

CERTIFIED SURVEY MAP NO. _____

Lot 2 and Lot 3 of Certified Survey Map No. 8563, Part of Lot 2 in Block 3 of Assessor's Plat No. 257, Lot 35 and Lot 36 and part of Lots 37 and 38 in Block 4 of Henderson Park and Lots 5 thru 9 in Block 5 of Henderson Park, all being a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 4, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin.

NW CORNER, NE 1/4
SEC. 4, T6N, R21E
(CONC. MON. W/
ALUMINUM CAP)
N: 376.801.03
E: 2,530.283.25

(WISCONSIN STATE
PLANE COORDINATE
SYSTEM, SOUTH ZONE)

Subject Property

Zoning: C-3

Tax Key Numbers:

- 4520711000
- 4520712000
- 4510642006
- 4520420000
- 4520421000
- 4520422000
- 4520423000
- 4520417001
- 4520415000

NORTH LINE OF THE NE 1/4 SEC. 4, T6N, R21E
N88°06'07"E 2579.10'

WEST GREENFIELD AVENUE

WITNESS CORNER
SE CORNER, SE 1/4
SEC. 33, T7N, R21E
(CONC. MON. W/
BRASS CAP)

LOT 1
C.S.M. NO. 6510
OWNER:
WALGREEN COMPANY
MRED ASSOC.
(84TH/GREENFIELD)

LOT 2
C.S.M. NO. 6510
OWNER:
MCDONALDS
CORPORATION
MRED ASSOC.
(84TH/GREENFIELD)

LOT 1
C.S.M. NO. 8563
OWNER:
WEST ALLIS HOTEL
VENTURES LLC

NOTE:

- Lot 2, in it's entirety, is a Shared Access
Easement for the benefit of Lot 1.

SOUTH 84TH STREET
(VARIABLE R.O.W.)
WEST LINE OF THE NE 1/4 SEC. 4, T6N, R21E
S01°17'32"E 2395.90'



WEST
ORCHARD
STREET

LOT 1:

223,161 SQ. FT.
(5.1231 ACRES)

LOT 2:

17,494 SQ. FT.
(0.4016 ACRES)

LOT 3:

21,656 SQ. FT.
(0.4971 ACRES)

LOT 1

N01°00'37"W 47.51'
N88°04'54"E 389.86'
N88°07'09"E 50.00'
N88°08'06"E 50.00'
S88°06'07"W 123.17'

LOT 2

N88°06'07"E 102.84' ((R) 102.95')
S88°06'07"W 200.99'

LOT 3

N01°00'19"W 224.74'
N88°06'07"E 101.25'
S88°06'07"W 150.99'

LOT 4

N01°17'32"W 318.00'
N88°07'04"E 51.25'

LOT 5

S00°24'15"E 257.96'
S01°03'19"E 262.30'

LOT 6

N01°00'19"W 391.75'
S01°00'19"E 349.93'

LOT 7

N01°00'19"W 391.75'
S01°00'19"E 349.93'

LOT 8

N01°00'19"W 391.75'
S01°00'19"E 349.93'

LOT 9

N01°00'19"W 391.75'
S01°00'19"E 349.93'

LOT 10

N01°00'19"W 391.75'
S01°00'19"E 349.93'

LOT 11

N01°00'19"W 391.75'
S01°00'19"E 349.93'

LOT 12

N01°00'19"W 391.75'
S01°00'19"E 349.93'

LOT 13

N01°00'19"W 391.75'
S01°00'19"E 349.93'

LOT 14

N01°00'19"W 391.75'
S01°00'19"E 349.93'

LOT 15

N01°00'19"W 391.75'
S01°00'19"E 349.93'

LOT 16

N01°00'19"W 391.75'
S01°00'19"E 349.93'

LOT 17

N01°00'19"W 391.75'
S01°00'19"E 349.93'

LOT 18

N01°00'19"W 391.75'
S01°00'19"E 349.93'

LOT 19

N01°00'19"W 391.75'
S01°00'19"E 349.93'

LOT 20

N01°00'19"W 391.75'
S01°00'19"E 349.93'

LOT 21

N01°00'19"W 391.75'
S01°00'19"E 349.93'

LOT 22

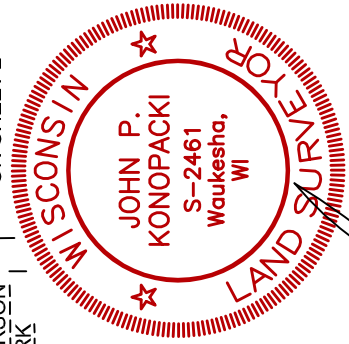
N01°00'19"W 391.75'
S01°00'19"E 349.93'

