

May 15, 2023

Project Reference #18518

Mr. David Hanson
Redevelopment Specialist
Bureau of Remediation and Redevelopment
Wisconsin Department of Natural Resources
1027 West St. Paul Avenue
Milwaukee, WI 53233

**RE: Request for Updated BRRTS Information
Innovation Park
BRRTS #02-41-588671
FID #341030690**

Dear Mr. Hanson:

The Sigma Group, Inc. (Sigma), on behalf of Innovation Park Development Partners, LLC (c/o Irgens Partners), has prepared this letter to the Wisconsin Department of Natural Resources (WDNR) requesting updated BRRTS information for the above-referenced site, as instructed in the WDNR email from David Hanson, dated April 13, 2023. The request includes updated name, location, and legal information for the existing BRRTS #02-41-588671, and a request for a new BRRTS and Facility ID (FID) number assignment for select lots associated with the existing site. Innovation Park Development Partners is in the process of preparing Case Closure requests for select parcels associated with the site.

Responsible Party and Contact:

Innovation Park Development Partners, LLC
(c/o Irgens Partners)
1401 Discovery Parkway
#100
Wauwatosa, WI 53226
Contact: Mr. Timothy Gasperetti, P.E.
Email: tgasperetti@irgens.com

Site Name: Innovation Park
BRRTS #02-41-588671
FID #341030690

Existing BRRTS

Site Name: Innovation Park
BRRTS #02-41-588671
FID #341030690

Updated BRRTS Information Request

Site Name: Innovation Park – Lot 3 and Outlot 3
BRRTS #: No change
FID #: No change

Address: 9480 Watertown Plank Rd
Wauwatosa, WI 53226

Address: 1401 Discovery Parkway
Wauwatosa, WI 53226

Existing BRRTS (cont'd)

Tax Key # 373-9999-028

X Coordinate: 680,201.4

Y Coordinate: 288,024.0

Lot 1 of Certified Survey Map 8692

SW ¼ of the SE ¼ of Section 20, Township 7 North, Range 21 East

Owner:

Innovation Park Development Partners, LLC
833 E Michigan St
#400
Milwaukee, WI 53202

Updated BRRTS Information Request (cont'd)

Tax Key #s 373-1003-000 (Lot 3)
373-1007-000 (Outlot 3)

X Coordinate: 680,130.4

Y Coordinate: 288,052.2

Lot 3 of Certified Survey Map No. 9389

Outlot 3 of Certified Survey Map No. 9389

Owners:

Innovation One Development Partners, LLC (Lot 3)
Innovation Campus Owners Association (Outlot 3)
1401 Discovery Parkway
#100
Wauwatosa, WI 53226

New BRRTS Assignment Request

Site Name: Innovation Park – Lot 4

BRRTS #: requested new, currently associated with BRRTS #02-41-588671

FID #: requested new, currently associated with FID #341030690

Address: 1301 Discovery Parkway
Wauwatosa, WI 53226

Tax Key # 373-1004-000

X Coordinate: 680,229.2

Y Coordinate: 288,017.0

Lot 4 of Certified Survey Map No. 9389

SW ¼ of the SE ¼ of Section 20, Township 7 North, Range 21 East

Owner:

Innovation Parking Deck North Development Partners, LLC
1401 Discovery Parkway
#100
Wauwatosa, WI 53226

New BRRTS Assignment Request

Site Name: Innovation Park – Lot 2

BRRTS #: requested new, currently associated with BRRTS #02-41-588671

FID #: requested new, currently associated with FID #341030690

Address: 1325 Discovery Parkway
Wauwatosa, WI 53226

Tax Key # 373-1002-000

X Coordinate: 680,118.3

Y Coordinate: 287,960.4

Lot 2 of Certified Survey Map No. 9389

SW ¼ of the SE ¼ of Section 20, Township 7 North, Range 21 East

Owner:

Innovation Overlook Development Partners, LLC

1401 Discovery Parkway

#100

Wauwatosa, WI 53226

Sigma and Innovation Park Development Partners are in the process of preparing Case Closure requests for two of the three above-reference sites: 1) Lot 3 and Outlot 3, and 2) Lot 4; therefore, prompt updates to BRRTS and confirmation from the WDNR is requested and appreciated.

If you have any questions about this submittal or the project in general, please contact Sigma at (414) 643-4200.

Sincerely,

THE SIGMA GROUP, INC.



Cory C. Katzban, P.E.
Project Engineer



Adam Roder, P.E., P.G.
Geosciences Group Leader

Cc: Timothy Gasperetti, P.E. – Irgens
Andrea Mullins – Irgens
Max Metz – Irgens
Josh Neudorfer – Sigma

Attachments

- WDNR Email from David Hanson (dated April 13, 2023)
- Former CSM No. 8692
- Current CSM No. 9389
- Deed – Lot 2
- Deed – Lot 3
- Deed – Outlot 3
- Deed – Lot 4
- DRAFT Site Plan Map (Overall) for Lot 3 and Outlot 3
- DRAFT Site Plan Map (Overall) for Lot 4

(Note, Site Plan Map (Overall) for Lot 2 not included / not needed at this time)

From: [Hanson, David L - DNR](#)
To: [Cory Katzban, P.E.](#)
Cc: [Hanson, David L - DNR](#)
Subject: [EXT] RE: Innovation Park - Phase I Case Closures
Date: Thursday, April 13, 2023 12:52:47 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Hi Cory,

The DNR will reassign the existing BRRTS number to one of the addresses (1301 or 1401 Discovery Parkway) and issue a new number to the other. We need to make these changes prior to Sigma submitting the closure requests so I suggest submitting a formal letter report with the request, as Sigma has done in the past.

Also, what is the status of submitting release notifications for Lot 1 and Outlot 2? The DNR *Site Investigation Report and Remedial Action Plan Review* letter dated March 30, 2022 stated “There are documented RCL exceedances in borings on Lot 1 and Outlot 2. Release notifications must be submitted for these lots immediately.”

Thank you,

David

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

David L. Hanson

he/him/his

Redevelopment Specialist – Remediation and Redevelopment Program

Wisconsin Department of Natural Resources

1027 W. Saint Paul Avenue

Milwaukee, WI 53233

Phone: (414) 639-4156

Fax: (414) 263-8550

david.hanson@wisconsin.gov



dnr.wi.gov



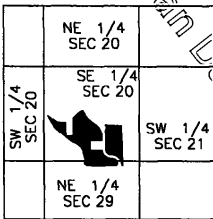
From: Cory Katzban, P.E. <ckatzban@thesigmagroup.com>

CERTIFIED SURVEY MAP NO. 8692

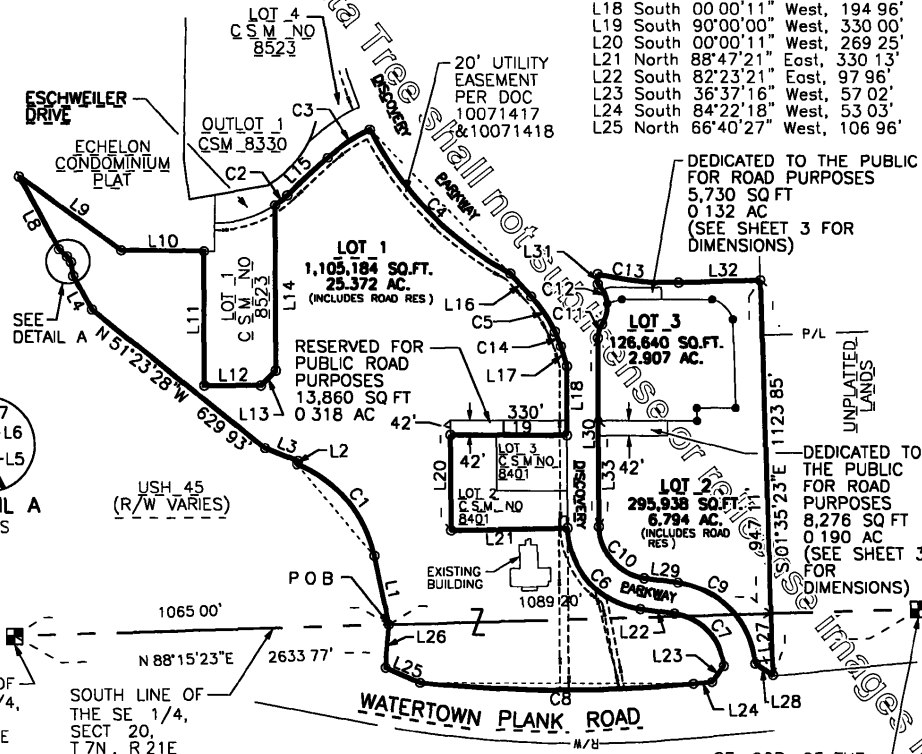
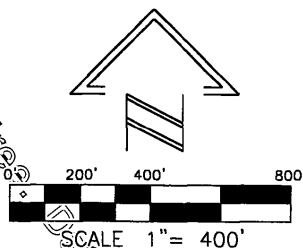
Being a division of Lot 2 and Lot 3 of Certified Survey Map No. 8523 in the Northwest 1/4, Southeast 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 20 and the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 29 in the Township 7 North, Range 21 East, in the City of Wauwatosa, Milwaukee County, Wisconsin

LINE TABLE

L1	North	11°42'43"	West	200.38'
L2	North	21°23'32"	East	9.00'
L3	North	68°36'28"	West	100.62'
L4	North	28°29'22"	West	109.67'
L5	North	09°02'58"	West	38.81'
L6	North	34°18'22"	West	20.13'
L7	North	49°10'23"	West	30.80'
L8	North	28°29'22"	West	233.86'
L9	South	54°14'37"	East	356.08'
L10	South	89°11'42"	East	236.00'
L11	South	00°00'00"	East	380.92'
L12	North	90°00'00"	East	160.33'
L13	North	44°59'59"	East	59.63'
L14	North	00°00'00"	East	470.00'
L15	North	47°16'08"	East	157.61'
L16	South	42°12'17"	East	86.53'
L17	South	16°52'03"	East	59.33'
L18	South	00°00'11"	West	194.96'
L19	South	90°00'00"	West	330.00'
L20	South	00°00'11"	West	269.25'
L21	North	88°47'21"	East	330.13'
L22	South	82°23'21"	East	97.96'
L23	South	36°37'16"	West	57.02'
L24	South	84°22'18"	West	53.03'
L25	North	66°40'27"	West	106.96'



