

CERTIFIED SURVEY MAP NO. _____

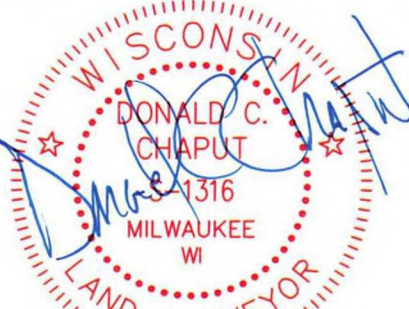
Lots 1, 3, 5 & 7 in Block 1 in Subdivision of Lot "N", Lots 9, 11, 13, 15, 17 & 19 in Block 1 in Subdivision of Lot "M" and Lots 27, 28, 29, 30 and 31 in Block 1, in Assessment Subdivision No. 28, all in the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

Tax Key Numbers: 3132101000, 3132106000, 3132107000, 3132001110 & 3130102110

Site is zoned: LB2

Owner : GenCap Emem MLK, LLC
6938 N Santa Monica Blvd
Fox Point, WI 53217

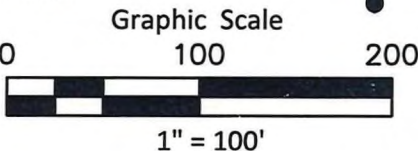
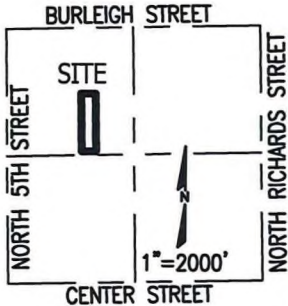
FOUND MAG NAIL
MARKING THE
NW COR. OF NE 1/4
SEC. 17, T7N, R22E.



Date: November 1, 2021
Revised: February 8, 2022

VICINITY MAP

NE 1/4 SEC. 17
T7N, R22E



+ Indicates found cross in concrete.

All bearings are referenced to the Wisconsin State Plane Coordinate System (South zone) dated January 2019 in which the West line of the NE 1/4, Sec. 17 bears N00°52'40"W. (NAD 27)

CHAPUT
LAND SURVEYS

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

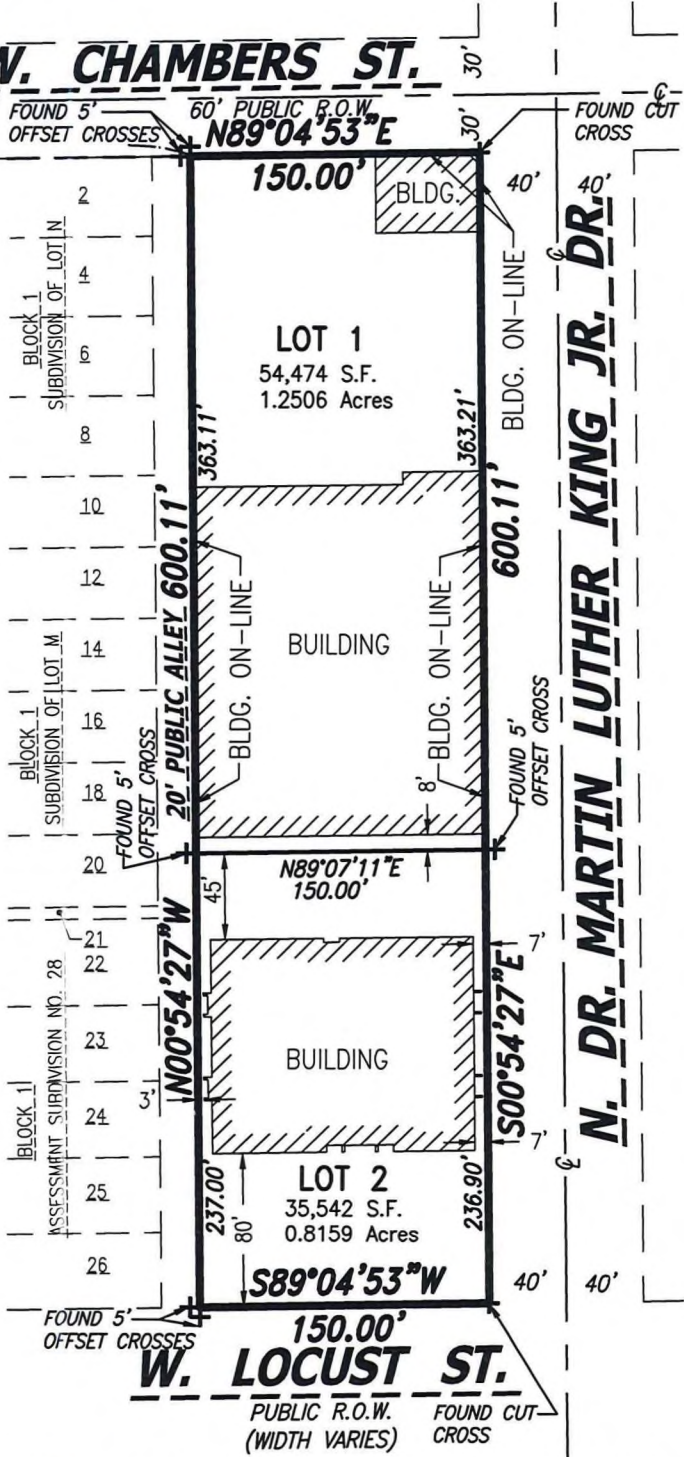
This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Survey No. 3643-grb
Sheet 1 of 5 Sheets

