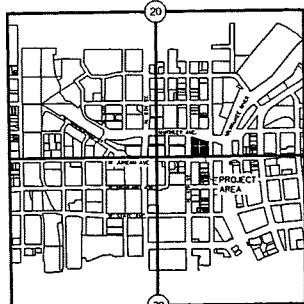


DCD# 3494

CERTIFIED SURVEY MAP NO.



VICINITY MAP

NOT TO SCALE

N.W CORNER OF THE
S.E 1/4
SEC. 20, T7N, R22E
SEWRPC CONC. MON.
WITH BRASS CAP

HORIZONTAL DATUM IS THE WISCONSIN
STATE PLANE COORDINATE SYSTEM SOUTH
ZONE NAD27. NORTH IS REFERENCED TO THE
SOUTH LINE OF THE S.E 1/4 OF SECTION
20, TOWN 7 NORTH, RANGE 22 EAST.
PUBLISHED BY SEWRPC AS N88°58'45"E.

PREPARED FOR

J. Jeffers & Co.
207 E. Michigan St.
Milwaukee, WI 53202

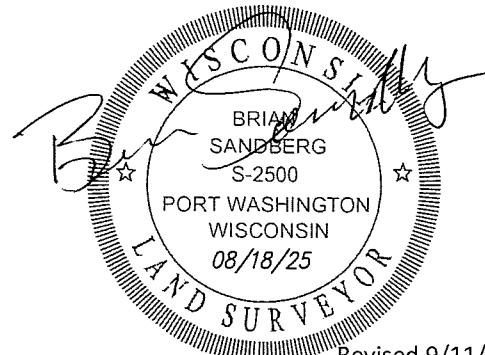
PREPARED BY

Brian E. Sandberg
KAPUR INC.
788 N. Jefferson St.
Milwaukee, WI 53202

TAX KEYS:

3620468100
3620469100
3620471100
3620470100
3610409110

ZONING: PD



Revised 9/11/2025

● = 1-1/4" O.D.X24" LONG. ☒ = CHISELED CROSS FOUND
IRON PIPE SET, □ = SECTION CORNER MON.
WEIGHING 1.68 LBS./FT. ○ = FOUND 3/4" REBAR
✖ = CHISELED CROSS SET () INDICATES RECORDED AS BOUNDARY DATA

20' 0 20 40' 80'
SCALE IN FEET 1" = 80'

N37°51'15"E 9.94'
(N39°18'03"E 9.937)

W. MCKINLEY AVE
(WIDTH VARIES)
S70°55'42"E 221.02'

LOT 1

95,433 SQ. FT.
OR 2.19 ACRES

This site is part of the overall
Milwaukee Arena Storm Water
Management Plan (SWMP)
approved on April 12, 2016. Any
future improvements shall
comply with the approved
SWMP, and any subsequent
revisions.

N00°39'48"E 335.88'
(N00°37'00"W 2644.70')

N. VEL R. PHILLIPS AVE
(WIDTH VARIES)

N00°37'00"W 335.88'

S.W CORNER OF THE S.E
1/4 SEC. 20, T7N, R22E
SEWRPC CONC. MON.
WITH BRASS CAP

633.47'

LOT 2

LOT 3

83'

80'

SHEET 1 of 4

THIS INSTRUMENT DRAFTED BY BRIAN E. SANDBERG

W. JUNEAU AVE
(WIDTH VARIES)

INFRASTRUCTURE
SERVICES DIVISION

9/12/25

CENTRAL DRAFTING & RECORDS MANAGER

KT Sand 9-11-25

ENGR. IN CHARGE ENVIRON. ENGR.

CORRECT

K. L. 9/12/2025

CITY ENGINEER

APPROVED

DEPARTMENT OF CITY
DEVELOPMENT
CITY OF MILWAUKEE

JUL 30 2025
STAFF APPROVED

CERTIFIED SURVEY MAP NO. _____

BEING A COMPILATION OF LOT 1, 2, 3, 4 AND THE ADJACENT VACATED ALLEYS IN BLOCK 4 PARK EAST ON THE WEST SIDE OF THE MILWAUKEE RIVER, AND PART OF LOT 13 AND LOT 16, BLOCK 39, PLAT OF THE TOWN OF MILWAUKEE ON THE WEST SIDE OF THE RIVER, AND A PART OF THE S.W 1/4 OF THE S.E 1/4 OF SECTION 20 AND PART OF THE N.W 1/4 OF THE N.E 1/4 OF SECTION 29, ALL IN TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)

)SS

MILWAUKEE COUNTY)

I, Brian E. Sandberg, Professional Land Surveyor S-2500, hereby certify that I have surveyed, divided and mapped a compilation of Lot 1, 2, 3, 4 and the adjacent vacated alleys in Block 4 Park East on the West Side of the Milwaukee River, and Part of Lot 13 and Lot 16, Block 39, Plat of the Town of Milwaukee on the West Side of the River, and a part of the S.W 1/4 of the S.E 1/4 of Section 20, and part of the N.W 1/4 of the N.E 1/4 of Section 29, all in Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, more particularly described as follows:

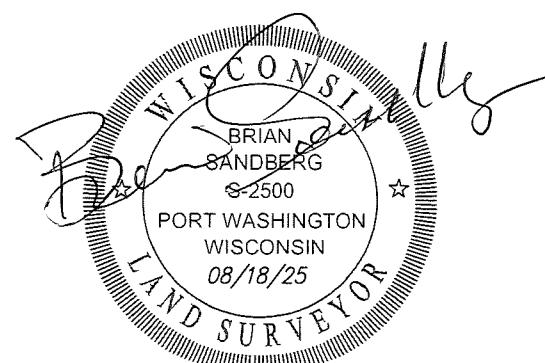
Commencing at the southwest corner of the southeast 1/4 of Section 20, Township 7 North, Range 22 East; thence N88°58'45"E along the south line of the southeast 1/4 of said Section 20, 633.47 feet to the southwesterly line of Lot 4 of said Block 4 Park East on the West Side of The River and the point of beginning for this description; thence N37°56'40"W, along said southwesterly line 17.10 feet to a point on the easterly right of way line for Vel R. Phillips Avenue; thence N0°37'00"W along said east line 335.58 feet; thence N37°51'15"E, 9.94 feet to a point on the southwesterly right of way line for W. McKinley Avenue; thence S70°55'42"E along said southwesterly line, also being the northeasterly line of Lot 1 and Lot 2 of said Plat of Park East on the West Side of the Milwaukee River, 221.02 feet to a point on the northeasterly line of said Lot 2; thence S79°15'27"E along the northeasterly line of said Lot 2 also being the southerly line of said W. McKinley Avenue 95.81 feet to the north east corner of said Lot 2; thence S00°42'55"E along the east line of said Lot 2, also being the west line of Martin Luther King Drive 216.29 feet to a point on the north line of Lot 16, Block 38 of the Plat of the Town of Milwaukee on the West Side of The River; thence N89°25'37"E along said north line 3.00 feet to the northeast corner of said Lot 16; thence S00°42'57"E along said east line, also being the west line for Martin Luther King Drive 50.42 feet to the south east corner of said Lot 16; thence S89°22'46"W along the south line of said Lot 16 and Lot 4 of Park East on the West side of the Milwaukee River, also being the north line of West Juneau Avenue 299.17 feet to the southwesterly corner of said Lot 4; thence N37°56'40"W 3.53 feet to the point of beginning.

That I have made the survey, land division, and map by the direction of J. Jeffers & Co., the owner of said land, 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 fully complied with Chapter 236 of the Wisconsin Statutes and Chapter 119 of the Milwaukee Code of Ordinance 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: 08/18/2025

Brian E. Sandberg

Professional Land Surveyor Number: 2500



CERTIFIED SURVEY MAP NO. _____

BEING A COMPILATION OF LOT 1, 2, 3, 4 AND THE ADJACENT VACATED ALLEYS IN BLOCK 4 PARK EAST ON THE WEST SIDE OF THE MILWAUKEE RIVER, AND PART OF LOT 13 AND LOT 16, BLOCK 39, PLAT OF THE TOWN OF MILWAUKEE ON THE WEST SIDE OF THE RIVER, AND A PART OF THE S.W 1/4 OF THE S.E 1/4 OF SECTION 20 AND PART OF THE N.W 1/4 OF THE N.E 1/4 OF SECTION 29, ALL IN TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

ENTITY OWNER'S CERTIFICATE

Block5 Holdings, LLC, a Wisconsin limited liability company, duly 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 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:

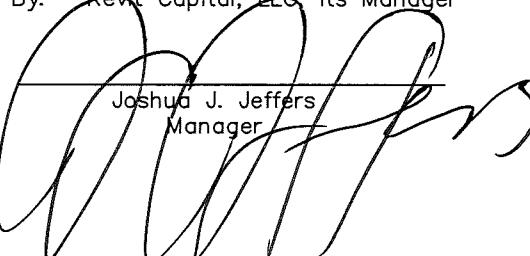
That all utility lines to provide electric power and telephone service and cable television or communications systems lines or cables to all lots in the certified survey map (other than already-existing lines and cables) shall be installed underground in easements provided therefore, where feasible.

This agreement is binding on the undersigned and successors and assigns.

Owner: BLOCK 5 HOLDINGS, LLC
By: Block 5 Holdings MM, LLC, its Managing Member
By: Jeffers Block 5 Investors, LLC, its Managing Member
By: Revit Capital, LLC, its Manager

Date: 8/22/2025

By:

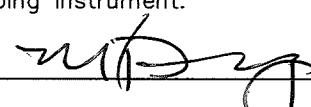

Joshua J. Jeffers
Manager

STATE OF WISCONSIN)

)SS

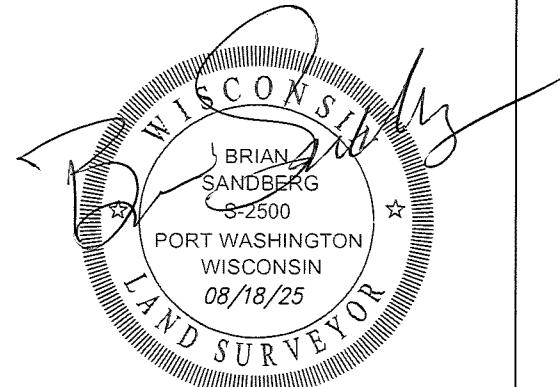
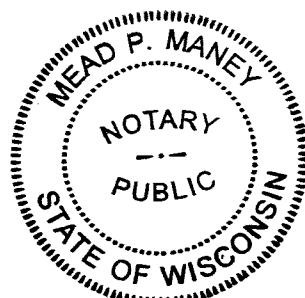
MILWAUKEE COUNTY)

Personally came before me this 22 day of AUGUST 2025, the above-named Joshua Jeffers to me known to be the MANAGER, a limited liability company, and acknowledged that he/she executed the foregoing instrument.

Name: 

Notary Public, State of Wisconsin

My Commission: expires 11-19-2027



CERTIFIED SURVEY MAP NO. _____

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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: 12/29/25

LaQuisha H. Schroeder
Spencer Coggs LaQuisha H. Schroeder
City Treasurer Deputy 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: _____

James R. Owczarski, Clerk, City of Milwaukee

