

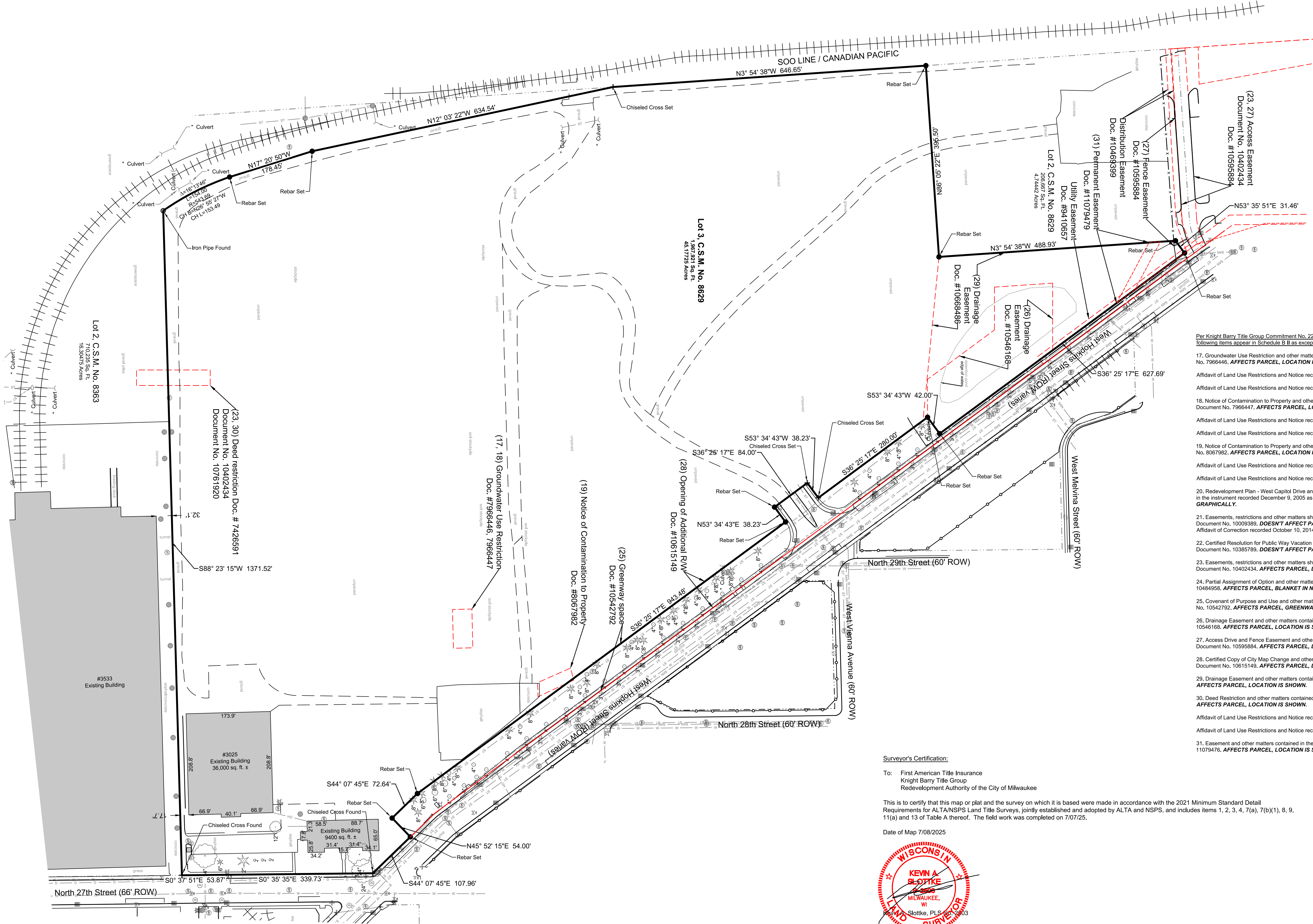
Legal description per Knight Barry Title Group Commitment No. 2299148, with an effective date of October 3, 2024 (revised 4/24/25):

Lot 3 of Certified Survey Map No. 8629 recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin, on October 10, 2014 as Document No. 10402434, being a redivision of Lot 3 of Certified Survey Map No. 8363 and a portion of vacated N 31st Street in the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4, in Section 12, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin.

