

EXHIBIT A – FILE NO. 111300

SOUTHGATE MARKETPLACE DEVELOPMENT
Southwest Corner of Intersection of W. Holt Avenue and South 27th Street
Milwaukee, Wisconsin

DETAILED PLAN DEVELOPMENT PROJECT DESCRIPTION
AND OWNER'S STATEMENT OF INTENT

1. OVERVIEW. Wal-Mart Real Estate Business Trust ("Wal-Mart") is the current owner of a portion of the Southgate Marketplace planned development (the "Development") consisting of an approximately 18.0 acre parcel (the "Wal-Mart Parcel") bounded by S. 27th Street (U.S. Hwy. 41) on the east, the Retail Parcel (defined below) to the south, W. Lakefield Drive, S. 30th Street and the Kinnickinnic River on the west, and neighboring developed parcels to the north. Southgate Marketplace, LLC ("SM"), is the current owner of a portion of the Development consisting of an approximately 4.5 acre parcel (the "Retail Parcel") bounded by the Wal-Mart Parcel on the north, S. 27th Street (U.S. Hwy. 41) on the east, W. Morgan Avenue on the south, and W. Lakefield Drive and the Kinnickinnic River on the west.

Southgate Marketplace Outlot, LLC ("SMO"), has entered into an agreement with Wal-Mart for the purchase by SM and the sale by Wal-Mart of a portion of the Wal-Mart Parcel consisting of approximately 0.49 acres (the "Site"), located in the southeast corner of the existing Wal-Mart parcel and bounded by the Wal-Mart Parcel on the north and west, by S. 27th Street (U.S. Hwy. 41) on the east, and by the Retail Parcel on the south. The Site is located in the 11th aldermanic district of the City of Milwaukee. SMO has submitted an application to the City of Milwaukee for the approval of a Certified Survey Map (the "CSM") to establish the Site as a separate legal parcel. That application is pending, and the closing of the sale of the Site to SMO is contingent upon approval of the CSM by the City of Milwaukee.

The Site currently serves as a portion of the paved parking lot serving the Development. Upon acquisition of the Site, SMO intends to construct a building on the Site consisting of approximately 5,000 square feet (the "Building"). SMO intends the Building to house up to three retail tenants. SMO is currently in negotiations with US Cellular and Starbucks to be the tenants in the Building.

2. PLANS. The vicinity map attached as Exhibit 1 shows the general location of the Site within the 11th Aldermanic District. Access to the Site is from the Wal-Mart Parcel on the west, and from the Retail Parcel on the south. The metes and bounds legal description of the Site is as follows:

Lands being a part of Parcel 3 of Certified Survey Map No. 6745, being a part of the Southeast ¼ of the Northeast ¼ of Section 13, Town 6 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows:

Beginning at the Southeast corner of said Parcel 3, thence North 89 degrees 18 minutes 56 seconds West along the South line of said Parcel 138.70 feet to a point; thence North 00 degrees 45 minutes 50 seconds East and parallel to the West line of South 27th Street a distance of 131.59 feet to a point; thence Northeasterly 36.88 feet along the arc of a curve whose center lies to the Southeast, whose radius is 23.50 feet and whose chord bears North 45 degrees 43 minutes 27 seconds East 33.21 feet to a point; thence North 89 degrees 18 minutes 56 seconds East and parallel to the South line of said Parcel 115.23 feet to a point on the West line of South 27th Street; thence South 00 degrees 45 minutes 50 seconds West along said West line 155.06 feet to the point of beginning.

The boundaries of the Site, adjacent public rights-of-way, easements and reservations adjacent to or within the Site are included in the Excel Engineering Plat of Survey attached hereto as Exhibit 2. The survey map also identifies pavements and appurtenances presently on the Site.

The site plan attached hereto as Exhibit 3 shows the proposed location of the Building, open spaces, setbacks, pedestrian and vehicular circulation, parking facilities, and refuse collection areas. The floor plan attached hereto as Exhibit 4 shows the proposed floor plan and dimensions of the Building. The elevation attached hereto as Exhibit 5 shows the proposed elevations of the Building from all sides.

The proposed plans (the "Plans") for the development of the Site are also attached hereto as Exhibit 6, which includes several sheets. Sheet C1.1 shows the demolition plan for the Site. Sheet C1.2 shows the proposed overall site plan, including striping of the parking lot. Sheet C1.3 shows the grading and erosion control plan for the Site, and indicates existing and proposed topography at 1-foot contour intervals. The grading plan also shows how positive runoff of surface water will be achieved and the means by which ultimate disposal of the Site's surface waters will be accomplished. Sheet C1.4 shows the utilities plan for the Site, and identifies the existing and proposed location of storm and sanitary sewers, water mains and laterals, parking and roadway storm inlets and elevations. Sheet C1.6 shows the landscape plan for the Site, and identifies the location, number, size and type of the upgraded landscaping elements proposed for the Site.

3. USES. SMO intends to use the Site and the Building for retail purposes, including all of the uses permitted in the LB2 zoning district. SMO is currently in negotiation with US Cellular to lease a portion of the Building for the operation of a typical US Cellular retail outlet selling wireless communications equipment and service. SMO is also currently in negotiation with Starbucks to lease a portion of the Building for the operation of a typical

Starbucks coffee shop. The Plans currently include a proposed drive-through lane on the Site and an associated drive through window in the Building for use by Starbucks.

In addition to those use restrictions imposed by zoning ordinance, the use of the Site and the Building will be restricted by an easement agreement recorded by the original developer of the Development (the "Easement Agreement"). The Easement Agreement permits the Building to be used only for commercial purposes of a type normally found in a retail shopping center, and prohibits the Site or Building from being used as a theater, flea market, second-hand store, close out or liquidation store, auction house, post office, educational or training facility, any use which constitutes a nuisance, an automobile sales or leasing facility, children's play or party facility, pool hall, massage parlor, cafeteria, bowling alley, bingo parlor, billiard parlor, skating rink, roller rink, adult bookstore, adult theater, adult amusement facility or any facility selling or displaying pornographic materials, night club, bar, lounge, liquor store, disco, or other place of recreation or amusement, or any business serving alcoholic beverages (except restaurants, which may sell alcoholic beverages as an incidental part of their business).

