

**Sewer Easement
SE-_____**

Document Number

Please return Document to:

City of Milwaukee
Infrastructure Services Division
Environmental Engineering Section
841 North Broadway – Room 820
Milwaukee, WI 53202

A storm sewer easement located in the Northwest ¼ of Section 33, Town 7 North, Range 22 East, in the city of Milwaukee.

Recording Area

392-2185-113; 392-2187-114;
392-2192-100; 429-9998-000

Parcel ID Numbers

EASEMENT

THIS INDENTURE, Made by and between the CITY OF MILWAUKEE, a municipal corporation of the State of Wisconsin, by and through its Board of Harbor Commissioners, hereinafter referred to as "CITY", and MILWAUKEE WORLD FESTIVALS, INC., a Wisconsin corporation, hereinafter called "MWF".

Recitals

WHEREAS, MWF is the owner of three parcels of property located, respectively, at 607 E. Polk Street ("Parcel A"), 100 N. Marshall Street ("Parcel B"), and 110 N. Marshall Street ("Parcel C"), all of which are described on the attached **Exhibit A**; and

WHEREAS, CITY is the owner of certain real property located at 200 North Harbor Drive, commonly known as the Henry Maier Festival Grounds, and legally described on the attached **Exhibit B** (the "City Property"); and

WHEREAS, in connection with its improvement of Parcel A, MWF needs to relocate a 30-inch storm sewer (the "Facilities") that, after relocated, will run from Parcel A and Parcel C, through Parcel B and a portion of the City Property to a discharge point through the U.S. North Inner Pier at the Milwaukee Harbor Federal Navigation Project, which pier is under the jurisdiction of the United States Army Corps of Engineers; and

WHEREAS, as a condition of approving the requested permits, CITY requires the establishment of an easement providing for the perpetual operation, maintenance, inspection, repair, and replacement of said Facilities.

NOW, THEREFORE, in consideration of of Ten Dollars (\$10.00) and other valuable consideration, receipt and sufficiency of which is hereby acknowledged, MWF and CITY, being the owners interested in the land hereinafter described, do hereby declare and grant an easement (the "Easement") unto MWF (as owner of Parcel A) and CITY, and MWF and CITY hereby accept such Easement on the following terms and conditions:

1. Purpose of Easement. The Easement is to allow for the construction, operation, maintenance, inspection, repair, enlargement, reconstruction and relocation of a 30-inch diameter storm sewer that will primarily serve Parcel A, but that will also collect and convey storm water from Parcel B, Parcel C, and the City Property.

2. Description of Easement Area. The Easement Area is described on the attached Exhibit C (the "Easement Area").

3. Maintenance of Facilities. The Facilities shall be maintained and kept in good working order and condition by the owner of Parcel A. In the event that maintenance or repair of the Facilities is not undertaken by the owner of Parcel A, the City may, at its sole discretion, enter and perform the necessary maintenance or repair work. Except in the case of an emergency, City shall provide the owner of Parcel A at least ten (10) days prior written notice to cure any default hereunder before performing any such maintenance or repairs. The cost of any maintenance or repairs undertaken by the City shall be assessed against the owner of Parcel A and such assessments, if any, shall be made in accordance with the provisions of section 66.0627 of the Wisconsin Statutes, as amended from time-to-time. It is expressly acknowledged and agreed that such costs shall be deemed a special charge for current services and may be levied in accordance with the provisions of Wis. Stats. § 66.0627. Any such charge that remains unpaid for more than sixty (60) days after billing shall be deemed delinquent and shall become a lien upon Parcel A.

4. Limitation on Improvement of Easement Area. No structures may be constructed within the limits of the Easement Area excepting improvements such as lawns, concrete walks, roadways, driveways, parking lot surfacing, and other utilities. The owner of Parcel A is solely responsible for repairing or replacing any improvements damaged as a result of work on the Facilities, regardless of whether the owner of Parcel A performs the work.

5. Restoration Obligations. In and during whatever construction, operation, maintenance, inspection, repair, enlargement, reconstruction or relocation is or becomes necessary with respect to said Facilities, so much of the surface or subsurface of the property as may be disturbed will, at the expense of the owner of Parcel A, be replaced in substantially the same condition as it was prior to such disturbance: except that the owner of Parcel A will in no case be responsible for replacing or paying for replacing any improvements other than lawns, concrete walks, roadways, driveways, parking lot surfacing, or other utilities which were required to be removed in the course of doing the above work.

6. Construction on Adjacent Land. In connection with the construction of any structure or building adjacent to the Easement Area, the party performing the work shall assume all liability for any damage to the Facilities resulting from said construction.

7. Accessibility. The Facilities shall be accessible for maintenance at all times.

8. Modifications to the Easement Area. MWF (or its successors) shall submit plans for approval by the Commissioner of Public Works of the City before commencing any modification of the Facilities or other underground installation within the Easement Area. MWF (or its successors) shall submit plans for all

surface grade alterations which would raise or lower the surface elevation by 1 foot or more within the limits of the Easement Area. Said alterations shall be made only with the approval of the Commissioner of Public Works of the City. MWF (or its successors) shall be responsible for adjusting the elevations of all appurtenances necessitated by alteration of surface elevations within the aforescribed property. Said adjustments shall be required to provide free access to all sewer appurtenances and shall be made only with the approval of the Commissioner of Public Works of the City.

9. Hold Harmless. MWF, on behalf of itself and its successors and assigns, hereby hold harmless, release and forever discharge City from any and all claims, actions and causes of action whatsoever in any way arising out of or related to any damages to or casualty related to the Facilities at any time arising from or relating to the grant of this Easement and caused by any reason other than the willful misconduct of City.

10. Agreement to Run With the Land. This Easement shall run with the land, encumbering the parcels identified on the attached EXHIBITS A and B, and shall be binding on and shall inure to the benefit of MWF, CITY, and their respective successors and assigns.

11. Enforcement. This Agreement may be enforced either at law or in equity, with the nonbreaching party entitled to injunctive relief and/or monetary damages.

12. 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).

13. Drafter-Doctrine Not Applicable. The contract-interpretation doctrine of "construing against the drafter" shall not apply to interpretation of this Agreement.

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

MILWAUKEE WORLD FESTIVALS, INC.

Don Smiley
President and Chief Executive Officer

STATE OF WISCONSIN)
) ss.
COUNTY OF MILWAUKEE)

Personally came before me this _____ day of _____, 2011, the above-named Don Smiley, President and Chief Executive Officer of Milwaukee World Festival, Inc., to me known to be the person who executed the foregoing instrument in his capacity, and acknowledged that he executed the foregoing instrument in such capacity.

