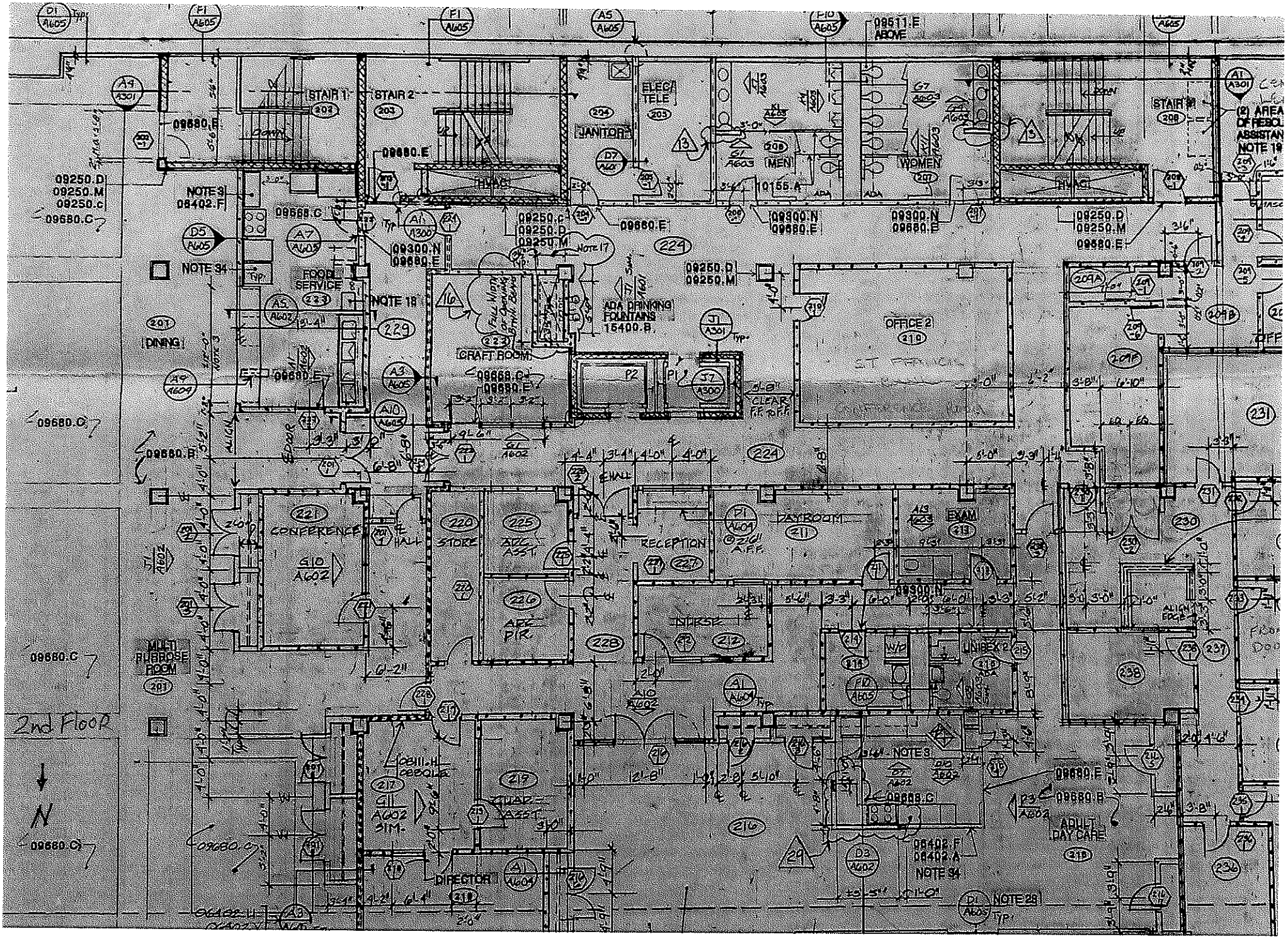
[redacted]

