

REEL 3958 IMAGE 1318

QUIT CLAIM DEED

7308803

Document Number

Document Title

REGISTER'S OFFICE
Milwaukee County, Wis. 5 SE
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W. H. B. B. B. REGISTER
DE DEEDS

Recording Area

Name and Return Address

Ed Main
Wisconsin Department of Administration
101 E. Wilson Street - 10th Floor
Post Office Box 7864
Madison, WI 53707-7864

Parcel Identification Number (PIN)

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|-------------------|-----------------------|
| 403-9998-5 | 403-9994-100-x (Part) |
| 403-9988-100-7 | 421-0031-8 |
| 422-9997-5 (Part) | 422-9994-9 |
| 437-9998-3 | |

RECORD 7308803 # 52.00

FEE
77.25 (2)
EXEMPT

REEL 3958 IMAGE 1319

QUIT CLAIM DEED

This Quit Claim Deed, made this 21st day of October, 1996, by and between Milwaukee County, a governmental corporation organized and existing under the laws of the State of Wisconsin ("the Grantor") and the State of Wisconsin ("the Grantee").

WHEREAS, the Grantor is the owner of certain lands in that part of the City of Milwaukee known generally as the Menomonee River Valley, the principal present use of which is as the site of Milwaukee County Stadium and facilities ancillary thereto; and

WHEREAS, the State of Wisconsin has enacted 1995 Wisconsin Act 56, effective on October 27, 1995 ("the Act"), which provides for the development, construction and financing of a new baseball stadium and related facilities ("the Stadium") to replace the existing Milwaukee County Stadium; and

WHEREAS, the Act contemplates the transfer of lands necessary for the Stadium and related facilities, including the lands owned by the Grantor, to the Grantee, with subsequent lease of such lands by the Grantee to the Southeast Wisconsin Professional Baseball Park District ("the District") created by the Act; and

WHEREAS, by Resolution No. 95-796, adopted on November 15, 1995 and Resolution No. 95-846, adopted on December 21, 1995, and as modified by Resolution No. 96-655, adopted on September 26, 1996, the County's Board of Supervisors has authorized the County Executive and the County Clerk to execute this quit claim deed of County lands to the Grantee, on certain conditions as hereinafter set forth.

NOW, THEREFORE, in consideration of the premises, the Grantor, acting pursuant to sec. 229.69, Wis. Stats., does hereby remise, remit, release and quit claim,

KEEL 3958 IMAG 1320

without warranty or representation of any kind, unto the Grantee, its successors and assigns, the land described on the attached Exhibit A, which is incorporated herein by this reference, together with all improvements thereon and all appurtenances thereto and all the estate and right of the Grantor in and to such land, improvements and appurtenances ("the Premises"),

TO HAVE AND TO HOLD the said Premises herein granted unto the Grantee, its successors and assigns, forever;

Subject, however, to the following terms, restrictions and conditions:

1. The Premises shall be used for purposes of construction and operation of a baseball stadium and related facilities (including but not limited to vehicle parking, park and green space), for street and highway purposes, for such other purposes as may be permissible under the Act, and none other.
2. The Premises shall revert to the Grantor if and when all of the following conditions shall be satisfied: (i) the Stadium shall not be the home field for a major league professional baseball team pursuant to an agreement with the District; (ii) all bonds issued by the District pursuant to sec. 229.68(8), Wis. Stats., have been retired (or provisions made for their retirement); and (iii) the Grantor shall have delivered to the Grantee a written notice (which notice shall require the approval of the Milwaukee County Board of Supervisors and County Executive) exercising the reversion right set forth herein. In that event, title to the Premises and all improvements thereon shall revert in the Grantor (subject, however, to an easement in favor of any governmental entity then

REEL 3958 IMAGE 1321

maintaining a public street or highway thereon to continue to maintain such street or highway). Such notice of exercise shall not be delivered by the Grantor, however, except upon at least 180 days prior written notice of intent to the Grantee and the District, and if during such 180 day period the Grantee or the District shall deliver to the Grantor written notice that the Grantee or the District intends in good faith to secure another major league professional baseball team to utilize the Stadium as its home field, and provided that the Grantee or the District causes appropriate provisions to be made for the proper maintenance, repair and operation of the Stadium during the interim, then such notice of exercise shall not be delivered for such additional period of time as may be necessary for the Grantee or the District to obtain another major league professional baseball team to so use the Stadium, provided, however, that the Grantor shall not be required to withhold the giving of such notice beyond the date which is 18 months from the date the Grantee's or District's notice is received by the Grantor.

3. Notwithstanding the grant of the Premises to the Grantee herein, the Grantor shall retain ownership of certain rock and gravel stockpiled on that portion of the Premises indicated approximately on Exhibit B, and there is reserved to the Grantor the right to enter upon the Premises to inspect, load and remove such stockpiled rock and gravel. The Grantor's rights under this paragraph are subject to the provisions of Section II.C. of the agreement identified in paragraph 5 below. Any of such stockpiled rock and gravel remaining on the Premises after April 1, 1998 shall then become the property of the Grantee, and the right of entry provided herein shall terminate.

REEL 3958 PAGE 1322

4. This conveyance is subject to all existing restrictions and encumbrances, including but not necessarily limited to zoning and municipal ordinances, easements and rights of way for public utilities and streets and highways, rights of the Milwaukee Brewers Baseball Club, Inc. under a lease of the existing Milwaukee County Stadium and related facilities, and restrictions, limitations and other matters set forth in recorded documents.

5. This conveyance is made pursuant to and is subject to that certain Agreement Ancillary to the Grant of Certain Milwaukee County Lands to the State of Wisconsin in Connection with the Southeast Wisconsin Professional Baseball Park District Stadium Complex between the Grantor and the State of Wisconsin Department of Administration dated as of October 21, 1996.

6. The State of Wisconsin Department of Administration (the "Department") has agreed in the agreement identified in the immediately preceding paragraph that if the Henry Aaron State Park Trail, a parkway under discussion for development a portion of which may be located along the Menomonee River in the vicinity of the premises, shall hereafter be developed, the Department will make available a reasonably sufficient portion of the premises to become a part of the Henry Aaron State Park Trail, with the actual portion of the premises to be devoted to such use to be determined by the Department and the Wisconsin Department of Natural Resources in consultation with the District, the Milwaukee Brewers Baseball Club, the National Parks Service and other governmental agencies, if any, participating in the Henry Aaron State Park Trail project,

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in a manner which is consistent with primary use of the Premises for professional baseball purposes as contemplated by the Act.

