

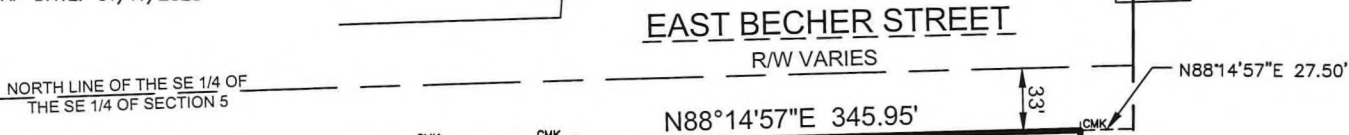
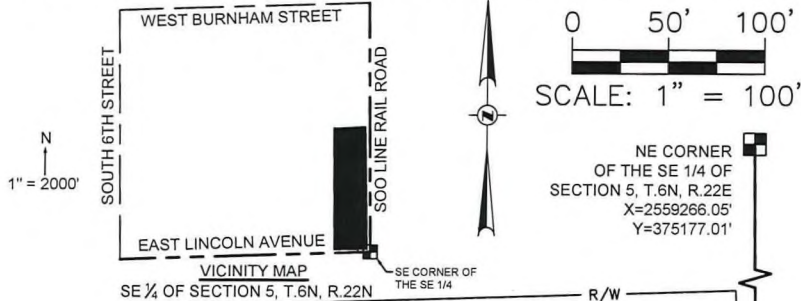
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BLOCKS 3 AND 4 IN PLAT OF PART OF THE EAST 1/4, ALSO KNOWN AS REPLAT OF BLOCKS 3, 4, 5 AND 6 OF J.A. BECHER'S SUBDIVISION, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

# GRAEF

275 West Wisconsin Avenue, Suite 300  
Milwaukee, WI 53203  
414 / 259 1500  
414 / 259 0037 fax  
www.graef-usa.com

SURVEY DATE: 11/19/2020  
MAP DATE: 01/11/2023



FOUND CHISELED "X" 0.37' NORTH OF AND 0.10' WEST OF CALCULATED PROPERTY CORNER

REFERENCE BEARING BEARINGS ARE BASED ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 22 EAST WHICH BEARS S 88°16'05" W AND IS REFERENCED TO WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD27 (FEBRUARY 2018 DATUM)

ZONING INDUSTRIAL-MIXED

BLOCK 5  
2172 S. 1ST STREET LLC

SE-SE

APPROXIMATE REGULATORY FLOODWAY

### LEGEND

- + CMK FOUND CHISELED CROSS
- FOUND CONCRETE MONUMENT WITH BRASS CAP (RECORDED AS)
- CHAIN LINK FENCE

PLAT OF PART OF THE EAST 1/4, ALSO KNOWN AS REPLAT OF BLOCKS 3, 4, 5 AND 6 OF J.A. BECHER'S SUBDIVISION, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 22 EAST

OWNER  
BETA-BECHER ACQUISITION COMPANY, LLC, A WISCONSIN LIMITED LIABILITY COMPANY  
147 EAST BECHER STREET  
MILWAUKEE, WI 53207

TAX KEY 4670202000

## LOT 1

±436,273 SQ. FT.  
±10.016 ACRES

TAX KEY 4670201000

NOTE: THE PURPOSE OF THIS CSM IS TO COMBINE PARCELS WITH TAX KEYS 4670201000 AND 4670202000.

WEST R.O.W. LINE OF SOO LINE RAILROAD

SOO LINE RAILROAD COMPANY

VACATED ROW OF ZIEMER STREET (WIDTH VARIES)

EAST LINE OF THE SE 1/4 OF SECTION 5 S 00°32'33" E 2654.89'



(S00°00'00"E 1259.80')  
S00°25'40"E 1261.48'

MATCH LINE SEE SHEET 2

INFRASTRUCTURE SERVICES DIVISION

*Yun Wei* 1/26/2023  
CENTRAL DRAFTING & RECORDS MANAGER

*KFS* 1-26-23  
ENGR. IN CHARGE ENVIRON. ENGR.

