

CERTIFIED SURVEY MAP NO. _____

Being Lots 2, 3, 4, 5 and 6 in Block 4, all of Block 5 and Lots 1 to 11 inclusive and Lots 18 to 28 in Block 6, including those portions of vacated streets and alley adjacent, all in Greendale No. 3, located in the Southeast 1/4 of the Southwest 1/4, Section 2, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin.

Prepared for:
54th Street LLC
4061 N 54th St
Milwaukee, WI 53216

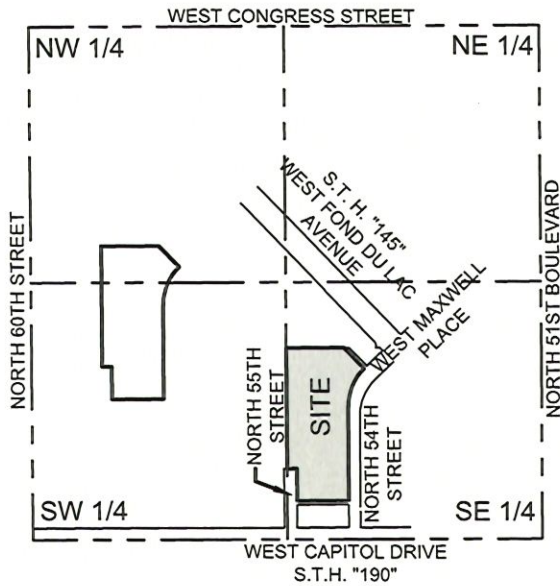


VICINITY SKETCH
SCALE 1"=1000'

Subject Property
Zoning: RB2
Tax Key Number: 2490554100
SW 1/4 SEC. 2 T7N, R21E

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the South line of the Southwest 1/4 of Section 2, Township 7 North, Range 21 East which has a bearing of N89°20'28"E



DATE: FEBRUARY 9, 2026
REVISED: MARCH 18, 2026

PREPARED BY:

PINNACLE ENGINEERING GROUP
 20725 WATERTOWN ROAD | SUITE 100 |
 BROOKFIELD, WI 53186
 OFFICE: (262)754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

