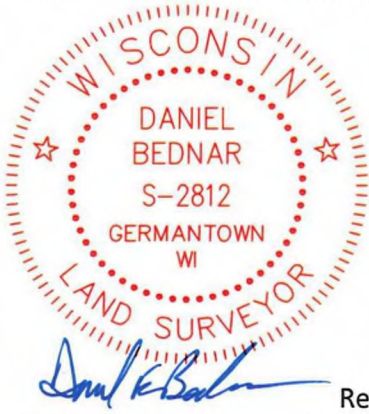


CERTIFIED SURVEY MAP NO. _____

A revision of Lots 2 and 3 of Certified Survey Map No. 7980 and part of Lot 27, Block 1 in Walworth's Subdivision of Lot 17, all being a part of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

Bearing reference is based on the Wisconsin State plane coordinate system grid, South-zone (NAD83/2011), in which the South line of the Southeast 1/4 of Section 16 bears N89°04'23"E.

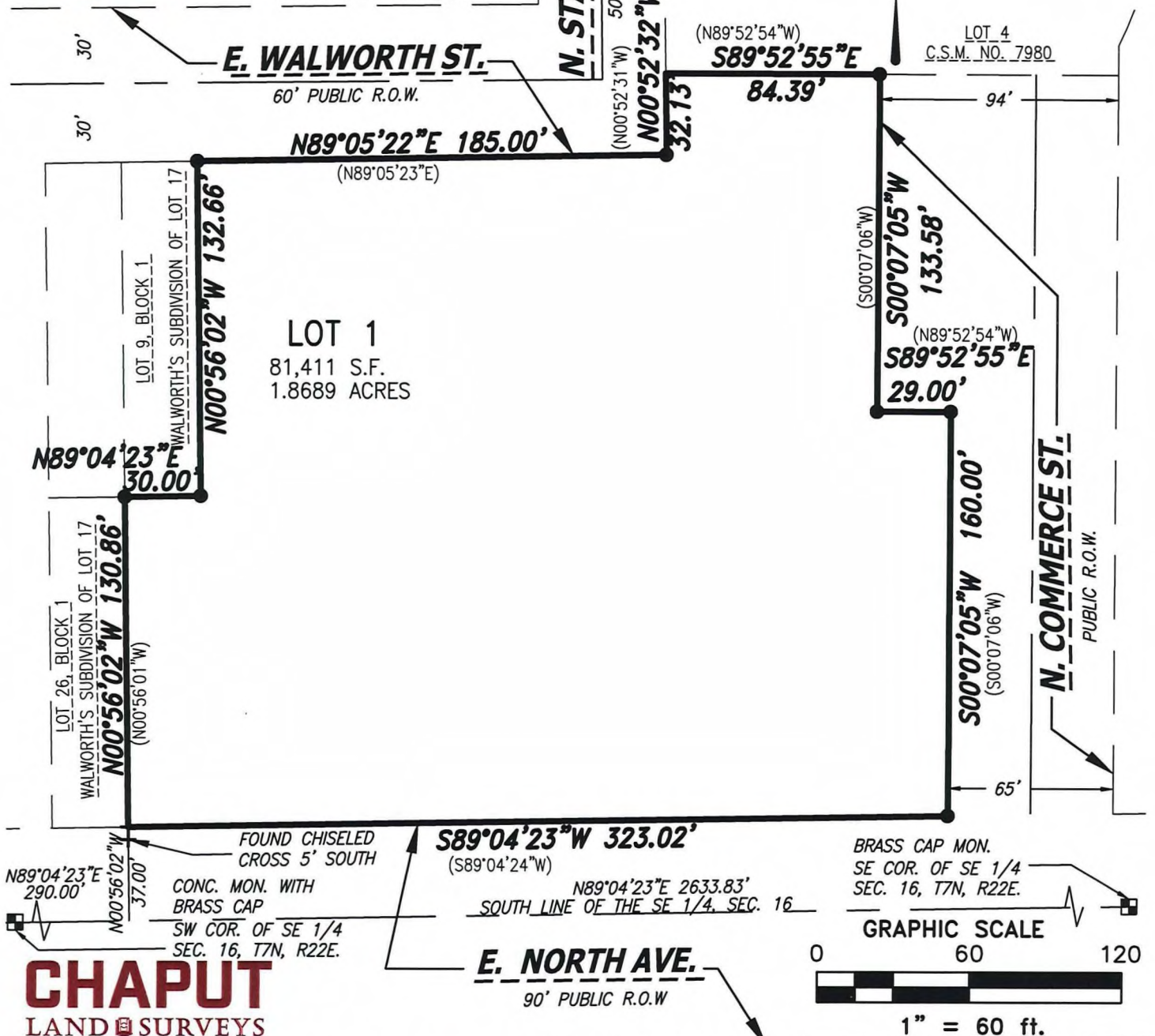
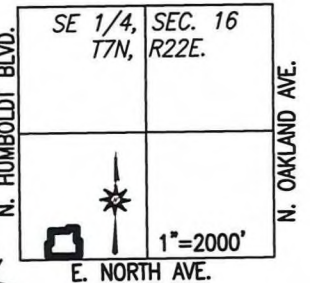


