


0CD#3419

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

BEING A DIVISION OF BLOCK 5 IN CREAM CITY HEIGHTS, LOTS 1-8 INCLUSIVE ALONG WITH THE VACATED ALLEY IN BLOCK 1 IN H.J. MATHEWS AND BROS. SUBDIVISION NO. 2, AND LOTS 1-14 INCLUSIVE ALONG WITH THE VACATED ALLEY IN BLOCK 3 IN BANNEN'S SUBDIVISION NO. 1, ALL BEING IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

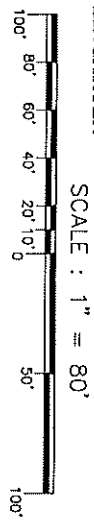
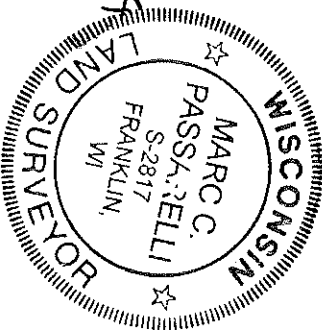


**SURVEYING ASSOCIATES, INC.**  
MEMBER OF WISCONSIN SOCIETY OF LAND SURVEYORS  
& NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

2554 N. 100TH STREET  
P.O. BOX 26596  
WAUWATOSA, WISCONSIN 53226  
1/4 OF SECTION 9-07-22, WHICH BEARS S 00°06'08"E, WL STATE PLANE  
SAI@WI.IT.COM COORDINATE SYSTEM SOUTH ZONE.  
MAD 27

INSTRUMENT DRAFTED BY : MARK W. WEINGARTEN  
JOB NO. 36559CSM DATE: 08/07/2023  
Revised: 02/12/2024  
Revised: 08/20/2024

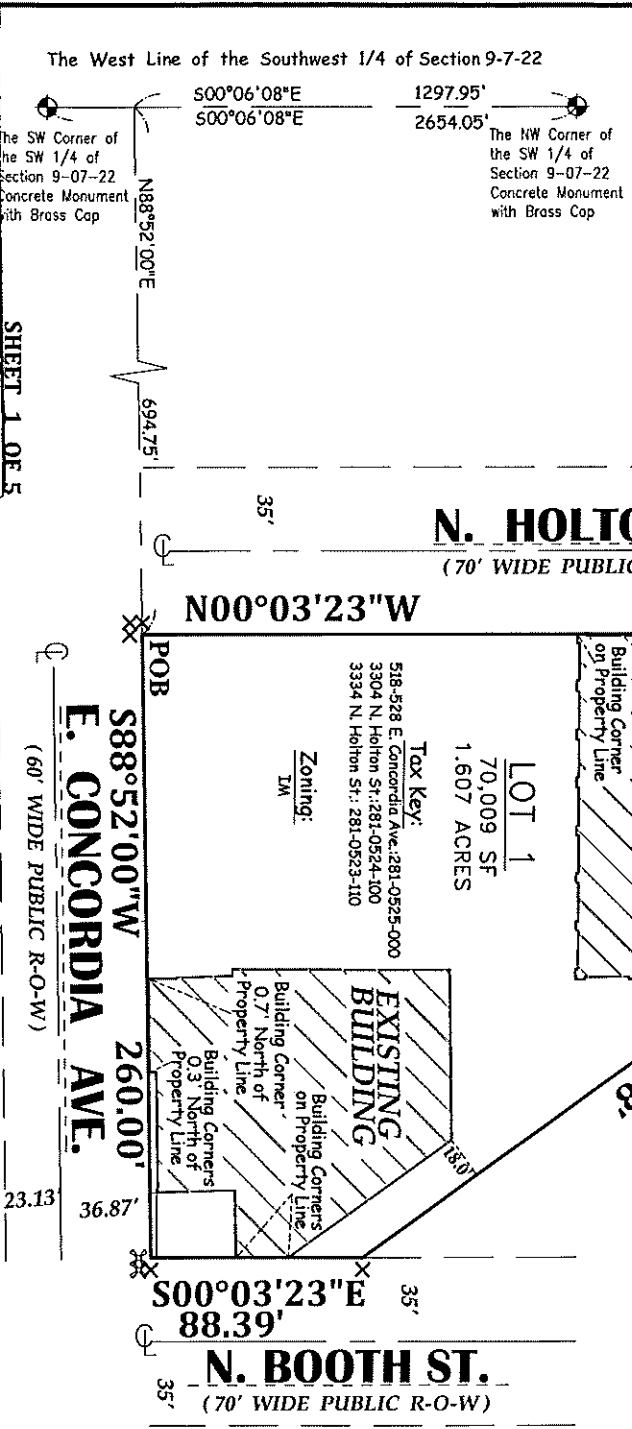
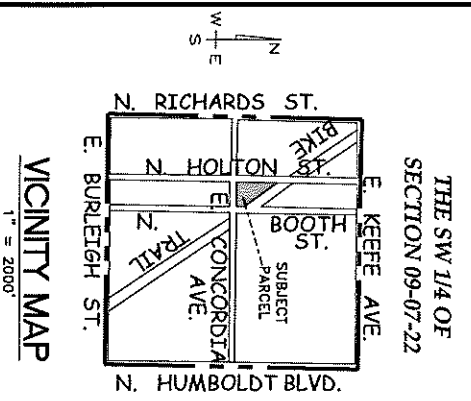
8/20/2024



