

AN FIVE SEVEN FOUR ONE FOUR FIVE SIX SEVEN EIGHT NINE

Manpower Site

Time Warner Cable Site

MILWAUKEE RIVER

Rainier controlled site

Subject

Knapp Ave.

McKinley Ave Bridge

M. SW ST.

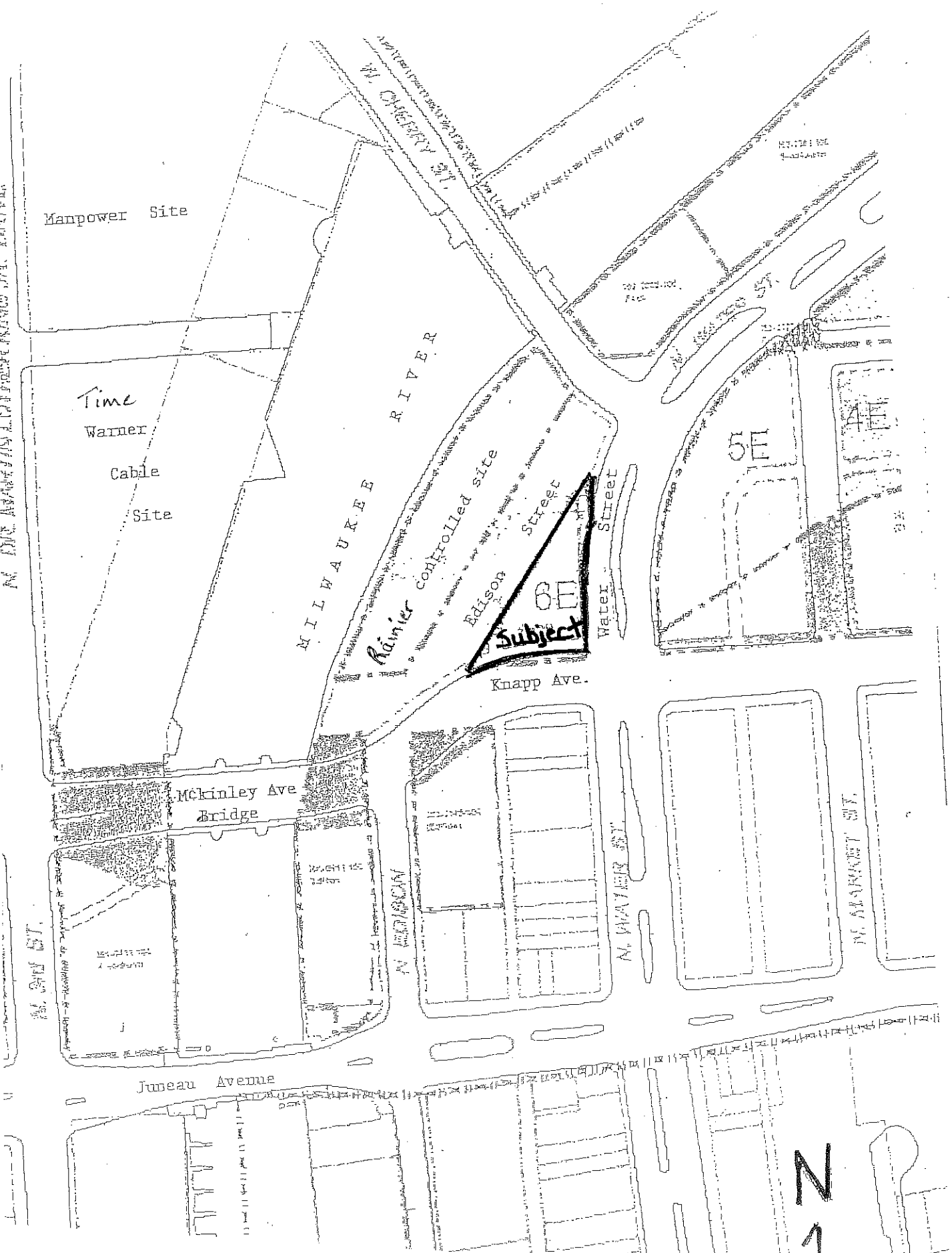
N. EDISON

N. WATER ST.

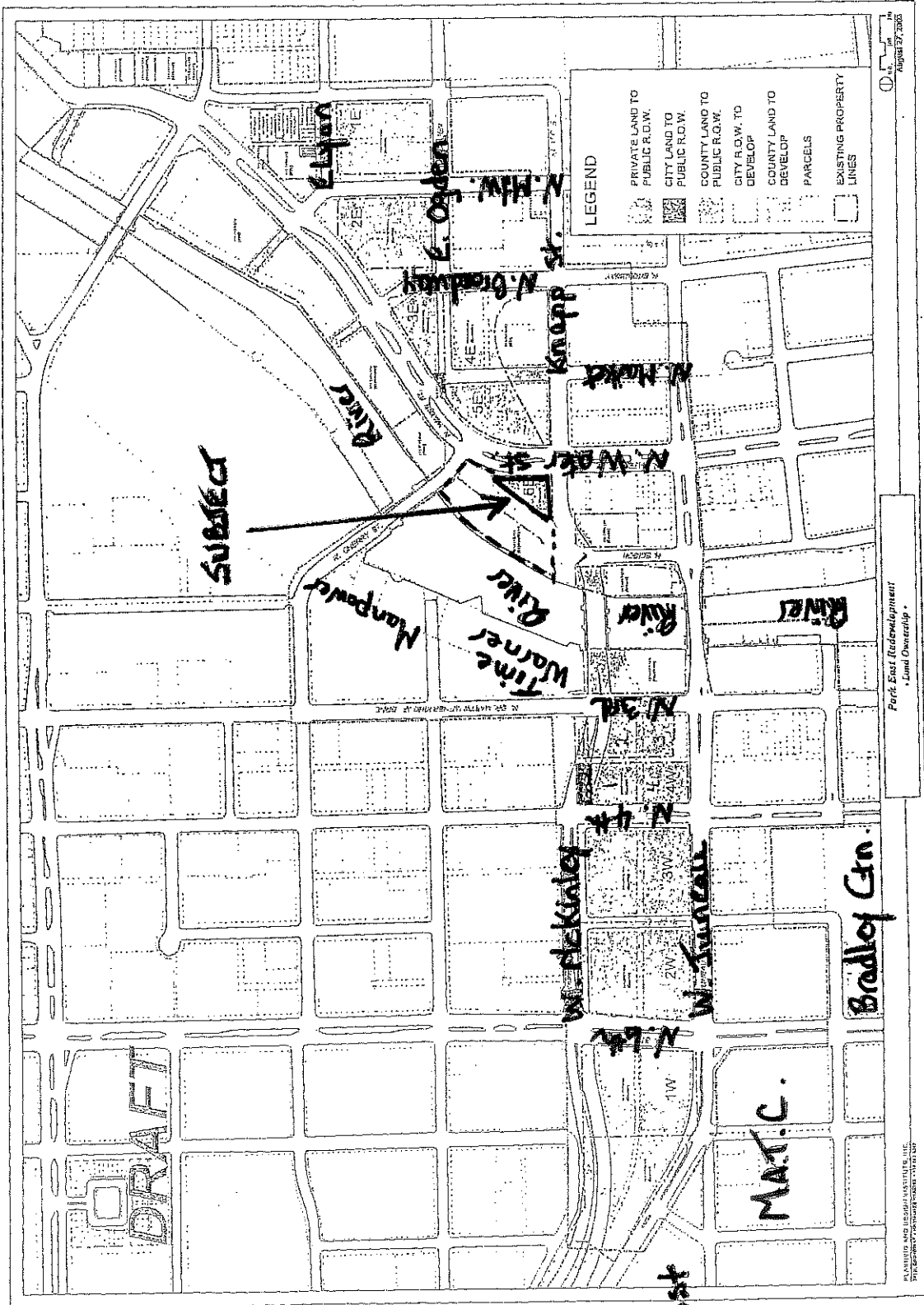
N. ABRAHAM ST.