LOT 23

N01°00'19"W 391.75'
S01°00'19"E 349.93'

LOT 24

N01°00'19"W 391.75'
S01°00'19"E 349.93'



JUNE 29, 2017

SEE SHEET 5 FOR
CURVE DATA

WEST LAPHAM STREET

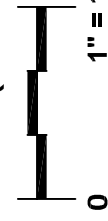
LOT 2

S88°06'07"W
50.00'

LEGEND:

- (R) - Denotes "Recorded As"
- X - Denotes Found Chiseled Cross
- ⊙ - Denotes 1" Iron Pipe Found
- ⊕ - Denotes 3/4" Iron Rod Found
- ⊗ - Denotes Found Mag Nail
- ⊙ - Denotes Set Mag Nail
- - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.

GRAPHICAL
SCALE (FEET)



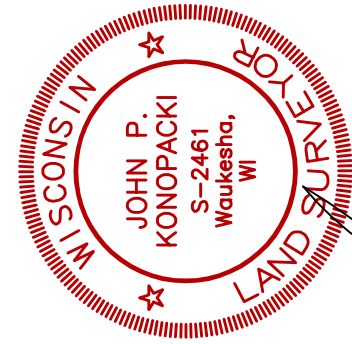
Prepared for:
Ogden & Company
Investment Partners, LLC
1665 N. Water Street
Milwaukee, WI 53202

Prepared By:

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

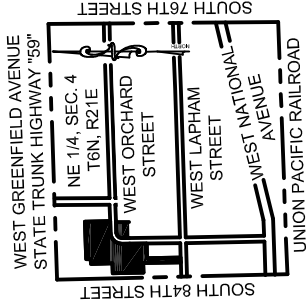
CERTIFIED SURVEY MAP NO. _____

Lot 2 and Lot 3 of Certified Survey Map No. 8563, Part of Lot 2 in Block 3 of Assessor's Plat No. 257, Lot 35 and Lot 36 and part of Lots 37 and 38 in Block 4 of Henderson Park and Lots 5 thru 9 in Block 5 of Henderson Park, all being a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 4, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin.