IN WITNESS WHEREOF, the undersigned County Executive and County Clerk have hereunto set their hands and seals as of the day and year first written above.

MILWAUKEE COUNTY

By: *F. Thomas Ament*
F. Thomas Ament, County Executive

By: *Rod Lanser*
Rod Lanser, County Clerk


APPROVED
FOR
EXECUTIVE
[Signature]
COMMISSIONERS
COUNCIL

REEL 3958 IMAG 1324

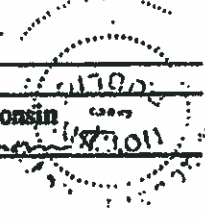
ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) SS.
MILWAUKEE COUNTY)

Personally came before me this 16 day of October, 1996, F. Thomas Ament, whose signature appears on the foregoing deed, and acknowledged that he executed the same as the County Executive of Milwaukee County, by its authority.



Notary Public, State of Wisconsin
My Commission: 12/17/90




REC. 3958 IMAG 1325

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) SS.
MILWAUKEE COUNTY)

Personally came before me this 12 day of October, 1996, Rod Lanser, whose signature appears on the foregoing deed, and acknowledged that he executed the same as the County Clerk of Milwaukee County, by its authority.



Notary Public, State of Wisconsin
My Commission: 6/1/96

**THIS INSTRUMENT WAS DRAFTED BY
AND SHOULD BE RETURNED TO:
William B. Guis
Friebert, Finerty & St. John, S.C.
330 East Kilbourn Avenue - Suite 1250
Milwaukee, WI 53202**

RL.L 3958 IMAS 1326

EXHIBIT A

to
Quit Claim Deed

Including: All that part of the Southeast 1/4 and Southwest 1/4 of Section 26 and all that part of the Northeast 1/4 and the Northwest 1/4 of Section 35, all in Township 7 North, Range 21 East, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of said Section 26; thence North $01^{\circ}15'21''$ West (recorded as North $0^{\circ}18'$ West), 189.15 feet (recorded as 191.0 feet) along the west line of said Southeast 1/4 Section to point "X", to the Southerly and Easterly right of way lines of North Story Parkway (recorded as West Allis Parkway) as established by a line that is 150.00 feet (recorded as 150 feet) southerly and easterly of (as measured radially or at right angles to) and parallel with the northerly and westerly right of way lines of said Parkway, to the northerly and westerly lines of a parcel of land as described in a warranty deed from Albert L. Story, Marion R. Story, and Alice L. Story to Milwaukee County in Volume 901 of Deeds on Pages 397 and 398 and recorded as Document No. 1100413 on July 1, 1921, to a non-tangent curve, and to the point of beginning of the following description: Thence Easterly, 592.70 feet along said right of way line, along the northerly and westerly lines of said parcel of land, and along the arc of a curve to the left having a radius of 972.86 feet and having a chord that bears North $84^{\circ}47'01.5''$ East, 583.58 feet, to a point of compound curve; thence Northeasterly, 152.17 feet along said right of way line, along the northerly and westerly lines of said parcel of land, and along the arc of a curve to the left having a radius of 337.50 feet and having a chord that bears North $54^{\circ}24'50.5''$ East, 150.88 feet, to a point of compound curve; thence Northeasterly, 295.92 feet along said right of way line, along the northerly and westerly lines of said parcel of land, and along the arc of a curve to the left having a radius of 643.42 feet and having a chord that bears North $28^{\circ}19'21.5''$ East, 293.31 feet, to a point of compound curve; thence Northeasterly, 393.44 feet along said right of way line, along the northerly and westerly lines of said parcel of land, and along the arc of a curve to the right having a radius of 1004.92 feet and having a chord that bears North $26^{\circ}21'48.5''$ East, 390.93 feet, to a non-compound curve; thence Northeasterly, 431.55 feet along said right of way line, along the northerly and westerly lines of said parcel of land, and along the arc of a curve to the left having a radius of 939.49 feet and having a chord that bears North $24^{\circ}19'14.5''$ East, 427.77 feet, to a non-tangent line; thence North $09^{\circ}48'15''$ East, 35.72 feet along said right of way line and along the northerly and westerly lines of said parcel of land; thence North $05^{\circ}40'18''$ East, 56.02 feet along said right of way line and along the northerly and westerly lines of said parcel of land; thence North $03^{\circ}33'22''$ East, 75.23 feet along said right of way line and along the northerly and westerly lines of said parcel of land; thence North $02^{\circ}17'15''$ East, 71.88 feet along said right of way line and along the northerly and westerly lines of said parcel of land; thence North $02^{\circ}46'11''$ East, 64.08 feet along said right of way line and

REF. 3958 TRG 1327

along the northerly and westerly lines of said parcel of land; thence North 03°26'40" East, 54.96 feet along said right of way line and along the northerly and westerly lines of said parcel of land; thence North 07°05'28" East, 60.58 feet along said right of way line and along the northerly and westerly lines of said parcel of land to Station XVII; thence North 76°39'52" East (recorded as South 76°40' West), 41.00 feet along the northerly line of said parcel of land to the easterly line of said parcel of land and to the easterly line of Bluff Park; thence South 03°25'52" West (recorded as North 3°26' East), 56.36 feet along the easterly line of said parcel of land and along the easterly line of said Bluff Park to a line that is parallel with the centerline of West Blue Mound Road and to the northerly line of a parcel of land as described in a quitclaim deed from the City of Milwaukee to Milwaukee County in Volume 2975 of Deeds on Pages 276 and 277 and recorded as Document No. 3084109 on January 23, 1952; thence North 85°09'44" East (recorded as East), 80.64 feet (recorded as 109.10 feet) along said parallel line and along the northerly line of said parcel of land to a line that is perpendicular to West Blue Mound Road; thence North 04°50'16" West (recorded as South), 40.00 feet along said perpendicular line and along the northerly line of said parcel of land to a line that is 293.46 feet south of (as measured at right angles to) and parallel with the centerline of West Blue Mound Road; thence North 85°09'44" East (recorded as West), 167.31 feet along said parallel line and along the northerly line of said parcel of land to the northerly line of a parcel of land as described in a quitclaim deed from Exton Realty Company to Milwaukee County in Volume 3986 of Deeds on Page 519 and recorded as Document No. 3775815 on November 13, 1959; thence North 73°59'30" East (recorded as Northeasterly), 206.15 feet along the northerly line of said parcel of land to the west line of a parcel of land as described in a quitclaim deed from the State of Wisconsin (State Highway Commission) to Milwaukee County in Volume 3798 of Deeds on Page 543 and recorded as Document No. 3646162 on March 27, 1958; thence North 01°37'30" West (recorded as North 0°38' West), 220.41 feet along the west line of said parcel of land and along a line that is parallel with the east line of said Southeast 1/4 Section to the south right of way line of West Blue Mound Road; thence North 85°09'44" East (recorded as North 86°08' East), 298.00 feet along said south right of way line and along the north line of said parcel of land to a line that is 610.75 (recorded as 610.65 feet) west of (as measured at right angles to) and parallel with the east line of said Southeast 1/4 Section; thence South 01°37'30" East (recorded as South 0°38' East), 167.77 feet along the east line of said parcel of land and along said parallel line to the northeasterly line of a vacated part of West Clybourn Street as vacated on December 21, 1959 by City of Milwaukee Common Council Resolution 59-1066-d on Page 2113 of Common Council Proceedings; thence South 61°46'54" East, 51.88 feet along the northeasterly line of said vacated street to the south right of way line of West Clybourn Street and to the northerly line of a parcel of land as described in a quitclaim deed from the City of Milwaukee to Milwaukee County as Item (J-8819) in Volume 3535 of Deeds on Page 32 and recorded as Document No. 3464464 on January 30, 1955; thence North 88°08'30" East, 95.16 feet along said northerly line and along said south right of way line to the east line of said parcel of land; thence South 01°37'30" East, 117.09 feet (recorded as 117.05 feet) along the east line of said parcel of land to the north line of a parcel of land as described

