

ALTA/NSPS LAND TITLE SURVEY

CLIENT

DeMichele Company

SITE ADDRESS

1818 W. National Avenue, City of Milwaukee, Milwaukee County, Wisconsin.

BASIS OF BEARINGS

Bearings are referenced to the South line of West Pierce Street which is assumed to bear N88°29'19"E.

TABLE "A" ITEMS

11. Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-call Utility Marking System (Wisconsin Statute 182.0175), Ticket Number 20165103762. This survey represents the underground utilities that participated with the request and were marked on the time of the survey. Additional utilities may exist, but were non-responsive to the request.

MUNICIPAL ZONING

Municipal Code: Sec. 295-907.

Site is zoned: PD (Planned Development District)

Setbacks are according to the approved site plan at the time of development by the City of Milwaukee Plan Commission.

LEGAL DESCRIPTION

PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 4352, AND LANDS IN THE SOUTHEAST 1/4 OF SECTION 31 IN TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID 1/4 SECTION; THENCE SOUTH 00 DEGS. 54'47" EAST ALONG THE WEST LINE OF SAID 1/4 SECTION 34.87 FEET TO A POINT ON THE SOUTH LINE OF WEST PIERCE STREET, SAID POINT BEING THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED; THENCE NORTH 88 DEGS. 29'19" EAST ALONG SAID SOUTH LINE 851.26 FEET TO A POINT; THENCE SOUTH 00 DEGS. 54'47" EAST AND PARALLEL TO THE WEST LINE OF SOUTH 16TH STREET 403.20 FEET TO A POINT ON THE NORTH LINE OF WEST NATIONAL AVENUE; THENCE SOUTH 84 DEGS. 59'27" WEST ALONG SAID NORTH LINE 853.39 FEET TO A POINT ON THE EAST LINE OF SOUTH 20TH STREET; THENCE NORTH 00 DEGS. 54'47" WEST ALONG SAID EAST LINE 455.27 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

SITUATED ON WEST NATIONAL AVENUE, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN. THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, IN TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE SOUTH 00°54'47" EAST ALONG THE EAST LINE OF SOUTH 20TH STREET 337.89 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°29'19" EAST 188.00 FEET; THENCE SOUTH 44°02'26" EAST 82.00 FEET; THENCE SOUTH 21°31'55" EAST 80.00 FEET TO A POINT ON THE NORTH LINE OF WEST NATIONAL AVENUE; THENCE SOUTH 84°59'27" WEST ALONG SAID NORTH LINE OF WEST NATIONAL AVENUE 272.92 FEET TO A POINT ON THE EAST LINE OF SOUTH 20TH STREET; THENCE NORTH 00°54'47" WEST ALONG SAID EAST LINE OF SOUTH 20TH STREET 152.25 FEET TO THE POINT OF BEGINNING.

ENCROACHMENT TABLE

A	BLOCK WALL 0.40' OVER PROPERTY LINE
B	BLOCK WALL 0.70' OVER PROPERTY LINE
C	BUILDING 0.92' OVER PROPERTY LINE
D	BLOCK WALL 0.45' OVER PROPERTY LINE
E	CONCRETE PAVEMENT 1.38' ON PROPERTY LINE
F	CHAIN LINK FENCE 5.65' ON PROPERTY LINE
G	CHAIN LINK FENCE 2.53' ON PROPERTY LINE
H	CONCRETE PAVEMENT 0.61' ON PROPERTY LINE
I	BUILDING 2.22' ON PROPERTY LINE
J	BUILDING 1.98' ON PROPERTY LINE
K	CHAIN LINK FENCE 2.31' ON PROPERTY LINE
L	CHAIN LINK FENCE 2.19' ON PROPERTY LINE
M	TRANSFORMER PAD 0.92' ON PROPERTY LINE
N	TRANSFORMER PAD 0.92' ON PROPERTY LINE
O	METAL FENCE 17.75' ON PROPERTY LINE
P	ADJOINING PROPERTY ACCESS ENCROACHES

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- ✚ INDICATES FOUND CHISELED CROSS
- ⊙ SANITARY MANHOLE
- ⊕ SANITARY CLEANOUT OR VENT
- ⊙ M.I.S. MANHOLE
- ⊙ UNKNOWN MANHOLE
- ⊙ STORM MANHOLE
- ⊙ INLET (ROUND)
- ⊙ INLET (SQUARE)
- ⊙ CURB INLET
- ⊙ STORM SEWER END SECTION
- ⊙ GAS VALVE
- ⊙ GAS METER
- ⊙ WATER VALVE
- ⊙ 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 POLE
- ⊙ GUY WIRE
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC PEDESTAL
- ⊙ ELECTRIC METER
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ CABLE PEDESTAL
- ⊙ CONTROL BOX
- ⊙ FIBER OPTIC SIGN
- ⊙ TRAFFIC LIGHT
- ⊙ COMMUNICATION MANHOLE
- ⊙ BOLLARD
- ⊙ SOIL BORING/MONITORING WELL
- ⊙ WATER SURFACE

- ⬇ WETLANDS FLAG
- ▲ MARSH
- ⬇ FLAGPOLE
- ⬇ PARKING METER
- ⬇ SIGN
- ⬇ MAILBOX
- ⬇ RAILROAD CROSSING SIGNAL
- ⬇ HANDICAP SPACE
- ★ CONIFEROUS TREE
- ⬇ DECIDUOUS TREE
- S— SANITARY SEWER
- ST— STORM SEWER
- W— WATERLINE
- M— MARKED GAS MAIN
- E— MARKED ELECTRIC
- O— OVERHEAD WIRES
- T— MARKED TELEPHONE
- F— MARKED CABLE TV LINE
- FO— MARKED FIBER OPTIC
- X— FENCE

