

ALTA/NSPS LAND TITLE SURVEY

CLIENT

The Dickman Company, Inc.

SITE ADDRESS

707-737 W. Cleveland Ave., City of Milwaukee, Milwaukee County, Wisconsin.

LEGAL DESCRIPTION

Parcel A:

Parcel 1 of Certified Survey Map No. 5360, recorded December 26, 1989 in Reel 2404, Image 682 as Document No. 6341259, being a redivision of Parcel 2 of Certified Survey Map No. 4866, being a part of the Northeast 1/4 of the Southwest 1/4 of Section 8, Town 6 North, Range 22 East, City of Milwaukee, County of Milwaukee, State of Wisconsin.

Parcel B:

Parcel 2 of Certified Survey Map No. 5360, recorded December 26, 1989 in Reel 2404, Image 682 as Document No. 6341259, being a redivision of Parcel 2 of Certified Survey Map No. 4866, being a part of the Northeast 1/4 of the Southwest 1/4 of Section 8, Town 6 North, Range 22 East, City of Milwaukee, County of Milwaukee, State of Wisconsin.

BASIS OF BEARINGS

Bearings are referenced To the Certified Survey Map No. 5360 in which North line of the SW 1/4 bear due West.

TITLE COMMITMENT

This survey was prepared based on Knight Barry Title Group Commitment No. 2055500, effective date of July 21, 2021 last Revised August 4, 2021 which lists the following easements and/or restrictions from schedule B-II:

- 1, 5, 6, 7, 8 & 10 visible evidence shown, if any.
- 2, 3, 4, 5, 9, 25, 28-31 not survey related.
11. Utility Easement and other matters contained in the instrument recorded November 28, 1989 as Document No. 6333850. **Affects property by location, shown.**
12. Water Agreement and other matters contained in the instrument recorded May 29, 1991 as Document No. 6485632. **Affects property by location, shown.**
13. Sprinkler System Agreement and other matters contained in the instrument recorded May 29, 1991 as Document No. 6485633. **Affects property by location, shown.**
14. Easement and Party Wall Agreement and other matters contained in the instrument recorded May 29, 1991 as Document No. 6485631. **Affects property by location, shown.**
15. Easement and other matters contained in the instrument recorded November 4, 1981 as Document No. 5509551. **Affects property by location, shown.**
16. Easements, restrictions and other matters shown on Certified Survey Map No. 4866 recorded January 19, 1987 as Document No. 6011533. **Affects property by location.**
17. Agreement and other matters contained in the instrument recorded January 12, 1987 as Document No. 6008468. **Affects property by location, shown.**
18. Easements, restrictions and other matters shown on Certified Survey Map No. 5360 recorded December 26, 1989 as Document No. 6341259. **Affects property by location.**
19. PCS Site Agreement and other matters contained in the instrument recorded December 11, 1996 as Document No. 7301438. **Affects property by location, shown.**
20. Memorandum of PCS Site Agreement and other matters contained in the instrument recorded November 26, 2002 as Document No. 8395908. **Affects property by location, shown.**
Memorandum of Amendment to PCS Site Agreement recorded April 29, 2008 as Document No. 9593210. **Affects property by location, shown.**
21. Access Easement Agreement and other matters contained in the instrument recorded October 17, 2008 as Document No. 9661431. **Affects property by location, shown.**
22. We Energies Distribution Easement Underground and other matters contained in the instrument recorded October 17, 2008 as Document No. 9661432. **Affects property by location, shown.**
23. We Energies Distribution Easement Gas and other matters contained in the instrument recorded November 10, 2008 as Document No. 9669341. **Affects property by location, shown.**
24. Easement and Assignment of Lease Agreement and other matters contained in the instrument recorded October 16, 2020 as Document No. 11032530. **Affects property by location, approx. lease area shown.**
Assignment of Easement and Assignment of Lease Agreement recorded November 11, 2020 as Document No. 11043280. **Affects property by location, approx. lease area shown.**
26. Sprinkler System Agreement and other matters contained in the instrument recorded January 12, 1987 as Document No. 6008469. **Affects property by location, shown.**
27. Easement and Party Wall Agreement and other matters contained in the instrument recorded January 21, 1987 as Document No. 6012168. **Affects property by location, shown.**

ENCROACHMENT TABLE	
A	BUILDING ENCOACHES OVER PROPERTY LINE
B	FENCE ENCOACHES OVER PROPERTY LINE
C	BUILDING ENCOACHES OVER EASEMENT LINE
D	BUILDING ENCOACHES ON PROPERTY LINE