REEL 3958 PAGE 1328

in a quitclaim deed from the City of Milwaukee to Milwaukee County in Volume 2975 of Deeds on Pages 276 and 277 and recorded as Document No. 3084109 on January 23, 1952; thence North $88^{\circ}08'30''$ East (recorded as West), 236.46 feet along the north line of said parcel of land to the southeast corner of BLUE MOUND COURT, a recorded subdivision, to the easterly line of said parcel of land, to the westerly right of way line of North 44th Street as described in Volume 4 of Eminent Domain on Page 59 at the Milwaukee County Register of Deeds Office, as described in Volume 1 on Page 110 of the Wauwatosa Town Road Record, and as established by the field location of the existing pavement; thence South $12^{\circ}43'05''$ West (recorded as Northeasterly), 11.32 feet along the easterly line of said parcel of land and along said westerly right of way line; thence South $18^{\circ}18'56''$ West, 130.17 feet along the easterly line of said parcel of land and along said westerly right of way line; thence South $04^{\circ}57'43''$ East (recorded as North $3^{\circ}15'$ West), 334.31 feet along the easterly line of said parcel of land, along said westerly right of way line, and along the easterly line of STORY'S SUBDIVISION NO. 2, a recorded subdivision, as described in a quitclaim deed from the City of Milwaukee to Milwaukee County as Item (J-8696) in Volume 3535 of Deeds on Page 32 and recorded as Document No. 3464464 on January 30, 1955; thence South $04^{\circ}32'36''$ East (recorded as North $3^{\circ}15'$ West), 703.40 feet along said westerly right of way line, along the easterly line of said parcel of land, and along the easterly line of the SECOND RECORDING OF H. F. STORY'S SUBDIVISION, a recorded subdivision; thence South $10^{\circ}12'24''$ East (recorded as North $8^{\circ}55'$ West), 450.04 feet along said westerly right of way line and along the easterly line of said H. F. STORY'S SUBDIVISION; thence South $11^{\circ}17'35''$ East (recorded as North $8^{\circ}55'$ West), 96.63 feet along said westerly right of way line and along said easterly line of H. F. STORY'S SUBDIVISION to the south line of said Southeast 1/4 Section and to the north line of a parcel of land as described in a quitclaim deed from the Deputy Administrator of Veterans Affairs to Milwaukee County as Parcel No. 2 in Volume 2698 of Deeds on Pages 479 and 480 and recorded as Document No. 2911755 on January 11, 1950; thence North $88^{\circ}43'07''$ East (recorded as West), 60.93 feet along said south line and along the north line of said parcel of land to the easterly line of said parcel of land, to the easterly right of way line of South 44th Street as described in said Volume 4 and in said Volume 1, to the easterly right of way line of South 44th Street as established by the field location of the existing pavement, and to a point that is South $88^{\circ}43'07''$ West (recorded as West), 81.76 feet (recorded as 83.65 feet) from the southeast corner of said Southeast 1/4 Section as measured along said south line; thence South $11^{\circ}17'35''$ East (recorded as North $10^{\circ}05'$ West), 478.07 feet (recorded as 485.74 feet) along the easterly line of said parcel of land and along said easterly right of way line and the southeasterly extension thereof to the east line of above said Northeast 1/4 of Section 35 and to a point that is South $01^{\circ}26'46''$ East, 470.79 feet from the northeast corner of said Northeast 1/4 Section as measured along the east line of said Northeast 1/4 Section; thence South $01^{\circ}26'46''$ East (recorded as North $0^{\circ}10'$ West), 2049.82 feet (recorded as 2043.70 feet) along the easterly line of said parcel of land and along said east line to the southerly line of said parcel of land, to the northerly line of the Canadian Pacific Railway right of way and to a point that is North $01^{\circ}26'46''$ West, 134.68 feet from the southeast corner of said Northeast 1/4

