

MEMORANDUM OF AGREEMENTS

NOTICE IS HEREBY GIVEN that (1) a Purchase and Sale Agreement: SIX POINTS SQUARE LLC, (2) a Development Agreement, and (3) a Development Financing Agreement have been made and entered into as of the 10th day of January, 2025 (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, the CITY OF WEST ALLIS, and SIX POINTS SQUARE 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.

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.

DOC # 11478565
RECORDED
01/15/2025 10:30 AM
ISRAEL RAMON
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00
TRANSFER FEE:
FEE EXEMPT #:
***This document has been
electronically recorded and
returned to the submitter.***

This space is reserved for recording data

Return to
Six Points Square LLC
Attn: Jeffrey J. Hook
2921 North 70th Street
Milwaukee, WI 53210

Parcel Identification Number/Tax Key
Number

See Exhibit A

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

(SIGNATURE PAGE FOLLOWS)

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

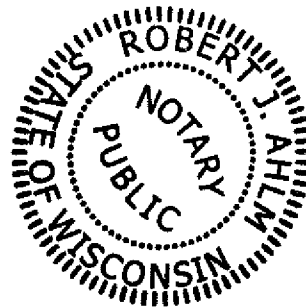
COMMUNITY DEVELOPMENT AUTHORITY OF
THE CITY OF WEST ALLIS

By: [Signature]
Name: Patrick Schloss
Its: Executive Director

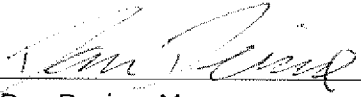
State of Wisconsin)
) ss
Milwaukee County)

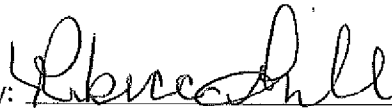
Personally came before me this 17th day of December, 2024, Patrick Schloss, the Executive Director of the Community Development Authority of the City of West Allis, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same on behalf of said Authority.

[Signature] (SEAL)
(Robert J Ahlman)
Notary Public, State of Wisconsin
My Commission Expires: 2/10/2026



CITY OF WEST ALLIS

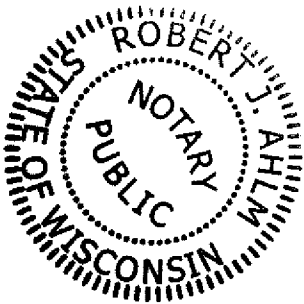
By: 
Dan Devine, Mayor

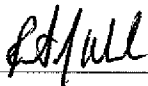
By: 
Rebecca Grill, City Clerk

State of Wisconsin)
) ss
Milwaukee County)

Personally, came before me this 17th day of December, 2024, Dan Devine, the Mayor 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 City.

____ (SEAL)

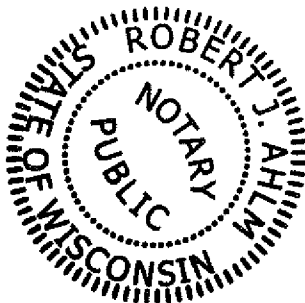


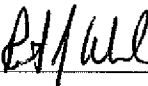

(Robert J Ahlm)
Notary Public, State of Wisconsin
My Commission Expires: 2/10/2026

State of Wisconsin)
) ss
Milwaukee County)

Personally, came before me this 17th day of December, 2024, Rebecca Grill, the City Clerk 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 City.


____ (SEAL)




(Robert J Ahlm)
Notary Public, State of Wisconsin
My Commission Expires: 2/10/2026


SIX POINTS SQUARE LLC,
a Wisconsin limited liability company

By: JJH3 SIX POINTS LLC, its Manager

By: 
Jeffrey J. Hook, its Manager

STATE OF WISCONSIN)
) ss.
COUNTY OF MILWAUKEE)

Personally, came before me this 10th day of January 2025, the above-named Jeffrey J. Hook, known to me to be the person who executed the foregoing instrument, on behalf of **SIX POINTS SQUARE LLC**, a Wisconsin limited liability company, as Manager of its Manager, JJH3 Six Points LLC, of and who acknowledged the same as the act and deed of said limited liability company.