LOCATION MAP



DETAIL A
NTS

LEGEND

- 1" DIA x 24" LG IRON PIPE SET, MINIMUM WEIGHT 1.13 LBS/FT
- FOUND CONC MONUMENT W/BRASS CAP
- FOUND 1" IRON PIPE

NOTES

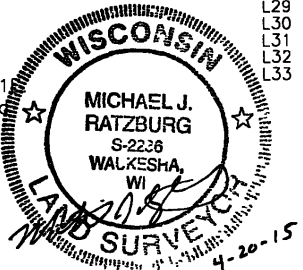
- 1 SEE SHEET 2 FOR CURVE DATA AND SHEET 3 FOR LOT 3 DIMENSIONS, ACCESS EASEMENT AND EXISTING UTILITY EASEMENTS

REFERENCE BEARING

All bearings are referenced to the south line of the SE 1/4 of Sect 20, T7N R21E which bears N 88°15'23"E and is referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone

OWNER

UWM INNOVATION PARK, LLC



THIS INSTRUMENT WAS DRAFTED BY MICHAEL J. RATZBURG JOB NO 20090184 SHEET 1 OF 9

CERTIFIED SURVEY MAP NO. 8692

Being a division of Lot 2 and Lot 3 of Certified Survey Map No. 8523 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, in the City of Wauwatosa, Milwaukee County, Wisconsin

CURVE TABLE

C-1 Del. = 56°53'44" (LT) Tan = 192 60' Len = 353 02' Rad. = 355 50' CB = N 40°09'36" W CD = 338 69'	C-9 Del. = 77°57'13" (LT) Tan = 203 90' Len = 342 86' Rad. = 252 00' CB = N 43°24'45" W LC = 317 02'	C-15 Del. = 05°59'14" (LT) Tan = 12 45' Len = 24 87' Rad. = 238 00' CB = N 02°59'23" W LC = 24 86'
C-2 Del. = 08°31'31" (LT) Tan = 22 14' Len = 44 19' Rad. = 297 00' CB = N 51°31'54" E LC = 44 15'	C-10 Del. = 82°23'32" (RT) Tan = 129 55' Len = 212 83' Rad. = 148 00' CB = N 41°11'35" W LC = 194 96'	C-16 Del. = 00°22'20" (RT) Tan = 12 50' Len = 25 00' Rad. = 3,847 50' CB = N 89°51'57" E LC = 25 00'
C-3 Del. = 18°25'59" (RT) Tan = 73 50' Len = 145 74' Rad. = 453 00' CB = N 56°29'08" E LC = 145 11'	C-11 Del. = 32°54'06" (LT) Tan = 21 41' Len = 41 63' Rad. = 72 50' CB = S 16°27'14" W LC = 41 06'	
C-4 Del. = 34°41' 15" (LT) Tan = 298 25' Len = 578 17' Rad. = 955 00' LC = 569 38' CB = S 44°17'11" E	C-12 Del. = 77°27'42" (LT) Tan = 73 39' Len = 123 70' Rad. = 91 50' CB = N 05°49'34" W LC = 114 50'	
C-5 Del. = 17°47'35" (RT) Tan = 61 52' Len = 122 04' Rad. = 393 00' CB = S 33°57'51" E LC = 121 55'	C-13 Del. = 15°26'36" (LT) Tan = 117 29' Len = 233 15' Rad. = 865 00' CB = S 84°01'14" E LC = 232 44'	
C-6 Del. = 81°10'32" (LT) Tan = 203 90' Len = 337 19' Rad. = 238 00' CB = S 41°48'05" E LC = 309 69'	C-14 Del. = 08°56'27" (RT) Tan = 22 28' Len = 44 47' Rad. = 285 00' CB = S 20°35'50" E LC = 44 43'	
C-7 Del. = 77°57'13" (RT) Tan = 131 08' Len = 220 41' Rad. = 162 00' CB = S 43°24'45" E LC = 203 80'		
C-8 Del. = 11°36'31" (RT) Tan = 391 11' Len = 779 54' Rad. = 3,847 50' CB = N 89°49'26" W LC = 778 21'		

DOC.# 10461263
 REEL # 8636
 RECORDED 05/18/2015 08:35AM
 JOHN LA FAVE
 REGISTER OF DEEDS
 Milwaukee County, WI
 AMOUNT 30 00
 FEE EXEMPT #:



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SCALE 1" = 150'

CURVE R1

DEL = 62'37".06"
 TAN = 21.58'
 LEN = 42.39'
 RAD = 91.50'
 CHD = 42.02'
 C B = N 18°33'33"W

DEL = 39'16".16"
 TAN = 32.65'
 LEN = 62.72'
 RAD = 91.50'
 CHD = 61.49'
 C B = N 24°55'17"W

DEL = 38'11".26"
 TAN = 31.68'
 LEN = 60.99'
 RAD = 91.50'
 CHD = 59.87'
 C B = N 13°48'34"E

DEL = 57'29".41"
 TAN = 47.18'
 LEN = 86.30'
 RAD = 86.00'
 CHD = 82.72'
 C B = N 46°35'28"W

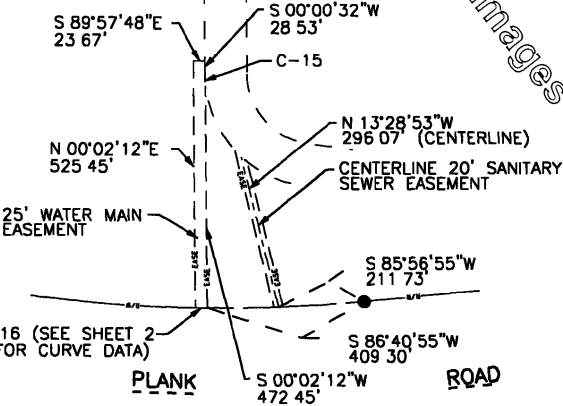
ROAD DEDICATION

DISCOVERY PARKWAY

LOT 3

LOT 2

ROAD DEDICATION



SCALE 1" = 300'



SANITARY SEWER & WATER MAIN EASEMENT

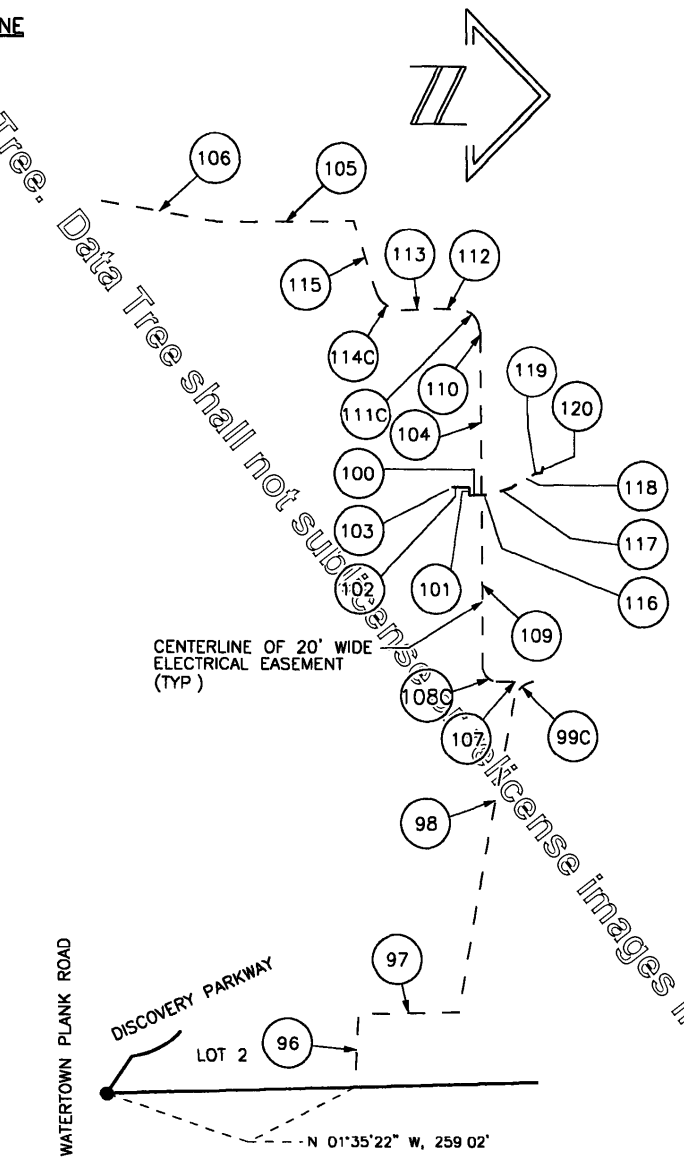
THIS INSTRUMENT WAS DRAFTED BY MICHAEL J. RATZBURG JOB NO. 20090184 SHEET 3 OF 9

CERTIFIED SURVEY MAP NO. 8692

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LINE TABLE FOR ELECTRIC LINE

- 96 N 86 46' 14" W, 86 70'
- 97 N 00' 57' 40" W, 119 73'
- 98 N 79' 12' 42" W, 376 46'
- 99C DEL = 64'07'36"
TAN = 17 90'
LEN = 31 99'
RAD = 28 58'
CB = N 39'55'30"W
CD = 30 34'
- 100 S 02' 32' 27" E, 14 44"
- 101 S 88 55' 36" W, 10 31'
- 102 S 00' 32' 58" W, 24 87'
- 103 N 87' 45' 55" E, 7 01'
- 104 S 89 53' 34" W, 192 46'
- 105 S 00' 34' 59" E, 161 47'
- 106 S 09' 34' 43" W, 139 83'
- 107 S 00' 05' 36" W, 44 65'
- 108C DEL = 79'54'11"
TAN = 14 81'
LEN = 24 66'
RAD = 17 68'
CB = S 44'06'46"W
CD = 22 71'
- 109 S 89' 53' 34" W, 200 65'
- 110 S 80' 17' 45" W, 13 13'
- 111C DEL = 63 40'04"
TAN = 15 14'
LEN = 27 09'
RAD = 24 38'
CB = S 39'26'41"W
CD = 25 72'
- 112 S 02' 06' 33" W, 33 47'
- 113 S 03' 25' 27" E, 38 63'
- 114C DEL = 65'42'16"
TAN = 21 07'
LEN = 37 42'
RAD = 32 63'
CB = S 33'18'09"W
CD = 35 40'
- 115 S 72' 34' 39" W, 88 60'