Notary Public, State of Wisconsin
My commission expires: _____

Sewer Easement
Signature Page

CITY OF MILWAUKEE,
a Wisconsin municipal corporation

Tom Barrett
Mayor

Approved as to contents:

Jeffrey S. Polenske, P.E., City Engineer

Ronald D. Leonhardt
City Clerk

**BOARD OF HARBOR COMMISSIONERS
OF THE CITY OF MILWAUKEE**

COUNTERSIGNED:

Timothy Hoelter
President

W. Martin Morics
City Comptroller

Donna Luty
Secretary

SIGNATURE AUTHENTICATION

_____, Assistant City Attorney, and a member in good standing of the State Bar of Wisconsin, hereby authenticates the signatures of each of the above City signatories in accordance with Wis. Stat. § 706.06 so this instrument may be recorded per Wis. Stat. § 706.05 (2)(b).

By: _____
_____, Assistant City Attorney
State Bar No.: _____
Date of Authentication: _____

This instrument was drafted by:
Office of the City Attorney
City of Milwaukee

Parcel "A" (607 Polk)

EXHIBIT A
(1 of 3)

EXHIBIT A
LEGAL DESCRIPTION

Parcel I:

Lots 1, 2, 3, 4, 5 and 6, in Block 172, in Plat of the Town of Milwaukee on the East side of the River, of part of Lot 1 of the Northwest 1/4 of Section 33, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, together with the North 1/2 of vacated Pier Street lying Southerly of and abutting said Lot 4 and the South 1/2 of vacated East Harbor Place lying Northerly of and abutting said Lots 1 and 6 and the vacated part of North Jackson Street adjacent on the West and the West 1/2 of vacated North Marshall Street lying Easterly of and abutting Lots 1, 2, 3 and 4.

Parcel II:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, in Block 169, in Partition of Fractional Lots 1 and 2, in Section 33, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, together with the North 1/2 of vacated East Harbor Place lying Southerly of and abutting said Lots 7 and 8 and the West 1/2 of vacated North Marshall Street lying Easterly of and abutting Lots 1, 2, 3, 4, 5, 6 and 7.

Property Address: 607-627 East Polk Street, Milwaukee, WI
Tax Key Number: 392-2185-113-0

Parcel "B" (100 Marshall)

EXHIBIT A
(2 of 3)

Jun 11 2010 4:03PM Jackson Law Firm

DOC.# 09885323

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

RECORDED
06/16/2010 12:00PM
JOHN LA FAVE
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: \$13.00
TRANSFER FEE: \$2,445.00
FEE EXEMPT #: 0
LHOHB
This document has been electronically recorded and returned to the submitter.

Document Number _____ Document Name _____

THIS DEED, made between TODD LEWIS ROBERTS, Successor Trustee of Theodore S. Roberts and Joan B. Roberts Living Trust w/a 12/9/99 (an undivided one-half interest) & BARBARA B. GLASS (an undivided one-half interest) (collectively "Grantor") ("Grantor," whether one or more), and MILWAUKEE WORLD FESTIVAL, INC., a Wisconsin corporation

("Grantee," whether one or more).

Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Milwaukee County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

All of Lots 1, 2, 3 and 4, in Block 171, including the North 1/2 of vacated Plar Street, all in the City of Milwaukee, said described premises being in Commissioners Partition of Fractional Lots 1 and 2 of Section 33, Town 7 North, Range 22 East, and also including all that part of the aforesaid lots and Easterly of the aforesaid lots and of the North 1/2 of vacated Plar Street, which lies Westerly of a straight line running Southerly from a point which is 331.3 feet Easterly from the East line of Jackson Street, measured along the center line of Polk Street extended Easterly to a point in the extended South line of Lot 3, Block 174, in the City of Milwaukee, which is 371 feet Easterly from the Easterly line of Erie Street vacated. ALSO the South 1/2 of vacated E. Harbor Place abutting on the North. ALSO the East 1/2 of vacated N. Marshall Street abutting on the West.

Recording Area
Name and Return Address
Bradley D. Page, Esq.
Davis & Kuehau, S.C.
111 E. Kilbourn Ave., Ste. 1400
Milwaukee, WI 53202

392-2192-100-7
Parcel Identification Number (PIN)
This is not homestead property.
(is not)

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except zoning ordinances, easements and permitted encumbrances set forth in the attached Exhibit A.

Dated June 15, 2010

THEODORE S. ROBERTS AND JOAN B. ROBERTS
LIVING TRUST U/A 12/9/1999

Barbara B. Glass (SEAL)
* BARBARA B. GLASS (SEAL)

Todd Lewis Roberts (SEAL)
* TODD LEWIS ROBERTS, Successor Trustee (SEAL)

AUTHENTICATION
Signature(s) of Todd Lewis Roberts and Barbara B. Glass
authenticated on June 15, 2010
* CURTIS E. JOHNSON
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by Wis. Stat. § 706.05)

ACKNOWLEDGMENT
STATE OF _____)
COUNTY _____) ss.

Personally came before me on _____
the above-named _____

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:
Robert J. Jackson, Attorney
Dodgeville, WI 53533

Notary Public, State of _____
My commission (is permanent) (expires: _____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
WARRANTY DEED 01003 STATE BAR OF WISCONSIN FORM NO. 1-1603
*Type name below signatures. WFO-PRO™ Legal Forms • (608)258-7021 • info@wfoforms.com

Parcel "C" (110 Marshall)

REEL 1740 INAG 1098

EXHIBIT A

EXHIBIT A
(3 of 3)

PARCEL I

Lots 1, 2 and 3 in Block 170 in Subdivision of Lots 1 and 2 of Section 33, Township 7 North, Range 22 East, also including all that part of the accretions to and Easterly of the aforesaid Lots, which lies Westerly of a straight line running Southerly from a point which is 331.3 feet Easterly from the East line of N. Jackson Street, measured along the center line of E. Polk Street extended Easterly, to a point in the extended South line of Lot 3, Block 174, in said Subdivision, which is 271 feet Easterly from the Easterly line of E. Erie Street, vacated, and also including a piece of land adjoining on the East, described as follows, to-wit: Commencing at a point on the intersection of the center line of E. Polk Street and the Easterly line of N. Jackson Street; thence North $85^{\circ} 16' 47''$ East 331.3 feet along the center line of E. Polk Street to a point, said point being on the Easterly property line of the Chicago and Northwestern Railway Company; thence South $9^{\circ} 40' 29''$ East 40.15 feet to the point of beginning; thence North $85^{\circ} 16' 47''$ East 35.84 feet to a point; thence South $4^{\circ} 47' 55''$ East 180 feet to a point; thence South $85^{\circ} 16' 47''$ West 20.48 feet to a point; thence North $9^{\circ} 40' 29''$ West 180.68 feet to the point of beginning. Said premises are located in the North West 1/4 of Section 33, Township 7 North, Range 22 East.