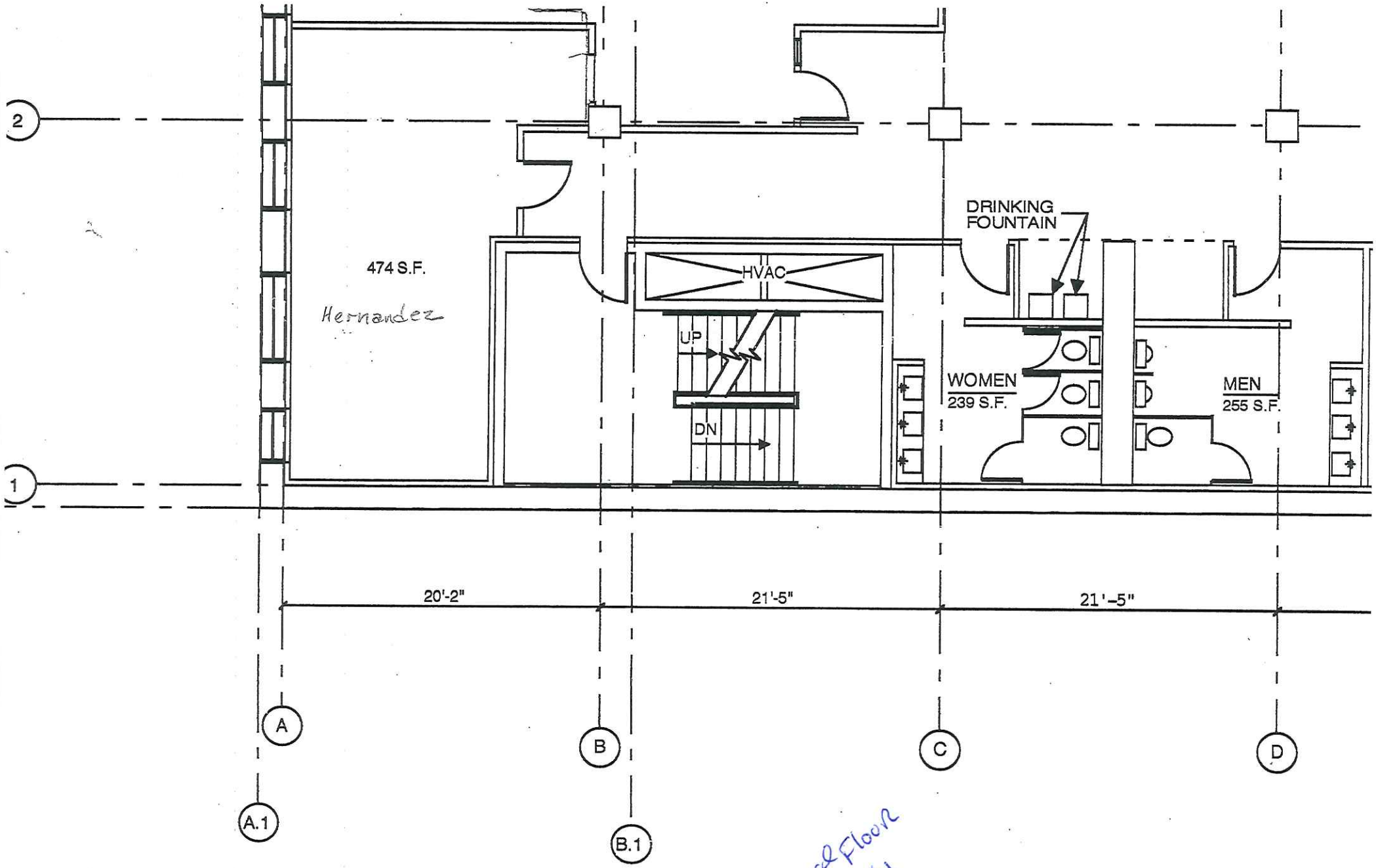
Drawing Title

Revised Second Floor Plan - 4/8/04

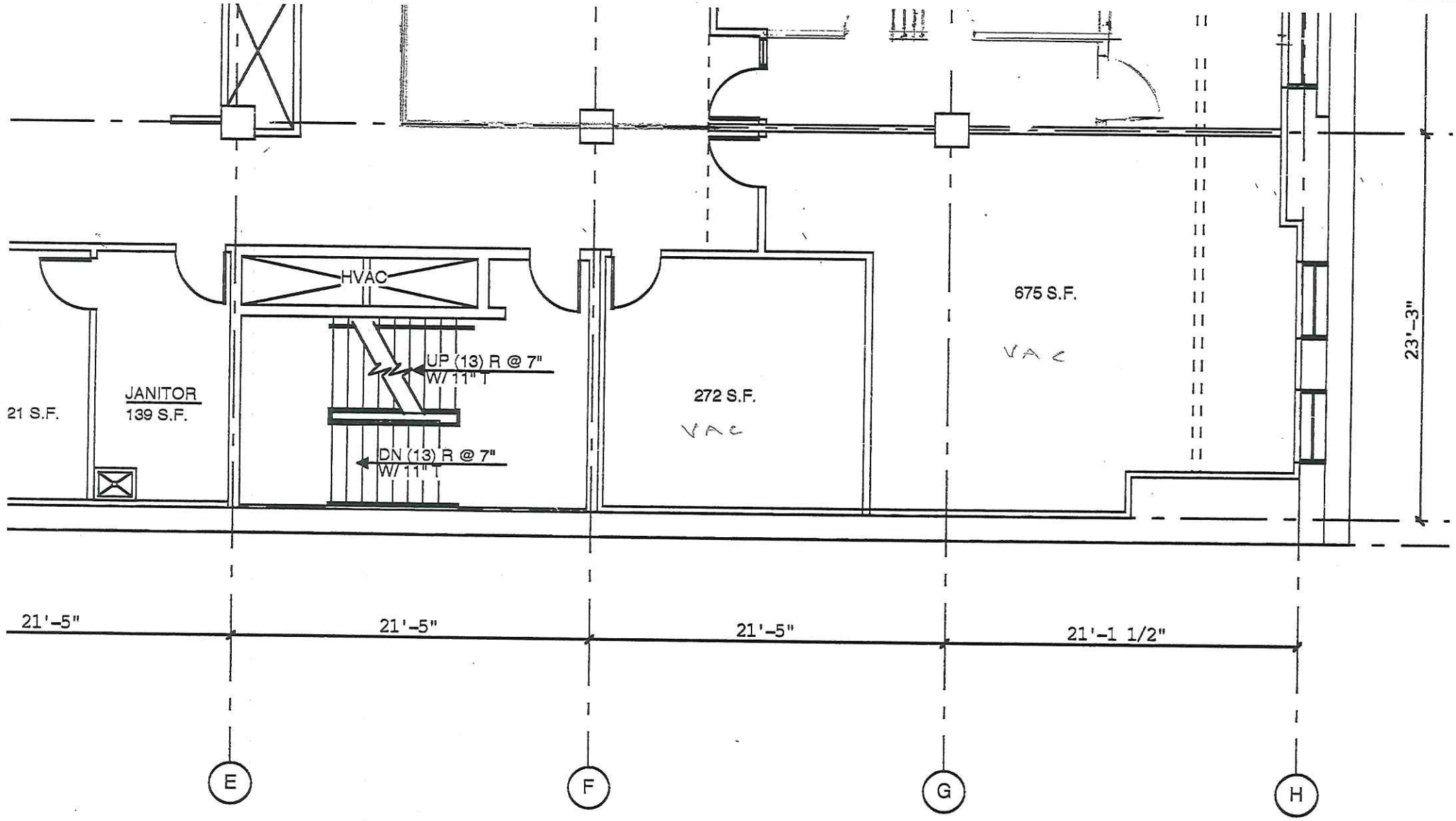
Seal	Designed	Project Number
	Drawn RH	Scale 1/8" = 1'-0"
	Checked	Drawing Number
	Reviewed	A102

11/21/2014


2nd Floor
N
STAIR 1
STAIR 2
STAIR 3
ELEC/TELE
JANITOR
MEN
WOMEN
HVAC
FOOD SERVICE
DINING
CRAFT ROOM
ADA DRINKING FOUNDTAINS
OFFICE 2
CONFERENCE
STORE
ADC ASST
RECEPTION
DAYROOM
EXAM
UNISEX
MULTI PURPOSE ROOM
DIRECTOR
ADULT DAY CARE
NOTE 3
NOTE 17
NOTE 18
NOTE 34
NOTE 29
ABOVE

