

TITLE REPORT:

Provided by:
Advocus National Title Insurance Company
One South Wacker Drive, Suite 2400
Chicago, IL 60606-4654

Order No. 250482100208, Permanent Index No. 3611701115 (effective date not listed)
Received by the surveyor on February 5, 2025

LEGAL DESCRIPTION:

PARCEL 1:

Per Warranty Deed dated September 14, 1976 and recorded September 24, 1976 as Document No. 5040508 (Title Report Index No. 39):

That part of West Kilbourn Avenue, vacated North 8th Street, part of Block 169 and 170 in the Plat of the East 1/2 of the Northwest 1/4 of Section 29 and part of the vacated east-west alleys in said blocks, all in the Northwest 1/4 of Section 29, Township 7 North, Range 22 East, described as follows:

Commencing at the intersection of the present south line of West Kilbourn Avenue and the present west line of North 7th Street; running thence south along said west line of North 7th Street, 251.00 feet to the present north line of West Wells Street; thence west on said north line of West Wells Street, 502.00 feet to a point which lies 10.00 feet east of the west line of Lot 14 in said Block 169; thence north on a line which is 10.00 feet east of and parallel to the west line of Lot 14 and its extension, 227.00 feet to an angle point; thence northeasterly on a line to a point which lies in the extension of the west line of vacated North 8th Street and 27.00 feet north of the present south line of West Kilbourn Avenue; thence east on a line which is 27.00 feet north of and parallel to the present south line of West Kilbourn Avenue, 70.00 feet to a point in the extension of the east line of vacated North 8th Street; thence north along said east line, 4.50 feet to a point; thence east on a line which is 31.50 feet north of and parallel to the present south line of West Kilbourn Avenue, 102.00 feet to a point; thence south and parallel to the extension of the west line of North 7th Street 31.50 feet to a point in the present south line of West Kilbourn Avenue; thence east on the south line of West Kilbourn Avenue, 190.00 feet to the place of commencement. (being part or all of lots 8, 9, 14, 15, and 16 in Block 169 and lots 7 through 16 in Block 170).

PARCEL 2:

Per Quit Claim Deed dated September 24, 2001 and recorded November 15, 2001 as Document No. 8170174 (Title Report Index No. 40):

All that part of Lots 7 through 14 inclusive and the vacated alley in Block 169 of Plat of East Half, a recorded subdivision, in the Northwest 1/4 of Section 29, Township 7 North, Range 22 East, described as follows:

Commencing at the point of intersection of the present east line of North 9th Street and the present north line of West Wells Street; thence North 89°44'00" East, along said north line, 160.00 feet to a point 10.00 feet east of, as measured normal to, the west line of Lot 14; thence North 00°02'51" East, parallel to said west line, 227.00 feet to a point; thence South 68°02'40" West 172.49 feet to a point in the present east line of North 9th Street; thence South 00°04'26" West, along said east line, 163.25 feet to the point of commencement.

