

**MILLER PARK
SEWER EASEMENT AGREEMENT**
Document Title

Document Number

**MILLER PARK
SEWER EASEMENT AGREEMENT
SANITARY & STORM SEWER EASEMENT
THROUGH THE PARKING LOT
AND BLUFF PARK**

Recording Area

Name and Return Address

Mary L. Schanning
Asst. City Attorney
City Hall, Room 800
200 East Wells Street
Milwaukee, WI 53202

Tax Key Numbers:

403-9994-100

403-9998-000

422-9997-000

422-9998-000

DRAFTED BY:

Mary L Schanning, Assistant City Attorney
City Attorney's Office, Milwaukee, Wisconsin,
and Joe S. Rupkey, Foley & Lardner LLP

THIS SEWER EASEMENT AGREEMENT (the “**Agreement**”), made by and among the STATE OF WISCONSIN, by its STATE BUILDING COMMISSION, DEPARTMENT OF ADMINISTRATION and DEPARTMENT OF TRANSPORTATION (collectively, the “**State**”), the CITY OF MILWAUKEE, a municipal corporation of the State of Wisconsin (“**City**”), the SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT, a political subdivision of the State of Wisconsin (“**District**”), and THE MILWAUKEE BREWERS BASEBALL CLUB, LIMITED PARTNERSHIP (“**Brewers**”), is dated as of _____, 2014.

RECITALS

- A. The State owns certain lands that it ground-leased to the District pursuant to a 99-year ground lease dated as of October 21, 1996 (as amended from time to time, the “**Ground Lease**”). A Memorandum of the Ground Lease was recorded in the Milwaukee County Register of Deeds Office as Document Number 7389194, as amended.
- B. The District, in turn, subleased to the Brewers the land subject to the Ground Lease and other real property (the “**Ground Lease Land**,” legally described on **Exhibit C** attached hereto), pursuant to the Miller Park Lease Agreement, as amended and restated dated as of June 30, 2004 (as amended from time to time, the “**Miller Park Lease**”). A Memorandum of the Miller Park Lease was recorded in the Milwaukee County Register of Deeds Office as Document Number 8834644, as amended.
- C. The District, Brewers, City, the Redevelopment Authority of the City of Milwaukee and the RACM Transferees are parties to that certain “**Amended and Restated Reciprocal Operating and Easement Agreement**” dated as of _____, 2014 (the “**Amended REO**”). The Amended REO was recorded in the Milwaukee County Register of Deeds Office as Document No. _____. Capitalized terms not expressly defined herein shall have the meanings ascribed to them in the Amended REO.
- D. During the construction of Miller Park stadium, the City, District and Brewers agreed to the location of public sanitary and storm sewer facilities within designated areas of the Ground Lease Land. Those facilities were constructed and have been maintained within such designated areas of the Ground Lease Land.
- E. City desires to acquire, and State, District and Brewers desire to grant to the City, certain permanent easement rights in and to such designated areas of the Ground Lease Land, on the terms and conditions herein, for the public sanitary and storm sewer facilities located within the Ground Lease Land.

AGREEMENT

1. **Recitals.** For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree to the terms herein. The recitals above are acknowledged and agreed to.

2. **Grant of Easement.** The State, District, and Brewers hereby grant unto City, and City hereby accepts, an easement for the already-existing sanitary and storm sewer facilities located within those portions of the Ground Lease Land more particularly described on **Exhibit B** and depicted on **Exhibit A** (“**Sewer Easement Area**”). City shall, subject to this Agreement, use the Sewer Easement Area to construct, operate, maintain, inspect, repair, enlarge, reconstruct, replace and relocate, as City deems necessary, the City’s public sanitary and storm sewers and related facilities (“**City Sewer Facilities**”). This Easement is not intended to allow the City to expand the public storm sewer beyond those portions of the Sewer Easement Area specifically designated as “Sanitary and Storm Sewer Easement (30’)” and shown in detail on Exhibit A.