DRAFTED BY: BML
PEG JOB#5145.OOWI
SHEET 1 OF 9

INFRASTRUCTURE SERVICES DIVISION

Timothy J. Thun 4/10/26
CENTRAL DRAFTING & RECORDS MANAGER

K. J. Smith 4-8-26
ENGR. IN CHARGE ENVIRON. ENGR.

CORRECT

N. J. [Signature] 4/10/2026
CITY ENGINEER

APPROVED

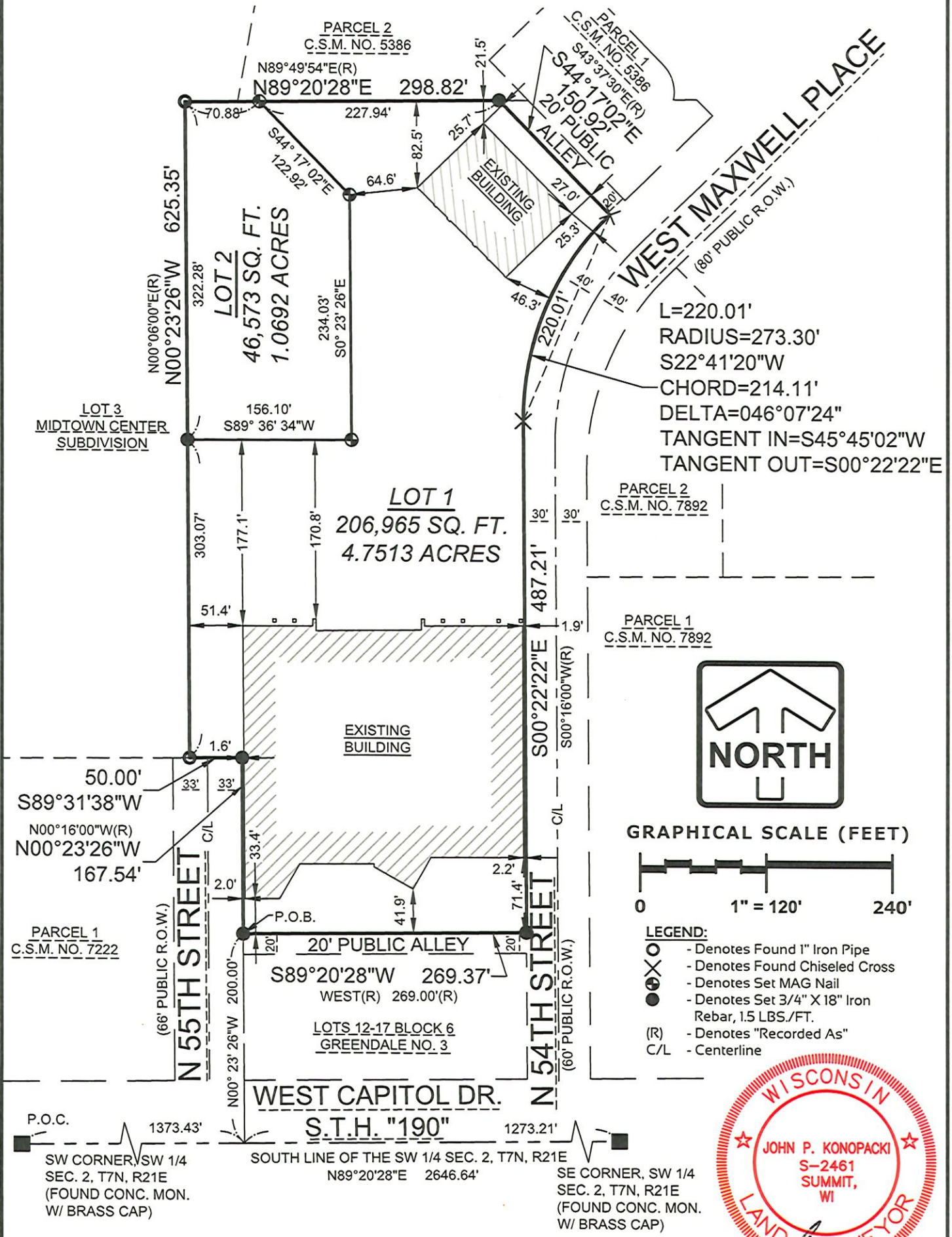
STAFF APPROVED

[Signature]
FEB 26 2026

DEPARTMENT OF CITY DEVELOPMENT
CITY OF MILWAUKEE

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GRAPHICAL SCALE (FEET)



LEGEND:

- - Denotes Found 1" Iron Pipe
- ⊗ - Denotes Found Chiseled Cross
- ⊕ - Denotes Set MAG Nail
- - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- (R) - Denotes "Recorded As"
- C/L - Centerline