ALTA/NSPS LAND TITLE SURVEY

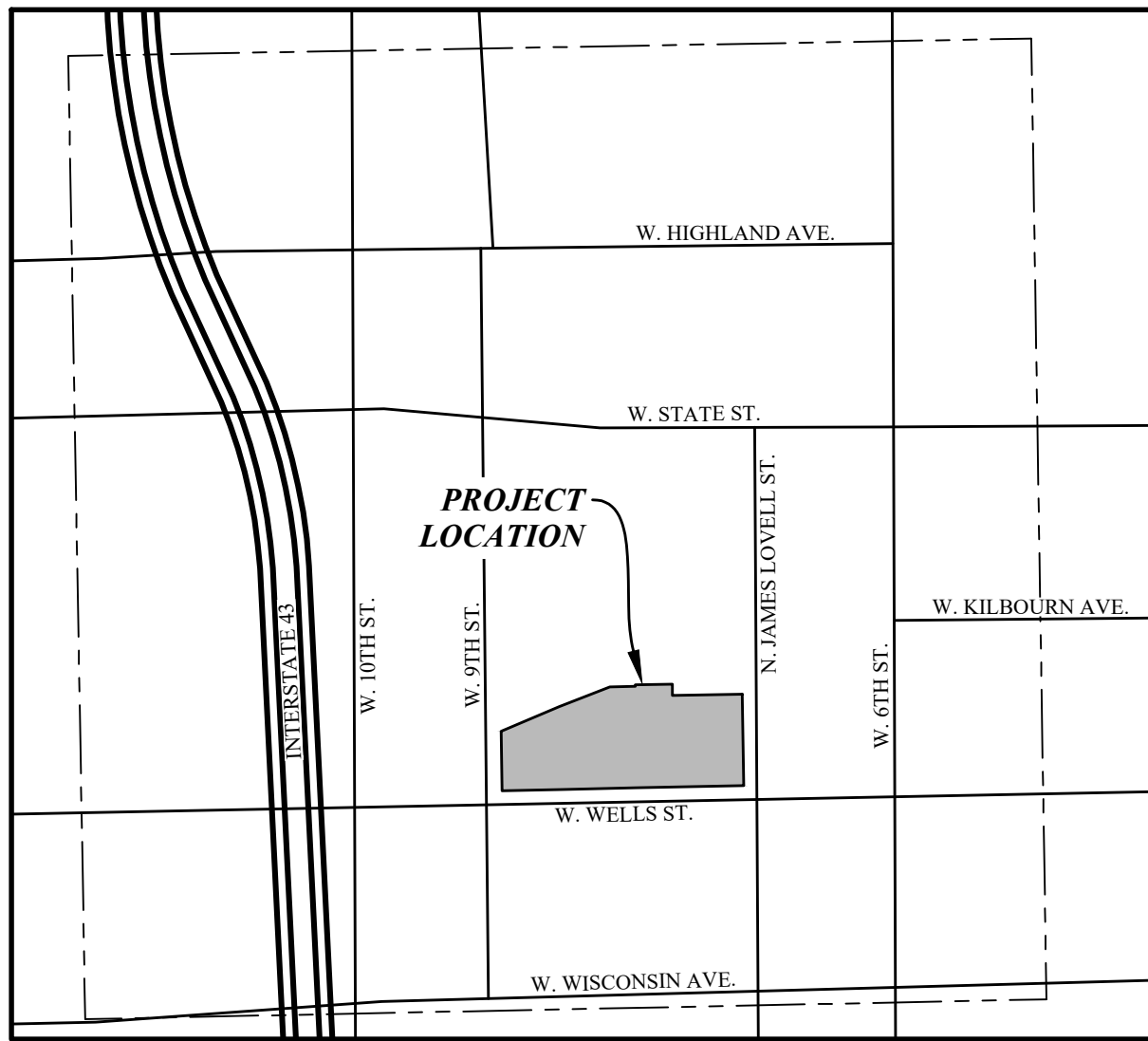
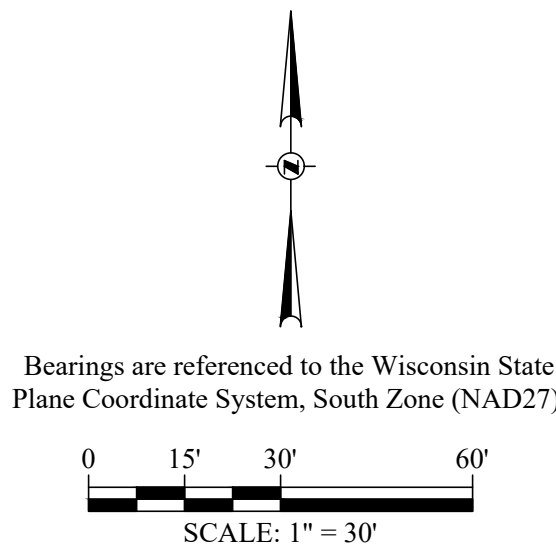
PART OF LOTS 1 AND 7-16 AND THE VACATED ALLEYS IN BLOCK 169 AND PART OF LOTS 4-16 AND THE VACATED ALLEYS IN BLOCK 170 IN THE
PLAT OF THE EAST 1/2 OF THE NORTHWEST 1/4, AND PART OF VACATED NORTH 8TH STREET, ALL IN THE NORTHWEST 1/4 OF SECTION 29,
TOWNSHIP 7 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

