

EXHIBIT A-1

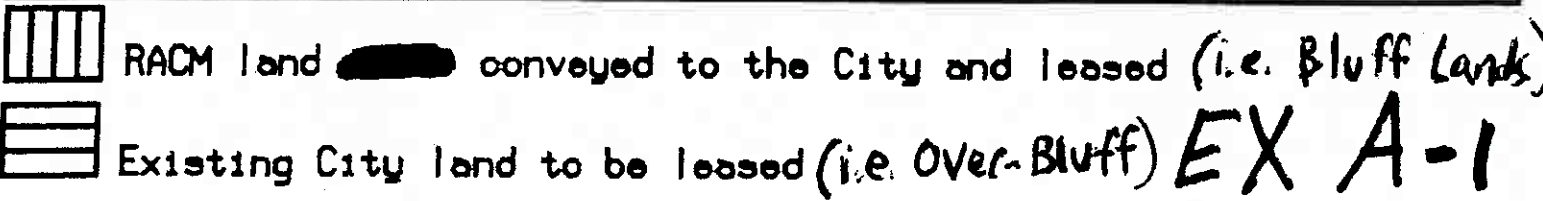
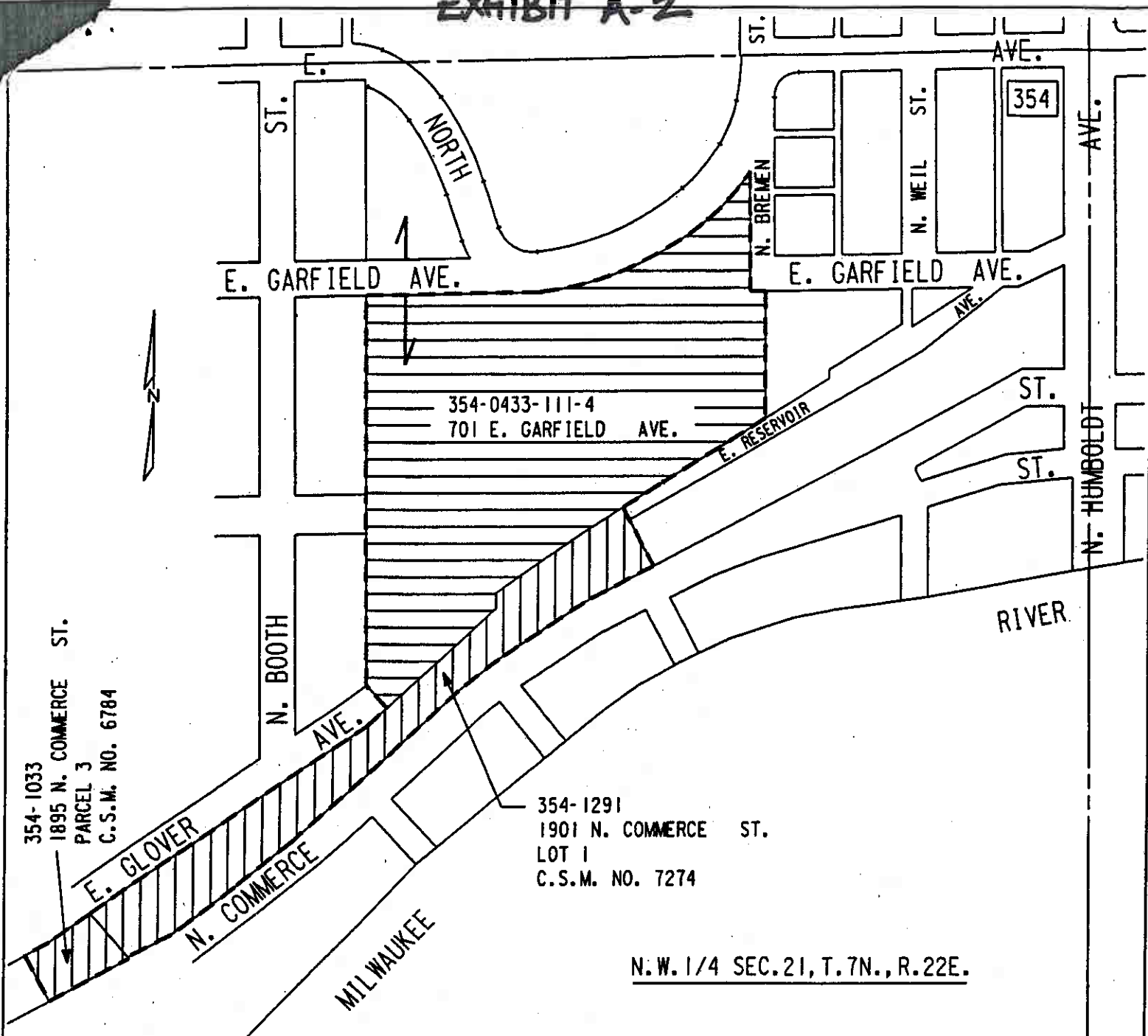

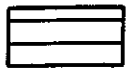


EXHIBIT A-2



RACM LAND  CONVEYED TO THE CITY AND LEASED (I.E. BLUFF LANDS)



EXISTING CITY LAND TO BE LEASED (I.E. OVER-BLUFF)

EXHIBIT 'A' **A-2**
INFRASTRUCTURE SERVICES DIVISION

MILWAUKEE, WISCONSIN

DATE: DECEMBER 23, 2003

SCALE: N.T.S.