For informational purposes only:
Property Address: 3025 West Hopkins Street, Milwaukee, WI 53216
Tax Key Number: 2690453000

GENERAL NOTES:

- The underground utility information shown on this drawing is based on field locations and/or records furnished by municipalities and utility companies, the location and accuracy of which cannot be guaranteed. There may be additional underground utility installations within the project area that are not shown.
- Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone, NAD 1927, with the North line of the NE 1/4 of Section 17, Town 7 North, Range 21 East bearing N88°28'13"E.
- Parcel falls within **Zone X, Areas determined to be outside the 0.2% annual chance floodplain**, per FEMA FIRM Panel 55079C0100F, effective date of 10/24/2024.
- Parcel area is 1,967,921 square feet or 45.17725 acres.
- Site contains a total of 0 parking spaces.



- Per Knight Barry Title Group Commitment No. 2299148, with an effective date of October 3, 2024 (revised 4/24/25), the following items appear in Schedule B II as exceptions:
- Groundwater Use Restriction and other matters contained in the instrument recorded September 26, 2000 as Document No. 7956446. **AFFECTS PARCEL, LOCATION IS SHOWN.**
 - Affidavit of Land Use Restrictions and Notice recorded June 5, 2020 as Document No. 10985048.
 - Affidavit of Land Use Restrictions and Notice recorded July 2, 2020 as Document No. 10994278.
 - Notice of Contamination to Property and other matters contained in the instrument recorded September 26, 2000 as Document No. 7956447. **AFFECTS PARCEL, LOCATION IS SHOWN.**
 - Affidavit of Land Use Restrictions and Notice recorded June 5, 2020 as Document No. 10985048.
 - Affidavit of Land Use Restrictions and Notice recorded July 2, 2020 as Document No. 10994278.
 - Notice of Contamination to Property and other matters contained in the instrument recorded May 18, 2001 as Document No. 8067982. **AFFECTS PARCEL, LOCATION IS SHOWN.**
 - Affidavit of Land Use Restrictions and Notice recorded June 5, 2020 as Document No. 10985048.
 - Affidavit of Land Use Restrictions and Notice recorded July 2, 2020 as Document No. 10994278.
 - Redevelopment Plan - West Capitol Drive and North 35th Street "Century City" Project Area and other matters contained in the instrument recorded December 9, 2005 as Document No. 9145406. **AFFECTS PARCEL, CANNOT BE DEPICTED GRAPHICALLY.**
 - Easements, restrictions and other matters shown on Certified Survey Map No. 8363 recorded June 27, 2011 as Document No. 10009389. **DOESN'T AFFECT PARCEL. EASEMENTS SHOWN HAVE BEEN TERMINATED.** Affidavit of Correction recorded October 10, 2014 as Document No. 10402433.
 - Certified Resolution for Public Way Vacation and other matters contained in the instrument recorded August 14, 2014 as Document No. 10385789. **DOESN'T AFFECT PARCEL.**
 - Easements, restrictions and other matters shown on Certified Survey Map No. 8629 recorded October 10, 2014 as Document No. 10402434. **AFFECTS PARCEL, LOCATION IS SHOWN.**
 - Partial Assignment of Option and other matters contained in the instrument recorded July 30, 2015 as Document No. 10484958. **AFFECTS PARCEL, BLANKET IN NATURE.**
 - Covenant of Purpose and Use and other matters contained in the instrument recorded February 28, 2018 as Document No. 10542792. **AFFECTS PARCEL, GREENWAY IS SHOWN.**
 - Drainage Easement and other matters contained in the instrument recorded March 10, 2016 as Document No. 10546168. **AFFECTS PARCEL, LOCATION IS SHOWN.**
 - Access Drive and Fence Easement and other matters contained in the instrument recorded August 24, 2016 as Document No. 10595884. **AFFECTS PARCEL, LOCATION IS SHOWN.**
 - Certified Copy of City Map Change and other matters contained in the instrument recorded October 20, 2016 as Document No. 10615149. **AFFECTS PARCEL, LOCATION IS SHOWN.**
 - Drainage Easement and other matters contained in the instrument recorded April 26, 2017 as Document No. 10668486. **AFFECTS PARCEL, LOCATION IS SHOWN.**
 - Deed Restriction and other matters contained in the instrument recorded March 26, 2018 as Document No. 10761920. **AFFECTS PARCEL, LOCATION IS SHOWN.**
 - Affidavit of Land Use Restrictions and Notice recorded June 5, 2020 as Document No. 10985047.
 - Affidavit of Land Use Restrictions and Notice recorded July 2, 2020 as Document No. 10994277.
 - Easement and other matters contained in the instrument recorded February 16, 2021 as Document No. 11079476. **AFFECTS PARCEL, LOCATION IS SHOWN.**