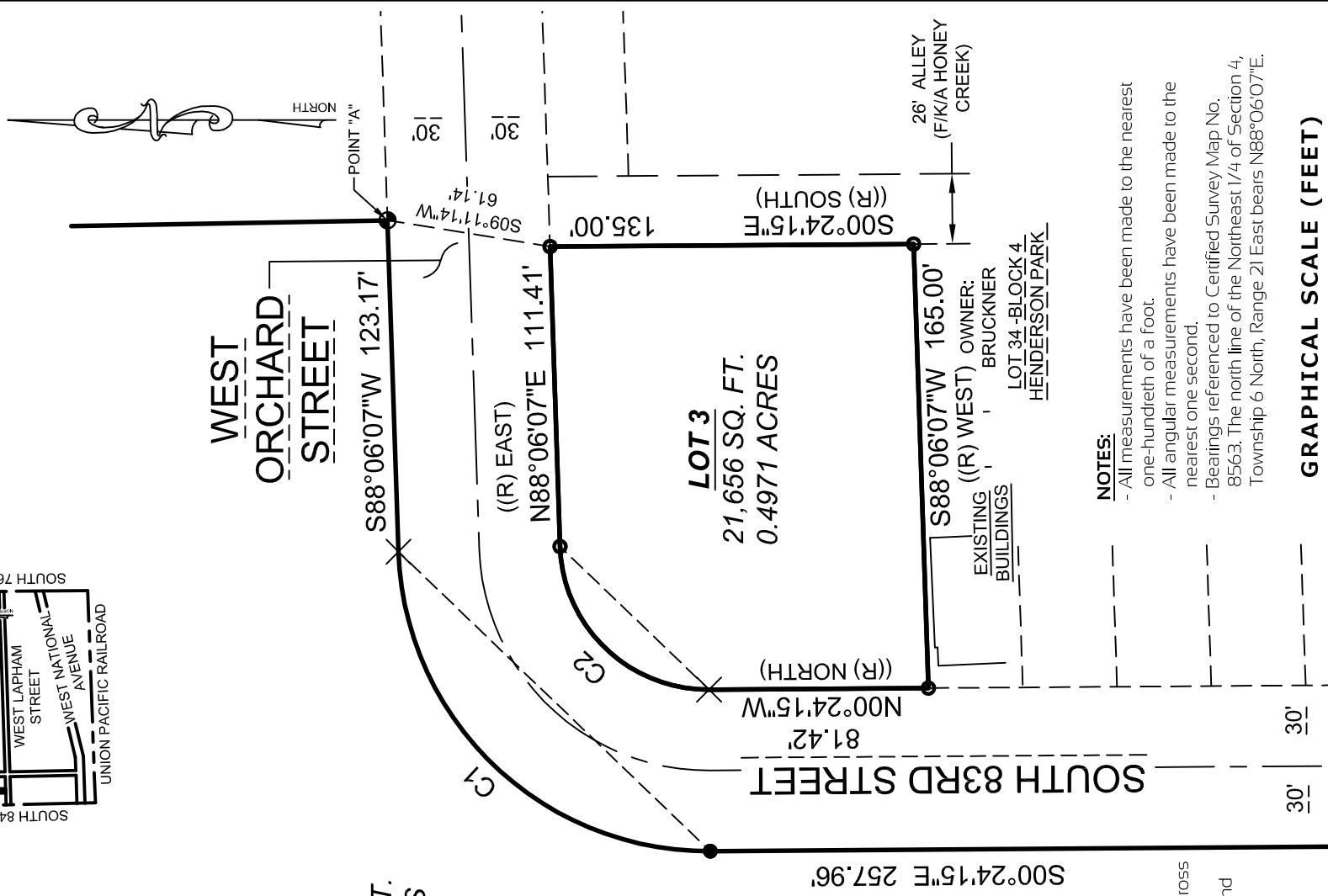
JUNE 29, 2017

VICINITY SKETCH
SCALE 1"=2000'



LOT 3 DETAIL

SEE SHEET 5 FOR
CURVE DATA

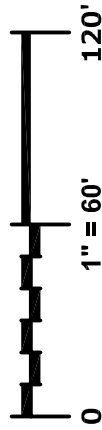


- LEGEND:**
- (R) - Denotes "Recorded As"
 - X - Denotes Found Chiseled Cross
 - - Denotes 1" Iron Pipe Found
 - ⊙ - Denotes 3/4" Iron Rod Found
 - ⊕ - Denotes Found Mag Nail
 - ⊗ - Denotes Set Mag Nail
 - - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.

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 Certified Survey Map No. 8563. The north line of the Northeast 1/4 of Section 4, Township 6 North, Range 21 East bears N88°06'07"E.

GRAPHICAL SCALE (FEET)



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

CERTIFIED SURVEY MAP NO. _____

Lot 2 and Lot 3 of Certified Survey Map No. 8563, Part of Lot 2 in Block 3 of Assessor's Plat No. 257, Lot 35 and Lot 36 and part of Lots 37 and 38 in Block 4 of Henderson Park and Lots 5 thru 9 in Block 5 of Henderson Park, all being a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 4, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin.

NOTES:

- Vertical Datum: City of West Allis. Contours are shown at a 2' interval.
- Reference Benchmark: SW Flange Bolt on Hydrant at the northwest corner of the Northeast 1/4 Section 4, Town 6 North, Range 21 East, Elevation = 142.40.
- All buildings to be removed.

WISCONSIN ELECTRIC POWER COMPANY EASEMENT PER DOC. 5522451

LOT 1
C.S.M. NO. 6510

LOT 2
C.S.M. NO. 6510

LOT 1
C.S.M. NO. 8563

EASEMENT PER DOC. 4177712

LOT 1
EASEMENT PER DOC. 4396052

20' STORM SEWER EASEMENT PER DOC. 5776446

RESOLUTION PER DOC. 4857978

SOUTH 84TH STREET (VARIABLE R.O.W.)

WEST ORCHARD STREET

WEST ORCHARD STREET

SOUTH 83RD STREET

WEST LAPHAM STREET

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING
ASSASSOR'S PLAT NO. 257
(PART OF) LOT 2 - BLOCK 3

LOT 4
C.S.M. NO. 6510

EXISTING BUILDING

LOT 1
EASEMENT PER DOC. 5778899

EXISTING BUILDINGS

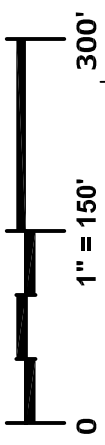
LOT 3
BLOCK 4 - HENDERSON PARK

LOT 2
BLOCK 5 - HENDERSON PARK



JUNE 29, 2017

GRAPHICAL SCALE (FEET)



LEGEND:

- (R) - Denotes "Recorded As"
- X - Denotes Found Chiseled Cross
- - Denotes 1" Iron Pipe Found
- ⊙ - Denotes 3/4" Iron Rod Found
- ⊕ - Denotes Found Mag Nail
- - Denotes Set Mag Nail
- - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.

