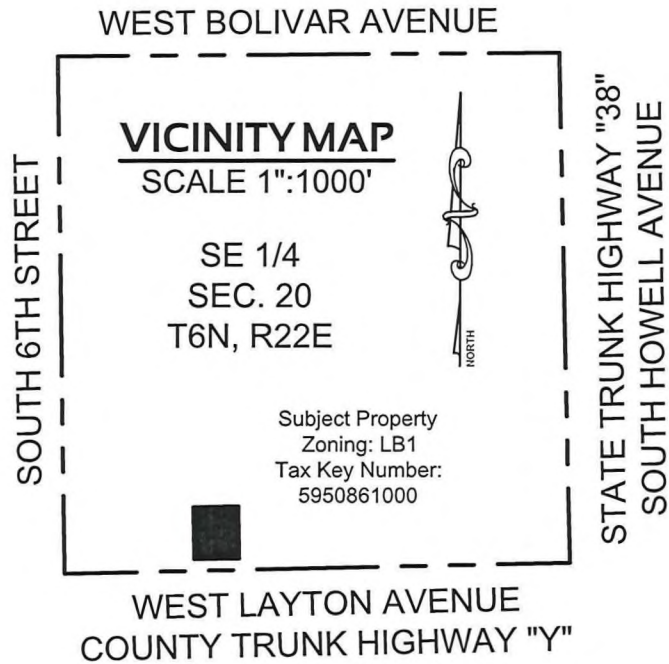


CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 8977 in the Southwest 1/4 of the Southeast 1/4 of Section 20, Township 6 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin.



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.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). The south line of the Southeast 1/4 of Section 20, Township 6 North, Range 22 East has a bearing of S88°51'08"W.
- Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 55079C0158E with an effective date of SEPTEMBER 26, 2008. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.



APRIL 25, 2022

Prepared for:
 300 WEST LLC
 P.O. Box 11401
 Shorewood, WI 53211

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

PEG JOB#2753.00
SHEET 1 OF 4

INFRASTRUCTURE SERVICES DIVISION	
<i>Timothy J. Thuss</i>	9/13/22
CENTRAL DRAFTING & RECORDS MANAGER	
<i>KL</i>	9-13-22
ENGR. IN CHARGE	ENVIRON. ENGR.
CORRECT	
<i>[Signature]</i>	9/13/22
CITY ENGINEER	
APPROVED	

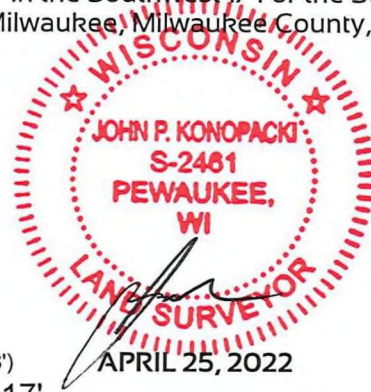
DEPARTMENT OF CITY DEVELOPMENT
CITY OF MILWAUKEE

FEB 22 2022

STAFF APPROVED

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 8977 in the Southwest 1/4 of the Southeast 1/4 of Section 20, Township 6 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin.



PARCEL 1
C.S.M. NO. 8118
TAX KEY #5950851000
OWNER: GMF HOTEL LLC

((R) N89°26'00"E 232.168')

N89°02'18"E 232.17'

122.92'

109.25'

N88°51'08"E 232.30'

SHARED ACCESS DRIVE
PER DOC. 10733082

LOT 1
33,877 SQ. FT.
0.7777 ACRES

LOT 2
29,935 SQ. FT.
0.6872 ACRES

S01°08'52"E 273.83'
(R) S00°45'10"E

LOT 2
C.S.M. NO. 8977
TAX KEY #5950862000
OWNER: SCF RC
FUNDING IV LLC

SOUTH 5TH STREET

(60' PUBLIC R.O.W.)

((R) N00°31'30"W 274.589')

N00°55'12"W 274.59'

N01°08'52"W 274.19'

S88°51'08"W 233.26'

((R) S89°14'50"W 233.259')

(120' PUBLIC R.O.W.)