3. **Accompanying Right of Access.** Subject to the terms in this Agreement and in the Amended REO, the right of access accompanies (and is hereby granted with) the easement thus allowing City (and its employees, agents, contractors and authorized representatives) ingress and egress to the Sewer Easement Area and to the City Sewer Facilities.

4. **Ownership of City Sewer Facilities.** City does, and shall continue to, own the City Sewer Facilities. City heretofore installed the City Sewer Facilities. City accepts and acknowledges that neither the State, District, nor Brewers are, or shall be at any time, obligated or otherwise responsible for any cost, fee, or expense associated with the planning, construction, furnishing or installation of the City Sewer Facilities.

5. **Maintenance of City Sewer Facilities.** City shall operate, maintain, inspect, repair, enlarge, reconstruct, replace and relocate the City Sewer Facilities at its sole cost and expense, and City shall control the scheduling (subject to the restrictions and conditions contained herein and in the Amended REO) and determinations regarding the requisite maintenance, repair, and replacement of the City Sewer Facilities. City shall keep, or cause to be kept, the City Sewer Facilities in good condition and good working order.

6. **Repair/Restoration.** If any damage occurs to the Ground Lease Land or any improvements situated thereon, which damage is attributable to the acts or omissions of City (including, without limitation, its officers, employees, agents, contractors, licensees

and authorized representatives), City shall promptly, at its sole expense, repair such damage to the Brewers' and District's reasonable satisfaction. If such damage is not promptly or properly repaired, either the Brewers or District (or both) shall have the right to repair such damage, and City shall promptly reimburse the Brewers and District for all costs of such repairs.

7. **Hold Harmless.** City will hold State, District and Brewers harmless from loss or injury resulting from City's willful or negligent acts or omissions under this Agreement. State, District and Brewers, individually or jointly as the case may be, will hold City harmless from loss or injury resulting from State's, District's or Brewers' willful or negligent acts or omissions, respectively, under this Agreement. If there is joint negligence or culpability on the part of any parties, liability shall be borne by them, respectively, in proportion to their respective negligence or culpability. The foregoing provisions are subject to legal defenses available, respectively, to all parties.
8. **Reservation.** The State, District and Brewers reserve the right to use the land within the Sewer Easement Area, without further consent or approval of the City, for any purpose not inconsistent with this Agreement and the rights granted to City herein. However, if the State, District or Brewers constructs any structure, building, or improvement within or adjacent to the Sewer Easement Area, or adjacent to the City Sewer Facilities, or if the State, District or Brewers undertakes any other work within the Sewer Easement Area (other than as contemplated by Section 6 above), the party doing such work assumes liability for any damage to the City Sewer Facilities in the Sewer Easement Area. Any use of the land within or adjacent to the Sewer Easement Area by the State, District or Brewers shall not substantially increase the City's cost of restoration under Section 6 or the City's cost of accessing the City Sewer Facilities for maintenance, repair, reconstruction or replacement purposes.
9. **City's Non-Disturbance; Construction Around Restricted Periods.** City's use of this easement (including access to the Sewer Easement Area and the City Sewer Facilities therein, and City's operation, maintenance, repair, inspection and replacement of those facilities) shall not interfere with the use of the Access Roads or the Ground Lease Land by the State, Brewers, District, or their respective invitees and permittees during Event Periods, as that term is defined in the Amended REO. During Event Periods, City shall not engage in any installation, construction, maintenance or repair or other work on or to the City Sewer Facilities. Instead, City will require its contractors to work around those Event Periods. The Brewers shall promptly provide City with reasonable advance written notice of (and keep City updated with periodic advance written notices concerning) Event Periods. It is the intent hereof to provide as much advance notice of the Event Periods as