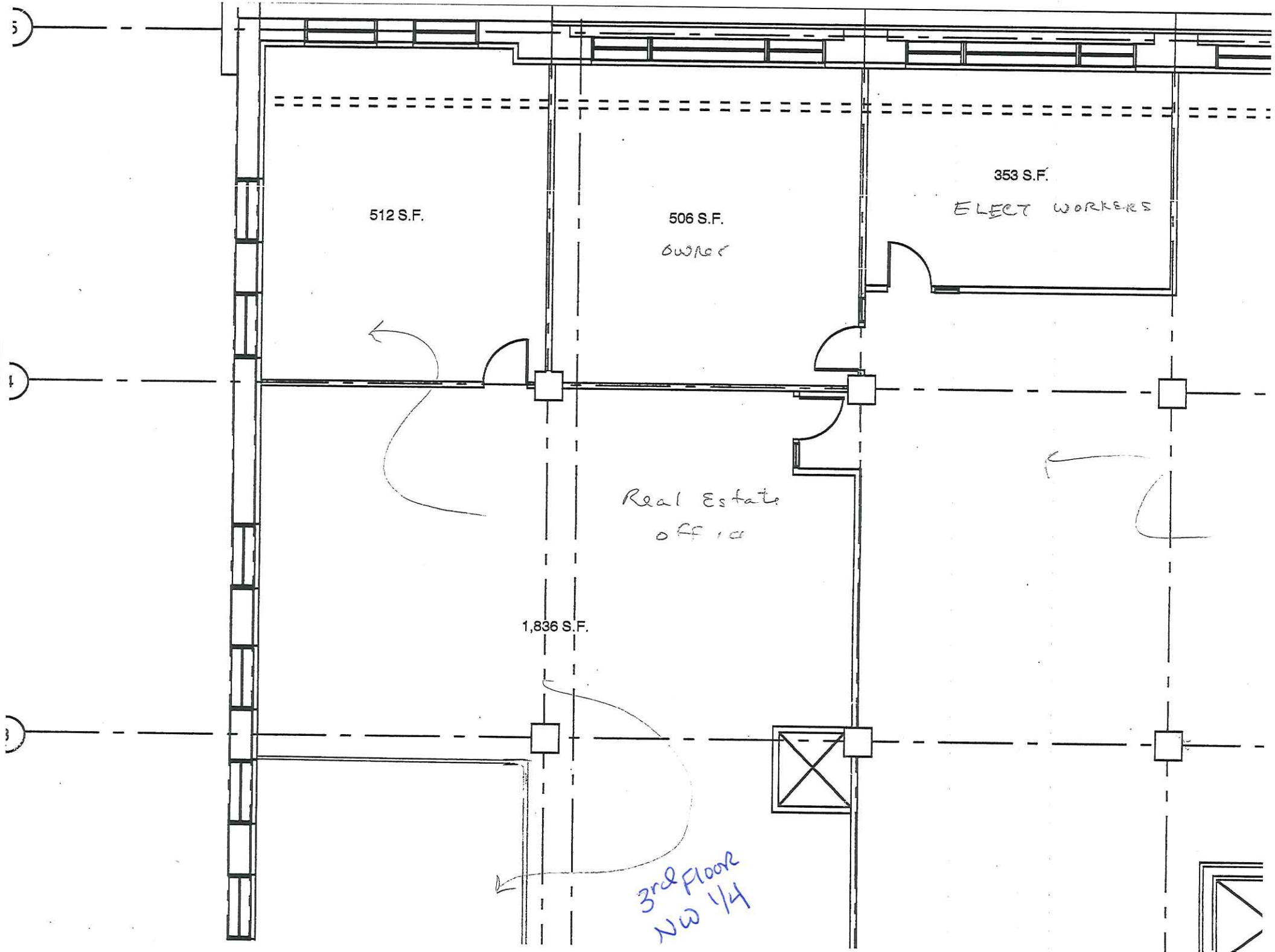


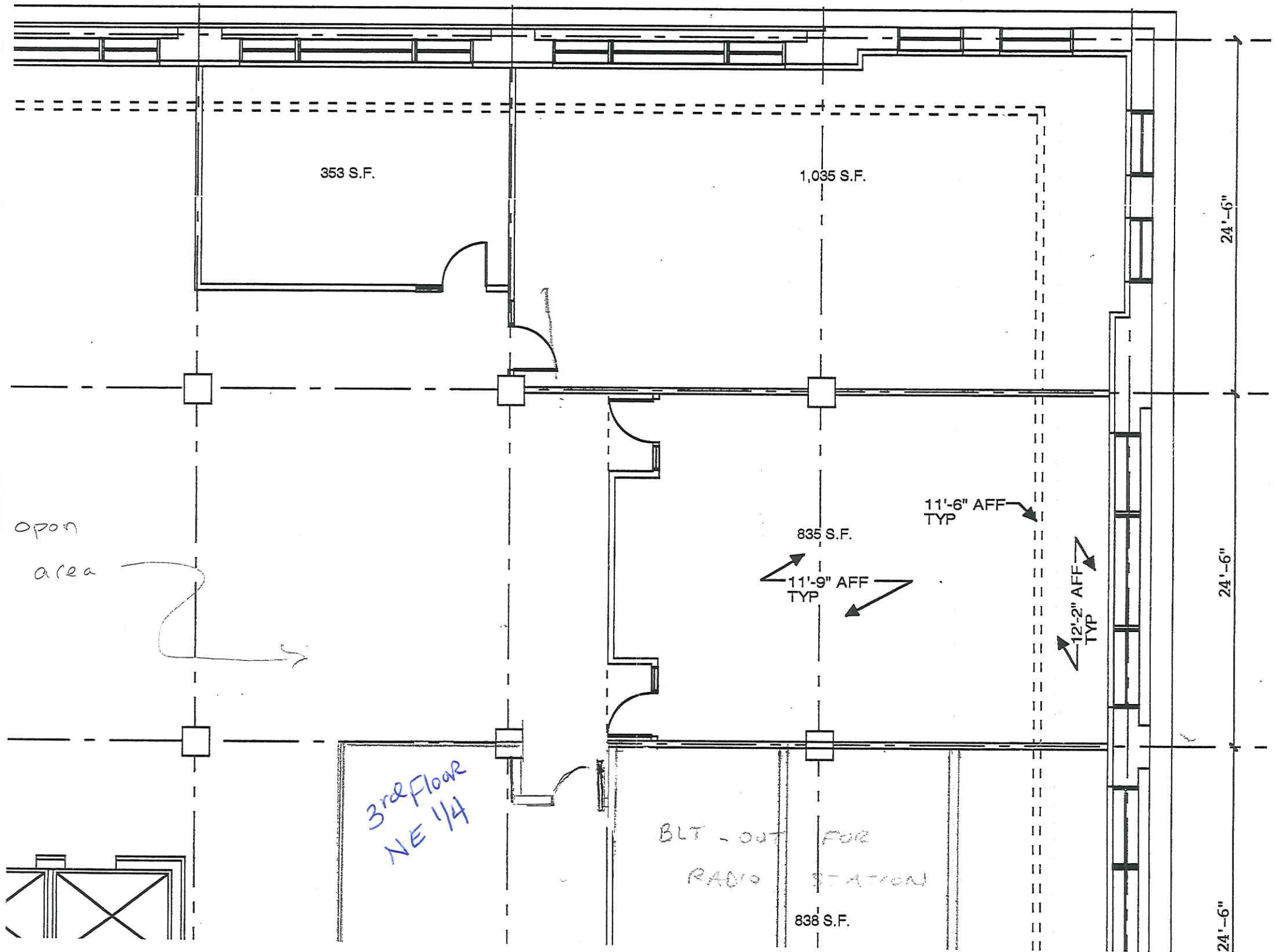
EXIST'G 3RD FLOOR FLOOR PLAN

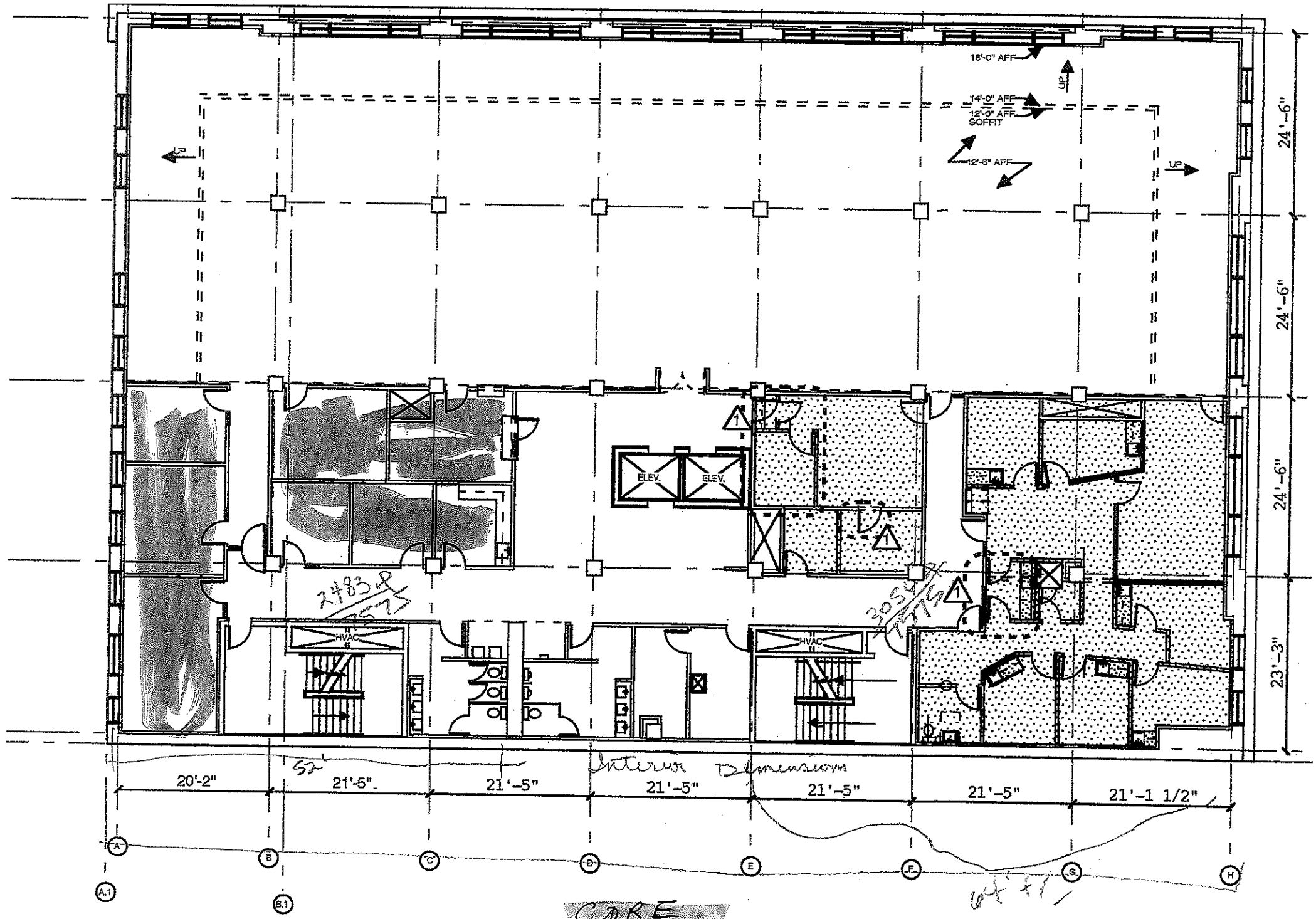


3rd Floor
SE 1/4

SCALE 1/8"=1'-0"


