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VIA MESSENGER

June 9, 2008

Ronald D. Leonhardt
Office of the City Clerk
City of Milwaukee
City Hall, Room 205
200 East Wells Street
Milwaukee, WI 53202

CITY OF MILWAUKEE
8 JUN -9 PM 12:00
RONALD D. LEONHARDT
CITY CLERK

Re: Collegiate Mobile Home Park (the "Park"), 6160 South 6th Street, Milwaukee, WI.

Dear Mr. Leonhardt:

At its June 10, 2008 meeting, the Common Council is currently scheduled to consider the Licenses Committee's recommendation for nonrenewal of our client's mobile home park license. The Park is located in Alderman Witkowski's district. It is our understanding that Alderman Witkowski will now support the renewal of the license for the Collegiate Mobile Home Park, 6160 South 6th Street, notwithstanding the Licenses Committee's recommendation, based upon our client agreeing to the conditions as set forth in the attached proposal. Our client consents to the adoption of these proposals as a condition for the license renewal. I have also discussed this matter with the Chairman of the Licenses Committee, Alderman Bohl. Based on Alderman Witkowski's support, Alderman Bohl does not object to the methodology for the license approval. Thank you for your attention to this matter.

Very truly yours,

MICHAEL BEST & FRIEDRICH LLP

Joshua L. Gimbel

enclosure

JLG:cdl

cc: Alderman Terry Witkowski (via email)
Alderman Jim Bohl (via email)
Bruce Schrimpf, Esq. (via email)
Zellmer Fromm, Licensee (via email)

In order to gain the support of the Common Council for renewal of its license, the ownership of Collegiate Mobile Home Park, 6160 S. 6th Street, Milwaukee, Wisconsin proposes to do the following:

1. As soon as possible, but in no event later than June 13, 2008, hire an outside, independent security firm to provide security service to the Park and its residents. The initial security will involve an onsite security service 24 hours per day, seven days per week. The need for 24 hour onsite service will be reevaluated 30 days after the management company is hired. The Alderman, Police, management company and the owner will then determine if an alternative security plan will be sufficient.
2. As soon as possible, but in no event later than July 15, 2008, hire an independent management company to manage the day-to-day, week-to-week, month-to-month affairs of the Park, with prior experience in running the operation of a mobile park and preferably with experience in Wisconsin. The purpose of this independent management is to eliminate Mr. Fromm from any management duties.
3. Begin to market for sale the Park within 6 months of the retention of the independent management company. The Park will be sold or evidence of a contract for sale will be provided to the Licenses Committee at the hearing held for the renewal of the Park's license for the period beginning July 1, 2010.
4. Any management firm selected will be on site during reasonable times as required by Wis. Admin Code Section 26.18. Additionally, the residents will be provided with telephone numbers to reach the management company and Mr. Fromm twenty-four hours a day, seven days a week.
5. The security company's and the management firm's telephone number will be prominently displayed throughout the grounds and distributed to the residents effective immediately.
6. No retaliation will be taken against any resident for coming forward to complain to any governmental entity about any problems they encounter, including calling the Milwaukee Police Department despite the fact that such action on their part may result in declaring the Collegiate Mobile Home Park a nuisance property. However, the Park owner retains the right to challenge any claim that the Park is a nuisance property.
7. Tenants who violate material rules and regulations of Collegiate Mobile Home Park and/or the Ordinances of the City of Milwaukee or the Statutes of the State of Wisconsin will be evicted from the Park in accordance with ATCP 125.08 and Wis. Stats. 710.15.
8. Provide the Alderman monthly updates on the status of these steps.
9. Mr. Fromm, Collegiate Mobile Home Park, LLC, and their agents, officers, directors, employees and contractors agree that they are entering into this understanding and agreement because the Milwaukee Common Council is considering non renewal of the Mobile Home Park License of Collegiate Mobile Home Park, LLC, and he and they request that such action be stopped and the license renewal granted and these promises, agreements and understandings are made in recognition of that fact. The City retains all rights to seek revocation or nonrenewal should these promises fail to be met. However, Mr. Fromm and Collegiate Home Park, LLC do not waive the right to challenge the evidence presented in support of a revocation or nonrenewal.