Exhibit A - Page 3

October 21, 1996

WELL 3958 IMAS 1329

Section as measured along said east line; thence North 79°45'43" West (recorded as North 78°27'10" West), 1014.91 feet along the southerly line of said parcel of land, along said northerly right of way line, and along the southerly line of a parcel of land as described in a quitclaim deed from the Administrator of Veterans Affairs to Milwaukee County in Volume 3422 of Deeds on Page 36 and recorded as Document No. 3385860 on April 19, 1955; thence North 08°22'46" West (recorded as North 7°04'13" West), 362.18 feet along the westerly line of said parcel of land; thence South 88°31'26" West (recorded as South 89°50' West), 112.20 feet along the westerly line of said parcel of land; thence North 31°48'13" West (recorded as North 30°29'40" West), 887.52 feet along the westerly line of said parcel of land; thence North 72°48'13" West (recorded as North 71°29'40" West), 138.93 feet along the westerly line of said parcel of land; thence North 87°14'08" West (recorded as North 85°55'35" West), 140.43 feet along the westerly line of said parcel of land; thence South 63°01'45" West (recorded as South 64°20'19" West), 136.40 feet along the westerly line of said parcel of land; thence South 51°18'10" West (recorded as South 52°36'43" West), 154.81 feet along the westerly line of said parcel of land; thence North 63°37'48" West (recorded as North 62°19'15" West), 437.01 feet along the westerly line of said parcel of land; thence North 48°59'05" West (recorded as North 47°40'32" West), 226.15 feet (recorded as 227.23 feet) along the westerly line of said parcel of land; thence North 31°42'35" West (recorded as North 30°26'19" West), 623.69 feet (recorded as 623.02 feet) along the westerly line of said parcel of land to the westerly line of a parcel of land as described in a deed of easement (highway easement) from the Administrator of Veterans Affairs to Milwaukee County as Parcels 1 and 2 in Volume 3869 of Deeds on Page 79 and recorded as Document No. 3695099 on October 31, 1958 and as shown as Parcels 9 and 8, respectively, on the Plat of Right of Way Required for Project UI 5725 (3) as prepared by the Milwaukee County Expressway Commission and last dated 2-21-72; thence continuing North 31°42'35" West (recorded as North 30°26'19" West), 97.27 feet along the westerly line of said parcel of land recorded in Document No. 3695099 to the southerly line of said parcel of land; thence South 78°41'08" West (recorded as South 79°57'24" West), 309.01 feet along the southerly line of said parcel of land; thence South 80°32'00" West (recorded as South 81°48'16" West), 330.41 feet along the southerly line of said parcel of land to an angle point in the southerly line of above said parcel of land recorded in Document No. 3385860; thence South 85°50'10" West (recorded as South 87°06'26" West), 316.52 feet (recorded as 315.99 feet) along the southerly line of said parcel of land recorded in Document No. 3695099 to the west line of the East 1/2 of said Northwest 1/4 Section; thence North 01°26'50" West (recorded as North 0°5'30" West), 15.12 feet along the westerly line of said parcel of land recorded in Document No. 3695099 and along said west line to the westerly line of said parcel of land recorded in Document No. 3385860; thence continuing North 01°26'50" West (recorded as North 0°5'30" West), 105.11 feet (recorded as 105.52 feet) along the westerly line of said parcel of land recorded in Document No. 3385860 and along said west line to a non-tangent curve and to the northerly line of said parcel of land recorded in Document No. 3385860; thence Easterly, 546.75 feet (recorded as 546.71 feet) along the northerly line of said parcel of land and along the arc of a curve to the left having a radius of 3500.00 feet and having a chord

REEL 3958 IMAG 1330

that bears North 79°50'17.5" East (recorded as North 81°06'39" East), 546.19 feet (recorded as 546.18 feet); thence North 60°43'00" East (recorded as North 61°59'22" East), 635.87 feet (recorded as 635.05 feet) along the northerly line of said parcel of land to a point in the East right of way line of Mitchell Boulevard; thence North 01°42'08" East (recorded as North 2°58'30" East), 235.00 feet along the west line of said parcel of land and along said east right of way line to a non-tangent curve; thence Easterly, 210.04 feet along the northerly line of said parcel of land and along the arc of a curve to the right having a radius of 405.00 feet and having a chord that bears South 89°40'27.5" East (recorded as South 88°24'06" East), 207.70 feet, to the east line of the above said Southwest 1/4 of Section 26; thence South 01°15'21" East (recorded as South 0°01' West), 109.08 feet along the east line of said parcel of land and along said east line to the point of beginning.



Also, including: All that part of the Northeast 1/4 and the Southeast 1/4 of Section 35, Town 7 North, Range 21 East, City of Milwaukee and Village of West Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of said Northeast 1/4 Section; thence North 01°27'38" West (recorded as North), 32.56 feet (recorded as 32.70 feet) along the east line of said Northeast 1/4 Section to the south line of the Canadian Pacific Railway right of way; thence North 79°45'43" West (recorded as North 78°15' West), 471.28 feet (recorded as 471.24 feet) along said south right of way line to the centerline of South Harnischfeger Avenue, to the northeast corner of a parcel of land as described in a quitclaim deed from the Deputy Administrator of Veterans Affairs to Milwaukee County as Parcel No. 1 in Volume 2698 of Deeds on Pages 479 and 480 and recorded as Document No. 2911755 on January 11, 1950, and to the point of beginning of the following description: Thence South 01°31'14" East (recorded as South), 524.04 feet along said centerline and along the easterly line of said parcel of land to a point being 461.34 feet west of (as measured at right angles to) the east line of said Southeast 1/4 of Section 35; thence South 00°41'21" West (recorded as South 2°15' West), 868.00 feet (recorded as 867.00 feet) along said centerline and along the easterly line of said parcel of land to the centerline of West National Avenue; thence South 75°17'53" West (recorded as South 76°44'50" West), 578.87 feet along said centerline and along the southerly line of said parcel of land; thence North 00°41'21" East (recorded as North 2°15' East), 334.22 feet along a line that is parallel to the centerline of said South Harnischfeger Avenue and along the westerly line of said parcel of land; thence North 75°17'53" East (recorded as North 76°44'50" East), 225.02 feet (recorded as 225.28 feet) along a line that is parallel with the centerline of West National Avenue and along the northerly line of said parcel of land to a point of curve; thence Northeasterly, 303.41 feet (recorded as 302.95 feet) along said parallel line, along the northerly line of said parcel of land, and along the arc of a curve to the left having a radius of 233.00 feet and having a chord that bears North 37°59'37" East (recorded as North 39°29'55" East), 282.42 feet (recorded as 282.06 feet) to a point of tangent and to a line that is 170.00 feet West of (as measured at right angles to) and parallel with the centerline of said South

REEL 3958 PAGE 1331

Harnischfeger Avenue; thence North $00^{\circ}41'21''$ East (recorded as North $2^{\circ}15'$ East), 399.80 feet (recorded as 399.39 feet) along said parallel line and along the westerly line of said parcel of land; thence North $01^{\circ}31'14''$ West (recorded as North), 556.13 feet (recorded as 556.06 feet) along said parallel line and along the westerly line of said parcel of land to the south line of the Canadian Pacific Railway right of way; thence South $79^{\circ}45'43''$ East (recorded as South $78^{\circ}15'$ East), 173.64 feet along said south line and along the northerly line of said parcel of land to the point of beginning.

