

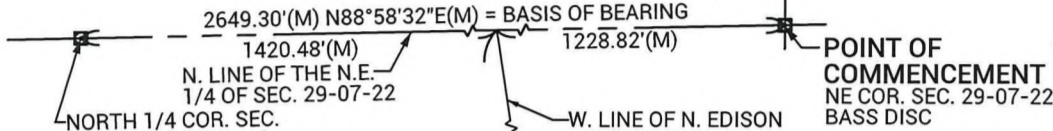
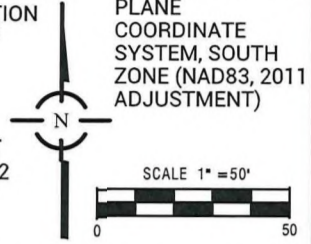
DCD # 3461

OWNER:  
THE EDISON SPE, LLC.  
25 W. MAIN STREET  
SUITE 500  
MADISON, WI 53703

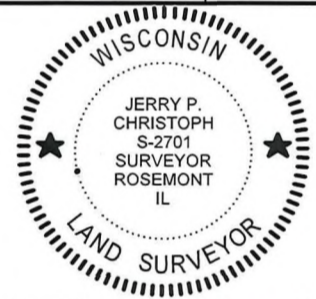
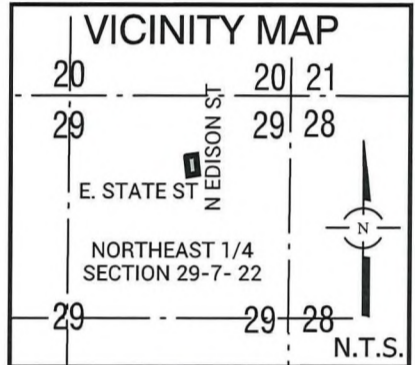
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF LOTS 3, 4, 5, 6, 7 AND PART OF LOT 8, IN BLOCK 49, PLAT OF MILWAUKEE, ORIGINAL BLOCKS EAST OF THE RIVER, IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

BASIS OF BEARINGS:  
WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83, 2011 ADJUSTMENT)



ADDRESS:  
1005 N EDISON ST / 100 E STATE ST  
MILWAUKEE WI 53202  
TAX KEYS: 392-1178-100  
392-1179-100  
ZONING:  
DOWNTOWN DISTRICT - C9B(A)



*J. P. Christoph*

DATED: 11/08/2024  
PREPARED BY:  
JERRY P. CHRISTOPH  
P.L.S. S-2701

- = INDICATES 1" IRON PIPE, 18" LENGTH, 1.13 LBS./LF OR
- ⊙ = 3/4" IRON REBAR, 18" LENGTH, 1.50 LBS./LF (ALSO DENOTED BY \*\* IN TEXT CALL OUT)

