

Hanson, David L - DNR

From: Cory Katzban, P.E. <ckatzban@thesigmagroup.com>
Sent: Monday, April 10, 2023 8:55 AM
To: Hanson, David L - DNR
Subject: Innovation Park - Phase I Case Closures
Attachments: F.2. - CSM 9389 (rec. 3.11.22).pdf; F.1. - Deed - SWD (Lot 3).pdf; F.1. - Deed SWD (Outlots).pdf; F.1. - Deed - SWD (Lot 4).pdf; 2023.04.10 DRAFT Figure for Closure Parcels.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

**CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good Morning, David,

We are preparing the case closure reports for Innovation Park recently completed redevelopment parcels, as described below. Will the WDNR issue new BRRTS numbers for each, or re-assign the existing BRRTS # to one of the closures and issue a new # to the other? If you have time this week to confirm the closure process so we can prepare and submit the case closure requests smoothly, that would be great.

Primary BRRTS #02-41-588671, FID #341030690

CSM 9389

Lot 3 & Outlot 3 (one address)
1401 Discovery Parkway
Wauwatosa, WI 53226
Tax Key #: 3731003000 (Lot 3) and 3731007000 (Outlot 3)

Lot 4 (one address)
1301 Discovery Parkway
Wauwatosa, WI 53226
Tax Key #: 3731004000

Deeds are attached for reference.

Thank you,

Cory Katzban, P.E.

Project Engineer
The Sigma Group, Inc.
414-643-4138 (direct)
414-588-8617 (mobile)

[1300 W. Canal Street, Milwaukee, WI 53233](https://www.wisconsin.gov/locations/milwaukee/1300-w-canal-street)



This electronic transmission is strictly confidential and intended solely for the addressee. If you are not the intended addressee, you must not disclose, copy or take any action in reliance of this transmission.

From: Cory Katzban, P.E.

Sent: Tuesday, January 17, 2023 10:41 AM

To: David Hanson DNR (David.Hanson@wisconsin.gov) <david.hanson@wisconsin.gov>

Subject: Innovation Park - Phase I Case Closure

Good Morning David,

We anticipate submitting for case closure on select Innovation Park lots – Lot 3 & Outlot 3, and Lot 4 – in the coming weeks. In the past, we discussed pursuing case closure for specific lots following redevelopment. Phase I of the redevelopment is substantially complete, including soil management and construction of engineered barriers. Phase I includes Lot 3 & Outlot 3 (Office Building A and the entrance drive), and Lot 4 (parking structure).

Do you have time this week or next to discuss the approach to case closure? We want to understand how to most logically and cost effectively request/obtain closure, while considering the potential for Lots to be sold separately in the future.

Thank you and please let me know,

Cory Katzban, P.E.

Project Engineer

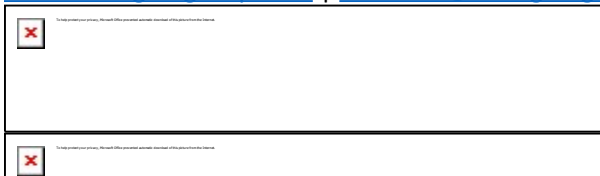
The Sigma Group, Inc.

414-643-4138 (direct)

414-588-8617 (mobile)

[1300 W. Canal Street, Milwaukee, WI 53233](https://www.thesigmagroup.com)

www.thesigmagroup.com | ckatzban@thesigmagroup.com



This electronic transmission is strictly confidential and intended solely for the addressee. If you are not the intended addressee, you must not disclose, copy or take any action in reliance of this transmission.

DRAFT

ECHOLON APARTMENTS
9801 DISCOVERY PKWY
PARCEL: 373000300

PARCEL: 373999910

ESCHWEILER DRIVE

OUTLOT 1 (CSM 9389)

OUTLOT 3 (CSM 9389)
1401 DISCOVERY PARKWAY
PARCEL: 3731007000

COUNTY GROUNDS
PARCEL: 3721003000

LEGEND

- APPROXIMATE PARCEL BOUNDARIES (MILWAUKEE GIS)
- - - APPROXIMATE SITE BOUNDARY (LOT 3 & OUTLOT 3)
BRRTS #:
- APPROXIMATE INNOVATION PARK BOUNDARY (PHASE I)
FORMER BRRTS #: 02-41-588671

OUTLOT 4 (CSM 9389)
PARCEL: 3731008000

ABB
1425 DISCOVERY PKWY
PARCEL: 3739999017

LOT 3 (CSM 9389)
1401 DISCOVERY PARKWAY
PARCEL: 3731003000

LOT 4 (CSM 9389)
1301 DISCOVERY PARKWAY
PARCEL: 3731004000

OUTLOT 2
(CSM 9389)

RESIDENCE INN
1300 DISCOVERY PKWY
PARCEL: 3721003000

LOT 2 (CSM 9389)
1325 DISCOVERY PARKWAY
PARCEL: 3731002000

UWM INNOV.
BUILDING
1225 DIS. PKWY
PAR: 3739999014

PARCEL: 373999913

DISCOVERY PARKWAY

PARCEL: 373999924

MPMC POWER PLANT
PARCEL: 373999926

MPMC POWER PLANT
9250 WATERTOWN PLANK RD
PARCEL: 373999927

MILWAUKEE COUNTY (OWNER)
10190 WATERTOWN PLANK RD
PARCEL: 3749999022

HIGHWAY 41/45 & ZOO INTERCHANGE

LOT 1 (CSM 9389)
9480 WATERTOWN PLANK RD
PARCEL: 3731001000

W WATERTOWN PLANK RD

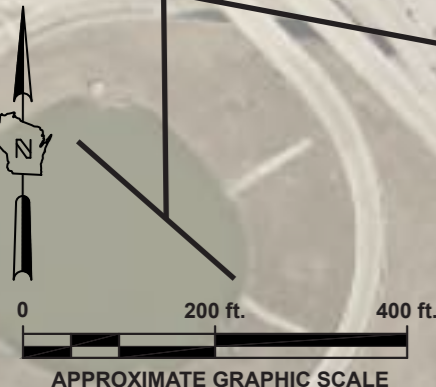
9300 WATERTOWN PL RD, PAR: 380999907

PARCEL:
3819999023

PARCEL: 380999913

PARCEL: 3801005000

AERIAL IMAGE: SEWRPC (2019)



Project: 18518 | Directory: CAD-Env | Filename: 18518 Master Map-Environmental.lai | Created By: CCK | Date: 04/04/2023



**DETAILED SITE MAP
(OVERALL)**
**INNOVATION PARK - LOT 3 & OUTLOT 3
WAUWATOSA, WISCONSIN**

FIGURE

B.1.b.1

State Bar of Wisconsin Form 6-2003
SPECIAL WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Innovation Park Development Partners, LLC,
a Delaware limited liability company

("Grantor," whether one or more), and Innovation Parking Deck North
Development Partners, LLC, a Delaware limited liability company

("Grantee," whether one or more).
Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Milwaukee County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

LOT 4 OF CERTIFIED SURVEY MAP NO. 9389, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN ON MARCH 11, 2022, AS DOCUMENT NO. 11226293, PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8692, IN THE NORTHWEST 1/4, SOUTHEAST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20 AND THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29 IN THE TOWNSHIP 7 NORTH, RANGE 21 EAST, CITY OF WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN.

Exempt from WI Real Estate Transfer Fee per WI Stats 77.25(9).

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances arising by, through, or under Grantor, except:

the Permitted Exceptions on Exhibit A, attached hereto.

Dated as of March 31, 2022

Innovation Park Development Partners, LLC
By: IDP Innovation Park Development Partners, LLC, its Manager
By: Irgens Parters, LLC, its Manager

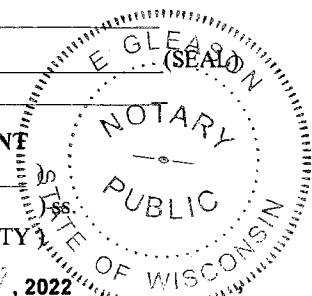
* _____

* _____

* _____

* _____

* By: Mark F. Irgens, its CEO/Manager



AUTHENTICATION
Signature(s) _____
authenticated on _____

ACKNOWLEDGMENT
STATE OF WISCONSIN
MILWAUKEE COUNTY

* _____
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

Personally came before me on March 29, 2022
the above-named Mark F. Irgens, CEO/Manager of
Irgens Partners, LLC
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:
Bret A. Roge, Esq.
Michael Best & Friedrich LLP

* E. Gleason
Notary Public, State of Wisconsin
My commission (is permanent) (expires: 6/9/23)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

SPECIAL WARRANTY DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 6-2003

*Type name below signatures. WisForms

www.wisforms.com

EXHIBIT A
PERMITTED EXCEPTIONS

1. Taxes, general and special for the year 2022, not now due and payable.
2. Terms, conditions, covenants, and reservation as set forth in Easement Agreement by and between Milwaukee County, Wisvest Corporation and Wisconsin Electric Power Company recorded December 3, 1996, Reel 3939, Image 1305, as Document No. 7298264. As modified by Quit Claim Deed by Utility recorded August 29, 2013 as Document No. 10288589. As modified by Partial Release of Easement Agreement (Steam) recorded February 20, 2015 as Document No. 10436536.
3. Declarations as set forth in Finding, Determination and Order recorded October 7, 2008 as Document No. 9657328.
4. Terms, covenants, restrictions, provisions, as set forth in Amended and Restated Development Agreement, being recorded concurrently with this Deed.
5. Terms, provisions, covenants, conditions, restrictions, assessments, as set forth in Amended and Restated Declaration of Restrictions, being recorded concurrently with this Deed.
6. Terms and conditions as set forth in Amended and Restated Development Agreement being recorded concurrently with this Deed.
7. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges of fees due and payable on the development or improvement of the Property.

