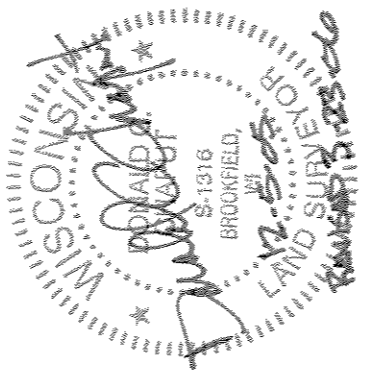
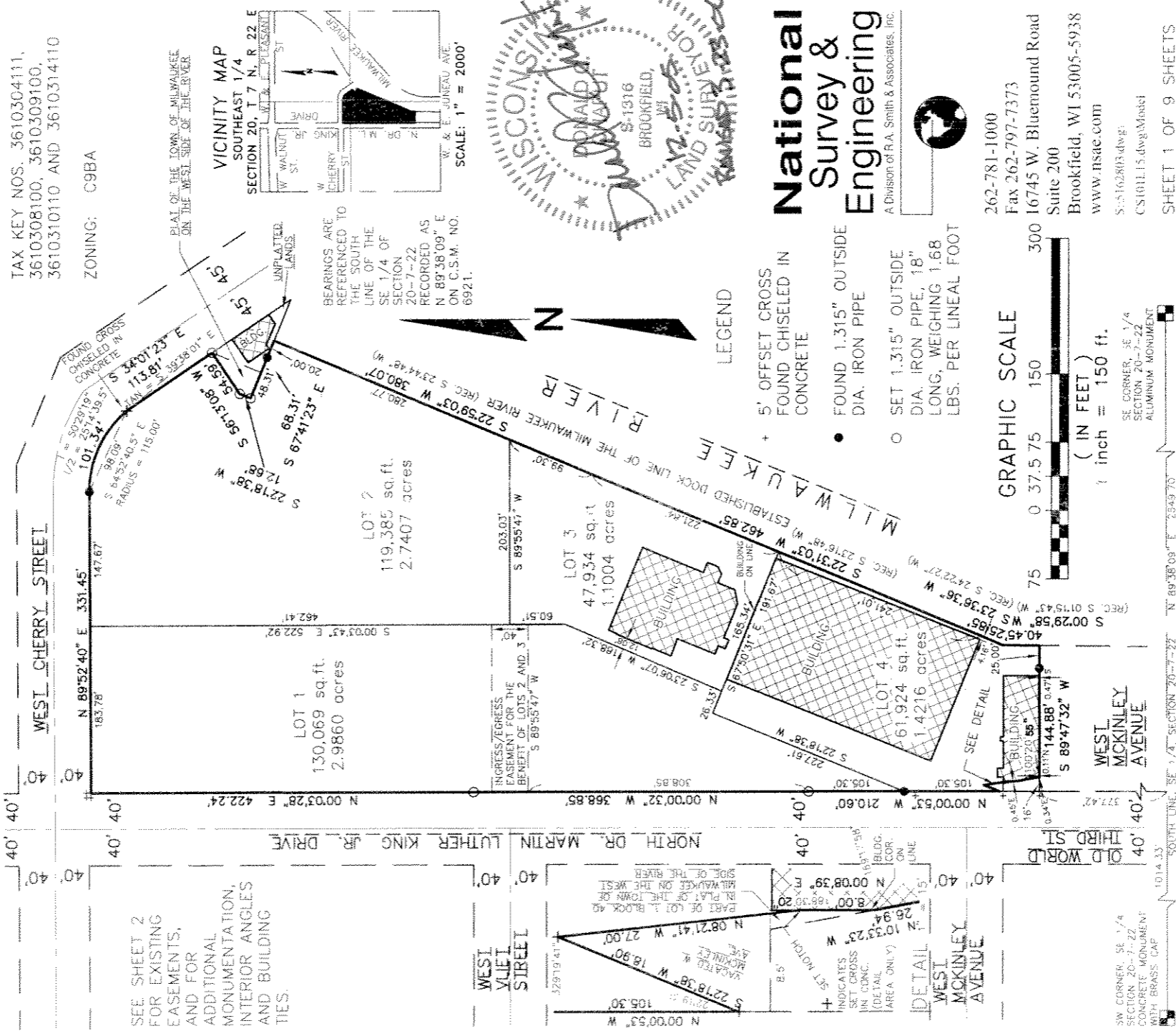


Doc # 2536

CERTIFIED SURVEY MAP NO.