4. DESIGN STANDARDS. The Building will be constructed of masonry, EIFS, and other high-quality standard commercial building products. As shown on Exhibit 5, the Building will incorporate attractive and modern design elements on the northern, eastern and southern elevations, including linear awnings and tower features at the corners of the Building that extend above the normal height of the roof.

5. SPACE BETWEEN STRUCTURES. The Building, and the location of the Building in relation to other buildings in the Development, will comply with all applicable building codes, including the City's fire code.

6. SETBACKS. As shown on Sheet C1.2 of Exhibit 6, the Building will be set back from the northern boundary of the Site by approximately 58 feet, from the eastern boundary of the Site by approximately 55 feet, from the southern boundary of the Site by approximately 12 feet, and from the western boundary of the property by approximately 19 feet. The setback areas on the Site will be landscaped and used only as open space, for direct access to the Site, for utility rights-of-way, for sidewalks, and for storm water management areas.

7. SCREENING. There are no residential uses adjacent to the Site. Nevertheless, the proposed plans provide for additional landscaping to enhance the buffer between the Site and S. 27th Street to the east. See Exhibit 6, Sheet C1.6 for details.

8. OPEN SPACES. The open space and landscaping on the Site have been planned to create a clear and well-designed atmosphere, to promote the safety of pedestrians, and to

promote efficient traffic flow. The open spaces on the Site will be landscaped and maintained so as not to create a nuisance or hazardous conditions.

9. CIRCULATION, PARKING AND LOADING. Existing cross-access points on the southern and western sides of the Site will be utilized for access to the Site. At the time of its acquisition of the Site, SMO will enter into recordable access easement agreements with Wal-Mart and SM for perpetual easements across the Wal-Mart Parcel and the Retail Parcel, respectively, for access to the Site. Such easement agreements will also permit occupants and invitees of the Building to use parking areas on the Wal-Mart Parcel and Retail Parcel for vehicle parking.

The Plans provide for a proposed drive-through lane for Starbucks. The drive-through lane will be entirely contained within the Site, and all stacking of vehicles using the drive-through lane will occur on the Site.

Bike racks will be provided near the main entrance to the Building, as required by municipal ordinance.

The Wal-Mart Parcel, not including the Site, currently contains 877 standard parking spaces, 25 accessible spaces, and 20 cart corrals, for a total of 922 spaces; and the Site currently contains 49 standard spaces and no accessible spaces. Following the proposed development, the Wal-Mart Parcel, not including the Site, will contain 846 standard parking spaces, 26 accessible spaces, and 20 cart corrals, for a total of 892 spaces; and the Site will contain 18 standard parking spaces and one accessible space.

10. LANDSCAPING. New vegetation will be added consistent with the landscape plan included in Exhibit 6 as Sheet C1.6. Green space will increase on the Site from approximately 14% currently, to approximately 16% after the development of the Site. Landscaping will be professionally attended and maintained, including seasonal tree and plant replacement, when necessary.

11. LIGHTING. Lighting for the Site will continue as currently in existence with the addition of four (4) new light poles. Building lighting will also enhance the illumination of the Site.

12. UTILITIES. All utility lines will be installed and will be maintained underground.

13. SIGNS. A monument sign for the Building is proposed for the northeast corner of the Site, proximate to the access point to the Development from S. 27th Street and the associated

access road. The proposed location of the monument sign is shown on Exhibit 3, and the proposed design of the monument sign is shown on Exhibit 7.

Wall signage for tenants in the Building will be Type A with individual letters or logos, and will follow Local Business (LB1) signage standards for Type A wall signage, which permit one (1) wall sign of up to seventy-five (75) square feet for each façade segment of twenty-five lineal feet. Wall signage will be permitted on the east (front), west (rear), north (side), and south (side) elevations of the Building. Signage for up to three (3) tenants will be permitted on the east (front) and west (rear) elevations.

SOUTHGATE MARKETPLACE DEVELOPMENT
STATISTICAL SHEET
(Detailed Planned Development District)

Proposed New Development Site

	<u>Proposed Site</u>
Gross Land Area (acres):	0.49
Land Covered by Buildings (acres / pct.):	0.11 / 22.5%
Land Devoted to Parking and Drives (acres / pct.):	0.30 / 61.2%
Land Devoted to Landscaped Open Space (acres / pct.):	0.08 / 16.3%
Number of Buildings:	1
Standard Parking Spaces Provided:	18
Accessible Parking Spaces Provided:	1

Wal-Mart Site

	<u>Existing Wal-Mart Site</u>	<u>Wal-Mart Site after Development</u>
Gross Land Area (acres):	18.49	18.00
Land Covered by Buildings (acres / pct.):	4.88 / 26.4%	4.88 / 27.1%
Land Devoted to Parking and Drives (acres / pct.):	12.0 / 64.9%	11.6 / 64.4%
Land Devoted to Landscaped Open Space (acres / pct.):	1.70 / 9.2%	1.63 / 9.1%
Number of Buildings:	1	1
Standard Parking Spaces Provided:	877	846
Accessible Parking Spaces Provided:	25	26
Cart Corrals Provided:	20	20

EXHIBIT 1

VICINITY MAP

{see attached}

Digitized by Google

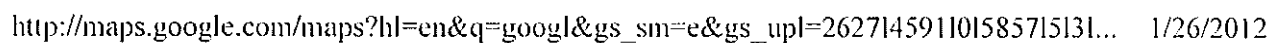


EXHIBIT 2

PLAT OF SURVEY

{see attached}

¹ *Myer Weitzman, Registered Land Officer, LLC* is a special use land use district located in the City of Stoughton, Massachusetts. LLC is a special use land use district located in the City of Stoughton, Massachusetts. LLC is a special use land use district located in the City of Stoughton, Massachusetts.

