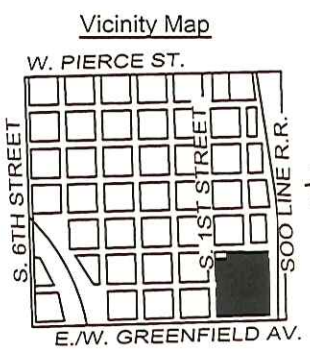
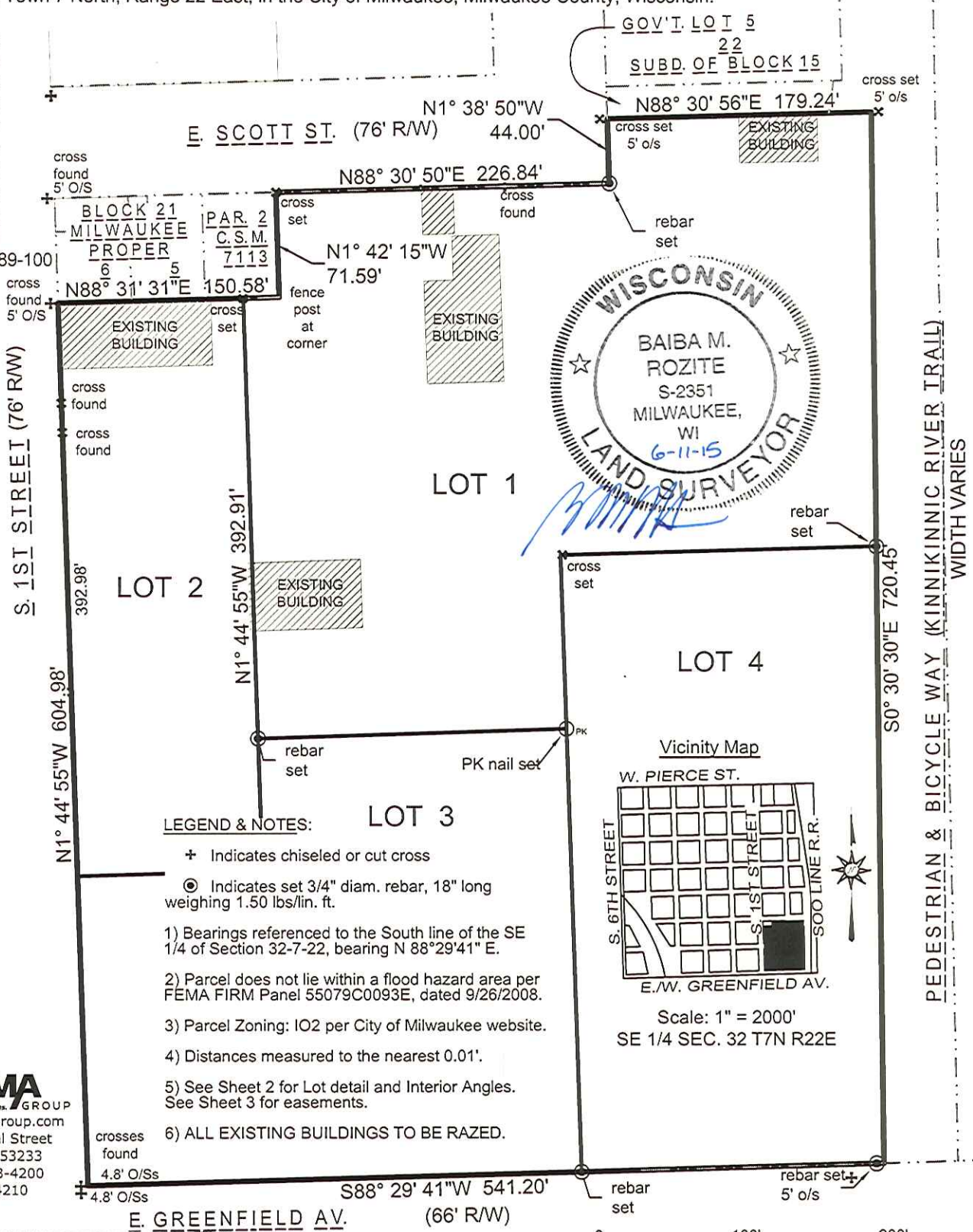


# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Lots 1-12, Block 32, Bradford's Subdivision; Lots 7 and 10 and part of Lots 4, 5 and 6, Block 21, Milwaukee Proper; Lots 8 and 9, in Subdivision of Lots 2, 8 and 9, Block 21, Milwaukee Proper; part of Government Lot 5; Parcel 1 and 2, Certified Survey Map No. 7114, recorded as Document No. 8313519; Parcels 1 and part of Parcel 2, Certified Survey Map No. 7113, recorded as Document No. 8313518; vacated South Barclay Street, vacated East Madison Street and vacated alleys; all in the Southeast 1/4 of the Southeast 1/4 of Section 32, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

Tax Key Nos.:  
431-0001-100  
431-0280-200  
431-0280-100  
431-1151-000  
431-1152-000  
431-9988-000  
431-1161-000  
431-1162-100  
431-0278-100  
Part of 431-9989-100



### LEGEND & NOTES:

- + Indicates chiseled or cut cross
- ⊙ Indicates set 3/4" diam. rebar, 18" long weighing 1.50 lbs/lin. ft.
- 1) Bearings referenced to the South line of the SE 1/4 of Section 32-7-22, bearing N 88°29'41" E.
- 2) Parcel does not lie within a flood hazard area per FEMA FIRM Panel 55079C0093E, dated 9/26/2008.
- 3) Parcel Zoning: IO2 per City of Milwaukee website.
- 4) Distances measured to the nearest 0.01'.
- 5) See Sheet 2 for Lot detail and Interior Angles. See Sheet 3 for easements.
- 6) ALL EXISTING BUILDINGS TO BE RAZED.

**THE SIGMA GROUP**  
Single Source. Sound Solutions.  
www.thesigmagroup.com  
1300 West Canal Street  
Milwaukee, WI 53233  
Phone: 414-643-4200  
Fax: 414-643-4210

INFRASTRUCTURE SERVICES DIVISION

*[Signature]* 4/29/15  
CENTRAL DRAFTING & RECORDS MANAGER

*[Signature]* 6/29/15  
ENGR. IN CHARGE ENVIRON. ENGR.