**CORRECT**

*RJ* 1/26/2023  
CITY ENGINEER

**APPROVED**

DEPARTMENT OF CITY DEVELOPMENT  
CITY OF MILWAUKEE

JUL 01 2022

**STAFF APPROVED**

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BLOCKS 3 AND 4 IN PLAT OF PART OF THE EAST 1/4, ALSO KNOWN AS REPLAT OF BLOCKS 3, 4, 5 AND 6 OF J.A. BECHER'S SUBDIVISION, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

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0 50' 100'  
SCALE: 1" = 100'

MATCH LINE SEE SHEET 1

## LOT 1

±436,297 SQ. FT.  
±10.016 ACRES

TAX KEY  
4670201000

TAX KEY  
4670202000

2172 S. 1ST STREET LLC  
BLOCK 5

FLOOD ZONE X  
FLOOD ZONE AE  
PLAT OF PART OF THE EAST 1/4, ALSO KNOWN AS REPLAT OF BLOCKS 3, 4, 5 AND 6 OF J. A. BECHER'S SUBDIVISION, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 22 EAST

N00°25'40"W 1261.36'  
(N00°00'00"W 1258.77')

WEST R.O.W. LINE OF  
SOO LINE RAILROAD

SOO LINE  
RAILROAD  
COMPANY

VACATED ROW OF ZIEMER STREET (WIDTH VARIES)  
EAST LINE OF THE SE 1/4 OF SECTION 5 S 00°32'33" E 2654.89'

APPROXIMATE  
REGULATORY  
FLOODWAY

FOUND  
CHISELED  
CROSS ON 2'  
O/S SOUTH OF  
PROPERTY  
CORNER

SW CORNER  
OF THE SE 1/4 OF  
SECTION 5, T.6N, R.22E  
X=2556704.01'  
Y=372444.21'

POINT OF  
BEGINNING

FOUND CHISELED  
CROSS ON 2' O/S  
SOUTH OF  
PROPERTY CORNER

(S90°00'00"W 345.97')

S88°16'05"W 345.95'

S88°16'05"W 30.02'

N00°32'33"W 33.01'

SOUTH LINE OF THE SE 1/4 OF SECTION 5 S 88°16'05" W 2588.54'

POINT OF  
COMMENCEMENT  
SE CORNER  
OF THE SE 1/4 OF  
SECTION 5, T.6N, R.22E  
X=2559291.18'  
Y=372522.44'

EAST LINCOLN AVENUE  
66' WIDE R/W

### FLOOD ZONE INFORMATION

MAP NUMBER: 55079C0093 E  
DATE OF FIRM: 09/26/2008  
COMMUNITY NUMBER: 550278  
PANEL: 0093  
FIRM ZONE: X AND AE  
SUFFIX: E

A PORTION OF PARCEL LOCATED AT 123-127 EAST BECHER STREET LIES IN FLOOD ZONE AE. SEE MAP FOR SCALED LOCATION FROM FEMA FLOOD INSURANCE RATE MAP. NO BUILDINGS ON SUBJECT PARCELS LIE IN FLOOD ZONE AE.



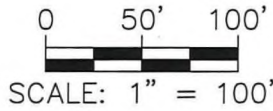
01/11/2023

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NE CORNER OF THE SE 1/4 OF SECTION 5, T.6N, R.22E

## EAST BECHER STREET

R/W VARIES

NORTH LINE OF THE SE 1/4 OF THE SE 1/4 OF SECTION 5

FENCE CORNER POST IS 1.3' WEST OF PROPERTY LINE  
NORTH FACE OF CONCRETE WALL IS 1.9' SOUTH OF PROPERTY LINE

EXISTING 1.05' WIDE RETAINING WALL EASEMENT PER DOC. NO. 5123550 SEE DETAIL A

### LOT 1

SINGLE-STORY WOOD BUILDING

BUILDING OVER HANG IS 0.7' EAST PROPERTY LINE  
BUILDING CORNER IS 0.2' WEST OF PROPERTY LINE  
BUILDING OVER HANG IS 0.9' EAST PROPERTY LINE

EXISTING 4.0' WIDE UTILITY EASEMENT TO WISCONSIN TELEPHONE COMPANY PER DOC. NO. 5218825

MULTI-STORY SHEET METAL COVERED BUILDING ON CONCRETE FOUNDATION

MULTI-STORY BRICK BUILDING

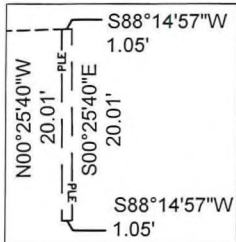
BUILDING CORNER IS 0.1' EAST OF PROPERTY LINE

EXISTING 12.0' WIDE UTILITY EASEMENT TO WE ENERGIES PER DOC. NO. 10543233 SEE DETAIL B

EXISTING 6.0' WIDE UTILITY EASEMENT TO WISCONSIN ELECTRIC POWER COMPANY PER DOC. NO. 4491033

VACATED ROW OF ZIEMER STREET (WIDTH VARIES)

