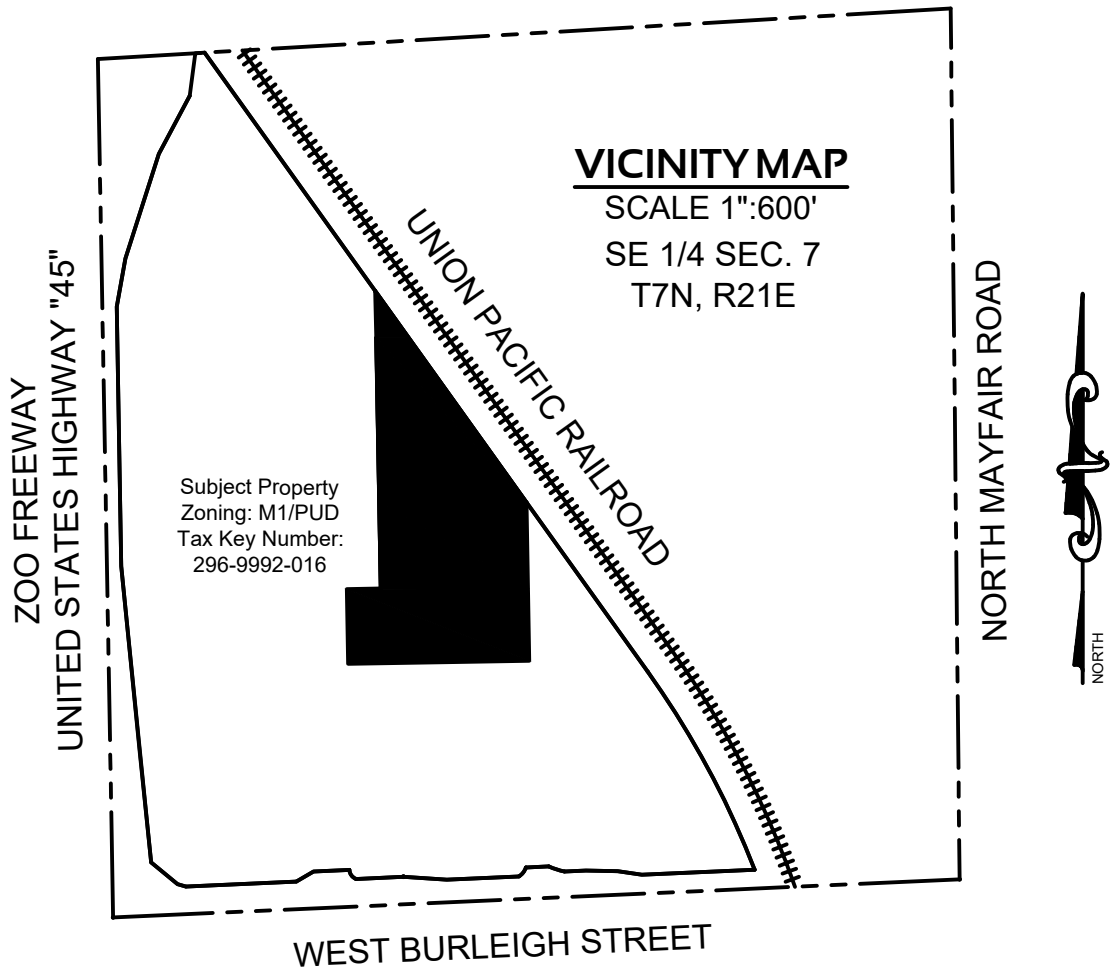


CERTIFIED SURVEY
MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 8859 in
the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of
Section 7, Township 7 North, Range 21 East, City of
Wauwatosa, Milwaukee County, Wisconsin



NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The south line of the Southeast 1/4 of Section 7, Township 7 North, Range 21 East has a bearing of S87°25'44"W.
- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55079C0058E with an effective date of SEPTEMBER 26, 2008. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Access to Certified Survey Map No. 8859 from a dedicated public right of way via Reciprocal Easement and Operation Agreement recorded on January 17, 2017 as Document No. 10641155.
- Recorded Watermain Easements vacated by Document No. 11162782.