State Bar of Wisconsin Form 6-2003
SPECIAL WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Innovation Park Development Partners, LLC,
a Delaware limited liability company

("Grantor," whether one or more), and Innovation Campus Owners Association,
Inc., a Wisconsin nonstock corporation

("Grantee," whether one or more).
Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Milwaukee County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

OUTLOTS 1, 2, 3, AND 4 OF CERTIFIED SURVEY MAP NO. 9389, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN ON MARCH 11, 2022, AS DOCUMENT NO. 11226293, PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8692, IN THE NORTHWEST 1/4, SOUTHEAST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20 AND THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29 IN THE TOWNSHIP 7 NORTH, RANGE 21 EAST, CITY OF WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN.

Exempt from WI Real Estate Transfer Fee per WI Stats 77.25(9).

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances arising by, through, or under Grantor, except:
the Permitted Exceptions on Exhibit A, attached hereto.

Dated as of March 31, 2022

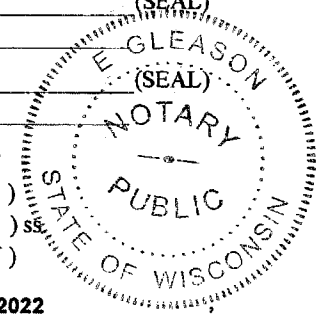
Innovation Park Development Partners, LLC
By: IDP Innovation Park Development Partners, LLC, its Manager
By: Irgens Partners, LLC, its Manager

(SEAL)

(SEAL)

* By: Mark F. Irgens, its CEO/Manager

(SEAL)



AUTHENTICATION

Signature(s) _____

authenticated on _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)

MILWAUKEE COUNTY)

Personally came before me on March 29, 2022
the above-named Mark F. Irgens, CEO/Manager of
Irgens Partners, LLC
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* E. Gleason
Notary Public, State of Wisconsin

My commission (is permanent) (expires: 6/9/23)

THIS INSTRUMENT DRAFTED BY:
Bret A. Roge, Esq.
Michael Best & Friedrich LLP

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
SPECIAL WARRANTY DEED ©2003 STATE BAR OF WISCONSIN FORM NO. 6-2003

*Type name below signatures. WisForms

www.wisforms.com

EXHIBIT A
PERMITTED EXCEPTIONS

1. Taxes, general and special for the year 2022, not now due and payable.
2. Declarations as set forth in Finding, Determination and Order recorded October 7, 2008 as Document No. 9657328.
3. Terms, covenants, restrictions, provisions, as set forth in Amended and Restated Development Agreement, being recorded concurrently with this Deed.
4. Distribution Easement Underground Joint, Electric & Gas (Main) granted to Wisconsin Electric Power Company and Wisconsin Gas, LLC both doing business as We Energies, Wisconsin Bell, Inc. d/b/a AT&T Wisconsin and Time Warner Entertainment Company, L.P. recorded January 10, 2012 as Document No. 10071418, also set forth on Certified Survey Map No. 8692. As modified by Conveyance of Rights in Land recorded August 29, 2013 as Document No. 10288583. As modified by Assignment of Easement Rights recorded February 18, 2014 as Document No. 10336973.
5. Terms, conditions, restrictions and provisions relating to the use and maintenance of Stormwater Easement Agreement by and between UWM Innovation Park, LLC and The UWM Real Estate Foundation, Inc. recorded January 10, 2012 as Document No. 10071421.
6. Terms, provisions, covenants, conditions, restrictions, assessments, as set forth in Amended and Restated Declaration of Restrictions, being recorded concurrently with this Deed.
7. Terms and conditions as set forth in Amended and Restated Development Agreement being recorded concurrently with this Deed.
8. Terms, conditions, restrictions and provisions relating to the use and maintenance of Stormwater Easement Agreement by and between UWM Innovation Park, LLC and Tosa Hotel, LLC recorded May 19, 2015 as Document No. 10461588.
9. Watermain easements, access restriction, electrical easement, communication line easement, sanitary sewer easement, terms and conditions of easement rights reserved and retained by Milwaukee County as disclosed on Certified Survey Map No. 8330 recorded as Document No. 9971339. As modified by Conveyance of Rights in Land recorded April 21, 2014 as Document No. 10352796. As modified by Conveyance of Rights in Land recorded April 21, 2014 as Document No. 10352797. As modified by Quit Claim Deed by Utility recorded April 11, 2016 as Document No. 10554344. As modified by Quit Claim Deed by Utility recorded April 11, 2016 as Document No. 10554365.
10. Access easement, future right of way/access easement, utility easement, water main easement, sanitary sewer easement, electrical easement, communication line easement, terms and conditions of easement rights reserved and retained by Milwaukee County as disclosed on Certified Survey Map Nos. 8401 recorded as Document No. 10052824, Certified Survey Map No. 8523 recorded as Document No. 10229789 and Certified Survey Map No. 8692 recorded as Document No. 10461263. As modified by Conveyance of Rights in Land recorded April 21, 2014 as Document No. 10352796. As modified by Conveyance of Rights in Land recorded April 21, 2014 as Document No. 10352797. As modified by Release Easement Rights Agreement recorded May 23, 2014 as Document No. 10361946. As modified by Quit Claim Deed by Utility recorded April 11, 2016 as Document No. 10554365.
NOTE: Resolution Accepting Dedication of Right-of-Way and Street Names recorded on March 12, 2013 as Document No. 10225277.
11. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges of fees due and payable on the development or improvement of the Property.

State Bar of Wisconsin Form 6-2003
SPECIAL WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Innovation Park Development Partners, LLC,
a Delaware limited liability company

("Grantor," whether one or more), and Innovation One Development Partners,
LLC, a Delaware limited liability company

("Grantee," whether one or more).
Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Milwaukee County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

LOT 3 OF CERTIFIED SURVEY MAP NO. 9389, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN ON MARCH 11, 2022, AS DOCUMENT NO. 11226293, PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8692, IN THE NORTHWEST 1/4, SOUTHEAST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20 AND THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29 IN THE TOWNSHIP 7 NORTH, RANGE 21 EAST, CITY OF WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN.

Exempt from WI Real Estate Transfer Fee per WI Stats 77.25(9).

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances arising by, through, or under Grantor, except:

the Permitted Exceptions on Exhibit A, attached hereto.

Dated as of March 31, 2022

(SEAL)

* _____

(SEAL)

* _____

AUTHENTICATION

Signature(s) _____

authenticated on _____

* _____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Bret A. Roge, Esq.

Michael Best & Friedrich LLP

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

SPECIAL WARRANTY DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 6-2003

*Type name below signatures. WisForms

www.wisforms.com

DOC # 11235817

RECORDED

04/11/2022 12:23 PM

ISRAEL RAMON

REGISTER OF DEEDS

Milwaukee County, WI

AMOUNT: 30.00

TRANSFER FEE:

FEE EXEMPT #: 77.25 (9)

This document has been electronically recorded and returned to the submitter.

Recording Area

Name and Return Address

Bret A. Roge, Esq.

Michael Best & Friedrich LLP

790 N. Water St., Ste. 2500

Milwaukee, WI 53202

Part of 373-9999-028

Parcel Identification Number (PIN)

This is not homestead property.

