

To: Times Square MKE LLC, a Wisconsin limited liability company, its successors and/or assigns, Old National Bank, Island Abstract Inc., Fidelity National Title Insurance Company, LLC, and any other person or entity that mortgages or guarantees the title thereto within one year of the date of this survey.

This is to certify that this map or plat of survey 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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed on March 18, 2022.

Dated this 21<sup>st</sup> day of March, 2022.



Marc C. Passarilli  
Professional Land Surveyor S-2817  
State of Wisconsin

ZONING DATA

Zoned: LB-1, Local Business District

Setbacks (feet):

Front: Minimum: 70 feet  
Average\*  
Maximum: 70 feet  
\*Based on average of adjacent properties and approved by the Site Plan Development

Side Street: Minimum: None Required  
Maximum: 25 feet

Interior Side / Rear: Minimum: None Required  
Maximum: None Required

Height (Maximum): Building: 45 feet

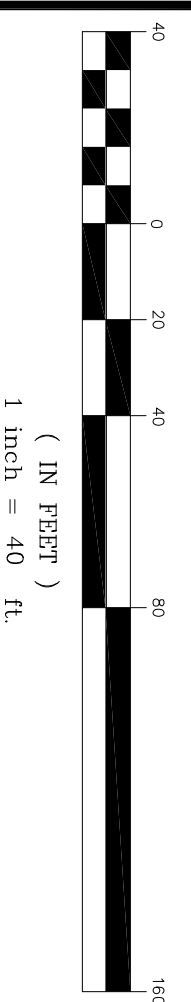
Parking Spaces: 76 Total Spaces  
Minimum: 280 Total Spaces

Source: Surveying and Site Requirements Summary, dated November 16, 2021, prepared for PZR The Planning & Zoning Resource Company, PZR Site Number 152186-1.

LEGEND

- Denotes Found Iron Pipe
- Denotes Found Rebar
- Denotes Found Niche
- Denotes Existing Water Valve
- Denotes Existing Gas Valve
- Denotes Existing Ballast
- Denotes Existing Handicap Space
- Denotes Existing Curb Inlet
- Denotes Existing Round Catch Basin
- Denotes Existing Sewer Manhole
- Denotes Existing Light Pole
- Denotes Existing Clean Out
- Denotes Existing Highpoint
- Denotes Existing Power Pole
- Denotes Existing Overhead Power Lines

GRAPHIC SCALE



FLOOD NOTE: By graphic plotting only, this property is in Zone(s) 500/970005SE, 500/970005NE, 500/970005SW, 500/970005NW, and is not in a Special Flood Hazard Area. By reference to the National Flood Insurance Program (NFIP) Flood Insurance Rate Map, Community Panel No. 500/970005, dated 03/26/2008, and is not in a Special Flood Hazard Area. By reference to the National Flood Insurance Program (NFIP) Flood Insurance Rate Map, Community Panel No. 500/970005, dated 03/26/2008, and is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

AREA OF PROPERTY

275,821 Sq. Ft. / 6.332 Acres

GENERAL NOTES

1. PREMISES IS INTERNALLY CONFIGURED AND CONTAINS WALLS OR GORES WITH NO GAPS, GORES, OR OVERLAYS.
2. THE LEGAL DESCRIPTION DOES FORM A MATHEMATICALLY CLOSED POLYGON OR BUILDING, ADDITIONS.
3. NO EVIDENCE OF CURRENT EARTH MOVING, WORK, BUILDING CONSTRUCTION OR IMPROVEMENTS IN STREET RIGHT OF WAY LINES.
4. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SWAMP OR SANITARY LANDFILL.
5. THERE WAS NO EVIDENCE OF ENCUMBRANCES AT THE TIME OF THE SURVEY.
6. PROPERTY HAS DIRECT ACCESS TO PUBLIC ALLEY, AND THE PUBLIC DRIVE OR SHOWS, AND MAINTAINED BY THE CITY OF MILWAUKEE, AND MILWAUKEE COUNTY.
7. THE SURVEYOR DID NOT OBSERVE WELL ANOS MARKINGS WHILE CONDUCTING THE SURVEY.
8. THE ADDRESS OF 7600 W. CAPITOL DRIVE WAS OBSERVED WHILE CONDUCTING THE SURVEY.
9. PARKING AND IMPROVEMENTS SHOWN ON WESTERLY PARCEL 788 W. CAPITOL DRIVE ARE FROM PHOTOGRAPHY AND REFERENCED SURVEYS.

