

CERTIFIED SURVEY MAP No.

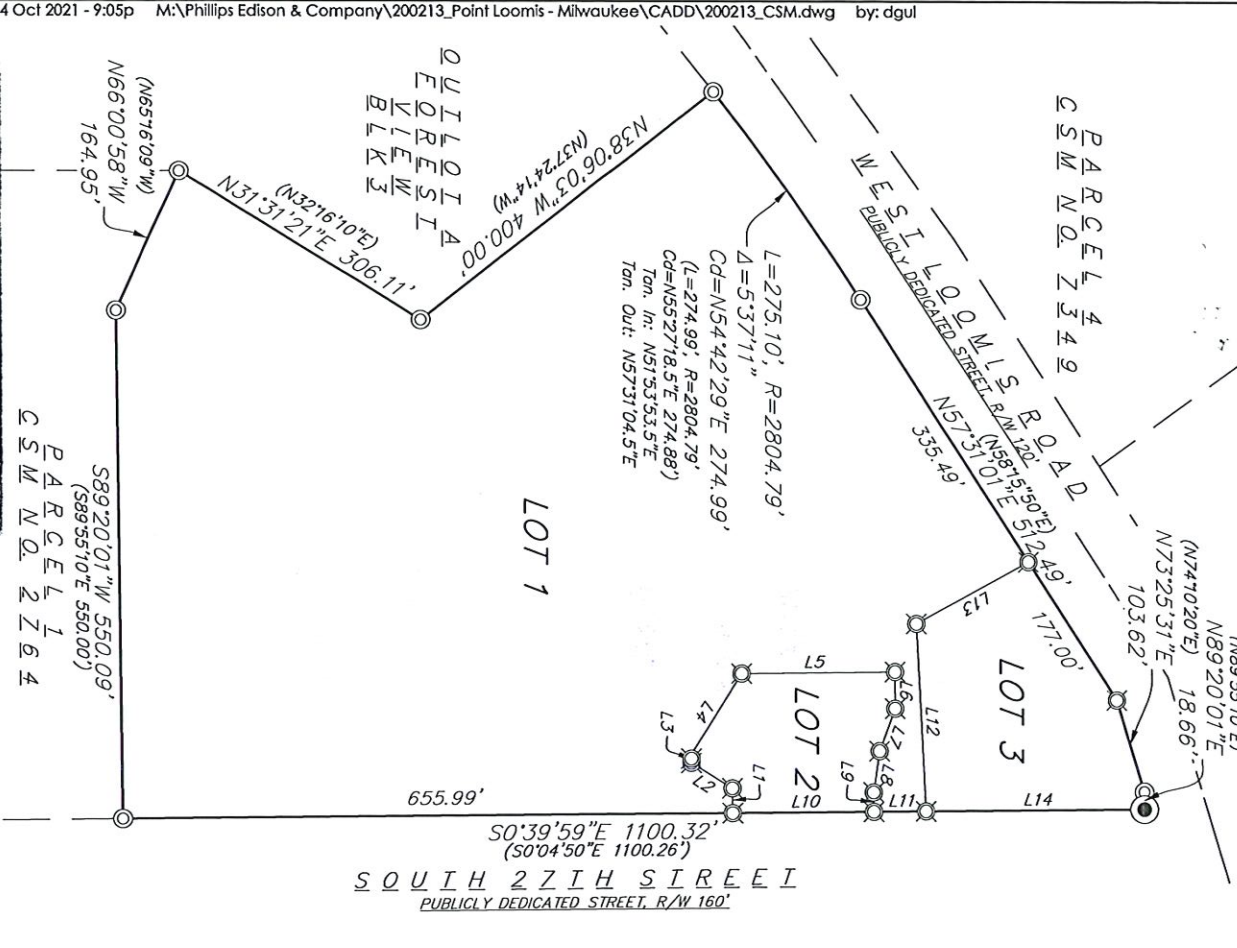
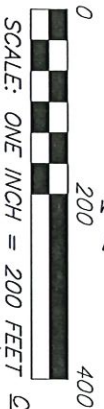
LANDS IN THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION THIRTEEN (13), IN TOWNSHIP SIX (6) NORTH, RANGE TWENTY-ONE (21) EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, NAD-27, SOUTH ZONE, WISCONSIN. THE NORTH LINE OF THE SE 1/4 OF SECTION 13-06-21, MEASURED AS BEARING 588°04'10"W (FEB. 2018 DATUM)

