

ALTA/NSPS LAND TITLE SURVEY

CLIENT

The John A. Rodger RLT 1/20/03 300 & 320-380 East Capitol Drive, City of Milwaukee, Milwaukee County, Wisconsin.

SITE ADDRESS

LEGAL DESCRIPTION

Parcel I:

The North 3 acres of the South 10 acres of the West 20 acres of Lot 4, in the Southwest Fractional 1/4 of Section 4, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, except the East 230 feet thereof, and except the West 35 feet.

Also known as all that part of Government Lot 4 in the Southwest 1/4 of Section 4, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at the Southwest corner of said Southwest 1/4; thence due North along the West line of said Southwest 1/4, 462.00 feet; thence North 89° 57' 03" East, 35.00 feet to a point on the East line of North Richards Street, 198.00 feet; thence North 89° 57' 03" East, 395.00 feet; thence due South 198.00 feet; thence South 89° 57' 03" West, 395.00 feet to the place of beginning.

Parcel II:

Lot 2 of Certified Survey Map No. 4923, recorded on April 20, 1987, on Reel 2073, Image 1397, as Document No. 6046777, being a Redivision of a part of Government Lot 4, in the Southwest 1/4 of the Southwest 1/4 of Section 4, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Parcel III:

That part of the South 7 acres of the South 10 acres of the West 20 acres of Lot 4 in the Southwest 1/4 of Section 4, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Beginning at a point on the East line of North Richards Street which is 231 feet North of the South line and 35 feet East of the West line of said 1/4 Section; running thence northerly and parallel to the West line of said 1/4 Section, 231 feet to a point; thence easterly and parallel to the South line of said 1/4 Section, 230 feet to a point; thence southerly and parallel to the West line of said 1/4 Section, 231 feet to a point; and thence westerly and parallel to the South line of said 1/4 Section, 230 feet to the place of beginning.

Tax Key No: 2410002100 Address: 320-380 East Capitol Drive, Milwaukee WI

Parcel IV:

The West 40 feet of that part of the South 7 acres of the South 10 acres of the West 20 acres of Lot 4, in the Southwest Fractional 1/4 of Section 4, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Beginning at a point on the North line of East Capitol Drive, 135 feet East of the center line of North Richards Street; thence West on the North line of East Capitol Drive, 100 feet to a point; thence North on a line parallel to the center line of North Richards Street, 198 feet to a point; thence East parallel to the North line of East Capitol Drive, 100 feet to a point; thence South parallel to the center line of North Richards Street, 198 feet to the point of beginning.

Tax Key No: 2419998000 Address: 300 E. Capitol Drive, Milwaukee, WI

Parcel V:

Non-exclusive easement for ingress, egress and parking set forth in Easement Agreement recorded May 6, 1987 as Document No. 6053163.

TITLE COMMITMENT

This survey was prepared based on Chicago Title Insurance Company No. CO-8473, effective date of February 15, 2019 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, 17 - 27 not survey related.

10. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Electric Power Company and Wisconsin Telephone Company, for utility purposes, recorded on September 27, 1965, as Document No. 3432176. **Affects site by location, shown.**

11. Easement Agreement recorded May 6, 1987 as Document No. 6053163, as amended by First Amendment to Easement Agreement recorded April 11, 1988 as Document No. 6159859. **Affects site by location. Sign, Sewer and Access Easements shown. Parking and Ingress/Egress easements burdens Parcel II.**

12. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Electric Power Company, for utility purposes, recorded on April 1, 1954, as Document No. 3282927. **Affects northerly part of Parcel IV, approximate location shown.**

13. Easement recorded as Document No. 3255799. **Affects site by location, shown.**

14. Easement for ingress and egress recorded October 1, 1932 as Document No. 1919348. **Affects site by location, shown.**

15. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Electric Power Company, for utility purposes, recorded on May 16, 1989, as Document No. 6276645. **Affects site by location, shown.**

16. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Electric Power Company, for utility purposes, recorded on January 20, 1989, as Document No. 6245929. **Affects site by location, shown.**

To: Chicago Title Insurance Company
Island Abstract Inc.,
Wells Fargo Bank, National Association, its successors and/or assigns,
River West MKE, LLC, a Wisconsin limited liability company
Fidelity National Title Insurance Company
The John A. Rodger RLT 1/20/03, a New York revocable living trust
T-L River West LLC, a Delaware limited liability company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 7(a), 7(c), 8, 9, 20 and 22 of Table A thereof. The field work was completed on March 5, 2019.

