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ISRAEL RAMON  
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Milwaukee County, WI  
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Memorandum of Agreements

Document Number \_\_\_\_\_

MEMORANDUM OF AGREEMENTS

NOTICE IS HEREBY GIVEN that (1) a Purchase and Sale Agreement: SONA Lofts, (2) a Development Agreement, and (3) a Development Financing Agreement have been made and entered into as of the 23 day of December, 2021 (collectively, the "Agreements"), by and among the COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF WEST ALLIS, a separate body politic created by ordinance by the City of West Allis, pursuant to Section 66.1335 of the Wisconsin Statutes, SONA LOFTS LLC, a Wisconsin limited liability company, and its successors and assigns, and, as applicable, the City of West Allis, Wisconsin, wherein the parties have set forth certain terms and conditions governing the sale, purchase, and development of certain lands located in the City of West Allis, Milwaukee County, State of Wisconsin, legally described on Exhibit "A", attached hereto and made a part hereof.

This space is reserved for recording data

Return to

Joshua P. Roling  
Foley & Lardner LLP  
777 East Wisconsin Ave.  
Milwaukee, Wisconsin 53202

Parcel Identification Number/Tax Key Number

Part of 454-0648-000

For Notice Purposes. This Memorandum of Agreements (this "Memorandum") is entered into for notice purposes only, and anyone relying hereon is put on notice that this Memorandum is only a summary of certain terms and conditions set forth in the Agreements, and the Agreements contain additional terms and conditions not set forth herein, including an agreement requiring, under certain circumstances, payments in lieu of taxes. Nothing contained herein shall modify or amend the terms of the Agreements, and if the terms of this Memorandum conflict with the terms of the Agreements, the Agreements shall control.

Counterparts. This Memorandum may be executed in one or more counterparts which, when taken together, shall constitute one original.

(SIGNATURE PAGE FOLLOWS)

This instrument was drafted by: Joshua P. Roling, Esq., Foley & Lardner LLP, 777 East Wisconsin Ave Milwaukee, WI 53202.

IN WITNESS WHEREOF, the undersigned have executed and delivered this Memorandum of Agreements.

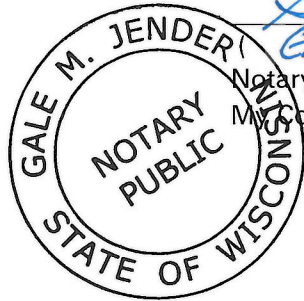
COMMUNITY DEVELOPMENT AUTHORITY OF  
THE CITY OF WEST ALLIS

By: *[Signature]*  
Name: Patrick Schless  
Its: Executive Director

State of Wisconsin )  
                                  ) ss  
Milwaukee County )

Personally came before me this 21 day of December, 2021, Patrick Schless, the Executive Dir. of the Community Development Authority of the City of West Allis, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same on behalf of said Authority.

*Gale M Jender* (SEAL)  
*Gale M Jender* )  
Notary Public, State of Wisconsin  
My Commission Expires: 10/8/24



SONA LOFTS LLC

By: Mandel/SoNa Lofts LLC  
Its: Manager

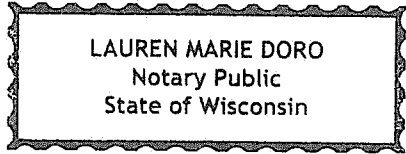
By: BR Mandel LLC  
Its: Manager

By: Barry R. Mandel  
Barry R. Mandel, Manager

State of Wisconsin )  
                                  ) ss  
Milwaukee County )

Personally came before me this 17 day of December, 2021, the above-named Barry R. Mandel, Manager of BR Mandel LLC, the Manager of Mandel/SoNa Lofts LLC, the Manager of SoNa Lofts LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same on behalf of said company.

Lauren Marie Doro (SEAL)  
(Lauren Marie Doro )  
Notary Public, State of Wisconsin  
My Commission Expires: April 16, 2023





## **EXHIBIT A**

### LEGAL DESCRIPTION

LOT 2 OF CERTIFIED SURVEY MAP NO. 9370, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN ON DECEMBER 2, 2021, AS DOCUMENT NO. 11193094, BEING A REDIVISION OF LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 8866, BEING A PART OF THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.