Tax Key No. 392-2187-111-5

PARCEL II

Lots 4, 5, 6 and 7, in Block 170 in Subdivision of Lots 1 and 2 of Section 33, Township 7 North, Range 22 East; also including all that part of the accretions to and Easterly of the aforesaid lots, which lies Westerly of a straight line running Southerly from a point which is 331.3 feet Easterly from the East line of N. Jackson Street, measured along the center line of E. Polk Street extended Easterly to a point in the extended South line of Lot 3, Block 174, in said Subdivision, which is 271 feet Easterly from the Easterly line of E. Erie Street vacated, and also including a triangular piece of land adjoining on the East described as follows, to-wit: Commencing at a point on the intersection of the center line of E. Polk Street and the Easterly line of N. Jackson Street; thence North $85^{\circ} 16' 47''$ East 331.30 feet along the center line of E. Polk Street to a point, said point being on the Easterly property line of the Chicago and Northwestern Railway Company; thence South $9^{\circ} 40' 29''$ East 220.83 feet to the point of beginning; thence North $85^{\circ} 16' 47''$ East 20.48 feet to a point; thence South $4^{\circ} 47' 55''$ East 240 feet to a point; thence North $9^{\circ} 40' 29''$ West 240.90 feet to the point of beginning. Said premises are located in the North West 1/4 of Section 33, Township 7 North, Range 22 East.

Tax Key No. 392-2187-112-3

EXHIBIT "B"

The "City Property"

SUMMERFEST LEGAL DESCRIPTIONS

NO.
LEGAL DESCRIPTION -
EAST OF HARBOR DRIVE

COMBINED LEGAL OF ALL PROPERTY EAST OF NORTH HARBOR DRIVE:
A TRACT OF LAND IN THE SOUTH 1/2 OF SECTION 28 AND THE NORTH 1/2
OF SECTION 33, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF
MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, BOUNDED
AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF
NORTH HARBOR DRIVE AND THE CENTERLINE OF EAST POLK STREET;

THENCE N 85°16'47" E for a distance of 51.21 feet, TO A POINT;

THENCE N 07°45'22" E for a distance of 63.32 feet, TO A
POINT IN THE NORTH LINE OF EAST POLK STREET AND THE EAST LINE
OF NORTH HARBOR DRIVE AND THE POINT OF BEGINNING.

THENCE N 07°45'22" E for a distance of 827.92 feet, ALONG SAID EAST LINE,
TO A POINT;

THENCE N 16°03'08" E for a distance of 117.01 feet, ALONG SAID EAST LINE,
TO A POINT;

THENCE N 33°45'30" E for a distance of 116.92 feet, ALONG SAID EAST LINE,
TO A POINT;

THENCE N 42°26'28" E for a distance of 236.94 feet, ALONG SAID EAST LINE,
TO A POINT;

THENCE along a curve to the left having a radius of 286.11
feet and an arc length of 165.53 feet, being subtended by a chord
of N 25°40'51" E for a distance of 163.23 feet, ALONG SAID EAST LINE
TO A POINT;

THENCE N 08°55'07" E for a distance of 182.61 feet, ALONG
SAID EAST LINE, TO A POINT;

THENCE along a curve to the right having a radius of
2827.79 feet and an arc length of 149.83 feet, being subtended by a chord of N 10°26'11"
E for a distance of 149.81 feet, ALONG SAID EAST LINE, TO A POINT;

THENCE N 11°57'16" E for a distance of 598.07 feet, ALONG
SAID EAST LINE, TO A POINT;

THENCE along a curve to the right having a radius of
1407.36 feet and an arc length of 100.51 feet, being subtended by a chord of N 13°59'56"
E for a distance of 100.49 feet, ALONG SAID EAST LINE, TO A POINT;

THENCE S 81°18'23" E for a distance of 474.25 feet;

THENCE S 09°58'50" W 41.70 feet;

THENCE S 36°02'37" W 12.87 feet;

THENCE S 08°02'21" W 144.12 feet; THENCE S 06°53'55" E 17.01 feet;

THENCE S 17°15'25" W 25.79 feet; THENCE S 07°50'14" W 57.02 feet;

THENCE S 02°13'03" W 53.06 feet; THENCE S 04°54'18" W 93.32 feet;

THENCE S 30°00'38" W 17.11 feet; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 26.93 feet AND AN ARC LENGTH OF 49.44 feet BEING SUBTENDED BY A CHORD OF S 13°49'16" W 42.78 feet; THENCE S 03°38'23" W 28.82 feet; THENCE S 12°07'31" W 36.04 feet;

THENCE S 05°34'12" W 36.85 feet; THENCE S 17°52'34" W 33.12 feet;
THENCE S 03°00'55" W 64.12 feet; THENCE S 05°58'20" W 106.61 feet;
THENCE S 22°08'17" W 45.62 feet; THENCE S 00°27'54" E 40.89 feet;

THENCE S 12°28'57" W 60.00 feet; THENCE S 08°33'31" W 54.69 feet;
THENCE S 12°32'03" W 60.63 feet; THENCE S 05°46'20" W 54.67 feet;
THENCE S 09°07'49" W 122.97 feet; THENCE S 12°59'27" W 52.31 feet;
THENCE S 02°50'33" W 54.39 feet; THENCE S 06°41'43" W 57.65 feet;
THENCE S 11°15'35" W 74.06 feet; THENCE S 04°53'38" W 52.56 feet;
THENCE S 10°59'31" W 214.76 feet; THENCE S 05°05'18" W 136.46 feet;
THENCE S 04°43'23" E 70.23 feet; THENCE S 10°23'00" E 49.89 feet;
THENCE S 13°30'52" E 40.12 feet; THENCE S 18°29'07" E 64.97 feet;
THENCE S 28°49'02" E 111.94 feet; THENCE S 37°57'05" E 141.91 feet;
THENCE S 46°14'22" E 75.62 feet; TO A POINT;
THENCE N 87°16'39" E for a distance of 373.62 feet;
THENCE S 00°45'03" E for a distance of 1165.24 feet;
THENCE S 87°16'39" W for a distance of 1314.30 feet,