Prepared for:
TCB BURLEIGH LLC
100 S Wacker Drive Suite 950
Chicago, IL 60606

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

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



JUNE 7, 2023

DRAFTED BY: ST
PEG JOB#737.00G
SHEET 1 OF 8

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 8859 in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7, Township 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin



LOT 3
C.S.M. NO. 8481

TAX KEY
#296-9992-003

OWNER: JES BURLEIGH
NORTH TRIANGLE LLC

- LEGEND:
- - Denotes Found 1" Iron Pipe
 - - Denotes Found 3/4" Iron Rebar
 - ⊕ - Denotes Found Mag Nail
 - ⊗ - Denotes Found Cross
 - - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.



JUNE 7, 2023

UNPLATTED LANDS

TAX KEY
#296-9993-007

OWNER: LINEAGE
WAUWATOSA RE LLC

EXISTING BUILDING

LOT 2
87,013 SQ. FT.
1.9976 ACRES

LOT 1
319,183 SQ. FT.
7.3274 ACRES

LOT 4
C.S.M. NO. 8859

TAX KEY
#296-9992-019

OWNER: TCB MAYFAIR HOTEL
OUTLOTS LLC

SW CORNER, SE 1/4
SEC. 7, T7N, R21E
(FOUND CONC. MON.
W/ BRASS CAP)
N=397,688.34
E=2,518,912.79
(WISCONSIN STATE
PLANE COORDINATE
SYSTEM, SOUTH ZONE)

LOT 3
C.S.M.
NO. 8859

TAX KEY
#296-9992-018

OWNER: TCB MAYFAIR
HOTEL
OUTLOTS LLC

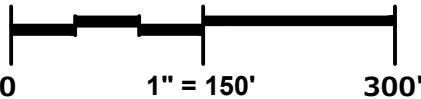
EXISTING BUILDING

LOT 4
C.S.M. NO. 8850

TAX KEY
#296-9992-015

OWNER:
BURLEIGH 45 LLC

GRAPHICAL SCALE (FEET)



Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

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

PEG JOB#737.00G
SHEET 2 OF 8

CERTIFIED SURVEY MAP NO. _____

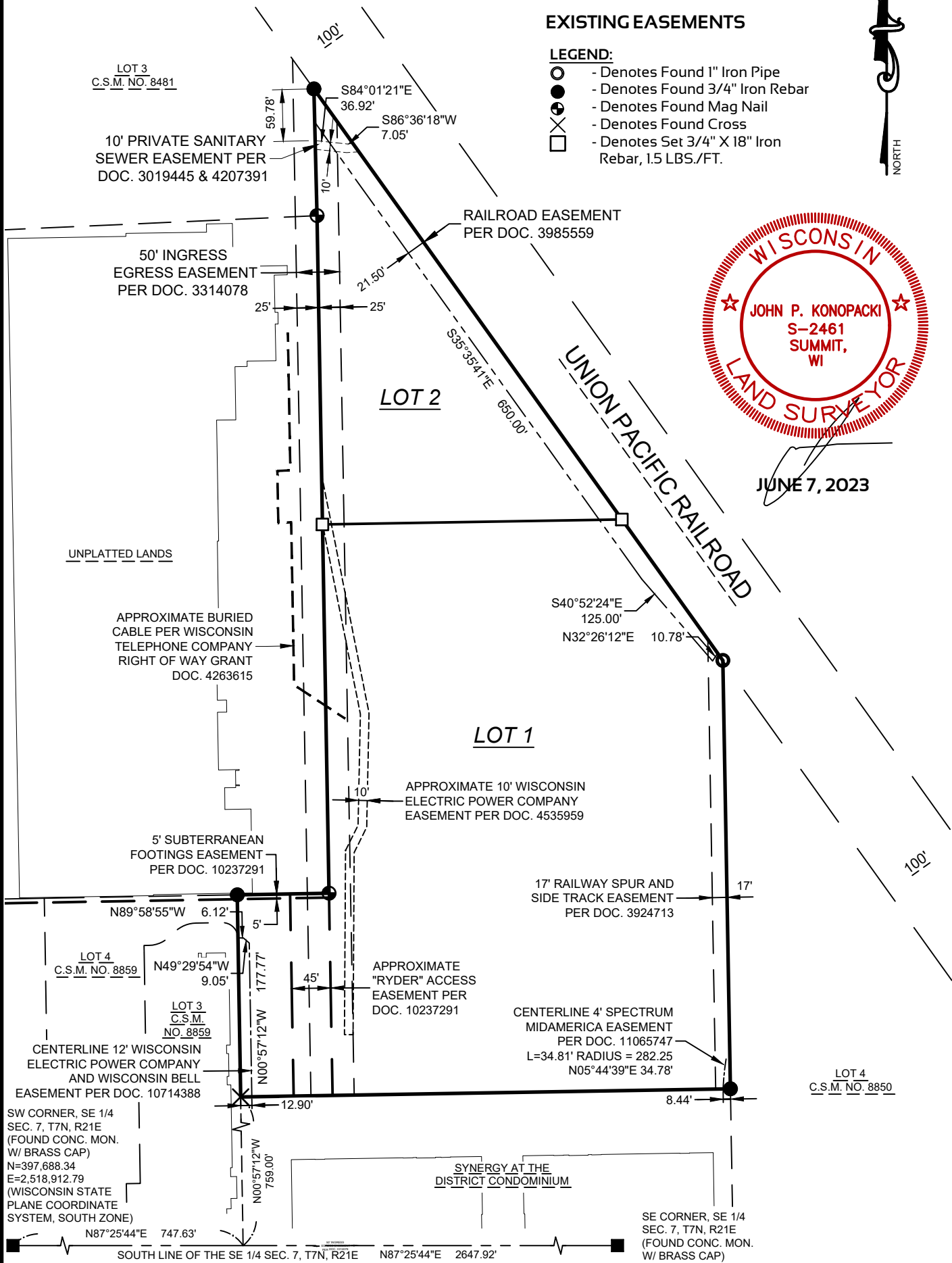
Being a redivision of Lot 1 of Certified Survey Map No. 8859 in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7, Township 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin

EXISTING EASEMENTS

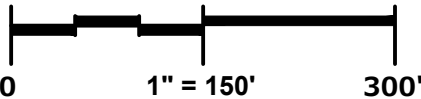
- LEGEND:
- Denotes Found 1" Iron Pipe
 - Denotes Found 3/4" Iron Rebar
 - Denotes Found Mag Nail
 - Denotes Found Cross
 - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.



JUNE 7, 2023



GRAPHICAL SCALE (FEET)



Prepared By:

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

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

PEG JOB#737.00G
SHEET 3 OF 8

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 8859 in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7, Township 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin

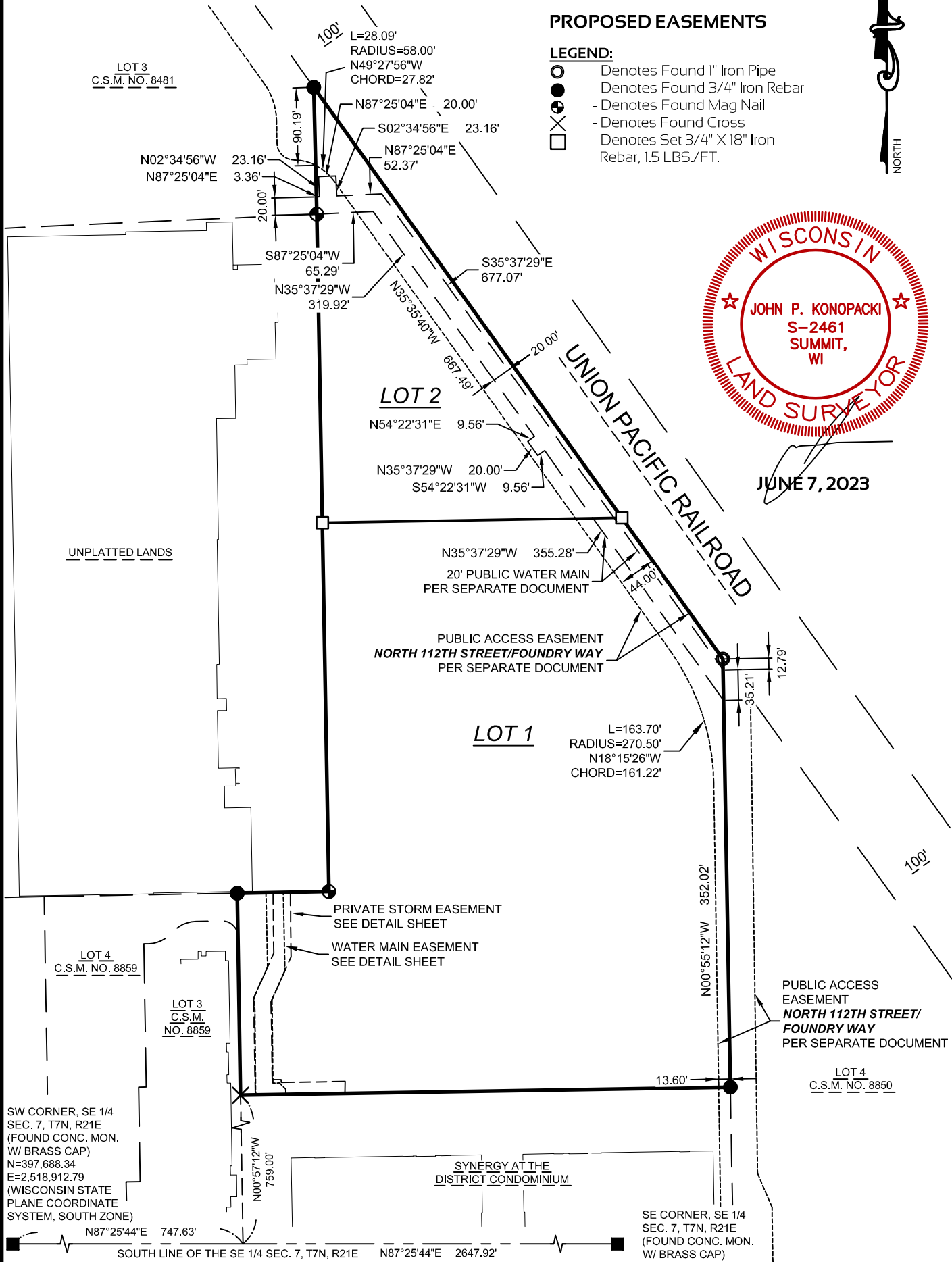
PROPOSED EASEMENTS

LEGEND:

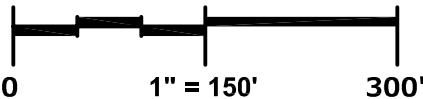
- Denotes Found 1" Iron Pipe
- Denotes Found 3/4" Iron Rebar
- Denotes Found Mag Nail
- Denotes Found Cross
- Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.