512 S.F.
506 S.F.
owner
353 S.F.
ELECT WORKERS
Real Estate
office
1,836 S.F.
3rd floor
NW 1/4

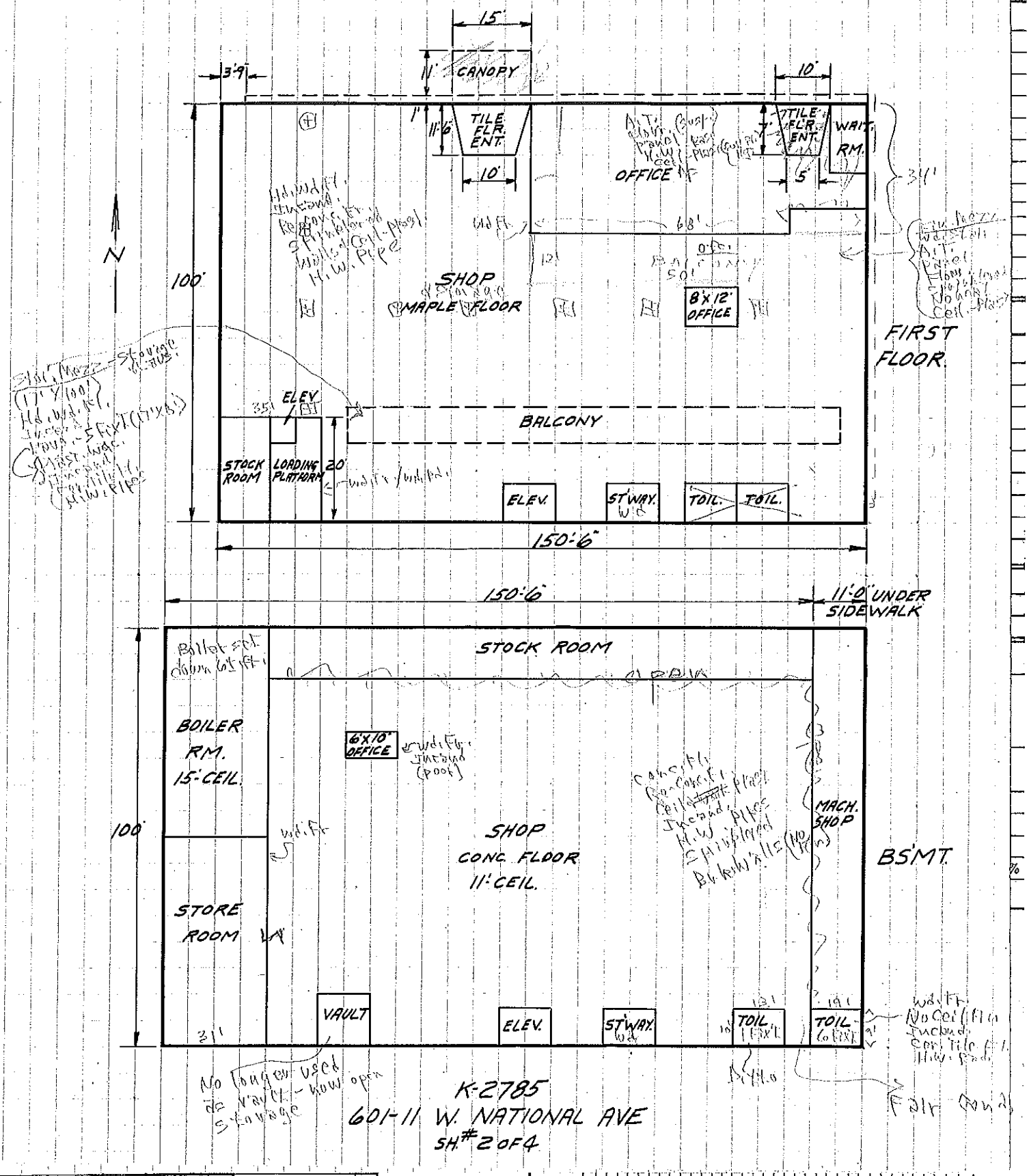

353 S.F.
1,035 S.F.
24'-6"
24'-6"
24'-6"
open area
835 S.F.
11'-6" AFF TYP
11'-9" AFF TYP
12'-2" AFF TYP
3rd Floor NE 1/4
BLT-OUT FOR RADIO STATION
838 S.F.



CORE

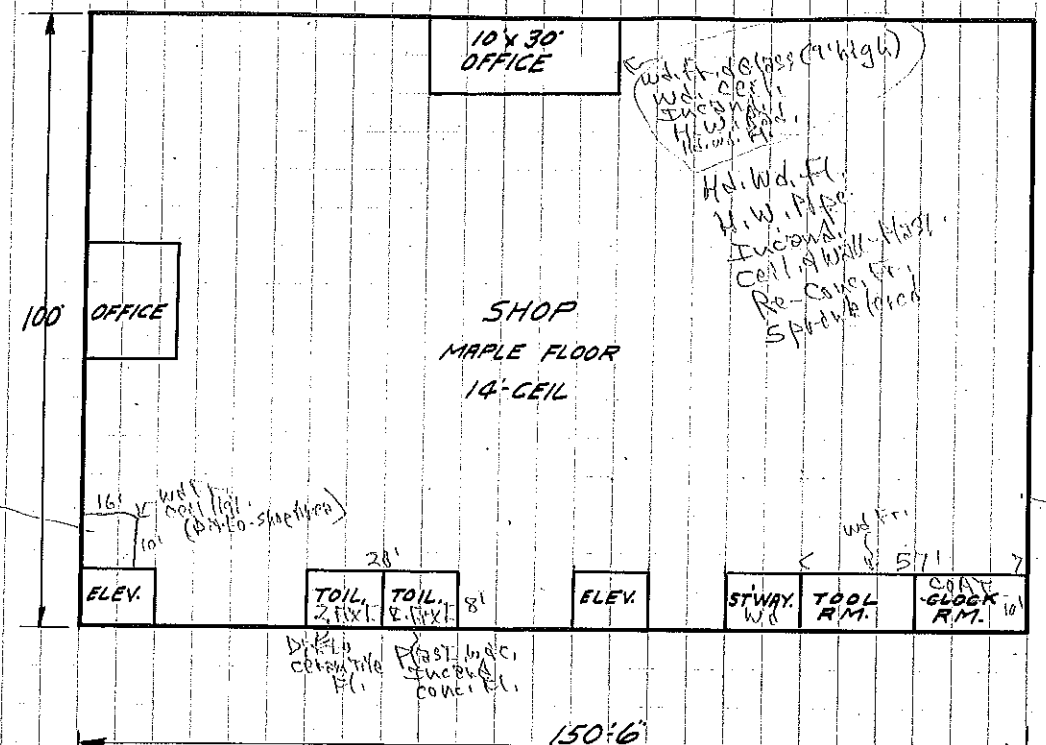
FOURTH FLOOR SPACE PLAN

MADISON ST. CLINIC



Finish					Over Important		
Conc. Floor	✓				Under Important		
Complete	✓				Public Annoyance		
Good	✓				Miscellaneous		
Fair							
Poor							

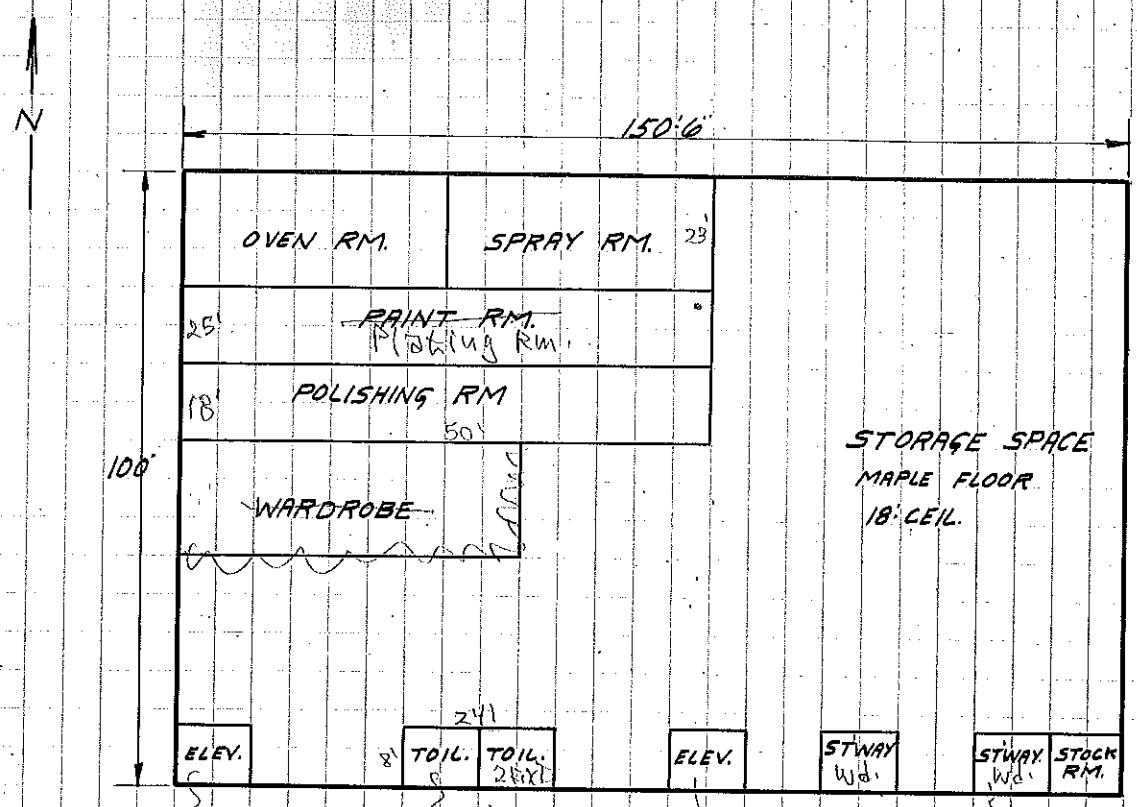
K 2785



K-2785
601-11 W. NATIONAL AVE.
SH. # 3 OF 4

Finish					Over Important	
					Under Important	
Conc. Floor	✓				Public Annoyance	
Complete	✓				Miscellaneous	
Good	✓					
Fair						
Poor						

M 2785



Elec. Frght. 2500#
6 (Landings)
(not used - is operable)

2 Fixt
Plast
Incand
H.W. Rad.
Wd. Deck
Conc. Fl.

Elec. Frght.
2750#
(6 Landings)

To Stor. Mezz.

