

EXHIBIT A

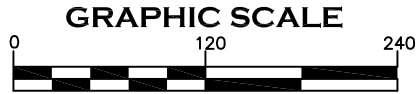
CERTIFIED SURVEY MAP NO. _____

PART OF OUTLOT 25 AND OUTLOT 27 OF THE TWELFTH WARD, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN

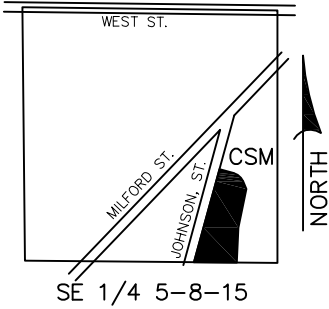


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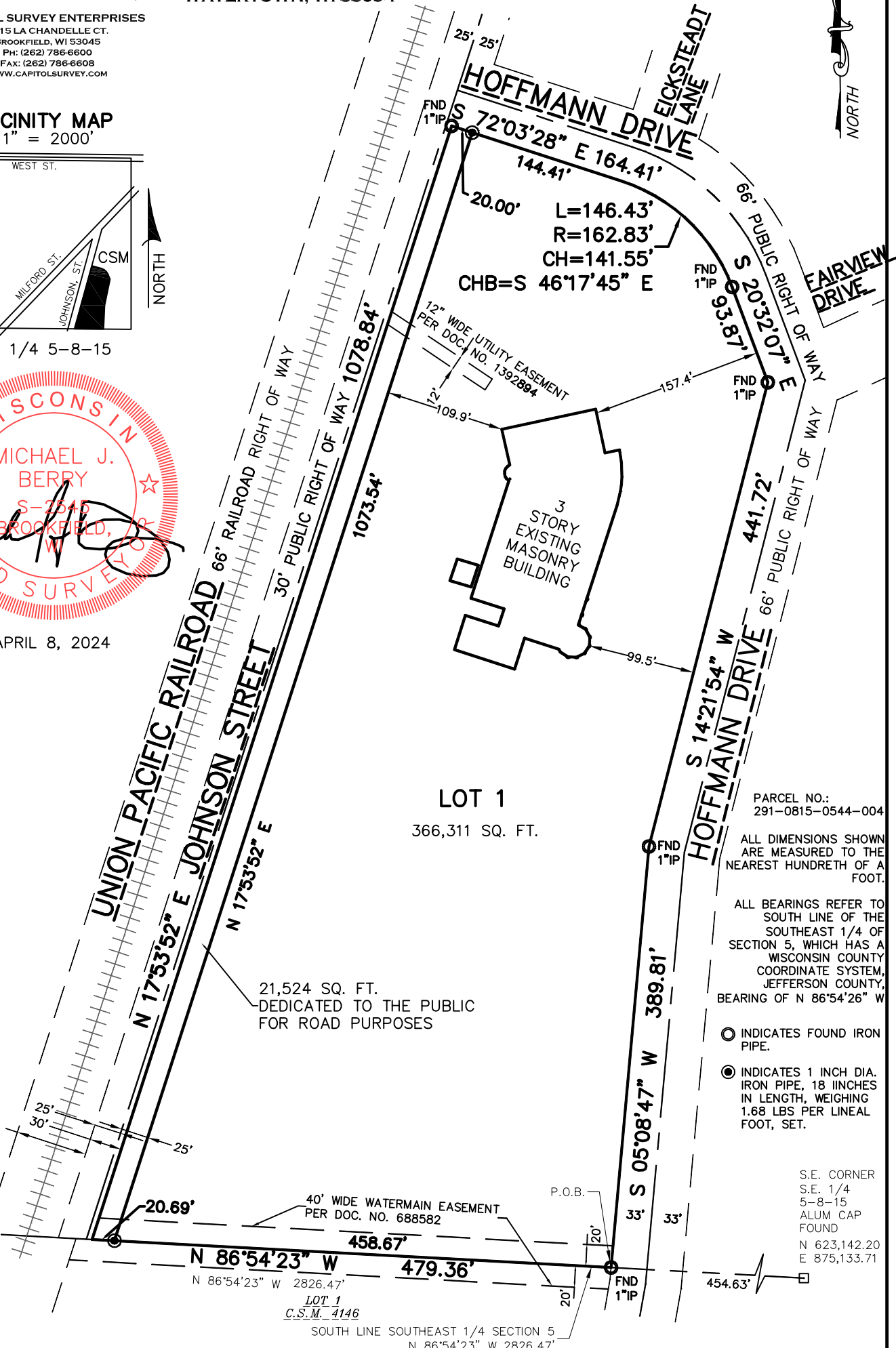
PREPARED FOR:
WATERTOWN COLLECTIVE, LLC
 672 JOHNSON ST., STE 300
 WATERTOWN, WI 53094



VICINITY MAP
 1" = 2000'



APRIL 8, 2024



PARCEL NO.:
 291-0815-0544-004

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.

