

ALTA/ACSM LAND TITLE SURVEY

Site Address: 607-627 E. Polk Street, City of Milwaukee, Milwaukee County, Wisconsin.
 Client: Milwaukee World Festival, Inc., a Wisconsin non-stock corporation

Parcel I:
 Lots 1, 2, 3, 4, 5 and 6, in Block 172, in Plat of the Town of Milwaukee on the East side of the River, of part of Lot 1 of the Northwest 1/4 of Section 33, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, together with the North 1/2 of vacated Pier Street lying Southerly of and abutting said Lot 4 and the South 1/2 of vacated East Harbor Place lying Northerly of and abutting said Lots 1 and 6 and the vacated part of North Jackson Street adjacent on the West and the West 1/2 of vacated North Marshall Street.

Parcel II:
 Lots 7, 8, 9, 10, 11, 12, 13 and 14, in Block 169, in Partition of Fractional Lots 1 and 2, in Section 33, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, together with the North 1/2 of vacated East Harbor Place lying Southerly of and abutting said Lots 7 and 8 and the West 1/2 of vacated North Marshall Street.

BASIS OF BEARINGS

Bearings are referenced to grid North of the Wisconsin State Plane Coordinate System South Zone (NAD 27). The North line of the NW 1/4 of Section 33 has a bearing of North 88°54'38" East.

TITLE COMMITMENT

This survey was prepared base on Knight-Barry Title Group Commitment No. M540682, effective date on October 22, 2010 which lists the following easements and/or restrictions from schedule B-1:

- 1, 5, 6, 7 & 8 visible evidence shown, if any.
- 2, 3, 4, 9, 18, 19, 20 & 21 not survey related.
10. Easements, if any, of the public or any utility, municipality or person, as provided in Section 66.1005 of the Wisconsin Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements, or services in that portion of the premises described in Schedule A hereof, which were formerly part of an alley and/or street, now vacated. Affects site (vacated streets), shown.
11. Terms, condition, provisions and other matters contained in the instrument recorded August 24, 1932 as Document No. 1915421. Affects site by location, shown.
12. Reservation and other matters contained in the instrument recorded February 9, 1948 as Document No. 2769777. Affects site by location, shown.
13. Easement and other matters contained in the instrument recorded August 29, 1990 as Document No. 6412047. Affects site by location, shown.
14. Resolution and other matters contained in the instrument recorded December 14, 1995 as Document No. 7162257. North Harbor Drive Redevelopment Project and other matters contained in the instrument recorded May 20, 2003 as Document No. 8532379. Affects site by location, shown.
15. Lease entered into by and between Charter Manufacturing Company, Inc. and First Financial Realty Advisors, Inc. and other matters contained in the instrument dated December 30, 1985 and recorded January 2, 1986 as Document No. 5877125. Affects site by location.
16. Memorandum of Amendment to Lease recorded on July 11, 1989 as Document No. 6292319. Lease entered into by and between Coachyards Industrial Limited Partnership and Charter Manufacturing Company, Inc. and other matters contained in the instrument dated June 29, 1989 and recorded July 5, 1989 as Document No. 6290736. Affects site by location.
17. Lease entered into by and between Coachyards Industrial Limited Partnership and Charter Manufacturing Company, Inc. and other matters contained in the instrument dated June 29, 1989 and recorded July 5, 1989 as Document No. 6290736. Affects site by location.

FLOOD NOTE

According to the flood insurance rate map of the County of Milwaukee, Community Panel No. 55079C0094E, effective date of September 26, 2008, this site falls in Zone X (areas determined to be outside the 0.2% annual chance floodplain).

ZONING

Zoning Ordinance Subchapter 8, Table 295-805-2, Industrial Mixed

| Zoning Use/District (Industrial Mixed) | Required under Zoning Ordinances | Existing at Property |
|--|----------------------------------|---|
| Minimum Front Yard Setback: | None | 0.63' & 0.54' (N. Jackson St.) |
| Minimum Rear Yard Setback: | None | 33.88' & 33.07' (W. Marshall St.) |
| Minimum Side Yard Setback: | None | 1.19' & 1.28' (E. Polk St.) 0.02' & 0.69' Enc. (E. Erie St.) |
| Maximum Building Height: | 85 feet | 28.4 feet |
| Minimum Building Height: | 30 feet | 28.4 feet |

PARKING SPACES

There are 0 regular parking spaces and 0 handicap space marked on this site.