This survey is made by the collection and the payment members and those who purchase mortgage or guarantee the bonds within one year from the date issued.

[Signature]

OFFICE OF U.S. MTS. SECURITIES

Estate Engineering, Inc.
Food & Life, Wisconsin 54623

Project Number 1208900

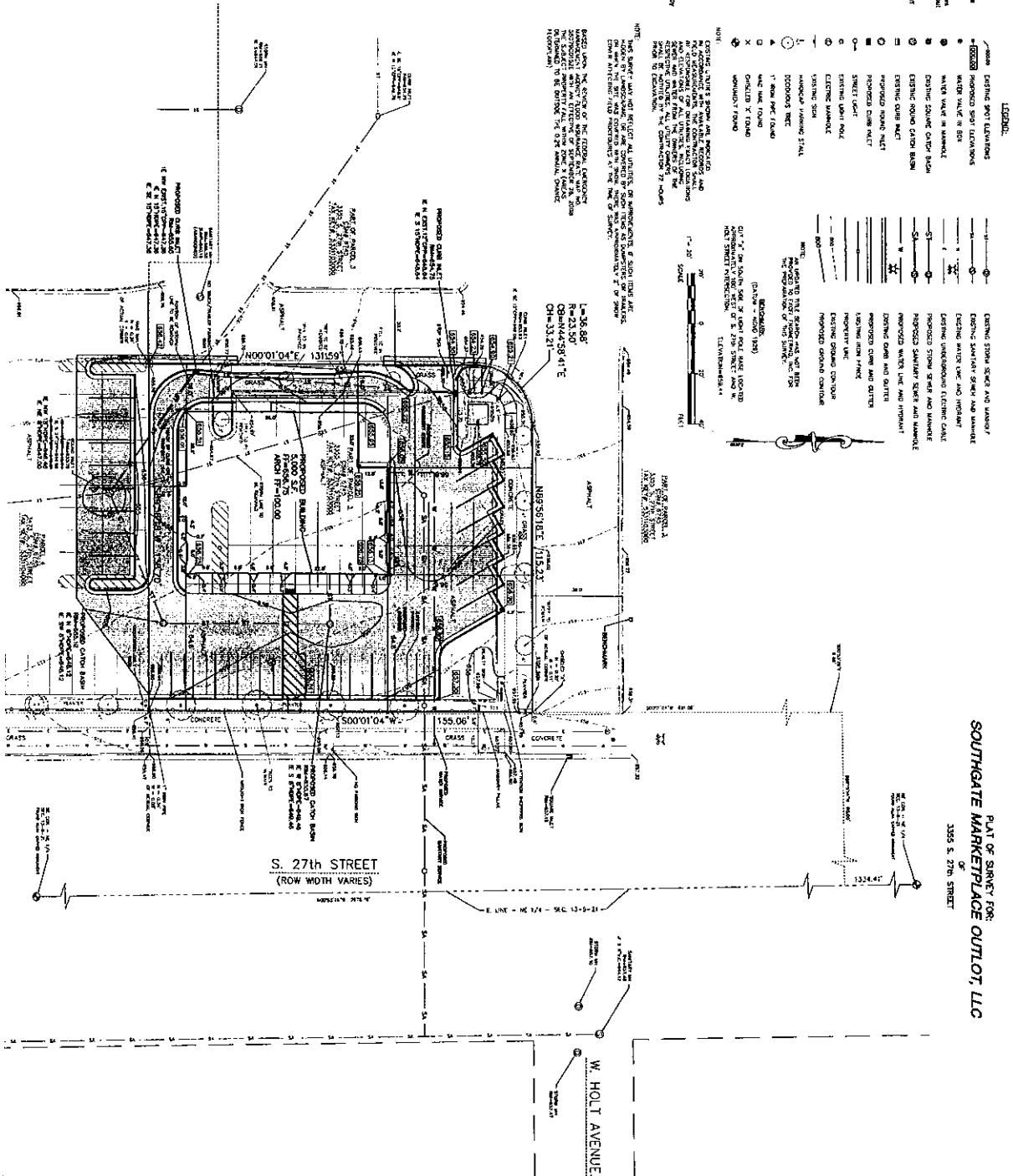
* WISCONSIN *
* MILWAUKEE *
* LIBRARY *
* NOV 1974 *

12-1/2



This pilot of survey was required by the City of Milwaukee as part of the sale plan approval process. The CSM creating the subject property has not been recorded and an unrecorded copy of said CSM was used to define the boundaries of the subject property.

TOTAL AREA
0.491 ACRES
(21,388 sq. ft.)



3355 S. 27th STREET

OWNER:
SOUTHGATE MARKETPLACE OUTLOT, LLC
10345 N. PORT WASHINGTON ROAD
SUITE 175
MEQUON, WI 53092

PROJECT:
3355 RETAIL
3355 S. 27th STREET
MILWAUKEE, WI 53215

SHEET ISSUE:

01-27-2012

REVISIONS

Abstract

8 NUMBER:

SHEET

1

- 5 -

EXHIBIT 3

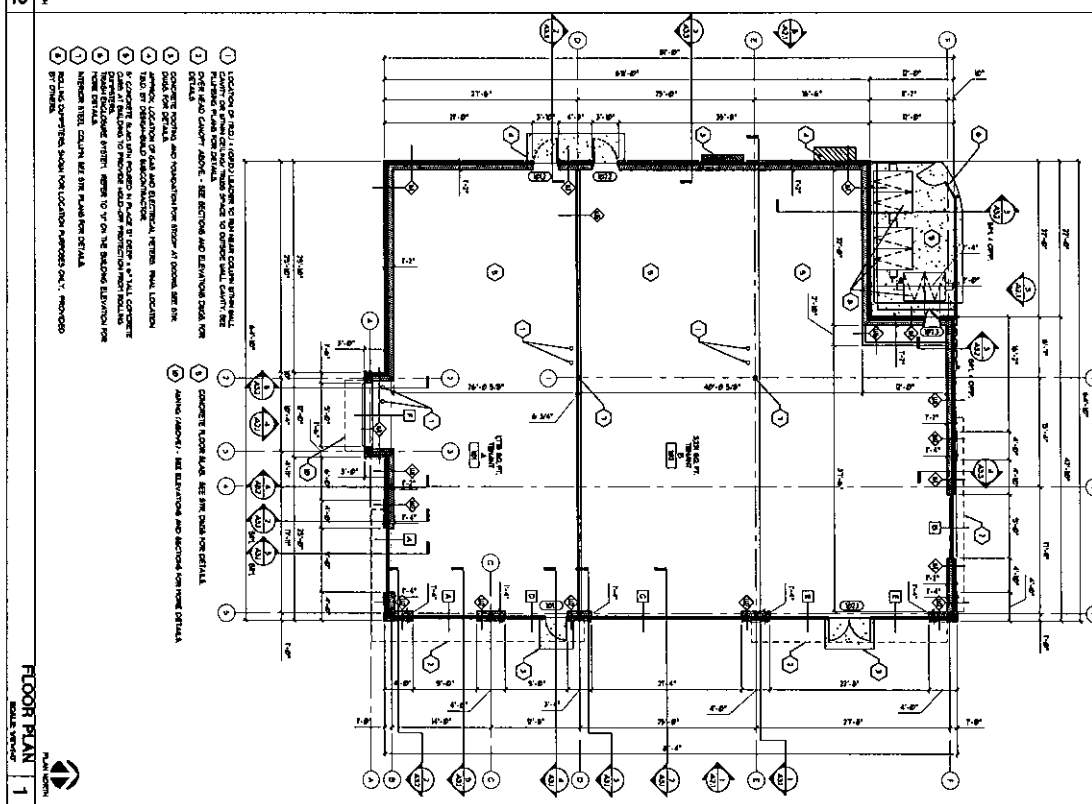
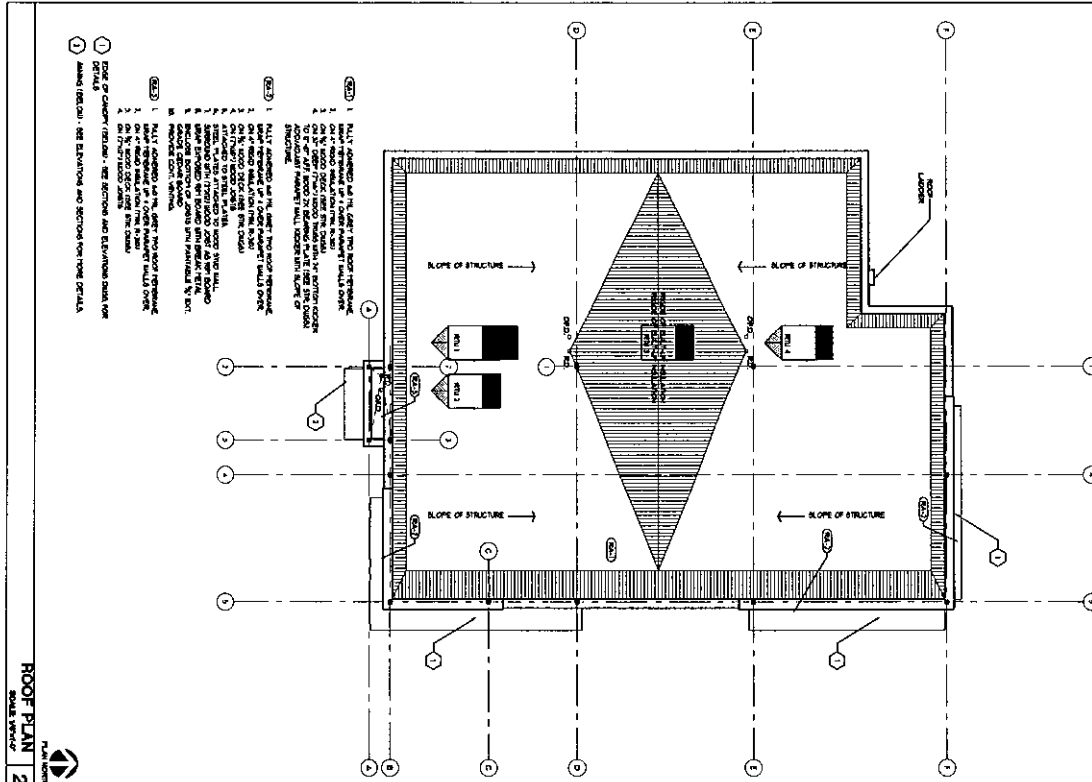
SITE PLAN

{see attached}

EXHIBIT 4

FLOOR PLAN

{see attached}



DO NOT SCALE THIS SHEET

PULL SIZE PRINT = 36" x 36" SHEET

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REV. #	REV. DATE	DESCRIPTION	REV. BY
1	02/02/02	TENANT APPROVAL SET	VHC
2			
3			
4			
5			
6			
7			
8			
9			
10			

NOT FOR CONSTRUCTION

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel: 414.302.1789 Fax: 414.302.1781

Shoppes at Southgate
3356 27TH STREET
MILWAUKEE, WI

FLOOR PLAN
Drawing Title: FLOOR PLAN
Scale: 1/8" = 1'-0"
Date: 02/02/02
Author: J.A.N.
Checker: W.H.C.
Status: 10-006