Re-Conc. Fr.
Conc. ceil - no fin.
Hd. Wd. Fl.
Incand.
Walls - Brk (no fin.)
H.W. Pipes & Units
Sprinklered
(Stor. Mezz. (25'x130')
Wd. Plank Fl. - Wd. Fr.
Heavy Wd. Fr.)

Bay Size 24'x23' (about same all Fls.)

Evidence of roof leaks (Fair Cond.)

K-2785
601-11 W. NATIONAL AVE.
SH. # 4 OF 4

No Fin. Incand. No Heat. Wd. Stair

(1) Penthouse - approx 16'x70' (" 15' high)
Brk. - Conc. Blk - Cal. Brk. Walls
(1) Penthouse - Elev. Shaft (Did not see) Est. 7'x7' & Brk. Walls

Finish					Over Important		
Conc. Floor	✓				Under Important		
Complete	✓				Public Annoyance		
Good	✓				Miscellaneous		
Fair							
Poor							

	Basement	1	2	3	4					
Use	SHOP	OFFICE SHOP	SHOP	STORAGE SHOP	SHOP					
Floor Type	CONC.	MAPLE	MAPLE	MAPLE	MAPLE					
" Load Cap.										
RENTS 19										
19										
19										
Average % of Vacancy										

Rental value trend Up_____Down_____

Rental Value 19 $ / 19 $ / 19 $ / 19 $

Class				
Store				
Store and Office				
Store and Flats				
Public Garage				
Filling Station				
Warehouse				
Comc. "				
Bank				
Club				
Hotel				
Dance Hall				
FACTORY	✓			

Dimensions				
Length	100'		18'	4
Width	150'-6"		15'	3
Average Height	76'		14'	2
			18'	1
			11'	B

Type				
Ordinary				
Mill				
Steel and Conc.				
Fireproof	✓			

Foundation				
Stone				
Concrete	✓			
Block				
Brick				
Posts				
Piers				
Pile				
Rubble				

Exterior Wall				
Brick, Solid	✓			
Brick, Veneer				
Frame				
Concrete				
Concrete Block				
Stone				
Stucco				
Metal				
Paper				
FACE BRK	✓	SIDES		

Roof				
Flat	✓			
Gable				
Hip				
Mansard				
Trussed				
Shingles				
Wood				
Asphalt				
Asbestos				
Slate				
Tile				
Tar and Gravel	✓			
Metal				
Composition				

Basement				
Whole	✓			
Part				
None				

Finish				
Conc. Floor	✓			
Complete	✓			
Good	✓			
Fair				
Poor				

Interior Trim	
Hardwood	✓
Softwood	
Metal	
Marble	

Interior Walls	
Plaster	✓
Metal	
Plain	
Ornamental	

Ceiling	
Plaster	
Metal	
CONCRETE	✓

Heating	
Stove	
Hot Air	
Hot Water	
Steam	
Vapor	✓
Gas	
Oil	
Coal	
STOKER 1945	

Lighting	
Electric	✓
Gas	

Plumbing	
Modern	✓
Old Style	
29-TOIL. 3-LAV.	✓
14-5'x2'-6" SINKS	✓
5-URINALS	✓

Obsolescence	
Obsol. Constr.	
Bus. Migration	
Racial Influence	
Industrial Cond.	
Bldg. Restrictions	
Over Important	
Under Important	
Public Annoyance	
Miscellaneous	

Extras and Special Equipment

Sound Value

Special Fronts 3053 SQ. FT. PL. GLS

Sprinkler System ✓

Forced Ventilation

Refrigeration

Elevators 2 1-2000# 1-2500#

Lighting and Electric Systems

Fire Escapes 3

2-LINDERMANN HOLVERSON BR. SET STEEL BOILERS 1-IRON STOKER

1-#2 OIL BURNER

Year Built 1901 Cost $

General Condition: Good ✓ Medium Fair Poor

STRUCTURAL VALUE COMPUTATION

Length in Feet

Width in Feet

No. of Sq. Feet @ Unit of $ a $

Average Height

Total Cubic Feet @ Unit of $ b $

Present cost reproduction "a" or "b" $

Additions for "Extras" $

Total Reproduction Cost $

% Condition %

Sound Value $

Remarks

Diagram of Structure

Indicate direction 1 Division= Feet

SEE SEPARATE SHEET

ADDRESS: 611 W. NATIONAL AVE
DESCRIPTION:
REMARKS:

TYPE
GROUP
STORIES

COMMERCIAL DATA CARD PLAT 22 DIST. 3-13 KEY No. K 2785 4132-0781-100

MILWAUKEE, WISCONSIN.

TAX COMMISSIONER'S OFFICE

DOLLAR VALUE MODIF. COLUMN - EXTERIOR WALL CONST.

BELOW GRADE WALLS	CODE	LIN. FT.	UNIT	VALUE
FOUNDATION WALLS - NO BAS.				
BASEMENT WALLS				
PARTIAL BASEMENT - SQ. FT.				
11 X 100		1100 ft	1.50	1650

ABOVE GRADE WALLS	V	CODE	HEIGHT FEET	HEIGHT STORIES	LIN. FT.		
FRAME (A)							
VENEER ON FRA. (B)							
BRICK (C)							
CONCRETE BLK. (D)							
TILE (E)							
CONCRETE (F)							
DOORS & WINDOWS							
PARAPET							

WALL TRIM	V	CODE	HEIGHT FEET	HEIGHT STORIES	LIN. FT.		
FACE BRICK (A)			6.0'	1	250	24.15	6036
TERRA COTTA (B)							
LIMESTONE (C)							
GRANITE (D)							
MARBLE (E)							
TILE (F)							
GLASS (G)							
INTERIOR FINISH							

STORE FRONTS	CODE	LIN. FT.		
Wood Wsem		178	7.00	1246

INTERIOR FIXTURES AND EQUIPMENT

PARTITIONS	CODE	LIN. FT.		
See page 2				5416

ELEVATORS	CODE	NO	STORIES		
2000# Freight		4	7B		2100
2500# "					2600
2 Elev. Enclosure (2)		4	8	500	2500

PLUMBING								
W.C.	100	24	120		APARTMENTS			2400
LAVATORIES	70	3	100					210
URINALS	50		80					
SINKS	90		150		14.5 X 22	14	125	1750

MISCELLANEOUS	
DEPRESSED BOILER ROOM 24 X 64 X	1500
2nd PROJECTION X 152 X 2.00	608
TOTAL $ VALUE MODIFICATIONS	28216

DEDUCTIONS	
TOTAL DEDUCTIONS	

NET TOTAL $ VALUE MODIFICATIONS

BASE UNIT MODIF. COLUMN - BASIC INTERIOR CONST.

STRUCT. FR. MODIF.		BASIC STRUCT.		CODE	SQ. FT.	UNIT	VALUE
A1-JOIST-WD. FR.		C1-MILL WD. FR.					
A2- " ST. FR.		C2- " ST. FR.					
B1-SEMI-MILL WD. F		D-STRUCT. ST.					
B2- " " ST. FR.		E-REINF. CONC.					

