

This instrument was drafted by
and after recordation should be
returned to:

Benjamin E. Streckert
504 W. Juneau Avenue
Milwaukee, WI 53203

Tax Parcel I.D. #: See attached

**DEDICATION
DEED AND
ACCEPTANCE OF
PARK AMENITIES**

[Above space reserved for recording information]

THIS DEDICATION DEED AND ACCEPTANCE OF PARK AMENITIES (the “**Dedication**”) dated this ____ day of _____, 2026, is made by and between 3LP Wauwatosa LLC, a Wisconsin limited liability company (“**Owner**”), and the City of Wauwatosa (“**City**”).

RECITALS

A. On June 5, 2025 the parties entered into that certain letter agreement (the “**Letter Agreement**”) outlining the terms and conditions for the dedication of additional park space along Harwood Street (the “**Park Land**”) and Park Amenities (as defined below), each as more particularly described on Exhibit A attached hereto and incorporated herein (collectively, the “**Dedicated Park Land and Amenities**”).

B. Pursuant to the Letter Agreement, Owner was required to construct certain park improvements and amenities in accordance with the construction documents approved by the City, including, without limitation, bicycle racks, stepped seating areas, retaining walls, landscaping and related site improvements, a pergola, pervious pavement surfaces, paved seating areas, and other associated improvements and appurtenances (collectively, the “**Park Amenities**”).

C. On _____, 2026, the City Common Council adopted Resolution # _____ [name of resolution if any] a copy of which is attached hereto and incorporated herein as Exhibit B (the “**Resolution**”) which approves the acceptance of the Dedicated Park Land and Amenities.

D. In accordance with the terms of the Letter Agreement, Owner desires to dedicate and convey the Dedicated Park Land and Amenities to the City, and the City desires to accept the Dedicated Park Land and Amenities from Owner.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and conditions herein contained and for other good and valuable consideration, the parties, intending to be legally bound, do hereby agree as follows:

1. Owner hereby dedicates, quit claims, and conveys the Dedicated Park Land and Amenities to the City.

2. Owner hereby assigns, and the City hereby assumes, any and all rights in and to any such manufacturer and/or contractor warranties related to the Park Amenities. Upon expiration of any such warranty protections, the City, at its sole cost and expense, shall be responsible for the maintenance, repair and replacement of the Park Amenities.

3. The City hereby accepts the dedication, quit claim, and conveyance of the Dedicated Park Land and Amenities from Owner. Exemptions to the dedication are listed in Exhibit A.

[Signatures appear on the following page.]

THIS DEDICATION is executed by the parties as of the date first written above.

3LP:
3LP WAUWATOSA LLC

By: _____
Matthew M. Burow, Manager

ACKNOWLEDGEMENT

STATE OF WISCONSIN }
COUNTY OF _____ } ss.

Personally came before me on _____, 2026, the above-named Matthew M. Burow as Manager of 3LP Wauwatosa LLC to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

CITY:
CITY OF WAUWATOSA

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

ACKNOWLEDGEMENT

STATE OF WISCONSIN }
COUNTY OF _____ } ss.

Personally came before me on _____, 2026, the above-named _____
as _____ of _____, and named _____ as
_____ of _____, to me known to be the persons who executed the
foregoing instrument and acknowledged the same.

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

CONSENT OF MORTGAGEE

_____ (“*Mortgagee*”), holder of a Mortgage dated _____, and recorded on _____, as Document Number _____ and other security interests of Mortgagee (collectively, the “*Mortgage*”), covering the Property, hereby consents to the execution and recording of the Agreement.

IN WITNESS WHEREOF, Mortgagee has caused this instrument to be signed by its duly authorized officers on its behalf at _____, Wisconsin on this _____ day of _____, 2026.

MORTGAGEE:

By: _____
Name: _____
Title: _____

STATE OF WISCONSIN)
) SS.
COUNTY OF _____)

On this _____ day of _____, 2026, before me, personally appeared the above named _____ as _____ of _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Print Name: _____
Notary Public, State of Wisconsin
My Commission: _____

EXHIBIT A

DEDICATED PARK LAND AND AMENITIES

DEDICATED PARK LAND

See attached

EXHIBIT "A"

LANDS TO BE ATTACHED TO TAX KEY 3709998000

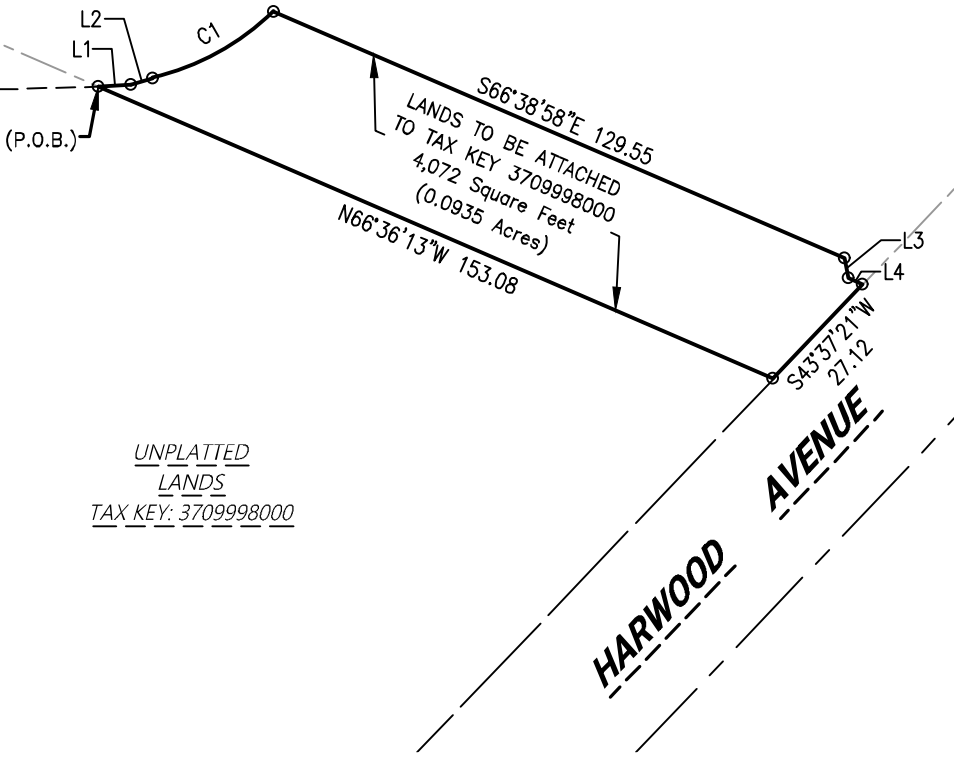
W. 1/4 CORNER,
SEC. 22-7-21
(P.O.C.)