reasonably practicable and possible to City so City may schedule accordingly. The City will take all necessary steps to ensure that the Sewer Easement Area will be maintained according to reasonable construction and maintenance standards (including preventive maintenance). City further agrees that during Event Periods, City shall take all necessary steps to ensure the Access Roads and all areas adjacent to them are free from obstructions, equipment, machinery, vehicles, or other items used in conjunction with City’s work in the Sewer Easement Area, or otherwise, and that all areas will be in a safe condition, as determined by the District and Brewers in their sole and absolute discretion, so as to not impose any unreasonable risk of accident or injury to the District’s or Brewers’ employees, agents, guests, invitees and permittees or damage to the District’s, Brewers’ or Imperial Parking’s equipment. In the event City does not comply with the terms set forth herein, the District or Brewers may exercise self-help, and take any action necessary to ensure the Access Roads, the areas adjacent thereto, and any other areas subject to this Agreement are safe for public access during Event Periods. The District’s and Brewers’ self-help actions may include, but are not limited to, removal of any obstruction, equipment, machinery, vehicles, or debris from the Access Roads, areas adjacent to the Access Roads, or any other areas subject to this Agreement. City shall promptly reimburse the District and Brewers for all costs and expenses incurred in exercising such right of self-help.

10. **Notices.** Notices required or desired to be given by any party to another party with respect to this Agreement shall be in writing and shall be delivered personally, sent by facsimile or e-mail (provided that any facsimile or e-mail is successfully sent without error or inability-to-send notification, and sent to the City during any Monday through Friday that City’s City Hall is open for business, and is sent during the hours between 8:30 A.M. and 4:30 P.M., or if sent to the City during any other time, shall be deemed to be received by the City at 8:30 A.M. or the first day that City’s City Hall is open for business following the sending of such facsimile or e-mail), sent by commercial-overnight-courier service, prepaid, or sent by United States registered or certified mail, return receipt requested, postage prepaid, and addressed as herein provided. All notices under this Agreement shall be given to the following:

DISTRICT:	CITY:
Mike Duckett, Executive Director Southeast Wisconsin Professional Baseball Park District Miller Park One Brewers Way Milwaukee, WI 53214 Telephone: (414) 902-4040	Commissioner, Department of Public Works City of Milwaukee 841 North Broadway, Room 510 Milwaukee, WI 53202 Telephone: (414) 286-3301 Facsimile: (414) 286-3953 E-mail: ghasan.korban@milwaukee.gov

Facsimile: (414) 902-4033 E-mail: mduckett@millerparkdistrict.com	
With a copy to: Susan G. Schellinger Davis & Kuelthau, SC 111 East Kilbourn Avenue, #1400 Milwaukee, WI 53202-6677 Telephone: (414) 225-1492 Facsimile: (414) 278-3692 E-mail: sschellinger@dkattorneys.com	With a copy to: Mary L. Schanning Assistant City Attorney 200 East Wells Street, Room 800 Milwaukee, WI 53202 Telephone: (414) 286-2637 Facsimile: (414) 286-8550 E-mail: mschan@milwaukee.gov
BREWERS:	STATE:
Marti Wronski, Vice President & General Counsel Milwaukee Brewers Baseball Club, Limited Partnership Miller Park One Brewers Way Milwaukee, WI 53214 Telephone: (414) 902-4610 Facsimile: (414) 902-4515 E-mail: marti.wronski@milwaukeebrewers.com	Secretary of Department of Administration 101 East Wilson Street, 10 th Floor P.O. Box 7864 Madison, WI 53707-7864 Telephone: (608) 266-1741 Facsimile: (608) 267-3842 E-mail: _____
With a copy to: Andy Wronski Foley & Lardner LLP 777 East Wisconsin Avenue Milwaukee, WI 53202-5300 Telephone: (414) 297-5518 Facsimile: (414) 297-4900 E-mail: awronski@foley.com	

The above contact information may, from time to time, be changed by notice duly sent hereunder.

10. **Recording; Counterparts.** This Agreement shall be recorded by the City, at its expense, in the Milwaukee County Register of Deeds Office against the Ground Lease Land. This Agreement may be signed in one or more counterparts each of which shall, when taken together, constitute one and the same document. Facsimile signatures shall be acceptable as originals. However, a fully-executed original (with original signatures) is needed, and will be provided, for recording.
11. **Binding Effect.** All the terms and conditions in this Agreement, including the benefits and burdens, shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by the parties hereto and their respective successors, heirs, and assigns.

