SPECIAL WARRANTY DEED

DOCUMENT NO.

This indenture, made as of the 9th day of March, 2022, by Welcome East Side, LLC ("Grantor").

WITNESSETH:

That Grantor for valuable consideration, the receipt of which is hereby acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents does give, grant, bargain, sell, remise, release, alien, convey and confirm unto 1504 North Ave LLC ("Grantee"), its successors and assigns forever, that parcel of real estate, situated in the City of Milwaukee, County of Milwaukee, State of Wisconsin, more particularly described on Exhibit A attached hereto.

DOC # 11226849
RECORDED
03/14/2022 02:00 PM
ISRAEL RAMON
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00
TRANSFER FEE: 3,600.00
FEE EXEMPT #:
***This document has been
electronically recorded and
returned to the submitter.***

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS
VBRCS, LLC
Attn: Megan Jerabek
411 E. Wisconsin Avenue, Ste 1000
Milwaukee, WI 53202

320-1535-100

Parcel Identification Number

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any way appertaining, including but not limited to the estate, right, title, interest, claim or demand whatsoever or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances, to have and to hold the premises as above described with the hereditaments and appurtenances, unto Grantee and to its successors and assigns forever.

Except as herein stated, Grantor for itself and its successors, does covenant, grant, bargain and agree to and with Grantee, its successors and assigns, that Grantor will forever warrant and defend the said premises, in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons or entity or entities lawfully claiming the whole or any part thereof, by, through or under the Grantor and none other.

This conveyance is made subject to municipal and zoning ordinances and related agreements, recorded easements, recorded building and use restrictions and covenants, general taxes levied in 2022 and any matters that a current and accurate survey of the premises would disclose, and the matters set forth on **Exhibit B** attached hereto and made a part hereof.

[Signatures appear on the following page]

First American Title Insurance NCS-1096756-MKE

SPECIAL WARRANTY DEED

DOCUMENT NO.

This indenture, made as of the 10 day of March, 2022, by Welcome East Side, LLC ("Grantor").

WITNESSETH:

That Grantor for valuable consideration, the receipt of which is hereby acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents does give, grant, bargain, sell, remise, release, alien, convey and confirm unto 1504 North Ave LLC ("Grantee"), its successors and assigns forever, that parcel of real estate, situated in the City of Milwaukee, County of Milwaukee, State of Wisconsin, more particularly described on Exhibit A attached hereto.

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NAME AND RETURN ADDRESS VBRCS, LLC Attn: Megan Jerabek 411 E. Wisconsin Avenue, Ste 1000 Milwaukee, WI 53202

320-1535-100 Parcel Identification Number

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[Signatures appear on the following page]

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed as of the day and year first above written.

Welcome East Side, LLC

STATE OF WISCONSIN

COUNTY OF MILWAUKEE

Personally came before me this 2 day of March, 2022, the above-named Harjeet S Walla, as Authorized Agent of Welcome East Side, LLC, and to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public

My Commission Frances: 15 PERMANENT

This document was drafted by: Timothy J. Randall The Law Offices of Timothy J. Randall. 2060 N. Humboldt Avenue, Suite 225 Milwaukee, Wisconsin 53212

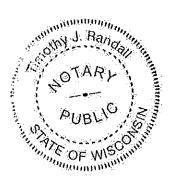


EXHIBIT A

Legal Description

Lots 8, 9 and 10, Block 222, Walworth's Subdivision of the East 977 feet of Lots 15 and 16 in the Southeast 1/4 of Section 16, Township 7 North, Range 22 East, City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax ID No.: 320-1535-100

Property Address: 1530 East North Avenue, Milwaukee, WI

For reference purposes only.

Form	990 (2020) Veterans Community Project 47-496	0735	Page 2	
Par	rt III Statement of Program Service Accomplishments	A		
L	Check if Schedule O contains a response or note to any line in this Part III		. Х	
1	Briefly describe the organization's mission:			
	To eliminate Veteran homelessness by providing transitional hou	sing		
	and enabling access to exceptional 360-degree service solutions	•		
2	Did the organization undertake any significant program services during the year which were not listed on the			
	prior Form 990 or 990-EZ?	Yes	X No	
	If "Yes," describe these new services on Schedule O.			
3	Did the organization cease conducting, or make significant changes in how it conducts, any program services?	Yes	X No	
	If "Yes," describe these changes on Schedule O.			
4	Describe the organization's program service accomplishments for each of its three largest program services, as measured by			
	Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total ex	oenses, a	nd	
_	revenue, if any, for each program service reported.			
4a			?	
	Outreach/Emergency Wrap Around Services: This program helps Vet	erans	***************************************	
	make the most of the benefits and successfully transition from			
	essness to permanent housing. VCP provides the tools they need to			
	me financially secure. The Veterans Community Project team ensures			
	erans and their families have the information and access to			
		nd non-profit benefits and resources, as well as VCP's full		
	range of programs and community resources necessary for success			
	transition to life after homelessness. A key part of the progr			
	support and information and referral services as well as free 1			
	benefits service, housing placement, employment services, Veter	ans		
	Affairs (VA) navigation, basic needs support, and emergency			
	financial assistance.			
4b		- £		
	Transitional Housing: This program provides transitional housing			
	homeless veterans or those veterans in danger of becoming homel	<u>.ess</u>	···	
	within 3 days. This program provides a 240 - 320 square foot			
	tiny-house to provide shelter to homeless Veterans. The tiny ho			
	provides the Veteran with privacy, a sense of security, and the	: anır	лгх	
	to reintegrate at a comfortable pace. Each home features a full	. <u>y</u>		
	furnished bed, desk, small kitchen, and bathroom and every deta	TT OF		
	the homes has been designed with Veterans' needs in mind, inclu			
	placement of doors and windows, to increase a sense of security those who have been impacted by post-traumatic stress (PTS). An		to	
	Community Center provides a space to deliver case management,	LOIISI	LE	
	physical/behavioral health, wellness, education, and other wrap		nd	
	physical/behavioral health, weithess, education, and other wrap	<u> a.o.</u>	ııu	
4c	(Code:) (Expenses \$813,054. including grants of \$) (Revenue \$) Expansion: This program starts by raising awareness of the need	for		
	transitional housing and wrap around services in other communit	iec.	As	
	city officials in other communities come to understand how impose	rtant	A9	
	the work is, Veterans Community Project will move forward with	Aug	•	
	diligence to determine feasibility of the program in the	auc		
	respective communities. When VCP has determined a location is	guita	hle	
	and sustainable, it will: work with local partners to construct		DIC	
	homes and community center, identify locations for an Outreach		r	
	establish relationships with partner agencies, locate and begin		<u> ,</u>	
	establishing a level of trust with homeless and/or	<u> </u>		
	near homeless Veterans, hire and train staff, and provide ongoi	ກα		
		9		
	guidance and support.			

See Schedule O for Continuation(s)

including grants of 2, 971, 410.

13071110 310454 09612

Total program service expenses

4e