NOTES:

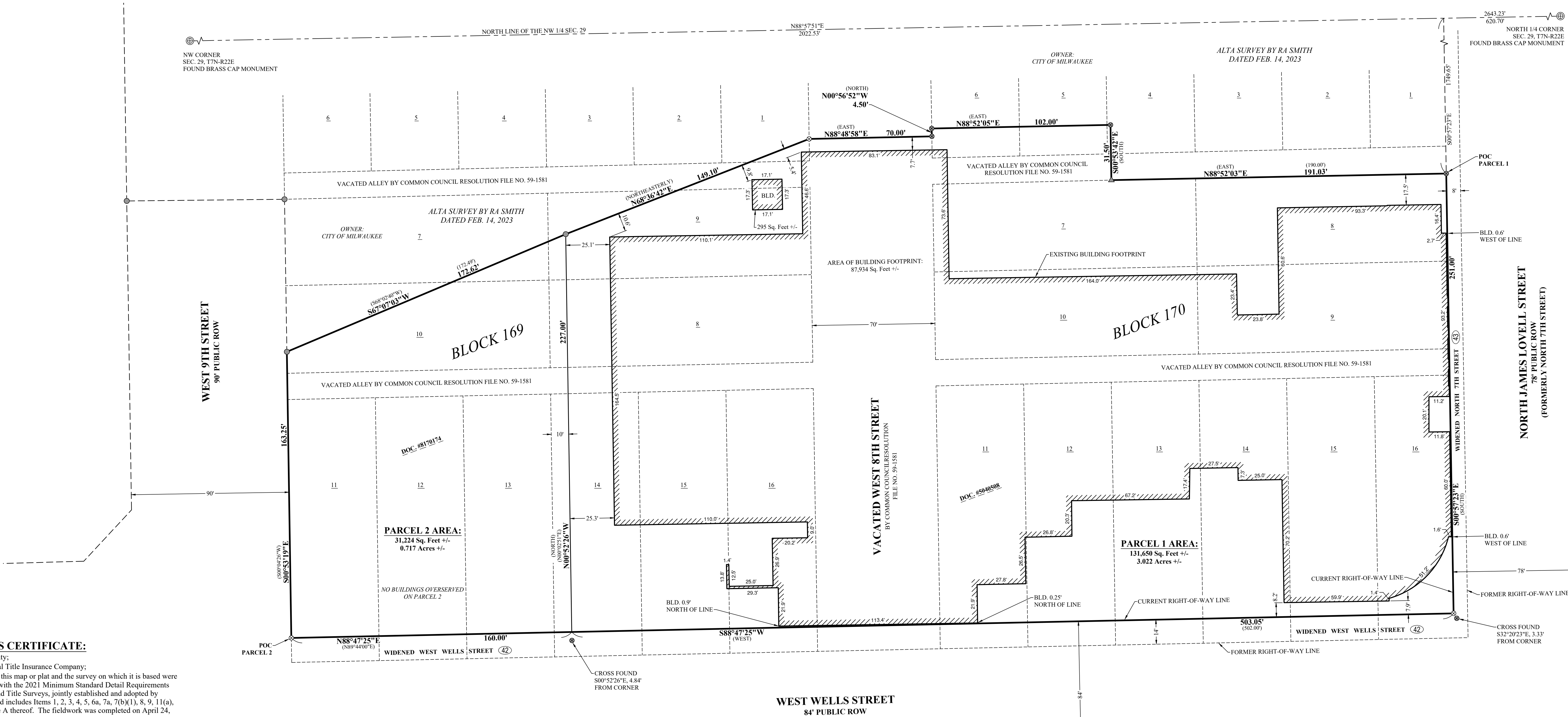
- A title commitment was not provided to the surveyor.
- North is referenced to the North line of the Northwest 1/4 of Section 29, T7N-R22E, which bears N89°57'51"E as referenced to the Wisconsin State Plane Coordinate System, South Zone, NAD27.
- Vertical relief determined by ground survey. Elevations and contour intervals are referenced to the City of Milwaukee Vertical Datum.
- Address of subject property per Title Report: 800 W Wells St, Milwaukee, WI 53233
- The surveyor was not provided with a zoning report or letter for this project.
- Area of subject property: Parcel 1: 131,650 Sq. Feet +/- (3.022 Acres +/-)
Parcel 2: 31,224 Sq. Feet +/- (0.717 Acres +/-)
- Observed parking stalls: Parcel 1: Regular 10 Disabled 0
Parcel 2: Regular 31 Disabled 0
- The following Diggers Hotline Tickets were ordered for this survey:
Standard Locate Tickets 20250400934, 20250401130, & 20250401134
Planning Prints Tickets 20250400935, 20250401139, & 20250401141
*A private utility locate was not performed as part of this project.
- Wetlands were not delineated for this project.
- Flood Note: Subject property is located in Flood Zone Designation "X", area of minimal flood hazard, per FEMA Flood Insurance Rate Map Number panel number 55079C0091F, effective date 10/24/2024.
- There was no evidence of recent earth moving work. A temporary construction fence and construction materials were present on site at the time of field work.
- The subject property lies adjacent to two intersection streets: W Wells St / W 9th St and W Wells St / N. James Lovell St.
- All dimensions shown are ground level distances.