NOTE NOT TO SCALE



- 116 N 02 32' 27" W, 7 89"
- 117 N 17' 30' 04" W, 29 72'
- 118 N 30' 06' 26" W, 32 81'
- 119 N 12' 40' 21" W, 8 49'
- 120 N 75' 20' 15" W, 8 22'

THIS INSTRUMENT WAS DRAFTED BY MICHAEL J. RATZBURG JOB NO 20090184 SHEET 4 OF 9

Licensed to First Wisconsin Data Trust

CERTIFIED SURVEY MAP NO. 8692

Being a division of Lot 2 and Lot 3 of Certified Survey Map No 8523 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, in the City of Wauwatosa, Milwaukee County, Wisconsin

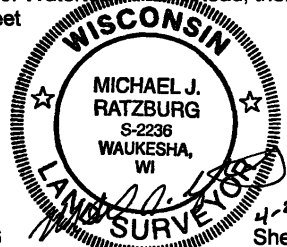
SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, Michael J Ratzburg, a registered land surveyor, do hereby certify

That I have surveyed, divided, dedicated and mapped a division of Lot 2 and Lot 3 of Certified Survey Map No 8523 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, in the City of Wauwatosa, Milwaukee County, Wisconsin, bounded and described as follows

Commencing at the southwest corner of said Southeast 1/4, thence North 88°15'23" East, on and along the south line of said Southeast 1/4, 1065 00 feet to the west line of Lot 2 of said CSM No 8523 and the point of beginning, thence North 11°42'43" West, on and along said west line, 200 38 feet to the beginning of a curve to the left, having a radius of 355 50 feet, and along chord of North 40°09'36" West, 338 69 feet, thence Northwesterly, on and along the arc of said curve and said west line, 353 02 feet, thence North 21°23'32" East, on and along said west line, 9 00 feet, thence North 68°36'28" West, on and along said west line, 100 62 feet, thence North 51°23'28" West, on and along said west line, 629 93 feet, thence North 28°29'22" West, on and along said west line, 109 67 feet, thence North 09°02'58" West, on and along said west line, 38 81 feet, thence North 34°18'22" West, on and along said west line, 20 13 feet, thence North 49°10'23" West, on and along said west line, 30 80 feet, thence North 28°29'22" West, on and along said west line, 233 86 feet to the south line of Lot 4 of CSM 8401, thence South 54°14'37" East, on and along said south line, 356 08 feet, thence South 89°11'42" East, on and along said south line, 236 00 feet to the west line of Lot 1 of CSM 8523, thence South 00°00'00" East, on and along said west line, 380 92 feet to the south line of said Lot 1, thence North 90°00'00" East, on and along said south line, 160 33 feet, thence North 44°59'59" East, on and along said south line, 59 63 feet to the east line of said Lot 1, thence North 00°00'00" East, on and along said east line, 470 00 feet to the south right of way line of Eschweiler Drive and the beginning of a curve to the left, having a radius of 297 00 feet and a long chord of North 51°31'54" East, 44 15 feet, thence Northeasterly, on and along the arc of said curve and said south right of way line, 44 19 feet, thence North 47°16'08" East, on and along said south right of way line, 157 61 feet to the beginning of a curve to the right, having a radius of 453 00 feet and a long chord of North 56°29'08" East, 145 11 feet, thence Northeasterly, on and along the arc of said curve and said south right of way line, 145 74 feet to the west right of way line of Discovery Parkway and the beginning of a curve to the left, having a radius of 955 00 feet and a long chord of South 44°17'11" East, 569 38 feet, thence Southeasterly, on and along the arc of said curve and said west right of way line, 578 17 feet, thence South 42°12'17" East, on and along said west right of way line, 86 53 feet to the beginning of a curve to the right, having a radius of 393 00 feet and a long chord of South 33°57'51" East, 121 55 feet, thence Southeasterly, on and along the arc of said curve and said west right of way line, 122 04 feet to the beginning of a curve to the right, having a radius of 285 00 feet and a long chord of South 20°35'50" East, 44 43 feet, thence Southeasterly, on and along the arc of said curve and said west right of way line, 44 47 feet, thence South 16°52'03" East, on and along said west right of way line, 59 33 feet, thence South 00°00'11" West, on and along said west right of way line, 194 96 feet, thence South 90°00'00" West, 330 00 feet, thence South 00°00'11" West Along the west line of Lot 2 of CSM 8401, 269 25 feet to the south line of said Lot 2, thence North 88°47'21" East, on and along said south line, 330 13 feet to the beginning of a curve to the left, having a radius of 238 00 feet and a long chord of South 41°48'05" East, 309 69 feet, thence Southeasterly, on and along said curve, 337 19 feet, thence South 82°23'21" East, 97 96 feet to the beginning of a curve to the right, having a radius of 162 00 feet and a long chord of South 43°24'45" East, 203 80 feet, thence Southeasterly, on and along the arc of said curve, 220 41 feet, thence South 36°37'16" West, on and along said west right of way line, 57 02 feet to the north right of way line of Waterton Bank Road, thence South 84°22'18" West, on and along said north right of way line, 53 03 feet



CERTIFIED SURVEY MAP NO. 8692

Being a division of Lot 2 and Lot 3 of Certified Survey Map No 8523 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, in the City of Wauwatosa, Milwaukee County, Wisconsin

to the beginning of a curve to the right having a radius of 3847.50 feet and along chord of North 89°49'26" West, 778.21 feet, thence Northwesterly, on and along the arc of said curve and said north right of way line, 779.54 feet, thence North 66°40'27" West, on and along said north right of way line, 106.96 feet, thence North 05°03'26" East, 122.06 feet to the point of beginning

Also, commencing at the southwest corner of said Southeast 1/4, thence North 88°15'23" East, on and along the south line of said Southeast 1/4, 2154.20 feet to the east line of Lot 3 of said CSM No 8523 and the point of beginning, thence South 01°35'23" East, on and along said east line, 176.73 feet to a point on the east right of way line of Discovery Parkway, thence North 55°39'28" West, on and along said east right of way line, 62.27 feet to the beginning of a curve to the left, having a radius of 252.00 feet and a long chord of North 43°24'45" West, 317.02 feet, thence Northwesterly, on and along said arc and said east right of way line, 342.86 feet, thence North 82°23'21" West, on and along said east right of way line, 97.96 feet to the beginning of a curve to the right, having a radius of 148.00 feet and a long chord of North 41°11'35" West, 194.96 feet, thence Northwesterly, on and along said arc and said east right of way line, 212.83 feet, thence North 00°00'11" East, on and along said east right of way line, 533.49 feet to the beginning of a curve to the right, having a radius of 72.50 feet and a long chord of North 16°27'14" East, 41.06 feet, thence Northeasterly, on and along said arc and said east right of way line, 41.63 feet to the beginning of a curve to the left, having a radius of 91.50 feet and a long chord of North 05°49'34" West, 114.50 feet, thence Northwesterly, on and along said arc and said east right of way line, 123.70 feet, thence North 00°00'11" East, on and along said east right of way line, 28.61 feet to the north line of said Lot 3 and to the beginning of a curve to the left, having a radius of 865.00 feet and a long chord of South 84°01'14" East, 232.44 feet, thence Southeasterly, on and along said arc and said north line, 233.15 feet, thence North 88°14'18" East, on and along said north line, 232.50 feet to the east line of said Lot 3, thence South 01°35'23" East, on and along said east line, 947.11 feet to the point of beginning

Containing 1,527,762 square feet (35.073 acres), more or less

That I have made such survey, land division, and map by the direction of the owners of said land. That such 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 the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Wauwatosa, in surveying, dividing, dedicating and mapping the same



[Signature]

Michael J Ratzburg, S-2236
Registered Wisconsin Land Surveyor
Graef
125 South 84th Street, Milwaukee WI 53214

Date 4/20/15

CERTIFICATE:

UWM Innovation Park, LLC, a limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certifies 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 in accordance with the Regulations of the City of Wauwatosa

UWM Innovation Park, LLC further certifies that this Certified Survey Map is required by s 236.10 or 236.12 to be submitted to the following for approval: City of Wauwatosa

UWM Innovation Park, LLC

By *[Signature]*
David Gilbert, CEO

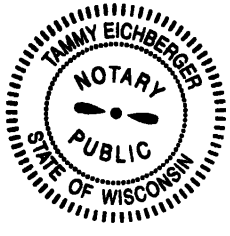
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STATE OF WISCONSIN)
) SS
MILWAUKEE COUNTY)

Personally came before me this 28 day of April, 2015, the above named David Gilbert and acknowledged that he executed the foregoing instrument as CEO of said limited liability company

[Signature]
(Signature)
Tammy Eichberger
(Print name)



Notary Public, State of Wisconsin
My commission expires January 15, 2017

CONSENT OF MORTGAGEE

RCI FirstPathway Citizenship Investment Fund, LLC, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and I do hereby consent to the above certificate of UWM Innovation Park LLC, owner

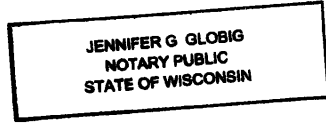
Witness the hand and seal of ^{RCI} FirstPathway Citizenship Investment Fund, LLC, mortgagee, on this 27 day of April, 2015

^{RCI}
By [Signature]
Name ROBERT W. KRAFT, its MANAGER

STATE OF WISCONSIN)
) SS
MILWAUKEE COUNTY)

Personally came before me this 27 day of April, 2015, Robert W Kraft (name) of the above named LLC, to me known to be the person who executed the foregoing instrument, and to me known to be Manager (title) of said LLC and acknowledged that he/she executed the foregoing instrument as such officer as the deed of LLC by its authority

[Signature]
(Signature)
Jennifer G Globig
(Print name)



Notary Public, State of Wisconsin
My commission expires 01/12/2019



CERTIFIED SURVEY MAP NO. 8692

Being a division of Lot 2 and Lot 3 of Certified Survey Map No 8523 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, in the City of Wauwatosa, Milwaukee County, Wisconsin

COMMON COUNCIL APPROVAL

Approved and Dedicated by the Common Council of the City of Wauwatosa in accordance with resolution adopted on this 21st day of April, 2015