PARKING NOTE

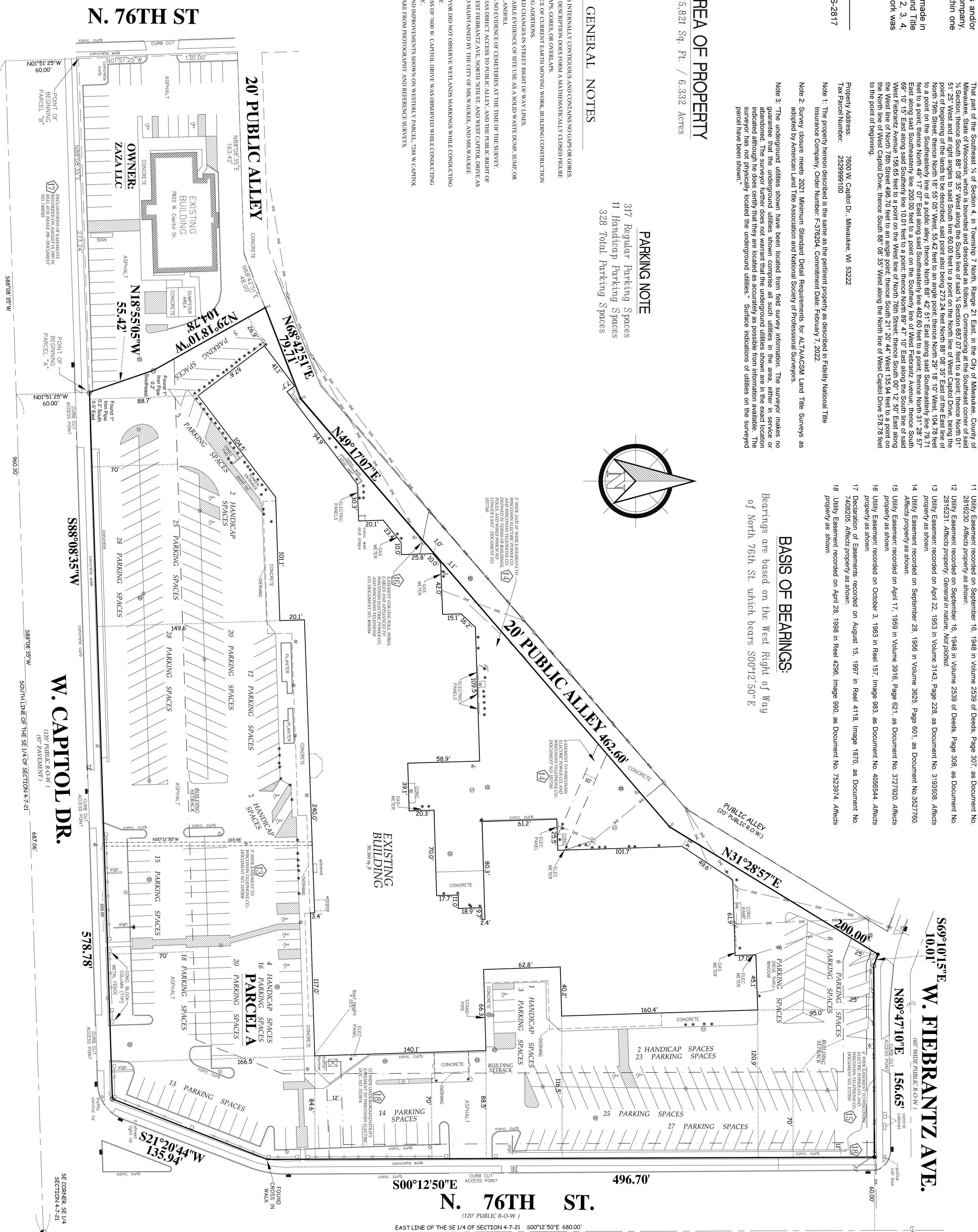
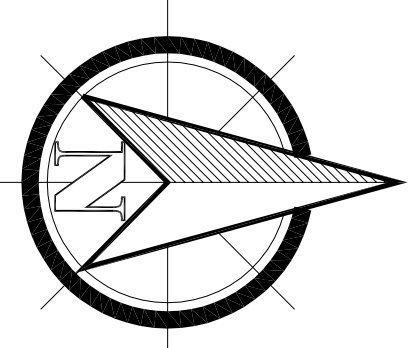
317 Regular Parking Spaces  
41 Handicap Parking Spaces  
328 Total Parking Spaces