ALONG THE BASE LINE ESTABLISHED ALONG THE FEDERAL NORTH PIER OF THE INNER HARBOR ENTRANCE, TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF SUBMERGED LANDS GRANT AS DESCRIBED IN WISCONSIN LAWS OF 1929, CHAPTER 151/516, TO A POINT;

THENCE N 09°40'29" W for a distance of 6.04 feet, ALONG THE WESTERLY LINE OF AFOREMENTIONED SUBMERGED LANDS, TO A POINT;

THENCE S 87°16'39" W for a distance of 158.89 feet, TO A POINT;

THENCE N 31°52'47" W for a distance of 302.17 feet, TO A POINT;

THENCE S 78°47'15" W for a distance of 2.74 feet, TO A POINT;

THENCE N 12°10'56" W for a distance of 50.15 feet, TO A POINT;

THENCE N 31°55'13" W for a distance of 42.50 feet, TO A POINT;

THENCE N 77°49'47" E for a distance of 85.00 feet, TO A POINT;

THENCE S 25°20'21" E for a distance of 41.08 feet, TO A POINT;

THENCE N 77°49'47" E for a distance of 73.18 feet, TO A POINT;

THENCE N 04°47'55" W for a distance of 39.91 feet, TO A

POINT;

THENCE N 81°29'00" E for a distance of 46.52 feet, TO
A POINT;

THENCE N 85°12'05" E for a distance of 74.18 feet, TO A
POINT;

THENCE S 09°40'29" E for a distance of 3.96 feet, TO A
POINT;

THENCE N 85°16'47" E for a distance of 100.00 feet, TO
A POINT;

THENCE N 09°40'29" W for a distance of 361.35 feet, TO
A POINT;

THENCE N 85°16'39" E for a distance of 217.24 feet, TO
A POINT;

THENCE N 04°47'55" W for a distance of 477.05 feet, TO
A POINT;

THENCE N 85°59'10" W for a distance of 294.98 feet,
ALONG SAID NORTH LINE, TO THE POINT OF BEGINNING. EXCEPTING
THAT PORTION OF THE FEDERAL NORTH PIER OF THE INNER HARBOR
ENTRANCE LYING WITHIN THE AREA HEREIN DESCRIBED.

Together with and subject to covenants, easements, and
restrictions of record.

Said property contains 71.6661 acres more or less.

LEGAL DESCRIPTION - PARCEL NO. 2:

A tract of land in the Southwest 1/4 of Section 28, Town 7 North, Range 22 East, in the
City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as
follows:

Beginning at the point of intersection of the West line of North Harbor Drive and the
South line of East Chicago Street;

THENCE South 8 degrees 55 minutes 7 seconds West for a distance of 12.00 feet,
along the west line of North Harbor Drive, to a point;

THENCE along a curve to the right having a radius of 236.11 feet and an arc length of
136.61 feet, being subtended by a chord of South 25 degrees 40 minutes 51 seconds West
for a distance of 134.71 feet, along said West line, to a point;

THENCE South 42 degrees 26 minutes 28 seconds West for a distance of 372.14 feet,
along said West line, to a point;

THENCE North 7 degrees 45 minutes 22 seconds East for a distance of 400.64 feet,
along the Easterly line of the C. & N.W.R.R., by agreement April 9, 1913, to a point in
the South line of East Chicago Street;

THENCE North 85 degrees 16 minutes 42 seconds East for a distance of 158.66 feet,
along said South line, to a point;

THENCE along a curve to the right having a radius of 458.59 feet and an arc length of 99.39 feet, being subtended by a chord of South 88 degrees 45 minutes 31 seconds East for a distance of 99.20 feet, along said South line to the point of beginning.

Together with and subject to covenants, easements and restrictions of record.

Said property contains 1.4081 acres.

LEGAL DESCRIPTION - PARCEL NO. 3: (REVISED FOR STREET IMPROVEMENT)

A tract of land in the Southwest 1/4 of Section 28, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Beginning at the point of intersection of the West line of North Harbor Drive and the North line of East Chicago Street (after addition right-of-way acquired);

THENCE South 52 degrees 43 minutes 24 seconds West for a distance of 24.54 feet, along the North line of East Chicago Street, to a point;

THENCE along a curve to the left having a radius of 524.59 feet and an arc length of 98.38 feet, being subtended by a chord of North 89 degrees 33 minutes 49 seconds West for a distance of 98.24 feet, along the said North line, to a point;

THENCE South 85 degrees 16 minutes 43 seconds West for a distance of 143.77 feet, along said North line, to a point;

THENCE North 7 degrees 45 minutes 22 seconds East for a distance of 7.17 feet, along the Easterly line of the C. & N.W.R.R. by agreement April 9, 1913, to a point;

THENCE North 16 degrees 27 minutes 52 seconds East for a distance of 495.98 feet, along said Easterly line, to a point;

THENCE South 80 degrees 30 minutes 47 seconds East for a distance of 203.05 feet, to a point in the West line of North Harbor Drive;

THENCE South 11 degrees 57 minutes 16 seconds West for a distance of 191.17 feet, along said West line, to a point;

THENCE along a curve to the left having a radius of 2877.79 feet and an arc length of 152.48 feet, being subtended by a chord of South 10 degrees 26 minutes 11 seconds West for a distance of 152.46 feet, along said West line, to a point;

THENCE South 8 degrees 55 minutes 7 seconds West for a distance of 87.42 feet, along said West line, to the point of beginning.

Together with and subject to covenants, easements and restrictions of record.

Said property contains 2.4099 acres.

LEGAL DESCRIPTION - PARCEL NO. 4:

A tract of land in the Northwest 1/4 of Section 33, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commence at the intersection of the centerline of East Polk Street and the East line of North Jackson Street;

THENCE North 85 degrees 16 minutes 47 seconds East, along the centerline of East Polk Street, 331.30 feet to a point; THENCE South 9 degrees 40 minutes 29 seconds East, 40.15 feet to a point; THENCE North 85 degrees 16 minutes 47 seconds East, 35.84 feet to a point; THENCE South 4 degrees 47 minutes 55 seconds East, 8.00 feet to the point of beginning;

THENCE North 85 degrees 16 minutes 47 seconds East for a distance of 63.61 feet, along the South line of East Polk Street (extended), to a point;

THENCE South 85 degrees 16 minutes 8 seconds East for a distance of 257.18 feet, along said South line, to a point;

THENCE South 4 degrees 47 minutes 55 seconds East for a distance of 369.76 feet, to a point;

THENCE South 85 degrees 16 minutes 39 seconds West for a distance of 317.24, to a point;

THENCE North 4 degrees 47 minutes 55 seconds West for a distance of 412.00 feet, to the point of beginning.