EXHIBIT A CONTINUED

Over-Bluff Legal Description.

That part of the Northwest 1/4 of Section 21, Township 7 North, Range 22 East, described as follows: That part of Lots 85 and 86 in Plat of Lots 2 & 3, a recorded subdivision in said 1/4 Section, and Block 1 and 2, Reserved Lot and vacated streets and alleys in Kilbourn's Addition, a recorded subdivision in said 1/4 Section, bounded on the north by East Garfield Avenue and East North Avenue, on the east by North Bremen Street and the east 18.4 feet of vacated North Bremen Street, on the south by the north line of Certified Survey Map No. 7274 and on the west by easterly terminus of East Glover Avenue and the east line of Park Addition, a recorded subdivision in said 1/4 Section.

Part of Address: 701 East Garfield Ave., Milwaukee, WI.

Part of P.I.N.: 354-0433-111-4

Bluff Lands Legal Description.

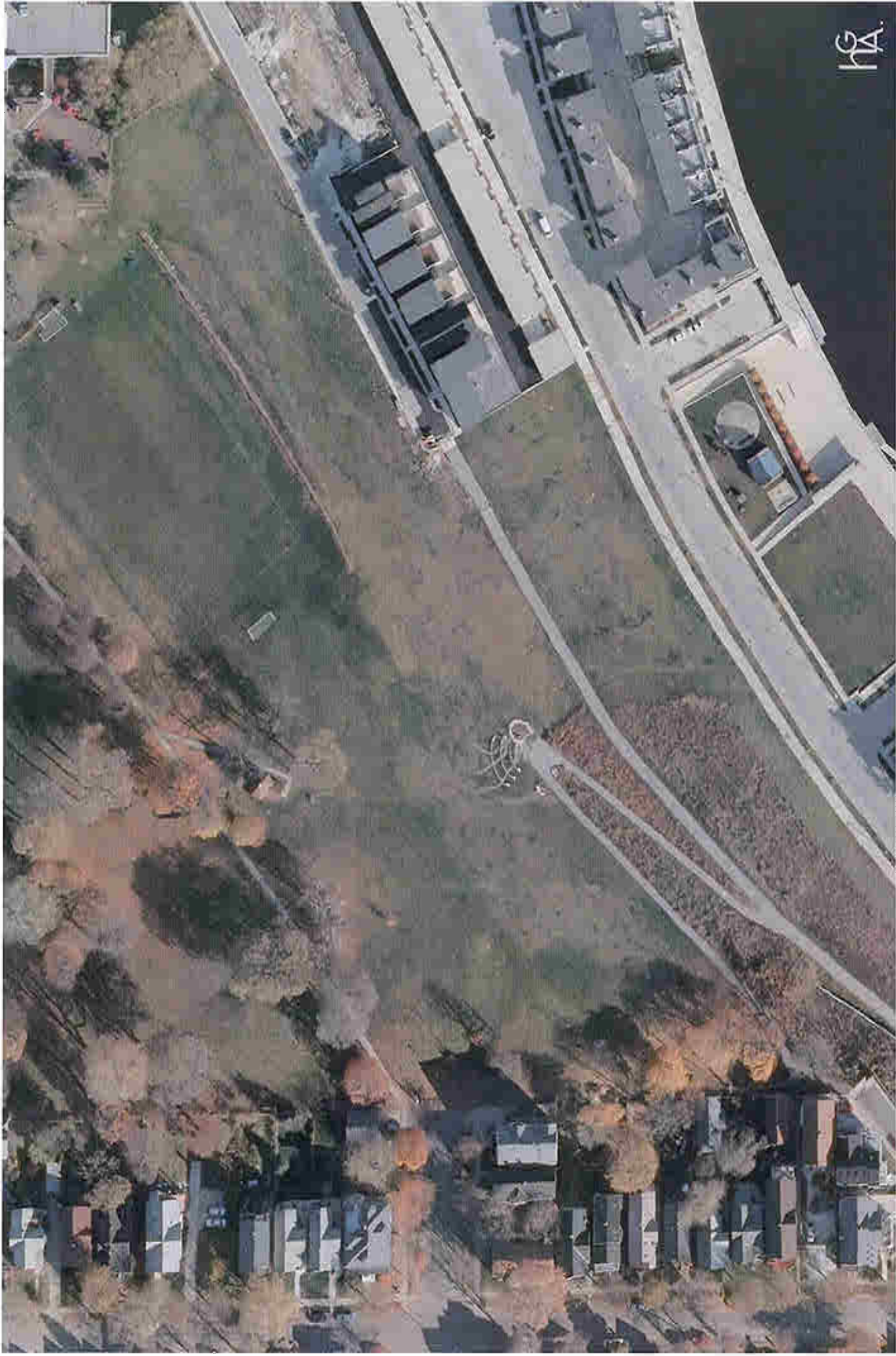
All of Lot 1 of CSM 7274 (which includes all of 1901 N. Commerce Street, P.I.N. 354-1291-000); and

All of Parcel 3 of CSM 6784 (which includes all of 1895 N. Commerce Street, P.I.N. 354-1033-000).

