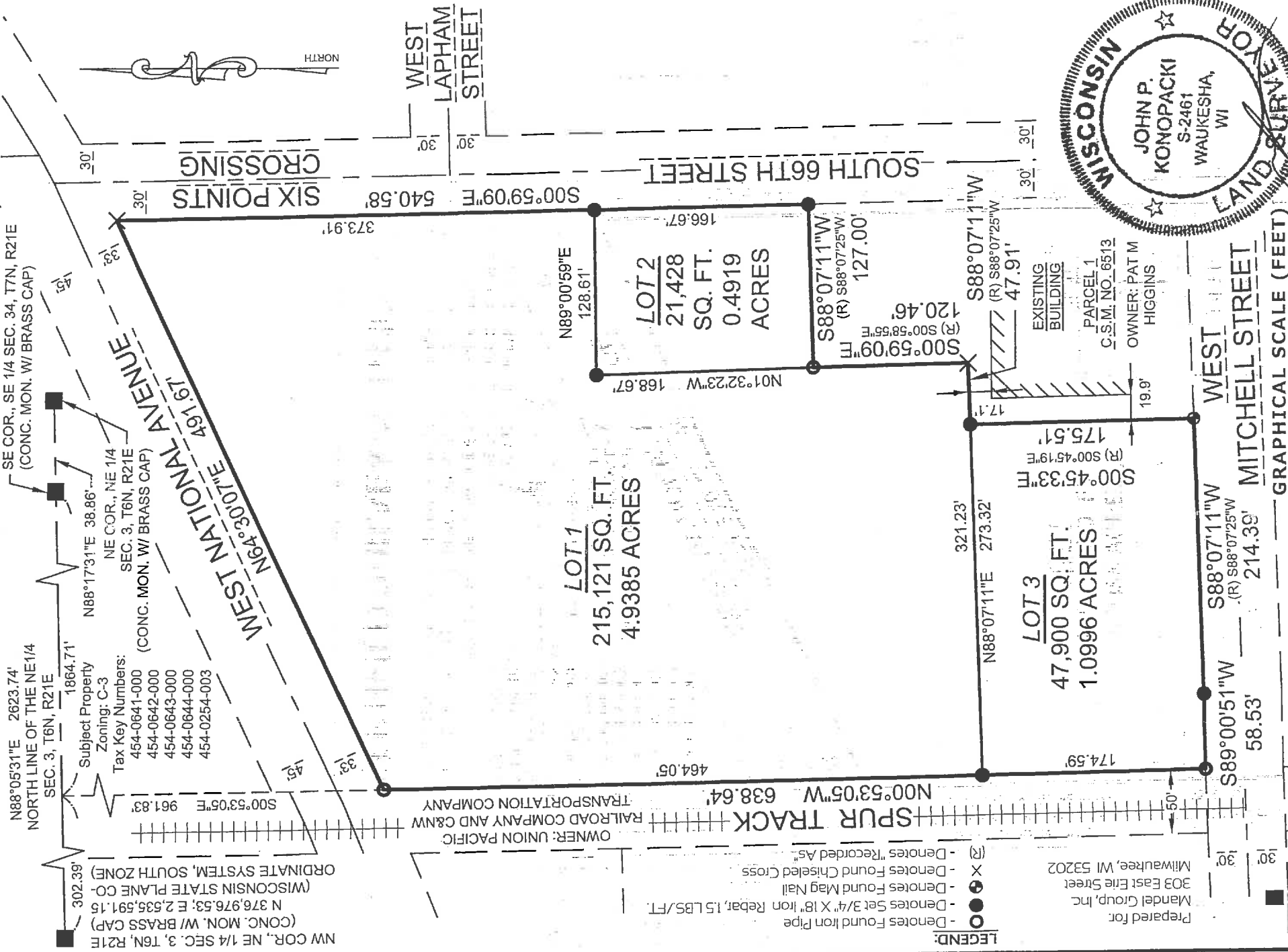


CERTIFIED SURVEY MAP NO. 8866

Lots 1, 2, 3 and 4 of Certified Survey Map No. 8231 and Parcel 2 of Certified Survey Map No. 6513, 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, City of West Allis, Milwaukee County, Wisconsin.