Together with and subject to covenants, easements and restrictions of record.

Said property contains 2.8775 acres.

Legal Description for Storm Sewer Easements "A," "B," "C," and "D"

Exhibit "C"
Easement Area

Easement "A"

Located in part of the Northwest ¼ of Section 33, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, and being more particularly described as follows: Commencing at the Northeast corner of said ¼ Section; thence South 00° 33' 19" East, along the East line of said ¼ Section, 1903.61 feet; thence South 89° 26' 41" West, 586.34 feet; thence South 85° 02' 59" West, 5.72 feet to the point of beginning of the easement to be described; thence South 85° 02' 59" West along the North line of an existing storm sewer easement, 20.02 feet; thence North 07° 44' 49" West, 403.94 feet; thence South 82° 16' 41" West, 42.87 feet to a point on the East line of the property known as 100 N. Marshall St., (Tax Key # 3922192100); thence North 06° 10' 35" West along said East line, 20.01 feet; thence North 82° 16' 41" East, 62.32 feet; thence South 07° 44' 49" East, 424.91 feet to the point of beginning.

Easement "B"

Located in part of the Northwest ¼ of Section 33, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, and being more particularly described as follows: Commencing at the Northeast corner of said ¼ Section; thence South 00° 33' 19" East along the East line of said ¼ Section, 1903.61 feet; thence South 89° 26' 41" West, 586.34 feet; thence South 85° 02' 59" West, 25.74 feet; thence North 07° 44' 49" West, 403.94 feet; thence South 82° 16' 41" West, 42.87 feet to a point on the East line of the property known as 100 North Marshall St., (Tax Key # 3922192100) and the point of beginning of this easement; thence continue South 82° 16' 41" West, 123.28 feet to a point on the West line of said parcel, said point also being on the East line of the property known as 607 E. Polk St., (Tax Key # 3922185113); thence North 06° 10' 35" West along said West line, 20.01 feet; thence North 82° 16' 41" East, 123.28 feet to a point on said East line; thence South 06° 10' 35" East along said East line 20.01 feet to the point of beginning.

Easement "C"

Located in part of the Northwest ¼ of Section 33, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, and being more particularly described as follows: Commencing at the Northeast corner of said ¼ Section; thence South 00° 33' 19" East along the East line of said ¼ Section, 1903.61 feet; thence South 89° 26' 41" West, 586.34 feet; thence South 85° 02' 59" West, 25.74 feet; thence North 07° 44' 49" West, 403.94 feet; thence South 82° 16' 41" West, 82.92 feet to the point of beginning of the easement to be described; thence South 07° 44' 49" East, 77.17 feet; thence South 57° 01' 43" East, 48.90 feet; thence South 06° 10' 35" East, 1.34 feet; thence South 76° 26' 48" West, 26.13 feet; thence North 57° 01' 43" West, 29.14 feet; thence South 51° 20' 59" West, 49.85 feet; thence South 76° 26' 48" West, 18.81 feet; thence North 38° 39' 01" West, 12.02 feet; thence North 51° 20' 59" East, 68.43 feet; thence North 07° 44' 49" West, 274.60 feet to a point on the South line of the property known as 110 N. Marshall St., (Tax Key #3922187114); thence North 83° 54' 07" East along said South line, 20.01 feet; thence South 07° 44' 49" East, 197.93 feet to the point of beginning.

Easement "D"

Located in part of the Northwest ¼ of Section 33, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, and being more particularly described as follows: Commencing at the Northeast corner of the Northwest ¼ of said Section; thence South 00° 33' 19" East along the East line of said ¼ Section, 1903.61 feet; thence South 89° 26' 41" West, 586.34 feet; thence South 85° 02' 59" West, 25.74 feet; thence North 07° 44' 49" West, 229.05 feet to the point of beginning of the easement to be described; thence North 57° 01' 43" West, 94.85 feet to a point on the South line of the property known as 100 N. Marshall St., (Tax Key # 3922192100); thence North 76° 26' 48" East along said South line 26.13 feet; thence North 06° 10' 35" West along the East line of said parcel 1.34 feet; thence South 57° 01' 43" East, 60.50 feet; thence South 07° 44' 49" East, 26.39 feet to the point of beginning.