EXHIBIT 5

BUILDING ELEVATION

{see attached}



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EXHIBIT 6

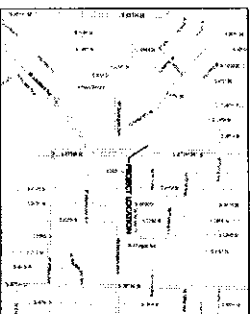
PLANS

{see attached}

PLAN SPECIFICATIONS (BASED ON CSI FORMAT)

[illegible]

SHEET	SHEET TITLE
C1.0	ONE COVER AND STATIONARY START
C1.1	ENGINE, SET AND DEMONSTRATION PLAN
C1.2	SET PLAN
C1.3	CANONIC AND REGION CENTER PLAN
C1.4	UTILITY PLAN
C1.5	REGION CENTER/DEPARTMENTAL MANAGEMENT NOTES AND DETAILS
C1.6	LANDSCAPE PLAN

[illegible]

PROJECT LOCATION MAP

CIVIL COVER AND SPECIFICATION SHEET

[illegible]

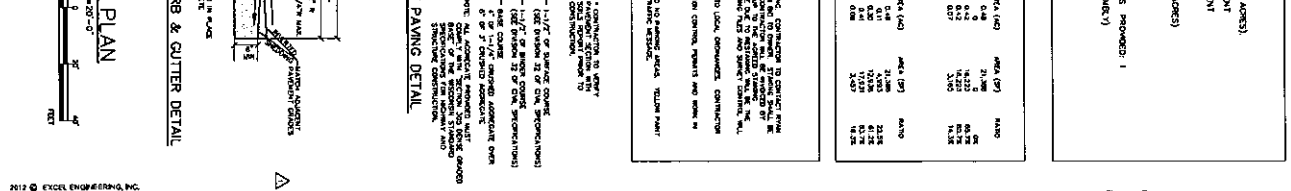
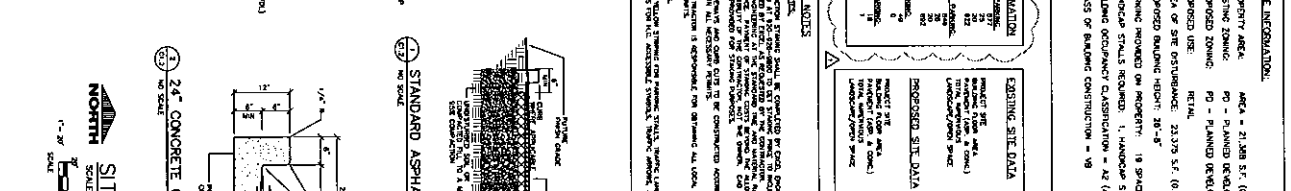
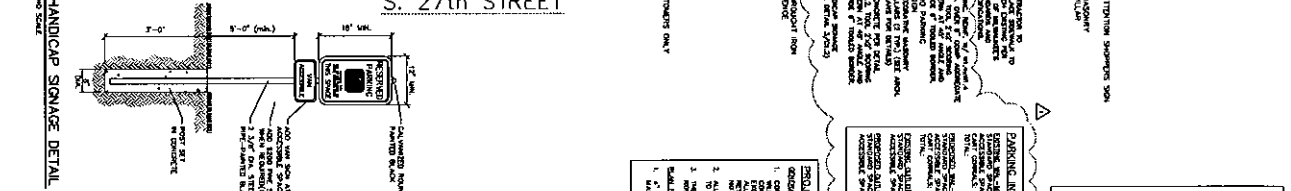
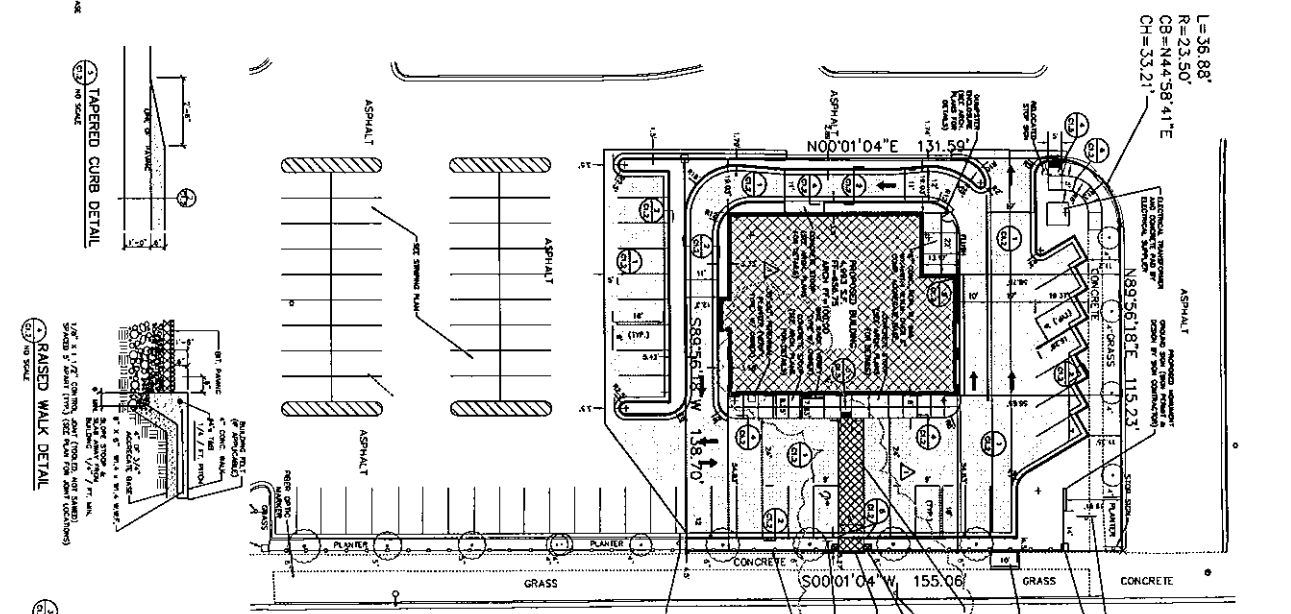
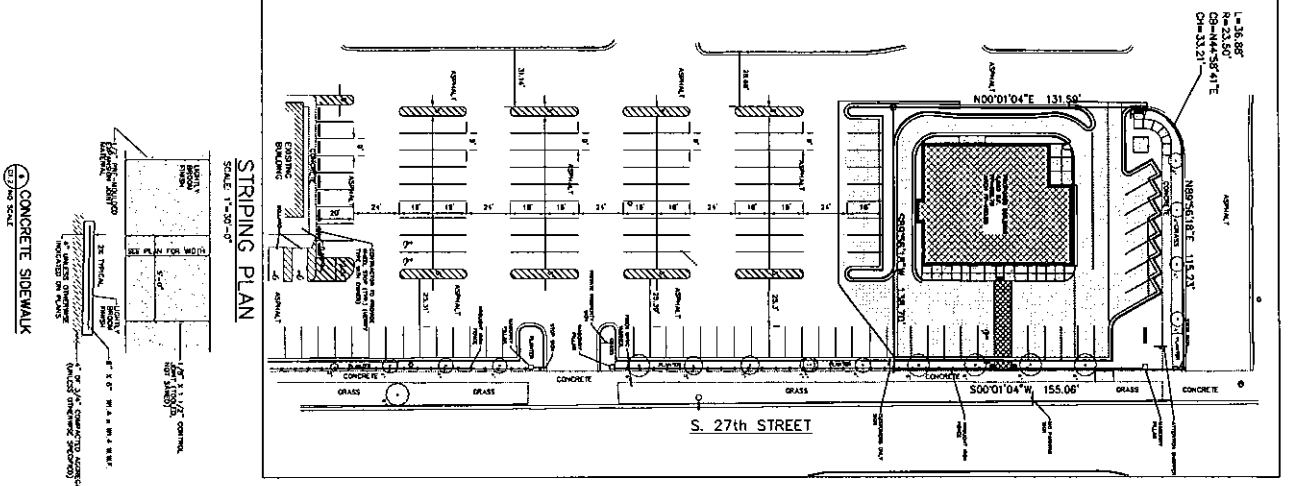
OWNER:
SOUTHGATE MARKETPLACE OUTLOT, LLC
10345 N. PORT WASHINGTON ROAD
SUITE 175
MEQUON, WI 53092