Date of Map: March 6, 2019

DONALD C.
CHAPUT
S-1316
MILWAUKEE
WI
LAND SURVEYOR

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

CHAPUT
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Date	Revision description	
3/8/2019	Draft Zoning Report Received	dmb
3/20/2019	Final Zoning Report Received	grb
4/8/2019	Certification & Tax Key Changes	dmb

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor / client privilege. The information shown hereon is intended solely for the use of the client and client-directed third parties.

Drawing No. 1681.02-dje

LEGEND

○ INDICATES SET 1" IRON PIPE	□ TELEPHONE PEDESTAL
+ INDICATES FOUND CHISELED CROSS	□ CABLE PEDESTAL
△ INDICATES SET PK NAIL	□ 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 POLE	— OVERHEAD WIRES
○ GUY WIRE	— MARKED TELEPHONE
○ ELECTRIC MANHOLE	— MARKED CABLE TV LINE
○ ELECTRIC PEDESTAL	— MARKED FIBER OPTIC
○ ELECTRIC METER	— FENCE
○ TELEPHONE MANHOLE	

NOTES

The legal description describes the same property as insured in such title insurance commitment and any exceptions have been noted herein.

PARKING SPACES

There are 445 regular parking spaces and 17 handicap spaces marked on this site.

FLOOD NOTE

According to the flood insurance rate map of the County of Milwaukee, Community Panel No. 55079C0084E, effective date of September 26, 2008, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

LAND AREA

The Land Area of the subject property is 333,829 square feet or 7.6637 acres.

MUNICIPAL ZONING

Site is zoned: LB2 (Commercial - Local Business)
Front setback: Min - none, Max - average
Side street setback: Min - none, Max - 5 feet
Rear setback: Min - none, Max - none
Maximum building height: Min - 18 feet, Max - 75 feet

ZONING REPORT

Zoning Information is taken from a The Planning & Zoning Resource Company report, dated 3/19/2019. (PZR SITE NUMBER: 127437-1)

Site is zoned: LB2 (Commercial - Local Business District - 2)

Building Set-Back Lines

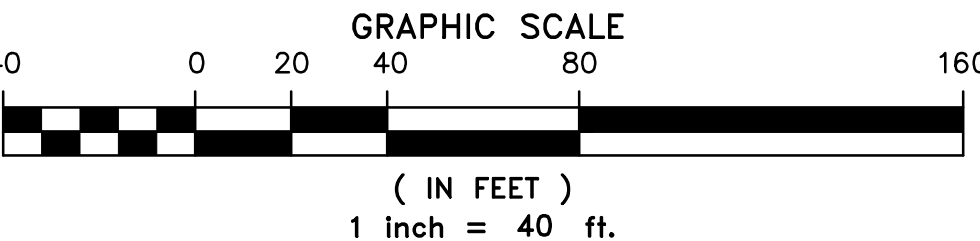
- Front: Minimum: None required.
Maximum: Average.
- Street Side: Minimum: None required.
Maximum: 5 Ft.
- Street Rear / Rear: Minimum: None required.
- Interior Yard: None required

Maximum building height: Minimum: 18 Ft.
Maximum: 60 Ft.