Exhibit "C"
Easement Area

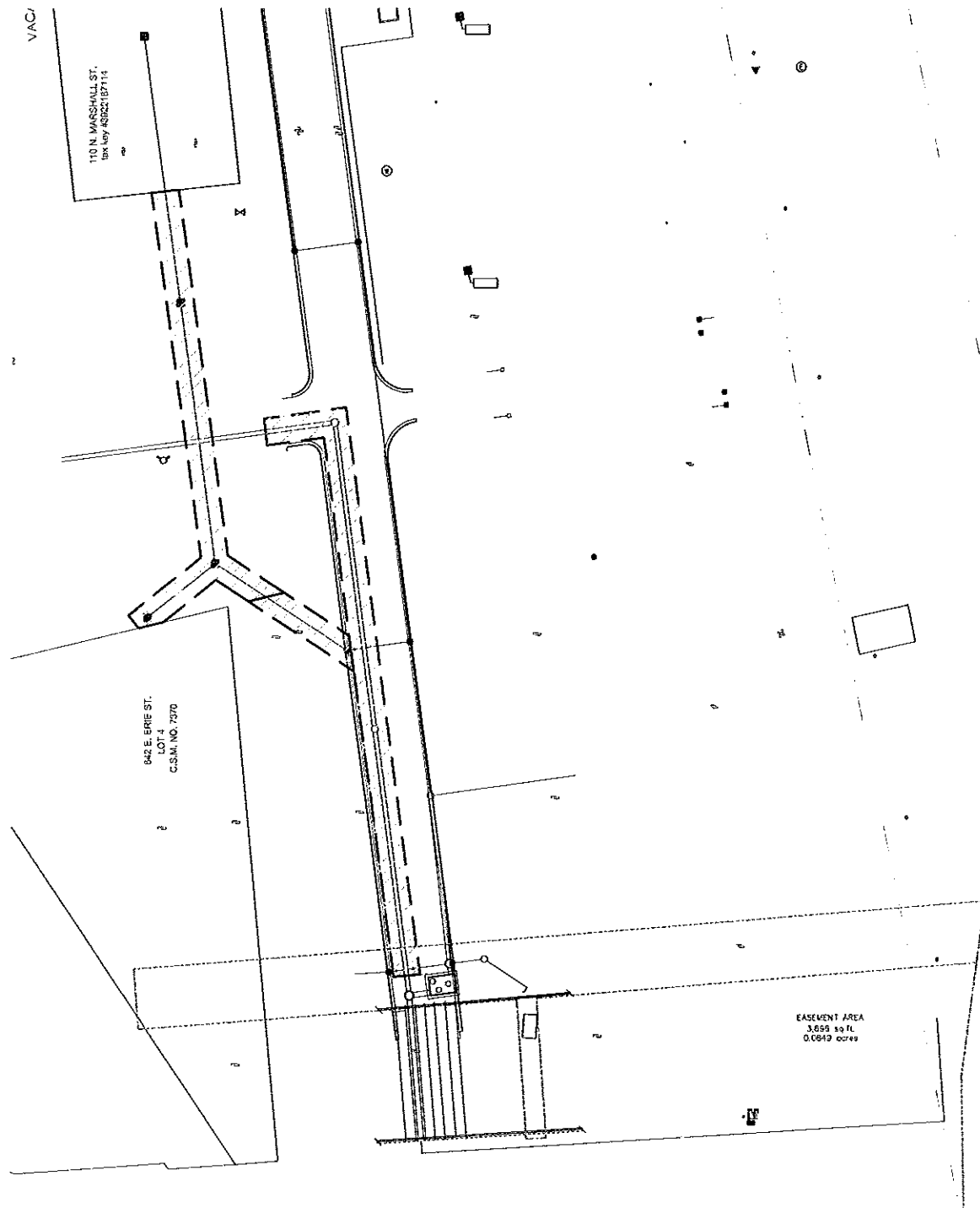
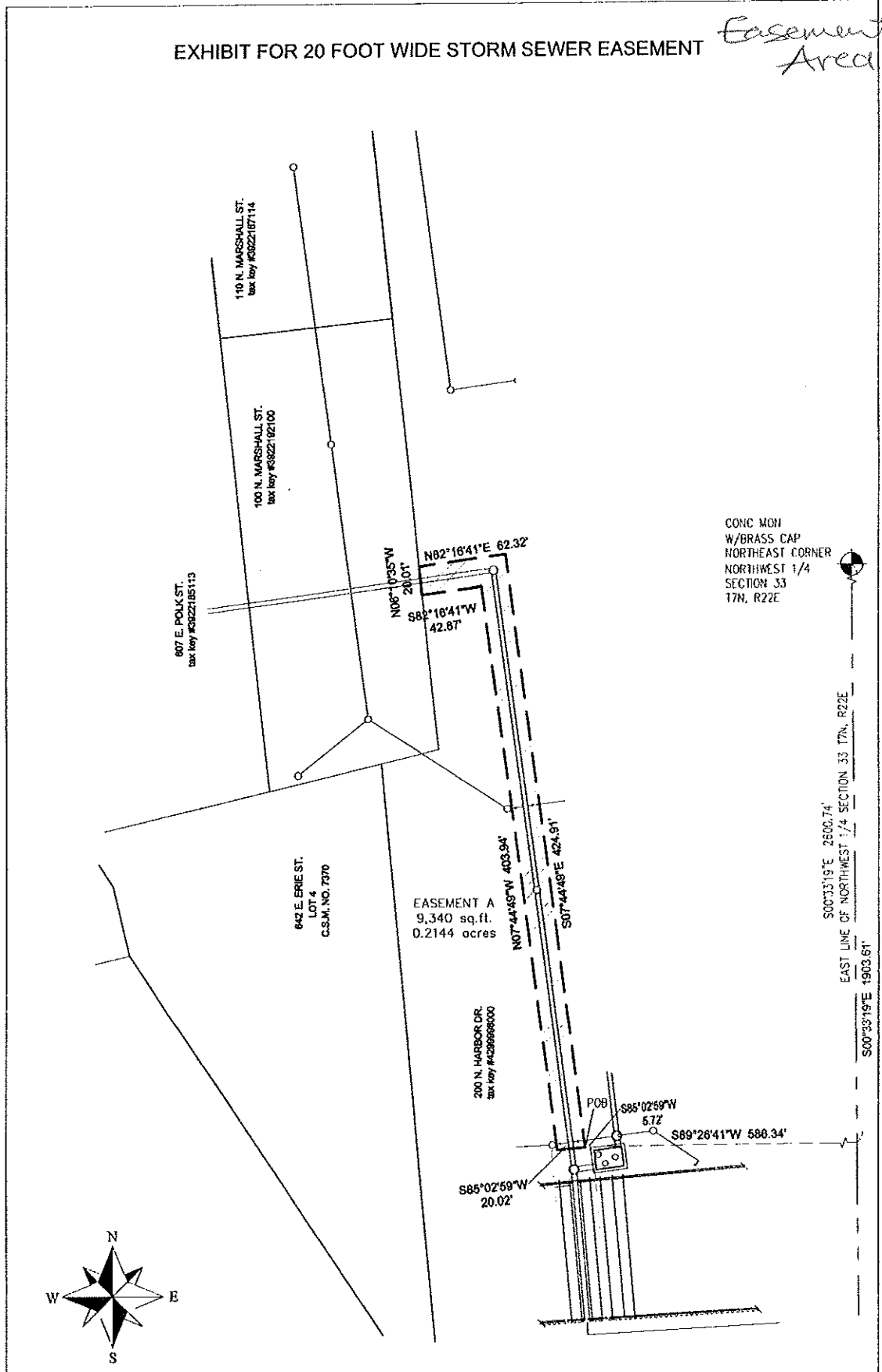


Exhibit "C"
Easement Area

EXHIBIT FOR 20 FOOT WIDE STORM SEWER EASEMENT



SCALE : 1" = 80'