12. **Applicable Laws.** The parties hereto shall abide by all local, State, Federal and other applicable laws, ordinances, regulations and restrictions in their respective actions hereunder. City further acknowledges that it shall abide by all local, State, Federal and other applicable laws, ordinances, regulations and restrictions and in the course of maintaining, repairing and reconstructing the City Sewer Facilities.
13. **Governing Law; Amendment.** This Agreement shall be governed by and construed in accordance with the internal laws of the State of Wisconsin. This Agreement may only be amended by a written instrument signed by all of the parties hereto (or their successors in interest).
14. **Agreement Interpretation.** All parties to this Agreement having participated fully and equally in the negotiation and preparation hereof, agree that this Agreement shall not be more strictly construed against any party hereto. The parties intend this Agreement to be binding on all parties and not illusory. Thus, wherever this Agreement grants discretion to the City, State, District or Brewers, that might otherwise make this Agreement illusory, the party exercising its discretion must act according to reasonable standards.
15. **Waiver.** No delay or omission by any party in exercising any right or power arising out of any default under any of the terms or conditions of this Agreement shall be construed to be a waiver of the right or power. A waiver by a party of any of the obligations of the other party shall not be construed to be a waiver of any breach of any other terms or conditions of this Agreement.
16. **No Liens.** City hereby covenants and agrees not to suffer or permit any lien of mechanics or materialmen to be placed upon or against the Ground Lease Land in conjunction with any work hereunder including, but not limited to, City's planning, construction and installation of the City Sewer Facilities and City's maintenance, repair, inspection and replacement of the same; and, in case of any such lien attaching, City shall (at its sole cost) promptly cause same to be removed.
17. **City Self-Insured.** City represents it is self-insured.
18. **Emergency Contact.** City hereby furnishes State, Brewers, and District with emergency telephone, cell phone and facsimile numbers, and e-mail addresses of City representatives who may be contacted outside of normal business hours in the event of concern hereunder or with respect to matters relating hereto. The initial list of such emergency communication information is set forth below and may be revised from time to time by written notice from City per the notice section above.

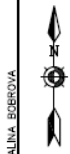
Robert Brooks	Timothy Thur
Dept. of Public Works	Dept. of Public Works
City of Milwaukee	City of Milwaukee
841 North Broadway, Room 820	841 North Broadway, Room 820
Milwaukee, WI 53202	Milwaukee, WI 53202
Telephone at work: 414-286-3241	Telephone at work: 414-286-2463
Cell Phone: 414 708-4237	Cell Phone: 414-399-3990
Email: robert.brooks@milwaukee.gov	Email: timothy.thur@milwaukee.gov

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their authorized signatories as of the date first written above.

SIGNATURE PAGE FOLLOWS.