EAST LINE OF THE SE 1/4 OF SECTION 5 S 00°32'33" E 2654.89'



DETAIL A



DETAIL B



#### EASEMENT NOTES

BLANKET EASEMENT, AGREEMENT FOR DRAINAGE UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED TO MARK S. TYSON AND THE WHITEHILL MANUFACTURING COMPANY - DOC. 36285  
BLANKET UTILITY EASEMENT TO WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN TELEPHONE COMPANY - DOC. 4335026  
BLANKET UTILITY EASEMENT TO DIGI-NET, INC. - DOC 5941066



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BLOCKS 3 AND 4 IN PLAT OF PART OF THE EAST 1/4, ALSO KNOWN AS REPLAT OF BLOCKS 3, 4, 5 AND 6 OF J.A. BECHER'S SUBDIVISION, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN  
MILWAUKEE COUNTY

I, CARLA J. ROLLINS, A PROFESSIONAL LAND SURVEYOR, CERTIFY:

THAT I HAVE SURVEYED, DIVIDED, AND MAPPED ALL THAT PART OF BLOCKS 3 AND 4 IN PLAT OF PART OF THE EAST 1/4, ALSO KNOWN AS REPLAT OF BLOCKS 3, 4, 5 AND 6 OF J.A. BECHER'S SUBDIVISION, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 22 EAST; THENCE NORTH 00°32'33" WEST, ALONG THE EAST LINE OF SAID SECTION, 33.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST LINCOLN AVENUE; THENCE SOUTH 88°16'05" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 30.02 FEET TO THE POINT OF INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE WEST RIGHT-OF-WAY LINE OF SOO LINE RAILROAD, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUE SOUTH 88°16'05" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 345.95 FEET TO THE SOUTHEAST CORNER OF BLOCK 5, PLAT OF PART OF THE EAST 1/4, ALSO KNOWN AS REPLAT OF BLOCKS 3, 4, 5 AND 6 OF J.A. BECHER'S SUBDIVISION, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 22 EAST ORIGINALLY RECORDED ON AUGUST 24, 1881 AS DOCUMENT NUMBER 37693 IN VOLUME 171 OF DEEDS, PAGE 526 AND RE-RECORDED ON MAY 20, 1936 IN VOLUME 27, PAGE 23, W.P.A. 943 IN THE MILWAUKEE COUNTY OFFICE OF THE REGISTER OF DEEDS; THENCE NORTH 00°25'40" WEST ALONG THE EAST LINE OF SAID BLOCK 5, 1261.36 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST BECHER STREET, SAID POINT BEING THE NORTHEAST CORNER OF SAID BLOCK 5; THENCE NORTH 88°14'57" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 345.95 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID SOO LINE RAILROAD; THENCE SOUTH 00°25'40" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 1261.48 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 436,273 SQUARE FEET (10.016 ACRES) OF LAND, MORE OR LESS.

THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF BETA-BECHER ACQUISITION COMPANY, LLC, A WISCONSIN LIMITED LIABILITY COMPANY.

THAT THE MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE.

THAT I HAVE COMPLIED WITH CHAPTER 236 OF THE WISCONSIN STATUTES AND CHAPTER 119 OF THE CITY OF MILWAUKEE CODE OF ORDINANCES IN DIVIDING AND MAPPING THE SAME. PER WIS. STAT. 236.21 (1), THIS CERTIFICATE HAS THE SAME FORCE AND EFFECT AS AN AFFIDAVIT.

DATE: 01/11/2023

SIGNATURE: Carla J. Rollins

CARLA J. ROLLINS, PROFESSIONAL LAND SURVEYOR, NUMBER 3207



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BLOCKS 3 AND 4 IN PLAT OF PART OF THE EAST 1/4, ALSO KNOWN AS REPLAT OF BLOCKS 3, 4, 5 AND 6 OF J.A. BECHER'S SUBDIVISION, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

## ENTITY OWNER'S CERTIFICATE

BETA-BECHER ACQUISITION COMPANY, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFIES THAT SAID ENTITY CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND CHAPTER 119 OF THE MILWAUKEE CODE OF ORDINANCES. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: CITY OF MILWAUKEE.

IN CONSIDERATION OF THE APPROVAL OF THE MAP BY THE MILWAUKEE COMMON COUNCIL, THE UNDERSIGNED AGREES:

THAT ALL UTILITY LINES TO PROVIDE ELECTRIC POWER AND TELEPHONE SERVICE AND CABLE TELEVISION OR COMMUNICATIONS SYSTEMS LINES OR CABLES TO ALL LOTS IN THE CERTIFIED SURVEY MAP (OTHER THAN ALREADY- EXISTING LINES AND CABLES) SHALL BE INSTALLED UNDERGROUND IN EASEMENTS PROVIDED THEREFORE, WHERE FEASIBLE.

