FILE NO. 150241

GENERAL PLAN PROJECT DESCRIPTION AND OWNERS STATEMENT OF INTENT

FOR 10.6739 ACRES LOCATED AT 10851 W.METRO AUTO MALL, MILWAUKEE, WI

WP PROPERTY ACQUISITIONS, in conjunction with Wangard Partners, currently has the above site under contract for purchase. It is our intention to purchase the site and to market to a variety of light industrial users in the metropolitan Milwaukee area with a notable focus on the northwest side. In order for us to do this, we must amend the current GPD to allow the use of the light manufacturing and indoor/outdoor storage conciliar to light manufacturing uses. Once approved, we would then secure and build, according to the permitting and zoning standards of the City of Milwaukee, State of Wisconsin and all Federal building standards, a property or properties in conformance with the GPD – this will require zoning to DPD.

These buildings, which may include one (1) asset of roughly 132,000 SF in size (and depicted by Exhibit A) or two (2) assets of roughly 128,000 SF in size (and depicted by Exhibit B). These will be a typical modern office/warehouse type property that will have approximately 10% to 30% office in the front portion of the asset and loading typical to these type of assets, whether through truck docks or drive in doors, in the rear. Specific details will be worked out during the DPD approval process to ensure that negative impacts will not be had on the neighborhood. The building height may reach up to 36' due to expansive parapet walls that would be used as an architectural feature to the property and allow for 32' clear heights inside the structure. Fire suppression would be in conjunction with current federal safety regulations and our intention is to install ESFR type of system (Early Suppression Fast Response). For each asset we would install a monument sign per the GPD and only one (1) per site in accordance with the signage standards for the GPD and allow tenants/clients to install signage on the building in accordance with acceptable GPD standards. Some level of screening is still necessary, type E or F in the zoning code. Currently, to the rear of the parcel is a long 250' land buffer owned and maintained by CarMax. On the southern end of this buffer is a 15' tall earth berm with additional landscaping in the appearance of tall (+8') evergreen trees. For the other three sides of the site we would conform to current buffer standards as detailed in the GPD.

To get an appreciation of the appearance of these finished products, a sample of current projects in and around metropolitan Milwaukee are attached as Exhibit C.

Wangard Partners has met both with the local neighborhood group and Alderman Bohl and staff to discuss what our intentions are and both have been met with approval of this new concept for the park.

We envision, with the necessary City approvals, to close on the land by early August and to begin construction on the parcel(s) within 12 months after purchase following approval of DPD. For the single tenant asset we are anticipating a total value creation of approximately $8.6 million

and for the two tenant assets a total value creation of approximately $9 million. It is our anticipation that with either asset that roughly 100-150 jobs will be created.

If we were to build only one building on the site, below are the proposed calculations

