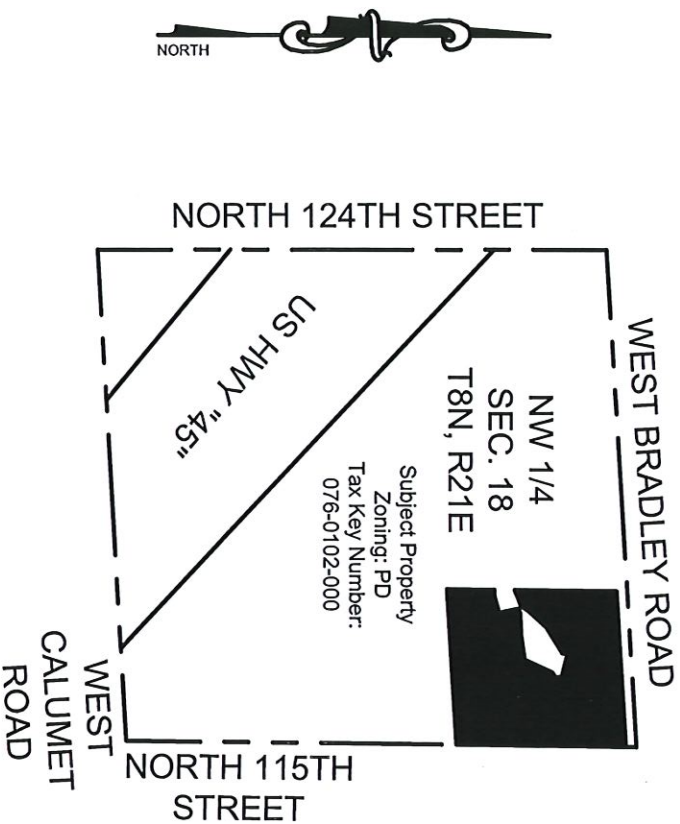


CERTIFIED SURVEY MAP NO. _____

Being a redivision of Parcel 2 of Certified Survey Map No. 6858, in the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 8 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin

VICINITY SKETCH
SCALE 1"=1000'



APRIL 5, 2021

Prepared for:
Parr Place & Boardwalk LLC
780 Elm Grove Road
Elm Grove, WI 53122

Prepared By:

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD 1 SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEGJOB#1426.00
SHEET 1 OF 7

| | |
|----------------------------------|------------------------------------|
| INFRASTRUCTURE SERVICES DIVISION | Central Drafting & Records Manager |
| ENGR. IN CHARGE | 5/28/2021 |
| CITY ENGINEER | APPROVED |

DEPARTMENT OF CITY
DEVELOPMENT
CITY OF MILWAUKEE

FEB 04 2021

STAFF APPROVED

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Parcel 2 of Certified Survey Map No. 6858, in the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 8 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin

NW CORNER, NW 1/4
SEC. 18, T8N, R21E
(FOUND CONC. MON. W/ BRASS CAP)
N=429,667.44; E=2,516,503.56
(WISCONSIN STATE PLANE CO-
ORDINATE SYSTEM, SOUTH ZONE)

WEST BRADLEY ROAD

NORTH LINE OF THE NW 1/4 SEC. 18, T8N, R21E
(R) N86°43'58"E N86°43'43"E 2582.11'
N86°43'43"E 805.86'

749.79'

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

LOT 1
379,263 SQ. FT.
8.7067 ACRES

INGRESS EGRESS
ACCESS EASEMENT FOR
THE BENEFIT OF LOT 2

PARCEL 1
C.S.M. NO. 6858
OWNER: WBR
PROPERTY
GROUP LLC

((R) N00°33'19"E)
N00°33'04"E 529.08'

SEE SHEET 4 FOR
BOUNDARY LINE
TABLE



246.07'
N00°33'04"E
((R) N00°33'19"E)

LOT 2
268,405 SQ. FT.
6.1617 ACRES

GRAPHICAL
SCALE (FEET)
0 1" = 150'