PROJECT:
3355 RETAIL
3355 27TH STREET
MILWAUKEE, WI

SHEET ISSUE
JANUARY 27, 2012
SEE TITLE SHEET TO COMPARE
THAT THIS SHEET HAS BEEN
ISSUED FOR CONSTRUCTION
REVISIONS:

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C1.0



PROJECT:
3355 RETAIL
3355 27TH STREET
MILWAUKEE, WI

OWNER:
SOUTHGATE MARKETPLACE OUTLOT, LLC
10345 N. PORT WASHINGTON ROAD
SUITE 175
MEQUON, WI 53092

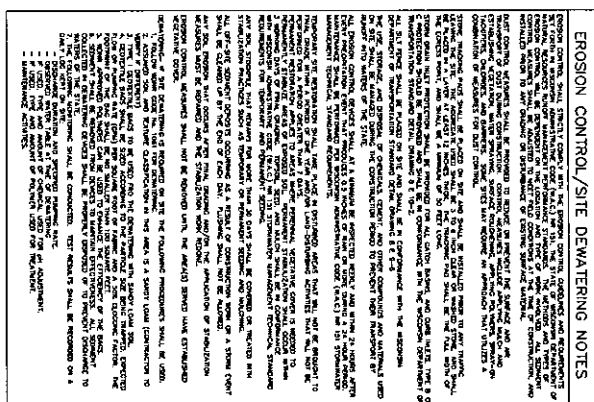
EXCEL ENGINEERING
1200 N. WISCONSIN AVENUE
SUITE 200
MILWAUKEE, WI 53233
TEL: 414.224.1100
WWW.EXCEL-ENGINEERING.COM

SHEET ISSUE:
DATE: 07/27/2017
BY: J. B. BROWN
CHECKED: J. B. BROWN
REVISIONS:
1. REVISION 1.012

JOB NUMBER:
1200980

SHEET:
C12

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GRADING AND EROSION CONTROL PLAN



Excel
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Abeyaratne & Bhatia / *Journal of Interpersonal Violence* 23(1) 11