Carla A. Ledesma
Carla A Ledesma, City Clerk

PLANNING COMMISSION APPROVAL

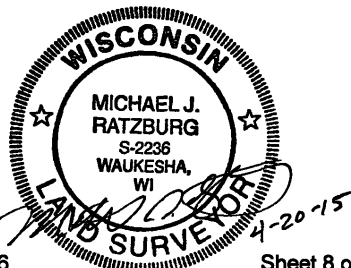
Approved and Dedicated by the Planning Commission of the City of Wauwatosa in accordance with resolution adopted on this 13th day of January, 2015

Kathleen Ehley
Kathleen Ehley, Chairperson

Tamara Szudy
Tamara Szudy, Secretary

Terms and Conditions of Easement Rights Reserved and Retained by Milwaukee County
(Easements Areas are shown and defined on Sheets 3 and 4)

- 1 The Owner may construct land improvements in the easement areas retained by Milwaukee County and those of the private utilities within the subject property for the noted utilities, provided the improvement does not impact Milwaukee County's, or that of the private utilities, use and access of their facilities The Owner shall not proceed with any land improvements within the easement areas without prior written consent from Milwaukee County and the specific utility involved, if applicable
- 2 Milwaukee County owned utilities shall be owned, operated and maintained at no expense to the Owner Future hook-ups to Milwaukee County utilities shall require written consent of Milwaukee County
- 3 To the extent provided by law, the Owner shall be responsible for and hold Milwaukee County harmless from all damages, loss or injury to the Owner's property and/or person due to actions taken by the Owner that cause damages to Milwaukee County's utilities
- 4 The Director of the Milwaukee County Department of Transportation and Public Works (or his/her successor or assign), shall be Milwaukee County's designated agent to which all letters, notices, and other communications shall be delivered, and the Owner of the subject property shall be the designated agent to whom all notices, letters and other communications shall be delivered
- 5 Milwaukee County reserves the right to enter upon the Owner's land within reasonable proximity of the easement area for the purpose of repairing, maintaining, constructing or reconstructing the utility



CERTIFIED SURVEY MAP NO. 8692

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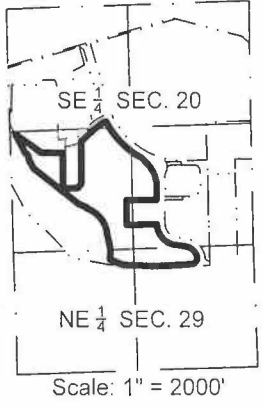
- 6 Milwaukee County agrees to restore of cause to be restored the surface of the Owner's land, as nearly as is reasonable possible, to the condition existing prior to such entry by Milwaukee County, excepting that Milwaukee County will not repair, replace or reconstruct any above or below ground improvement or items encroaching into the easement area including, but not limited to, items, such as retaining walls, buildings, trees, drainage structures, etc Milwaukee County will notify the Owner of the need for any planned maintenance or reconstruction of existing utilities Owner reserves the right to relocate (at its own expense) any of Milwaukee County's utilities that potentially may interfere with the ultimate use of the lots Any such relocation, if feasible, would need to be coordinated with Milwaukee County and require their approval which will not be unreasonably withheld
- 7 Each individual easement shall remain in full force and effect until changed at some future time by mutual and binding agreement between the parties having legal authority to do so for as long as Milwaukee County has a need for the utility locations
- 8 Those noted utilities in place and in service will remain in place and in service, unless a new service, that meets the satisfaction of Milwaukee County, is installed to replace the existing service at no expense to Milwaukee County With any new service, a new easement, if required, shall also be established at no expense to Milwaukee County With any utilities that are replaced in this manner, the utilities that are ultimately abandoned shall be deemed abandoned in place upon execution of the affidavit by Milwaukee County with no obligation thereafter for Milwaukee County to remove them



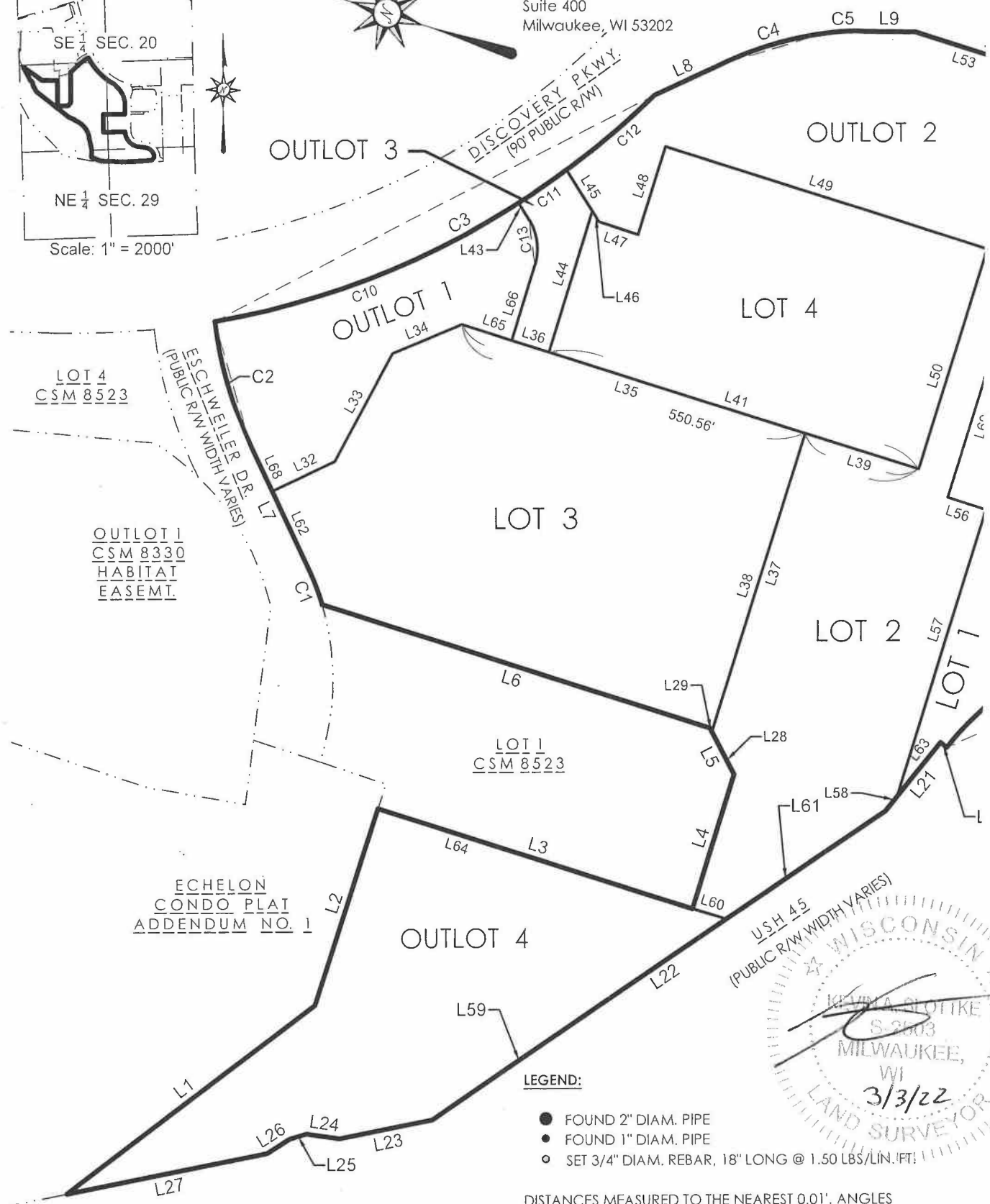
CERTIFIED SURVEY MAP NO. 9389

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:



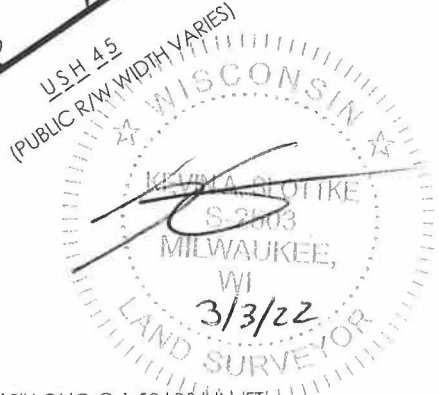
Prepared For:
Irgens Partners
833 E. Michigan St.
Suite 400
Milwaukee, WI 53202



OUTLOT 1
CSM 8330
HABITAT
EASEMENT

LOT 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. IPT!

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

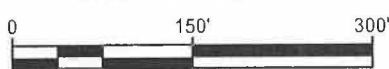
LINE & CURVE TABLES & PARCEL AREAS ON SHEET 3

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.

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Milwaukee, WI 53233
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Fax: 414-643-4210

GRAPHIC SCALE



PROJECT NUMBER 18581 DRAFTED BY BMR

CERTIFIED SURVEY MAP NO. 9389

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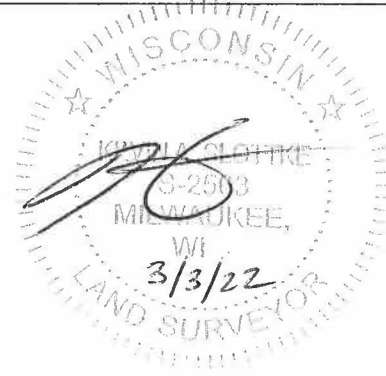
Parcel Line Table		
Line #	Length	Direction
L1	356.08	S54° 14' 37"E
L2	236.00	S89° 11' 42"E
L3	380.92	S0° 00' 00"E
L4	160.33	N90° 00' 00"E
L5	59.63	N44° 59' 59"E
L6	470.00	N0° 00' 00"E
L7	157.61	N47° 16' 08"E
L8	86.53	S42° 12' 17"E
L9	59.33	S16° 52' 03"E
L10	194.96	S0° 00' 11"W
L11	330.00	N90° 00' 00"W
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