50' VISION RESTRICTION PER DOC. 5391921

Prepared By:

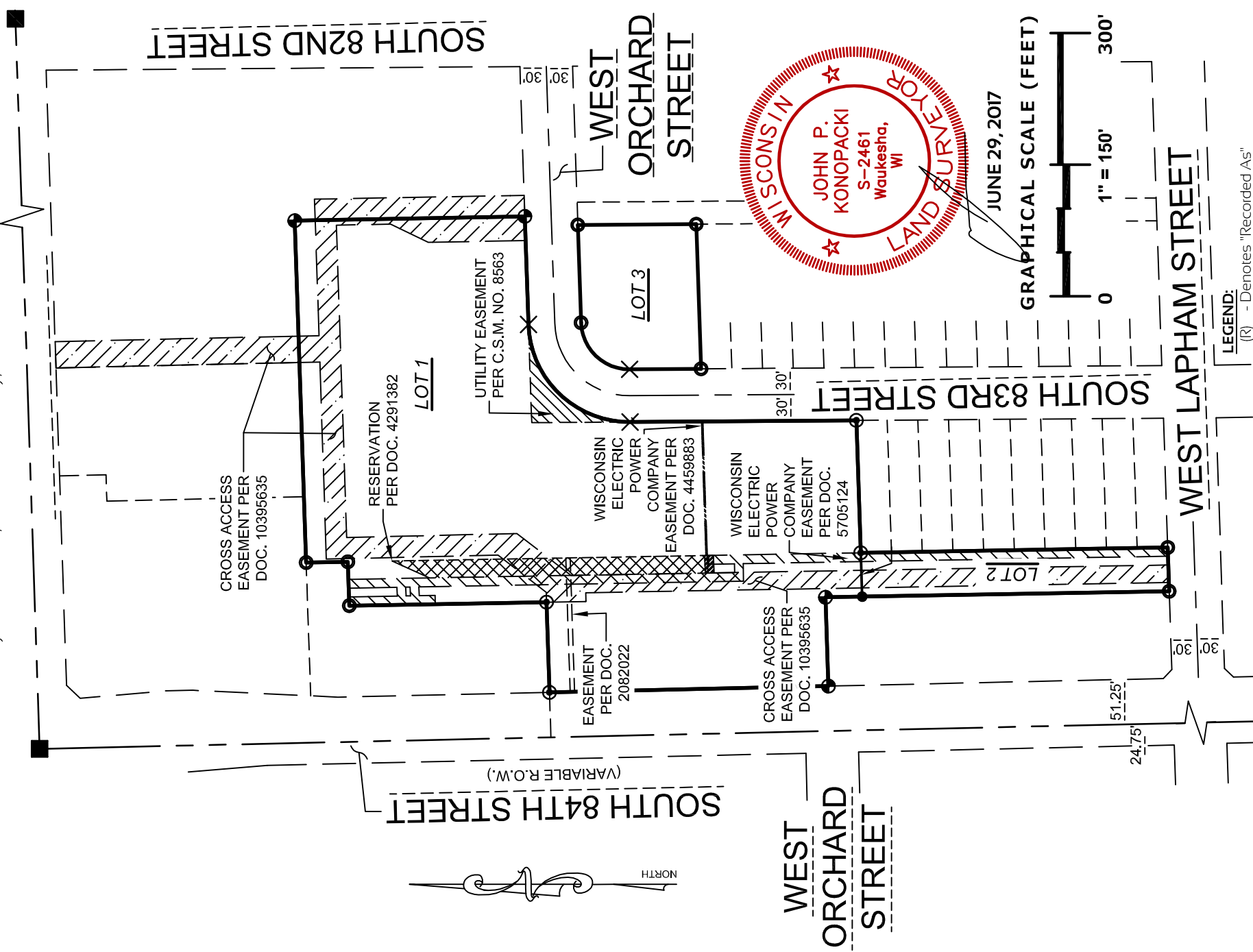
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD 1 SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

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

PEG JOB#382.00
SHEET 3 OF 7

CERTIFIED SURVEY MAP NO. _____

Lot 2 and Lot 3 of Certified Survey Map No. 8563, Part of Lot 2 in Block 3 of Assessor's Plat No. 257, Lot 35 and Lot 36 and part of Lots 37 and 38 in Block 4 of Henderson Park and Lots 5 thru 9 in Block 5 of Henderson Park, all being a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 4, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin.