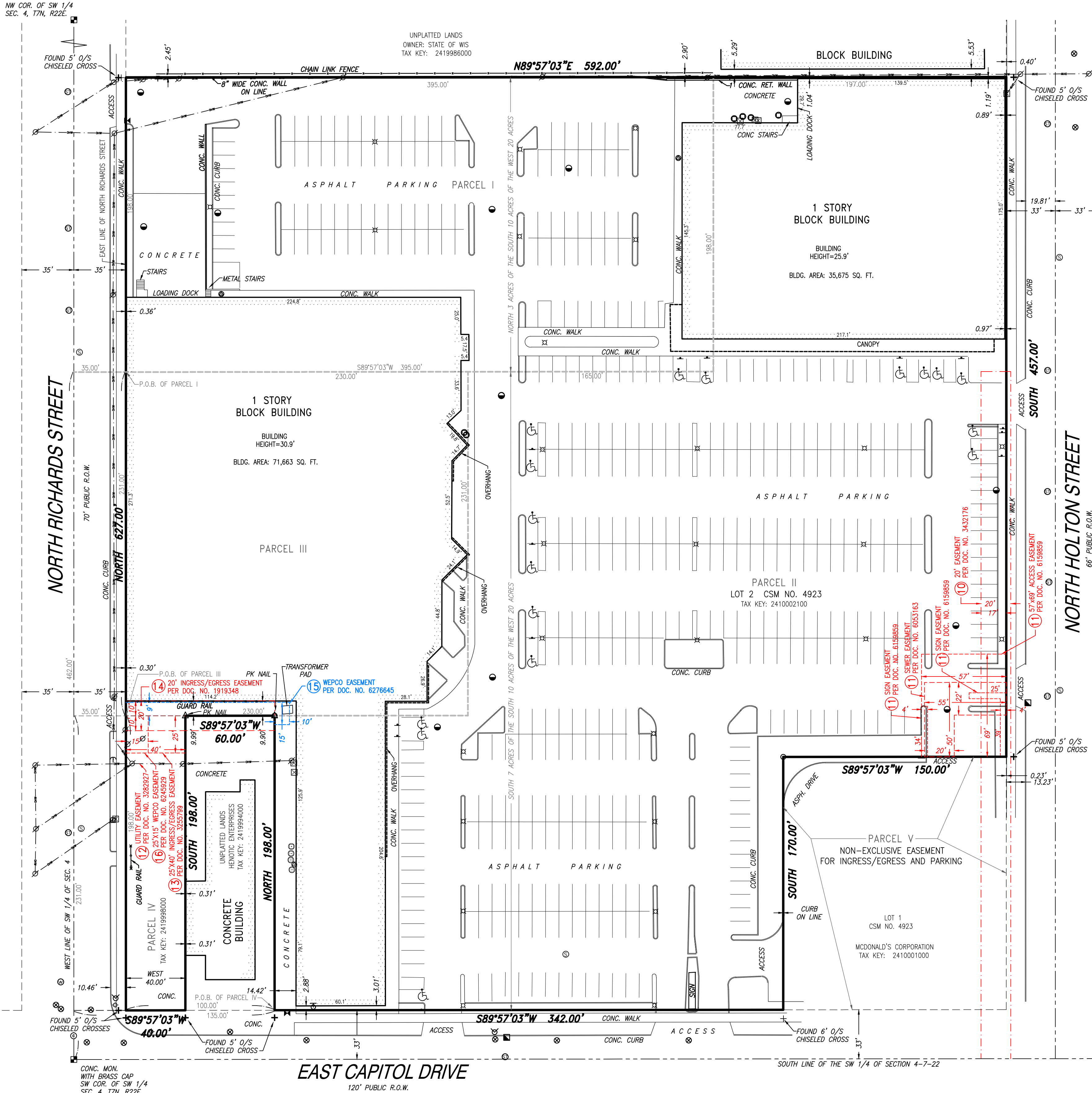
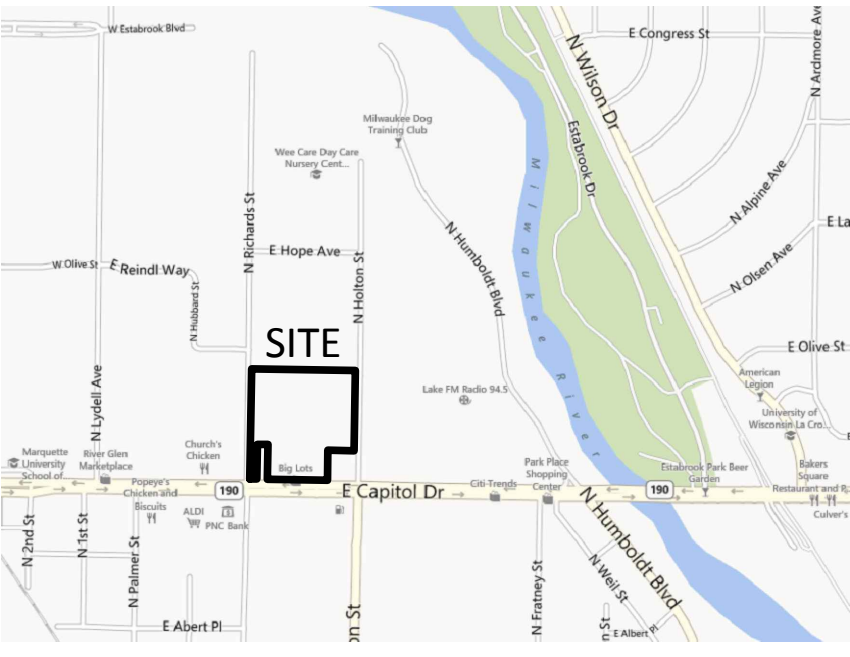
Parking spaces required: 108 Total Minimum Parking Spaces
376 Total Maximum Parking Spaces

BASIS OF BEARINGS

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the West line of the SW 1/4 bears North.



VICINITY MAP



EAST CAPITOL DRIVE

120' PUBLIC R.O.W.