((R) S86°43'12"W CSM 4847)
((R) S86°43'58"W CSM 6858)

LOT 1
C.S.M. NO. 4847
OWNER:
LSOP WI LLC

LOT 2
C.S.M. NO. 4847
OWNER:
LAKE PARK
PARTNERS LLC

SE CORNER, NW 1/4
SEC. 18, T8N, R21E
(FOUND CONC. MON.
W/ BRASS CAP)



APRIL 5, 2021

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD 1 SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEGJOB#1426.00
SHEET 2 OF 7

PARCEL 1
C.S.M. NO. 5329
OWNER: THE GC NET LEASE
(MILWAUKEE) INVESTORS LLC

NE CORNER, NW 1/4 SEC. 18, T8N, R21E
(FOUND CONC. MON. W/ ALUMINUM CAP)
N=429,814.78; E=2,519,81.22

S00°33'01"W 881.26'
((R) S00°32'33"W CSM 4863 & 5329)
((R) S00°33'19"W CSM 6858)
EAST LINE OF THE NW 1/4
SEC. 18, T8N, R21E

OWNER:
PLAINSE

PARCEL 1
C.S.M. NO. 4863

S00°33'01"W 2646.69'

S86°43'43"W 805.86'

((R) S86°43'12"W CSM 4847)
((R) S86°43'58"W CSM 6858)

LOT 1
C.S.M. NO. 4847
OWNER:
LSOP WI LLC

LOT 2
C.S.M. NO. 4847
OWNER:
LAKE PARK
PARTNERS LLC

SE CORNER, NW 1/4
SEC. 18, T8N, R21E
(FOUND CONC. MON.
W/ BRASS CAP)



APRIL 5, 2021

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD 1 SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEGJOB#1426.00
SHEET 2 OF 7

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Parcel 2 of Certified Survey Map No. 6858, in the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 8 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin

NW CORNER, NW 1/4
SEC. 18, T8N, R21E
(FOUND CONC. MON. W/ BRASS CAP)
N=429,667.44; E=2,516,503.56
(WISCONSIN STATE PLANE CO-
ORDINATE SYSTEM, SOUTH ZONE)

WEST BRADLEY ROAD

NORTH LINE OF THE NW 1/4 SEC. 18, T8N, R21E
((R) N86°43'58"E) N86°43'43"E 2582.11'
N86°43'43"E 805.86'

10' WISCONSIN ELECTRIC
POWER COMPANY EASEMENT
PER DOC. 10869833 & 10222619

EXISTING
BUILDING
67,804 SQ. FT.
CENTERLINE OF A
15' EASEMENT
PER DOC. 9363306

NE CORNER, NW 1/4 SEC. 18, T8N, R21E
(FOUND CONC. MON. W/ ALUMINUM CAP)
N=429,814.78; E=2,519,81.22

CENTERLINE OF A 12'
WISCONSIN ELECTRIC
POWER COMPANY
EASEMENT PER
DOC. 10869833

((R) N00°33'19"E)
N00°33'04"E 529.08'

CENTERLINE OF A
12' WISCONSIN
ELECTRIC POWER
COMPANY
EASEMENT AND
WISCONSIN BELL
EASEMENT PER
DOC. 9363306



246.07'
N00°33'04"E
((R) N00°33'19"E)

LOT 2

WISCONSIN ELECTRIC POWER
COMPANY EASEMENT PER
DOC. 10222619

CENTERLINE OF A 12'
WISCONSIN ELECTRIC POWER
COMPANY EASEMENT PER
DOC. 10222619

S00°33'01"W 881.26'
((R) S00°32'33"W CSM 4863 & 5329)
((R) S00°33'19"W CSM 6858)
EAST LINE OF THE NW 1/4
SEC. 18, T8N, R21E

((R) S86°43'12"W CSM 4847)
((R) S86°43'58"W CSM 6858)

S86°43'43"W 805.86'

SEE SHEET 4 FOR
BOUNDARY LINE TABLE

SE CORNER, NW 1/4
SEC. 18, T8N, R21E
(FOUND CONC. MON.
W/ BRASS CAP)