OWNER:
SOUTHGATE MARKETPLACE OUTLOT, LLC
10345 N. PORT WASHINGTON ROAD
SUITE 175
MEQUON, WI 53092

PROJECT:
3355 RETAIL
3355 27TH STREET
MILWAUKEE, WI

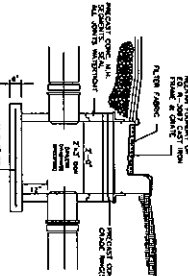
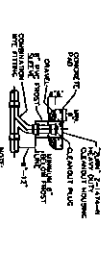
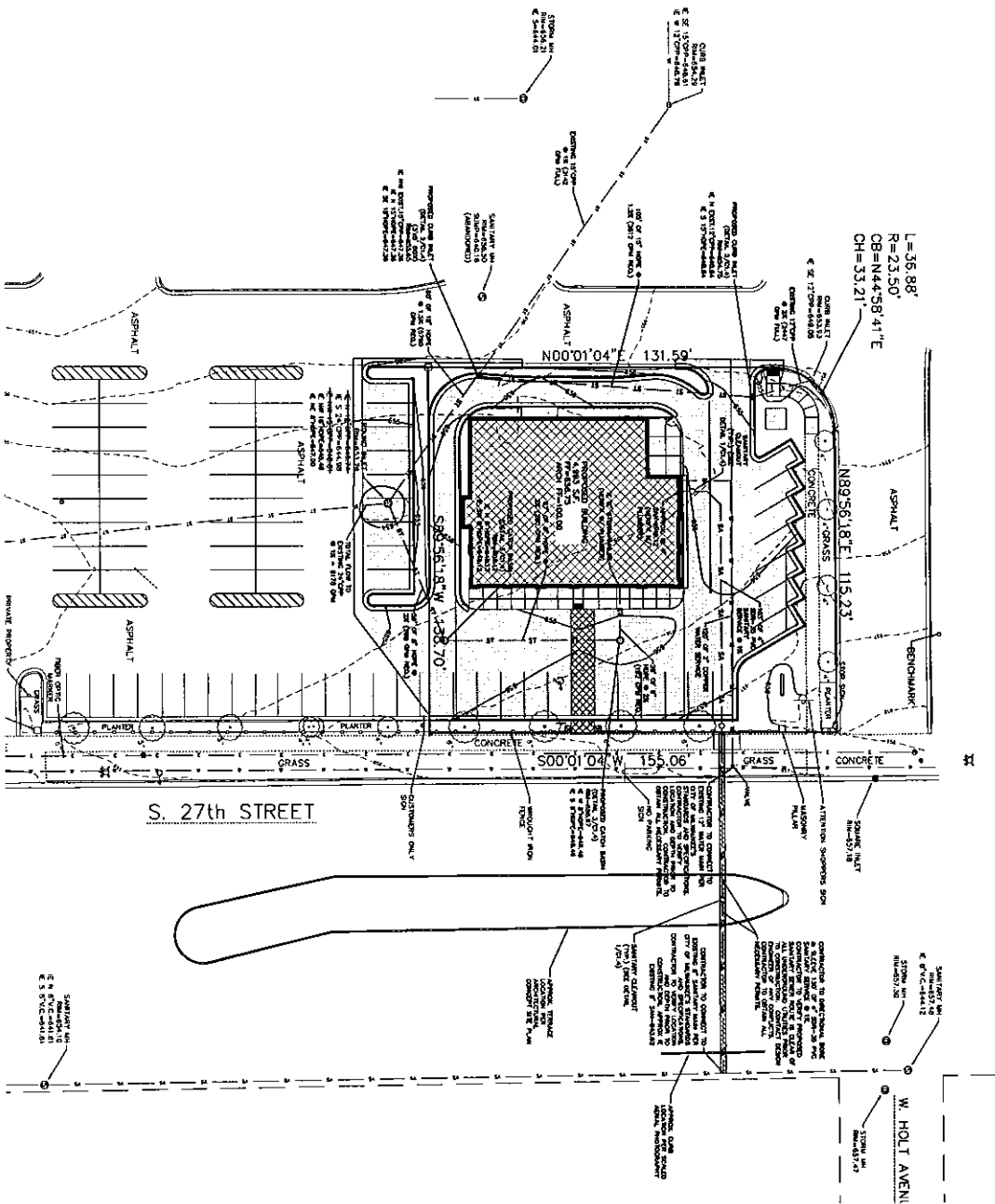
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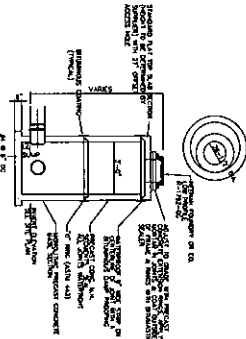
JOB NUMBER:
1200960

SHEET

C1.3

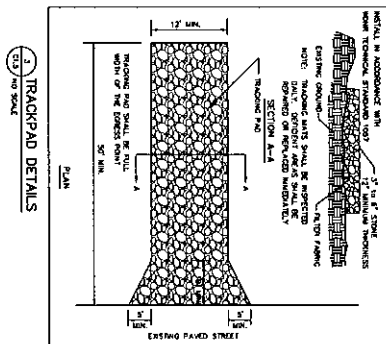
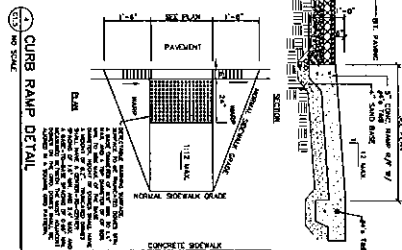
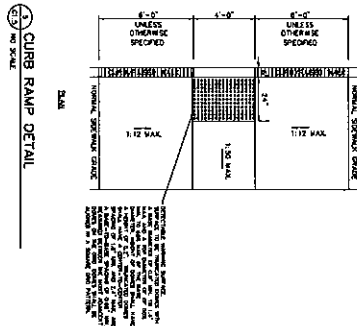
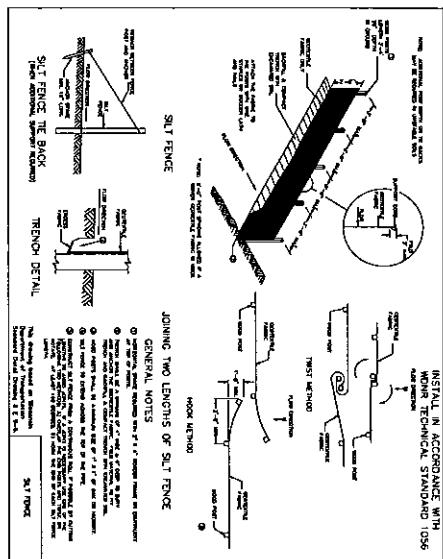
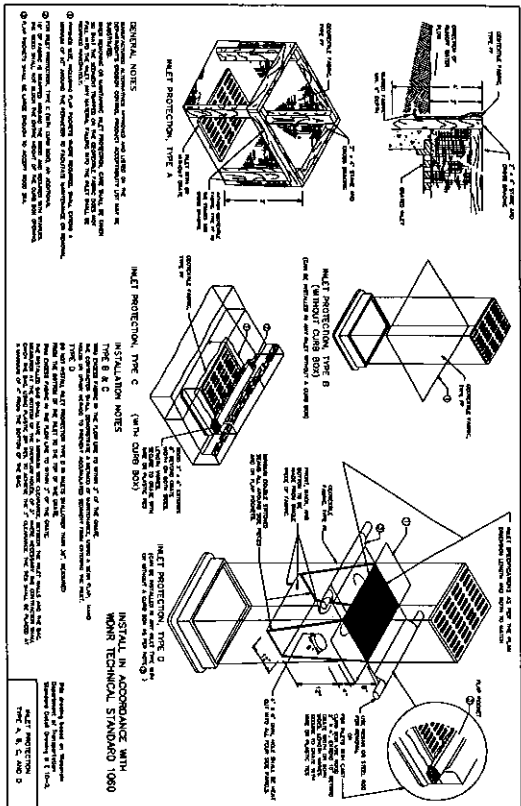