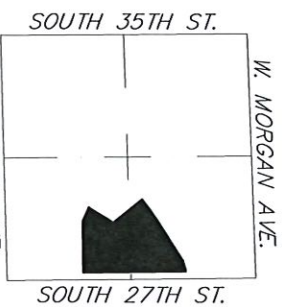


- SURVEY LEGEND**
- ⊙ FOUND 1" Ø IRON PIPE
 - ⊙ FOUND 1-1/4" Ø IRON ROD
 - ⊙ SET 3/4" X 18" SOLID IRON RE-ROD
 - MIN. WT. 1.5 LBS./FT.
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.



LINE NUMBER	DIRECTION	LENGTH
L1	S89°15'11\"W	26.79'
L2	S31°49'40\"W	51.97'
L3	S89°15'11\"W	9.25'
L4	N58°05'39\"E	103.06'
L5	N00°44'49\"W	165.98'
L6	N89°48'39\"E	39.60'
L7	S89°46'25\"E	49.10'
L8	S81°46'49\"E	45.11'
L9	N89°15'11\"E	21.00'
L10	N00°39'59\"W	152.80'
L11	S00°39'59\"E	56.52'
L12	S87°04'50\"W	203.00'
L13	N29°10'41\"W	138.00'
L14	S00°39'59\"E	235.00'

LOT AREA TABLE	AREA
LOT 1	534,838 Sq. Ft.
LOT 2	27,326 Sq. Ft.
LOT 3	47,785 Sq. Ft.



W. MORGAN AVE.
LOCATION MAP
SE QUARTER
SECTION 13-06-21
(Not to Scale)

- NOTES:**
- SEE SHEET 2 FOR EASEMENTS AND BUILDING DETAIL.
 - SEE SHEET 3 FOR SECTION THE DETAIL.
 - TAX KEY NO. 553-9991-121 ZONED LBT - (LOT 1)
TAX KEY NO. 553-9991-122 ZONED LBT - (LOT 3)

SHEET 1 OF 5

INFRASTRUCTURE SERVICES DIVISION
CENTRAL DRAFTING & RECORDS MANAGER
11/10/2021
ENGR. IN CHARGE ENVIRON. ENGR.
CORRECT
CITY ENGINEER APPROVED

DEPARTMENT OF CITY DEVELOPMENT
CITY OF MILWAUKEE
AUG 3 1 2021
STAFF APPROVED

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BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, NAD-27, SOUTH ZONE, WISCONSIN. THE NORTH LINE OF THE SE 1/4 OF SECTION 13-06-21, MEASURED AS BEARING S88°04'10"W (FEB. 2018 DATUM)