*[Signature]* 6/29/15  
CORRECT  
CITY ENGINEER

APPROVED

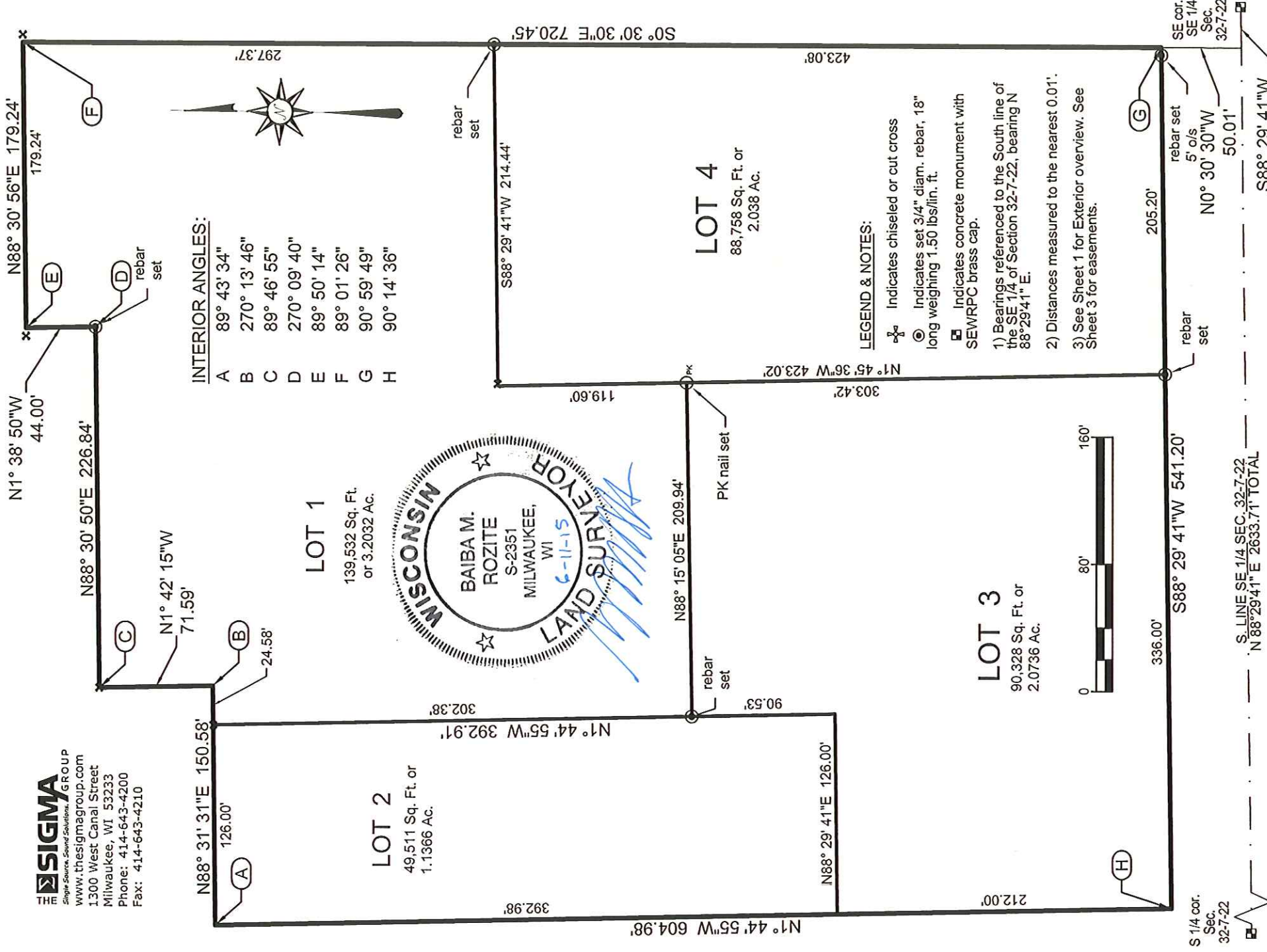
DEPARTMENT OF CITY DEVELOPMENT  
CITY OF MILWAUKEE

NOV 18 2014  
*[Signature]*  
STAFF APPROVED

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

Lots 1-12, Block 32, Bradford's Subdivision; Lots 7 and 10 and part of Lots 4, 5 and 6, Block 21, Milwaukee Proper; Lots 8 and 9, in Subdivision of Lots 2, 8 and 9, Block 21, Milwaukee Proper; part of Government Lot 5; Parcel 1 and 2, Certified Survey Map No. 7114, recorded as Document No. 8313519; Parcels 1 and part of Parcel 2, Certified Survey Map No. 7113, recorded as Document No. 8313518; vacated South Barclay Street, vacated East Madison Street and vacated alleys; all in the Southeast 1/4 of the Southeast 1/4 of Section 32, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

**SIGMA**  
*Single Source. Smart Solutions. GROUP*  
 WWW.THESIGMAGROUP.COM  
 1300 West Canal Street  
 Milwaukee, WI 53233  
 Phone: 414-643-4200  
 Fax: 414-643-4210



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

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N1° 38' 50"W 44.00'

N88° 30' 56"E 179.24'

N88° 30' 50"E 226.84'

N1° 42' 15"W 71.59'

N88° 31' 31"E 150.58'

N1° 44' 55"W 392.91'

392.98'

N1° 44' 55"W 604.98'

S0° 30' 30"E 720.45'

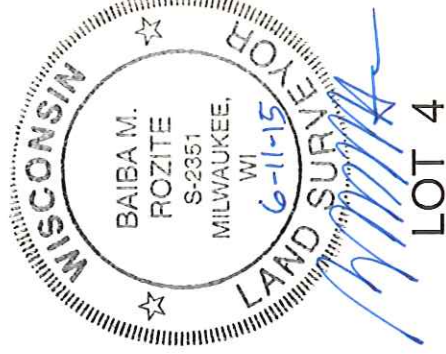
VACATED S. BARCLAY STREET (76' WIDE)

VACATED 20' PUBLIC ALLEY

VACATED E. MADISON ST.

20' WIDE VACATED ALLEY

LOT 1



LOT 4

LOT 3

S88° 29' 41"W 541.20'

Stream Easement Doc. 24' 10295245

55.00'

40' X 35'

204.29'

178.92'

235.00'

WATER MAIN EASE. DOC. #6734893



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

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## SURVEYOR'S CERTIFICATE

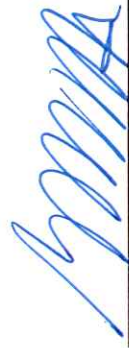
STATE OF WISCONSIN) SS  
MILWAUKEE COUNTY)