(is) (is not)

Innovation Park Development Partners, LLC

By: IDP Innovation Park Development Partners, LLC, its Manager

By: Irgens Partners, LLC, its Manager

(SEAL)

* _____

(SEAL)

* By: Mark F. Irgens, its CEO/Manager

ACKNOWLEDGMENT

STATE OF WISCONSIN

MILWAUKEE COUNTY)

Personally came before me on March 29, 2022

the above-named Mark F. Irgens, CEO/Manager of
Irgens Partners, LLC

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* [Signature]

Notary Public, State of Wisconsin

My commission (is permanent) (expires: 6/9/23)

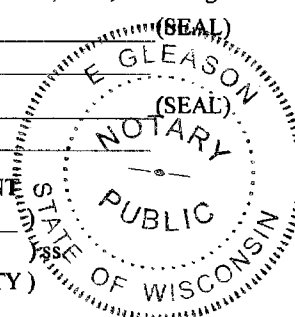


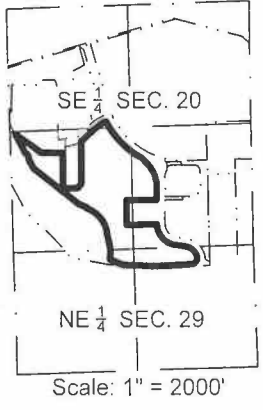
EXHIBIT A
PERMITTED EXCEPTIONS

1. Taxes, general and special for the year 2022, not now due and payable.
2. Terms, conditions, covenants, and reservation as set forth in Easement Agreement by and between Milwaukee County, Wisvest Corporation and Wisconsin Electric Power Company recorded December 3, 1996, Reel 3939, Image 1305, as Document No. 7298264. As modified by Quit Claim Deed by Utility recorded August 29, 2013 as Document No. 10288589. As modified by Partial Release of Easement Agreement (Steam) recorded February 20, 2015 as Document No. 10436536.
3. Declarations as set forth in Finding, Determination and Order recorded October 7, 2008 as Document No. 9657328.
4. Terms, covenants, restrictions, provisions as set forth in Amended and Restated Development Agreement, being recorded concurrently with this Deed.
5. Terms, conditions, restrictions and provisions relating to the use and maintenance of Cross-Access and Parking Easement Agreement by and between UWM Innovation Park, LLC and TI Investors of Wauwatosa LLC recorded March 26, 2013 as Document No. 10230338.
6. Terms, provisions, covenants, conditions, restrictions, assessments, as set forth in Amended and Restated Declaration of Restrictions for UWM Innovation Campus, being recorded concurrently with this Deed.
7. Terms and conditions as set forth in Amended and Restated Development Agreement, being recorded concurrently with this Deed.
8. Water Main Easement by and between UWM Innovation Park, LLC and City of Wauwatosa recorded February 25, 2015 as Document No. 10437715.
9. Access easement, future right of way/access easement, utility easement, water main easement, sanitary sewer easement, electrical easement, communication line easement, terms and conditions of easement rights reserved and retained by Milwaukee County as disclosed on Certified Survey Map Nos. 8401 recorded as Document No. 10052824, Certified Survey Map No. 8523 recorded as Document No. 10229789 and Certified Survey Map No. 8692 recorded as Document No. 10461263. As modified by Conveyance of Rights in Land recorded April 21, 2014 as Document No. 10352796. As modified by Conveyance of Rights in Land recorded April 21, 2014 as Document No. 10352797. As modified by Release Easement Rights Agreement recorded May 23, 2014 as Document No. 10361946. As modified by Quit Claim Deed by Utility recorded April 11, 2016 as Document No. 10554365.
NOTE: Resolution Accepting Dedication of Right-of-Way and Street Names recorded on March 12, 2013 as Document No. 10225277.
10. Reservation for public road purposes as set forth on Certified Survey Map No. 8692 recorded as Document No. 10461263.
11. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges of fees due and payable on the development or improvement of the Property.

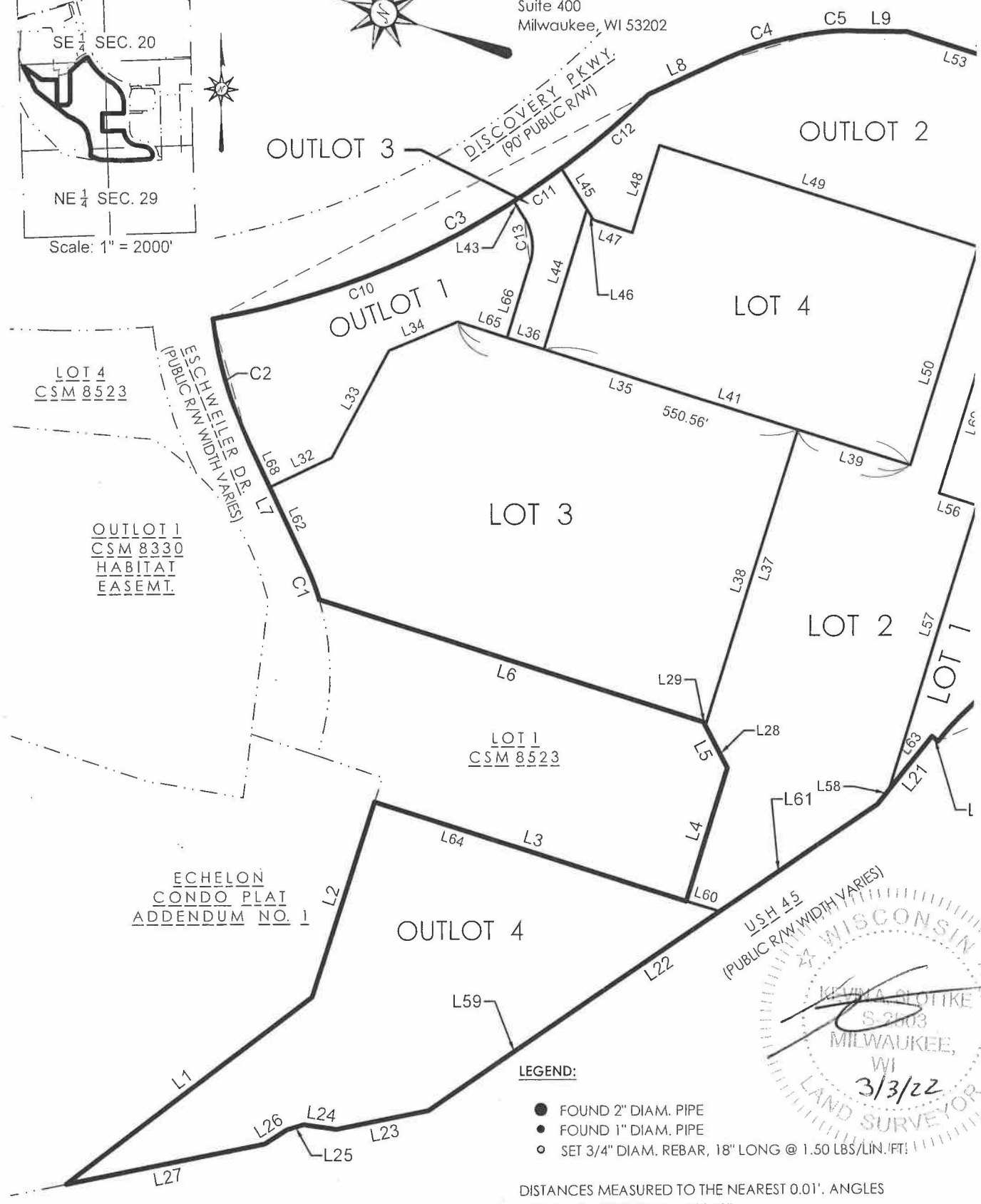
CERTIFIED SURVEY MAP NO. 9389

Part of Lot 1 of Certified Survey Map No. 8692, recorded as Document No. 10461263, in the Northwest 1/4, Southeast 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 20 and the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 29 in the Township 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin.

Vicinity Map:



Prepared For:
Irgens Partners
833 E. Michigan St.
Suite 400
Milwaukee, WI 53202

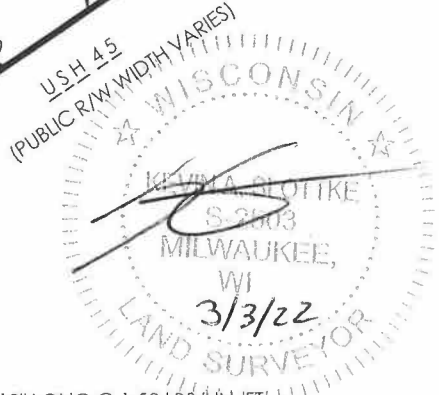


OUTLOT 1
CSM 8330
HABITAT
EASEMENT

LOT 4
CSM 8523

LOT 1
CSM 8523

ECHELON
CONDO PLAT
ADDENDUM NO. 1



LEGEND:

- FOUND 2" DIAM. PIPE
- FOUND 1" DIAM. PIPE
- SET 3/4" DIAM. REBAR, 18" LONG @ 1.50 LBS/LIN. (FT)

DISTANCES MEASURED TO THE NEAREST 0.01'. ANGLES MEASURED TO THE NEAREST 01'.

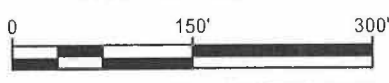
LINE & CURVE TABLES & PARCEL AREAS ON SHEET 3

Bearing Reference:

Wisconsin State Plane Coordinate System, South Zone, NAD 1927, with the South line of the SE 1/4 of Section 20, Town 7 North, Range 21 East bearing N88°15'23"E.

