

**GRANVILLE STATION (*formerly Northridge Mall*)  
REDEVELOPMENT PROJECT - PHASE I**

**PROJECT:** Phase I of Granville Station (*formerly Northridge Mall*) shall consist of the total redevelopment and reconstruction of approximately 28 acres. The former Northridge Mall, together with the contiguous department stores, consists of approximately 104 acres ("Total Property"); of which only the Boston Store remains open and operational, at this time. Phase I of the project at Granville Station will include the demolition of the former Sears Department Store buildings, and re-grade of approximately 28 acres of the site to create sufficient area for the development of 161,640 square foot Menards, plus an outdoor Sales Area, a 61,000 square foot Pick N'Save, with a possible 15,000 square foot expansion area, to be operated by Pewaukee-based supermarket operator Roundy's, Inc., plus an additional 8,000 square foot outlot.

**DEVELOPER:** TDC Milwaukee, LLC ("TDC Milwaukee") an Illinois Limited Liability Company, is currently the owner of the former Northridge Mall, consisting of approximately 32 acres ("Mall Parcel"), which does not include the contiguous department stores. TDC Milwaukee will also acquire title to the former Sears Department Store ("Sears Parcel"). The Sears Parcel, together with a portion of the Mall Parcel will be utilized for Phase I of the development. Tucker Development Corporation, an Illinois Corporation ("Developer") is the manager of TDC Milwaukee and will undertake the site work and construction activities.

**PHASED DEVELOPMENT:** It is anticipated that all or portions of the Total Property will be developed. At this time, the Project only consists of Phase I, as aforesaid and will include the acquisition of the Sears Parcel, demolition of the existing structures on the Sears Parcel, remediation of known environmental conditions, clearing, re-grading and compacting of the site, construction of additional infrastructure, and construction of the Menards and Pick N'Save described above, all as depicted on Exhibit A attached hereto and incorporated herein.

**DEVELOPMENT SCHEDULE:** Developer and TDC Milwaukee will close the acquisition of the Sears Parcel on or about February 15, 2003. Within thirty (30) days after said acquisition, Developer anticipates commencing the demolition of the existing structures, remediation of known

environmental conditions, clearing, re-grading and compacting the site and construction of the Pick N'Save. Contemporaneously with the construction of the Pick N'Save, it is anticipated that Menards will commence construction of its facility. Said Phase I to be completed by May 31, 2004. Subsequent phases to be developed on all or portions of the Total Property will commence (either before or after completion of Phase I) in accordance with leasing activity and economic feasibility.

**CITY  
CONTRIBUTION:**

The City will provide the Developer with a grant in the amount of \$4.4 million toward the cost of this Phase I. Said grant shall be paid to Developer upon the substantial completion of the Pick N'Save and Menards buildings.

**HUMAN RESOURCE  
REQUIREMENTS:**

In fulfilling its obligations under the Development Agreement, Developer will agree to perform the Residence Preference Program Provisions set forth on Exhibit B attached hereto and the Disadvantaged Business Enterprise Provisions set forth on Exhibit C attached hereto. Developer will also request that all tenants of the Project enter into a First Source recruitment agreement with an appropriate agency.

**LABOR AND  
RELOCATION  
STANDARDS:**

In fulfilling its obligations under the development Agreement, Developer will comply with all applicable labor standards.

**CITY REVIEW:**

Prior to the funding of the City Contribution the City of Milwaukee's Commissioner of the Department of City Development ("Commissioner") shall have reviewed and approved the following:

- The plans and specifications for Phase I
- The development budget for Phase I
- The land sale agreement between TDC Milwaukee and Menards
- The lease agreement between TDC Milwaukee and Roundy's Inc.
- Land sale agreement between TDC Milwaukee and Sears.

**COST SHARING:**

With regard to cost savings available from Phase I of Granville Station, the City of Milwaukee will receive 50% of any net savings to TDC Milwaukee, LLC in the construction of the **following: site work preparation for the Menard's pad; the parking lot and pad for Roundy's Pick N'Save; and the construction of the Roundy's**

**Pick N'Save building. These savings will be on a net basis after any and all savings have been shared with appropriate contractors, subcontractors and other potential providers of services in conjunction with the development.**