CITY: CITY OF MILWAUKEE	DISTRICT: SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT	BREWERS: MILWAUKEE BREWERS BASEBALL CLUB, LIMITED PARTNERSHIP	STATE: STATE OF WISCONSIN
By: _____ Ghassan Korban DPW Commissioner Per Common Council File No. _____	By: _____ Don Smiley, Chairman	By: Milwaukee Brewers Holdings LLC, its Sole General Partner	BUILDING COMMISSION By: _____ Name: _____ Title: _____
COUNTERSIGNED: By: _____ Martin Matson Comptroller		By: MLA Sports LLC, its Sole Manager	DEPARTMENT OF ADMINISTRATION By: _____ Name: _____ Title: _____
		By: _____ Richard C. Schlesinger	
CITY ATTORNEY APPROVAL AND CITY AUTHENTICATION Mary L. Schanning, a State Bar of Wisconsin member, approves City signature per Milw. Code of Ordin. § 304-21 and authenticates the signatures of the City signatories above per Wis. Stat. § 706.06 so this instrument may be recorded per Wis. Stat. § 706.05 (2)(b). _____ Mary L. Schanning Assistant City Attorney State Bar No. 1029016 Date: _____	DISTRICT AUTHENTICATION Susan G. Schellinger, a State Bar of Wisconsin member, authenticates the signature of the District signatory above per Wis. Stat. § 706.06 so this instrument may be recorded per Wis. Stat. § 706.05 (2)(b). _____ Susan G. Schellinger State Bar No. 1021147 Date: _____	BREWERS AUTHENTICATION Andy Wronski, a State Bar of Wisconsin member, authenticates the signature of the Brewers signatory above per Wis. Stat. § 706.06 so this instrument may be recorded per Wis. Stat. § 706.05 (2)(b). _____ Andy J. Wronski State Bar No. 1024029 Date: _____	STATE AUTHENTICATION Mark Saunders, a State Bar of Wisconsin member, authenticates the signatures of the State signatories above per Wis. Stat. § 706.06 so this instrument may be recorded per Wis. Stat. § 706.05 (2)(b). _____ Mark Saunders State Bar No. 1019339 Date: _____

SANITARY SEWER EASEMENT EXHIBIT A-1
PART OF THE NE 1/4 OF THE NE 1/4, NW 1/4 OF THE NE
1/4 OF SECTION 35 T 7 N R 21 E, AND PART OF THE SW
1/4 OF THE SE 1/4 OF SECTION 26 T 7 N R 21 E
CITY OF MILWAUKEE, MILWAUKEE CO., WISCONSIN

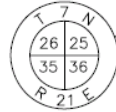
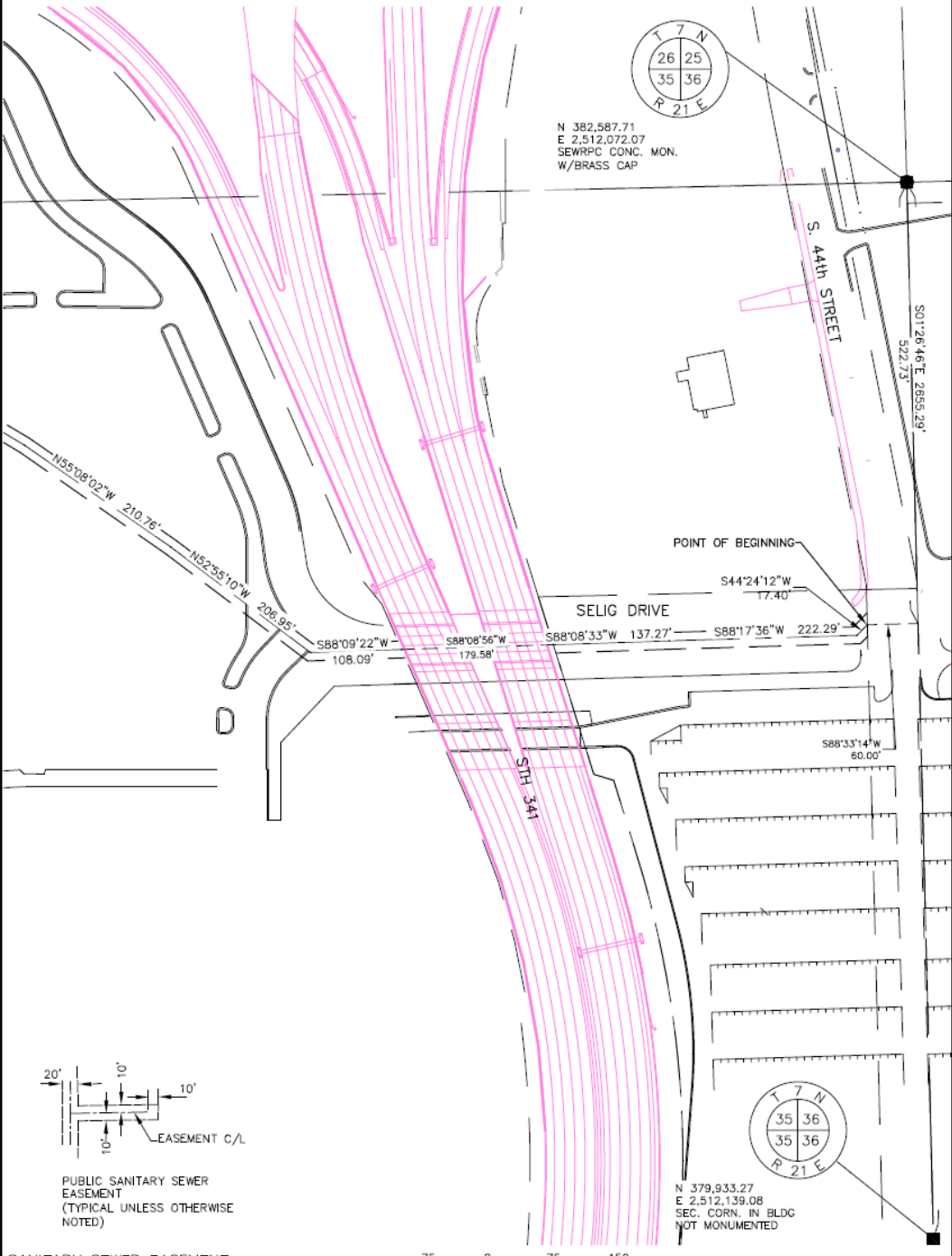