Owner:
GenCap KG North Avenue 91, LLC.
6938 N. Santa Monica Blvd.,
Milwaukee, WI 53217

Tax Key:
3201416100
3201693000
3201692000
Site is zoned: PD
(Planned Development)

May 02, 2023
Revised: June 12, 2023

VICINITY MAP



CHAPUT
LAND SURVEYS

234 W. Florida Street Milwaukee, WI 53204 414-224-8068 www.chaputlandsurveys.com

This instrument was drafted by Daniel Bednar Professional Land Surveyor S-2812

INFRASTRUCTURE SERVICES DIVISION

[Signature] 7/19/2023
CENTRAL DRAFTING & RECORDS MANAGER

[Signature] 7.18.23
ENGR. IN CHARGE ENVIRON. ENGR.

CORRECT

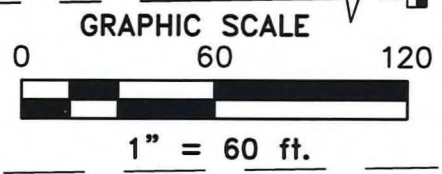
[Signature] 7/19/2023
CITY ENGINEER

APPROVED

DEPARTMENT OF CITY DEVELOPMENT
CITY OF MILWAUKEE

MAY 04 2023

[Signature]
STAFF APPROVED

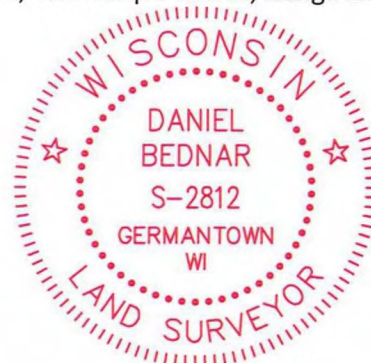


Drawing No. 3647-jjt
Sheet 1 of 5 Sheets

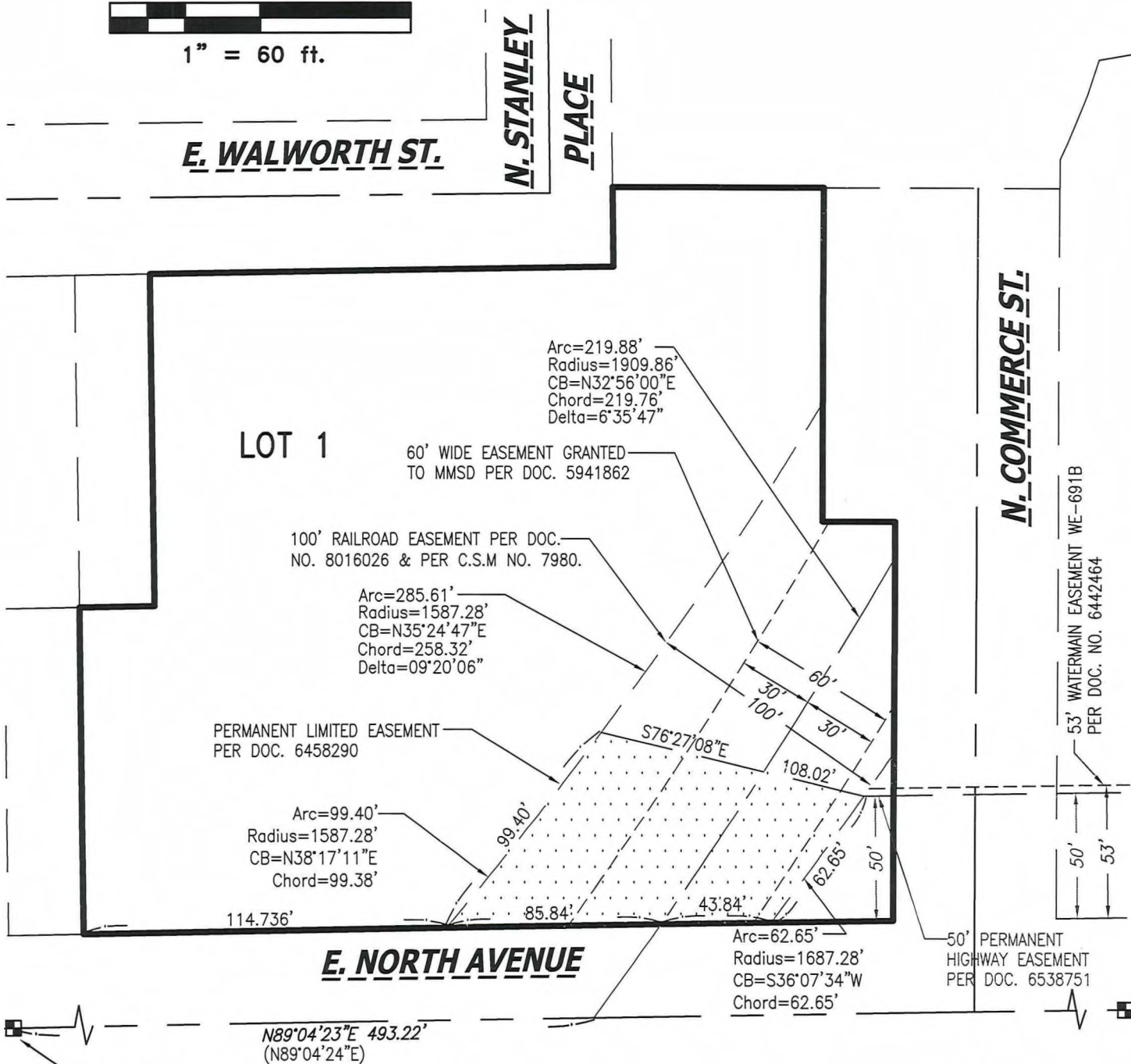
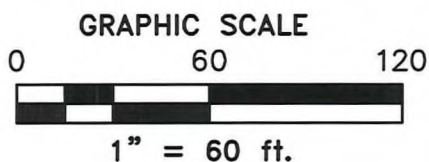
CERTIFIED SURVEY MAP NO. _____

A redivision of Lots 2 and 3 of Certified Survey Map No. 7980 and part of Lot 27, Block 1 in Walworth's Subdivision of Lot 17, all being a part of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

Recorded Easements for Reference Only



May 02, 2023
 Revised: June 12, 2023
 Revised: June 23, 2023



CONC. MON. WITH
 BRASS CAP
 SW COR. OF SE 1/4
 SEC. 16, T7N, R22E.