Signature Notary Public, State of Wisconsin
Printed Name: Daniel Chipman
My Commission expires: August 25, 2025

THIS INSTRUMENT WAS DRAFTED BY:

Attorney Nicholas G. Chmurski
O'Neil, Cannon, Hollman, DeJong & Laing, S.C.
111 East Wisconsin Avenue, Suite 1400
Milwaukee, Wisconsin 53202

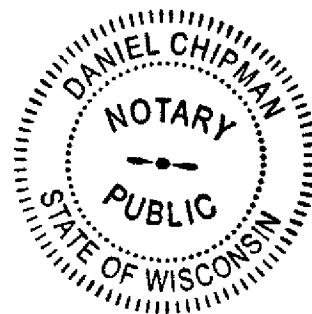


EXHIBIT A

Parcel A:

Lot numbered One (1), and the East Ten (10) feet of Lot numbered Two (2) in Block numbered One (1), in FIRST CONTINUATION OF SOLDIERS' HOME HEIGHTS SUBDIVISION, in the Southeast 1/4 of Section 34, Township 7 North, Range 21 East, in the City of West Allis, County of Milwaukee, State of Wisconsin.

Also: The West Twenty (20) feet of Lot Two (2), all of Lot Three (3) and the East Ten (10) feet of Lot Four (4), in Block One (1), in the FIRST CONTINUATION OF SOLDIERS' HOME HEIGHTS SUBDIVISION, of a part of the South East One-quarter (1/4) of Section Thirty-four (34), Township Seven (7) North, Range Twenty-one (21) East, in the City of West Allis, County of Milwaukee, State of Wisconsin.

[For Informational Purposes Only: Tax Parcel No. 439-0141-001. Property Address: 6400 West Greenfield Avenue]

Parcel B:

The West 20 feet of Lot 4 and the East 25 feet of Lot 5, in Block 1, in FIRST CONTINUATION OF SOLDIERS' HOME HEIGHTS SUBDIVISION, of a part of the Southeast 1/4 of Section 34, Township 7 North, Range 21 East, in the City of West Allis, County of Milwaukee, State of Wisconsin.

Also: The West 5 feet of Lot 5, all of Lot 6 and the East 1.78 feet of Lot 7, in Block 1, in FIRST CONTINUATION OF SOLDIERS' HOME HEIGHTS SUBDIVISION, of a part of the Southeast 1/4 of Section 34, Township 7 North, Range 21 East, in the City of West Allis, County of Milwaukee, State of Wisconsin.

[For Informational Purposes Only: Tax Parcel No. 439-0144-001. Property Address: 6414, 6416, 6418 and 6422 West Greenfield Avenue]

Parcel C:

The West 28.22 feet of Lot 7, Block 1 in the FIRST CONTINUATION OF SOLDIERS' HOMES HEIGHTS SUBDIVISION, of a part of the Southeast ¼ of Section 34, Township 7 North, Range 21 East, in the City of West Allis, County of Milwaukee, and State of Wisconsin.

[For Informational Purposes Only: Tax Parcel No. 439-0145-002. Property Address: 6424 and 6426 West Greenfield Avenue]

Parcel D:

Lot 8, in Block 1, in FIRST CONTINUATION OF SOLDIERS' HOME HEIGHTS SUBDIVISION, of a part of the Southeast $\frac{1}{4}$ of Section 34, in Township 7 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

[For Informational Purposes Only: Tax Parcel No. 439-0146-000]

Parcel E:

THE FIRST CONTINUATION OF SOLDIERS' HOME HEIGHTS SUBDIVISION, Lot 9, Block 1, and the South 15 feet of Lot 12, Block 11, in the SECOND CONTINUATION OF SOLDIERS HOME HEIGHTS SUBDIVISION, in the City of West Allis, County of Milwaukee, State of Wisconsin.

[For Informational Purposes Only: Tax Parcel No. 439-0147-001. Property Address: 1351 South 64 Street]