Juneau Avenue

N
↑



N



LEGEND

[Symbol]	PRIVATE LAND TO PUBLIC R.O.W.
[Symbol]	CITY LAND TO PUBLIC R.O.W.
[Symbol]	COUNTY LAND TO PUBLIC R.O.W.
[Symbol]	CITY R.O.W. TO DEVELOP
[Symbol]	COUNTY LAND TO DEVELOP
[Symbol]	PARCELS
[Symbol]	EXISTING PROPERTY LINES

SUBJECT

DRAFT

M.A.T.C.

BRADLEY CTR.

Park East Redevelopment
Land Ownership

PLANNING AND DESIGN INSTITUTE, INC.
5115 GARDNER DRIVE, SUITE 100
DALLAS, TEXAS 75243

August 27, 2003

Robst

Rainier Properties II, LLC

May 27, 2011

Mr. Craig Dillmann
Milwaukee County Real Estate
2711 W. Wells Street, Room 339
Milwaukee, WI 53208

Dear Craig:

We are pleased to bring the Economic Development Committee, especially new member Supervisor Biddle, up to date on the landmark project to be built at the northwest corner of Water Street and McKinley Avenue. As you know, the 2.6 acre site is an assemblage of privately owned property, a portion of N. Edison Street and .37 acres of County land.

Since there is a new member on the Committee I thought it would be helpful to again describe the site in more detail. The approximately 2.6 acre site consists of 3 separate parcels. The largest of the parcels is the parking lot that stretches 650 feet along the Milwaukee River owned by Parking Management Inc. (PMI.) PMI has entered into a partnership with our team to develop the property. The second part of the assemblage is Edison Street that runs between Cherry Street and McKinley Avenue. In our conversations with the Department of City Development we have been assured that the City would vacate Edison and contribute the parcel to the development. The third piece of the assemblage is the .37 acre parcel owned by the County at the corner of Water Street & McKinley Avenue. As we have discussed in the past we feel strongly that the highest and best use of the County owned parcel is that it be developed as a part of a larger landmark project. In fact, the Park East redevelopment plan adopted by the City calls for a landmark project on this assembled site.

We continue to pursue numerous development scenarios including the Harmony Initiative. We were informed in mid-April that although we are a finalist for the project, the Harmony search committee decided to pursue a different site for the time being. We continue to pursue the project and will bring the design we prepared to the June 13th meeting for presentation to the ECD. As you know, the real estate market is in a slow recovery which will hopefully accelerate discussions we are having with possible end users. Marcus Theatres continues to be committed to anchoring the project which is integral as we move forward.

I think it is important that you know that we have been engaged with MSOE over the past 9 months as well. We served as the client for Richard Eschner's section of the Architectural Engineering / Construction Management Senior Design project for the 2010-2011 academic year. This was a great experience for our development team as we provided MSOE seniors the complete development experience of working on a real project with an outside "real world" client, from programming through construction document phases. Our experience with the students and Mr. Eschner was extraordinary. We think this collaboration with MSOE and Dr. Hermann Viets will be a catalyst to our project and the Park East as we move forward.

As we have discussed previously, our team continues to invest considerable time and money in this important project. We respectfully request that the Committee continue its support of the project by extending our option agreement for an additional 6 months. As you know, we have

Rainier Properties II, LLC

provided snow removal services during the past winter and will remove litter and mow this summer on a regular basis.

We appreciate the Committee's support to date and look forward to continuing our working relationship to bring this project to fruition.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce Westling". The signature is written in a cursive, flowing style.

Bruce Westling, Managing Member
Rainier Properties II, LLC