ALL BEARINGS REFER TO SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 5, WHICH HAS A WISCONSIN COUNTY COORDINATE SYSTEM, JEFFERSON COUNTY, BEARING OF N 86°54'26" W

○ INDICATES FOUND IRON PIPE.

● INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.68 LBS PER LINEAL FOOT, SET.

CERTIFIED SURVEY MAP NO. _____

PART OF OUTLOT 25 AND OUTLOT 27 OF THE TWELFTH WARD, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, MICHAEL J BERRY, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A REDIVISION OF PART OF OUTLOT 25 AND OUTLOT 27 OF THE TWELFTH WARD, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 5, THENCE N 86°54'23" W ALONG THE SOUTH LINE OF SAID 1/4 SECTION 454.63 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE CONTINUING N 86°54'23" W 479.36 FEET TO A POINT ON THE EASTERLY LINE OF JOHNSON STREET; THENCE N 17°53'52" E ALONG SAID EASTERLY LINE 1078.84 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF HOFMANN DRIVE; THENCE S 72°03'28" E ALONG SAID SOUTH LINE 164.41 FEET; THENCE SOUTHEASTERLY 146.43 FEET ALONG A CURVE TO THE RIGHT, WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 162.83 FEET AND WHOSE CHORD BEARS S 46°17'45" E 141.55 FEET; THENCE S 20°32'07" E 93.87 FEET TO A POINT NOW ON THE WESTERLY LINE OF SAID DRIVE; THENCE S 14°21'54" W ALONG SAID WESTERLY LINE 441072 FEET; THENCE S 05°08'47" W 389.81 FEET TO THE POINT OF BEGINNING.

CONTAINING: 366,311 SQAURE FEET OR 8.4093 ACRES.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF WATERTOWN COLLECTIVE LLC, OWNERS OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE STATUTES OF THE STATE OF WISCONSIN, THE ORDINANCES OF THE CITY OF WATERTOWN, AND THE ORDINANCES OF JEFFERSON COUNTY IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 8TH DAY OF APRIL, 2024.



PROFESSIONAL LAND SURVEYOR,
S-2545
STATE OF WISCONSIN



APRIL 8, 2024

CERTIFIED SURVEY MAP NO. _____

PART OF OUTLOT 25 AND OUTLOT 27 OF THE TWELFTH WARD, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

WATERTOWN COLLECTIVE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, EXISTING UNDER THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFY THAT THEY HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED, AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF WATERTOWN.

IN WITNESS WHEREOF, WATERTOWN COLLECTIVE, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY TINA CRAVE, ITS REPRESENTATIVE AT _____, WISCONSIN, THIS _____ DAY OF _____, 2024.

TINA CRAVE,
REPRESENTATIVE

STATE OF WISCONSIN)
COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024 TINA CRAVE, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES: _____

CITY OF WATERTOWN PLAN COMMISSION APPROVAL

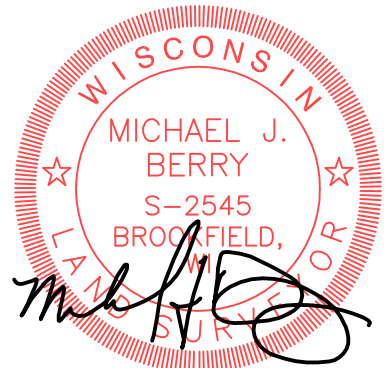
THIS CERTIFIED SURVEY MAP AND ITS DEDICATION IS HEREBY APPROVED BY THE PLAN COMMISSION OF THE CITY OF WATERTOWN ON THIS DAY _____ OF _____, 2024.

EMILY MCFARLAND, CHAIRMAN

DATE

MEGAN DUNNEISEN, SECRETARY

DATE



APRIL 8, 2024