PLOTTED BY: GALINA BOBROVA

PLOT DATE/TIME: 11/26/2013 4:52 PM

LAST SAVED DATE: 11/26/2013

FILENAME: S:\Milw_Co\Milwaukee\Private\090187-Miller\KALTA\Survey\090187-easements.dwg



N 382,587.71
E 2,512,072.07
SEWRPC CONC. MON.
W/BRASS CAP

POINT OF BEGINNING

S44°24'12\"/>

17.40'

S88°08'33\"/>

137.27'

S88°17'36\"/>

222.29'

S88°08'56\"/>

179.58'

S88°09'22\"/>

108.09'

S88°08'33\"/>

137.27'

S88°17'36\"/>

222.29'

S88°08'56\"/>

179.58'

S88°09'22\"/>

108.09'

S88°08'33\"/>

137.27'

S88°17'36\"/>

222.29'

S88°08'56\"/>

179.58'

S88°09'22\"/>

108.09'

S88°08'33\"/>

137.27'

S88°17'36\"/>

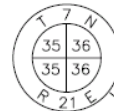
222.29'

S88°08'56\"/>

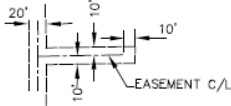
179.58'

S88°09'22\"/>

108.09'

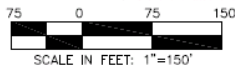


N 379,933.27
E 2,512,139.08
SEC. CORN. IN BLDG
NOT MONUMENTED



PUBLIC SANITARY SEWER
EASEMENT
(TYPICAL UNLESS OTHERWISE
NOTED)

SANITARY SEWER EASEMENT
CITY OF MILWAUKEE



KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
MILWAUKEE, WISCONSIN
414.351.6668

THIS INSTRUMENT DRAFTED BY GARY D. SCHNEIDER

EXHIBIT A-2
 SANITARY SEWER EASEMENT
 SANITARY AND STORM SEWER EASEMENT (NORTH OF I-94)
 PART OF THE NE 1/4 OF THE NE 1/4, NW 1/4 OF THE NE
 1/4 OF SECTION 35 T 7 N R 21 E, AND PART OF THE SW
 1/4 OF THE SE 1/4 OF SECTION 26 T 7 N R 21 E
 CITY OF MILWAUKEE, MILWAUKEE CO., WISCONSIN