Excepting therefrom: All that part of the Northeast 1/4 of Section 35, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the northeast corner of said Northeast 1/4 Section; thence South $88^{\circ}43'07''$ West (recorded as West), 179.25 feet (recorded as 181.06 feet) along the north line of said Northeast 1/4 Section to a line that is 36.00 feet westerly of (as measured at right angles to) and parallel with the westerly right of way line of South 44th Street as described in Volume 4 of Eminent Domain on Page 59 at the Milwaukee County Register of Deeds Office, as described in Volume 1 on Page 110 of the Wauwatosa Town road Record, and as established by the field location of the existing pavement; thence South $11^{\circ}17'35''$ East (recorded as Southeasterly), 38.59 feet (recorded as 38.48 feet) along said parallel line to a line that is 38.00 feet south of (as measured at right angles to) and parallel with the north line of said Northeast 1/4 Section, to the northeast corner of the Menomonee Valley Booster Station Site as described in a quitclaim deed from the Administrator of Veterans Affairs to the City of Milwaukee in Volume 3565 of Deeds on Pages 90 to 92 and recorded as Document No. 3485458 on April 23, 1956., and to the point of beginning of the following description: Thence continuing South $11^{\circ}17'35''$ East (recorded as Southeasterly), 450.00 feet along said line that is parallel with said westerly right of way line and along the easterly line of said site to the southeast corner of said site; thence South $88^{\circ}43'07''$ West (recorded as west), 367.68 feet along a line that is parallel with the north line of said Northeast 1/4 Section and along the south line of said site to the easterly line of a parcel of land as described in a quitclaim deed from the City of Milwaukee to Milwaukee County in Volume 3648 of Deeds on Pages 620 and 621 and recorded as Document No. 3543635 on December 4, 1956; thence North $11^{\circ}17'35''$ West (recorded as Northwesterly), 303.82 feet along the easterly line of said parcel of land and along a line that is parallel to said westerly right of way line of South 44th Street to a point of curve; thence Northeasterly, 102.93 feet (recorded as 102.93 feet) along the easterly line of said parcel of land and along the arc of a curve to the right having a radius of 94.76 feet and having a chord that bears North $19^{\circ}49'30.5''$ East (recorded as North $21^{\circ}04'47''$ East), 97.94 feet (recorded as 97.99 feet), to a non-tangent line; thence North $01^{\circ}16'53''$ West (recorded as North), 52.58 feet (recorded as 52.50 feet) along the easterly line of said parcel of land and along a line that is perpendicular to the north line of said Northeast 1/4 Section to a line that is 38.00 feet south of (as measured at right angles to) and parallel with the north line of said Northeast 1/4 Section and to the north line of the above said Menomonee Valley

REEL 3958 TAB 1332

Booster Station Site; thence North 88°43'07" East, 307.00 feet along said parallel line and along the north line of said site to the point of beginning.

Also, excepting therefrom: All that part of the Southeast 1/4 of Section 26, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin, formerly described in the following documents:

Volume 3092 of Deeds, Page 320, Document No. 3159467, November 26, 1952
Volume 3099 of Deeds, Page 541, Document No. 3164369, December 17, 1952
Volume 3099 of Deeds, Page 543, Document No. 3164370, December 17, 1952
Volume 3099 of Deeds, Page 545, Document No. 3164371, December 17, 1952
Volume 3099 of Deeds, Page 547, Document No. 3164372, December 17, 1952
Volume 3099 of Deeds, Page 550, Document No. 3164373, December 17, 1952
Volume 3097 of Deeds, Page 450, Document No. 3162948, December 10, 1952
Volume 3068 of Deeds, Page 631, Document No. 3145028, October 2, 1952
Volume 3075 of Deeds, Page 463, Document No. 3149330, October 17, 1952
Volume 3126 of Deeds, Page 345, Document No. 3181975, March 10, 1953
Volume 3524 of Deeds, Page 537, Document No. 3457226, December 29, 1955
(vacation of North 46th Street)

Now more particularly bounded and described as follows:

Commencing at the southeast corner of said of said Southeast 1/4 Section; thence South 88°43'07" West (recorded as East), 142.69 feet (recorded as 144.00 feet) along the south line of said Southeast 1/4 Section to the westerly right of way line of North 44th Street as described in Volume 4 of Eminent Domain on Page 59 at the Milwaukee County Register of Deeds Office, as described in Volume 1 on Page 110 of the Wauwatosa Town Road Record, and as established by the field location of the existing pavement to the southeast corner of Lot 7 of the SECOND RECORDING OF H. F. STORY'S SUBDIVISION, a recorded subdivision, and to the point of beginning of the following description: Thence continuing South 88°43'07" West (recorded as East), 744.46 feet along the south line of said Southeast 1/4 Section and along the south line of said subdivision to the centerline of vacated North 46th Street; thence North 03°27'07" East (recorded as North 4°44' East), 232.34 feet along said centerline to the westerly extension of the north line of Lot 5 in said subdivision; thence North 88°43'07" East (recorded as East), 548.25 feet (recorded as 548.45 feet) along said north lot line to the northeast corner of said lot and to the west line of Lot 8 of said subdivision; thence North 01°16'53" West (recorded as North), 77.17 feet along said west lot line and along the west line of Lot 9 of said subdivision to the southerly line of a parcel of land as described in a quitclaim deed from Wisconsin Electric Power Company to Milwaukee County as Parcel 17 in Volume 3760 of Deeds on Pages 74 and 75 and recorded as Document No. 3619880 on November 6, 1957; thence North 79°14'19" East (recorded as South 80°56' West), 125.18 feet (recorded as 127.26 feet) along the southerly line of said parcel of land to the easterly line of said Lot 9 and to said westerly right of way line of North 44th Street; thence South 10°12'24" East (recorded as North 8°55' West),

REEL 3958 PAGE 1333

237.05 feet along the easterly line of said Lots 9, 8, and 7 and along said westerly right of way line; thence South 11°17'35" East (recorded as North 8°55' West), 96.62 feet along the easterly line of said Lot 7 and along said westerly right of way line to the point of beginning.