EASEMENTS AND BUILDING DETAIL



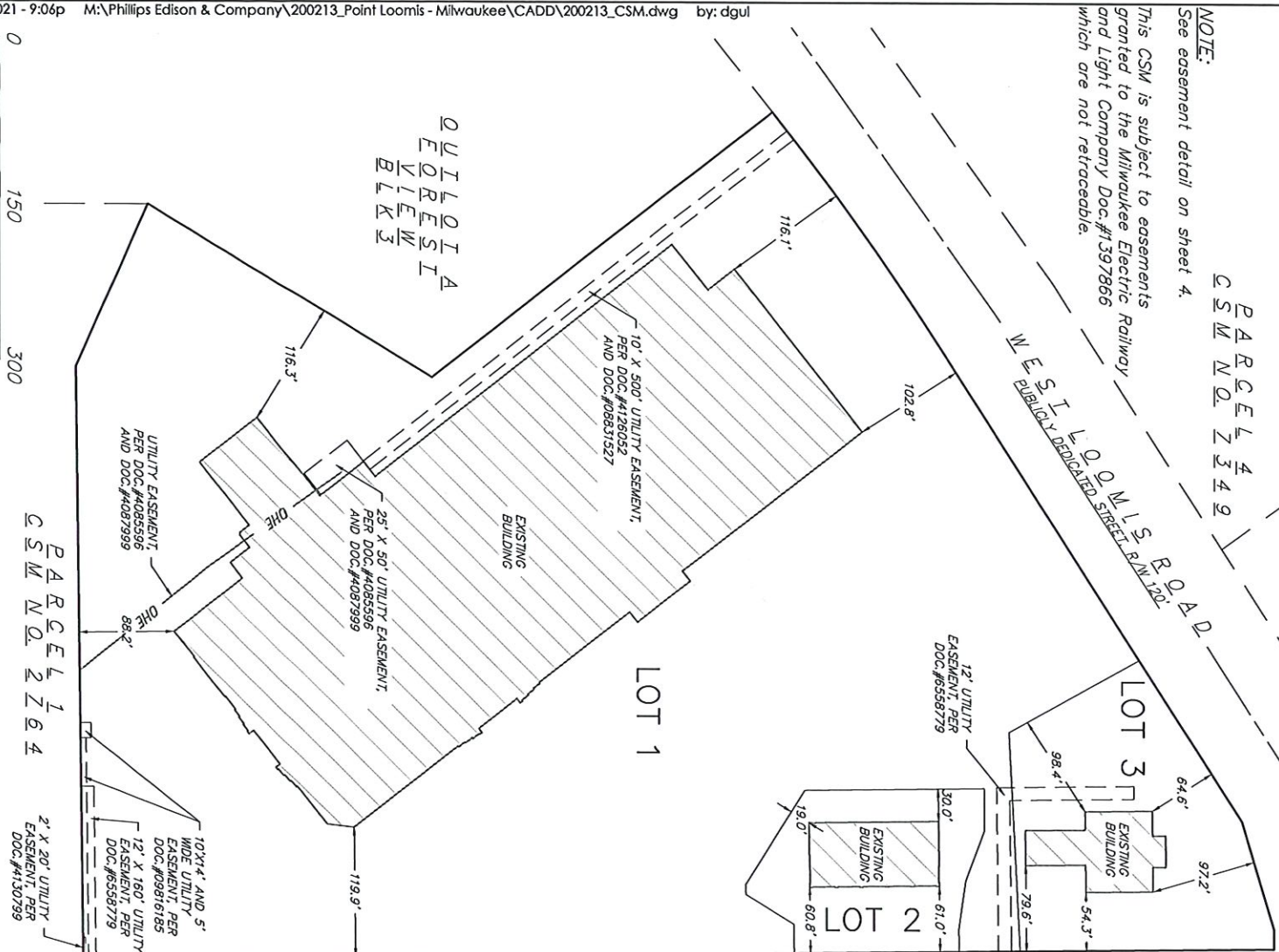
NOTE:
See easement detail on sheet 4.

This CSM is subject to easements granted to the Milwaukee Electric Railway and Light Company Doc.#1397866 which are not retracable.

P A R C E L 4
C S M N O 2 3 4 9

W E S T L O O M I S R O A D
PUBLICLY DEDICATED STREET, R/W 120'

S O U T H 2 2 I H S T R E E T
PUBLICLY DEDICATED STREET, R/W 160'



<p>planners engineers advisors</p> <p>Phone: (800) 261-3898</p>	<p>FN: 200213</p> <p>DATE: 10/12/2021</p> <p>REV: _____</p> <p>Drafted By: DGUL</p> <p>Checked By: MZIE</p>	<p>SURVEYED FOR:</p> <p>PHILLIPS EDISON & COMPANY</p> <p>11501 NORTHLAKE DRIVE</p> <p>CINCINNATI, OH 45249</p>	<p>C.S.M. No. _____</p> <p>Doc. No. _____</p> <p>Vol. _____ Page _____</p>	<p>SHEET</p> <p>2 OF 5</p>
	<p>24 Oct 2021 - 9:06p M:\Phillips Edison & Company\200213_Point Loomis - Milwaukee\CADD\200213_CSM.dwg by: dgul</p>			