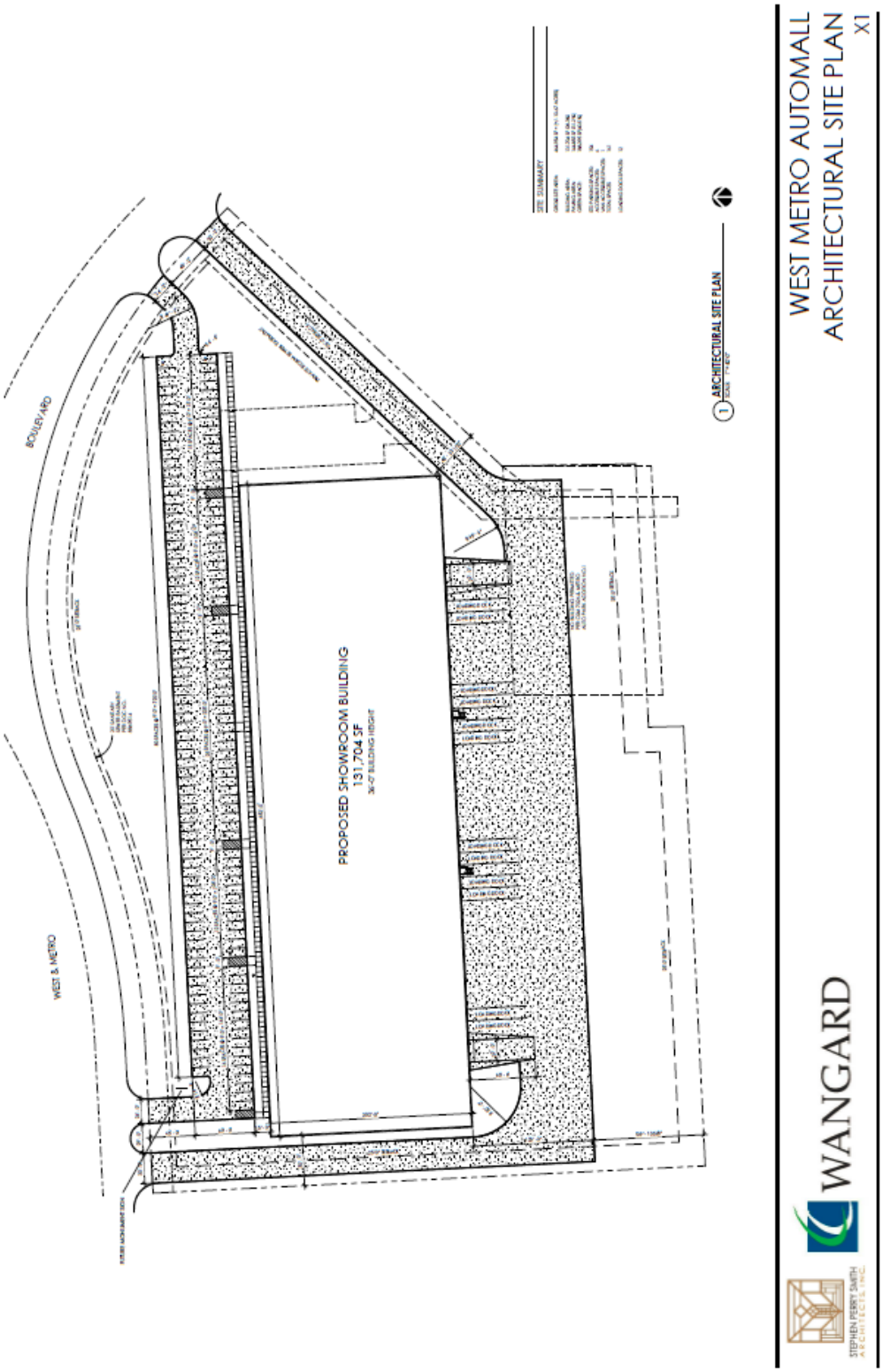
Gross land area	10.6739 acres
Maximum amount of land covered by principal buildings	132,000 SF 28.3% of the site
Maximum amount of land devoted to parking, drives and parking structures	144,885 SF 31.2% of the site
Minimum amount of land devoted to landscaped open space	188,395 SF 40.5% of the site
Maximum proposed dwelling unit density if residential and/or total square footage devoted to non-residential uses	132,000 SF
Proposed number of buildings	1
Maximum number of dwelling units per building	N/A
Bedrooms per unit	N/A
Parking spaces provided, whether surface or in structures, and the ratio per unit if residential, or per thousand square feet of building area if not residential	161 surface parking spaces 1.22/1000