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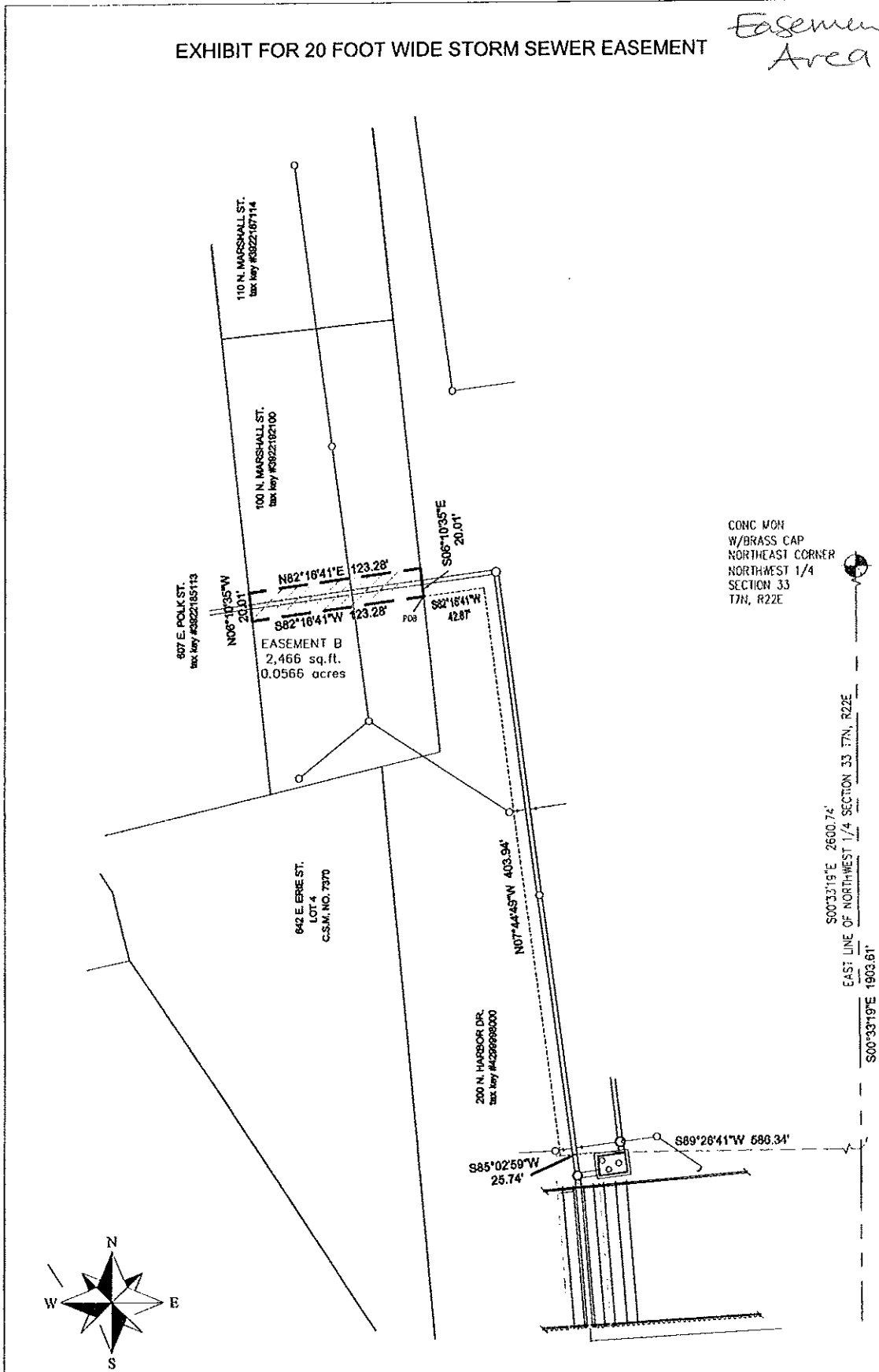
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DRAWN BY	PROJECT
APPROVED BY	SHEET NO.
CADFILE	
REF	
EMAN	

STORM SEWER EASEMENT A
MILWAUKEE WORLD FESTIVALS, INC.



Exhibit "C"
Easement
Area

EXHIBIT FOR 20 FOOT WIDE STORM SEWER EASEMENT



SCALE : 1" = 80'

© 2003 Key Engineering Group Ltd.

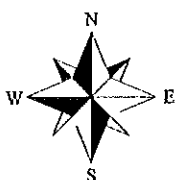
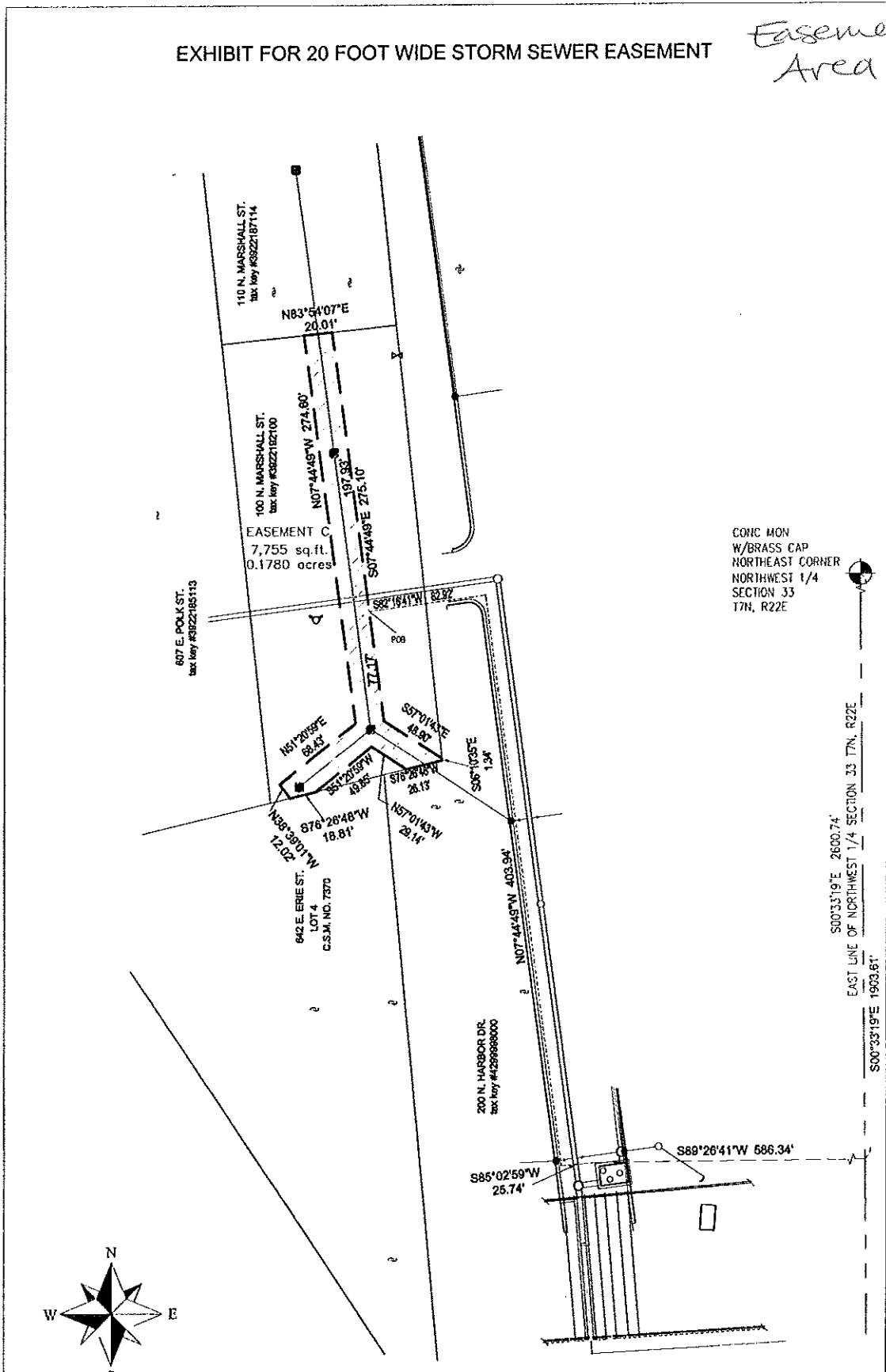
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DRAWN BY	PROJECT
APPROVED BY	SHEET NO.
CADRE	
PREP	
LMVN	