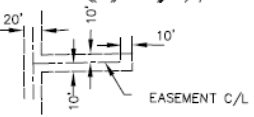
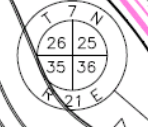
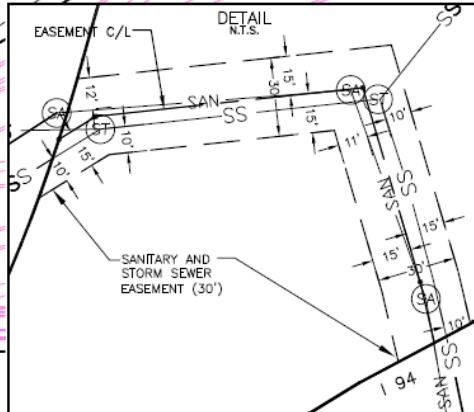
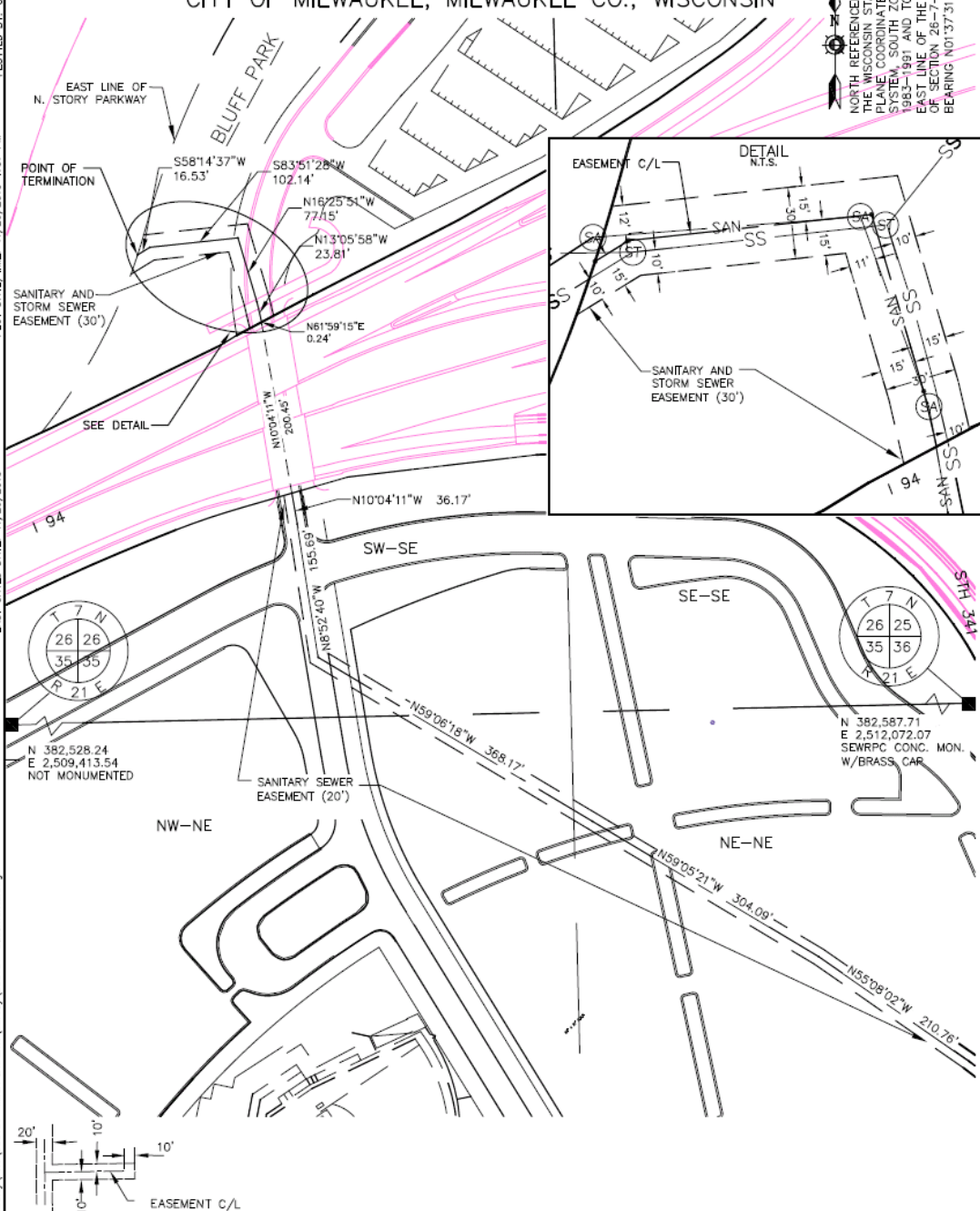
PLOTTED BY: GALINA BOBROVA