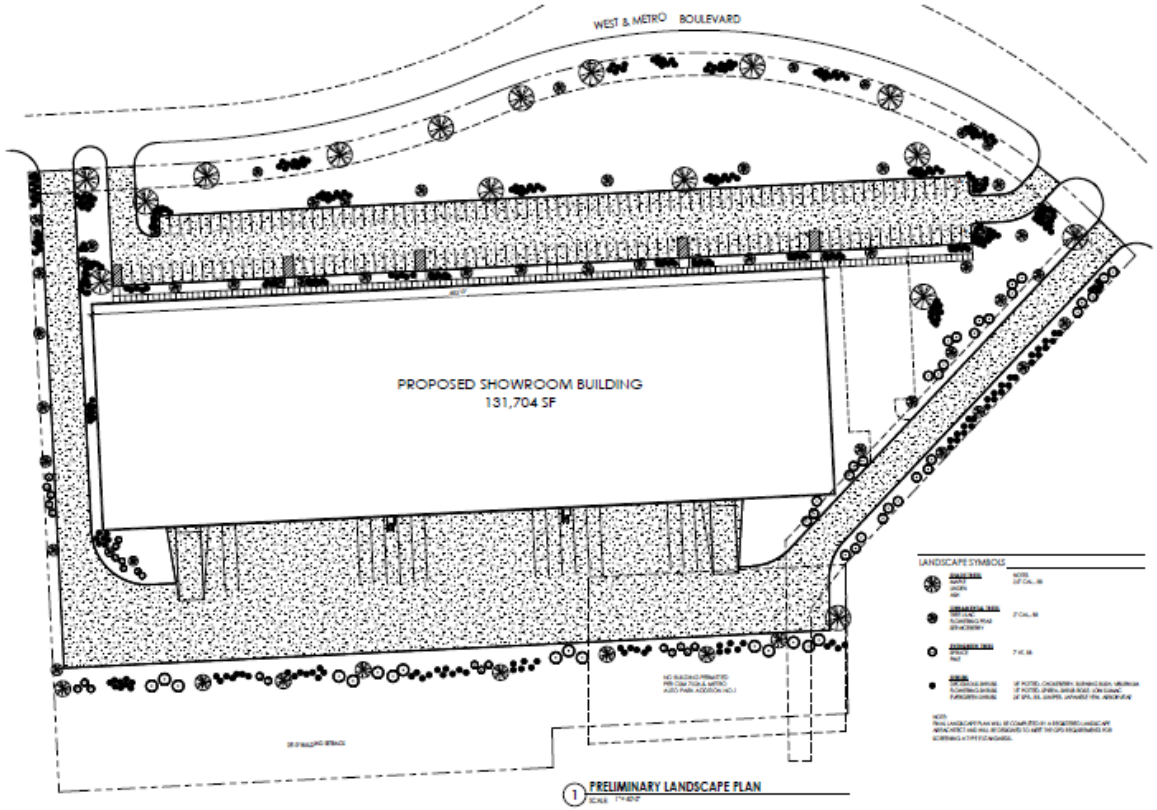
If we were to build 2 separate buildings on the site are proposed calculations are:

Gross land area	10.6739 acres Lot 1 comprised of 6.67 acres Lot 2 comprised of 4.00 acres
Maximum amount of land covered by principal buildings	128,000 SF 27.5% of the site Lot 1 comprised of 64,100 SF or 22.05% of the Lot 1 site Lot 2 comprised of 63,600 SF or 36.5% of the Lot 2 site
Maximum amount of land devoted to parking, drives and parking structures	156,215 SF 33.6% of the site Lot 1 comprised of 74,777 SF or 25.7% of the Lot 1 site Lot 2 comprised of 81,438 SF or 46.7% of the Lot 2 site
Minimum amount of land devoted to landscaped open space	181,038 38.9% of the site Lot 1 comprised of 151,836 SF or 52.2% of the Lot 1 site Lot 2 comprised of 29,203 SF or 16.8% of the Lot 2 site

Maximum proposed dwelling unit density if residential and/or total square footage devoted to non-residential uses	128,000 SF
Proposed number of buildings	2
Maximum number of dwelling units per building	N/A
Bedrooms per unit	N/A
Parking spaces provided, whether surface or in structures, and the ratio per unit if residential, or per thousand square feet of building area if not residential	168 surface parking spaces 1.31/1000

EXHIBIT A


BOULEVARD
WEST & METRO
PROPOSED SHOWROOM BUILDING
131,704 SF
36'-0" BUILDING HEIGHT
1 ARCHITECTURAL SITE PLAN
WEST METRO AUTOMALL
ARCHITECTURAL SITE PLAN
X1
WANGARD
STEPHEN PERRY SMITH
ARCHITECTS INC.



STEPHEN PERRY SMITH ARCHITECTS, INC.