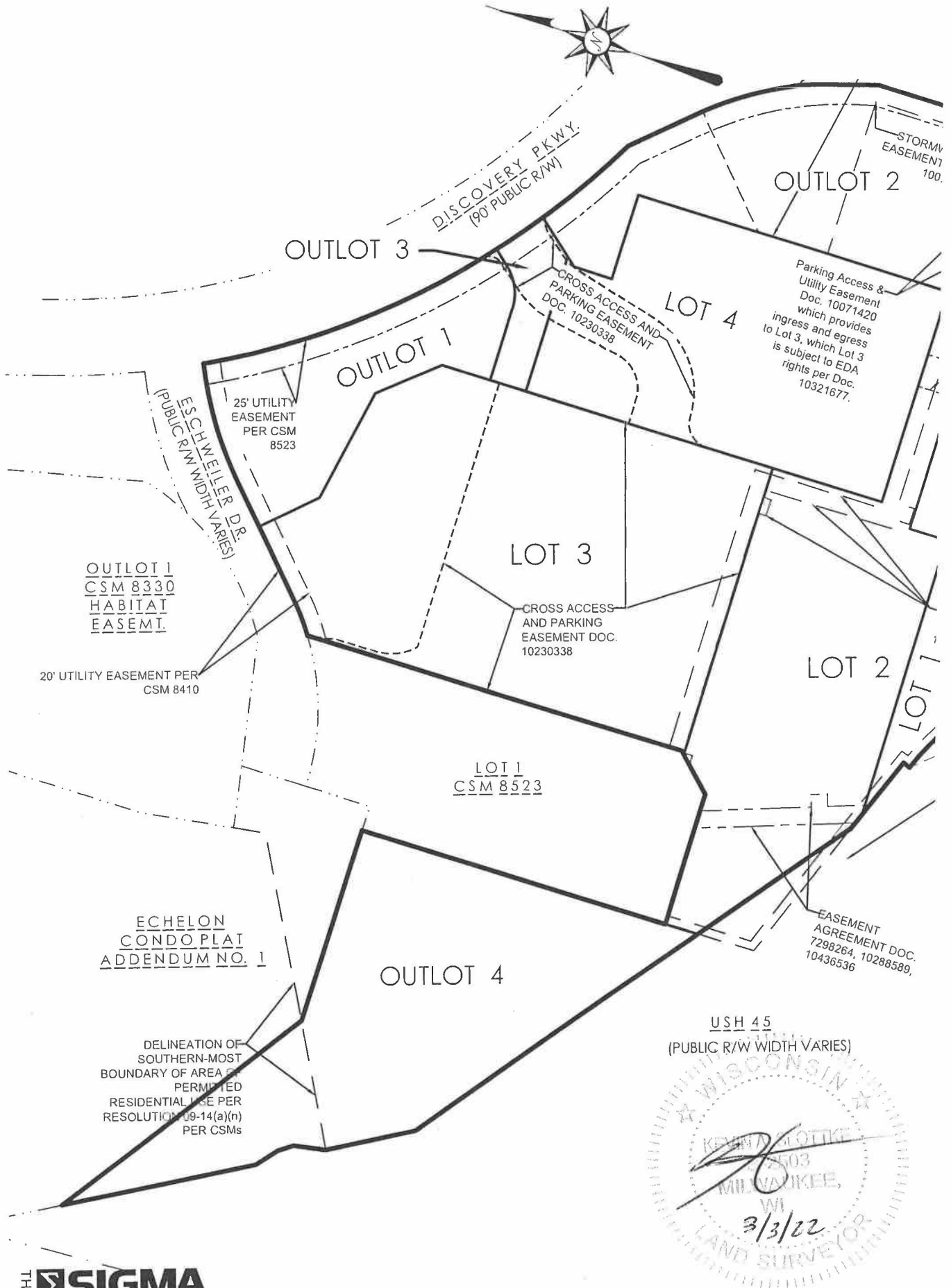
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C13	52.23	60.00	49°52'38"	N65° 03' 41"E	50.60
C10	377.54	955.00	22°39'04"	S38° 16' 05"E	375.09
C11	67.36	955.00	4°02'29"	S51° 36' 51"E	67.35
C12	133.26	955.00	7°59'43"	S57° 37' 57"E	133.16
C1	44.19	297.00	8°31'30"	N51° 31' 54"E	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

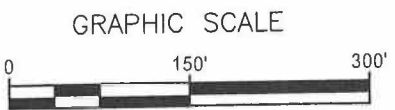
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USH 45
(PUBLIC R/W WIDTH VARIES)

WISCONSIN
KENNETH STOTKE
7503
MILWAUKEE,
WI
3/3/22
LAND SURVEYOR

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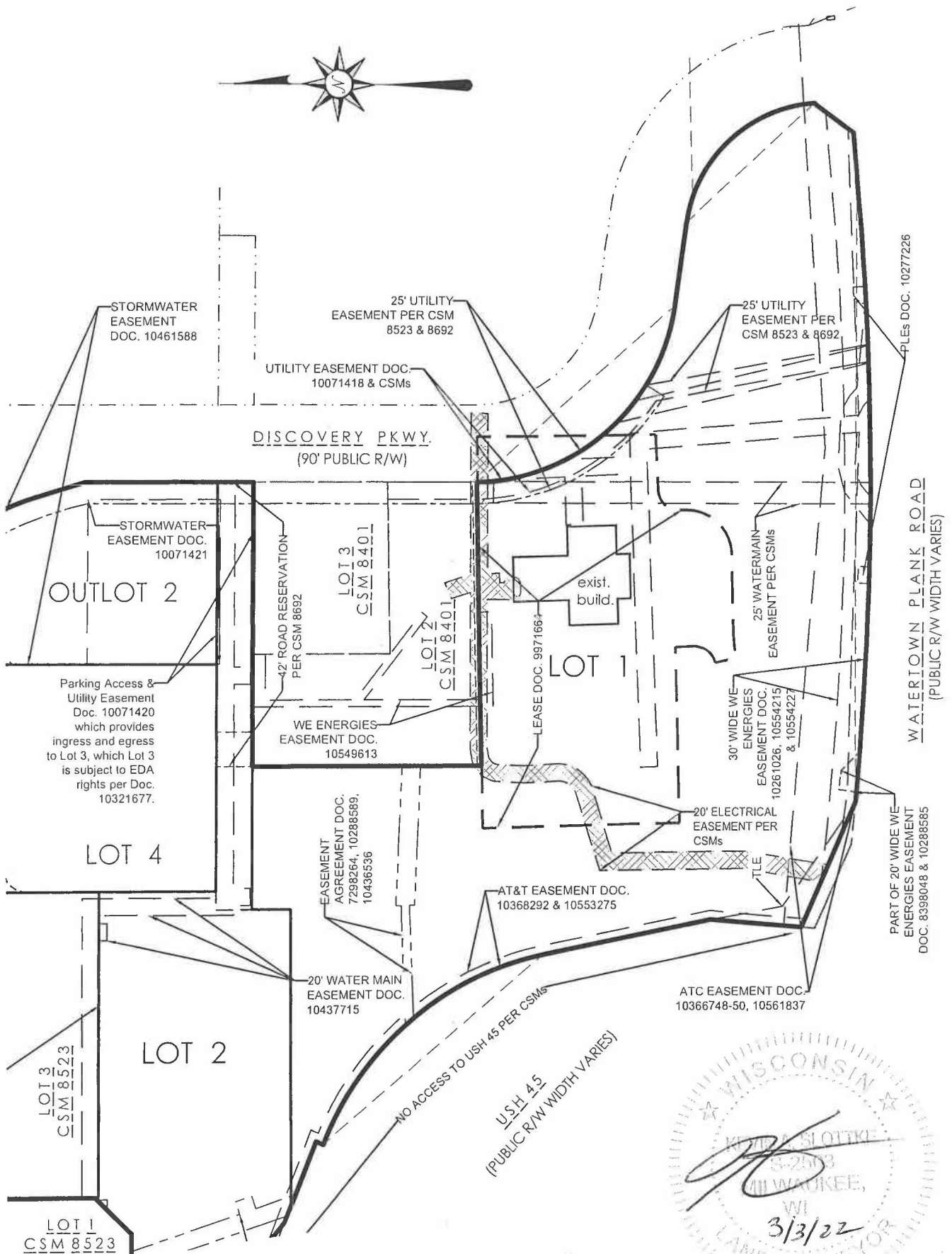


PROJECT NUMBER 18581 DRAFTED BY BMR

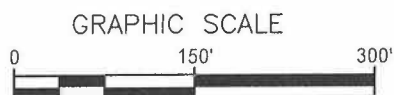
EXISTING EASEMENTS

CERTIFIED SURVEY MAP NO. 9389

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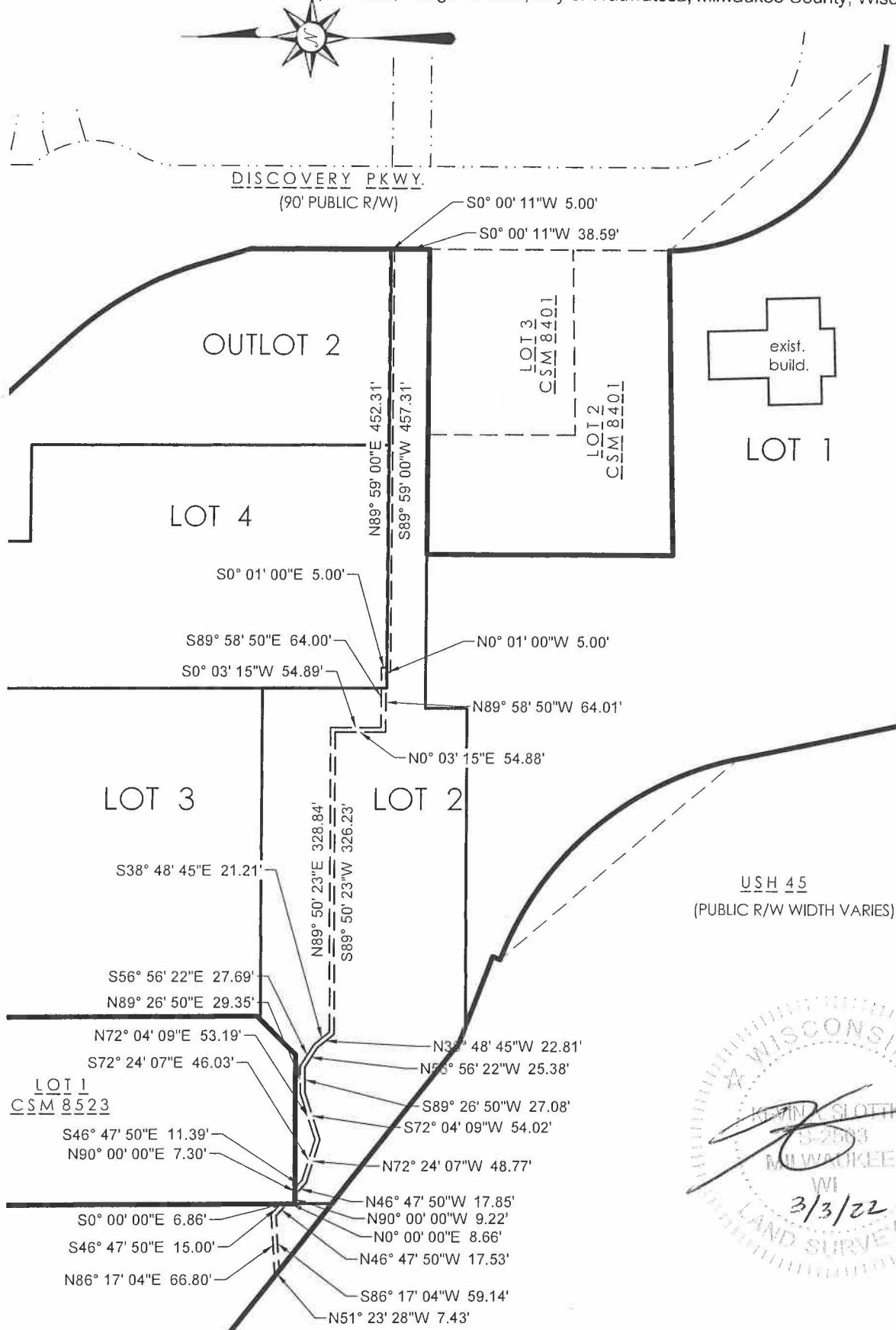
PROJECT NUMBER 18581 DRAFTED BY BMR