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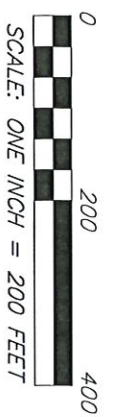
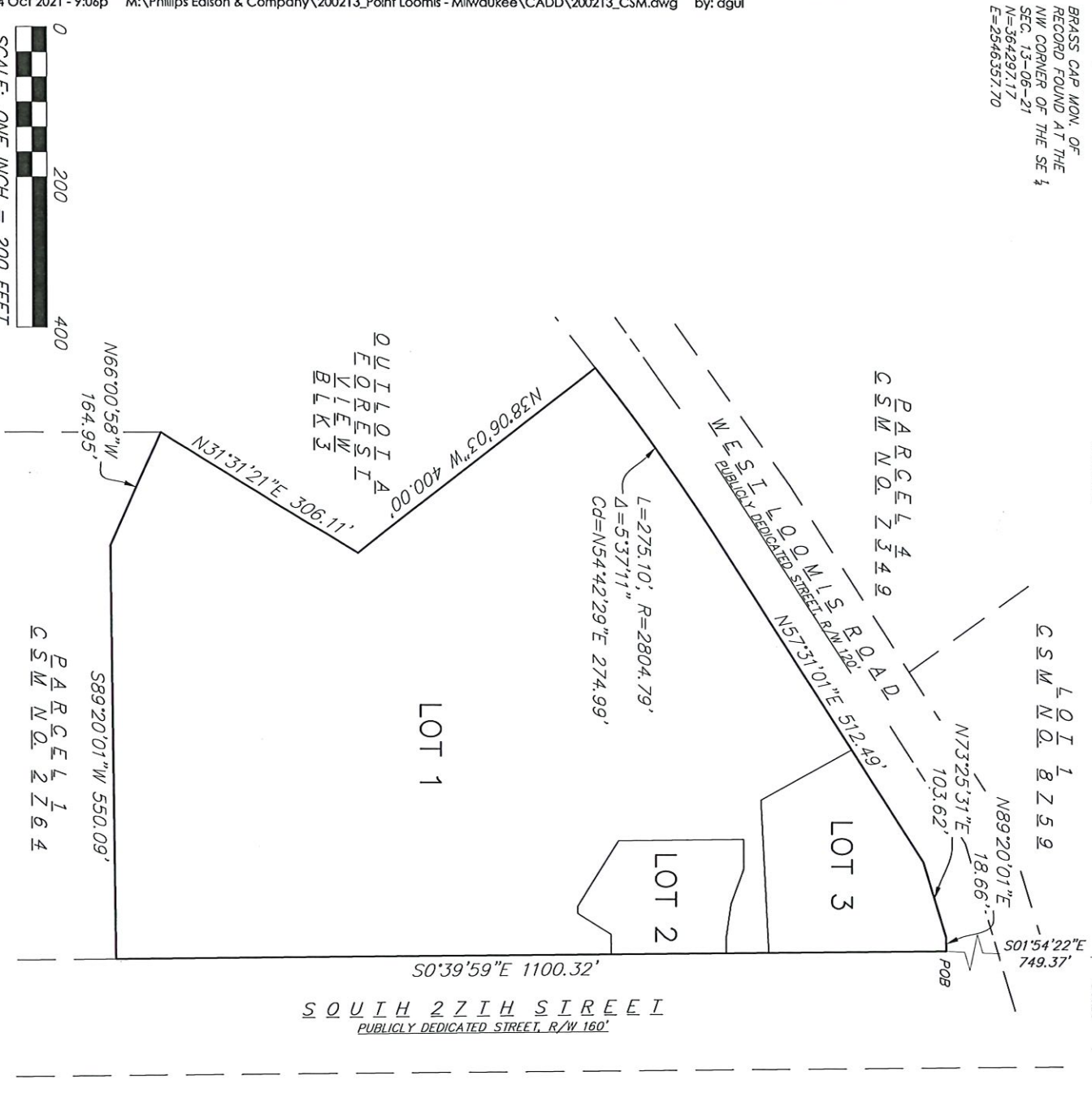
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SECTION TIE DETAIL

BRASS CAP MON. OF RECORD FOUND AT THE NW CORNER OF THE SE 1/4 SEC. 13-06-21 N=36429717 E=25446357.70

BRASS CAP MON. OF RECORD FOUND AT THE EAST 1/4 CORNER SEC. 13-06-21 N=364386.13 E=2548996.72



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	<p>24 Oct 2021 - 9:06p M:\Phillips Edison & Company\200213_Point Loomis - Milwaukee\CADD\200213_CSM.dwg by: dgul</p>			

CERTIFIED SURVEY MAP NO. _____

LANDS IN THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION THIRTEEN (13), IN TOWNSHIP SIX (6) NORTH, RANGE TWENTY-ONE (21) EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, David N. Gullickson, Professional Land Surveyor, No. S-2870, certify:

That I have surveyed, divided and mapped lands in the Northeast Quarter and the Southeast Quarter of Section Thirteen (13), in Township Six (6) North, Range Twenty-one (21) East, in the City of Milwaukee, Milwaukee County, Wisconsin, more fully described as follows:

Commencing at the East Quarter Corner of said Section 13; thence S88°03'53"W along the North line of the Southeast Quarter of said Section 13, 96.26 feet; thence S01°54'22"E, 749.37 feet to a 1 1/4 inch iron rod at the intersection of the westerly right-of-way line of South 27th Street and the southerly right-of-way line of West Loomis Road and being the point of beginning; thence S00°39'59"E, along said westerly right-of-way line of South 27th Street, 1100.32 feet to a 1-inch iron pipe at the northeast corner of Parcel 1, Certified Survey Map No. 2764; thence S89°20'01"W, along the north line of said Parcel 1, 550.09 feet to a 1-inch iron pipe; thence continuing along said Parcel 1, N66°00'58"W, 164.95 feet to a 1-inch iron pipe on the easterly line of Outlot A, Forest View; thence continuing along said Outlot A, N31°31'21"E, 306.11 feet to a 1-inch iron pipe; thence continuing along said Outlot A, N38°05'03"W, 400.00 feet to a non-tangential curve and a 1-inch iron pipe on the southerly right-of-way line of West Loomis Road; thence continuing along said southerly right-of-way line, 275.10 feet along the arc of a curve to the right, having a radius of 2804.79 feet, a central angle of 05°37'11", and a chord bearing N54°42'29"E, 274.99 feet to a 1-inch iron pipe; thence continuing along the said southerly right-of-way line, N57°31'01"E, 512.49 feet to a 3/4-inch iron rod; thence continuing along the said southerly right-of-way line, N73°25'31"E, 103.62 feet to a 1-inch iron pipe; thence continuing along the said southerly right-of-way line, N89°20'01"E, 18.66 feet to the point of beginning;

Said parcel containing 609,949 square feet, 14.00 acres, more or less.

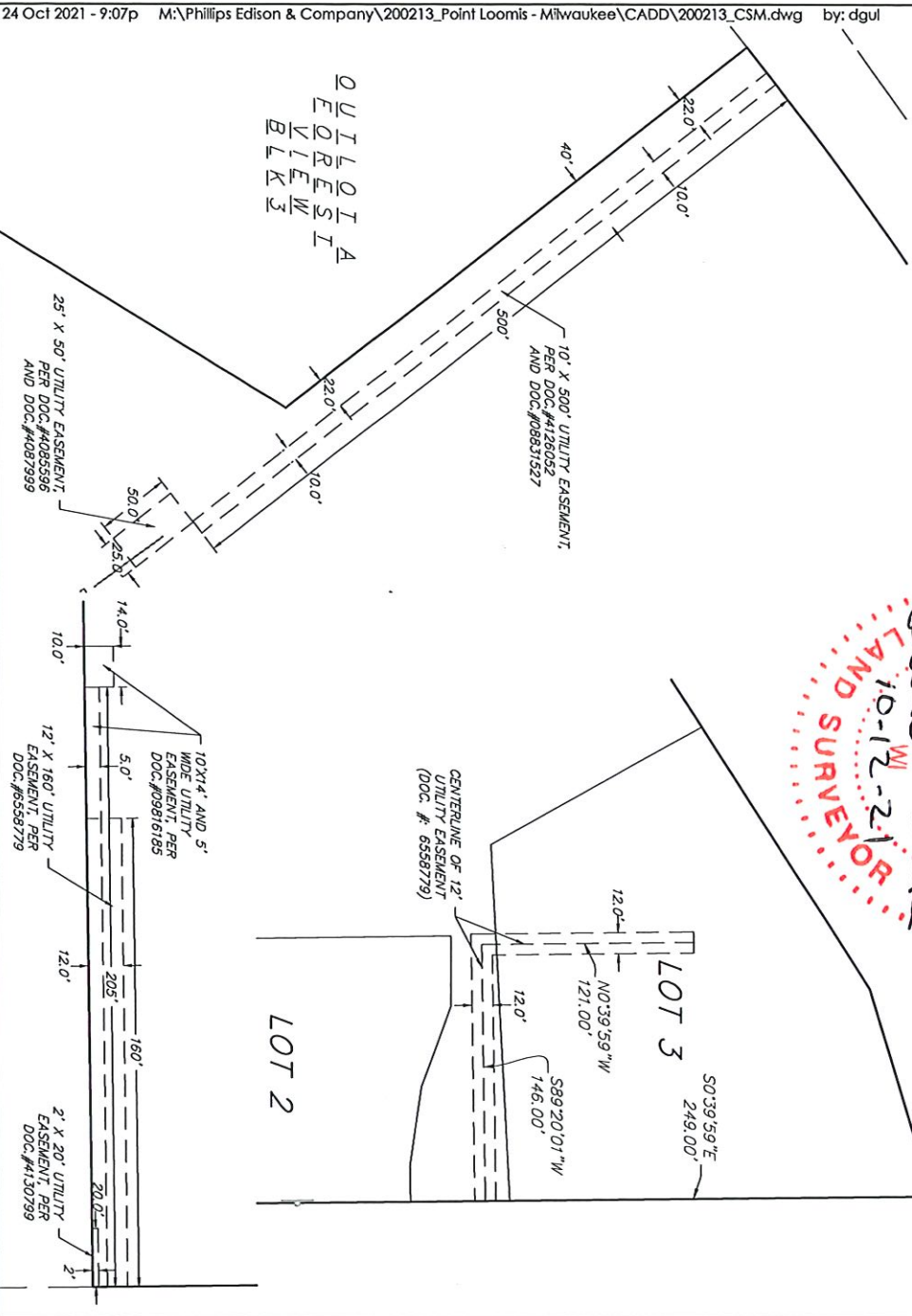
That I have made the survey, land division, and map by the direction of Point Loomis Station, LLC,