PLOT DATE/TIME: 11/26/2013 4:57 PM

LAST SAVED DATE: 11/26/2013

FILENAME: S:\Milwaukee\City\Private\090187-Milwaukee\ALTA\Survey\090187-easements.dwg

NORTH REFERENCED TO
 THE WISCONSIN STATE
 PLANE COORDINATE
 SYSTEM, SOUTH ZONE NAD
 1983-1991 AND TO THE
 EAST LINE OF THE SE 1/4
 OF SECTION 26-7-21,
 BEARING N01°37'31"W.



PUBLIC SANITARY SEWER
 EASEMENT
 (TYPICAL UNLESS OTHERWISE
 NOTED)

SANITARY SEWER EASEMENT
 CITY OF MILWAUKEE



KAPUR & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 MILWAUKEE, WISCONSIN
 414.351.6668

THIS INSTRUMENT DRAFTED BY GARY D. SCHNEIDER

EXHIBIT B

MILLER PARK SANITARY SEWER EASEMENT (20') SANITARY AND STORM SEWER EASEMENT (30') (North of I-94) City of Milwaukee

An easement for sanitary sewer purposes lying in that part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 35, Town 7 North, Range 21 East, and part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 26, Town 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin being 10.00 feet on each side, measured at right angle to and parallel with, the following described centerline lying south of the south right of way line of I-94 and an easement for sanitary and storm sewer purposes being 15.00 feet on each side, measured at right angle to and parallel with, the following described centerline lying north of the north right of way line of I-94:

Commencing at the Northeast corner of said Section 35; thence S 01°26'46" E coincident with the east line of said Northeast $\frac{1}{4}$, 522.73 feet; thence S 88°33'14" W, 60.00 feet to the westerly right of way line of S. 44th Street and the beginning of the 20 foot wide easement being 10.00 feet on each side, measured at right angle to and parallel with, the following described centerline and the point of beginning of this description; thence S 44°24'12" W, 17.40 feet; thence S 88°17'36" W, 222.29 feet; thence S 88°08'33" W, 137.27 feet to the east right of way line of STH 341; thence S 88°08'56" W, 179.58 feet to the west right of way line of said STH 341; thence S88°09'22" W, 108.09 feet; thence N 52°55'10" W, 206.95 feet; thence N 55°08'02" W, 210.76 feet; thence N 59°05'21" W, 304.09 feet; thence N 59°06'18" W, 368.17 feet; thence N 08°52'40" W, 155.69 feet; thence N 10°04'11" W, 36.17 feet to the south right of way line of I-94 and the end of the 20 foot wide sanitary sewer easement; thence N 10°04'11" W, 200.45 feet to the north right of way line of said I-94; thence N 61°59'15" E, coincident with said north right of way line of I-94, 0.24 feet to the beginning of a 30 foot wide sanitary and storm sewer easement being 15.00 feet on each side, measured at right angle to and parallel with, the following described centerline; thence N 13°05'58" W, 23.81 feet; thence N 16°25'51" W, 77.15 feet; thence S 83°51'28" W, 102.14 feet; thence S 58°14'37" W, 16.53 feet to the easterly line of Story Hill Parkway and the point of termination of the above described centerline.

EXCEPTING THEREFROM ALL lands lying within the right-of-way of STH 341 and I-94.

Exhibit C

Ground Lease Land-Legal Description (includes Bluff Park)