All the above being part of the NW 1/4 of Section 21, T 7 N, R 22 E, in the City of Milwaukee, WI.

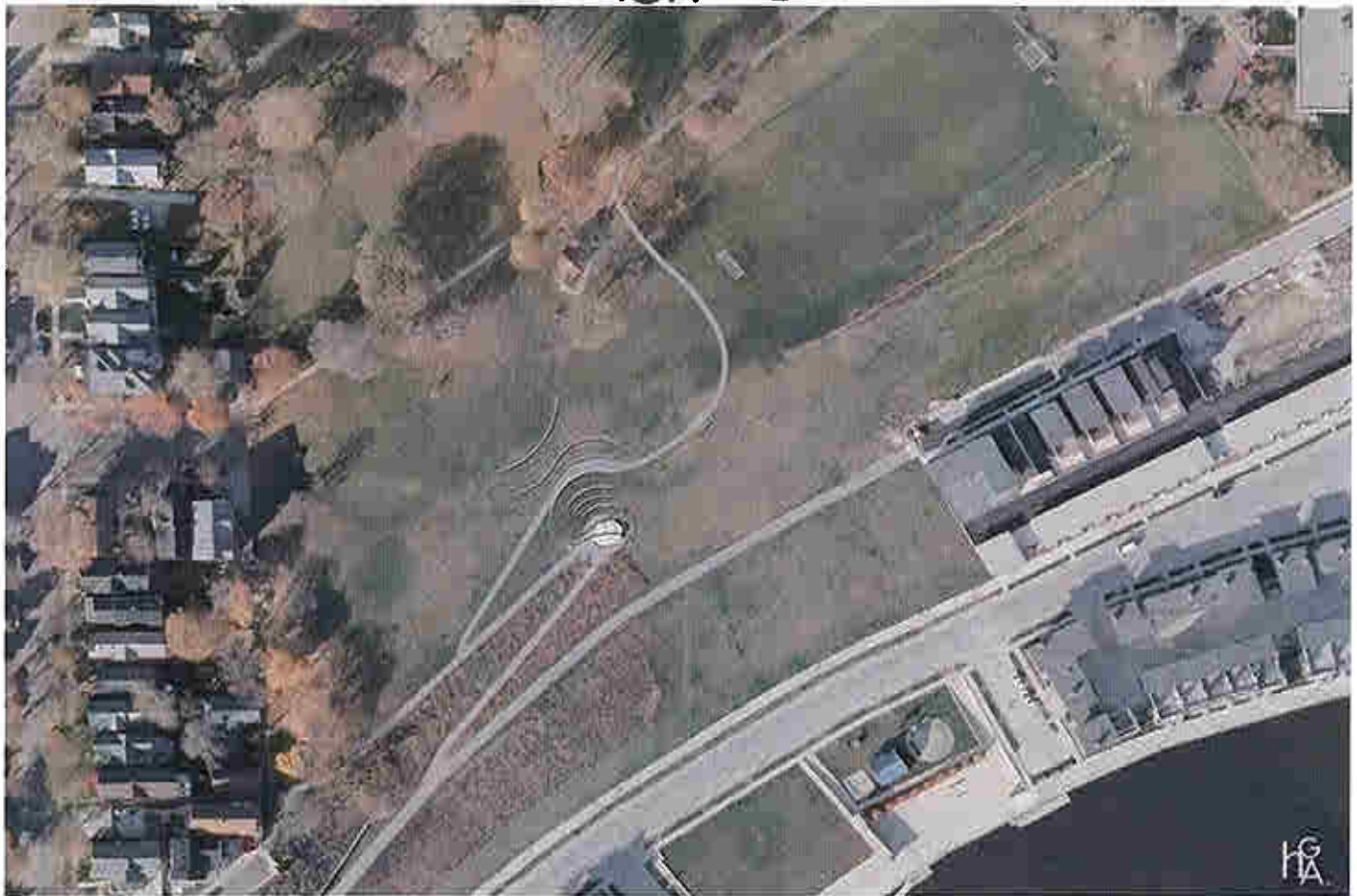
A-3

EXHIBIT B



Ex B-1

EXHIBIT C



Proposed Site Improvements



Existing Site



Proposed Theater Structure

EXC-1