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

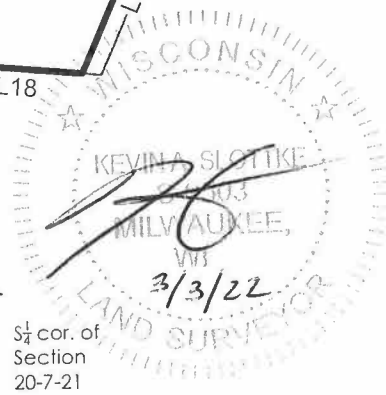
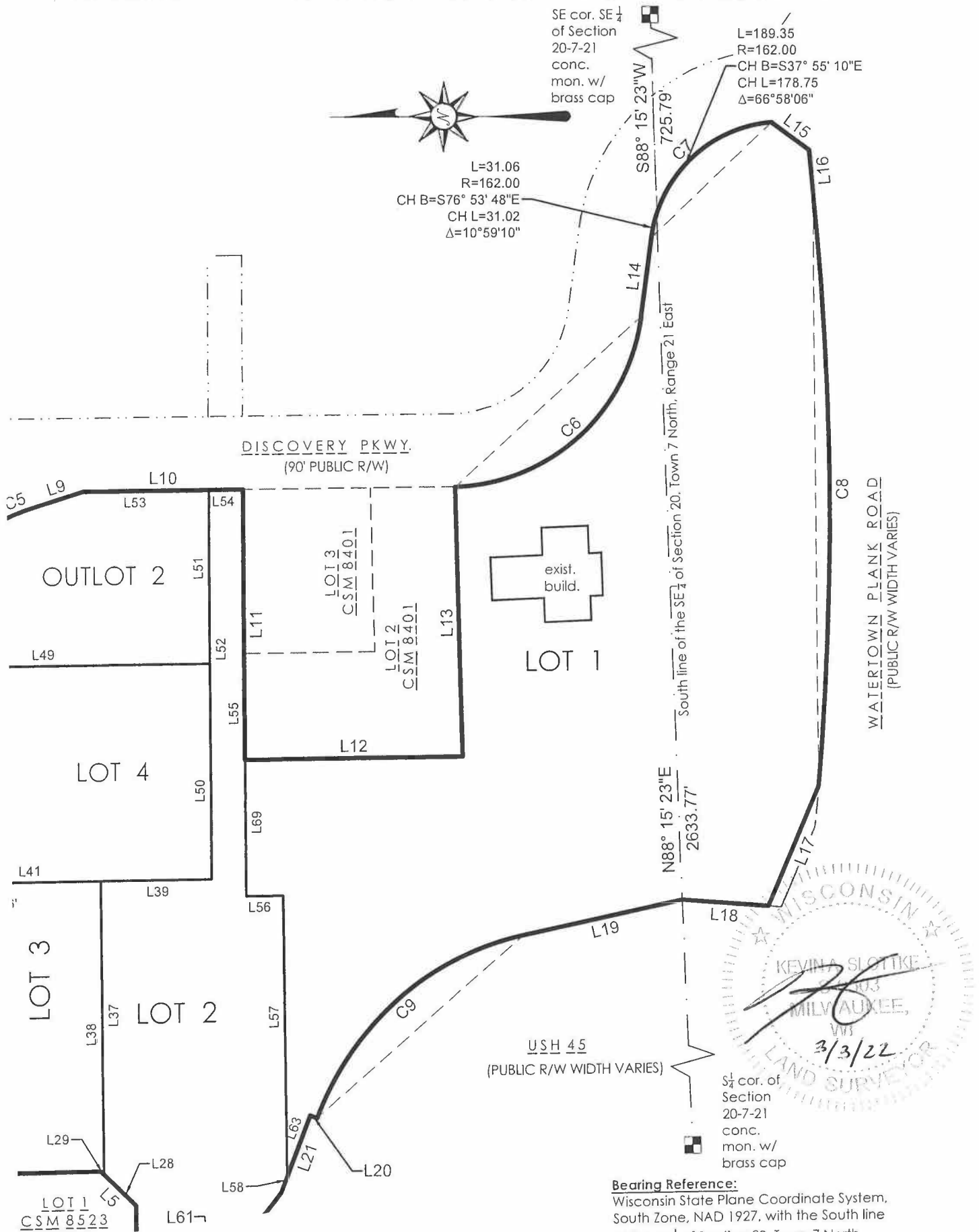
GRAPHIC SCALE



PROJECT NUMBER 18581 DRAFTED BY BMR

CERTIFIED SURVEY MAP NO. 9389

Part of Lot 1 of Certified Survey Map No. 8692, recorded as Document No. 10461263, in the Northwest 1/4, Southeast 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 20 and the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 29 in the Township 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin.



Bearing Reference:
Wisconsin State Plane Coordinate System, South Zone, NAD 1927, with the South line of the SE 1/4 of Section 20, Town 7 North, Range 21 East bearing N88°15'23"E.

LINE & CURVE TABLES & PARCEL AREAS ON SHEET 3.

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210



PROJECT NUMBER 18581 DRAFTED BY BMR

CERTIFIED SURVEY MAP NO. 9389

Part of Lot 1 of Certified Survey Map No. 8692, recorded as Document No. 10461263, in the Northwest 1/4, Southeast 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 20 and the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 29 in the Township 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin.

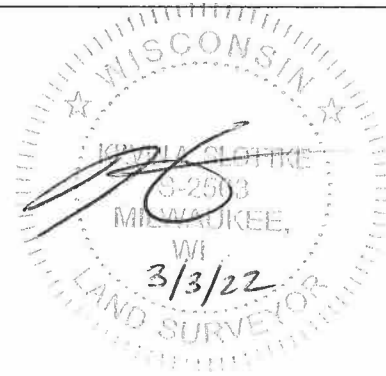
Parcel Line Table		
Line #	Length	Direction
L1	356.08	S54° 14' 37"E
L2	236.00	S89° 11' 42"E
L3	380.92	S0° 00' 00"E
L4	160.33	N90° 00' 00"E
L5	59.63	N44° 59' 59"E
L6	470.00	N0° 00' 00"E
L7	157.61	N47° 16' 08"E
L8	86.53	S42° 12' 17"E
L9	59.33	S16° 52' 03"E
L10	194.96	S0° 00' 11"W
L11	330.00	N90° 00' 00"W
L12	269.25	S0° 00' 11"W
L13	330.13	N88° 47' 21"E
L14	97.96	S82° 23' 21"E
L15	57.02	S36° 37' 16"W
L16	53.03	S84° 22' 18"W
L17	158.93	N66° 40' 27"W
L18	106.26	N5° 03' 07"E
L19	200.38	N11° 42' 43"W
L20	9.00	N21° 23' 32"E
L21	100.62	N68° 36' 28"W
L22	629.93	N51° 23' 28"W

Parcel Line Table		
Line #	Length	Direction
L23	109.67	N28° 29' 22"W
L24	38.81	N9° 02' 58"W
L25	20.13	N34° 18' 22"W
L26	30.80	N49° 10' 23"W
L27	233.86	N28° 29' 22"W
L28	54.28	N45° 00' 16"E
L29	5.35	S44° 57' 10"W
L32	80.00	S42° 43' 52"E
L33	139.96	S78° 57' 48"E
L34	86.96	S39° 49' 47"E
L35	415.05	S0° 00' 01"E
L36	45.00	N0° 00' 01"W
L37	357.30	N90° 00' 00"W
L38	357.30	N90° 00' 00"E
L39	135.51	N0° 00' 01"W
L41	445.17	N0° 00' 01"W
L43	23.32	N40° 07' 22"E
L44	167.22	N90° 00' 00"E
L45	55.38	S40° 07' 22"W
L46	14.10	S40° 07' 22"W
L47	47.89	N0° 03' 15"E
L48	104.81	S89° 56' 45"E

Parcel Line Table		
Line #	Length	Direction
L49	386.40	S0° 00' 03"E
L50	262.90	N90° 00' 00"W
L51	211.34	N90° 00' 00"W
L52	474.24	N90° 00' 00"E
L53	152.96	S0° 00' 11"W
L54	42.00	S0° 00' 11"W
L55	495.86	N90° 00' 00"W
L56	45.40	S0° 00' 01"E
L57	342.83	S89° 50' 23"W
L58	21.10	N68° 36' 28"W
L59	409.92	N51° 23' 28"W
L60	40.50	S0° 00' 00"E
L61	220.01	N51° 23' 28"W
L62	97.47	N47° 16' 08"E
L63	79.52	S68° 36' 28"E
L64	421.42	S0° 00' 00"E
L65	60.39	S0° 00' 01"E
L66	89.21	N90° 00' 00"E
L68	60.14	N47° 16' 08"E
L69	165.86	N90° 00' 00"E