JUNE 7, 2023



GRAPHICAL SCALE (FEET)



Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

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

PEG JOB#737.00G

SHEET 4 OF 8

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 8859 in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7, Township 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin

PRIVATE STORM EASEMENT DETAIL
SCALE: 1" = 50'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N89°02'48"E	17.06'
L2	N88°59'34"E	20.00'
L3	N89°00'04"E	10.22'
L4	S00°57'12"E	3.45'
L5	S00°37'20"W	14.01'

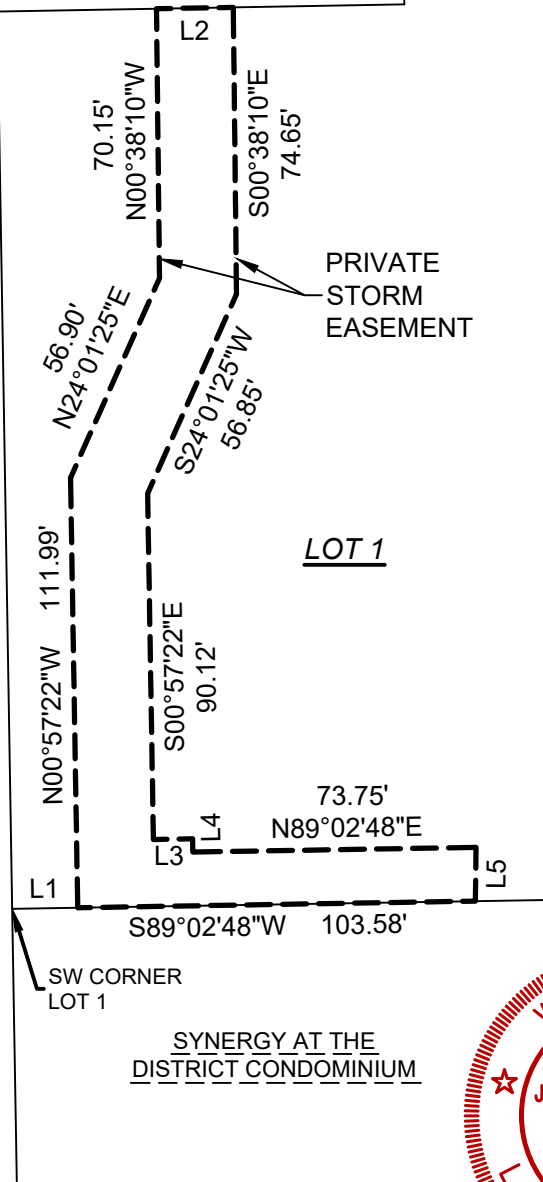
UNPLATTED LANDS

WATERMAIN EASEMENT DETAIL
SCALE: 1" = 50'

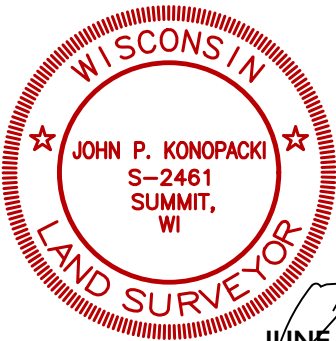
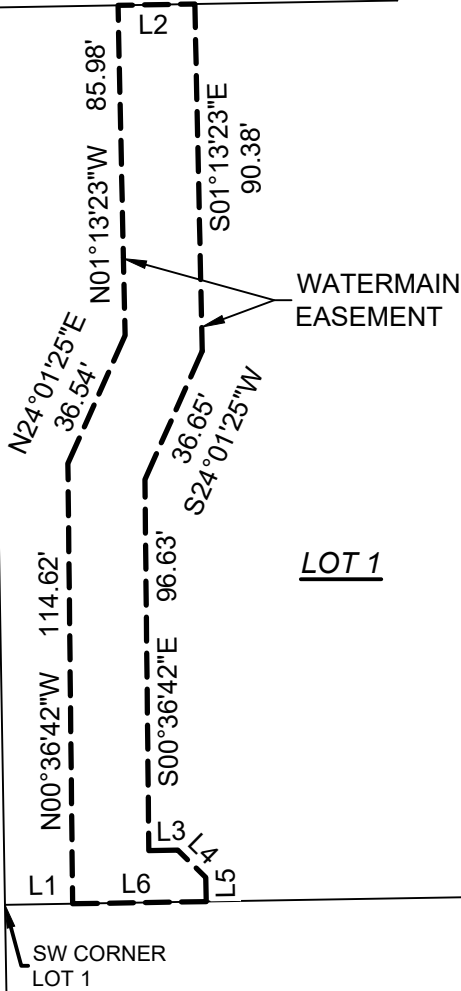
LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N89°02'48"E	17.60'
L2	N88°59'34"E	20.00'
L3	N89°02'54"E	7.53'
L4	S45°41'52"E	10.20'
L5	S00°54'30"E	6.25'
L6	S89°02'48"W	34.79'