WANGARD

WEST METRO AUTOMALL
PRELIMINARY LANDSCAPE PLAN
X2

Tuesday June 30, 2015

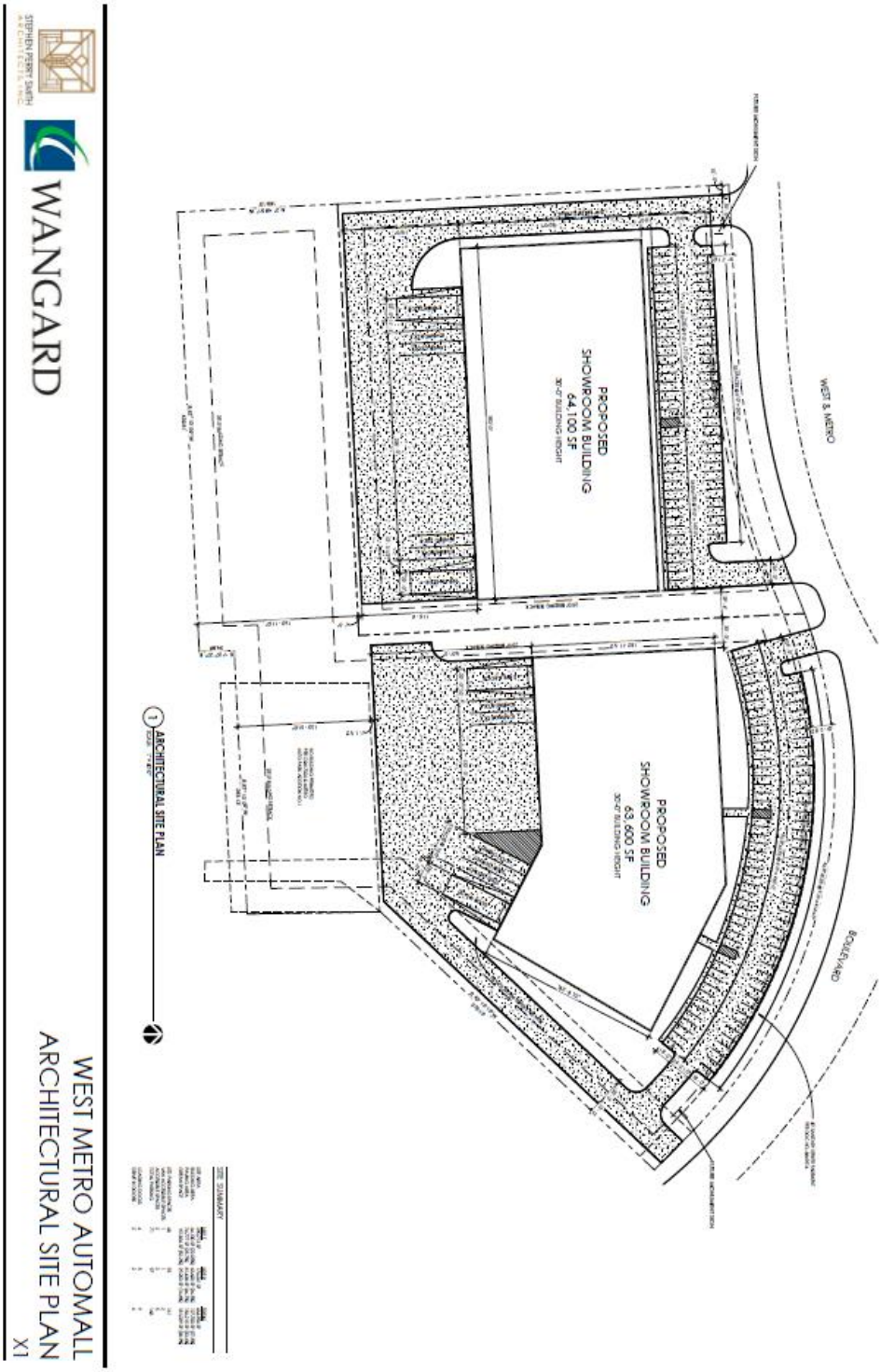
STEPHEN PERRY SMITH ARCHITECTS, INC.