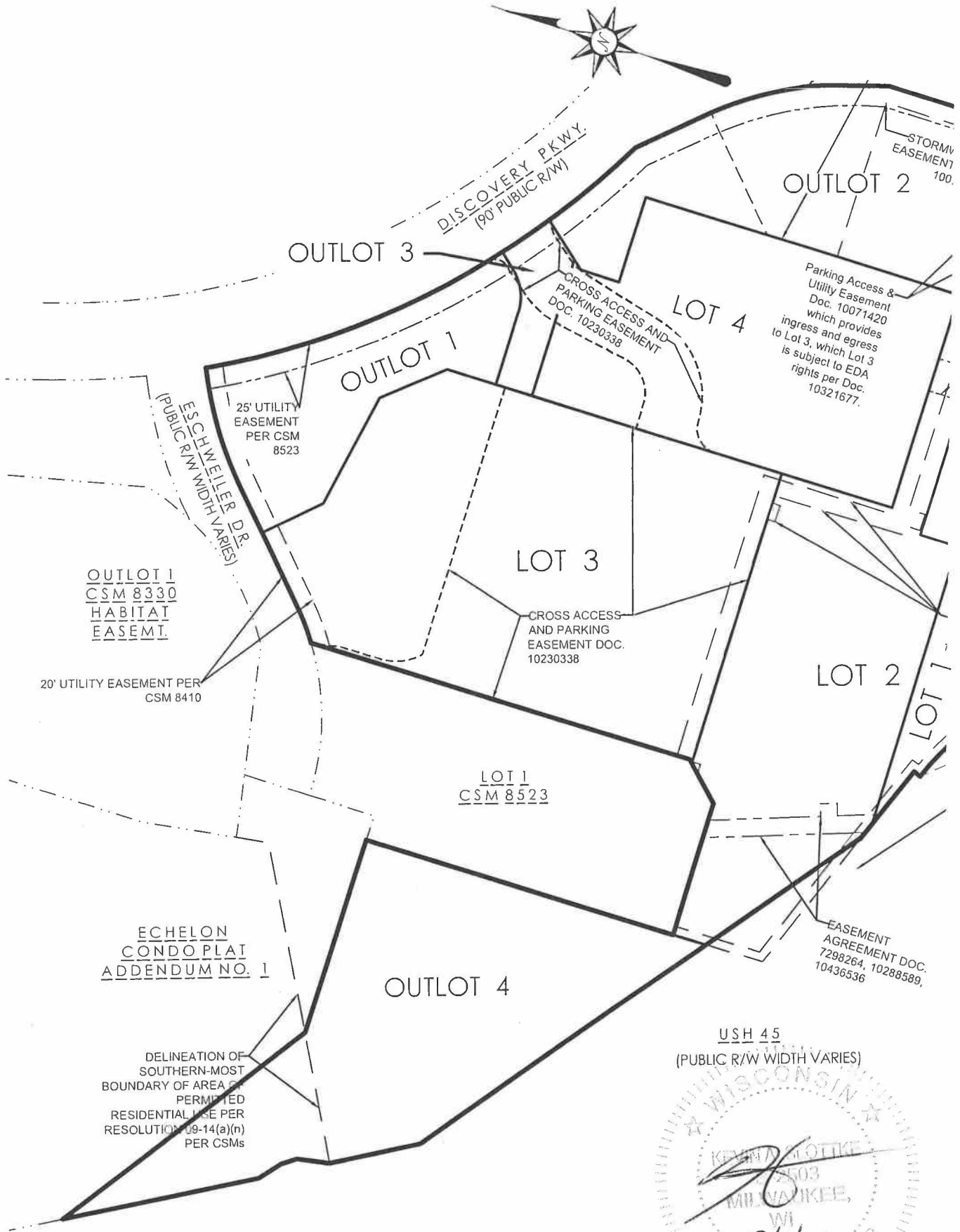
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C13	52.23	60.00	49°52'38"	N65° 03' 41"E	50.60
C10	377.54	955.00	22°39'04"	S38° 16' 05"E	375.09
C11	67.36	955.00	4°02'29"	S51° 36' 51"E	67.35
C12	133.26	955.00	7°59'43"	S57° 37' 57"E	133.16
C1	44.19	297.00	8°31'30"	N51° 31' 54"E	44.15
C2	145.74	453.00	18°25'59"	N56° 29' 08"E	145.11
C3	578.17	955.00	34°41'15"	S44° 17' 11"E	569.38
C4	122.04	393.00	17°47'32"	S33° 57' 51"E	121.55
C5	44.48	285.00	8°56'28"	S20° 35' 50"E	44.43
C6	337.19	238.00	81°10'30"	S41° 48' 05"E	309.69
C7	220.41	162.00	77°57'17"	S43° 24' 45"E	203.80
C8	730.18	3847.58	10°52'24"	S89° 48' 28"W	729.08
C9	353.02	355.50	56°53'44"	N40° 09' 36"W	338.69

PARCEL AREAS:		
LOT 1	417,280 SQ. FT.	9.579 AC.
LOT 2	123,135 SQ. FT.	2.827 AC.
LOT 3	177,306 SQ. FT.	4.070 AC.
OUTLOT 1	49,791 SQ. FT.	1.143 AC.
OUTLOT 2	80,698 SQ. FT.	1.853 AC.
OUTLOT 3	10,066 SQ. FT.	0.231 AC.
LOT 4	110,930 SQ. FT.	2.547 AC.
OUTLOT 4	120,123 SQ. FT.	2.758 AC.



CERTIFIED SURVEY MAP NO. 9389

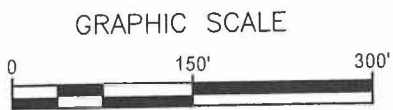
Part of Lot 1 of Certified Survey Map No. 8692, recorded as Document No. 10461263, in the Northwest 1/4, Southeast 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 20 and the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 29 in the Township 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin.



USH 45
(PUBLIC R/W WIDTH VARIES)

KEVIN STOTKE
7503
MILWAUKEE,
WI
3/3/22
LAND SURVEYOR

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

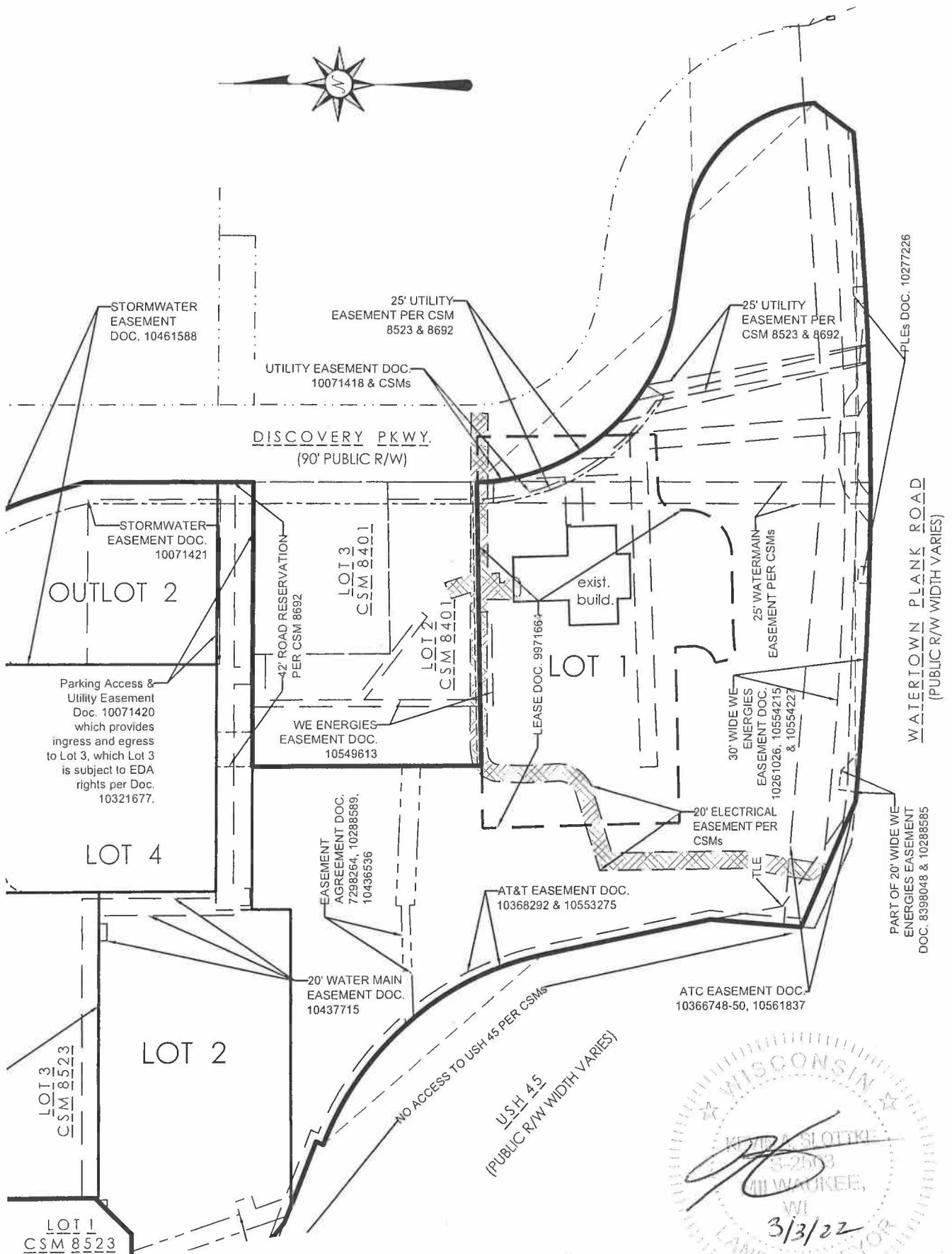


PROJECT NUMBER 18581 DRAFTED BY BMR

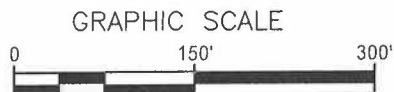
EXISTING EASEMENTS

CERTIFIED SURVEY MAP NO. 9389

Part of Lot 1 of Certified Survey Map No. 8692, recorded as Document No. 10461263, in the Northwest 1/4, Southeast 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 20 and the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 29 in the Township 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin.