NW COR., NE 1/4 SEC. 3, T6N, R21E
(CONC. MON. W/ BRASS CAP)
N 376.976.53; E 2,535.591.15
(WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE)
302.39'

N88°05'31"E 2623.74'
NORTH LINE OF THE NE1/4 SEC. 3, T6N, R21E

Subject Property
Zoning: C-3
Tax Key Numbers:
454-0641-000
454-0642-000
454-0643-000
454-0644-000
454-0254-003

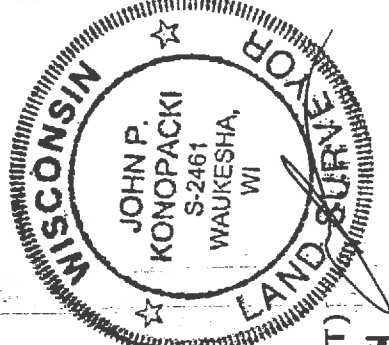
SE COR., SE 1/4 SEC. 34, T7N, R21E
(CONC. MON. W/ BRASS CAP)

NE COR., NE 1/4 SEC. 3, T6N, R21E
(CONC. MON. W/ BRASS CAP)

LEGEND:

- - Denotes Found Iron Pipe
- - Denotes Set 3/4" X 18" Iron Rebar, 15 LBS./FT.
- ⊕ - Denotes Found Mag Nail
- × - Denotes Found Chiseled Cross
- (R) - Denotes "Recorded As"

Prepared for
Mandel Group, Inc
303 East Erie Street
Milwaukee, WI 53202



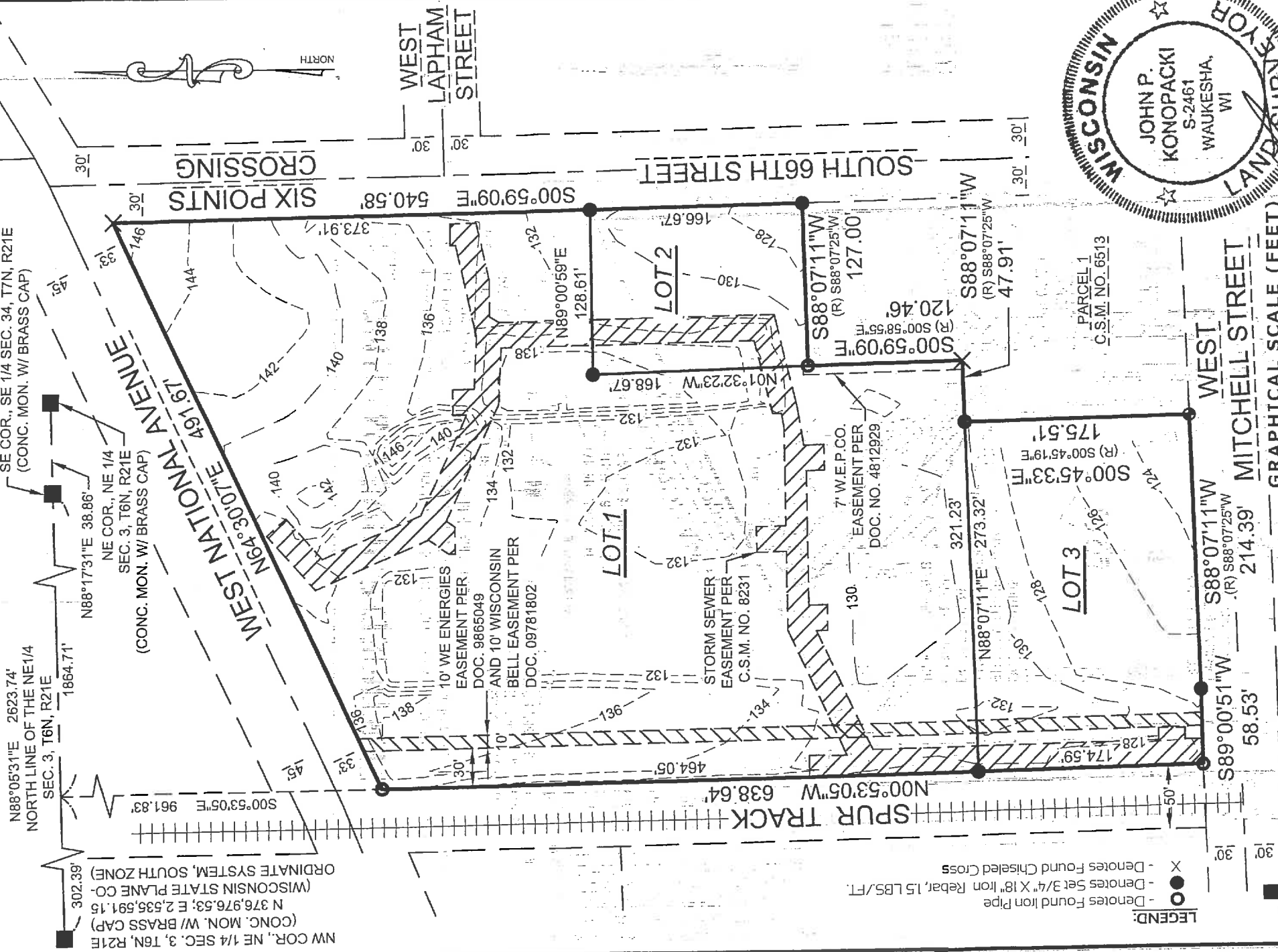
Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