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 SHEET 2 OF 9

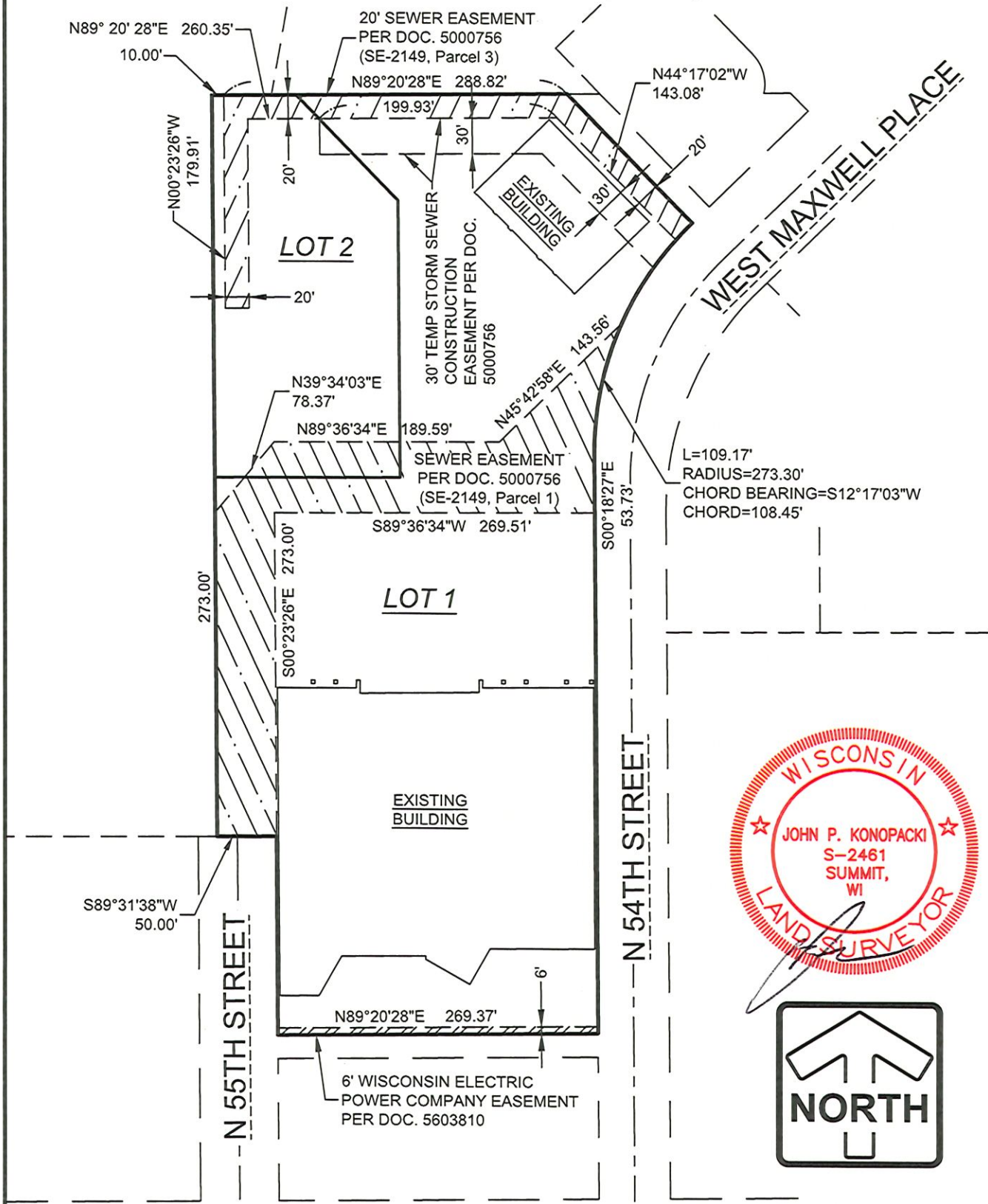
Prepared By:
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 20725 WATERTOWN ROAD | SUITE 100
 BROOKFIELD, WI 53186
 OFFICE: (262) 754-8888

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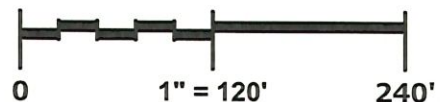
EASEMENTS OF RECORD SHOWN FOR REFERENCE ONLY



WEST CAPITOL DR./S.T.H. "190"

SOUTH LINE OF THE SW 1/4 SEC. 2, T7N, R21E

GRAPHICAL SCALE (FEET)