THE SIGMA GROUP
 Single Source. Sound Solutions.
 www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210



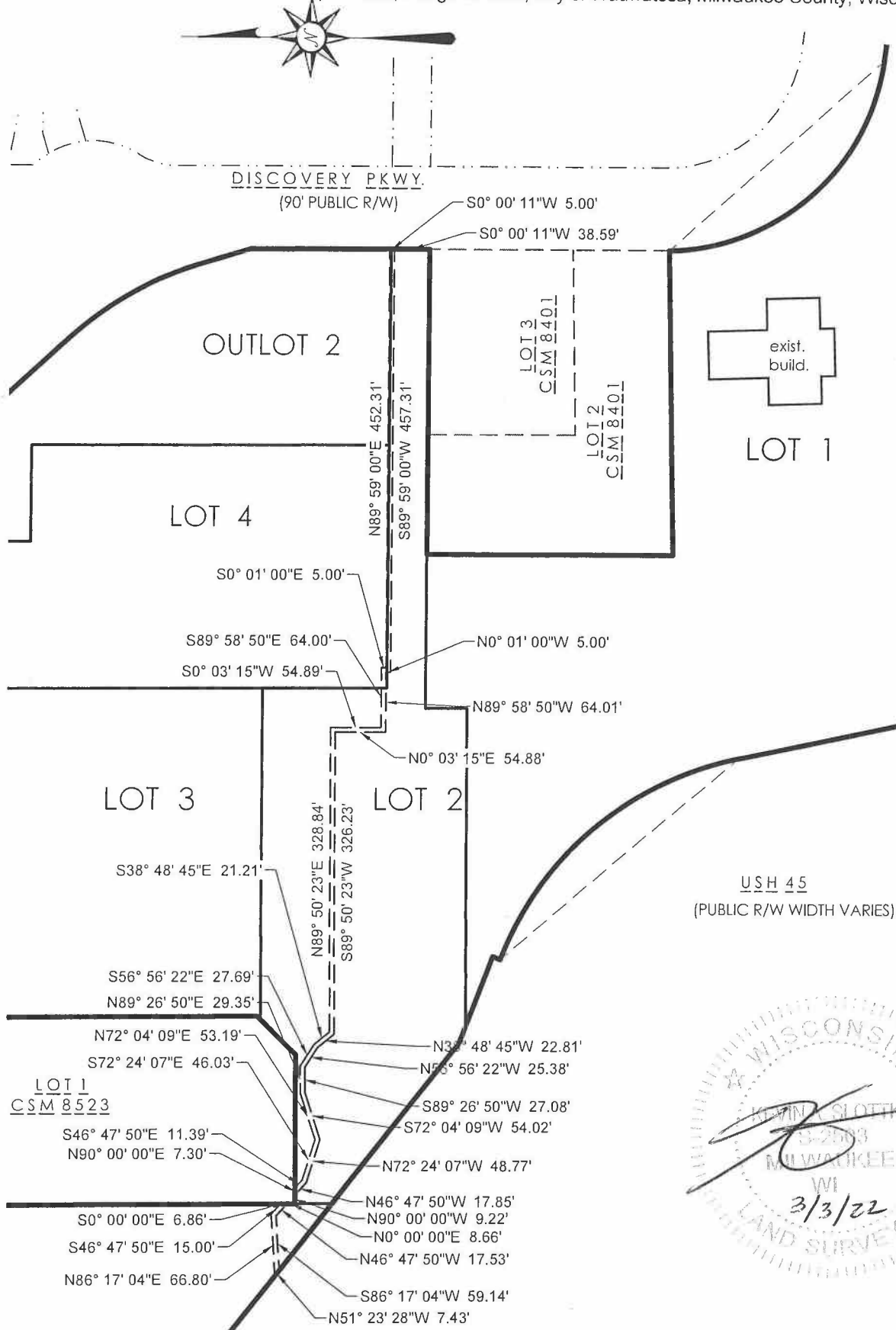
PROJECT NUMBER 18581 DRAFTED BY BMR

EXISTING EASEMENTS

Sheet 5 of 12

CERTIFIED SURVEY MAP NO. 9389

Part of Lot 1 of Certified Survey Map No. 8692, recorded as Document No. 10461263, in the Northwest 1/4, Southeast 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 20 and the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 29 in the Township 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin.



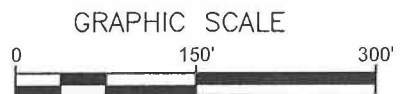
U.S.H. 45
(PUBLIC R/W WIDTH VARIES)



5' wide Path Easement to be granted to the City of Wauwatosa by separate document

Bearing Reference:
Wisconsin State Plane Coordinate System, South Zone, NAD 1927, with the South line of the SE 1/4 of Section 20, Town 7 North, Range 21 East bearing N88°15'23"E.

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

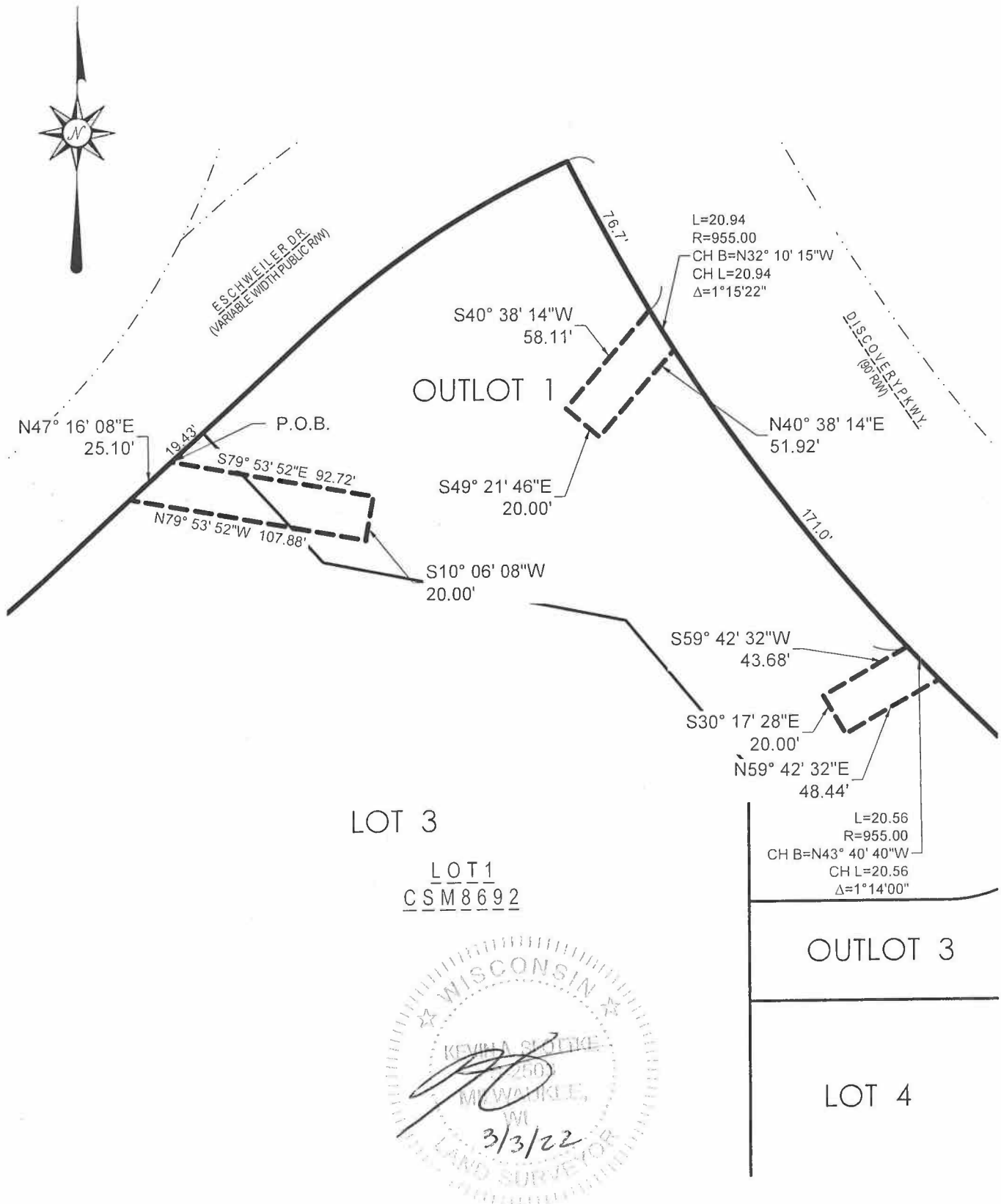


PROJECT NUMBER 18581 DRAFTED BY BMR

LINE & CURVE TABLES & PARCEL AREAS ON SHEET 3.

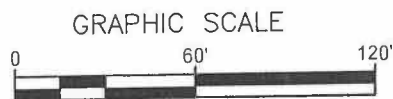
CERTIFIED SURVEY MAP NO. 9389

Part of Lot 1 of Certified Survey Map No. 8692, recorded as Document No. 10461263, in the Northwest 1/4, Southeast 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 20 and the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 29 in the Township 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin.