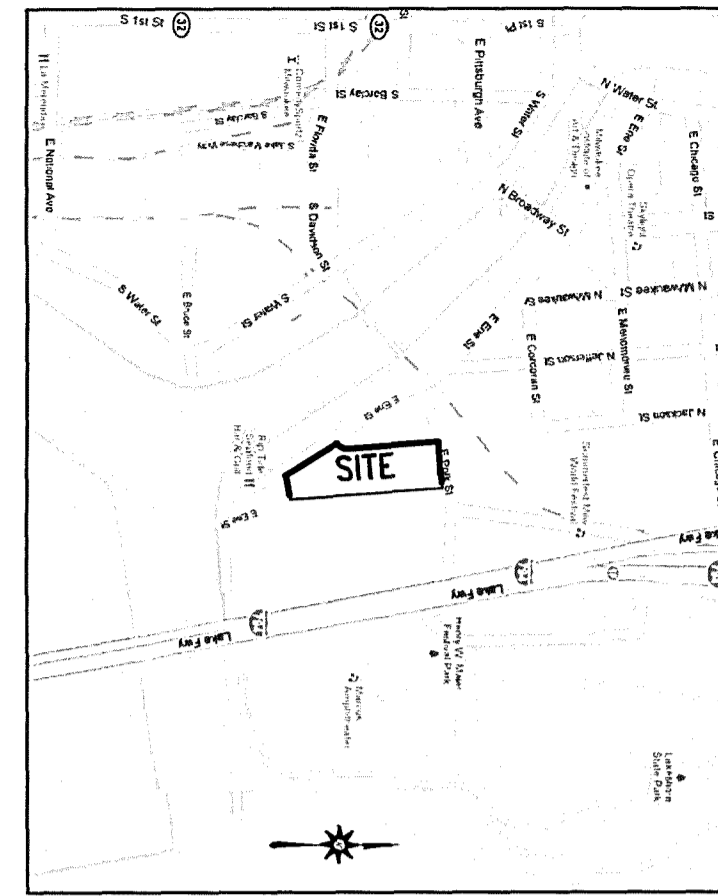
LAND AREA

The Land Area of the subject property is 186,232 square feet or 4.2753 acres as described in the legal description.

There is no visible evidence of earth moving, building construction or building additions within recent months.

There is no observable evidence of site use as a solid waste dump or sanitary landfill.

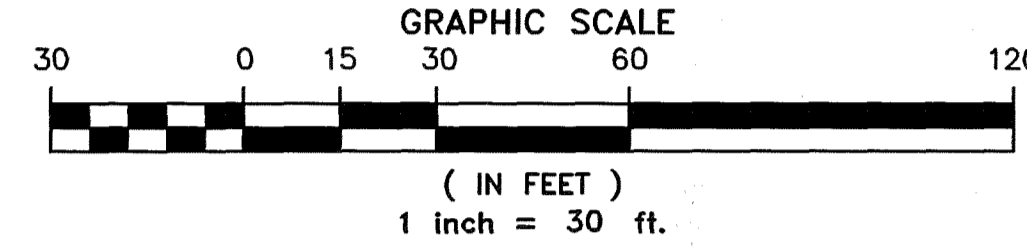
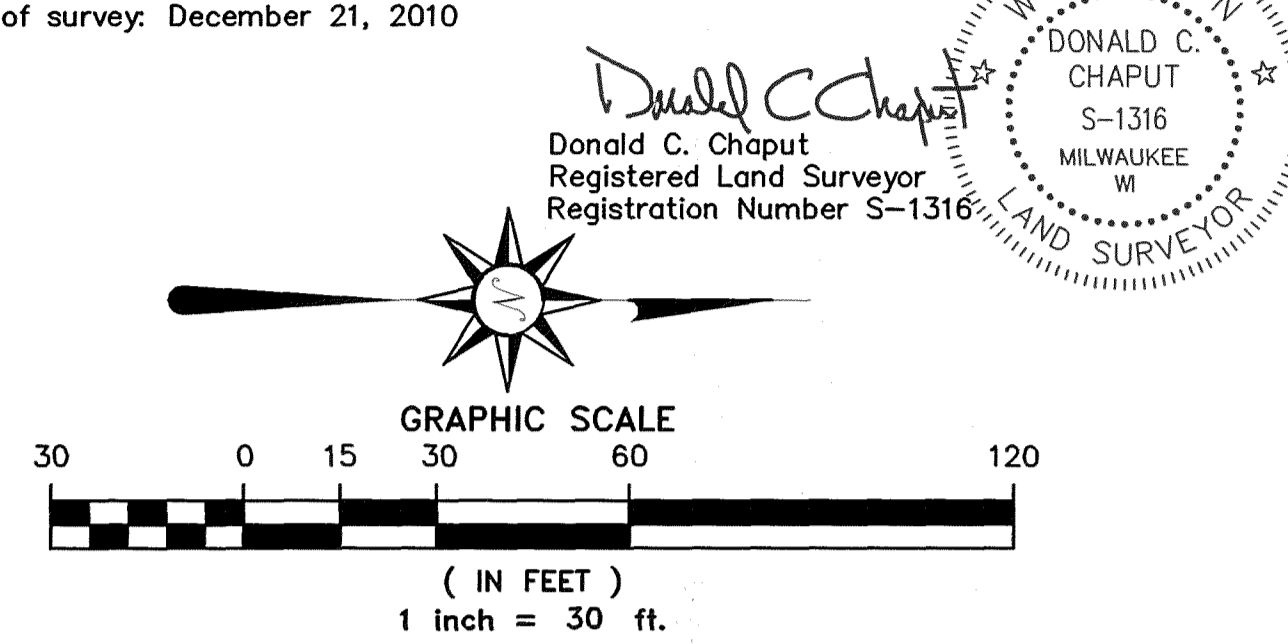
VICINITY MAP