THIS AGREEMENT IS BINDING ON THE UNDERSIGNED AND SUCCESSORS AND ASSIGNS.

DATE: 1/20/23

ENTITY NAME: BETA-BECHER ACQUISITION COMPANY LLC

SIGNATURE: [Signature] BY: CDR HOUSTON INC.

TYPE OR PRINT NAME: Donald D. Richards ITS SOLE MEMBER

TITLE: PRESIDENT

STATE OF WISCONSIN

Iron  
~~MILWAUKEE~~ COUNTY

PERSONALLY CAME BEFORE ME THIS 20th DAY OF Jan., 2023 Donald D. Richards (NAME), THE President (TITLE) OF THE ABOVE NAMED ENTITY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER ON BEHALF OF THE ENTITY, BY ITS AUTHORITY.

NOTARY SIGNATURE: [Signature]

PRINT NOTARY NAME: Kathryn L. Osterman

NOTARY PUBLIC, STATE OF WI MY COMMISSION EXPIRES: 9-15-25

(NOTARY SEAL)



01/11/2023

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## CONSENT OF ENTITY MORTGAGEE

JOHNSON BANK, A WISCONSIN LIMITED LIABILITY COMPANY, ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE ABOVE DESCRIBED LAND, CONSENTS TO THE SURVEYING, DIVIDING, MAPPING, RESTRICTING OF THE LAND DESCRIBED ON THIS MAP AND IN THE SURVEYOR'S CERTIFICATE, AND TO THE CERTIFICATE OF THE OWNER(S) OF SAID LAND.

DATE: 1/18/23

ENTITY NAME: JOHNSON BANK

SIGNATURE: 

TYPE OR PRINT NAME: John Burest


TITLE: Senior Vice President



STATE OF WISCONSIN

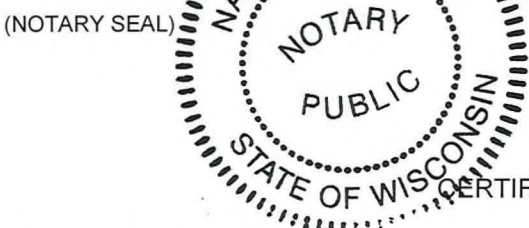
MILWAUKEE COUNTY

PERSONALLY CAME BEFORE ME THIS 1<sup>st</sup> DAY OF January, 2023 John Burest (NAME), THE Senior Vice President (TITLE) OF THE ABOVE NAMED ENTITY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER ON BEHALF OF THE ENTITY, BY ITS AUTHORITY.

NOTARY SIGNATURE: 

PRINT NOTARY NAME: NAKERIA M DEAN

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES: August 24, 2025



## CERTIFICATE OF CITY TREASURER

I, SPENCER COGGS, BEING THE DULY ELECTED AND ACTING CITY TREASURER OF THE CITY OF MILWAUKEE, CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN THE OFFICE OF THE CITY TREASURER OF THE CITY OF MILWAUKEE THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON THE LAND INCLUDED IN THIS CERTIFIED SURVEY MAP.

PER WIS. STAT. 75.06 AND 74.87, THE CITY OF MILWAUKEE COLLECTS PROPERTY TAXES AND ENFORCES NONPAYMENT OF SAME ON PARCELS IN THE CITY OF MILWAUKEE. PER WIS. STAT. 74.83, THE CITY OF MILWAUKEE AND MILWAUKEE COUNTY ENTERED INTO AN INTERGOVERNMENTAL COOPERATION AGREEMENT APPROVED BY COUNCIL RESOLUTION 901408, WHEREBY THE CITY IS THE SOLE COLLECTOR AND ENFORCER OF PROPERTY TAXES FOR PARCELS IN THE CITY.

DATE: 01/26/23 SIGNATURE: James F. Krupar DEPUTY TYPE OR PRINT NAME: for SPENCER COGGS

## CERTIFICATE OF CITY CLERK REGARDING COMMON COUNCIL APPROVAL

I CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED UNDER RESOLUTION FILE NO. 221591

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MILWAUKEE ON 2-7-2023.

DATE: 2-15-2025 SIGNATURE:   
TYPE OR PRINT NAME: JAMES OWCZARSKI