A DIVISION OF LOTS 1 THRU 13 IN BLOCK 30, PART OF LOTS 1, 2, AND 3 AND ALL OF LOTS 4 THRU 10 INCLUSIVE IN BLOCK 31, LOTS 1 THRU 11 INCLUSIVE IN BLOCK 32, LOTS 1 THRU 3 INCLUSIVE IN BLOCK 33, PART OF LOT 1 IN BLOCK 40, THE VACATED ALLEYS IN BLOCKS 30, 31 AND 32, VACATED NORTH COMMERCE STREET, VACATED WEST VLIET STREET AND PART OF VACATED WEST MCKINLEY AVENUE ADJACENT TO BLOCKS 30, 31, 32, 33 AND 40, ALL IN PLAT OF THE TOWN OF MILWAUKEE ON THE WEST SIDE OF THE RIVER AND LANDS ALL IN THE NORTHEAST 1/4, NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.



National Survey & Engineering
A Division of R.A. Smith & Associates, Inc.



262-781-1000
Fax 262-797-7373
16745 W. Bluemound Road
Suite 200
Brookfield, WI 53005-5938
www.nsae.com

S:\5162803.dwg
CS161115.dwg Model

SHEET 1 OF 9 SHEETS

INFRASTRUCTURE SERVICES DIVISION

marissa smidjules 4/10
CENTRAL DRAFTING & RECORDS MANAGER

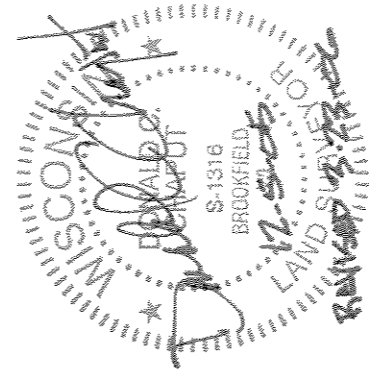
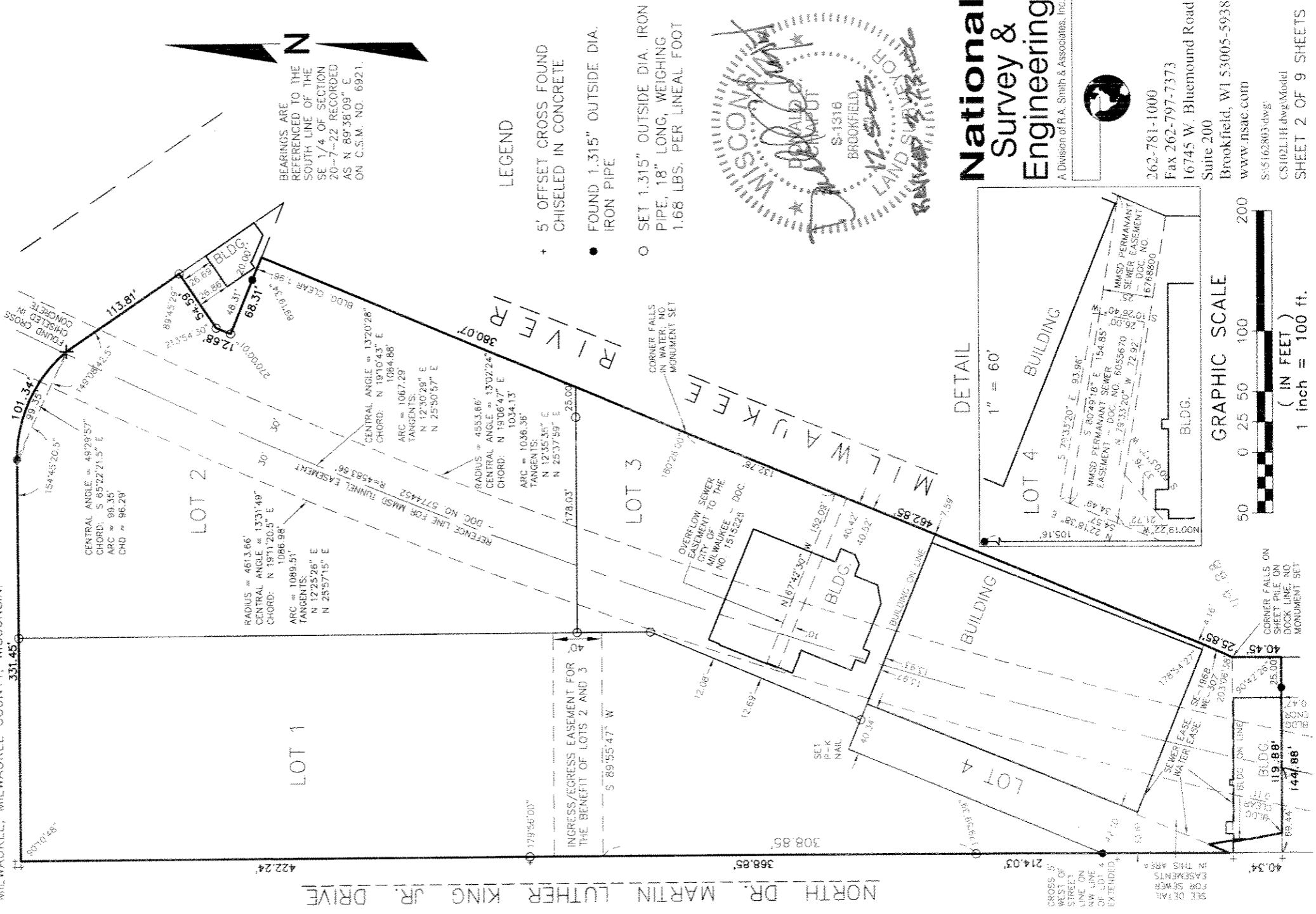
Martin Legum 4/6/06
ENGR. IN CHARGE ENVIRON. ENGR.