Also, excepting therefrom: All that part of the Southeast 1/4 of Section 26, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin, formerly described in the following documents:

Volume 3058 of Deeds, Page 158, Document No. 3138012, September 5, 1952
Volume 3065 of Deeds, Page 472, Document No. 3142931, September 25, 1952
Volume 3079 of Deeds, Page 437, Document No. 3151520, October 27, 1952
Volume 3086 of Deeds, Page 419, Document No. 3156018, November 12, 1952
Volume 3119 of Deeds, Page 285, Document No. 3177180, February 17, 1953
Volume 3119 of Deeds, Page 287, Document No. 3177181, February 17, 1953
Volume 3080 of Deeds, Page 385, Document No. 3152134, October 28, 1952
Volume 3078 of Deeds, Page 593, Document No. 3150972, October 24, 1952
Volume 3119 of Deeds, Page 410, Document No. 3177303, February 18, 1953
Volume 3286 of Deeds, Page 633, Document No. 3293386, May 11, 1954
Volume 3085 of Deeds, Page 635, Document No. 3155531, November 10, 1952
Volume 3085 of Deeds, Page 231, Document No. 3155099, November 7, 1952
Volume 3065 of Deeds, Page 470, Document No. 3142930, September 25, 1952
Volume 3079 of Deeds, Page 435, Document No. 3151518, October 27, 1952
Volume 3056 of Deeds, Page 295, Document No. 3136774, August 29, 1952
Volume 3524 of Deeds, Page 537, Document No. 3457226, December 29, 1955
(vacation of North 46th Street)

Now more particularly bounded and described as follows:

Commencing at the southeast corner of said Southeast 1/4 Section; thence South 88°43'07" West (recorded as East), 887.16 feet along the south line of said Southeast 1/4 Section and along the south line of the SECOND RECORDING OF H. F. STORY'S SUBDIVISION, a recorded subdivision, to the centerline of vacated North 46th Street; thence North 03°27'07" East (recorded as North 4°44' East), 416.64 feet along said centerline to the northerly line of a parcel of land as described in a quitclaim deed from Wisconsin Electric Power Company to Milwaukee County as Parcel 17 in Volume 3760 of Deeds on Pages 74 and 75 and recorded as Document No. 3619880 on November 6, 1957 and to the point of beginning of the following description: Thence continuing North 03°27'07" East (recorded as North 4°44' East), 22.35 feet along said centerline; thence North 08°33'07" East (recorded as North 9°50' East), 117.50 feet along said centerline to the centerline of vacated West Park Hill Avenue; thence North 88°43'07" East, 511.14 feet along said centerline to the northerly extension of the west line of a parcel of land as described in a quitclaim deed from the City of Milwaukee to Milwaukee County as item (J-8801) in Volume 3535 of Deeds on Page 32 and recorded as Document No. 3464464 on January 30, 1956; thence South 01°16'53" East, 72.11 feet along the

REEL 3958 PAGE 1334

west line of said parcel of land to the northerly line of the above said parcel of land recorded as Document No. 3619880; thence South 79°24'55" West (recorded as North 80°56' East), 142.47 feet along said northerly line to the east line of a parcel of land as described in a quitclaim deed from John A. and Rosalie Juszczak to the State of Wisconsin in Volume 3286 of Deeds on Page 633 and recorded as Document No. 3293386 on May 11, 1954; thence South 01°16'53" East (recorded as North), 109.86 feet along said northerly line and along said east line to the southeast corner of said parcel of land recorded as Document No. 3293386; thence South 88°43'07" West (recorded as East), 35.00 feet along said northerly line and along the south line of said parcel of land recorded as Document No. 3293386 to the southwest corner of said parcel of land; thence North 01°16'53" West (recorded as South), 104.13 feet along said northerly line and along the west line of said parcel of land recorded as Document No. 3293386; thence South 79°24'55" West (recorded as North 80°56' East), 192.53 feet (recorded as 192.89 feet) along said northerly line to a point in the east line of Lot 2 of said subdivision that is 18 feet north of the southeast corner of said lot as measured along said east lot line; thence North 01°16'53" West (recorded as South), 12.00 feet along said northerly line and along said east lot line to a point that is 30 feet north of said southeast corner as measured along said east lot line; thence South 82°34'09" West (recorded as Northeasterly), 168.42 feet along said northerly line to the point of beginning.

Also, excepting therefrom: All that part of the Northeast 1/4 and the Northwest 1/4 of Section 35 and the Southwest 1/4 of Section 26, all in Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin, formerly described in the following document:

Volume 3422 of Deeds, Page 36, Document No. 3385060, April 19, 1955

Now more particularly bounded and described as follows:

Beginning at the Northwest corner of the Northeast 1/4 of said Section 35; thence South 01°28'12" East (recorded as south 0°11' east), 400.00 feet along the west line of said Northeast 1/4 Section and along the easterly line of the above said parcel of land recorded in Document No. 3385060; thence North 88°43'07" East (recorded as east), 429.70 feet along a line that is parallel to the north line of said Northeast 1/4 Section and along the easterly line of said parcel of land; thence South 26°16'33" East (recorded as south 24°59'40" east), 300.00 feet along the easterly line of said parcel of land; thence South 32°46'33" East (recorded as south 31°29'40" east), 300.00 feet along the easterly line of said parcel of land; thence South 39°46'33" East (recorded as south 38°29'40" east), 169.46 feet along the easterly line of said parcel of land; thence South 72°46'33" East (recorded as south 71°29'40" east), 369.84 feet along the easterly line of said parcel of land; thence South 31°46'33" East (recorded as south 30°29'40" east), 791.34 feet along the easterly line of said parcel of land; thence North 88°33'07" East (recorded as north 89°50' east), 411.85 feet along the easterly line of said parcel of land; thence South 01°26'53" East (recorded as south 0°10' east), 523.42 feet (recorded as 524.54