STORM SEWER EASEMENT B
MILWAUKEE WORLD FESTIVALS, INC.



Exhibit "C"
Easement Area

EXHIBIT FOR 20 FOOT WIDE STORM SEWER EASEMENT



SCALE : 1" = 80'

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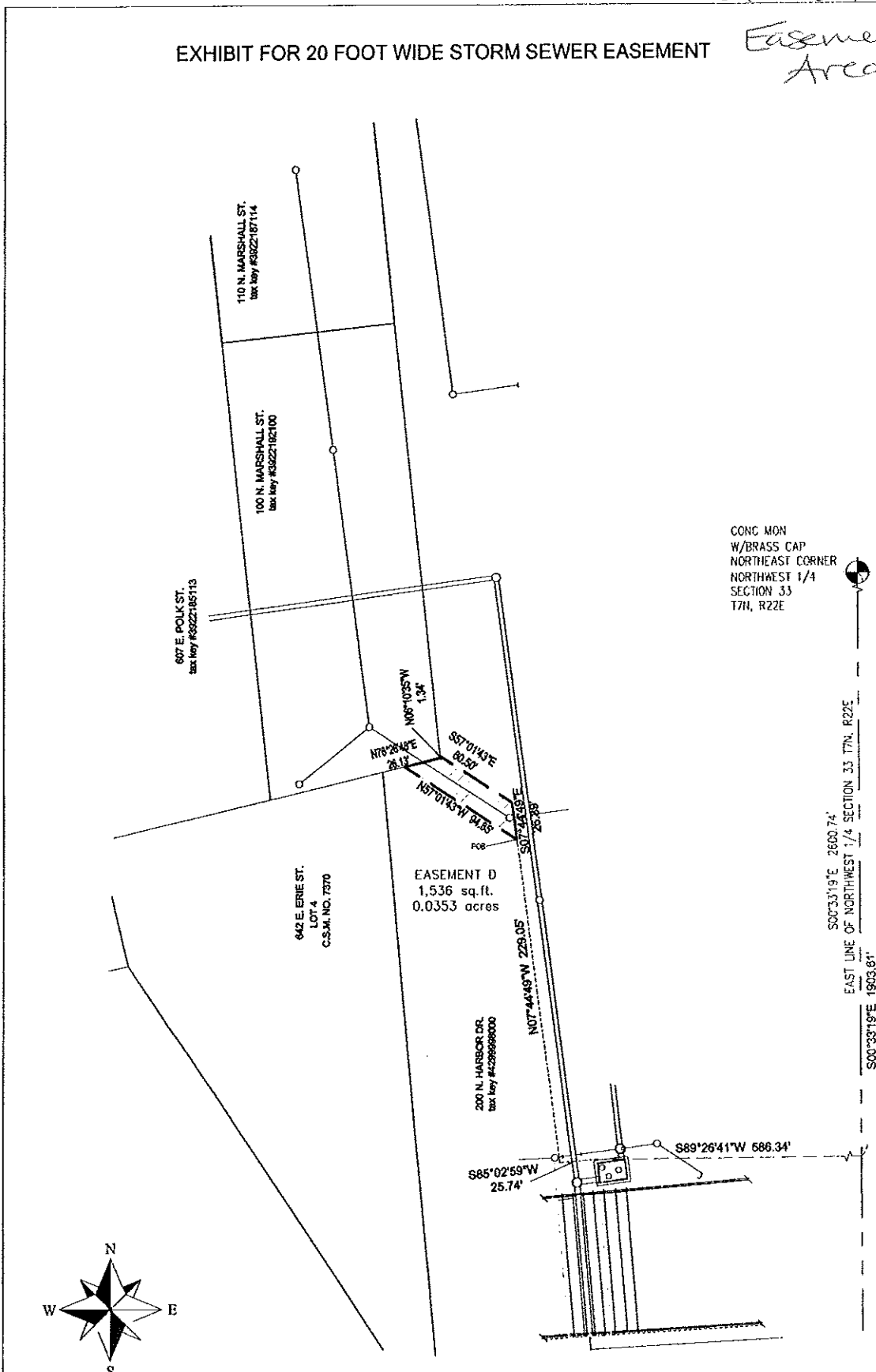
DESIGNED BY	DATE
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CAD FILE	
WEP	
EMAN	

STORM SEWER EASEMENT C
MILWAUKEE WORLD FESTIVALS, INC.



Exhibit "C"
Easement Area

EXHIBIT FOR 20 FOOT WIDE STORM SEWER EASEMENT



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DESIGNED BY	DATE
DRAWN BY	PROJECT
APPROVED BY	SHEET NO.
CADFILE	
WHP	
LMAN	

STORM SEWER EASEMENT D
MILWAUKEE WORLD FESTIVALS, INC.