Jeffrey Valenke 1/06
CORRECT
CITY ENGINEER

APPROVED

CERTIFIED SURVEY MAP NO.

A DIVISION OF LOTS 1 THRU 13 IN BLOCK 30, PART OF LOTS 1, 2, AND 3 AND ALL OF LOTS 4 THRU 10 INCLUSIVE IN BLOCK 31, LOTS 1 THRU 11 INCLUSIVE IN BLOCK 32, LOTS 1 THRU 3 INCLUSIVE IN BLOCK 33, PART OF LOT 1 IN BLOCK 40, THE VACATED ALLEYS IN BLOCKS 30, 31 AND 32, VACATED NORTH COMMERCE STREET, VACATED WEST VIET STREET AND PART OF VACATED WEST MCKINLEY AVENUE ADJACENT TO BLOCKS 30, 31, 32, 33 AND 40, ALL IN PLAT OF THE TOWN OF MILWAUKEE ON THE WEST SIDE OF THE RIVER AND LANDS ALL IN THE NORTHEAST 1/4, NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.



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www.nisac.com

S:\162803\mng\CS102L1H.dwg\Modell
SHEET 2 OF 9 SHEETS

CERTIFIED SURVEY MAP NO. _____

A division of Lots 1 thru 13 in Block 30, part of Lots 1, 2, and 3 and all of Lots 4 thru 10 inclusive in Block 31, Lots 1 thru 11 inclusive in Block 32, Lots 1 thru 3 inclusive in Block 33, part of Lot 1 in Block 40, the vacated alleys in Blocks 30, 31 and 32, vacated North Commerce Street, vacated West Vliet Street and part of vacated West McKinley Avenue adjacent to Blocks 30, 31, 32, 33 and 40, all in Plat of the Town of Milwaukee on the West Side of the River and lands all in the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of Section 20, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN) :SS
WAUKESHA COUNTY }