INFRASTRUCTURE
SERVICES DIVISION
3/17/2022
CENTRAL DRAFTING & RECORDS MANAGER
for Zafar Young 3/17/2022
ENGR. IN CHARGE ENVIRON. ENGR.
CORRECT
Janel Kuschke 3/18/22
CITY ENGINEER
APPROVED

DEPARTMENT OF CITY
DEVELOPMENT
CITY OF MILWAUKEE

OCT 06 2021
STAFF APPROVED



CERTIFIED SURVEY MAP NO. _____

Lots 1, 3, 5 & 7 in Block 1 in Subdivision of Lot "N", Lots 9, 11, 13, 15, 17 & 19 in Block 1 in Subdivision of Lot "M" and Lots 27, 28, 29, 30 and 31 in Block 1, in Assessment Subdivision No. 28, all in the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
:SS
MILWAUKEE COUNTY}

I, DONALD C. CHAPUT, a professional land surveyor, certify:

THAT I have surveyed, divided and mapped: Lots 1, 3, 5 & 7 in Block 1 in Subdivision of Lot "N", Lots 9, 11, 13, 15, 17 & 19 in Block 1 in Subdivision of Lot "M" and Lots 27, 28, 29, 30 and 31 in Block 1, in Assessment Subdivision No. 28, all in the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin which is bounded and described as follows:

COMMENCING at the Northwest corner of the Northeast 1/4 of said Quarter Section; thence South 00°52'40" East along the West line of said Quarter Section 683.06 feet to a point; thence North 89°07'20" East 773.80 feet to a point on the East line of a 20 foot Public Alley and the South line of West Chambers Street and the point of beginning of lands hereinafter described; thence North 89°04'53" East along the South line of West Chambers Street 150.00 feet to a point on the West line of N. Dr. Martin Luther King Jr. Drive; thence South 00°54'27" East along said West line 600.11 feet to a point on the North line of West Locust Street; thence South 89°04'53" West along said North line 150.00 feet to a point on the East line of a 20 foot wide Public Alley; thence North 00°54'27" West along said East line 600.11 feet to the point of beginning.

Said lands as described contains 90,016 square feet or 2.0665 Acres of land.