*Marc Passarelli*  
MARC C. PASSARELLI P.L.S. # 2817



**PREPARED FOR :**  
RIVERWORKS DEVELOPMENT CORP.  
526 E. CONCORDIA AVE.  
MILWAUKEE, WI 53212



INFRASTRUCTURE SERVICES DIVISION  
CENTRAL DRAFTING & RECORDS MANAGER  
12/19/2024  
12-18-24  
CORRECT  
CITY ENGINEER  
APPROVED

DEPARTMENT OF CITY DEVELOPMENT  
CITY OF MILWAUKEE  
JAN 18 2024  
STAFF APPROVED

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)

MILWAUKEE COUNTY

I, Marc C. Passarelli, a professional land surveyor, certify:


That I have surveyed, divided and mapped being a division of Block 5 in Cream City Heights, Lots 1-8 inclusive along with vacated alley in Block 1 in H.J. Mathews and Bros. Subdivision No. 2 and Lots 1-14 inclusive along with the vacated alley in Block 3 in Bannen's Subdivision No. 1, all being in the Northwest ¼ of the Southwest ¼ of Section 9, Township 7 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Northwest corner of the Southwest ¼ of Section 9; thence South 00° 06' 08" East along the West Line of said Southwest ¼, 1297.95 feet; thence North 88° 52' 00" East, 694.75 feet to the point of beginning of the lands to be described; thence North 00° 03' 23" West along the East right-of-way line of North Holton Street, 450.23 feet; thence South 36° 07' 15" East, along the Southwesterly line of the Beerline Trail Pedestrian and Bicycle Way, 441.58 feet; thence South 00° 03' 23" East along the West right-of-way line of North Booth Street, 88.39 feet; thence South 88° 52' 00" West along the North right-of-way line of East Concordia Avenue, 260.00 feet to the point of beginning. Containing 70,009 square feet of land (1.6071 acres)

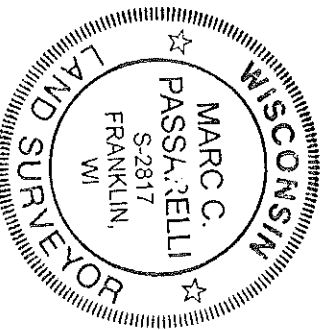
That I have made such survey, land division and map by the direction of Riverworks City Center LLC., owner of said land.

That such map is a correct representation of the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the land division ordinance of the City of Milwaukee in surveying dividing and mapping the same. Per Wis. Stat. 236.21 (1) this certificate has the same force as an affidavit.

Dated this 7<sup>th</sup> day of August, 2023  
Revised this 12<sup>th</sup> day of February 2024  
Revised this 20<sup>th</sup> day of August, 2024

  
\_\_\_\_\_  
Marc C. Passarelli S-2817  
Wisconsin Professional Land Surveyor



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ENTITY OWNER'S CERTIFICATE

Riverworks City Center LLC, a limited liability corporation 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, and mapped 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: 8-22-2024

Riverworks City Center LLC

Signature: *Darry Johnson*

Darry Johnson

Executive Director

STATE OF Wisconsin

Milwaukee COUNTY

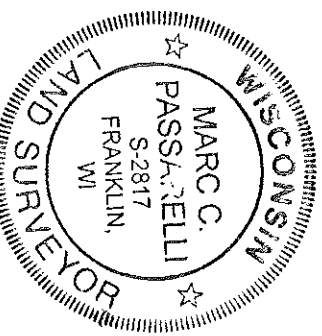
Personally came before me this 8 day of August, 2024, the above named Darry Johnson, Executive Director of the above named entity, to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the foregoing instrument as such agent on behalf of the entity, by its authority.

Notary Signature: *Clarissa M. Morales*

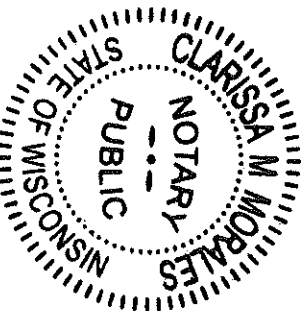
Print Notary Name: Clarissa M. Morales

Notary Public, State of Wisconsin. My Commission expires: 3/29/2026

(Notary Seal



8/20/2024



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CONSENT OF ENTITY MORTGAGEE

Local Initiatives Support Corporation, a bank 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: September 25, 2024

Local Initiatives Support Corporation

Signature: *Bob Cooney*

Name: Bob Cooney, Senior Vice President  
and General Counsel

STATE OF New York

New York COUNTY

Personally came before me this 25<sup>th</sup> day of September, 2024, the above named Bob Cooney Senior Vice President and General Counsel of the above named entity, to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the foregoing instrument as such officer on behalf of the entity, by its authority.

Notary Signature: *Christopher Marchesini*

Print Notary Name: Christopher Marchesini

Notary Public, State of New York. My Commission expires: \_\_\_\_\_  
(Notary Seal)

CHRISTOPHER MARCHESINI  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01MA6379557  
Qualified in New York County  
Commission Expires October 15, 2026



8/20/2024



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CERTIFICATE OF CITY TREASURER

I, Spencer Coggs, 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.

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: 7/24/2025

Signature: LaQuisha Shuster

Name: Spencer Coggs  
City Treasurer  
LaQuisha Shuster  
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 \_\_\_\_\_, 2024.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: James Owczarski  
(City Clerk)



8/20/2024