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RE: Summary of Initial Title Search Report
800 West Wells Street
City of Milwaukee, WI 53233

Date: May 28, 2025

Historical property activity was reviewed for the existing Milwaukee Public Museum (MPM) site to determine property boundaries and identify easements and other restrictions on the parcel comprising the address at 800 West Wells Street in the City of Milwaukee (Subject Property). This work is a foundational aspect of real estate due diligence and is ultimately necessary to obtain comprehensive title insurance. Documents associated with the Subject Property were assembled by Advocus National Title Insurance Company – including a full commercial search by Cowles Title Search, LLC – as work order 250482100208.

Separate from GRAEF's scope to create an ALTA survey for the Subject Property, two existing ALTA surveys were reviewed. These supplemental surveys are:

- ALTA/ACSM Land Title Survey dated August 13, 2008: this covers the property that hosts the now-vacant Discovery World building addition immediately east of the Subject Property
- ALTA/NSPS Land Title Survey dated February 14, 2023: this covers the area immediately north of the Subject Property

This memo summarizes the historical records search and – specifically – easements and other restrictions that might run with the land associated with the Subject Property. It also includes questions and unresolved items. Fifty-three historical records found through this title search included the following chain-of-title documents dating back to 1941 (see full Chain of Title listing and the end of this memo):

- Lien (1)
- Deeds (Trustee's, Executor's, Executor and Trustee's, Unspecified) (14)
- Warranty Deeds (18)
- Quit Claim Deeds (4)
- Affidavits (2)

- Common Council Orders (1)
- Certified Resolutions (1)
- Declaration of Restrictions (1)
- Agreements (2)
- Ground Lease, as amended and restructured (5)
- Easement (4)

GRAEF was inclusive and conservative in its review of property records for this address, and notes that some historical records require further review by Milwaukee County out of a modicum of safety. The following table summarizes the findings of the historical review of the 53 documents and includes any future coordination needs.

Index #	Date(s)	Significance	Land Restriction / Future Follow up
1	2023	Tax lien	No encumbrance to redevelopment.
2-38	1940s	Property lot transfers from various private owners to the City of Milwaukee	No encumbrance to redevelopment.
39	1976	Property transfer from City of Milwaukee to Milwaukee County (subterranean rooms beneath MacArthur Square Plaza not previously conveyed)	No encumbrance to redevelopment.
40	2001	Property transfer from City of Milwaukee To Milwaukee County	No encumbrance to redevelopment.
41	2013	Property transfer from Discovery World to Milwaukee Public Museum	No encumbrance to redevelopment.
42	1953	Milwaukee Common Council approval of land acquisition	No encumbrance to redevelopment.

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43	various, though 1965	Certified resolution of 7 th Street and alley vacation	No encumbrance to redevelopment.
44	1976	Declaration of restrictions	The City would be open to collaborating with the County and future developer during the redevelopment process to seek release of restriction from the Common Council for proposals.
45	1976	Agreement	This is the grant of an easement from City of Milwaukee to County for use of subterranean rooms adjacent to the Museum property. This would not be relevant to the sale of the Museum lot. Here the County is the easement holder, the dominant estate.
46	1994	Ground lease to Discovery World	No encumbrance to redevelopment.
47	2000	Restructuring ownership	The specified easements are likely extinguished. Utility easements in section 4.01 run with the land and are in full force and effect until the agreement – which lasts for 100 years – is terminated. County should consider obtaining an agreement between MPM and current Discovery World to terminate easement rights. County shall determine and take steps necessary to resolve.
48	2000	Amendment to lease and ownership agreement	Includes easements for Theater Complex improvements. Lease since discontinued. County shall confirm that no

Index #	Date(s)	Significance	Land Restriction / Future Follow up
			encumbrenance to redevelopment remains.
49 (similar to 51)	2000	Amendment to reciprocal lease	Maintenance Easement to Discovery World. Lease since discontinued. No encumbrance to redevelopment.
50	2001	Easement	<p>Pedestrian and vehicular access and maintenance easement adjacent to Macarthur Square along north side of Wells, east side of 9th, and southeast side of US I-43 tunnel. Includes conditions under which easement may be extinguished.</p> <p>County should engage with City of Milwaukee to understand access needs to determine if any changes to the existing easements are possible.</p>
51 (similar to 49)	2013	Amendment to and assignment and assumption of ground lease.	No encumbrance to redevelopment.
52	2017	Includes various underground easements	Distribution easement and underground electric. Recommend further investigation of this site-dedicated We Energies facility along with investigation of <u>all</u> public and private utilities serving this site for restrictions/encumbrances and whether there are provisions to modify or extinguish them.
53	2018	Limited-term conservation	Terminates per agreement condition on 12/31/2027

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		easement by MMSD	and includes conditions under which it may be terminated sooner. Also note one of the eased green infrastructure features includes a cistern. Consider how to best handle this prior to site sale, transfer, or vacation. Eased features do not include the green roof. No encumbrance to redevelopment.

In addition, easements noted on ALTA/NSPS Land Title Survey dated February 14, 2023 (created by RASmith) for lands immediately north of the Subject. The following table summarizes those two easements, and poses questions and makes recommendations where relevant:

GRAEF Index #	RASmith Index #	Date(s)	Significance	Land Restriction / Future Follow up
45	21	1976	Agreement	This is the grant of an easement from City of Milwaukee to County for use of subterranean rooms adjacent to the Museum property. This would not be relevant to the sale of the Museum lot. Here the County is the easement holder, the dominant estate.
N.A.	22	Unknown	Unknown	Unknown – Document is outside of Subject Property and was not obtained as part of this scope of work.