I, DONALD C. CHAPUT, Registered Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of Lots 1 thru 13 in Block 30, part of Lots 1, 2, and 3 and all of Lots 4 thru 10 inclusive in Block 31, Lots 1 thru 11 inclusive in Block 32, Lots 1 thru 3 inclusive in Block 33, part of Lot 1 in Block 40, the vacated alleys in Blocks 30, 31 and 32, vacated North Commerce Street, vacated West Vliet Street and part of vacated West McKinley Avenue adjacent to Blocks 30, 31, 32, 33 and 40, all in Plat of the Town of Milwaukee on the West Side of the River and lands all in the Northeast 1/4, Northwest 1/4 and Southeast 1/4 of Section 20, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the Southwest corner of said Southeast 1/4 Section; thence North 89°38'09" East along the South line of said Southeast 1/4 Section 1014.33 feet to the East line of Old World Third Street; thence North 00°01'10" West along said East line 377.42 feet to a point; thence South 89°47'32" West 16.00 feet to the point of beginning of the lands to be described; thence North 10°33'23" West 26.94 feet to a point; thence North 00°08'39" East along the west face of a building and it's extension 8.00 feet to a point; thence North 08°21'41" West 27.00 feet to a point; thence South 22°18'38" West 18.90 feet to the East line of North Dr. Martin Luther King, Jr. Drive; thence North 00°00'53" West along the East line of North Dr. Martin Luther King Jr. Drive 210.60 feet to a point; thence North 00°00'32" West along the East line of North Dr. Martin Luther king, Jr. Drive 368.85 feet to a point; thence North 00°03'28" East along the East line of North Dr. Martin Luther King Jr. Drive 422.24 feet to the South line of West Cherry Street; thence North 89°52'40" East along said South line 331.45 feet to a point; thence Southeasterly 101.34 feet along said South line and the arc of a curve whose center lies to the Southwest, whose radius is 115.00 feet and whose chord bears South 64°52'40.5" East 98.09 feet to a point; thence South 34°01'23" East along said South line 113.81 feet to a point; thence South 56°13'08" West 54.59 feet to a point; thence South 22°18'38" West 12.68 feet to a point; thence South 67°41'23" East 68.31 feet to the established dock line of the Milwaukee River; thence South 22°59'03" West along said dock line 380.07 feet to a point; thence South 22°31'03" West along said dock line 462.85 feet to a point; thence South 23°36'36" West along said dock line 25.85 feet to a point; thence South 00°29'58" West along said dock line 40.45 feet to a point; thence South 89°47'32" West 144.88 feet to the point of beginning. Containing 359,312 square feet or 8.2487 acres.

THAT I have made the survey, land division and map by the direction of THE BREWERY WORKS, INC., COMMERCE POWER LLC, and RIVERFRONT POWER LLC, owners.

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 in surveying, dividing and mapping the same.

Donald C. Chaput
DATE *December 5, 2022*
Revised March 23, 2020

Donald C. Chaput (SEAL)
DONALD C. CHAPUT,
REGISTERED LAND SURVEYOR S-1316



CERTIFIED SURVEY MAP NO. _____

A division of Lots 1 thru 13 in Block 30, part of Lots 1, 2, and 3 and all of Lots 4 thru 10 inclusive in Block 31, Lots 1 thru 11 inclusive in Block 32, Lots 1 thru 3 inclusive in Block 33, part of Lot 1 in Block 40, the vacated alleys in Blocks 30, 31 and 32, vacated North Commerce Street, vacated West Vliet Street and part of vacated West McKinley Avenue adjacent to Blocks 30, 31, 32, 33 and 40, all in Plat of the Town of Milwaukee on the West Side of the River and lands all in the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 20, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE

THE BREWERY WORKS, INC., a Wisconsin corporation, as owner, certifies that said corporation caused the land described on this map to be surveyed, divided and mapped 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 of the City of Milwaukee and in accordance with Chapter 119 of the Milwaukee Code, the undersigned agrees:

- A. 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 shall be installed underground in easements provided therefore, where feasible.

THIS agreement shall be binding on the undersigned and assigns.

IN Witness Whereof THE BREWERY WORKS, INC. has caused these presents to be signed by GARY GRUNAU, President, this 27th day of March, 2006.


THE BREWERY WORKS, INC.