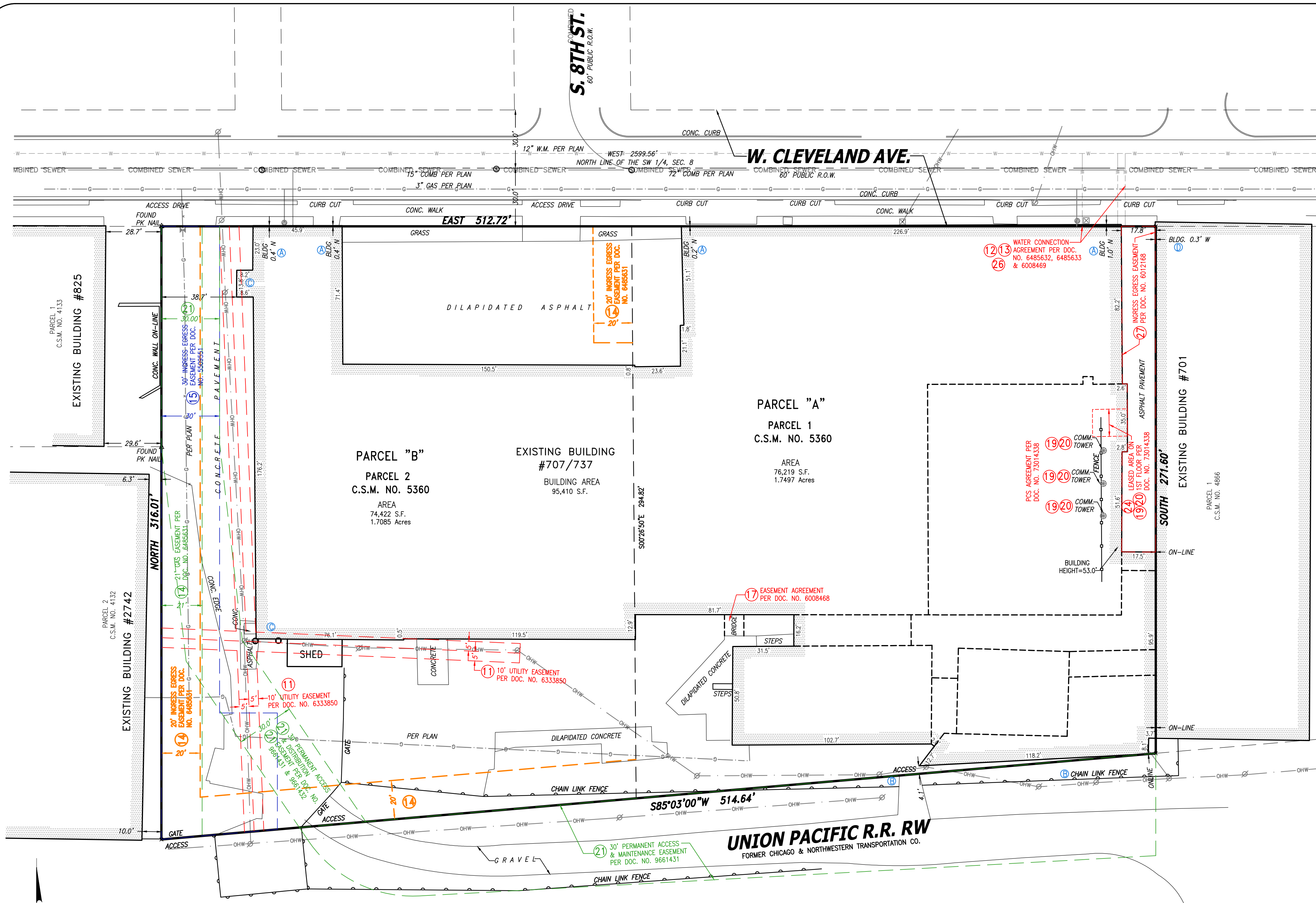


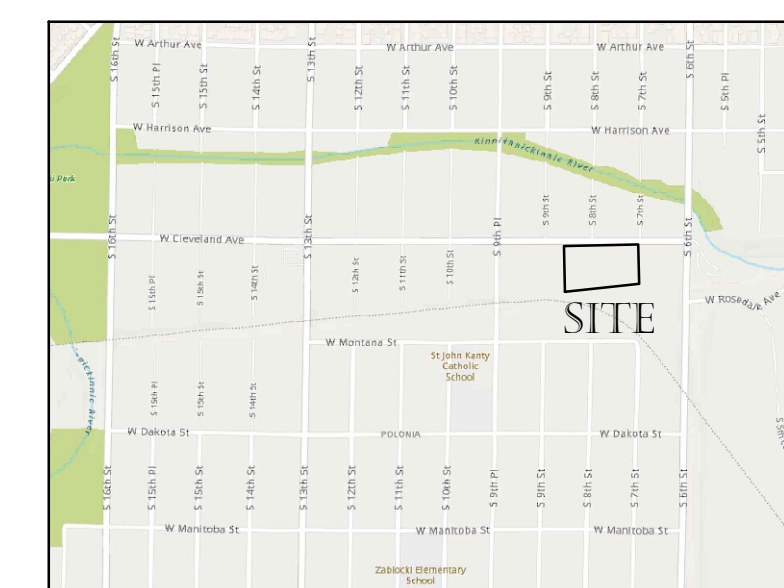
TABLE "A" ITEMS

3. According to the flood insurance rate map of the County of Milwaukee, Community Panel No.5079C0156E, effective date of September 26, 2008, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 150,641 square feet or 3.4582 acres.
- 6(b). A zoning report has not been provided.
9. There are no parking spaces marked on this site.
- 11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20212624349 & 20212624384. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.
- 20(a). List the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements, if any. Identify the date and source of the zoning information.