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

APRIL 28, 2016
PEG JOB#650.00
SHEET 1 OF 6

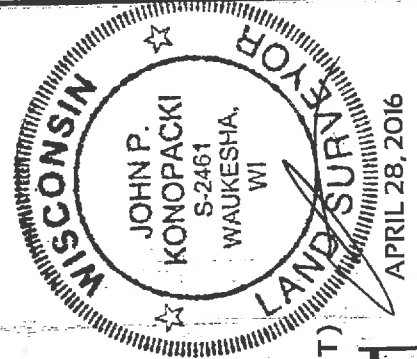
CERTIFIED SURVEY MAP NO. 8866

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NW COR., NE 1/4 SEC. 3, T6N, R21E
(CONC. MON. W/ BRASS CAP)
N 376.976.53; E 2.535.591.15
(WISCONSIN STATE PLANE CO-
ORDINATE SYSTEM, SOUTH ZONE)
302.39'
N88°05'31"E 2623.74'
NORTH LINE OF THE NE1/4
SEC. 3, T6N, R21E
1864.71'
N88°17'31"E 38.86'
SE COR., SE 1/4 SEC. 34, T7N, R21E
(CONC. MON. W/ BRASS CAP)

LEGEND:
 ● - Denotes Found Iron Pipe
 ○ - Denotes Set 3/4" X 18" Iron Rebar, 15 LBS./FT.
 X - Denotes Found Chiseled Cross