BASEMENT: NONE ____ PART ____ FULL ____

FLOORS	CODE	FL. NO.	TOT. FLOOR	TOT. $		

FINISH FLOORING						

STORE AREA						

OFFICE AREA						
42' X 64'				2688	.75	2016
Balcony 12 X 64				768	1.00	768

APARTMENT AREA						

ROOF						

AIR CONDITIONING						

SPRINKLER SYSTEM ✓						
750 Heads						Unit

HEATING	V	CODE	CEIL. HT.	LIN. FT.	SQ. FT.	UNIT	
STOVES - TWO	-	[illegible]		x	180		1950
FURNACE							
STEAM							
HOT WATER							
CITY 2 [illegible] H.P.	H	[illegible]	[illegible]	[illegible]	1800	1080	1500
(BY SQ. FT. AREA)							
OIL BURNER							
STOKER							

MISCELLANEOUS		
Petit House	2	1000
Wood Balcony 850#	.50	425
TOTAL $ VALUE MODIFICATIONS		10655
TOTAL BASE UNIT ADDITIONS		
DEDUCTIONS		
TOTAL DEDUCTIONS		
TOTAL THIS COLUMN - BASE UNIT MOD.		
TOTAL THIS COLUMN - $ VALUE MODIF'S.		10655
TOTAL 1ST COLUMN - $ VALUE MODIF'S.		28216

GRAND TOTAL $ VALUE MODIF.
TOTAL STRUCTURE VALUE 38871

LAND COMPUTATION

	YEAR							
CLASS	CORNER NO.	/	/	/	/	/	/	/
FRONTAGE	FRONT FEET							
	CORNER BEN.							
	SIDE ALLEY BEN.							
	TOTAL FEET							
	UNIT VALUE							
	VALUE 100'							
	DEPTH + REAR ALLEY							
	DEPTH FACTOR							
	NET VALUE							
SIDE STREET	MAIN ST. UNIT							
	SIDE ST. UNIT							
	RATIO							
	SIDE ST. CLASS							
	PERCENTAGE							
	NO. OF FEET							
	VALUE @ 100 %							
	VALUE @ RATIO %							
REAR LOT SLANT FRONTAGE	NO. OF FEET							
	ALLEY BEN.							
	TOTAL FEET							
	UNIT VALUE							
	VALUE 100'							
	DEPTH							
	DEPTH FACT. OR %							
	NET VALUE							
TOTAL VALUE								
ADJUSTMENT SIZE	BASE VALUE X %							
	AMOUNT							
∠ COR.	DEGREES							
	NO. FEET X UNIT							
	AMOUNT							
NET VALUE								
ASSESSED VALUE								

GENERAL INFORMATION - SALES & GROUND LEASE DATA

PARTITIONS:

BASEMENT:

12" BRICK: 9'-Hi x 88' x 8.10 = 713.00

WOOD 2s 9'-Hi x 123' x 2.25 = 277.00

FIRST FLOOR

WOOD 2s 15'-Hi x 70' x 3.75 = 262.00

2ND FLOOR

WOOD 2s 14'-Hi 234' x 3.50 = 819.00

3RD FLOOR

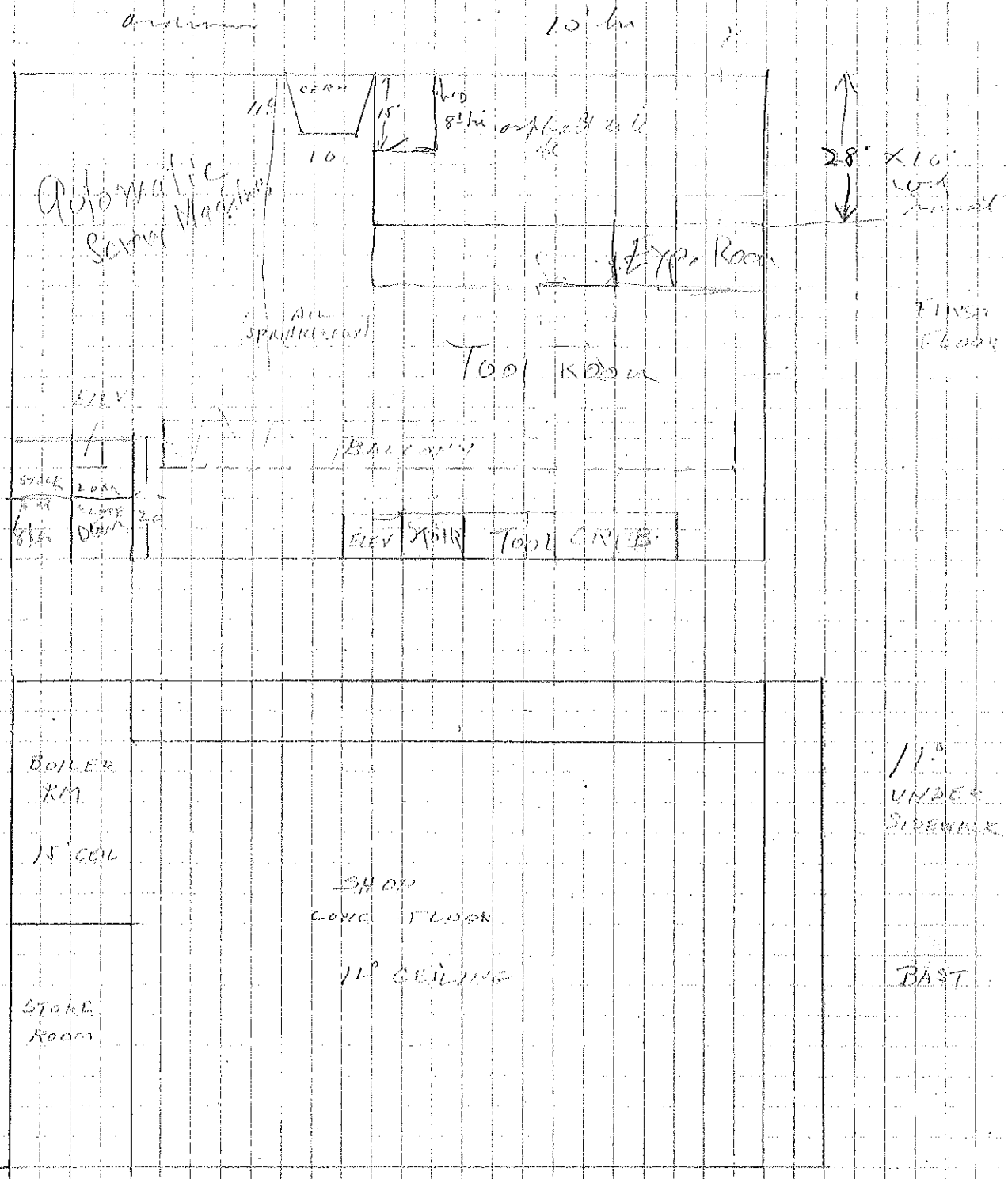
WOOD 2s 15'-Hi 364' x 3.75 = 1365.00

WIRE ON STUDS 15'-Hi x 96' x 2.25 = 216.00

4TH FLOOR

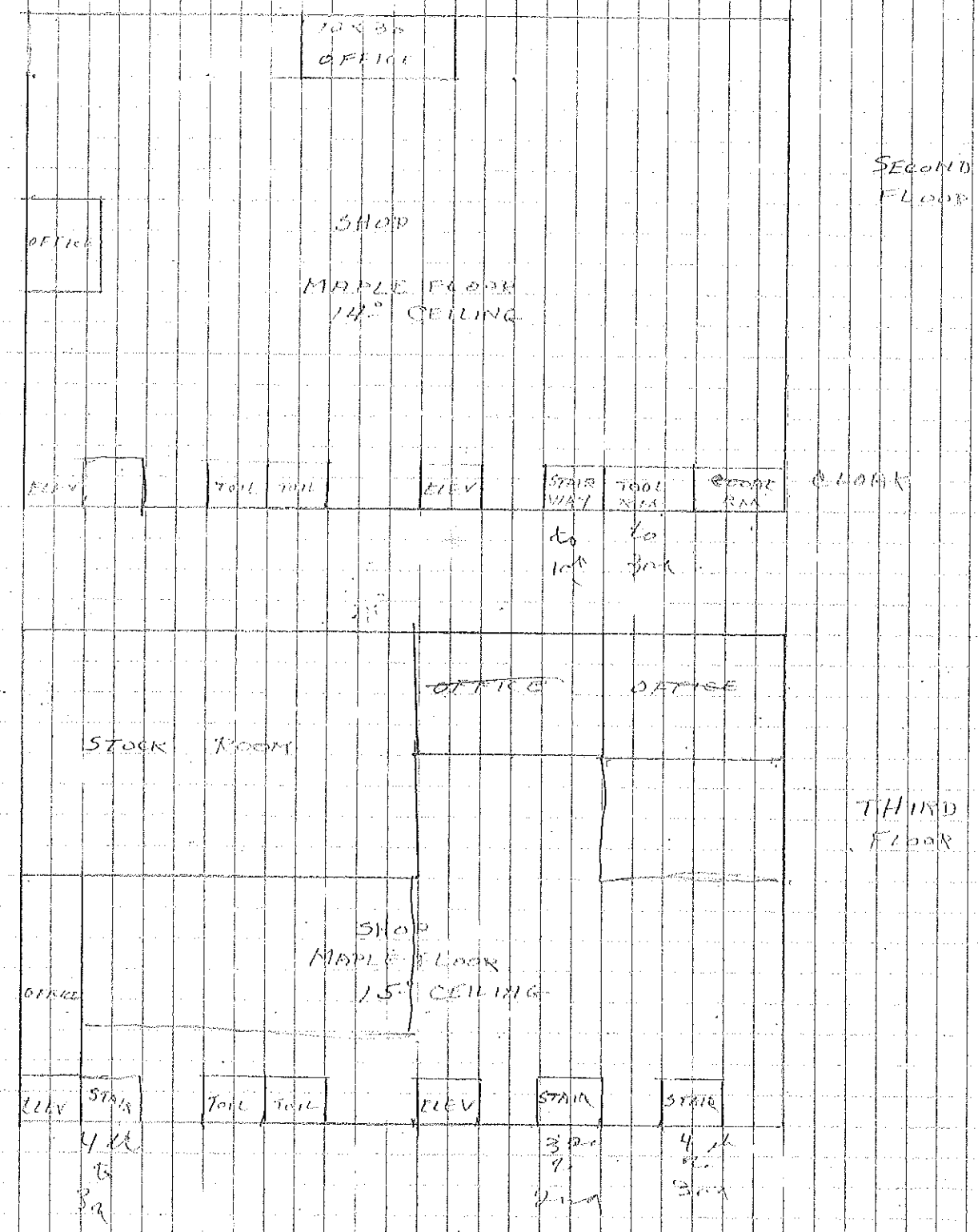
WOOD 2s 18'-Hi x 392' x 4.50 1764.00

5416.00

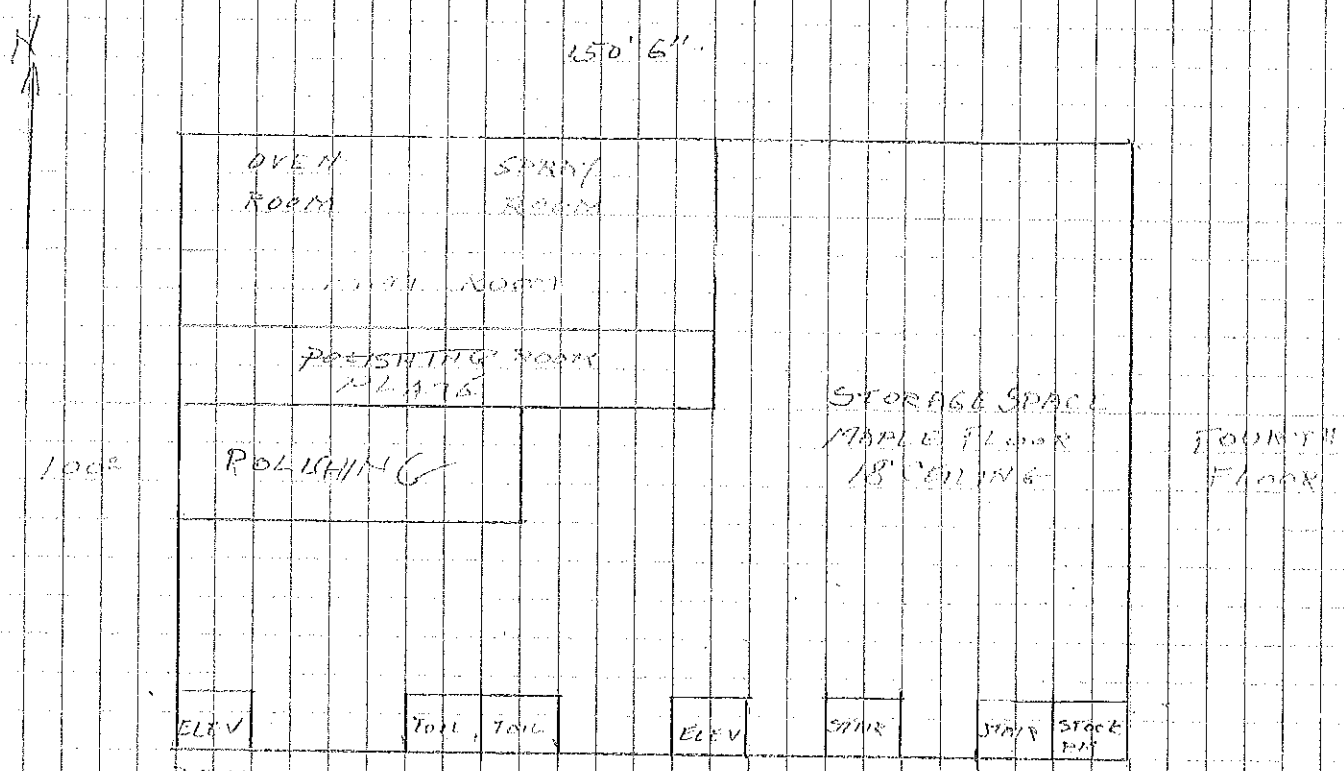


Total
156 H.P.
15#/□"

2 Stokers
Low Pressure
Horizontal Tube



OFFICE
SECOND FLOOR
OFFICE
SHOP
MAPLE FLOOR
14° CEILING
ELEV
TOIL
TOIL
ELEV
STAIR WAY
TOOL RM
CLOAK RM
CLOAK
to 10th
to 3rd
OFFICE
OFFICE
STOCK ROOM
THIRD FLOOR
SHOP
MAPLE FLOOR
15° CEILING
OFFICE
ELEV
STAIR
TOIL
TOIL
ELEV
STAIR
STAIR
4th to 3rd
3rd to 2nd
4th to 3rd


N
150' 6"
OVEN ROOM
SPRAY ROOM
POLISHING ROOM PLATE
POLISHING
100'
STORAGE SPACE
MAPLE FLOOR
18' CEILING
FOURTH FLOOR
ELEV
TOIL
TOIL
ELEV
STAIR
STAIR
STOCK PIT
25'
2'

ADDRESS: 611 W. NATIONAL AVE. "MV"
DESCRIPTION: CLUM MFG. CO.
REMARKS:

TYPE 4 C 2/4
GROUP
STORIES 4 & BAS.

COMMERCIAL DATA CARD

PLAT 437-07 DIST. 7 KEY NO. 437-0781-100

MILWAUKEE, WISCONSIN.

TAX COMMISSIONER'S OFFICE

DOLLAR VALUE MODIF. COLUMN - EXTERIOR WALL CONST.

BELOW GRADE WALLS	CODE	LIN. FT.	UNIT	VALUE
FOUNDATION WALLS - NO BAS.				
BASEMENT WALLS				
PARTIAL BASEMENT - SQ. FT.				
Footing Wall (4' x 100')		1200#	2.50	2750

ABOVE GRADE WALLS	V	CODE	HEIGHT FEET	HEIGHT STORIES	LIN. FT.		
FRAME (A)			FILLED IN		4/69		
VENEER ON FRA. (B)							
BRICK (C)							
CONCRETE BLK. (D)							
TILE (E)							
CONCRETE (F)							
DOORS & WINDOWS							
PARAPET							

WALL TRIM	V	CODE	HEIGHT FEET	HEIGHT STORIES	LIN. FT.		
FACE BRICK (A)			69	4	252	75.90	19125
TERRA COTTA (B)							
LIMESTONE (C)							
GRANITE (D)							
MARBLE (E)							
TILE (F)							
GLASS (G)							
INTERIOR FINISH							

STORE FRONTS	CODE	LIN. FT.		
Wood Set (No Value)				—

INTERIOR FIXTURES AND EQUIPMENT

PARTITIONS	CODE	LIN. FT.		
Toilet Rm Partns - W.I. - All Floors				2000
(5400 + 6 x 2075 = 17550) Pr. J.C.B.				