W. LINE, S.W. 1/4, SEC. 22-7-21
(S01°29'13"W 2666.40)
(1651.87')
N. WAUWATOSA AVENUE

S.W. CORNER,
SEC. 22-7-21

CURVE DATA:
A = 29.14'
R = 53.19'
DELTA = 31°23'46"
CB = N61°14'29"E
CH = 28.78'

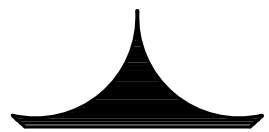
LOTS 32-42
RINGROSE SUBD.
TAX KEY: 3700455000



UNPLATTED
LANDS
TAX KEY: 3709998000

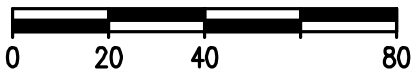
Line #	BEARING	LENGTH
L1	N85°41'36"E	6.75'
L2	N74°09'16"E	4.76'
L3	S10°30'10"E	4.25'
L4	S66°36'13"E	3.22'

All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate system, South Zone (NAD-27), in which the West line of the Southwest 1/4 of Section 22-7-21, is taken to bear South 01°29'13" West.



NORTH

SCALE: 1" = 40'



[Handwritten signature]



19035 W. Capitol Drive
Suite 200
Brookfield, WI 53045
p: (262) 790-1480
e: info@trioeng.com

LANDS TO BE ATTACHED TO TAX KEY NO. 3709998000

LEGAL DESCRIPTION:

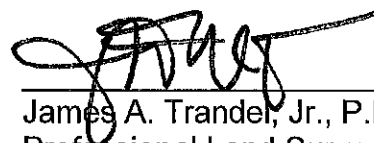
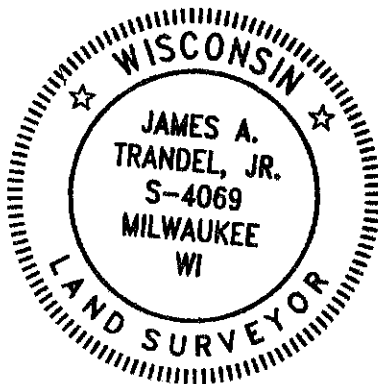
All that part of Tax Key No. 3700455000, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 22, Town 7 North, Range 21 East, in the City of Wauwatosa, Milwaukee County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the West 1/4 Corner of said Section 22; thence South $01^{\circ}29'13''$ West and along the West line of the said Southwest 1/4 Section, 1014.53 feet to a point; Thence North $88^{\circ}30'47''$ East and along a tie line, 85.62 feet to the place of beginning of lands hereinafter described;

Thence North $85^{\circ}41'36''$ East, 6.75 feet to a point; Thence North $74^{\circ}09'16''$ East, 4.76 feet to a point; Thence Northeasterly 29.14 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 53.19 feet, whose central angle is $31^{\circ}23'46''$, and whose chord bears North $61^{\circ}14'29''$ East, 28.78 feet to a point; Thence South $66^{\circ}38'58''$ East, 129.55 feet to a point; Thence South $10^{\circ}30'10''$ East, 4.25 feet to a point; Thence South $66^{\circ}36'13''$ East, 3.22 feet to a point on the Northwestern Right-of-Way of "Harwood Avenue"; Thence South $43^{\circ}37'21''$ West and along the said Northwestern Right-of-Way line, 27.12 feet to a point; thence North $66^{\circ}36'13''$ West, 153.08 feet to the point of beginning of this description.

Said Parcel contains 4,072 Square Feet (or 0.0935 Acres) of land, more or less.

Date: 6/25/2026



James A. Trandel, Jr., P.L.S.
Professional Land Surveyor S-4069
TRIO ENGINEERING, LLC
19035 W. Capitol Drive, Suite 200
Brookfield, WI 53045
Phone: (262)790-1480

PARK AMENITIES

- Bike rack
- Step-like area with integrated seating
- Retaining walls, except for those walls and planters that are connected to the building at 7474 Harwood Avenue
- Landscape elements all landscaping plants, shrubs, and trees within the transferred area
- All concrete, asphalt, paver, brick, stone, and other hardscape improvements located at or near ground level, including, without limitation, sidewalks, walkways, pedestrian paths, curb ramps, curbs, gutters, aprons, pads, landings, plazas, and similar paved or surfaced areas, together with all associated subbase, base course, drainage features, striping, markings, and appurtenant improvements (known as the “Flatwork”).
-
- Irrigation, except for irrigation that was installed in the planter beds within the walls and planters that are connected to the building at 7474 Harwood Ave
- Lighting, except for the lighting which is powered by the building at 7474 Harwood Ave

For the avoidance of doubt, the pergola is exempted from this dedication.

EXHIBIT B
RESOLUTION

[See attached]