I, Baiba M. Rozite, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped Lots 1-12, Block 32, Bradford's Subdivision; Lots 7 and 10 and part of Lots 4, 5 and 6, Block 21, Milwaukee Proper; Lots 8 and 9, in Subdivision of Lots 2, 8 and 9, Block 21, Milwaukee Proper; part of Government Lot 5; Parcel 1 and 2, Certified Survey Map No. 7114, recorded as Document No. 8313519; Parcel 1 and part of Parcel 2, Certified Survey Map No. 7113, recorded as Document No. 8313518; vacated South Barclay Street, vacated East Madison Street and vacated alleys; all in the Southeast 1/4 of the Southeast 1/4 of Section 32, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of said Southeast 1/4 section; Thence South 88°29'41" West, 173.95 feet along the South line of said 1/4 section; Thence North 0°30'30" West, 50.01 feet to the Point of Beginning at the Southeast corner of Parcel 2 of Certified Survey Map No. 7114, said point being on the North line of East Greenfield Avenue; Thence South 88°29'41" West, 541.20 feet along said Northerly right-of-way line to the East line of South 1st Street; Thence North 1°44'55" West, 604.98 feet along said East right-of-way line to the Southerly line of Lots 5 & 6 of Block 21, Milwaukee Proper; Thence North 88°31'31" East, 150.58 feet along said Southerly line and its' Easterly extension; Thence North 1°42'15" West, 71.59 feet to the South right-of-way of East Scott Street; Thence North 88°30'50" East, 226.84 feet along said South line to the East line of South Barclay Street; Thence North 1°38'50" West, 44.00 feet along said East line; Thence North 88°30'56" East, 179.24 feet to the West line of the public pedestrian way also known as the Kinnickinnic River Trail; Thence South 0°30'30" East, 720.45 feet along said West line to the Point of Beginning.

Said parcel contains 368,130 square feet or 8.451 acres of land, more or less.

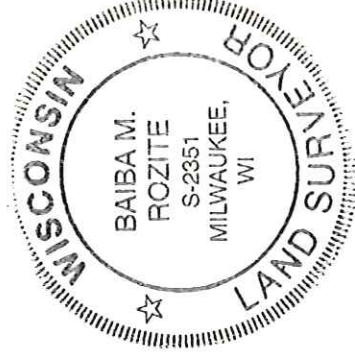
That I have made the survey, land division, and map by the direction of CITIZENS BANK and 1212 S. 1ST STREET, LLC, owners of said land. That the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made. That I have fully complied with s. 236.34 of the Wisconsin Statutes and Chapter 119 of the Milwaukee Code of Ordinances in surveying, dividing and mapping the same.



BAIBA M. ROZITE, PLS 2351

6-11-15

DATE



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

Lots 1-12, Block 32, Bradford's Subdivision; Lots 7 and 10 and part of Lots 4, 5 and 6, Block 21, Milwaukee Proper; Lots 8 and 9, in Subdivision of Lots 2, 8 and 9, Block 21, Milwaukee Proper; part of Government Lot 5; Parcel 1 and 2, Certified Survey Map No. 7114, recorded as Document No. 8313519; Parcels 1 and part of Parcel 2, Certified Survey Map No. 7113, recorded as Document No. 8313518; vacated South Barclay Street, vacated East Madison Street and vacated alleys; all in the Southeast 1/4 of the Southeast 1/4 of Section 32, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

### CORPORATE OWNER'S CERTIFICATE

CITIZENS BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN AS OWNER, CERTIFIES THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 119 OF THE MILWAUKEE CODE OF ORDINANCES.

IN CONSIDERATION OF THE APPROVAL OF THE MAP BY THE COMMON COUNCIL AND IN ACCORDANCE WITH CHAPTER 119 OF THE MILWAUKEE CODE, THE UNDERSIGNED AGREES:

A. THAT ALL UTILITY LINES TO PROVIDE ELECTRIC POWER AND TELEPHONE SERVICES AND CABLE TELEVISION OR COMMUNICATIONS SYSTEMS LINES OR CABLES TO ALL LOTS IN THE CERTIFIED SURVEY MAP SHALL BE INSTALLED UNDERGROUND IN EASEMENTS PROVIDED THEREFOR, WHERE FEASIBLE.

THIS AGREEMENT SHALL BE BINDING ON THE UNDERSIGNED AND ASSIGNS.

IN WITNESS WHEREOF, CITIZENS BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY

Charles Miller, ITS Chief Executive Officer;

AND COUNTERSIGNED BY \_\_\_\_\_, ITS \_\_\_\_\_, AT

\_\_\_\_\_ Milwaukee, WISCONSIN, THIS 12<sup>th</sup> DAY OF June, 2015.