That part of the Southeast 1/4 of Section 4, in Township 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, which is bounded and described as follows: Commencing at the Southeast corner of said 1/4 Section, thence South 88° 08' 35" West along the South line of said 1/4 Section 687.07 feet to a point, thence North 01° 51' 25" West and at right angles to said South line 60.00 feet to a point on the North line of West Capitol Drive, being the point of beginning of the lands to be described, said point also being 273.24 feet North 88° 08' 35" East of the East line of North Park Street, thence North 88° 08' 35" West 55.42 feet to a point, thence North 23° 10' West, line 29.75 feet to a point, thence North 49° 17' 07" East along said Southwesterly line 462.60 feet to a point, thence North 31° 28' 57" East along said Southwesterly line 200.00 feet to a point on the Southerly line of West Fibbrantz Avenue, thence South 69° 10' 15" East along said Southerly line 10.01 feet to a point, thence North 89° 47' 10" East along the South line of said West Fibbrantz Avenue 156.65 feet to a point on the West line of North 76th Street, thence South 00° 12' 50" East along the West line of North 76th Street 486.70 feet to an angle point, thence South 21° 20' 44" West 133.94 feet to a point on the West line of North 76th Street, thence South 88° 08' 35" West along the North line of West Capitol Drive 574.70 feet to the point of beginning.

BASIS OF BEARINGS:

Bearings are based on the West Right of Way of North 76th St. which bears S00°12'50"E

- 11 Utility Easement recorded on September 16, 1948 in Volume 2539 of Deeds, Page 307, as Document No. 2816230. Affects property as shown.
- 12 Utility Easement recorded on September 16, 1948 in Volume 2539 of Deeds, Page 308, as Document No. 2816231. Affects property. General in nature. Not platted.
- 13 Utility Easement recorded on April 22, 1953 in Volume 3143, Page 228, as Document No. 3193508. Affects property as shown.
- 14 Utility Easement recorded on September 28, 1956 in Volume 3625, Page 601, as Document No. 3527760. Affects property as shown.
- 15 Utility Easement recorded on April 17, 1959 in Volume 3916, Page 621, as Document No. 3727920. Affects property as shown.
- 16 Utility Easement recorded on October 3, 1963 in Reel 157, Image 883, as Document No. 4056544. Affects property as shown.
- 17 Declaration of Easements recorded on August 15, 1997 in Reel 4118, Image 1870, as Document No. 7403205. Affects property as shown.
- 18 Utility Easement recorded on April 28, 1998 in Reel 4296, Image 990, as Document No. 3727974. Affects property as shown.



REVISION	DESCRIPTION	DATE	BY	FIELD DATE
1	Review Comments	3/29/22	MWW	03/18/2022
			MWW	03/21/2022

ALTA / NSPS LAND TITLE SURVEY  
TIMES SQUARE MKE LLC  
7600 West Capitol Drive  
Milwaukee, WI. 53222

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING THE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE LOCATION AND DEPTHS OF ALL UTILITIES AND THE NECESSARY TO AVOID DAMAGE THEREOF.

**ASSOCIATES, INC.**  
MEMBER OF WISCONSIN SOCIETY OF LAND SURVEYORS & NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

(414) 257-2212 FAX: (414) 257-2211  
2554 N. 100TH STREET  
MILWAUKEE, WISCONSIN 53226  
MARK C. PASSARILLI, L.S.

PROJECT NUMBER: 36198  
PROJECT SCALE: 1" = 40'  
SHEET NUMBER: 1 of 1