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

GRAPHICAL
SCALE (FEET)



APRIL 5, 2021

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

PEGJOB#1426.00
SHEET 3 OF 7

CERTIFIED SURVEY MAP NO. _____

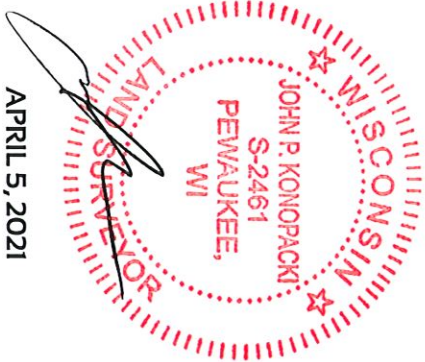
Being a redivision of Parcel 2 of Certified Survey Map No. 6858, in the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 8 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin

| LINE TABLE | | |
|------------|-------------|----------|
| LINE NO. | BEARING | DISTANCE |
| L1 | N88°44'48"E | 35.28' |
| R | N88°45'03"E | |
| L2 | N74°38'31"E | 86.80' |
| R | N74°38'46"E | |
| L3 | N11°59'31"W | 101.87' |
| R | N11°59'16"W | |
| L4 | N64°11'56"E | 23.42' |
| R | N64°12'11"E | |
| L5 | N87°42'00"E | 120.78' |
| R | N87°42'15"E | |
| L6 | N81°38'32"E | 124.54' |
| R | N81°38'47"E | |
| L7 | N24°15'10"E | 157.15' |
| R | N24°15'25"E | |
| L8 | N54°41'40"E | 29.52' |
| R | N54°41'55"E | |

R= RECORDED AS

| LINE TABLE | | |
|------------|-------------|----------|
| LINE NO. | BEARING | DISTANCE |
| L9 | N05°11'41"W | 33.59' |
| R | N05°11'26"W | |
| L10 | N76°07'01"W | 111.63' |
| R | N76°06'46"W | |
| L11 | S59°24'05"W | 10.94' |
| R | S59°24'20"W | |
| L12 | S05°46'46"W | 17.59' |
| R | S05°47'01"W | |
| L13 | S58°15'18"W | 158.55' |
| R | S58°15'33"W | |
| L14 | S42°20'44"W | 134.85' |
| R | S42°20'59"W | |
| L15 | S24°32'22"W | 33.59' |
| R | S24°32'37"W | |
| L16 | S68°44'21"W | 94.63' |
| R | S68°44'36"W | |

| EASEMENT LINE TABLE | | |
|---------------------|-------------|----------|
| LINE NO. | BEARING | DISTANCE |
| L17 | S00°33'04"W | 18.20' |
| L18 | S59°24'05"W | 93.48' |
| L19 | N00°33'04"E | 47.34' |
| L20 | S76°07'01"E | 125.30' |
| L21 | S05°11'41"E | 39.31' |
| L22 | S00°33'04"W | 84.88' |
| L23 | S89°26'56"E | 104.50' |



- 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 (NAD 1927). The north line of the Northwest 1/4 of Section 18, Township 8 North, Range 21 East bears N86°43'43"E. (CSSD JANUARY 2019)

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Parcel 2 of Certified Survey Map No. 6858, in the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 8 North, Range 21 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, mapped and divided all of Parcel 2 of Certified Survey Map No. 6858, as recorded in the Register of Deeds office for Milwaukee County as Document No. 7949017, in the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 8 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin, described as follows:

Commencing at the northeast corner of the Northwest 1/4 of said Section 18; Thence South 00°33'01"W along the east line of said Northwest 1/4, 55.12 feet to the south right of way line of West Bradley Road and the Point of Beginning;

Thence continuing South 00°33'01" West along said east line, 881.26 feet to the north line of Certified Survey Map No. 4847;

Thence South 86°43'43" West along said north line, 805.86 feet to the east line of Parcel 1 of Certified Survey