EXISTING EASEMENTS

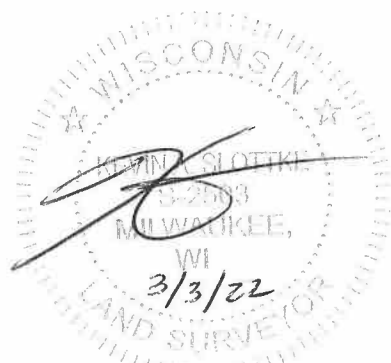
Sheet 5 of 12

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

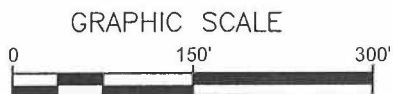


5' wide Path Easement to be granted to the City of Wauwatosa by separate document

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.

LINE & CURVE TABLES & PARCEL AREAS ON SHEET 3.

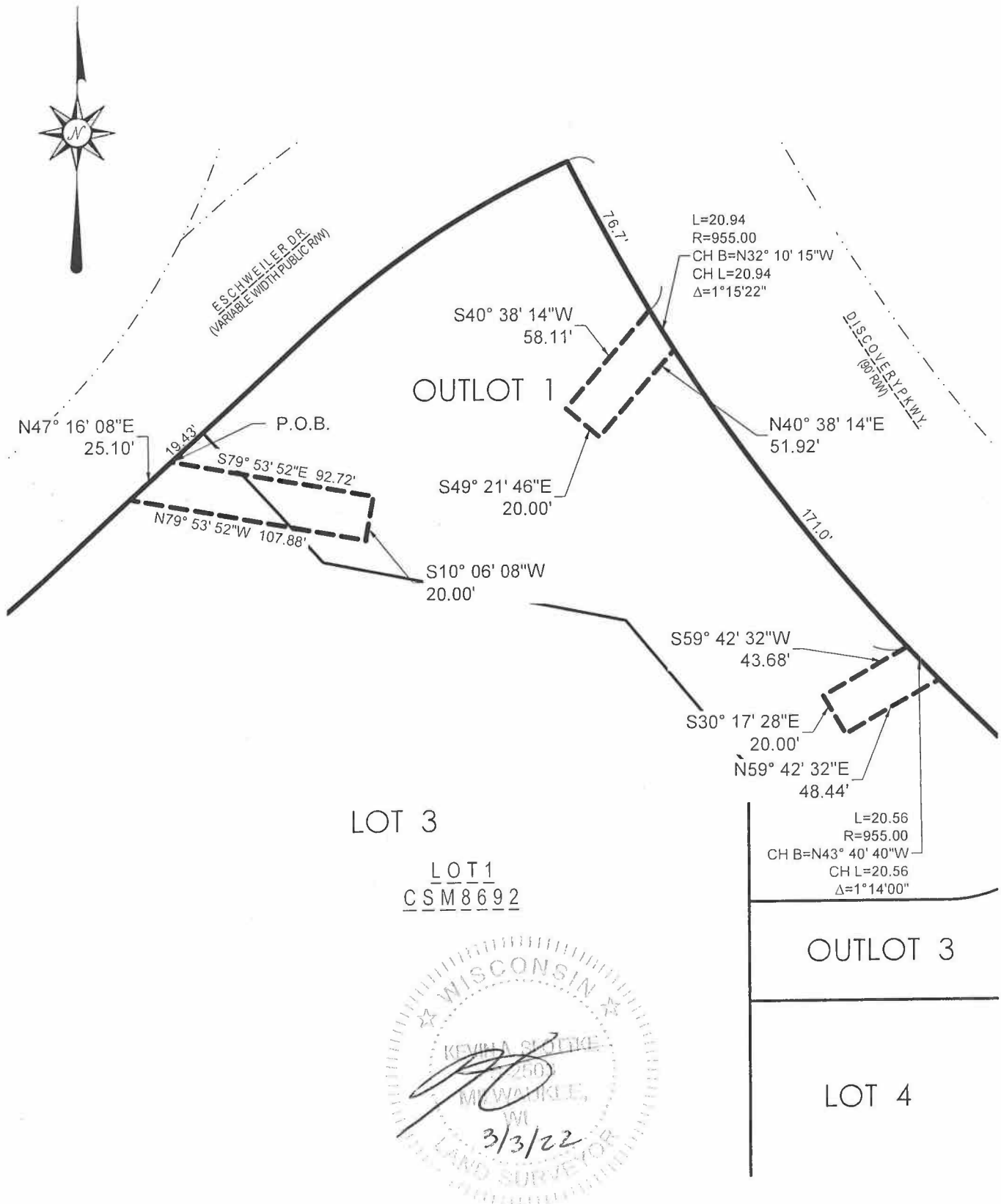
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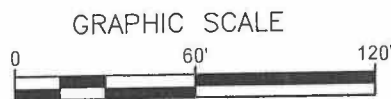
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20' wide Storm Sewer Easements to be granted to the City of Wauwatosa by separate document

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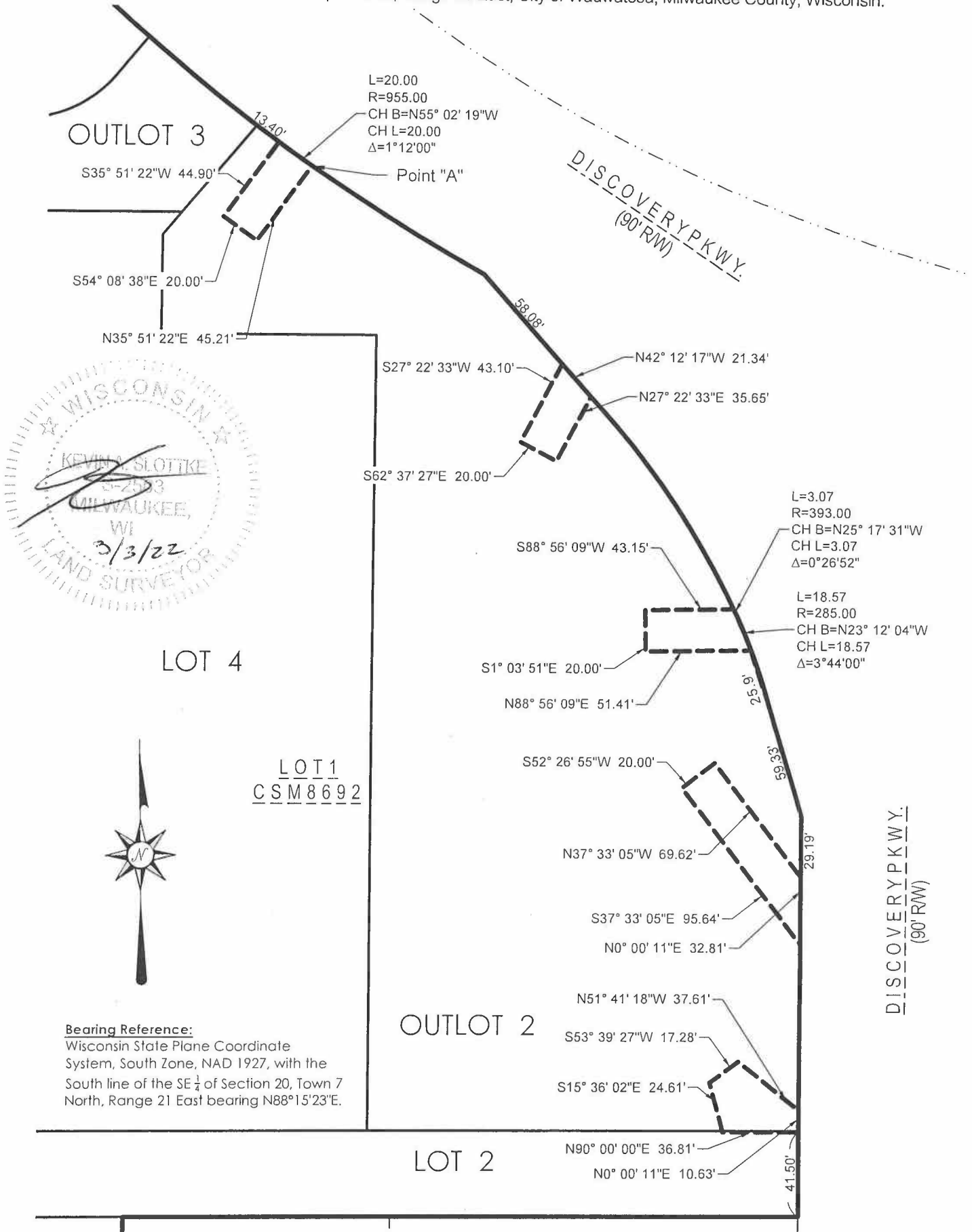