Exhibit A - Page 9

October 21, 1996

REEL 3958 IMAGE 1335

feet) along the easterly line of said parcel of land to the northerly line of the Canadian Pacific Railway railroad right of way and to the southerly line of said parcel of land; thence North 79°45'43" West (recorded as north 78°27'10" west), 320.13 feet along said northerly right of way line and along the southerly line of said parcel of land to the westerly land of said parcel of land; thence North 08°22'46" West (recorded as north 7°04'13" west), 362.18 feet along the westerly line of said parcel of land; thence South 88°31'26" West (recorded as south 89°50' west), 112.20 feet along the westerly line of said parcel of land; thence North 31°48'13" West (recorded as north 30°29'40" west), 887.52 feet along the westerly line of said parcel of land; thence North 72°48'13" West (recorded as north 71°29'40" west), 138.93 feet along the westerly line of said parcel of land; thence North 87°14'08" West (recorded as north 85°55'35" west), 140.43 feet along the westerly line of said parcel of land; thence South 63°01'45" West (recorded as south 64°20'19" west), 136.40 feet along the westerly line of said parcel of land; thence South 51°18'10" West (recorded as south 52°36'43" west), 154.81 feet along the westerly line of said parcel of land; thence North 63°37'48" West (recorded as north 62°19'15" west), 437.01 feet along the westerly line of said parcel of land; thence North 48°59'05" West (recorded as north 47°40'32" west), 226.15 feet (recorded as 227.23 feet) along the westerly line of said parcel of land; thence North 31°42'35" West (recorded as north 30°26'19" west), 623.69 feet (recorded as 623.02 feet) along the westerly line of said parcel of land; thence North 01°27'16" West (recorded as north 0°11'00" west), 103.34 feet along the westerly line of said parcel of land; thence South 78°41'08" West (recorded as south 79°57'24" west), 690.46 feet (recorded as 690.84 feet) along the westerly line of said parcel of land; thence South 88°33'52" West (recorded as south 89°51' west), 316.55 feet (recorded as 315.62 feet) along a line that is parallel with the north line of said Northwest 1/4 Section and along the westerly line of said parcel of land to the west line of the East 1/2 of said Northwest 1/4 Section; thence North 01°26'50" West (recorded as north 0°5'30" west), 105.11 feet (recorded as 105.52 feet) along said west line and along the westerly line of said parcel of land to a non-tangent curve and to the northerly line of said parcel of land; thence Easterly, 546.74 feet (recorded as 546.71 feet) and to the left along the northerly line of said parcel of land and along the arc of a curve having a radius of 3500.00 feet and having a chord which bears North 79°50'17.5" East (recorded as north 81°06'39" east), 546.19 feet (recorded as 546.18 feet), to a non-tangent line; thence North 60°43'00" East (recorded as north 61°59'22" east), 635.87 feet (recorded as 635.05 feet) along the northerly line of said parcel of land to the east line of Mitchell Boulevard; thence North 01°42'08" East (recorded as north 2°58'30" east), 235.00 feet along the northerly line of said parcel of land and along the east right of way line of Mitchell Boulevard to a non-tangent curve (recorded as the westerly extension of the centerline of Story Parkway); thence Easterly, 210.04 feet and to the right along the northerly line of said parcel of land and along the arc of a curve having a radius of 405.00 feet and having chord which bears South 89°40'27.5" East (recorded as south 88°24'06" east), 207.69 feet, to the east line of said Southwest 1/4 Section and to the easterly line of said parcel of land; thence South 01°15'21" East (recorded as south 0°01' west), 298.22 feet along said east line and along the easterly line of said parcel of land to the point of beginning.

REEL 3958 Pgs. 1336

Also, excepting therefrom: All that part of the Southeast 1/4 of Section 26, Township 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin, formerly described in the following documents:

Volume 2975 of Deeds, Page 276, Document No. 3084109, January 23, 1952.

Volume 3524 of Deeds, Page 537, Document No. 3457226, December 29, 1955 (that part of vacated North 46th Street west of the centerline).

Now more particularly bounded and described as follows:

Commencing at the Southeast corner of the Southeast 1/4 of said Section 26; thence South $88^{\circ}43'07''$ West, 142.69 feet along the south line of said Southeast 1/4 Section to the westerly right of way line of North 44th Street as described in Volume 4 of Eminent Domain on Page 59 at the Milwaukee County Register of Deeds Office, as described in Volume 1 on Page 110 of the Wauwatosa Town Road Record, and as established by the field location of the existing pavement and to the easterly line of the SECOND RECORDING OF H. F. STORY'S SUBDIVISION, a recorded subdivision; thence North $11^{\circ}17'35''$ West (recorded as North $8^{\circ}55'$ West), 96.62 feet along said westerly right of way line and along said easterly line; thence North $10^{\circ}12'24''$ West (recorded as North $8^{\circ}55'$ West), 450.04 feet along said westerly right of way line and along said easterly line; thence North $04^{\circ}32'36''$ West (recorded as North $3^{\circ}15'$ West), 703.40 feet along said westerly right of way line and along the easterly line of STORY'S SUBDIVISION NO. 2, a recorded subdivision; thence North $04^{\circ}57'43''$ West (recorded as North $3^{\circ}15'$ West), 148.57 feet along said westerly right of way line and along said easterly line to a point in the easterly line of said parcel of land as described in said Document No. 3084109, to the northeast corner of said STORY'S SUBDIVISION NO. 2, and to the point of beginning of the following description: Thence South $88^{\circ}43'07''$ West (recorded as East), 116.55 feet (recorded as 120 feet) along the north line of Block 1 of said subdivision and along the easterly line of said parcel of land to the northwest corner of said Block 1; thence South $01^{\circ}16'53''$ East (recorded as North), 120.00 feet along the west line of said Block 1 and along the easterly line of said parcel of land to the southwest corner of said Block 1; thence South $88^{\circ}43'07''$ West (recorded as East), 157.26 feet along the north right of way line of vacated West St. Paul Avenue and along the easterly line of said parcel of land to the west right of way line of vacated North 45th Street; thence South $01^{\circ}16'53''$ East (recorded as North), 240.00 feet along said west right of way line and along the easterly line of said parcel of land to the northeast corner of Block 3 of said subdivision; thence South $88^{\circ}43'07''$ West (recorded as East), 284.00 feet along the north line of said Block 3 and along the easterly line of said parcel of land to the centerline of vacated North 46th Street; thence South $01^{\circ}16'53''$ East (recorded as North), 510.56 feet along said centerline and along the easterly line of said parcel of land; thence South $08^{\circ}33'07''$ West (recorded as North $9^{\circ}50'$ East), 83.44 feet along said centerline; thence South $03^{\circ}27'07''$ West (recorded as North $4^{\circ}44'$ East), 46.68 feet along said centerline to the northerly line of Parcel No. 18 as described in Volume 3760 of Deeds on Page 76 and recorded as Document No. 3619880; thence South $80^{\circ}38'09''$ West, 875.30 feet along the northerly line of said Parcel 18 and along the southerly line