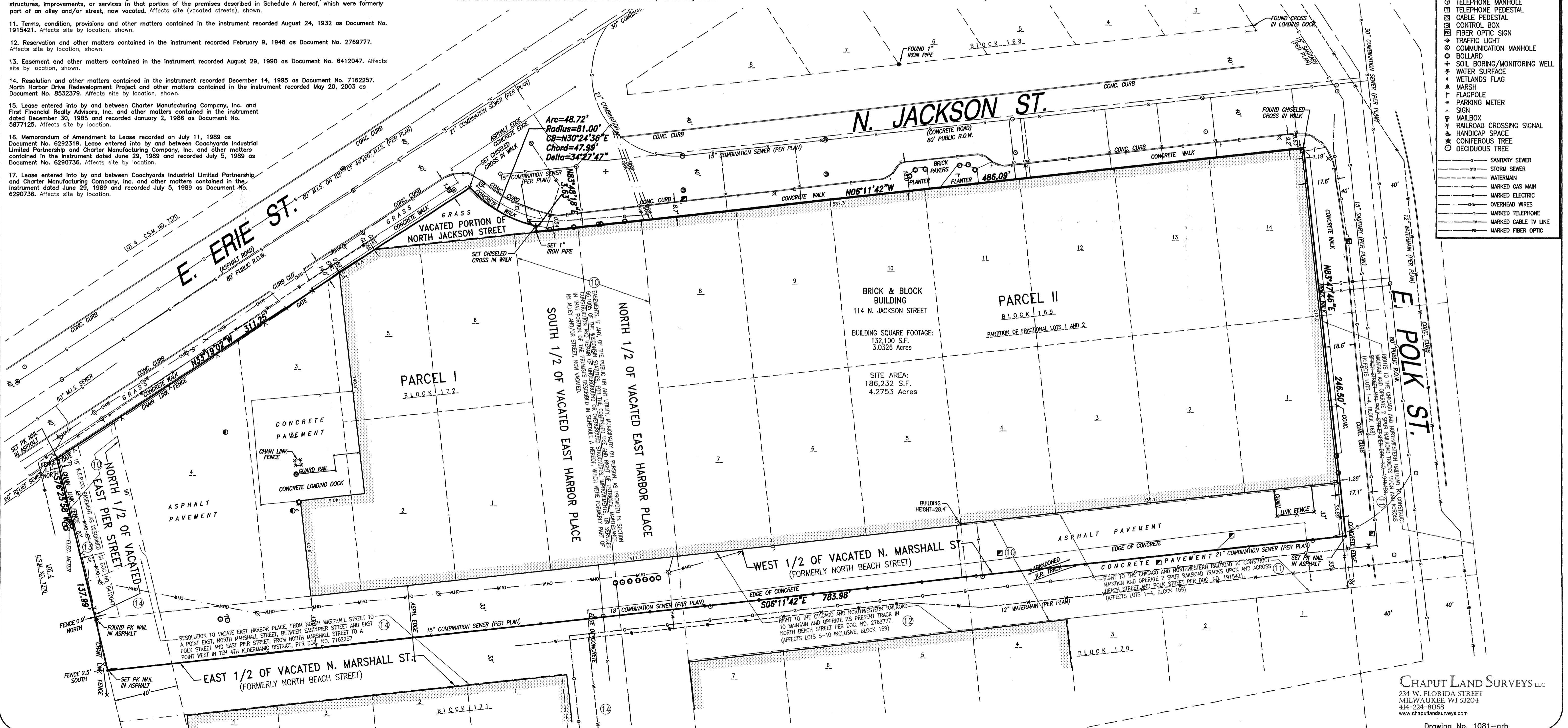
TO: Milwaukee World Festival, Inc., a Wisconsin non-stock corporation
 Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with "minimum standard detail requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005 and includes items 1, 2, 3, 4, 6, 7(c), 7(b1), 7(b2), 7(c), 8, 9, 10, 11(a), 11(b), 14, 16, 17, 18 and 19 (Easements) of table "A" thereof. Pursuant to the accuracy standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the relative positional accuracy of this survey does not exceed that which is specified therein.

Date of survey: December 21, 2010



NOTE: Site was snow covered at time of survey.



LEGEND

- 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
- ⊙ INLET (ROUND)
- ⊙ INLET (SQUARE)
- ⊙ 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
- ⊙ COLLARD
- ⊙ SOIL BORING/MONITORING WELL
- ⊙ WATER SURFACE
- ⊙ WETLANDS FLAG
- ⊙ MARSH
- ⊙ FLAGPOLE
- ⊙ PARKING METER
- ⊙ SIGN
- ⊙ MAILBOX
- ⊙ RAILROAD CROSSING SIGNAL
- ⊙ HANDICAP SPACE
- ⊙ CONIFEROUS TREE
- ⊙ DECIDUOUS TREE

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Drawing No. 1081-grb