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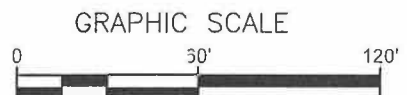
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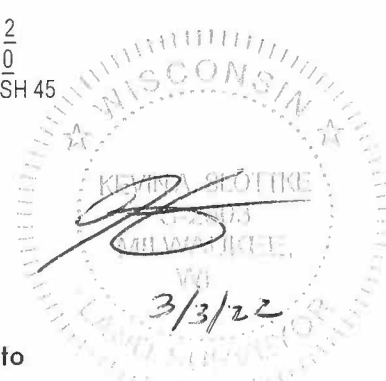
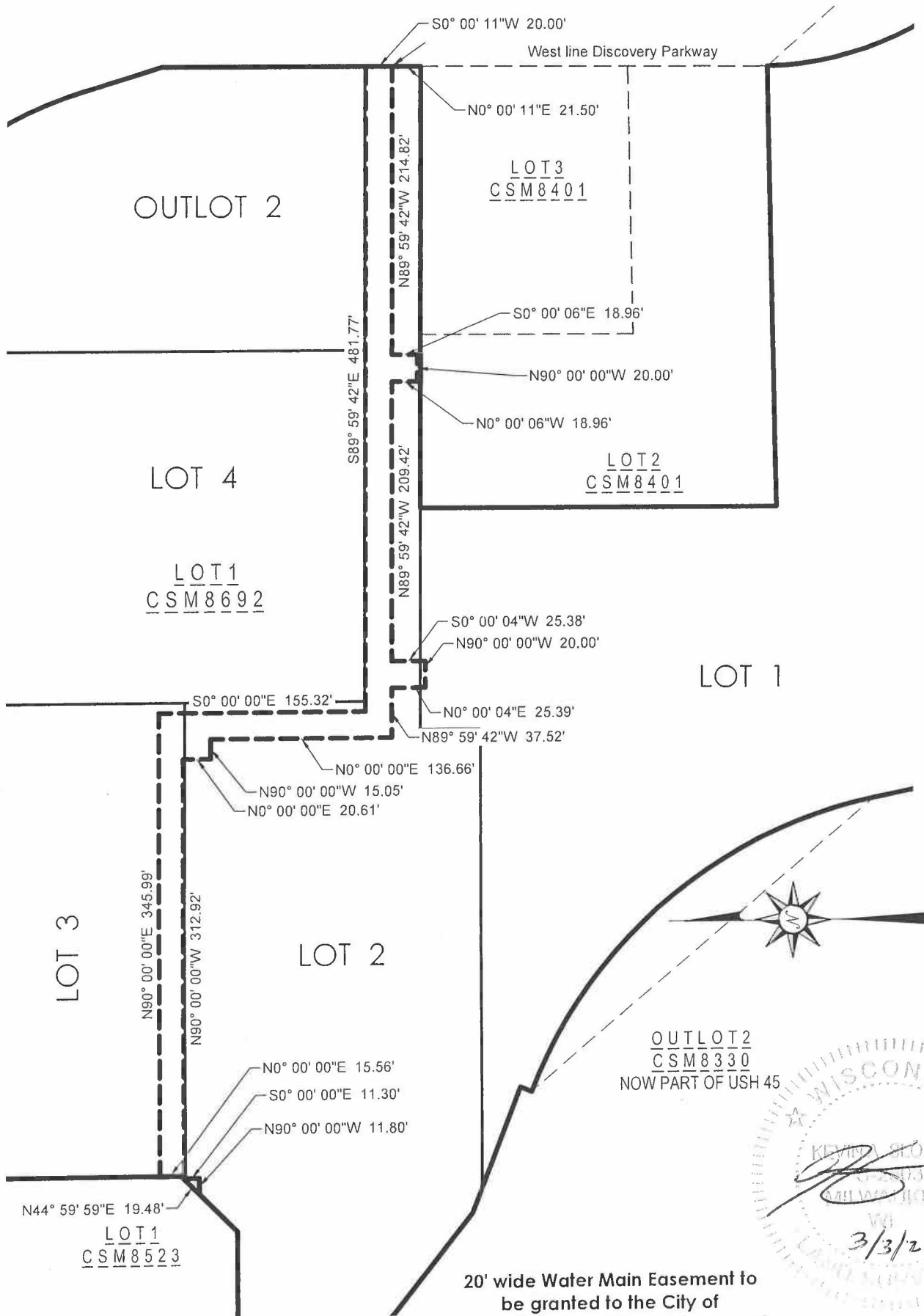
20' wide Storm Sewer Easements to be granted to the City of Wauwatosa by separate document

PROJECT NUMBER 18581 DRAFTED BY BMR



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Range 21 East bearing N88°15'23"E.



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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°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°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°37'16" West, 57.02 feet along said westerly line to the northerly line of Watertown Plank Road; thence South 84°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°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°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°03'07" East, 106.26 feet;
- thence North 11°42'43" West, 200.38 feet to the beginning of a 355.50 foot radius curve to the left whose chord bears North 40°09'36" West, 338.69 feet;
- thence northwesterly 353.02 feet along the arc of said curve;
- thence North 21°23'32" East, 9.00 feet;
- thence North 68°36'28" West, 100.62 feet;
- thence North 51°23'28" West, 629.93 feet;
- thence North 28°29'22" West, 109.67 feet;
- thence North 9°02'58" West, 38.81 feet;
- thence North 34°18'22" West, 20.13 feet;
- thence North 49°10'23" West, 30.80 feet;
- thence North 28°29'22" West, 233.86 feet to the northeasterly line of said Lot 1;

thence South 54°14'37" East, 356.08 feet along said northeasterly line; thence South 89°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°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°00'00" East, 160.33 feet along said southerly line; thence North 44°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°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°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°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°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°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°12'17" East, 86.53 feet to the beginning of a 393.00 foot radius curve to the right whose chord bears South 33°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°35'50" East, 44.43 feet;
- thence southeasterly 44.48 feet along the arc of said curve;
- thence South 16°52'03" East, 59.33 feet;
- thence South 0°00'11" West, 194.96 feet to the north line of Lots 3 and 2 of Certified Survey Map No. 8401; thence North 90°00'00" West, 330.00 feet along said north line to the west line of said Lot 2; thence South 0°00'11" West, 269.25 feet along said west line to the south line of said Lot 2; thence North 88°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°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°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°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.

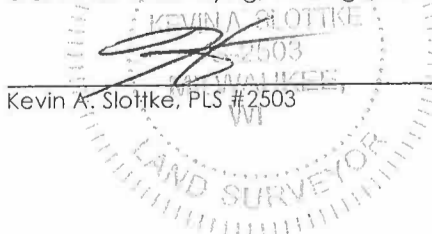
Said parcel contains : 1,089,329 square feet or 25.008 acres of land, more or less.

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]

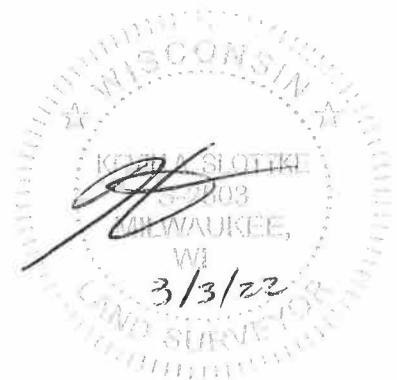
STATE OF WISCONSIN

)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



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 Overlook 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 2 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)

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

* _____

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

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)

DOC # 11235816

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

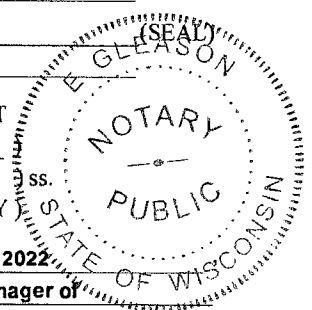
Name and Return Address

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)



(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. WsForms

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, provisions, covenants, conditions, restrictions, assessments, 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 Parking, Access and Utility Easement Agreement by and between UWM Innovation Park, LLC and The UWM Real Estate Foundation, Inc. recorded January 10, 2012 as Document No. 10071420.
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. Grant of Easement Agreement by and between UWM Innovation Park, LLC and Wisconsin Bell, Inc. d/b/a AT&T-Wisconsin recorded June 17, 2014 as Document No. 10368292. As modified by Conveyance of Rights in Land recorded April 7, 2016 as Document No. 10553275.
9. Water Main Easement by and between UWM Innovation Park, LLC and City of Wauwatosa recorded February 25, 2015 as Document No. 10437715.
10. 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.
11. 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.
12. Reservation for public road purposes as set forth on Certified Survey Map No. 8692 recorded as Document No. 10461263.
13. 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

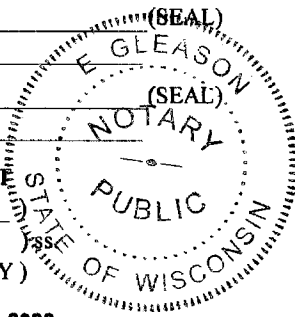
(SEAL)
* _____
(SEAL)
* _____

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

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

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.

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

* 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.)

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)

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.

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

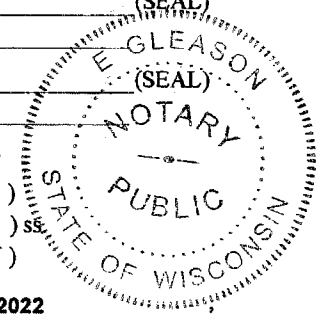
Innovation Park Development Partners, LLC
By: IDP Innovation Park Development Partners, LLC, its Manager
By: Irgens Partners, LLC, its Manager

(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 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

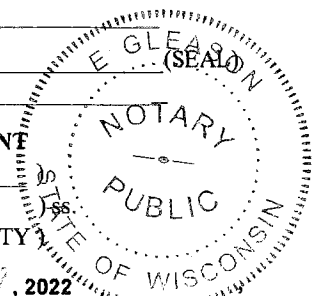
* _____

* _____

* _____

* _____

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



AUTHENTICATION

Signature(s) _____
authenticated on _____

ACKNOWLEDGMENT

STATE OF WISCONSIN
MILWAUKEE COUNTY

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.