REEL 3958 1337

of said parcel of land described in Document No. 3084109 to the easterly line of Bluff Park as described in Volume 901 of Deeds on Page 397 and recorded as Document No. 1100413 and to the westerly line of said parcel of land described in Document No. 3084109; thence North 35°12'27" East, 6.91 feet along the easterly line of said Bluff Park and along the westerly line of said parcel of land; thence North 33°06'27" East, 45.65 feet along the easterly line of said Bluff Park and along the westerly line of said parcel of land; thence North 27°10'26" East, 50.11 feet along the easterly line of said Bluff Park and along the westerly line of said parcel of land; thence North 25°41'18" East, 50.04 feet along the easterly line of said Bluff Park and along the westerly line of said parcel of land; thence North 22°32'18" East, 50.01 feet along the easterly line of said Bluff Park and along the westerly line of said parcel of land; thence North 20°14'59" East, 50.08 feet along the easterly line of said Bluff Park and along the westerly line of said parcel of land; thence North 17°24'13" East, 50.28 feet along the easterly line of said Bluff Park and along the westerly line of said parcel of land; thence North 15°25'41" East, 50.49 feet along the easterly line of said Bluff Park and along the westerly line of said parcel of land; thence North 17°24'13" East, 50.28 feet along the easterly line of said Bluff Park and along the westerly line of said parcel of land; thence North 19°56'40" East, 58.11 feet along the easterly line of said Bluff Park and along the westerly line of said parcel of land; thence North 46°48'52" East, 390.00 feet along the easterly line of said Bluff Park and along the westerly line of said parcel of land; thence North 31°49'08" West, 301.00 feet along the easterly line of said Bluff Park and along the westerly line of said parcel of land; thence North 03°25'52" East, 461.64 feet along the easterly line of said Bluff Park and along the westerly line of said parcel of land to the northerly line of said parcel of land and to a line that is parallel with the centerline of West Blue Mound Road; thence North 85°09'44" East (recorded as west), 80.64 feet (recorded as 109.10 feet) along said parallel line and along the northerly line of said parcel of land to a line that is perpendicular to West Blue Mound Road; thence North 04°50'16" West (recorded as South), 40.00 feet along the northerly line of said parcel of land and along said perpendicular line to a line that is 293.46 feet south of (as measured at right angles to) and parallel with the centerline of West Blue Mound Road; thence North 85°09'44" East (recorded as West), 665.31 feet along the northerly line of said parcel of land and along said parallel line; thence South 01°37'30" East (recorded as north), 50.45 feet along said northerly line and along a line that is parallel to the east line of said Southeast 1/4 Section to a point that is 343.91 feet south of (as measured at right angles to) the centerline of West Blue Mound Road and 610.75 feet west of (as measured at right angles to) the east line of said Southeast 1/4 Section; thence North 88°08'30" East (recorded as West), 376.62 feet (recorded as 370.67 feet) along the northerly line of said parcel of land to the southeast corner of BLUE MOUND COURT, a recorded subdivision, to the easterly line of said parcel of land, and to the above said westerly right of way line of North 44th Street; thence South 12°43'05" West (recorded as northeasterly), 11.32 feet along the easterly line of said parcel of land and along said westerly right of way line; thence South 18°18'56" West (recorded as northeasterly), 130.17 feet along the easterly line of said parcel of land and along said westerly right of way line; thence South 04°57'43" East (recorded as north), 185.74 feet (recorded as

REEL 3958 PAGE 1338

185.88 feet) along the easterly line of said parcel of land and along said westerly right of way line to the point of beginning.

The resulting above described parcel of land contains 5,441,913 square feet or 124.9291 acres of land.

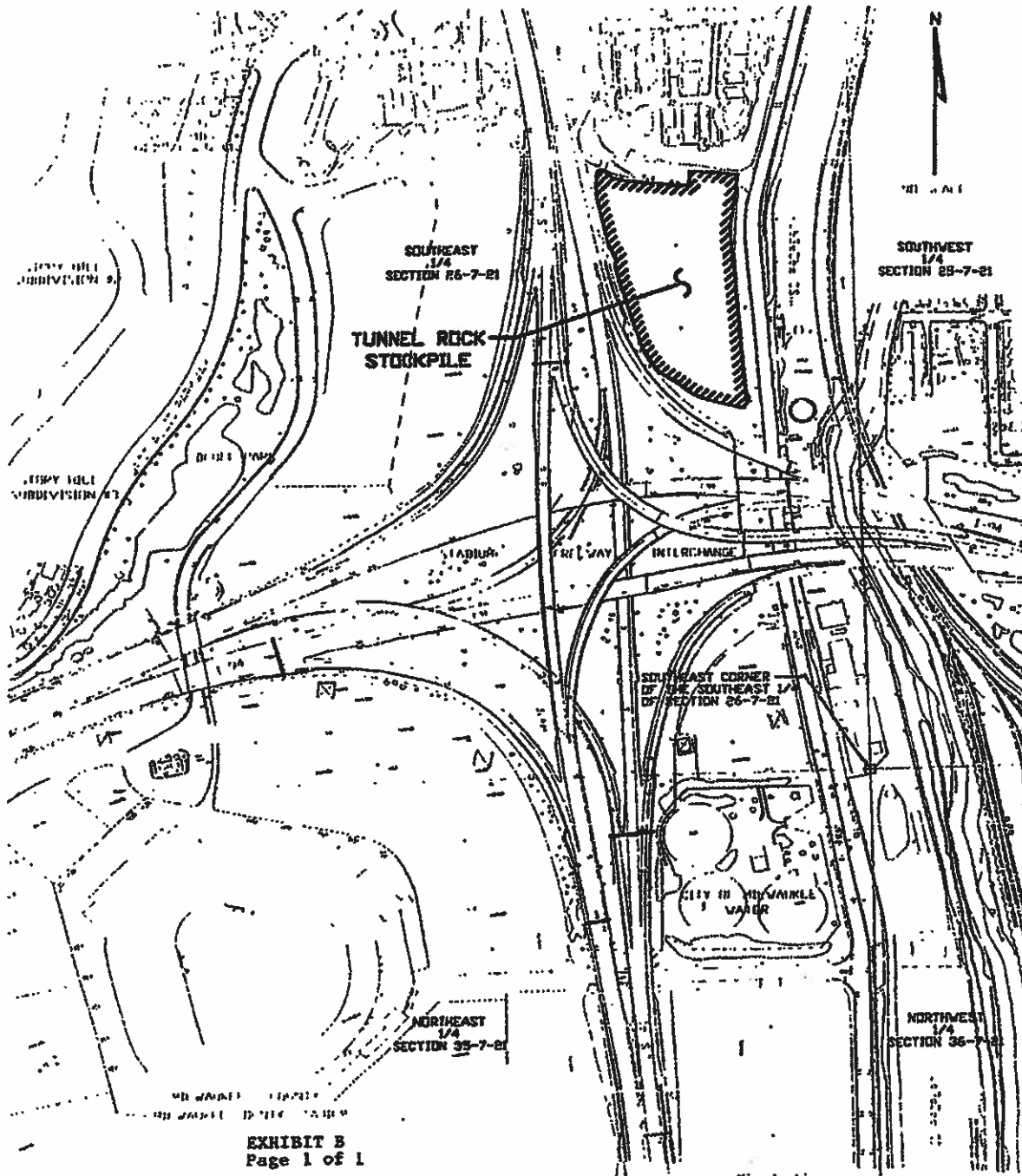


EXHIBIT B
Page 1 of 1