2. CATCH BASIN DETAIL
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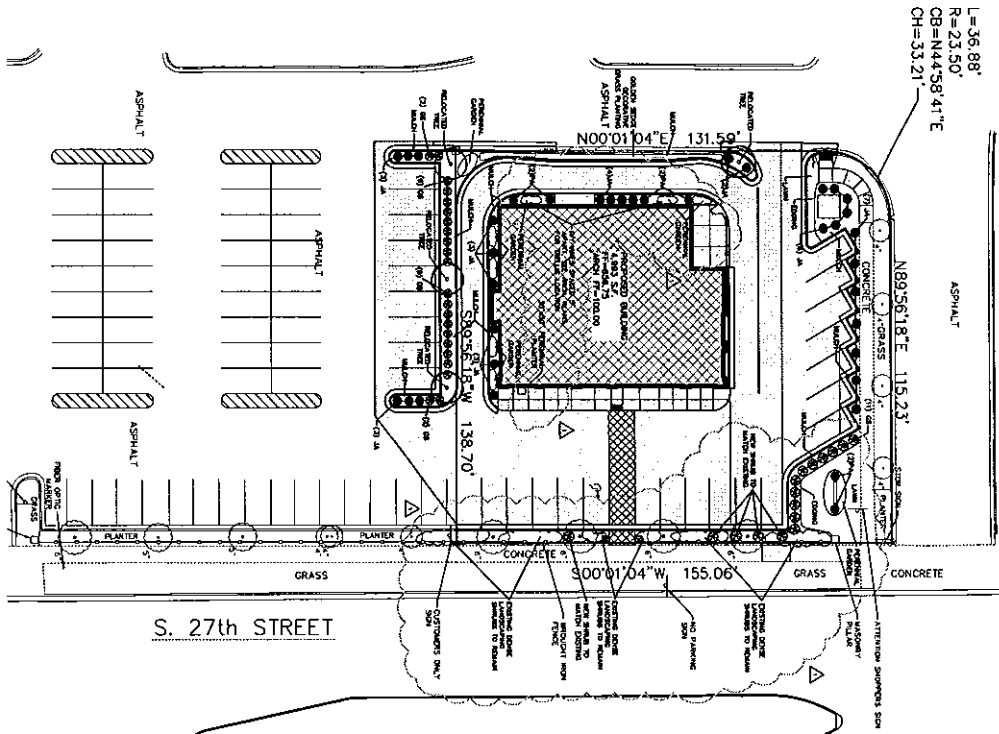


UTILITIES PLAN
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NORTH

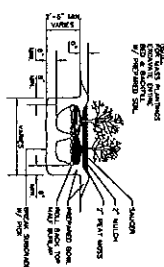
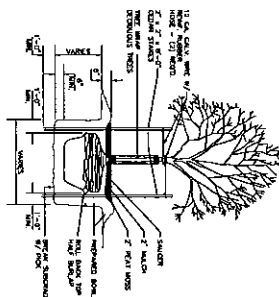




EROSION CONTROL/STORMWATER MANAGEMENT NOTES AND DETAILS



LANDSCAPING NOTES			
MARK	COMMON NAME	BOTANICAL NAME	PLANT NO.
1	SHRUB		1
2	TREE		2
3	PERENNIAL		3
4	ANNUAL		4
5	WATER FEATURE		5
6	ROCK		6
7	WALKWAY		7
8	BIOME		8



NORTH
 SCALE: 1" = 20'-0"
 LANDSCAPE PLAN
 SCALE: 1" = 20'-0"
 0 20 40 60 80 100
 FEET

PROJECT:
 3355 RETAIL
 3355 27TH STREET
 MILWAUKEE, WI

OWNER:
 SOUTHGATE MARKETPLACE OUTLOT, LLC
 10345 N. PORT WASHINGTON ROAD
 SUITE 175
 MEQUON, WI 53092

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 SHEET
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 JOB NUMBER:
 1200960
 SHEET
 C1.6

EXHIBIT 7

MONUMENT SIGN

{see attached}

**AMERICAN
SIGN FACTORY**



**SURE LIGHT
SIGN COMPANY**

Mary Kowalski

Account Executive

4811 W. Woodworth Ave.
Milwaukee, WI 53218

office: 414.353.3666 ext. 13

cell: 414.243.6943

fax: 414.353.6928

maryk@american-sign.com

LOCATION 3355 S. 27TH STREET
MILWAUKEE WI.

DOUBLE FACE INT. ILLUMINATED SIGN STANDARD FLUORESCENTS/UL
ALUM. CABINET WITH [2] SEPERATE LEXAN FACES
GRAPHICS AS SHOWN AT THIS TIME
ALUM. CAP ON TOP
ALUM LETTERS ADDRESS/NAME ON BRICK BASE