Surveyor's Certification:

To: First American Title Insurance
Knight Barry Title Group
Redevelopment Authority of the City of Milwaukee

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), 8, 9, 11(a) and 13 of Table A thereof. The field work was completed on 7/07/25.

Date of Map 7/08/2025

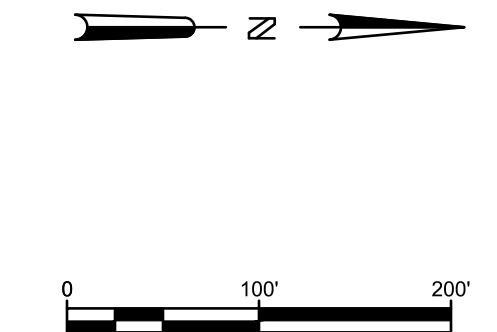


THE SIGMA GROUP
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Milwaukee, WI 53233
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Fax: 414-643-4210

LEGEND	
SECTION 1/4 SECTION LINE	PROPERTY LINE
EASEMENT	CHAIN LINK FENCE
GUARD RAIL	METAL FENCE
WOOD FENCE	TREE LINE
OVERHEAD UTILITY LINE	ELECTRIC
TELEPHONE	FIBER OPTIC
CABLE TV	SANITARY SEWER
FORCE MAIN	MILWAUKEE INTERCEPTOR SEWER
COMBINED SANITARY & STORM SEWER	STORM SEWER
WATER MAIN	GAS
WETLAND	EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR	UNKNOWN MANHOLE
SANITARY MANHOLE	IRON PIPE FOUND/SET
STORM MANHOLE	REBAR FOUND/SET
ELECTRIC MANHOLE	CHISELED CROSS FOUND/SET
MMSD MANHOLE	SPRINKLER
TELEPHONE MANHOLE	MONUMENT
CATCH BASIN	BENCHMARK
CATCH BASIN (ROUND)	IRON
ROOF DRAIN	DECIDUOUS TREE (Diameter)
HYDRANT	CONIFEROUS TREE (Diameter)
WATER VALVE	BUSH
GAS VALVE	POST
UTILITY POLE	SOIL BORING
GUY WIRE	CULVERT END
GUY POLE	LIGHT POLE
GAS METER	PARKING METER
ELECTRIC METER	FLAG POLE
UTILITY PEDESTAL	TRAFFIC SIGNAL
HANDHOLE	

3025 W. HOPKINS
MILWAUKEE, WISCONSIN

ALTANSPPS LAND TITLE SURVEY



1. Revised title August 1, 2025. KAS	NO. REVISION	DATE	BY
DRAWN BY:	NGC		
DATE:	7/08/2025		
PROJECT NO:	21248		
CHECKED BY:	KAS		
SHEET NO.:			