THAT I have made the survey, land division and map by the direction of GenCap Emem MLK, 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 fully complied with Chapter 236 of the Wisconsin Statutes and Chapter 119 of the Milwaukee Code 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: November 1, 2021
Revised: February 8, 2022


Donald C. Chaput
Professional Land Surveyor S-1316



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Lots 1, 3, 5 & 7 in Block 1 in Subdivision of Lot "N", Lots 9, 11, 13, 15, 17 & 19 in Block 1 in Subdivision of Lot "M" and Lots 27, 28, 29, 30 and 31 in Block 1, in Assessment Subdivision No. 28, all in the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

ENTITY OWNER'S CERTIFICATE

GenCap Emem MLK, LLC a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said limited liability company caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of Chapter 119 of the Milwaukee Code of Ordinances.

In consideration of the approval of the map by the Common Council and in accordance with Chapter 119 of the Milwaukee Code, the undersigned agrees:

That all utility lines to provide electric power and telephone services 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.

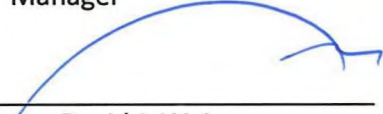
This agreement shall be binding on the undersigned and assigns.

Date: 2/16/2022

GenCap Emem MLK, LLC

By: GenCap Emem MLK MM, LLC
Its: Managing Member

By: General Capital Management, Inc.
Its: Manager

By: 
Name: David J. Weiss
Title: CEO

STATE OF WISCONSIN
MILWAUKEE COUNTY

Personally came before me this 16th day of February, 2022, _____, David J. Weiss, CEO of General Capital Management, Inc., Manager of GenCap Emem MLK MM, LLC, the Managing Member 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: Jennifer C Bersch

Print Notary Name: Jennifer C Bersch

Notary Public, State of Wisconsin.

My commission expires: May 29, 2024



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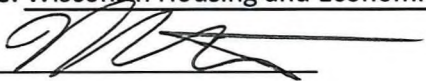
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CONSENT OF ENTITY MORTGAGEE

Wisconsin Housing and Economic Development Authority, a corporation duly organized and existing by virtue of the laws of the State of Wisconsin, as mortgagee of the above described land, consents to the surveying, dividing, mapping and restricting of the land described on this map and in the surveyor's certificate and to the certificate of the owner of said land.

Date: March 3, 2022

Entity Name: Wisconsin Housing and Economic Development Authority

Signature: 

Type or Print Name: Matthew D. Fortney

Title: General Counsel

STATE OF WISCONSIN

DANE COUNTY

Personally came before me this 3rd day of March, 2022, Matthew D. Fortney of the above named entity, to me known to be the persons 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: 

Print Notary Name: IAN HALWIG

Notary Public, State of Wisconsin. My commission expires: March 15, 2025

| |
|---|
| IAN HALWIG Notary Public State of Wisconsin |
|---|

(Notary Seal)



Date: November 1, 2021
Revised: February 8, 2022

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Survey No. 3643-grb
Sheet 4 of 5 Sheets

CERTIFIED SURVEY MAP NO. _____

Lots 1, 3, 5 & 7 in Block 1 in Subdivision of Lot "N", Lots 9, 11, 13, 15, 17 & 19 in Block 1 in Subdivision of Lot "M" and Lots 27, 28, 29, 30 and 31 in Block 1, in Assessment Subdivision No. 28, all in the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

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 outstanding taxes and special charges due on two parcels identified as tax keys 3132001110 and 3132107000 on the land included in this Certified Survey Map.

The outstanding taxes and special charges, including all interest and penalties due, are to be paid in full prior to this Certified Survey Map being released and recorded.

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: 04/05/2022

Signature: James F. Kuybar, DEPUTY
for SPENCER COGGS, TREASURER

CERTIFICATE OF CITY CLERK REGARDING COMMON COUNCIL APPROVAL

I, certify that this Certified Survey Map was approved under Resolution File No. 221428 adopted by the Common Council of the City of Milwaukee on 1-17-2023.

J. Owczarski
JAMES R. OWCZARSKI, CITY CLERK



Date: November 1, 2021
Revised: February 8, 2022

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Survey No. 3643-grb
Sheet 5 of 5 Sheets