WEST LAYTON AVENUE
COUNTY TRUNK HIGHWAY "Y"

LEGEND:

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

673.29'

1948.40'

SW CORNER, SE 1/4
SEC. 20, T6N, R22E
(FOUND CONC. MON. W/ BRASS CAP)
N=356,552.98; E=2,525,382.81
(WISCONSIN STATE PLANE CO-
ORDINATE SYSTEM, SOUTH ZONE)

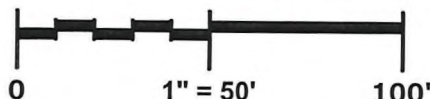
SOUTH LINE OF THE SE 1/4 SEC. 20, T6N, R22E

S88°51'08"W 2621.70'

((R) S89°14'50"W PER CSM 8977)

SE CORNER, SE 1/4
SEC. 20, T6N, R22E
(FOUND CONC. MON. W/ BRASS CAP)
N=356,605.50; E=2,528,003.98
(WISCONSIN STATE PLANE CO-
ORDINATE SYSTEM, SOUTH ZONE)

GRAPHICAL SCALE (FEET)



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

PEG JOB#2753.00

SHEET 2 OF 4

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 8977 in the Southwest 1/4 of the Southeast 1/4 of Section 20, Township 6 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN

WAUKESHA COUNTY

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

That I have surveyed, divided and mapped all of Lot 1 of Certified Survey Map No. 8977, as recorded in the Register of Deeds office for Milwaukee Count as Document No. 10732337, being a part of the Southwest 1/4 of the Southeast 1/4 of Section 20, Township 6 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the southeast corner of the Southeast 1/4 of said Section 20;
Thence South 88°51'08" West along the south line of said Southeast 1/4, 1948.40 feet;
Thence North 00°55'12" West, 60.00 feet to the north right of way line of West Layton Avenue - County Trunk Highway "Y" and the Point of Beginning;

Thence continuing North 00°55'12" West along the east right of way line of South 5th Street, 274.59 feet;
Thence North 89°02'18" East along the south line of Parcel 1 of Certified Survey Map No. 8118, 232.17 feet;
Thence South 01°08'52" East along the west line of Lot 2 of Certified Survey Map No. 8977, 273.83 feet;
Thence South 88°51'08" West along the aforesaid north right of way line of West Layton Avenue, 233.26 feet to the Point of Beginning.

That I have made the survey, land division, and map by the direction of 300 WEST 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: APRIL 25, 2022

Signature: 

Type or Print Name: John P. Konopacki

Title: Professional Land Surveyor, Number: S-2461

(Surveyor's Seal)



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

PEG JOB#2753.00

SHEET 3 OF 4

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 8977 in the Southwest 1/4 of the Southeast 1/4 of Section 20, Township 6 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin.

ENTITY OWNER'S CERTIFICATE

300 WEST LLC, a LIMITED LIABILITY COMPANY duly organized and existing under and by virtue of the laws of the State of WI, 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: 8-15-2022
Entity Name: 300 WEST LLC
Signature: [Signature]
Type or Print Name: Demetrios Dimitropoulos
Title: MEMBER

STATE OF Wisconsin

Milwaukee COUNTY

Personally came before me this 15 day of August, 2022, Demetrios Dimitropoulos (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: [Signature]
Print Notary Name: Branden Schneter
Notary Public, State of Wisconsin
My commission expires: 3-22-2026



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.

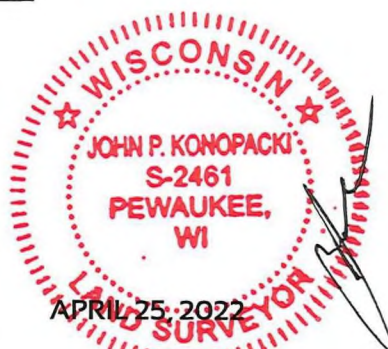
Per Wis. Stat. 75.06 and 74.87, the City of Milwaukee collects property taxes and enforces nonpayment of same on parcels in the City of Milwaukee. Per Wis. Stat. 74.83, the City of Milwaukee and Milwaukee County entered into an Intergovernmental Cooperation Agreement approved by Council Resolution 901408, whereby the city is the sole collector and enforcer of property taxes for parcels in the city.

Date: 09/14/2022
Signature: [Signature] DEPUTY
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. 220756, adopted by the Common Council of the City of Milwaukee on 9-20-2022.

Date: 9-29-2022
Signature: [Signature]
Type or Print Name: James Owczarski
(City Clerk)



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