JUNE 29, 2017



LEGEND:

- (R) - Denotes "Recorded As"
- X - Denotes Found Chiseled Cross
- - Denotes 1" Iron Pipe Found
- ⊙ - Denotes 3/4" Iron Rod Found
- ⊕ - Denotes Found Mag Nail
- ⊕ - Denotes Set Mag Nail
- - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.

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

CERTIFIED SURVEY MAP NO. _____

Lot 2 and Lot 3 of Certified Survey Map No. 8563, Part of Lot 2 in Block 3 of Assessor's Plat No. 257, Lot 35 and Lot 36 and part of Lots 37 and 38 in Block 4 of Henderson Park and Lots 5 thru 9 in Block 5 of Henderson Park, all being a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 4, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin.

CURVE DATA							
CURVE NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD	TANGENT IN	TANGENT OUT
C1	177.64'	115.00'	088°30'22"	S43°50'56"W	160.50'	S88°06'07"W	S02°24'15"E
C2	84.96'	55.00'	088°30'22"	N43°50'56"E	76.76'	N02°24'15"W	N88°06'07"E

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 Lot 2 and Lot 3 of Certified Survey Map No. 8563 (as recorded in the Register of Deeds Office for Milwaukee County on November 6, 2013 as Document No. 10310338), that part of Lot 2 in Block 3 of Assessor's Plat No. 257 (as recorded in the Register of Deeds Office for Milwaukee County on July 6, 1943 as Document No. 2434688), Lot 35 and Lot 36 and part of Lots 37 and Lot 38 in Block 4 of Henderson Park and Lot 5 thru Lot 9 in Block 5 of Henderson Park (as recorded in the Register of Deeds Office for Milwaukee County on July 28, 1905 as Document No. 524365), all being a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 4, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin, bounded and described as follows:

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

Thence South 01°17'32" East along the west line of said Northeast 1/4, 582.93 feet;

Thence North 88°06'07" East, 51.25 feet to the east right of way line of South 84th Street and the Point of Beginning;

Thence North 88°06'07" East along the south line of Lot 4 of Certified Survey Map No. 6510, 102.84 feet to the west line of Lot 2 of Certified Survey Map No. 8563;

Thence North 01°00'19" West along said west line, 224.74 feet;

Thence North 88°07'09" East along said west line, 50.00 feet;

Thence North 01°00'37" West along said west line, 47.51 feet to the north line of said Lot 2;

Thence North 88°04'54" East along said north line, 389.86 feet to the northeast corner of said Lot 2;

Thence South 01°03'19" East along the east line of said Lot 2, 262.30 feet to the north right of way line of West Orchard Street and a point hereinafter known as Point "A";

Thence South 09°11'14" West, 61.14 feet to the south right of way line of West Orchard Street and the northeast corner of Lot 38 in Block 4 of said Henderson Park;

Thence South 00°24'15" East along the east line of said Lot 38 and then along the east line of Lots 37, 36 and 35 in Block 4, 135.00 feet to the north line of Lot 34 of Block 4 in Henderson Park;

Thence South 88°06'07" West along said north line, 165.00 feet to the east right of way line of South 83rd Street;

Thence North 00°24'15" West along said east right of way line, 81.42 feet to a point of curvature;

Thence northeasterly 84.96 feet along the arc of said curve to the right, whose radius is 55.00 feet and whose chord bears North 43°50'56" East,

76.76 feet to the aforesaid south right of way line of West Orchard Street;

Thence North 88°06'07" East along said south right of way line, 111.41 feet;

Thence North 09°11'14" East, 61.14 feet to the north right of way line of West Orchard Street and the aforesaid Point "A";

Thence South 88°06'07" West along said north right of way line, 123.17 feet to a point of curvature;

Thence southwesterly 177.64 feet along the arc of said curve to the left and said north right of way line, whose radius is 115.00 feet and whose

chord bears South 43°50'56" West, 160.50 feet to the west right of way line of South 83rd Street;

Thence South 00°24'15" East along said west right of way line, 257.96 feet to the north line of Lot 10, Block 5, Henderson Park;

Thence South 88°06'07" West along said north line, 150.99 feet to the east line of Lot 3 of said Certified Survey Map No. 8563;

Thence South 01°00'19" East along said east line, 349.93 feet to the north right of way line of West Lapham Street;

Thence South 88°06'07" West along said north right of way line, 50.00 feet to the west line of said Lot 3;

Thence North 01°00'19" West along said west line, 391.75 feet;

Thence South 88°06'07" West, 101.25 feet to the east right of way line of the aforesaid South 84th Street;

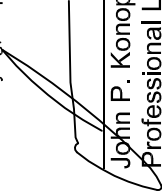
Thence North 01°17'32" West along said east right of way line, 318.00 feet to the Point of Beginning.