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-820071-MKE, effective date of October 7, 2016 which lists the following easements and/or restrictions from schedule B-1:

- 2, 3 & 5 visible evidence shown, if any.
- 4, 6, 7, 8, 9, 31, 32, 33, 34, 35, & 36 not survey related.
- Declaration of Easement dated September 5, 1952 and recorded on September 6, 1952, in Volume 3058, Page 520, as Document No. 3138351. **Affects property by location, shown.**
- Easement granted to Wisconsin Electric Power Company in instrument dated January 20, 1958 and recorded on February 4, 1958, in Volume 3785, Page 332, as Document No. 3636865. **Affects property by location, shown.**
- Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company in instrument dated January 13, 1961 and recorded on January 26, 1961, in Volume 4109, Page 79, as Document No. 3859057. **Affects property by location, shown.**
- Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company in instrument recorded on September 21, 1961, in Volume 4177, Page 441, as Document No. 3905997. **Affects property by location, cannot be plotted from the record document.**
- Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company in instrument recorded on September 28, 1961, in Volume 4179, Page 659, as Document No. 3907524. **Affects property by location, cannot be plotted from the record document.**
- Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company in instrument recorded on September 28, 1961, in Volume 4180, Page 1, as Document No. 3907525. **Affects property by location, cannot be plotted from the record document.**
- Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company in instrument recorded on June 21, 1963, in Reel 121, Image 751, as Document No. 4031848. **Affects property by location, cannot be plotted from the record document.**
- Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company in instrument recorded on July 30, 1963, in Reel 137, Image 785, as Document No. 4041006. **Affects property by location, cannot be plotted from the record document.**
- Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company in instrument recorded on November 15, 1963, in Reel 163, Image 2069, as Document No. 4065802. **Affects property by location, cannot be plotted from the record document.**
- Easement granted to Wisconsin Electric Power Company in instrument recorded on November 15, 1963, in Reel 163, Image 2071, as Document No. 4065803. **Affects property by location, cannot be plotted from the record document.**
- Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company in instrument recorded on November 15, 1963, in Reel 163, Image 2074, as Document No. 4065804. **Affects property by location, cannot be plotted from the record document.**
- Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company in instrument recorded on April 14, 1967, in Reel 354, Image 1126, as Document No. 4311366. **Affects property by location, shown.**
- Restriction set forth on Certified Survey Map No. 4352 recorded on July 14, 1983, in Reel 1547, Image 1100, as Document No. 5634309, reciting 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 services 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. **Affects property by location, general in nature, cannot be plotted.**
- Easement granted to Wisconsin Electric Power Company in instrument recorded on March 27, 1987, in Reel 2062, Image 1313, as Document No. 6037249. **Affects property by location, shown.**
- Terms, provisions, conditions and restrictions set forth in Redevelopment Plan for the Clarke Square Mega Mart Redevelopment Project recorded on July 31, 1996, in Reel 3596, Image 82, as Document No. 7107731. **Affects property by location, general in nature, cannot be plotted.**
Zoning regulations set forth in Certified Copy of Ordinance (File No. 951634), recorded on August 27, 1996, in Reel 3871, Image 783, as Document No. 7259029. **Affects property by location, general in nature, cannot be plotted.**
- Easement granted to Wisconsin Electric Power Company in instrument recorded on April 16, 1996, in Reel 3778, Image 1206, as Document No. 7205080. **Affects property by location, shown.**
- Terms, provisions and conditions set forth in Development Agreement dated as of June 20, 1995 as set forth in Memorandum of Development Agreement dated October 22, 1997 and recorded on March 24, 1998, in Reel 4271, Image 2064, as Document No. 7506717. **Affects property by location, general in nature, cannot be plotted.**
- Distribution Easement Underground Joint granted to Wisconsin Electric Power Company and Wisconsin Bell, Inc., d/b/a Ameritech Wisconsin in instrument recorded on July 8, 1998, in Reel 4345, Image 547, as Document No. 7560325. **Does not affect property by location, shown.**
- Rights of Jondex Corp. under Lease dated as of March 31, 2000 as set forth in Memorandum of Lease and Option recorded on April 7, 2000, as Document No. 7893631. **Affects property by location, shown.**
- Notice of Contamination to Property dated August 22, 2001 and recorded on August 23, 2001, as Document No. 8123047. **Does not affect property by location, not shown.**
- Restrictions set forth in Declaration of Restrictive Covenant dated April 25, 2003 and recorded on April 28, 2003, as Document No. 8513623. **Affects property by location, general in nature, cannot be plotted.**

PARKING SPACES

There are 434 regular parking spaces and 12 handicap space marked on this site.

LAND AREA

The Land Area of the subject property is 330,647 square feet or 7.5905 acres.

FLOOD NOTE

According to the flood insurance rate map of the County of Milwaukee, Community Panel No. 55079C0089E, effective date of September 26, 2008, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

NOTE:

Site was snow covered at time of survey.

TO: DeMichele Company
NDC LLC, a Wisconsin limited liability company
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 2016 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(c), 8, 9, 11, 20, and 22 of Table A thereof. The field work was completed on December 30, 2016.

Date of Map: January 04, 2017.

WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE, WI
LAND SURVEYOR
Donald C. Chaput
Professional Land Surveyor
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Drawing No. 2487-far

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