UNPLATTED LANDS

LOT 3
C.S.M.
NO. 8859



LOT 3
C.S.M.
NO. 8859



JUNE 7, 2023

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 8859 in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7, Township 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

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

That I have surveyed, mapped and divided Lot 1 of Certified Survey Map No. 8859, as recorded in the Register of Deeds office for Milwaukee County as Document No. 10615348, in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7, Township 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the southwest corner of the Southeast 1/4 of said Section 7;
Thence North 87°25'44" East along the south line of said Southeast 1/4, 747.63 feet;
Thence North 00°57'12" West, 759.00 feet to the Point of Beginning;

Thence continuing North 00°57'12" West along the east line of Lot 3 of said Certified Survey Map No. 5589, 233.68 feet;
Thence North 88°59'34" East, 106.03 feet;
Thence North 01°24'54" West along the east line of Lot 3 of Certified Survey Map No. 8481, 146.60 feet to the southwesterly line of the Union Pacific Railroad;
Thence South 35°35'41" East along said southwesterly line, 812.53 feet;
Thence South 01°00'26" East along the west line of Lot 4 of Certified Survey Map No. 8850, 495.23 feet;
Thence South 89°02'48" West along the north line of Synergy at the District Condominium, a recorded condominium, 566.34 feet to the Point of Beginning.

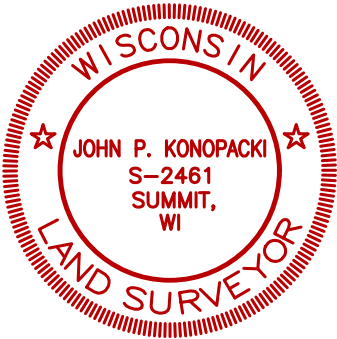
Containing 406,196 Square Feet (9.3250 Acres) of land, more or less.


That I have made such survey, land division and map by the direction of TCB BURLEIGH III, LLC, owner 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 requirements of Chapter 236 of the Wisconsin State Statutes and the City of Wauwatosa Land Division Ordinance in surveying, mapping and dividing the land within the certified survey map.

Date: JUNE 7, 2023





John P. Konopacki
Professional Land Surveyor S-2461

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 8859 in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7, Township 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin

OWNER'S CERTIFICATE

TCB BURLEIGH III, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Illinois, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

TCB BURLEIGH III, LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

- 1. City of Wauwatosa

IN WITNESS WHEREOF, the said TCB BURLEIGH III, LLC has caused these presents to be signed by (name - print) _____, (title) _____, at (city) _____, _____ County, Wisconsin, on this _____ day of _____, 2023.

In the presence of: TCB BURLEIGH III, LLC

Name (signature) - Title

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2023, (name) _____, (title) _____, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

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

CONSENT OF CORPORATE MORTGAGEE

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

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its _____, and its corporate seal to be hereunto affixed this _____ day of _____, 2023.

Date

Name - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2023, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

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



JUNE 7, 2023

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 8859 in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7, Township 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Wauwatosa on this _____ day of _____, 2023.

Date

Dennis McBride, Chairman

Date

Secretary or Clerk

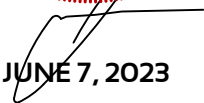
COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of Wauwatosa, Wisconsin, on this _____ day of _____, 2023.

Date

Steven Braatz, City Clerk




JUNE 7, 2023