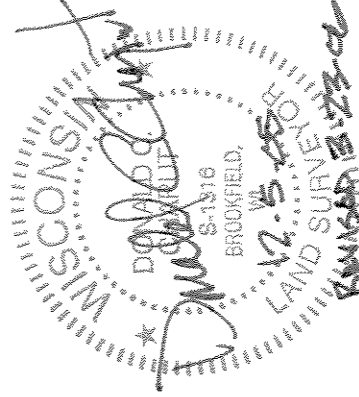


 GARY GRUNAU, PRESIDENT

STATE OF WISCONSIN }
 :SS
 MILWAUKEE COUNTY }

PERSONALLY came before me this 27th day of March, 2006, GARY GRUNAU of THE BREWERY WORKS, INC. to me known as the person who executed the foregoing instrument, and to me known to be the President of corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of the corporation, by its authority.


 _____ (SEAL)
 Notary Public, State of
 My commission expires 2/1/09



CERTIFIED SURVEY MAP NO. _____

A division of Lots 1 thru 13 in Block 30, part of Lots 1, 2, and 3 and all of Lots 4 thru 10 inclusive in Block 31, Lots 1 thru 11 inclusive in Block 32, Lots 1 thru 3 inclusive in Block 33, part of Lot 1 in Block 40, the vacated alleys in Blocks 30, 31 and 32, vacated North Commerce Street, vacated West Vliet Street and part of vacated West McKinley Avenue adjacent to Blocks 30, 31, 32, 33 and 40, all in Plat of the Town of Milwaukee on the West Side of the River and lands all in the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 20, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE

COMMERCE POWER LLC, a limited liability company, as owner, certifies that said limited liability company caused the land described on this map to be surveyed, divided and mapped 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 of the City of Milwaukee and in accordance with Chapter 119 of the Milwaukee Code, the undersigned agrees:

- A. 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 shall be installed underground in easements provided therefore, where feasible.

THIS agreement shall be binding on the undersigned and assigns.

IN Witness Whereof COMMERCE POWER LLC has caused these presents to be signed by GARY GRUNAU and SCOTT SAMPSON, Managers of EBSS, LLC, a Member, and ANNE K. KILSBERGH, the V.P. & CORP. SECRETARY of WISCONSIN ENERGY CAPITAL CORPORATION, a Member, this 29th day of MARCH, 2006.

COMMERCE POWER LLC

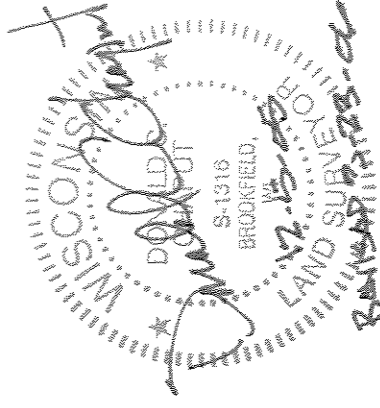
By: EBSS, LLC, Member

Gary Grunau
GARY GRUNAU, Manager

SCOTT SAMPSON, Manager

By: WISCONSIN ENERGY CAPITAL CORPORATION, Member

Scott B. Sampson
Its: VICE PRESIDENT & CORPORATE SECRETARY



CERTIFIED SURVEY MAP NO. _____

A division of Lots 1 thru 13 in Block 30, part of Lots 1, 2, and 3 and all of Lots 4 thru 10 inclusive in Block 31, Lots 1 thru 11 inclusive in Block 32, Lots 1 thru 3 inclusive in Block 33, part of Lot 1 in Block 40, the vacated alleys in Blocks 30, 31 and 32, vacated North Commerce Street, vacated West Vliet Street and part of vacated West McKinley Avenue adjacent to Blocks 30, 31, 32, 33 and 40, all in Plat of the Town of Milwaukee on the West Side of the River and lands all in the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 20, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

STATE OF WISCONSIN }
 } :SS
MILWAUKEE COUNTY }

PERSONALLY came before me this 27th day of March, 2006, GARY GRUNAU, Manager of EBSS, LLC, a Member of COMMERCE POWER LLC, to me known as the person who executed the foregoing instrument, and to me known to be a Manager of EBSS, LLC, a Member of COMMERCE POWER LLC, and acknowledged that he executed the foregoing instrument as such officer as the deed of the limited liability company, by its authority.