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

* 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

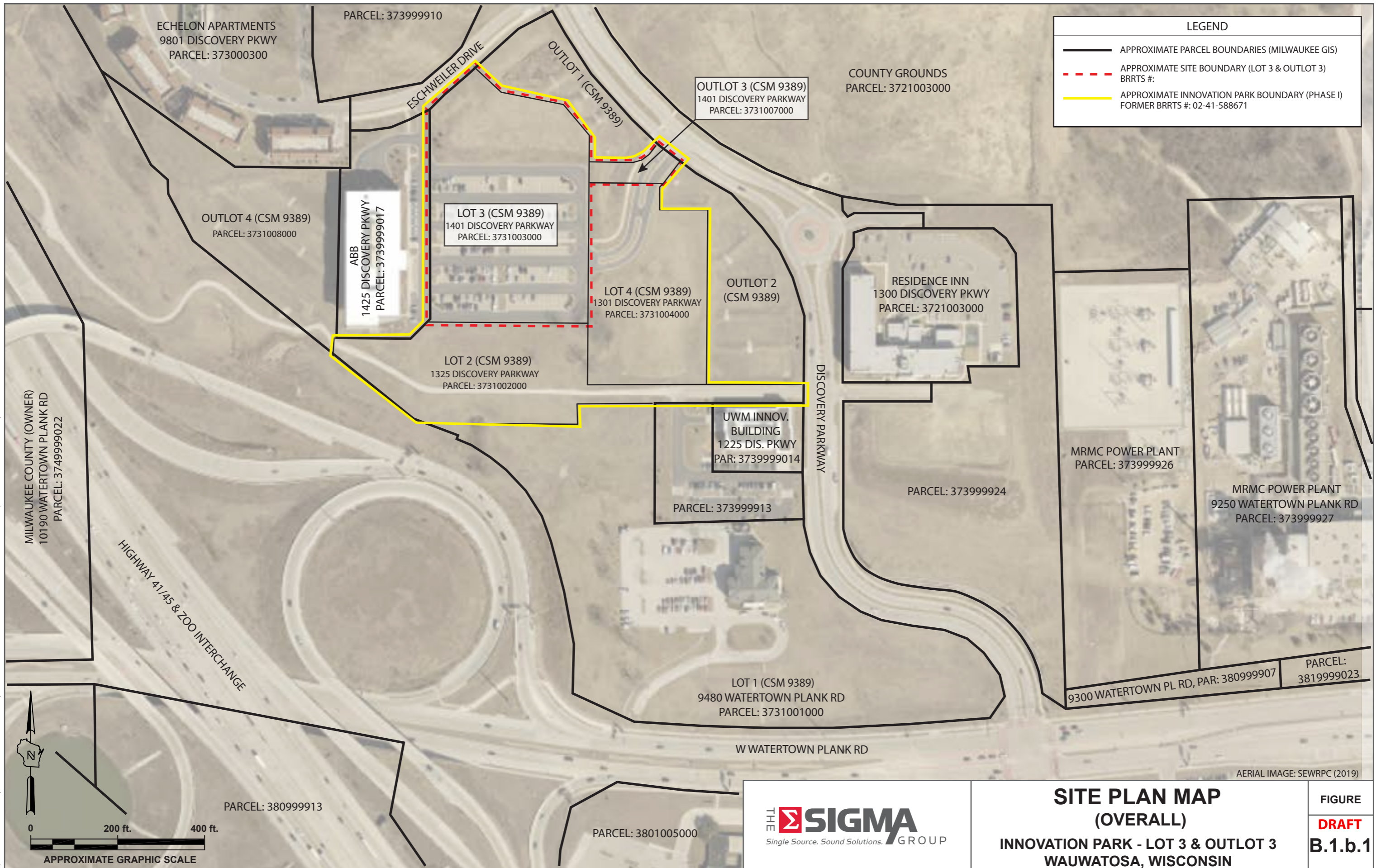
*Type name below signatures. WisForms

www.wisforms.com

EXHIBIT A
PERMITTED EXCEPTIONS

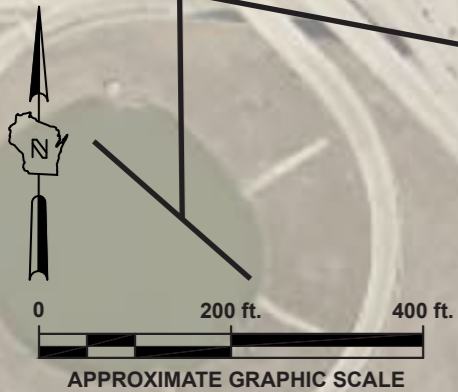
1. Taxes, general and special for the year 2022, not now due and payable.
2. Terms, conditions, covenants, and reservation as set forth in Easement Agreement by and between Milwaukee County, Wisvest Corporation and Wisconsin Electric Power Company recorded December 3, 1996, Reel 3939, Image 1305, as 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.

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



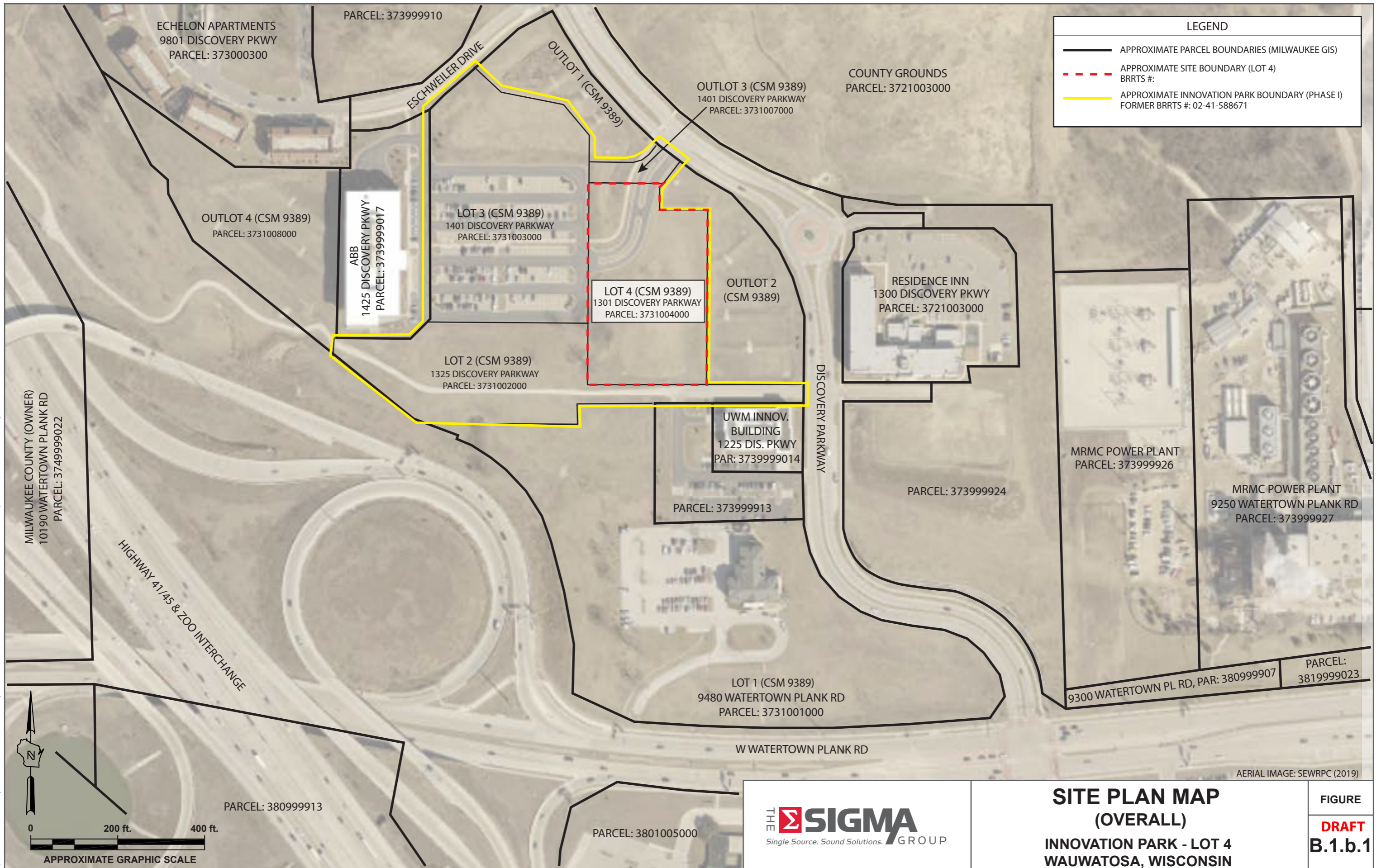
LEGEND

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

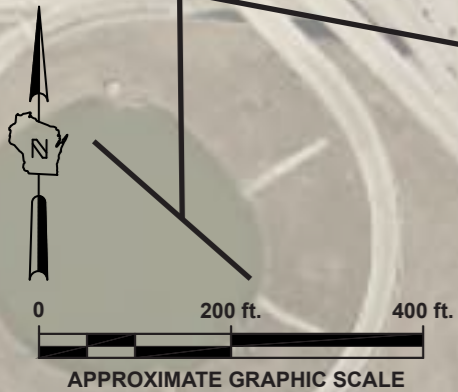


<p>Single Source. Sound Solutions. GROUP</p>	<p>SITE PLAN MAP (OVERALL)</p> <p>INNOVATION PARK - LOT 3 & OUTLOT 3 WAUWATOSA, WISCONSIN</p>		<p>FIGURE</p> <p>DRAFT</p> <p>B.1.b.1</p>
	<p>AERIAL IMAGE: SEWRPC (2019)</p>		

Project: 18518 | Directory: CAD-Env | Filename: 18518 Master Map-Environmental.lai | Created By: CCK | Date: 04/11/2023



LEGEND	
	APPROXIMATE PARCEL BOUNDARIES (MILWAUKEE GIS)
	APPROXIMATE SITE BOUNDARY (LOT 4) BRRTS #:
	APPROXIMATE INNOVATION PARK BOUNDARY (PHASE I) FORMER BRRTS #: 02-41-588671



AERIAL IMAGE: SEWRPC (2019)

 Single Source. Sound Solutions. GROUP	SITE PLAN MAP (OVERALL)		FIGURE DRAFT B.1.b.1
	INNOVATION PARK - LOT 4 WAUWATOSA, WISCONSIN		