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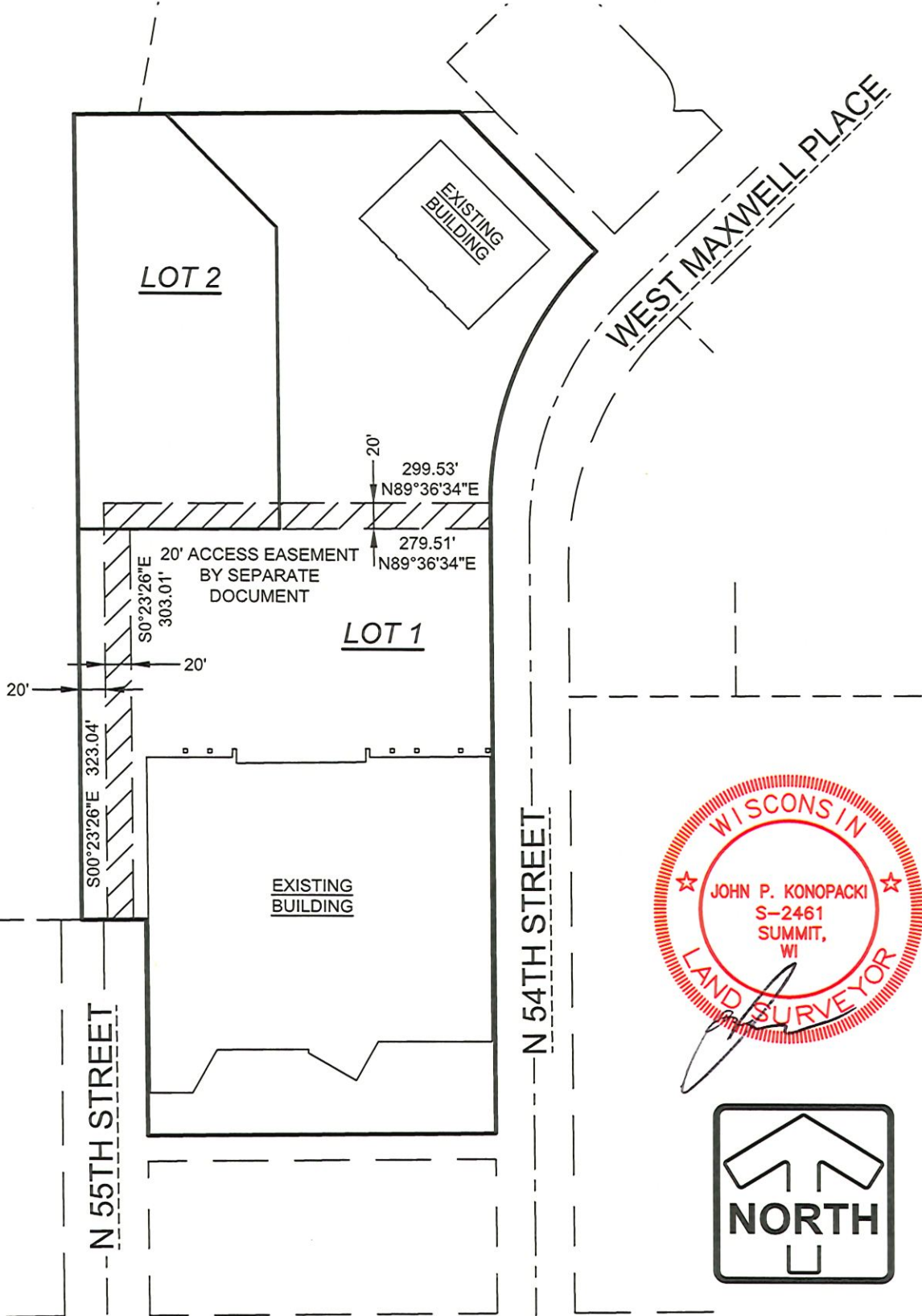
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

DATE: FEBRUARY 9, 2026
 REVISED: MARCH 18, 2026
 PEG JOB#5145.OOWI
 SHEET 4 OF 9

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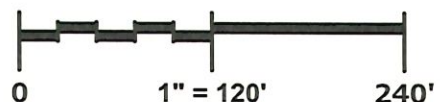
PROPOSED EASEMENT SHOWN FOR REFERENCE ONLY



WEST CAPITOL DR./S.T.H. "190"

SOUTH LINE OF THE SW 1/4 SEC. 2, T7N, R21E

GRAPHICAL SCALE (FEET)