Susan B. Pines (SEAL)
Notary Public, State of
My commission expires 2/1/09

STATE OF WISCONSIN }
 } :SS
MILWAUKEE COUNTY }

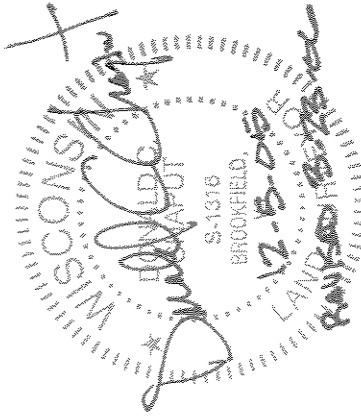
PERSONALLY came before me this 27th day of March, 2006, SCOTT SAMPSON Manager of EBSS, LLC, a Member of COMMERCE POWER LLC, to me known as the person who executed the foregoing instrument, and to me known to be a Manager of EBSS, LLC, a Member of COMMERCE POWER LLC, and acknowledged that he executed the foregoing instrument as such officer as the deed of the limited liability company, by its authority.

Susan B. Pines (SEAL)
Notary Public, State of
My commission expires 2/1/09 and

STATE OF WISCONSIN }
 } :SS
MILWAUKEE COUNTY }

PERSONALLY came before me this 29th day of MARCH, 2006, AMAR K. KALISWALCH the V.P. & CORPORATE SECRETARY of WISCONSIN ENERGY CAPITAL CORPORATION, a Member of COMMERCE POWER LLC to me known as the person who executed the foregoing instrument, and to me known to be the V.P. & CORPORATE SECRETARY of the Corporation, a Member of COMMERCE POWER LLC, and acknowledged that he executed the foregoing instrument as such officer as the deed of the limited liability company, by its authority.

Sally R. Bentley (SEAL)
Notary Public, State of
My commission expires 12 permanent



CERTIFIED SURVEY MAP NO. _____

A division of Lots 1 thru 13 in Block 30, part of Lots 1, 2, and 3 and all of Lots 4 thru 10 inclusive in Block 31, Lots 1 thru 11 inclusive in Block 32, Lots 1 thru 3 inclusive in Block 33, part of Lot 1 in Block 40, the vacated alleys in Blocks 30, 31 and 32, vacated North Commerce Street, vacated West Vliet Street and part of vacated West McKinley Avenue adjacent to Blocks 30, 31, 32, 33 and 40, all in Plat of the Town of Milwaukee on the West Side of the River and lands all in the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 20, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE

RIVERFRONT POWER LLC, a limited liability company, as owner, certifies that said limited liability company caused the land described on this map to be surveyed, divided and mapped 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 of the City of Milwaukee and in accordance with Chapter 119 of the Milwaukee Code, the undersigned agrees:

- A. 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 shall be installed underground in easements provided therefore, where feasible.

THIS agreement shall be binding on the undersigned and assigns.

IN Witness Whereof RIVERFRONT POWER LLC has caused these presents to be signed by GARY GRUNAU and SKLKC LLC, by SCOTT SAMPSON, Member, Members of KILBOURN CANAL LLC, Member, and ANNE K. KUSYRICH, the V.P. & CORP. SECRETARY of WISCONSIN ENERGY CAPITAL CORPORATION, Member, this 29th day of MARCH, 2006.