20' wide Storm Sewer Easements to be granted to the City of Wauwatosa by separate document

THE SIGMA GROUP
 Single Source. Sound Solutions.
 www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210

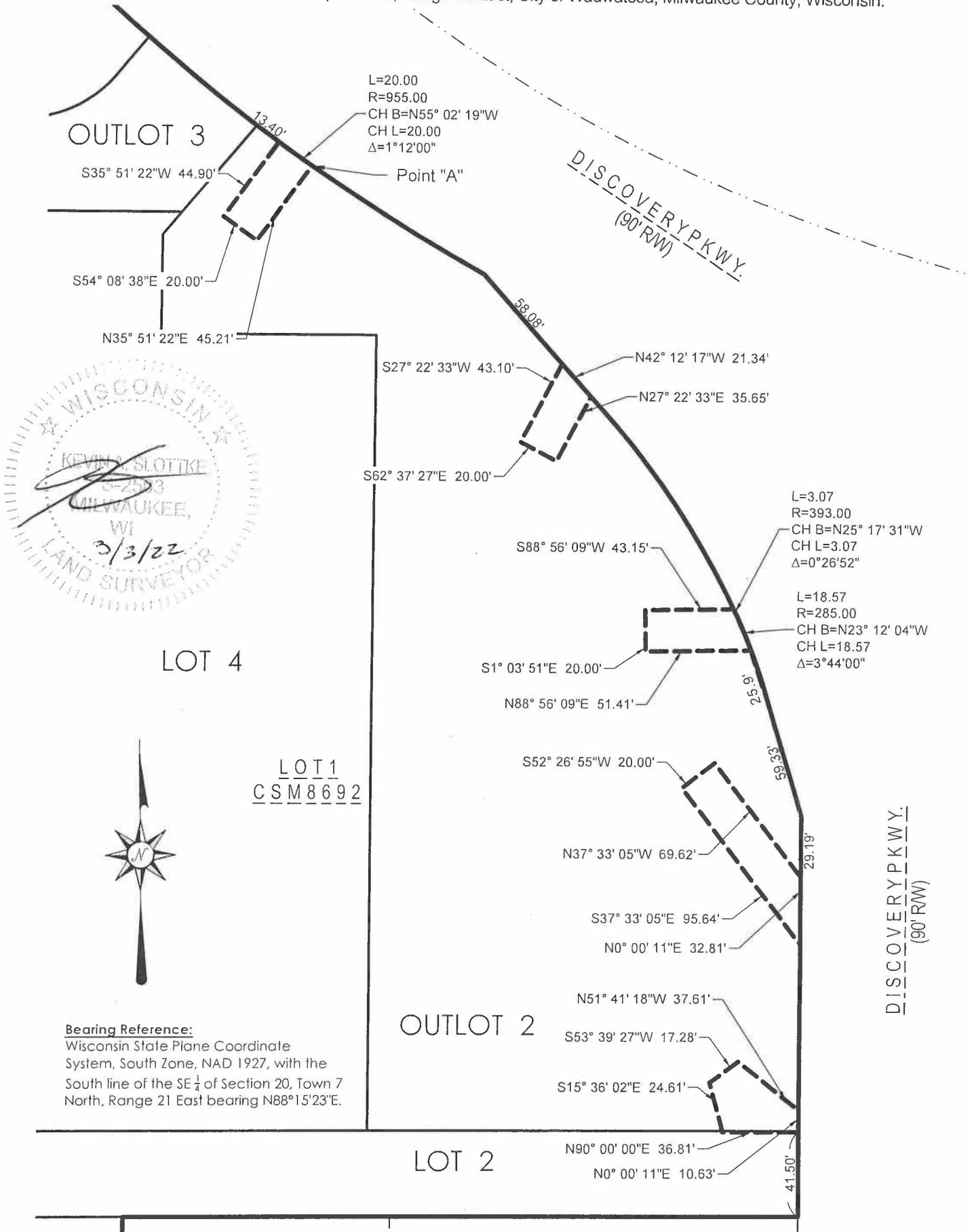


PROJECT NUMBER 18581 DRAFTED BY BMR

Bearing Reference:
 Wisconsin State Plane Coordinate System, South Zone, NAD 1927, with the South line of the SE 1/4 of Section 20, Town 7 North, Range 21 East bearing N88°15'23"E.

CERTIFIED SURVEY MAP NO. 9389

Part of Lot 1 of Certified Survey Map No. 8692, recorded as Document No. 10461263, in the Northwest 1/4, Southeast 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 20 and the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 29 in the Township 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin.

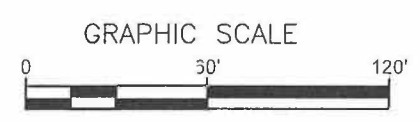


Bearing Reference:
Wisconsin State Plane Coordinate System, South Zone, NAD 1927, with the South line of the SE 1/4 of Section 20, Town 7 North, Range 21 East bearing N88°15'23"E.

20' wide Storm Sewer Easements to be granted to the City of Wauwatosa by separate document

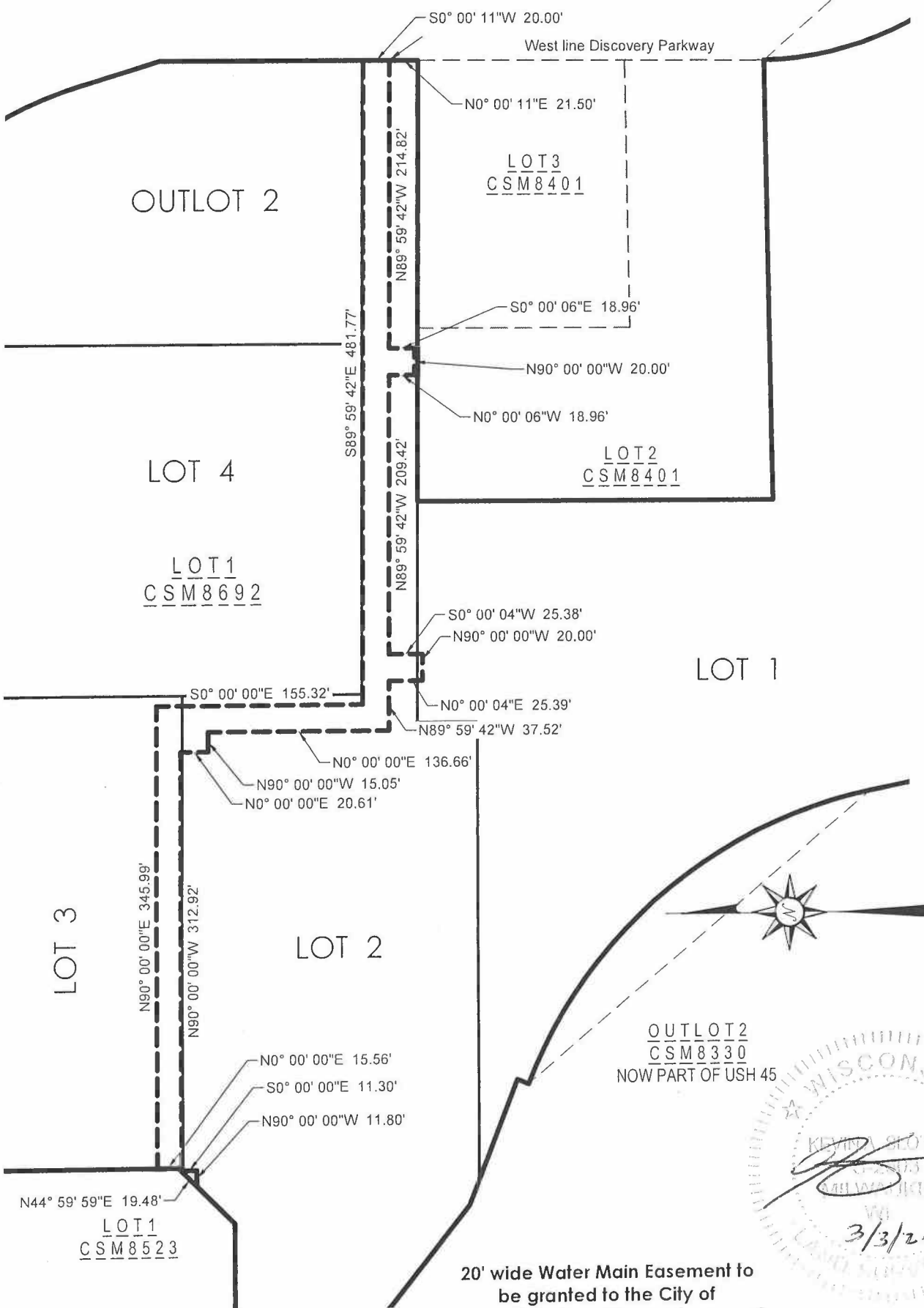
THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

PROJECT NUMBER 18581 DRAFTED BY BMR



CERTIFIED SURVEY MAP NO. 9389

Part of Lot 1 of Certified Survey Map No. 8692, recorded as Document No. 10461263, in the Northwest 1/4, Southeast 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 20 and the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 29 in the Township 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin.



THE SIGMA GROUP
 Single Source. Sound Solutions.
 www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210

Bearing Reference:
 Wisconsin State Plane Coordinate System,
 South Zone, NAD 1927, with the South line
 of the SE 1/4 of Section 20, Town 7 North,
 Range 21 East bearing N88°15'23"E.