APRIL 28, 2016
 PEG JOB#650.00
 SHEET 2 OF 6

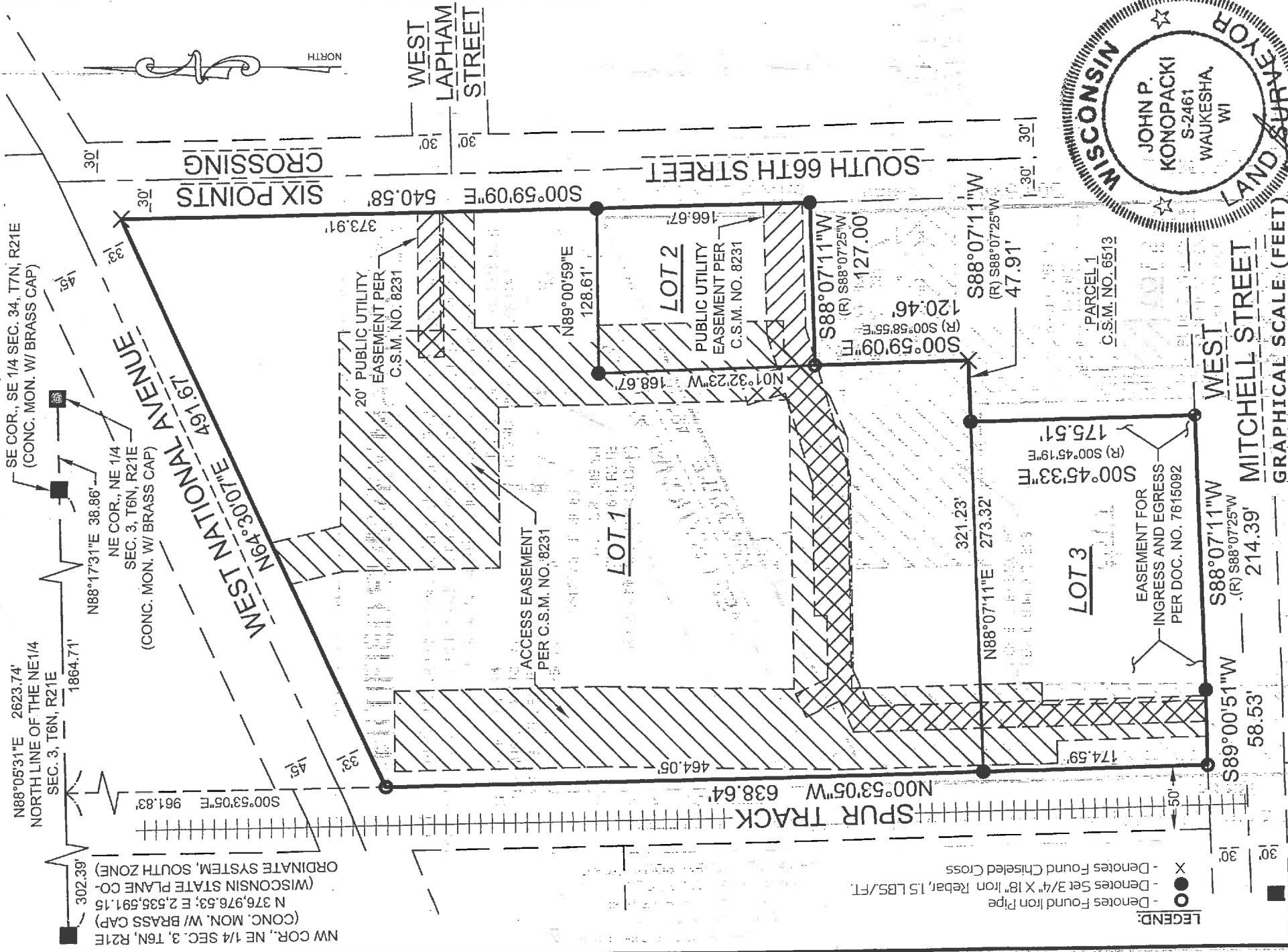
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PINNACLE ENGINEERING GROUP
 15850 BLUEMOUND ROAD 1 SUITE 210
 BROOKFIELD, WI 53005
 OFFICE: (262) 754-8888

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

GRAPHICAL SCALE (FEET)
 0 100' 200'
 1" = 100'

CERTIFIED SURVEY MAP NO. 8866

Lots 1, 2, 3 and 4 of Certified Survey Map No. 8231 and Parcel 2 of Certified Survey Map No. 6513, 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, City of West Allis, Milwaukee County, Wisconsin.