RIVERFRONT POWER LLC

By: KILBOURN CANAL, LLC, Member

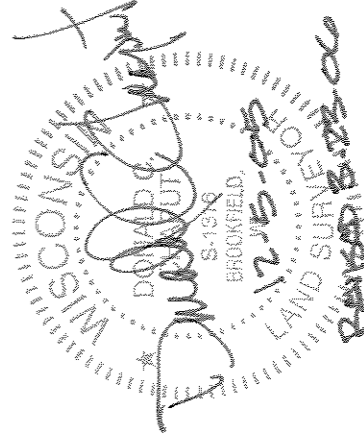
Gary Grunau
Gary Grunau, Member

SLSKC LLC, Member

Scott Sampson
Scott Sampson, Member

By: WISCONSIN ENERGY CAPITAL CORPORATION, Member

By: Charles B. Hancock
Its: VICE PRESIDENT & CORPORATE SECRETARY



CERTIFIED SURVEY MAP NO. _____

A division of Lots 1 thru 13 in Block 30, part of Lots 1, 2, and 3 and all of Lots 4 thru 10 inclusive in Block 31, Lots 1 thru 11 inclusive in Block 32, Lots 1 thru 3 inclusive in Block 33, part of Lot 1 in Block 40, the vacated alleys in Blocks 30, 31 and 32, vacated North Commerce Street, vacated West Vliet Street and part of vacated West McKinley Avenue adjacent to Blocks 30, 31, 32, 33 and 40, all in Plat of the Town of Milwaukee on the West Side of the River and lands all in the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 20, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

STATE OF WISCONSIN }
:SS
MILWAUKEE COUNTY }

PERSONALLY came before me this 27th day of March, 2006, GARY GRUNAU, Member of KILBOURN CANAL LLC, Member of RIVERFRONT POWER LLC, to me known as the person who executed the foregoing instrument, and to me known to be a Member of KILBOURN CANAL LLC, a Member of RIVERFRONT POWER LLC, and acknowledged that he executed the foregoing instrument as such officer as the deed of the limited liability company, by its authority.

Susan B. Pires (SEAL)
Notary Public, State of
My commission expires 2-1-09

STATE OF WISCONSIN }
:SS
MILWAUKEE COUNTY }

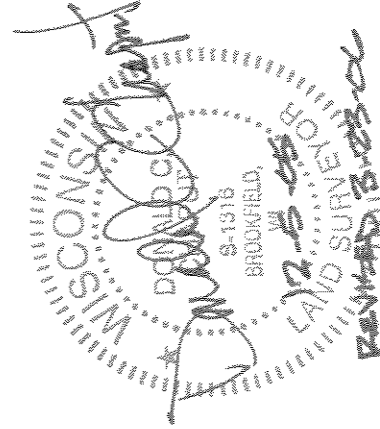
PERSONALLY came before me this 27th day of March, 2006, SCOTT SAMPSON, Member of SLSKC LLC, Member of KILBOURN CANAL LLC, Member of RIVERFRONT POWER LLC, to me known as the person who executed the foregoing instrument, and to me known to be a Member of SLSKC LLC, a Member of KILBOURN CANAL LLC, a Member of RIVERFRONT POWER LLC, and acknowledged that he executed the foregoing instrument as such officer as the deed of the limited liability company, by its authority.

Susan B. Pires (SEAL)
Notary Public, State of
My commission expires 2-1-09

STATE OF WISCONSIN }
:SS
MILWAUKEE COUNTY }

PERSONALLY came before me this 29th day of MARCH, 2006, ANNE K. KILSUFICH the V.P. & CORPORATE SECRETARY of WISCONSIN ENERGY CAPITAL CORPORATION, Member of RIVERFRONT POWER LLC to me known as the person who executed the foregoing instrument, and to me known to be the V.P. & CORPORATE SECRETARY of the Corporation, a Member of RIVERFRONT POWER LLC, and acknowledged that he executed the foregoing instrument as such officer as the deed of the limited liability company, by its authority.

Jolly Bushby (SEAL)
Notary Public, State of
My commission expires 15 permanent



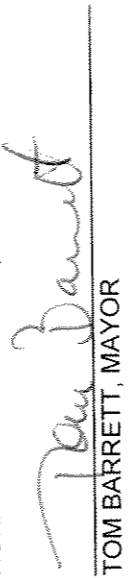
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COMMON COUNCIL CERTIFICATE OF APPROVAL

I certify that this Certified Survey Map was approved under Resolution File No. 051644 adopted by the Common Council of the City of Milwaukee on April 11, 2006.


RONALD D. LEONHARDT, CITY CLERK


TOM BARRETT, MAYOR

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN }
 } SS
MILWAUKEE COUNTY }

I, WAYNE F. WHITTOW, being the duly elected, qualified 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.


WAYNE F. WHITTOW, CITY TREASURER

DATE _____



THIS INSTRUMENT WAS DRAFTED BY DONALD C. CHAPUT,
REGISTERED LAND SURVEYOR S-1316