PROJECT NUMBER 18581 DRAFTED BY BMR



Sheet 9 of 12

CERTIFIED SURVEY MAP NO. 9389

Part of Lot 1 of Certified Survey Map No. 8692, recorded as Document No. 10461263, in the Northwest 1/4, Southeast 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 20 and the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 29 in the Township 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin.

Surveyor's Certificate

State of Wisconsin)

SS

Milwaukee County)

I, Kevin A. Slottke, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped part of Lot 1 of Certified Survey Map No. 8692, recorded as Document No. 10461263, in the Northwest 1/4, Southeast 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 20 and the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 29 in the Township 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the southeast corner of the Southeast $\frac{1}{4}$ of said Section 20; thence South $88^{\circ}15'23''$ West, 725.79 feet along the south line of said $\frac{1}{4}$ section to the westerly line of Discovery Parkway and to the point of beginning, being a point on a 162.00 foot radius curve to the right whose chord bears South $37^{\circ}55'10''$ East, 178.75 feet; thence southeasterly 189.35 feet along the arc of said curve and along said westerly line; thence South $36^{\circ}37'16''$ West, 57.02 feet along said westerly line to the northerly line of Watertown Plank Road; thence South $84^{\circ}22'18''$ West, 53.03 feet along said northerly line to the beginning of a 3847.58 foot radius curve to the right whose chord bears South $89^{\circ}48'28''$ West, 729.08 feet; thence westerly 730.18 feet along the arc of said curve and along said northerly line; thence North $66^{\circ}40'27''$ West, 158.93 feet along said northerly line to the easterly line of U.S.H. 45; thence the following eleven courses along said easterly line:
thence North $5^{\circ}03'07''$ East, 106.26 feet;
thence North $11^{\circ}42'43''$ West, 200.38 feet to the beginning of a 355.50 foot radius curve to the left whose chord bears North $40^{\circ}09'36''$ West, 338.69 feet;
thence northwesterly 353.02 feet along the arc of said curve;
thence North $21^{\circ}23'32''$ East, 9.00 feet;
thence North $68^{\circ}36'28''$ West, 100.62 feet;
thence North $51^{\circ}23'28''$ West, 629.93 feet;
thence North $28^{\circ}29'22''$ West, 109.67 feet;
thence North $9^{\circ}02'58''$ West, 38.81 feet;
thence North $34^{\circ}18'22''$ West, 20.13 feet;
thence North $49^{\circ}10'23''$ West, 30.80 feet;
thence North $28^{\circ}29'22''$ West, 233.86 feet to the northeasterly line of said Lot 1;
thence South $54^{\circ}14'37''$ East, 356.08 feet along said northeasterly line; thence South $89^{\circ}11'42''$ East, 236.00 feet along said line to the westerly line of Lot 1 of Certified Survey Map No. 8523; thence South $0^{\circ}00'00''$ East, 380.92 feet along said westerly line to the southerly line of Lot 1 of said Certified Survey Map No. 8523; thence North $90^{\circ}00'00''$ East, 160.33 feet along said southerly line; thence North $44^{\circ}59'59''$ East, 59.63 feet along said southerly line to the easterly line of Lot 1 of said Certified Survey Map No. 8523; thence North $0^{\circ}00'00''$ East, 470.00 feet along said easterly line to the southerly line of Eschweiler Drive and a point on a 297.00 foot radius curve to the left whose chord bears North $51^{\circ}31'54''$ East, 44.15 feet; thence northeasterly, 44.19 feet along the arc of said curve and along said southerly line; thence North $47^{\circ}16'08''$ East, 157.61 feet along said southerly line to the beginning of a 453.00 foot radius curve to the right whose chord bears North $56^{\circ}29'08''$ East, 145.11 feet; thence northeasterly 145.74 feet along the arc of said curve and along said southerly line to the westerly line of Discovery Parkway and to a point on a 955.00 foot radius curve to the left whose chord bears South $44^{\circ}17'11''$ East, 569.38 feet; thence southeasterly 578.17 feet along the arc of said curve and along said westerly line; thence continuing along said westerly line for the following five courses:
thence South $42^{\circ}12'17''$ East, 86.53 feet to the beginning of a 393.00 foot radius curve to the right whose chord bears South $33^{\circ}57'51''$ East, 121.55 feet; thence southeasterly 122.04 feet along the arc of said curve to the beginning of a 285.00 foot radius curve to the right whose chord bears South $20^{\circ}35'50''$ East, 44.43 feet;
thence southeasterly 44.48 feet along the arc of said curve;
thence South $16^{\circ}52'03''$ East, 59.33 feet;
thence South $0^{\circ}00'11''$ West, 194.96 feet to the north line of Lots 3 and 2 of Certified Survey Map No. 8401; thence North $90^{\circ}00'00''$ West, 330.00 feet along said north line to the west line of said Lot 2; thence South $0^{\circ}00'11''$ West, 269.25 feet along said west line to the south line of said Lot 2; thence North $88^{\circ}47'12''$ East, 330.13 feet along said south line to the aforesaid westerly line of Discovery Parkway and the beginning of a 238.00 foot radius curve to the left whose chord bears South $41^{\circ}48'05''$ East, 309.69 feet; thence southeasterly 337.19 feet along the arc of said curve and along said westerly line; thence South $82^{\circ}23'21''$ East, 97.96 feet along said westerly line to the beginning of a 162.00 foot radius curve to the right whose chord bears South $76^{\circ}53'48''$ East, 31.02 feet; thence southeasterly 31.06 feet along the arc of said curve and along said westerly line to the point of beginning.

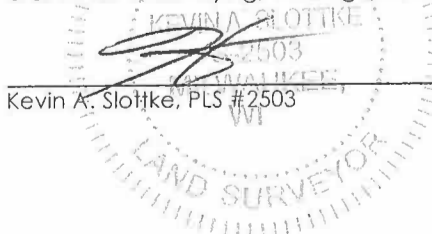
Said parcel contains : 1,089,329 square feet or 25.008 acres of land, more or less.

That I have made the survey, land division, and map by the direction of the owners of said land, 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 fully complied with s. 236.34 of the Wisconsin Statutes and the City of Wauwatosa land division ordinance in surveying, dividing and mapping the same.

Kevin A. Slottke, PLS #2503

Date

3/3/22



CERTIFIED SURVEY MAP NO. 9389

Part of Lot 1 of Certified Survey Map No. 8692, recorded as Document No. 10461263, in the Northwest 1/4, Southeast 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 20 and the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 29 in the Township 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE

UWM INNOVATION PARK, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFIES THAT SAID OWNER HAS CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH CHAPTER 236 WIS. STATS.

UWM INNOVATION PARK, LLC DOES FURTHER CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: **THE CITY OF WAUWATOSA**

WITNESS THE HAND AND SEAL OF SAID OWNER ON THIS 10th DAY OF March, 2022.

UWM INNOVATION PARK, LLC


[SIGNATURE]

David Gilbert
[PRINTED NAME & TITLE]

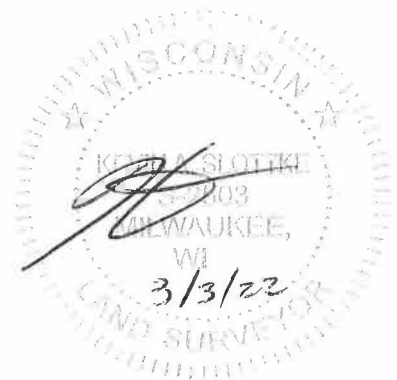
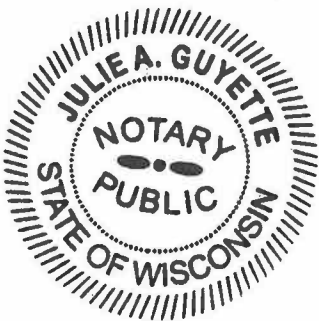
STATE OF WISCONSIN

)SS

MILWAUKEE COUNTY)

PERSONALLY CAME BEFORE ME THIS 10th DAY OF March, 2022, THE ABOVE-NAMED
TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME
KNOWN TO BE THE CEO OF **UWM INNOVATION PARK, LLC** AND ACKNOWLEDGED THAT THEY
EXECUTED THE FOREGOING INSTRUMENT.

Julie A. Guyette #223776
(SEAL) NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES January 18, 2026



CERTIFIED SURVEY MAP NO. 9389

Part of Lot 1 of Certified Survey Map No. 8692, recorded as Document No. 10461263, in the Northwest 1/4, Southeast 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 20 and the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 29 in the Township 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin.

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WAUWATOSA ON THIS 12th DAY OF April, 2021



DENNIS McBRIDE, CHAIRPERSON



TAMARA SZUDY, SECRETARY

COMMON COUNCIL APPROVAL

APPROVED AND ACCEPTED BY THE COMMON COUNCIL OF THE CITY OF WAUWATOSA IN ACCORDANCE WITH THE RESOLUTION ADOPTED ON THIS 20th DAY OF April, 2021



CARLA A. LEDESMA, CITY CLERK
Steven A. Braatz, Jr.

DOC # 11226293
RECORDED:
03/11/2022 12:47 PM
ISRAEL RAMON
REGISTER OF DEEDS
MILWAUKEE COUNTY, WI
AMOUNT: 30.00