ELEVATORS	CODE	NO	STORIES		
2750# Freight (6 Landings)					
2500# " "			(17550 X 2)		35100
2 Penthouses					

PLUMBING								
W.C.	100	20	120	185	APARTMENTS			3700
LAVATORIES	70	6	100	200				1200
URINALS 5' Wall	50	4	80	180				720
SINKS 5' Pair	90	5	150	360				1800

MISCELLANEOUS

TOTAL $ VALUE MODIFICATIONS

DEDUCTIONS

TOTAL DEDUCTIONS

NET TOTAL $ VALUE MODIFICATIONS 66395

BASE UNIT MODIF. COLUMN - BASIC INTERIOR CONST.

STRUCT. FR. MODIF.		BASIC STRUCT.		CODE	SQ. FT.	UNIT	VALUE
A1-JOIST-WD. FR.		C1-MILL WD. FR.					
A2- " ST. FR.		C2- " ST. FR.					
B1-SEMI-MILL WD. F.		D-STRUCT. ST.					
B2- " " ST. FR.		E-REINF. CONC.	X				

BASEMENT: NONE ____ PART ____ FULL X

FLOORS	CODE	FL. NO.	TOT. FLOOR	TOT. #		

FINISH FLOORING						

~~STORE AREA~~ BALCONY						
2ND FLR: - (25' X 130') Hrs. Wd. Fr.				3250#	2.00	6500
1ST FLR: - (12' X 50') Offices				600#	2.00	1200
(17 X 100) Wash. Rms				1700#	2.00	3400

OFFICE AREA						
(42' X 64') Asbs. Tile Flr. (Open Area)				2688#	.60	1610

APARTMENT AREA						

ROOF						

AIR CONDITIONING						

SPRINKLER SYSTEM						

HEATING	V	CODE	CEIL. HT.	LIN. FT.	SQ. FT.	UNIT	
~~STOVE~~ 2 - 75 H.P. Boilers (Low Pressure)							
~~FURNACE~~ 2 Stokers							
~~STEAM~~ (Hot Hrs - Wall Radiators & Pipe Radiation)							
HOT WATER							
~~CITY~~ Boiler Rm Depressed		4		(24' X 64') = 1536#		1.20	1840
(BY SQ. FT. AREA) 75000# Heated Area						.20	15000
OIL BURNER							
STOKER							

MISCELLANEOUS

TOTAL $ VALUE MODIFICATIONS

TOTAL BASE UNIT ADDITIONS

DEDUCTIONS

TOTAL DEDUCTIONS

TOTAL THIS COLUMN - BASE UNIT MOD.

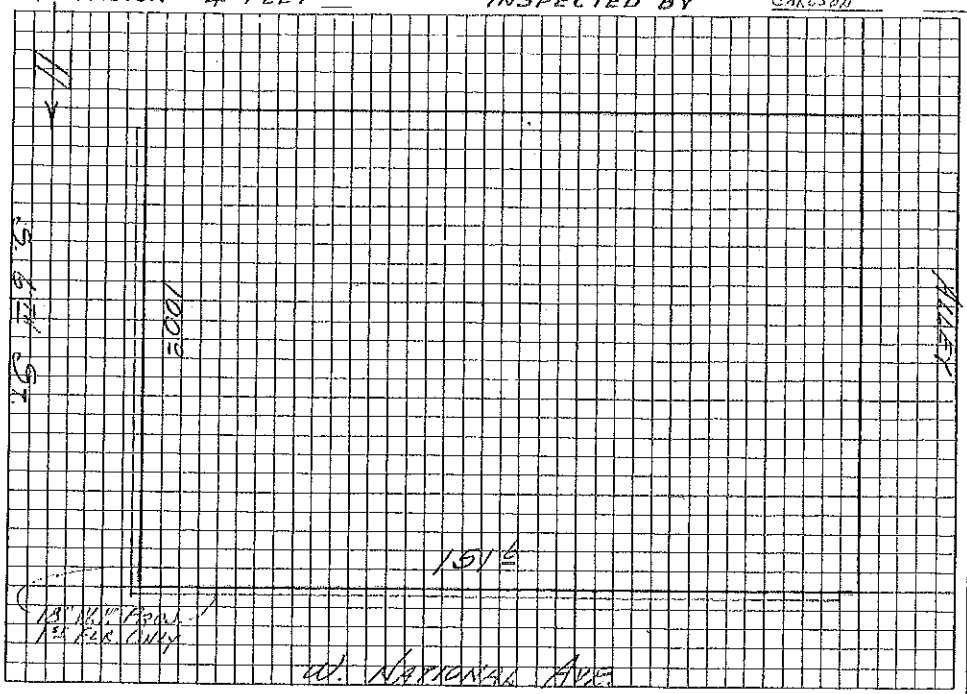
TOTAL THIS COLUMN - $ VALUE MODIF'S. 29550

TOTAL 1ST COLUMN - $ VALUE MODIF'S. 66395

GRAND TOTAL $ VALUE MODIF.
TOTAL STRUCTURE VALUE 95945

PLAN
1 DIVISION = 4 FEET

INSPECTION DATES 8-5-66 ~~MUELLER~~
INSPECTED BY CARLSON



RATINGS

		POOR	FAIR	GOOD
STORES	1-DESIGN AND LAYOUT	40	45	50
	2-CON. TO OTHER TENANCY	30	40	50
	3-			
	TOTAL RATING			
OFFICE BLDGS.	1-ARRANG. OF OFFICE SPACE	30	40	50
	2-LIGHT AND AIR	6	8	10
	3-ELEVATORS	2	4	6
	4-LOBBY	2	3	4
	5-ADVERSE CONST. ENT. ETC.	20	25	30
	6			
	TOTAL RATING			
APARTMENTS	1-CONV. TO SHOPPING AREA	8	9	10
	2- " " TRANSPORTATION	8	9	10
	3- " " SCHOOLS & CH.	8	9	10
	4-DESIGN & APPEARANCE	8	9	10
	5-APPEAL OF NEIGH'HD.	16	18	20
	6-ARRANG. OF APTS.	16	18	20
	7-ADVERSE INFLUENCES	16	18	20
	8-			
	TOTAL RATING			

BUILDING PERMIT RECORD

DATE	CARD NO.	PURPOSE	ACT'L. COST	ASS'MT. CH'GE.

YEAR BUILT 1901 COST

REMODELED EXTENT

CONDITION: NORMAL BETTER % LESS %

STRUCT. GRADE: NORMAL BETTER % LESS %

HEIGHTS

	CEIL.	STORY	ADJ.
B	10	10	11
1	18	15	16
2	14	12	13
3	15	12	13
4	18	12	13
PAR.			3
TOT.			69

AREA AND CUBAGE COMPUTATION

AREA:- 151'6 X 100' = 15150#

PERIM:- 2(151'6 + 100') = 503'

RATIO:- 15150 ÷ 503 = 30

STRUCTURAL COMPUTATION

MV

	1966					
SQ. FT. / CU. FT.	15150					
NET UNIT	25.00					
BASE VALUE	378750					

ASSESSMENT COMPUTATION

YEAR	1966					
TOT. BASE VAL.	378750					
# VAL. MODIF.	95945					
BASIC STR. VAL.	474695					
GRADE %						
BASIC REPL. VAL.						
RATING 2% FELS	9495					
RATED REPL. VAL.	484190					
RESIDUAL % C/67	25% MIN.					
BASIC SOUND VAL.	121000					
M'KT. VAL. ADJ.	48500					
VAL. ADJ. TO M'KT.	72500					
OTHER STRUCT.	[illegible]					
FULL ORD. SALE VAL.	39860					

COMPUTED BY

ASSESSMENT SUMMARY

	YANKAS						
YEAR	1969						
LAND	21600						
IMPROV.	72500						
TOTAL							

NET UNIT DEVELOPMENT

[NEW M.V. UNITS (1968)]

CODE	4C		
GROUP			
AREA	15150		
PERIMETER	503		
RATIO (A÷P)	30		
BASE UNIT	11.35		
BASEMENT	1.73		
WALL H'GT. VARIABLE			
ADDIT. STORIES			
STRUCT. FR. MODIF.	7.91		
FLOORS			
FINISH FLOORING MAPLE	2.20		
STORE AREA			
OFFICE AREA			
APARTMENT AREA			
ROOF			
AIR CONDITIONING			
SPRINKLER SYSTEM	1.81		
HEATING			
MISCELLANEOUS			
BASE UNIT. MODIF.			
NET UNIT	25.00		

H. C. MILLER CO., MILWAUKEE