LEGEND:

- IRON PIPE FOUND (1-1/4" O.D.)
- MAG NAIL FOUND
- CHISELED CROSS FOUND
- CHISELED CROSS SET
- SECTION CORNER, AS NOTED
- RIGHT-OF-WAY LINE
- PLAT LINE
- BOUNDARY LINE
- SECTION LINE



VICINITY MAP
NW 1/4 SECTION 29, T7N-R22E
NOT TO SCALE



ABBREVIATIONS:

APPROX.	APPROXIMATE
BR	BIKE RACK
COL	CONCRETE
CMCP	CORRUGATED METAL CULVERT PIPE
DWF	DEFLECTABLE WARNING FIELD
ELEV.	ELEVATION
ELEC.	ELECTRIC
F	FLOOD LIGHT
GM	GATE MOTOR
GP	GUARD POST
IE	INVERT ELEVATION
LB	LIGHT BOLLARD
MP	METAL POST
O.D.	OUTSIDE DIAMETER
OT	ELECTRIC OUTLET
PP	PLASTIC POST
SQ.	SQUARE
TRAN.	TRANSFORMER
THRZ.	THRESHOLD ELEVATION
TYP.	TYPICAL
POC	POINT OF COMMENCEMENT
BLD.	BUILDING

SURVEYOR'S CERTIFICATE:

To: Milwaukee County;
Advocus National 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, 5, 6a, 7a, 7(b)(1), 8, 9, 11(a), 13, 14 & 16 of Table A thereof. The fieldwork was completed on April 24, 2025.



9-29-2025
Date



Project No: 2025-1011
Drawn By: LFG/TMC
Sheet No: 1 of 2

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TITLE REPORT INDEX DOCUMENTS:

41. Warranty Deed dated December 3, 2013 and recorded December 4, 2013 as Document No. 10317863 executed by Discovery World Ltd a Wisconsin nonstock not for profit corporation fka Museum of Science, Economics and Technology Inc and given to Milwaukee Public Museum Inc., a Wisconsin nonstock, not for profit corporation. *(Lies within Parcel 1 - location of Ground Lease Area is shown)*
42. Final Order of Common Council together with map and description of land acquired in compliance with Section 281.04 of the Wisconsin State Statutes and Section 18, Chapter 275 of the Law of Wisconsin 1931 and Amendments recorded February 5, 1953 as Document No. 3174652. *(Does not lie within or cross the surveyed property - the lands used for the widening of West Wells Street are shown on Sheet 1 of 2)*
43. Certified Copy of Resolution recorded May 24, 1965 as Document No. 4256414. *(Does not lie within or cross the surveyed property - the lands used for the widening of North 7th Street are shown on Sheet 1 of 2)*
44. Declaration of Restrictions recorded September 24, 1976 as Document No. 5040507. *(Lies within and crosses Parcel 2 and is shown)*
45. Agreement recorded September 14, 1976 as Document No. 5040509. *(Does not lie within or cross the surveyed property - Permanent easement parcels 1-4 and 6 are shown)*
46. Ground Lease recorded December 5, 1994 as Document No. 7031693. *(Lies within Parcel 1 - location of Ground Lease Area is shown)*
47. Agreement confirming restructured ownership of Imax Theater recorded June 30, 2000 as Document No. 7931165. *(Lies within Parcel 1 - location of IMAX Theater parcel is shown)*
48. Sixth Amendment to lease and management agreement recorded June 30, 2000 as Document No.7931166. *(Lies within Parcel 1 - location of Theater Complex Parcel is shown)*
49. Amendment and Restated Reciprocal Easement and Operating Agreement recorded June 30, 2000 and Document No. 7931167. *(Lies within and crosses Parcel 1 - approximate location of easements depicted on Exhibit 6 are shown)*
50. Easement recorded November 15, 2001 as Document No.8170175. *(Lies within Parcel 2 and is shown)*
51. Amendment to and Assignment and Assumption of Ground Lease recorded December 3, 2013 as Document No. 10317748. *(Lies within Parcel 1 - location of ground lease area is shown)*
52. Distribution Easement Underground Electric recorded August 7, 2017 as Document No. 10699529. *(Lies within Parcel 1 and is shown)*
53. Limited Term Conservation Easement recorded February 5, 2018 as Document No. 10749992. *(Lies within Parcel 1 - approximate location of easements depicted on Exhibits C, D, and E are shown)*

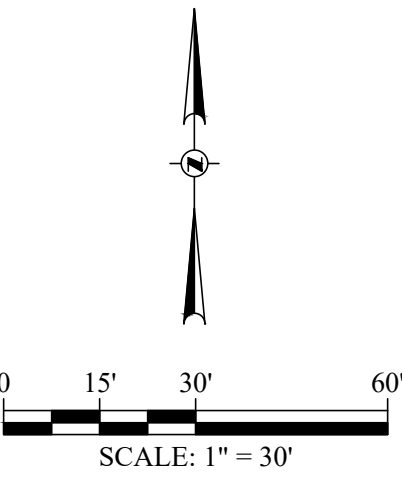
LEGEND:

	LIGHT POLE		GAS VALVE		CHAIN LINK FENCE		APPROX. BURIED CITY UNDERGROUND CONDUIT
	GROUND LIGHT		GAS MANHOLE		SPLIT RAIL FENCE		APPROX. BURIED GAS MAIN
	MANHOLE		ELECTRIC MANHOLE		GUARD RAIL		APPROX. BURIED METRO INTERCEPTOR SEWER
	CATCH BASIN / STORM INLET		TELEPHONE MANHOLE		BURIED ELECTRIC LINE		APPROX. BURIED SANITARY SEWER
	WATER VALVE		DRAIN TILE		OVERHEAD ELECTRIC LINE		APPROX. BURIED STEAM LINE
	FIRE HYDRANT		VENT PIPE		BURIED GAS MAIN		APPROX. BURIED STORM SEWER
	ELECTRIC TRANSFORMER		TRAFFIC SIGNAL		BURIED SIGNAL LINE		APPROX. BURIED WATER MAIN
	ELECTRIC RISER		FLAG POLE		BURIED STEAM LINE		
	CONTROL BOX		GENERIC POST		BURIED TELEPHONE LINE		
	MISCELLANEOUS METER		GRATE		BURIED WATER MAIN		
	SIGN		PARKING METER		APPROX. BURIED TELEPHONE LINE		
			DECIDUOUS TREE		APPROX. BURIED CITY COMBINED SEWER		
			STUMP				