CERTIFIED SURVEY MAP NO. _____

A redivision of Lots 2 and 3 of Certified Survey Map No. 7980 and part of Lot 27, Block 1 in Walworth's Subdivision of Lot 17, all being a part of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
MILWAUKEE COUNTY }

I, Daniel Bednar, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a redivision of Lots 2 and 3 of Certified Survey Map No. 7980 and part of Lot 27, Block 1 in Walworth's Subdivision of Lot 17, all being a part of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, which is bounded and described as follows:

COMMENCING at the Southwest corner of said Southeast 1/4 Section; thence North 89°04'23" East along the South line of said Southeast 1/4 Section 290.00 feet to a point; thence North 00°56'02" West 37.00 feet to a point on North line of East North Avenue, said point also being the Southeast corner of Lot 26, Block 1 in Walworth's Subdivision of Lot 17 and the point of beginning of lands described hereinafter; thence North 00°56'02" West along the East line of said Lot 26 a distance of 130.86 feet to a point on the South line of Lot 9, Block 1 in Walworth's Subdivision of Lot 17; thence North 89°04'23" East along said South line 30.00 feet to a point on the East line of said Lot; thence North 00°56'02" West along said East line 132.66 feet to a point on the South line of East Walworth Street; thence North 89°05'22" East along said South line 185.00 feet to a point on the East line of North Stanley Place; thence North 00°52'32" West along said East line 32.13 feet to a point on the South line of Lot 4 of Certified Survey Map No. 7980; thence South 89°52'55" East along said South line 84.39 feet to a point on the West line of North Commerce Street; thence South 00°07'05" West along said West line 133.58 feet to a point; thence South 89°52'55" East along said West line 29.00 feet to a point; thence S00°07'05" West along said West Line 160.00 feet to a point on the North line of East North Avenue; thence South 89°04'23" West along said North line 323.02 feet to the point of beginning.


Said lands contains 81,411 square feet, or 1.8689 acres.

THAT I have made the survey, land division and map by the direction of GenCap KG North Avenue 91 LLC, owner.

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.

May 02, 2023
DATE
Revised: June 12, 2023


Daniel Bednar
Professional LAND SURVEYOR S-2812



CERTIFIED SURVEY MAP NO. _____

A redivision of Lots 2 and 3 of Certified Survey Map No. 7980 and part of Lot 27, Block 1 in Walworth's Subdivision of Lot 17, all being a part of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

ENTITY OWNER'S CERTIFICATE

STATE OF WISCONSIN}
:SS
MILWAUKEE COUNTY}

GenCap KG North Avenue 91, LLC, a limited liability company 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 or plat 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 Certified Survey 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.

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

Date: July 14, 2023
Entity Name: GenCap KG North Avenue 91, LLC
By: GenCap KG North Avenue 91 MM, LLC
Its: Managing Member

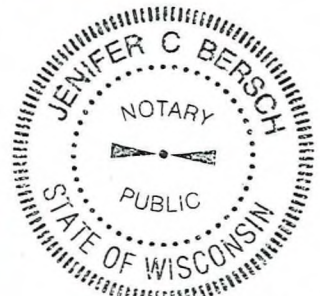
By: General Capital Management, Inc.
Its: Manager [Signature]
By: [Signature]
Name: Michael Weiss
Its: President



STATE OF WISCONSIN}
:SS
MILWAUKEE COUNTY}

Personally came before me this 14th day of July, 2023, Michael Weiss, the President of the above named entity, to me known as the person who executed the foregoing instrument and acknowledged that he/she executed the foregoing instrument as such officer on behalf of entity, by its authority.

Notary Signature: [Signature]
Notary Name: Jenifer C Bersch
Notary Public, State of Wisconsin. My commission expires: May 29, 2024
(Notary Seal)



This instrument was drafted by Daniel Bednar Professional Land Surveyor S-2812

CERTIFIED SURVEY MAP NO. _____

A redivision of Lots 2 and 3 of Certified Survey Map No. 7980 and part of Lot 27, Block 1 in Walworth's Subdivision of Lot 17, all being a part of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN}
 :SS
MILWAUKEE COUNTY}

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: 07/20/2023

Signature: James F. Keijser, DEPUTY
for
Type or Print Name: SPENCER COGGS, CITY TREASURER

CERTIFICATE OF CITY CLERK REGARDING COMMON COUNCIL APPROVAL

I, certify that this Certified Survey Map was approved under Resolution File No. 230502 adopted by the Common Council of the City of Milwaukee on July 31, 2023.

Date: August 3, 2023

Signature: James R. Owczarski Deputy for
Type or Print Name: JAMES R. OWCZARSKI, CITY CLERK