IN THE PRESENCE OF:  
CITIZENS BANK:

WITNESS Heath Bjor \_\_\_\_\_ Charles A. Miller \_\_\_\_\_

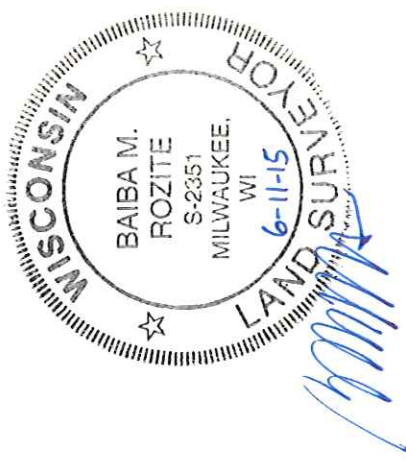
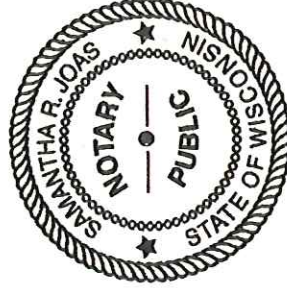
WITNESS \_\_\_\_\_

STATE OF WISCONSIN) )  
Milwaukee )  
MILWAUKEE COUNTY)

PERSONALLY CAME BEFORE ME THIS 12<sup>th</sup> DAY OF June, 2015, Charles Miller TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE THE CHAIR OF THE ABOVE-NAMED CORPORATION, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF THE CORPORATION, BY ITS AUTHORITY.

Samantha R. Joas \_\_\_\_\_  
(SEAL) NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES 4-23-19.



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

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### OWNER'S CERTIFICATE

1212 S. 1ST STREET, 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 LIMITED LIABILITY COMPANY CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 119 OF THE MILWAUKEE CODE OF ORDINANCES.

IN CONSIDERATION OF THE APPROVAL OF THE MAP BY THE COMMON COUNCIL AND IN ACCORDANCE WITH CHAPTER 119 OF THE MILWAUKEE CODE, THE UNDERSIGNED AGREES:

A. THAT ALL UTILITY LINES TO PROVIDE ELECTRIC POWER AND TELEPHONE SERVICES AND CABLE TELEVISION OR COMMUNICATIONS SYSTEMS LINES OR CABLES TO ALL LOTS IN THE CERTIFIED SURVEY MAP SHALL BE INSTALLED UNDERGROUND IN EASEMENTS PROVIDED THEREFOR, WHERE FEASIBLE.

THIS AGREEMENT SHALL BE BINDING ON THE UNDERSIGNED AND ASSIGNS.

IN WITNESS WHEREOF, 1212 S. 1ST STREET, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY

Stewart Wanzel ITS Manager;

AND COUNTERSIGNED BY \_\_\_\_\_, ITS \_\_\_\_\_, AT

\_\_\_\_\_ Milwaukee, WISCONSIN, THIS 12<sup>th</sup> DAY OF June, 2015.

IN THE PRESENCE OF:  
1212 S. 1ST STREET, LLC:

Stewart Wanzel  
WITNESS \_\_\_\_\_

WITNESS \_\_\_\_\_

STATE OF WISCONSIN) )  
MILWAUKEE COUNTY)

PERSONALLY CAME BEFORE ME THIS 12<sup>th</sup> DAY OF June, 2015, Stewart Wanzel, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE THE Manager OF THE ABOVE-NAMED CORPORATION, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF THE CORPORATION, BY ITS AUTHORITY.

Leah Blankenship  
(SEAL) NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES 3/13/16.



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

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CERTIFICATE OF CITY TREASURER  
STATE OF WISCONSIN) )SS  
MILWAUKEE COUNTY )

I, SPENCER COGGS, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE CITY OF MILWAUKEE, DO HEREBY 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.

*James F. Kingston*  
*Deputy City Treasurer*  
for SPENCER COGGS \_\_\_\_\_ DATE 06/30/2015  
CITY OF MILWAUKEE TREASURER

CITY OF MILWAUKEE COMMON COUNCIL CERTIFICATE OF 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 \_\_\_\_\_

\_\_\_\_\_  
JAMES R. OWCZARSKI, CLERK, CITY OF MILWAUKEE

\_\_\_\_\_  
TOM BARRETT, MAYOR, CITY OF MILWAUKEE