NW COR., NE 1/4 SEC. 3, T6N, R21E
(CONC. MON. W/ BRASS CAP)
N 376.976.53; E 2,535.591.15
(WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE)
302.39'

N88°05'31"E 2623.74'
NORTH LINE OF THE NE1/4 SEC. 3, T6N, R21E
1864.71'

N88°17'31"E 38.86'
NE COR., NE 1/4 SEC. 3, T6N, R21E
(CONC. MON. W/ BRASS CAP)

N64°30'07"E 491.67'
WEST NATIONAL AVENUE

S00°53'05"E 961.83'

S00°59'09"E 540.58'

S00°59'09"E 166.67'

N89°00'59"E 128.61'

N01°32'23"W 168.67'

N88°07'11"W 127.00'

S88°07'11"W 47.91'

(R) S88°07'25"W 120.46'

S00°59'09"E 120.46'

(R) S00°58'55"E 127.00'

S88°07'11"W 47.91'

(R) S88°07'25"W 47.91'

321.23'

N88°07'11"E 273.32'

S00°45'33"E 175.51'

(R) S00°45'19"E 175.51'

S88°07'11"W 214.39'

(R) S88°07'25"W 214.39'

S89°00'51"W 58.53'

464.05'

N00°53'05"W 638.64'

SPUR TRACK

58.53'

WEST MITCHELL STREET

GRAPHICAL SCALE (FEET)

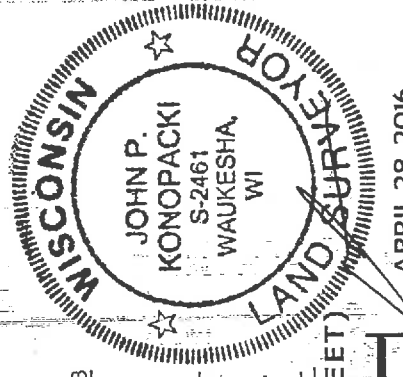
0 100 200'

1" = 100'

LEGEND:

- Denotes Found Iron Pipe
- Denotes Set 3/4" X 18" Iron Rebar, 15 LBS/FT.
- X Denotes Found Chiseled Cross

Prepared By:
PINNACLE ENGINEERING GROUP
 15850 BLUEMOUND ROAD 1 SUITE 210
 BROOKFIELD, WI 53005
 OFFICE: (262) 754-8888



APRIL 28, 2016
 PEG JOB#650.00
 SHEET 3 OF 6

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

CERTIFIED SURVEY MAP NO. 8866

Lots 1, 2, 3 and 4 of Certified Survey Map No. 8231 and Parcel 2 of Certified Survey Map No. 6513, 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, City of West Allis, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided Lots 1, 2, 3 and 4 of Certified Survey Map No. 8231, recorded in the office of the Register of Deeds for Milwaukee County on April 20, 2010 as Document No. 9865049, being a redivision of Lots 5, 6 and 7, Block 2, in Assessor's Plat No. 269, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, Block 1 and Lots 1 and 2, Block 2, in Central Improvement Company's Subdivision No. 3 and vacated W. Lapham Street AND Parcel 2 of Certified Survey Map No. 6513, recorded in the office of the Register of Deeds for Milwaukee County on May 12, 1998 as Document No. 07530958, being a redivision of part of Lots 7 and 8, Block 2, Assessor's Plat No. 269, all 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, City of West Allis, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the northwest corner of the Northeast 1/4 of said Section 3;

Thence North 88°05'31" East along the north line of said Northeast 1/4, 302.39 feet;

Thence South 00°53'05" East, 961.83 feet to the south right of way line of West National Avenue and the Point of Beginning;

Thence North 64°30'07" East along said south right of way line, 491.67 feet to the west right of way line of Six Points Crossing;
Thence South 00°59'09" East along said west right of way line and then along the west right of way line of South 66th Street, 540.58 feet to the north line of Parcel 1 of Certified Survey Map No. 6513;

Thence South 88°07'11" West along said north line, 127.00 feet;

Thence South 00°59'09" East along said north line, 120.46 feet;

Thence South 88°07'11" West along said north line, 47.91 feet to the west line of said Parcel 1;

Thence South 00°45'33" East along said west line, 175.51 feet to the north right of way line of West Mitchell Street;

Thence South 88°07'11" West along said north right of way line, 214.39 feet;

Thence South 89°00'51" West along said north right of way line, 58.53 feet to the east line of a Spur Track;

Thence North 00°53'05" West along said east line, 638.64 feet to the Point of Beginning.