Map No. 6856;

Thence the following courses along said east line:

North 00°33'04" East, 246.07 feet; North 88°44'48" East, 35.28 feet; North 74°38'31" East, 86.80 feet; North 11°59'31" West, 101.87 feet; North 64°11'56" East, 23.42 feet; North 87°42'00" East, 120.78 feet; North 81°38'32" East, 124.54 feet; North 24°15'10" East, 157.15 feet; North 54°41'40" East, 29.52 feet; North 05°11'41" West, 33.59 feet; North 76°07'01" West, 111.63 feet; South 59°24'05" West, 10.94 feet; South 05°46'46" West, 17.59 feet; South 58°15'18" West, 158.55 feet; South 42°20'44" West, 134.85 feet; South 24°32'22" West, 33.59 feet; South 68°44'21" West, 94.63 feet; North 00°33'04" East, 529.08 feet to the aforesaid south right of way line of West Bradley Road;

Thence North 86°43'43" East along said south right of way line, 805.86 feet to the Point of Beginning.

Containing 647,668 square feet (14.8684 acres) of land, more or less.

That I have made the survey, land division, and map by the direction of PARK PLACE & BOARDWALK, 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 5, 2021

Signature: _____

Print Name: John P. Konopacki

Professional Land Surveyor, Number: S-2461

(Surveyor's Seal)



CERTIFIED SURVEY MAP NO. _____

Being a redivision of Parcel 2 of Certified Survey Map No. 6858, in the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 8 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin

ENTITY OWNER'S CERTIFICATE

PARK PLACE & BOARDWALK, 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 entity caused the land described on this certified survey map to be surveyed, divided and mapped 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: May 3, 2021

Entity Name: PARK PLACE & BOARDWALK, LLC

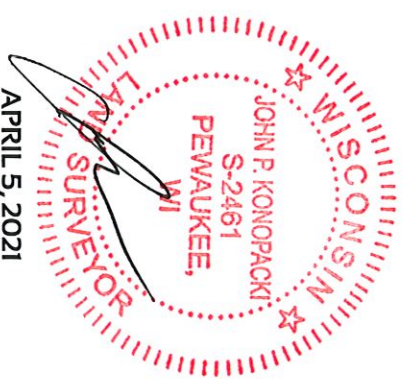
Signature: [Signature]

Print Name: Jason Luther

Title: Manager

STATE OF WISCONSIN

WAUKESHA COUNTY



APRIL 5, 2021

Personally came before me this 3RD day of MAY, 2021, JASON LUTHER (name), the MANAGER (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 Name: ANDREA ANDERSON

Notary Public for WISCONSIN

My commission expires: MAY 11, 2022



CONSENT OF ENTITY MORTGAGEE

WESTBURY BANK (corporate or entity name), a STATE BANK duly organized and existing under and by virtue of the laws of the State of WISCONSIN, as mortgagee of the above described land, consents to the surveying, dividing and mapping of the land described on this map and in the surveyor's certificate, and to the certificate of the owner(s) of said land.

Date: May 4, 2021

Entity Name: WESTBURY BANK

Signature: [Signature]

Print Name: DAN GRIMM

Title: VICE PRESIDENT

STATE OF WISCONSIN

WAUKESHA COUNTY

Personally came before me this 4th day of MAY, 2021, DAN GRIMM VICE PRESIDENT (name and 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 Name: PATRICIA A. BARBER

Notary Public, State of WISCONSIN

My commission expires: 6-3-2022

(Notary 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



CERTIFIED SURVEY MAP NO. _____

Being a redivision of Parcel 2 of Certified Survey Map No. 6858, in the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 8 North, Range 21 East, 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 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: 07/27/2021

Signature: Spencer F. Kuyper, DEPUTY

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. 210703, adopted by the Common Council of the City of Milwaukee on 9-1-2021.

Date: 9-8-2021

Signature: [Signature]

Print Name: James R. Owczarski
(City Clerk)



APRIL 5, 2021

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD 1 SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461