	INDEX NO. 49 DRIVEWAY EASEMENT		INDEX NO. 53 NATIVE LANDSCAPING PER EXHIBIT E
	INDEX NO. 49 DISCOVERY WORLD LOADING ZONE		INDEX NO. 53 BIOSWALE PER EXHIBIT E
	INDEX NO. 49 DISCOVERY WORLD PARKING AREA		INDEX NO. 53 POROUS PAVERS PER EXHIBIT C AND/OR UNDERGROUND STORAGE PER EXHIBIT D
	INDEX NO. 49 DUMPSTER AREA		AREA RESERVED FOR PUBLIC PARK - INDEX NO. 44
	INDEX NO. 49 FIRE LANE		LEASED PARCEL BOUNDARY - INDEX NO. 41, 46-49, 51
			ELECTRICAL EASEMENT - INDEX NO. 52
			ACCESS EASEMENT - INDEX NO. 50
			MAINTENANCE EASEMENT - INDEX NO. 50
			PERMANENT EASEMENT PARCEL - INDEX NO. 45
			TITLE REPORT INDEX ITEM

ABBREVIATIONS:

APPROX.	APPROXIMATE
BR	BIKE RACK
COL	STEEL COLUMN 8"Ø
CONC.	CONCRETE
CMCP	CORRUGATED METAL CULVERT PIPE
DWF	DETECTABLE WARNING FIELD
EL.	ELEVATION
ELEC.	ELECTRIC
F	FLOOD LIGHT
GM	GATE MOTOR
GP	GUARD POST
IE	INVERT ELEVATION
LB	LIGHT BOLLARD
MP	METAL POST
O.D.	OUTSIDE DIAMETER
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PP	PLASTIC POST
SQ.	SQUARE
TRAN.	TRANSFORMER
THRZ.	THRESHOLD ELEVATION
TYP.	TYPICAL
POC	POINT OF COMMENCEMENT
BLD.	BUILDING
BM	BENCH MARK



NOTICE:

In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:

The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.

ALTA/NSPS LAND TITLE SURVEY

PART OF LOTS 1 AND 7-16 AND THE VACATED ALLEYS IN BLOCK 169 AND PART OF LOTS 4-16 AND THE VACATED ALLEYS IN BLOCK 170 IN THE PLAT OF THE EAST 1/2 OF THE NORTHWEST 1/4, AND PART OF VACATED NORTH 8TH STREET, ALL IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

BENCH MARKS:

ELEVATIONS ARE REFERENCED TO CITY OF MILWAUKEE VERTICAL DATUM.

- STARTING CHISELED CROSS IN TOP FLANGE SOUTH SIDE OF HYDRANT AT BM
SOUTHEAST CORNER OF W. WISCONSIN AVE. AND N. 6TH ST.
ELEVATION = 31.99' (NOT SHOWN)
- BM #1 NORTHWEST BOLT TOP OF FLANGE OF HYDRANT AT THE NORTHEAST CORNER OF W. WELLS ST. AND N. 9TH ST.
ELEVATION = 50.94' (SHOWN)
- BM #2 SOUTHEAST BOLT FOR TRAFFIC LIGHT AND SHOT SPOTTER POLE AT THE NORTHEAST CORNER OF W. WELLS ST. AND N. 8TH ST.
ELEVATION = 34.89' (SHOWN)
- BM #3 EAST BOLT TOP OF FLANGE OF HYDRANT AT NORTHEAST CORNER OF W. WELLS ST. AND N. JAMES LOVELL ST.
ELEVATION = 22.67' (SHOWN)
- BM #4 NORTHWEST BOLT TOP OF FLANGE OF HYDRANT ON THE EAST SIDE OF N. JAMES LOVELL ST. SECOND HYDRANT NORTH OF W. WELLS ST. AT THE NORTHWEST CORNER OF PROPERTY OF 819 N. 6TH ST.
ELEVATION = 25.17' (SHOWN)
- BM #5 CUT CROSS TOP OF MARBLE STONE PAD FOR FLAG POLE AT THE EAST END OF MCAUTHER SQUARE PLAZA SOUTH SIDE OF POLE.
ELEVATION = 40.59' (SHOWN)
- BM #6 CUT CROSS SOUTH SIDE OF CONCRETE BASE TOP FOR LIGHT POLE AT THE SOUTHWEST CORNER OF SIDEWALK INTERSECT NEAR THE NORTHWEST CORNER OF MILWAUKEE PUBLIC MUSEUM IN MCAUTHER SQUARE PLAZA.
ELEVATION = 50.43' (SHOWN)