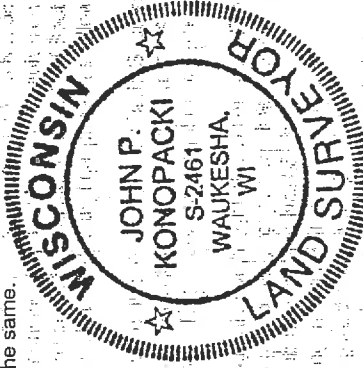
Containing 284,449 square feet (6.5300 acres) of land, more or less.

That I have made such survey, land division and map by the direction of Community Development Authority of the City of West Allis, owner of said land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

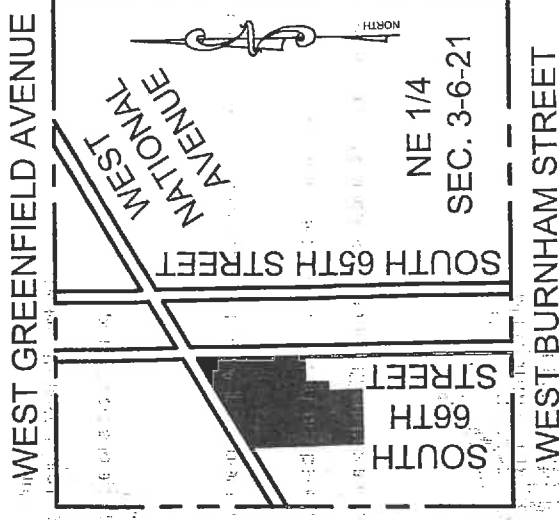
That I have fully complied with the provisions of s.236.34 of the Wisconsin State Statutes and the City of West Allis Land Division Ordinance in surveying, mapping and dividing the same.

Date: APRIL 28, 2016



John P. Konopacki
Professional Land Surveyor S-2461

VICINITY MAP
SCALE 1"=1000'



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.
- Vertical Datum: City of West Allis Vertical Datum. Contours are shown at 2' intervals based on actual ground survey of the current ground terrain. Reference Benchmarks: Concrete monument with brass cap at the Northwest corner of the Northeast 1/4 Section 3, Town 6 North, Range 21 East, Elevation = 147.93.
- Bearings referenced to C.S.M. NO. 8231. The north line of the Northeast 1/4 of Section 3, Township 6 North, Range 21 East has a bearing of N88°05'31"E.

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD, SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

CERTIFIED SURVEY MAP NO. 8866

Lots 1, 2, 3 and 4 of Certified Survey Map No. 8231 and Parcel 2 of Certified Survey Map No. 6513, 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, City of West Allis, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE

Community Development Authority of the City of West Allis, as owner, does hereby certify that it caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

We also certify that this certified survey map is required by s.236.10 or s.236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. City of West Allis
2. Milwaukee County

IN WITNESS WHEREOF, the said Community Development Authority of the City of West Allis has caused these presents to be signed by John Sibal, Executive Director of the Community Development Authority, at West Allis, Milwaukee County, Wisconsin, on this 16 day of August, 2016.

In the presence of: Community Development Authority of the City of West Allis

John Sibal

John Sibal
Executive Director of the
Community Development Authority

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this 16th day of August, 2016, John Sibal, Executive Director of the Community Development Authority, of the above named Community Development Authority of the City of West Allis, to me known to be the person who executed the foregoing instrument and acknowledged that they executed the foregoing instrument as such officer, by its authority.