The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A item 6(a) nor to be relied on for site development purposes.

Municipal Code: Sec. 295-805-2
Site is zoned: IL-1 (Industrial Light)
Front setback: none
Side setback: none
Rear setback: none
Maximum building height: none

VICINITY MAP



TO: 737 W. Cleveland LLC, a Wisconsin limited liability company
Cleveland Loan, LLC, a Wisconsin limited liability company
Knight Barry Title Group
First American 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 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(b), 19 & 20(b) of Table A thereof. The field work was completed on July 20, 2021.

DONALD C. CHAPUT
S-1316
MILWAUKEE, WI
LAND SURVEYOR

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

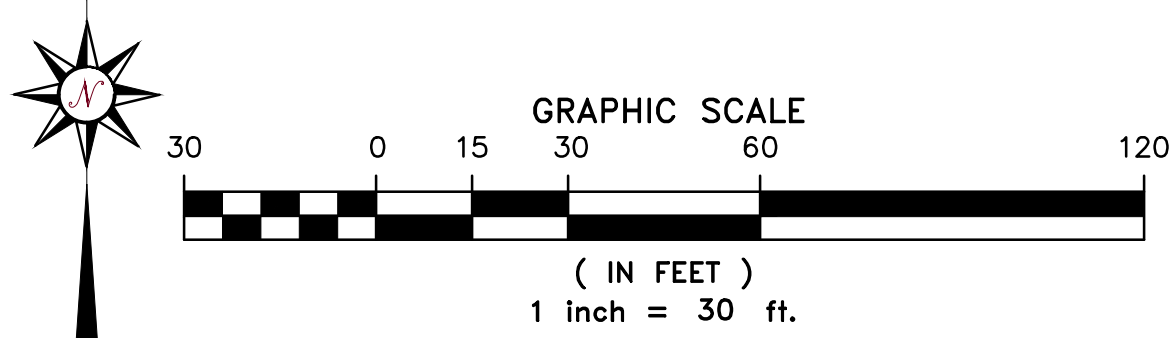
Date of Map: September 1, 2021

CHAPUT
LAND SURVEYS

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Milwaukee, WI 53204

414-224-8068
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Drawing No. 20210812POS3846-far



LEGEND

- | | | | |
|--|---|---|---|
| <ul style="list-style-type: none"> ● INDICATES FOUND 1" IRON PIPE ○ INDICATES SET 1" IRON PIPE ⊕ INDICATES FOUND CHISELED CROSS ⊙ SANITARY MANHOLE ⊕ SANITARY CLEANOUT OR VENT ⊙ SEPTIC TANK ACCESS COVER ⊙ M.I.S. MANHOLE ⊙ UNKNOWN MANHOLE ⊙ STORM MANHOLE ⊙ INLET (ROUND) ⊙ INLET (SQUARE) ⊙ CURB INLET ⊙ STORM SEWER END SECTION ⊙ GAS VALVE ⊙ GAS METER ⊙ WATER VALVE | <ul style="list-style-type: none"> ⊕ HYDRANT ⊙ WATER MANHOLE ⊙ WATER SERVICE CURB STOP ⊕ WELL HEAD ⊙ STAND PIPE ⊕ WALL INDICATOR VALVE ⊕ POST INDICATOR VALVE ⊕ LIGHT POLE ⊕ SPOT/YARD LIGHT ⊕ UTILITY POLE ⊕ GUY WIRE ⊕ GUY POLE ⊕ STORM SEWER END SECTION ⊕ GAS VALVE ⊕ GAS METER ⊕ WATER VALVE | <ul style="list-style-type: none"> ⊕ TELEPHONE PEDESTAL ⊕ CABLE PEDESTAL ⊕ CONTROL BOX ⊕ FIBER OPTIC PEDESTAL/SIGN ⊕ TRAFFIC LIGHT ⊕ COMMUNICATION MANHOLE ⊕ BOLLARD ⊕ SOIL BORING/MONITORING WELL ⊕ WATER SURFACE ⊕ WETLANDS FLAG ⊕ MARSH ⊕ FLAGPOLE ⊕ PARKING METER ⊕ SIGN ⊕ MAILBOX ⊕ RAILROAD CROSSING SIGNAL | <ul style="list-style-type: none"> ♿ HANDICAP SPACE ⊕ CONIFEROUS TREE ⊕ DECIDUOUS TREE — SANITARY SEWER — STORM SEWER — WATERLINE — MARKED GAS MAIN — MARKED ELECTRIC — OVERHEAD WIRES — MARKED TELEPHONE — MARKED CABLE TV LINE — MARKED FIBER OPTIC — BURIED ELECTRIC SERVICE — BOARD FENCE — CHAIN LINK FENCE — WIRE FENCE |
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