Prepared By:
PINNACLE ENGINEERING GROUP
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 BROOKFIELD, WI 53186
 OFFICE: (262) 754-8888

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 PEG JOB#5145.00WI
 SHEET 5 OF 9

CERTIFIED SURVEY MAP NO. _____

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN

MILWAUKEE COUNTY

I, John P. Konopacki, a professional land surveyor, certify:

That I have surveyed, divided and mapped: Lots 2, 3, 4, 5 and 6 in Block 4, all of Block 5 and Lots 1 to 11 inclusive and Lots 18 to 28 in Block 6, including those portions of vacated streets and alley adjacent, all in Greendale No. 3, located in the Southeast 1/4 of the Southwest 1/4, Section 2, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the Southwest corner of the Southwest 1/4 of said Section 2;
Thence North 89°20'28" East along the South line of said Southwest 1/4, 1373.43 feet to the East line of North 55th Street extended;
Thence North 00°23'26" West along said East line, 200.00 feet to the Point of Beginning;
Thence continuing North 00°23'26" West along said East line, 167.54 feet to the North line of Parcel 1 of Certified Survey Map No. 7222 extended;
Thence S89°31'38" West along said North line, 50.00 feet to the East line of Lot 3 of Midtown Center Subdivision;
Thence North 00°23'26" West along said East line, 625.35 feet;
Thence North 89°20'28" East along said East line and then along the South line of Parcel 2 of Certified Survey Map No. 5386, 298.82 feet to the Southwesterly line of a 20 foot public alley;
Thence South 44°17'02" East along said Southwesterly line, 150.92 feet to the West line of West Maxwell Place and a point on a curve;
Thence Southwesterly 220.01 feet along said West line and arc of said curve, whose center lies to the Southeast, whose radius is 273.30 feet and whose chord bears South 22°41'20" West, 214.11 feet to the West line of North 54th Street;
Thence South 00°22'22" East along said West line, 487.21 feet to a point on the North line of a 20 foot public alley;
Thence S89°20'28" West along said North line, 269.37 feet to the Point of beginning.

Containing 253,538 square feet (5.8204 acres) of land, more or less.

That I have made the survey, land division, and map by the direction of 54th Street LLC.

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: 2/9/2026

Signature: _____

John P. Konopacki

Title: Professional Land Surveyor, Number: S-2461



Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

DATE: FEBRUARY 9, 2026
REVISED: MARCH 18, 2026
PEG JOB#5145.OOWI
SHEET 6 OF 9

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ENTITY OWNER'S CERTIFICATE

54th Street LLC, a 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.

Date: 3/26/26

54th Street LLC


Signature: 

Type or Print Name: Gregory Martin

Title: Member

STATE OF Wisconsin
Milwaukee COUNTY

Personally came before me this 26 day of March, 2026, Greg Martin (name), the Member (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: Brian R. McNerney

Notary Public, State of WI

My commission expires: 8/21/28

(Notary Seal)

BRIAN R. McNERNEY
Notary Public
State of Wisconsin



Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

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SHEET 7 OF 9

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CONSENT OF ENTITY MORTGAGEE

CIBM Bank, a Corporation duly 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 and dedication of the land described on this map and in the surveyor's certificate, and to the certificate of the owner of said land.

Date: March 26, 2026

Entity Name: CIBM Bank

Signature: Wm. Kadrich

Type or Print Name: William Kadrich

Title: Senior Vice President

STATE OF Wisconsin
Waukesha COUNTY

Personally came before me this 26th day of March, 2026, Will Kadrich (SVP) (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: Brian R. McNerney

Print Notary Name: Brian Mellorney

Notary Public, State of Wisconsin

My commission expires: 8/21/28

(Notary Seal)

BRIAN R. McNERNEY
Notary Public
State of Wisconsin



Prepared By:
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20725 WATERTOWN ROAD | SUITE 100
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OFFICE: (262) 754-8888

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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: 4/16/2026

Signature: LaQuisha Schroeder
for Spencer Coggs LaQuisha Schroeder
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: _____

Signature: _____
Jim Owczarski