Barbara J. Burkee

Notary Public
Name: Barbara J. Burkee
State of Wisconsin
My Commission Expires: 10-18-19



DOC. # 10622534

RECORDED:

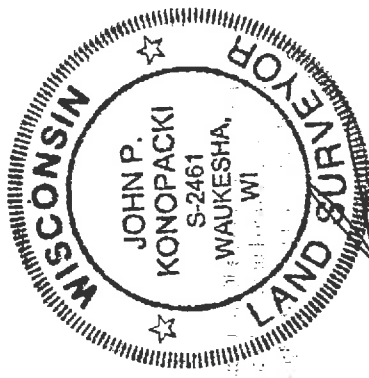
11/11/2016 10:49 AM

JOHN LA FAVE

REGISTER OF DEEDS

MILWAUKEE COUNTY, WI

AMOUNT: 30.00



APRIL 28, 2016

Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210

BROOKFIELD, WI 53005

OFFICE: (262) 754-8888

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

CERTIFIED SURVEY MAP NO. 8866

Lots 1, 2, 3 and 4 of Certified Survey Map No. 8231 and Parcel 2 of Certified Survey Map No. 6513, 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, City of West Allis, Milwaukee County, Wisconsin.

COMMON COUNCIL APPROVAL

Be it resolved by the Common Council of the City of West Allis, Wisconsin, that the Certified Survey Map of a parcel of land in 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, Milwaukee County, Wisconsin be and the same is hereby adopted.

Approved: 6-10-16

Dan Devine
Dan Devine, Mayor

Adopted: 6-7-16

Rebecca N. Grill
Rebecca N. Grill
City Administrative Officer

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of West Allis on this 25 day of May, 2016.

Date 9-9-16

Dan Devine
Dan Devine, Chairman

Date 9/14/16

Jay Saks
Jay Saks
Planning Manager

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN))
MILWAUKEE COUNTY))

I, David Cullen, being the duly elected, qualified and acting Treasurer of the County of Milwaukee, Wisconsin, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of Nov. 10, 2016 on any of the lands included in this Certified Survey Map.

Date 11/10/16

David Cullen
David Cullen
Milwaukee County Treasurer

CERTIFICATE OF CITY TREASURER

I, Kris Moen, being the duly appointed, qualified and acting Interim Finance Director/Comptroller/City Treasurer of the City of West Allis, Wisconsin, do hereby certify that in accordance with the records in my office, there are no unpaid taxes of unpaid, special assessments as of August 17, 2016 on any of the lands included in this Certified Survey Map.

Date 8/17/2016

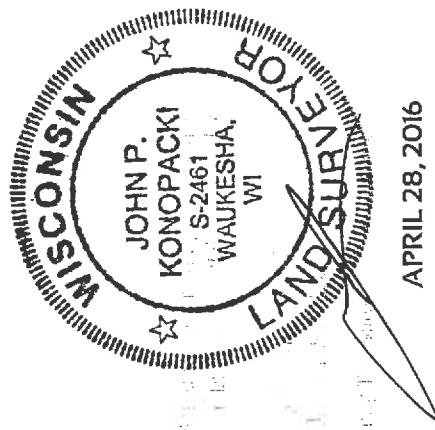
Kris Moen
Kris Moen
Interim Finance Director/Comptroller/City Treasurer

CERTIFICATE OF CITY CLERK

I, Monica Schultz, being the duly appointed, qualified and acting City Clerk of the City of West Allis, Wisconsin, and that the foregoing is a true and correct copy of a resolution adopted by the Common Council of the City of West Allis, Wisconsin on the 7th day of June, 2016.

Date 9-6-16

Monica Schultz
Monica Schultz
City Clerk



APRIL 28, 2016

Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD 1 SUITE 210

BROOKFIELD, WI 53005

OFFICE: (262) 754-8888

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

PEG JOB#650.00
SHEET 6 OF 6