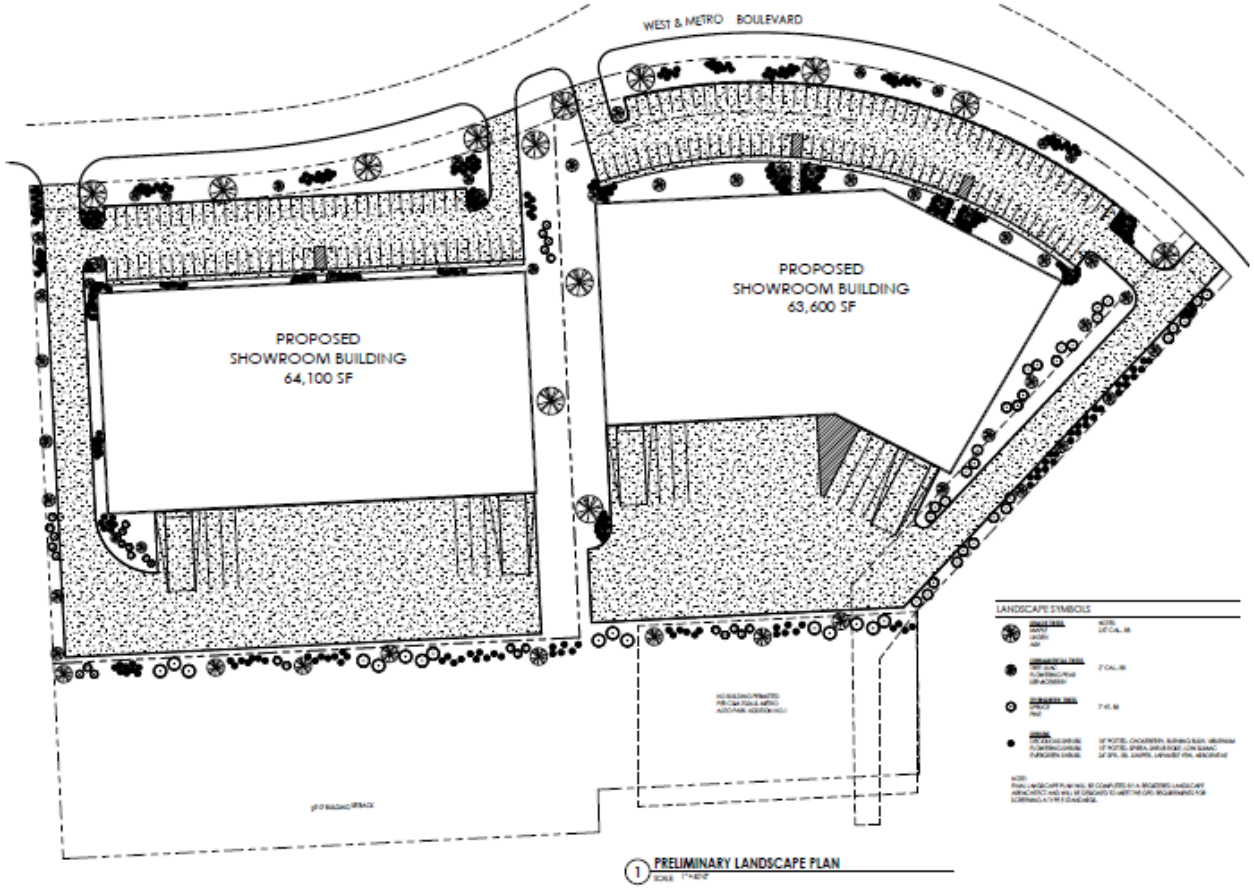
WANGARD

WEST METRO AUTOMALL
SITE VICINITY MAP
X3

Tuesday June 30, 2015

EXHIBIT B


WEST & METRO
BOULEVARD
PROPOSED
SHOWROOM BUILDING
64,100 SF
30'-0" BUILDING HEIGHT
PROPOSED
SHOWROOM BUILDING
63,600 SF
30'-0" BUILDING HEIGHT
1 ARCHITECTURAL SITE PLAN
SITE SUMMARY
WANGARD
STEPHEN PERRY SMITH
ARCHITECTS, INC.
WEST METRO AUTOMALL
ARCHITECTURAL SITE PLAN
X1



STEPHEN PERRY SMITH ARCHITECTS, INC.

WANGARD

WEST METRO AUTOMALL
PRELIMINARY LANDSCAPE PLAN
X2

Tuesday June 30, 2015

STEPHEN PERRY SMITH ARCHITECTS, INC.

WANGARD

WEST METRO AUTOMALL
SITE VICINITY AERIAL
X3

Tuesday June 30, 2015

EXHIBIT C

Tuesday June 30, 2015

Tuesday June 30, 2015

Tuesday June 30, 2015

Tuesday June 30, 2015