"A" POINT ON 35FT MEANDER LINE

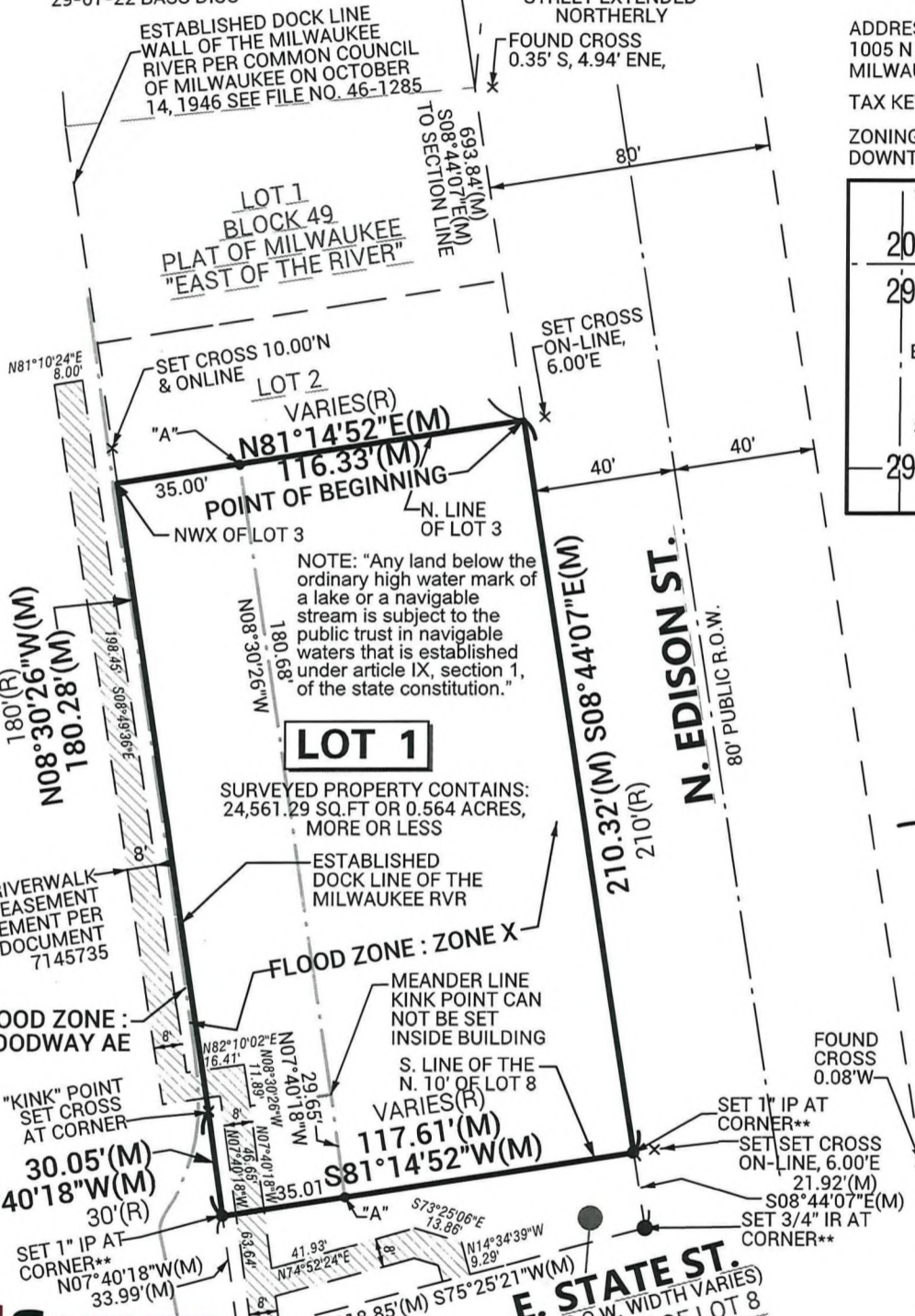
- REVS. 12/11/2024
- REVS. 12/10/2024
- REVS. 11/08/2024
- REVS. 11/05/2024

DATE: 10/25/2024

FILENAME: CSM-01

JOB NO: 12416

MILWAUKEE RIVER



**LOT 1**

SURVEYED PROPERTY CONTAINS:  
24,561.29 SQ.FT OR 0.564 ACRES,  
MORE OR LESS

ESTABLISHED DOCK LINE OF THE MILWAUKEE RVR

FLOOD ZONE : ZONE X

FLOOD ZONE : FLOODWAY AE

"KINK" POINT SET CROSS AT CORNER

30.05'(M)

N07°40'18"W(M)

30'(R)

SET 1" IP AT CORNER\*\*

N07°40'18"W(M)

33.99'(M)



**E. STATE ST.**  
(PUBLIC R.O.W. WIDTH VARIES)  
PART OF LOT 8

SHEET: 1 OF 5

INFRASTRUCTURE SERVICES DIVISION  
*You* *12/19/24*  
CENTRAL DRAFTING & RECORDS MANAGER  
*K. J. Smith* *12.18.24*  
ENGR. IN CHARGE ENVIRON. ENGR.  
CORRECT  
*R. J. M.* *12/19/2024*  
CITY ENGINEER  
APPROVED

DEPARTMENT OF CITY DEVELOPMENT  
CITY OF MILWAUKEE

*[Signature]*  
NOV 14 2024  
STAFF APPROVED



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

ALL OF LOTS 3, 4, 5, 6, 7 AND PART OF LOT 8, IN BLOCK 49, PLAT OF MILWAUKEE, ORIGINAL BLOCKS EAST OF THE RIVER, IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

## SURVEYOR'S CERTIFICATE

I, JERRY P. CHRISTOPH, A PROFESSIONAL LAND SURVEYOR, CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED

A PART OF THE NORTHEAST 1/4, OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, WHICH IS DESCRIBED AS FOLLOWS:

A DIVISION OF LOTS 3, 4, 5, 6, 7 AND PART OF LOT 8, IN BLOCK 49, PLAT OF MILWAUKEE, ORIGINAL BLOCKS EAST OF THE RIVER, IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 29; THENCE SOUTH 88 DEGREES 58 MINUTES 32 SECONDS WEST ALONG THE NORTH LINE OF SAID 1/4 SECTION 1228.82 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF NORTH EDISON STREET EXTENDED NORTHERLY; THENCE SOUTH 08 DEGREES 44 MINUTES 07 SECONDS EAST ALONG LAST DESCRIBED LINE 693.84 FEET TO THE NORTHEAST CORNER OF SAID LOT 3, AND ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 08 DEGREES 44 MINUTES 07 SECONDS EAST ALONG THE WEST LINE OF NORTH EDISON STREET 210.32 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH 10 FEET OF SAID LOT 8; THENCE SOUTH 81 DEGREES 14 MINUTES 52 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH 10 FEET OF SAID LOT 8, A DISTANCE OF 117.61 FEET TO A POINT IN THE ESTABLISHED DOCK LINE OF THE MILWAUKEE RIVER; THENCE NORTH 07 DEGREES 40 MINUTES 18 SECONDS WEST ALONG THE ESTABLISHED DOCK LINE OF THE MILWAUKEE RIVER 30.05 FEET TO A "KINK" POINT; THENCE NORTH 08 DEGREES 30 MINUTES 26 SECONDS WEST ALONG ESTABLISHED DOCK LINE OF THE MILWAUKEE RIVER 180.28 FEET TO THE NORTH WEST CORNER OF SAID LOT 3; THENCE NORTH 81 DEGREES 14 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 116.33 FEET TO THE POINT OF BEGINNING.

THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF THE EDISON SPE, LLC, A DELAWARE 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 MILWAUKEE CODE OF ORDINANCES IN SURVEYING, DIVIDING AND MAPPING THE SAME. PER WIS. STAT. 236.21 (1), THIS CERTIFICATE HAS THE SAME FORCE AND EFFECT AS AN AFFIDAVIT.

DATE: DECEMBER 11, 2024

SIGNATURE: 

JERRY P. CHRISTOPH  
PROFESSIONAL LAND SURVEYOR, NUMBER: S-2701



REVS. 12/11/2024  
REVS. 12/10/2024  
REVS. 11/08/2024  
REVS. 11/05/2024

DATE: 10/25/2024

FILENAME: CSM-01

JOB NO: 12416



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

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## ENTITY OWNER'S CERTIFICATE

THE EDISON SPE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF DELAWARE, AS OWNER, CERTIFIES THAT SAID ENTITY CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED 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.

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: 12/13/2024

ENTITY NAME: THE EDISON SPE, LLC

SIGNATURE: Nathan Helbach

TYPE OR PRINT NAME: Nathan Helbach

TITLE: President

STATE OF WI

Dane COUNTY

PERSONALLY CAME BEFORE ME THIS 13<sup>th</sup> DAY OF December, 2024.

Nathan Helbach (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.

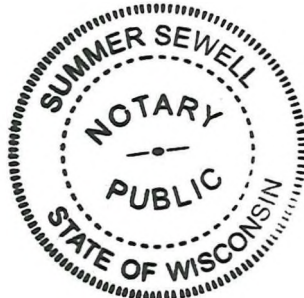
NOTARY SIGNATURE: Summer Sewell

PRINT NOTARY NAME: Summer Sewell

NOTARY PUBLIC, STATE OF Wisconsin

MY COMMISSION EXPIRES: 2/6/2027

(NOTARY SEAL)



J. P. Christoph

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### CONSENT OF ENTITY MORTGAGEE

BANK OZK, State chartered bank A DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF the Kansas, AS MORTGAGEE OF THE ABOVE DESCRIBED LAND, CONSENTS TO THE SURVEYING, DIVIDING, MAPPING, RESTRICTING AND DEDICATION 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: December 17, 2024

ENTITY NAME: Bank OZK

SIGNATURE: [Signature]

TYPE OR PRINT NAME: CLIFFTON HILL

TITLE: EXECUTIVE MANAGING DIRECTOR, ASSET MANAGEMENT

STATE OF Texas

Dallas COUNTY

PERSONALLY CAME BEFORE ME THIS 17th DAY OF December, 20 24

Cliffton Hill (NAME AND 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.

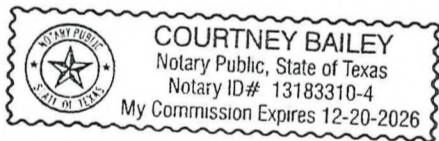
NOTARY SIGNATURE: Courtney Bailey

PRINT NOTARY NAME: Courtney Bailey

NOTARY PUBLIC, STATE OF Texas

MY COMMISSION EXPIRES: 12-20-2026

(NOTARY SEAL)



J.P. Christoph

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## CERTIFICATE OF CITY TREASURER

I, \_\_\_\_\_ (TYPE OR PRINT NAME), 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: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

TYPE OR PRINT NAME: \_\_\_\_\_

(CITY TREASURER)

## CERTIFICATE OF CITY CLERK REGARDING COMMON COUNCIL APPROVAL

I CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED UNDER RESOLUTION FILE

NO. \_\_\_\_\_, ADOPTED BY THE COMMON COUNCIL OF

THE CITY OF MILWAUKEE ON \_\_\_\_\_.

DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

TYPE OR PRINT NAME: \_\_\_\_\_



*J. P. Christoph*

REVS. 12/11/2024  
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