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

That I have fully complied with Chapter 236 of the Wisconsin State 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.

Verbieter Associates, Inc.
By: David N. Gullickson
Date: October 12, 2021.

Signed: David N. Gullickson, P.L.S. No. S-2870



Planners engineers advisors Phone: (800) 261-3898	FN: 200213 DATE: 10/12/2021 REV: _____ Drafted By: DGUL Checked By: MZIE	SURVEYED FOR: PHILLIPS EDISON & COMPANY 11501 NORTHLAKE DRIVE CINCINNATI, OH 45249	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____
SHEET 4 OF 5			

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ENTITY OWNER'S CERTIFICATE

Point Loomis Station LLC., a limited liability corporation duly organized and existing under and by virtue of the laws of the State of Delaware, 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 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 services and cable television or communications system lines or cables to all the 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

POINT LOOMIS STATION LLC.

a Delaware limited liability company

By: Phillips Edison Grocery Center Operation Partnership II L.P.

a Delaware limited partnership, its sole member

By: Phillips Edison Grocery Center OP GP II LLC,

a Delaware limited liability company, its General Partner

By: Joe Schlosser, Senior Vice President

COUNTY OF HAMILTON)

STATE OF OHIO))SS:

The foregoing instrument was acknowledged before me on Nov 9, 2021 by Joe Schlosser, Senior Vice President of Phillips Edison Grocery Center OP GP II LLC, a Delaware limited liability company the General Partner of Phillips Edison Grocery Center Operation Partnership II L.P., a Delaware limited partnership the sole member of POINT LOOMIS STATION LLC, a Delaware limited liability company on behalf of the companies

IN TESTIMONY I have hereunto set my hand and affixed my notarial seal on the date and year above-mentioned.



BARBARA HOOD
Notary Public, State of Ohio
My Commission Expires
August 5, 2023

CERTIFICATE OF THE CITY TREASURER

STATE OF WISCONSIN)SS
MILWAUKEE COUNTY)SS

I Spencer Coggis, being duly elected, qualified and acting City Treasurer of the City of Milwaukee, certify that in accordance with the records of 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.

Spencer T. Coggis, DEPUTY City Treasurer
Date: 11/12/2021

CERTIFICATE OF CITY CLERK REGARDING COMMON COUNCIL APPROVAL

I certify that this certified survey map was approved under Resolution File Number 211196, adopted by the Common Council of the City of Milwaukee on 23 day of November, 2021.

Jim Oyczo, City Clerk, Milwaukee



	FN: 200213	SURVEYED FOR:	C.S.M. No. _____	SHEET 5 OF 5
	DATE: 10/12/2021	PHILLIPS EDISON & COMPANY	Doc. No. _____	
	REV: _____	11501 NORTHLAKE DRIVE	Vol. _____ Page _____	
planners engineers advisors Phone: (800) 261-3998	Drafted By: DGUL Checked By: MZIE	CINCINNATI, OH 45249		