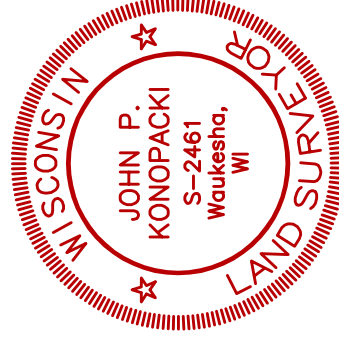
Containing 262,311 square feet (6.0218 acres) of land more or less.

That I have made such survey, land division and map by the direction of Element 84 LLC, 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.


John P. Konopacki
Professional Land Surveyor S-2461
DATED: JUNE 29, 2017



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

CERTIFIED SURVEY MAP NO. _____

Lot 2 and Lot 3 of Certified Survey Map No. 8563, Part of Lot 2 in Block 3 of Assessor's Plat No. 257, Lot 35 and Lot 36 and part of Lots 37 and 38 in Block 4 of Henderson Park and Lots 5 thru 9 in Block 5 of Henderson Park, all being a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 4, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION

Element 84 LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

Element 84 LLC also certifies 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 Element 84 LLC has caused these presents to be signed by (name) _____ at _____ County, Wisconsin, on this _____ day of _____, 2017.

In the presence of: Element 84 LLC

Name - Title _____

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this _____ day of _____, 2017, (name) _____ (title) _____ of the above named limited liability company, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ (title) said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Notary Public _____
Name: _____
State of Wisconsin _____
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

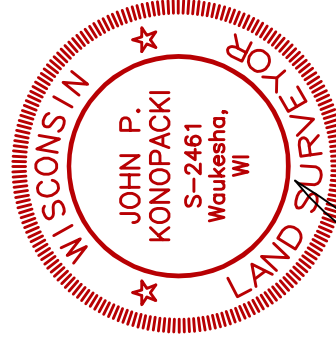
IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by its President, and its corporate seal to be hereunto affixed this _____ day of _____, 2017.

Date _____ President _____

STATE OF WISCONSIN) _____
COUNTY) SS

Personally came before me this _____ day of _____, 2017, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public _____
Name: _____
State of Wisconsin _____
My Commission Expires: _____



JUNE 29, 2017

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

CERTIFIED SURVEY MAP NO. _____

Lot 2 and Lot 3 of Certified Survey Map No. 85663, Part of Lot 2 in Block 3 of Assessor's Plat No. 257, Lot 35 and Lot 36 and part of Lots 37 and 38 in Block 4 of Henderson Park and Lots 5 thru 9 in Block 5 of Henderson Park, all being a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 4, 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 Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 4, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin be and the same is hereby adopted.

Approved: _____ Adopted: _____

Dan Devine, Mayor

Monica Schultz
City Clerk

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of West Allis on this _____ day of _____, 2017.

Date

Dan Devine, Mayor

Date

Secretary

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

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 of unpaid special assessments as of _____, 2017 on any of the lands included in this Certified Survey Map.

Date

David Cullen
Milwaukee County Treasurer

CERTIFICATE OF CITY TREASURER

I, Peggy Steeno, being qualified and acting 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 _____, 2017 on any of the lands included in this Certified Survey Map.

Date

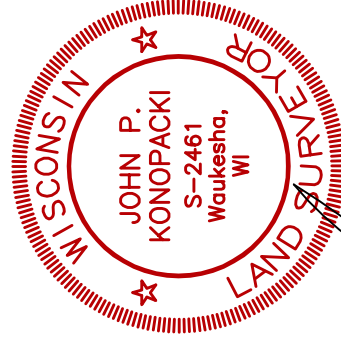
Peggy Steeno
Finance Director/Comptroller/City Treasurer

CERTIFICATE OF CITY CLERK

I, Monica Schultz, being 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 _____ day of _____, 2017.

Date

Monica Schultz
City Clerk



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

JUNE 29, 2017

PEG JOB#382.00

SHEET 7 OF 7