

Exhibit N

Title Overview

O'Donnell Park – Title Document Summaries

666597

- USA to City of Milwaukee – an act to construct public works
- Recorded 05/23/1910
- Secretary of War gives permission to the Board of Park Commissioners for the City of Milwaukee permission to fill out and build out into Lake Michigan at Milwaukee Wisconsin from the present shoreline out to a line 600 feet distance therefrom, extending from the foot of Mason Street south to the harbor entrance.
- Need structure at outer edge to prevent loss material used in filling from being washed into the harbor
- Work subject to supervision of the Engineer Officer of the US Army in charge of the locality

762955

- Quitclaim deed from Chicago and North Western Railway Company to City of Milwaukee
- \$1 and other good and valuable considerations – Railway Company may locate, construct maintain and operating across the park or public grounds formerly known as 7th Ward Park one additional railway track N of and immediately adjacent to the three tracks there already
- May also construct, maintain and operate such additional railway tracks W of the line described above – east of its west property line and N/S of said park property as it may consider necessary or desirable.
- Recorded 04/23/1913

1245685

- Easement from Chicago North Western Railway Company to City of Milwaukee
- Recorded 11/12/1923
- Grant easement of the railroad ROW to City for construction of the Mason Street viaduct

1254096

- Agreement between City of Milwaukee and Chicago North Western Railway Company
- City will have viaduct constructed over and across railroad tracks
- Pursuant to an agreement dated Dec. 9, 1872 Railway Company is obligated to provide such a structure – but City's plans are much more elaborate – therefore Railway Company to pay City \$130,000.00 in installments to satisfy its obligation under the earlier agreement
- Exhibit showing plat not attached
- Recorded 12/29/1923

1857124

- Recorded 07/06/1931
- Transfer of land from the City of Milwaukee to Milwaukee Sewerage Commission
- Consideration = building of 1000 feet of bulkhead, 1154.7 feet of slip wall, 288.64 feet of slip end wall, and necessary backfilling (In all work should cost \$380,000.00)
- Board of Harbor Commissioners reserves 20 ft. wide strip along the bulkhead at the car ferry slip for its use and control
- Sewerage Commission to pay \$20,000 towards building of a new car ferry office building – old car ferry office building can be used by Sewerage Commission until Jan. 1, 1933 when it is to be destroyed
- Sewerage Commission will pay for connection when the Board of Harbor Commissioners decides to build a sewer system on its land

O'Donnell Park – Title Document Summaries

- Board of Harbor Commissioners will grant easement to Sewerage Commission if/when it needs to construct a main line sewer leading to treatment plant
- Exhibit was not attached showing what land transferred/encumbered

2261025

- Quitclaim deed from City of Milwaukee to Milwaukee County
- Recorded 05/08/1940
- “It is expressly understood and agreed by the parties hereto that this deed is given upon the condition that the lands herein conveyed shall always be used for and as a public park without expense to the City of Milwaukee, except such as may properly be included in the tax levy upon said city for the current year involved; and in the event that the said lands shall at any time in the future cease to be used, kept and maintained for public park purposes, then and in such event, title to said lands shall at once revert to and revest in the grantor, its successors or assigns.”
- Said park shall always be subject to such sewer, water, gas, electrical, highway and other such easements as exist at the present time and such other easements which shall be necessary

2886763

- Deed from US to City of Milwaukee of 2.25 acres of land granted and ceded to the United States of America by the Wisconsin State Legislature in 1929 except a parcel of land with improvements and facilities on it
- United States has perpetual rights of way for ingress and egress to the held parcel
- United States reserving its rights to minerals under the land (uranium, thorium and all other materials peculiarly essential to the production of fissionable material) pursuant to the Atomic Energy Act
- Recorded 06/10/1949

3370906

- Milwaukee County grants utility easement to WEPCO for \$1 for purpose of supplying electrical services to the proposed war memorial building
- Also right to enter the premises to do work contemplated in the installation, operation, repair and replacement
- Recorded 02/24/1955
- NOTE: RELEASED AND DISCHARGED by new easement dated Dec. 31, 1956

3553351

- Easement from Milwaukee County to WEPCO for \$1
- Supersedes and takes the place of 3370906
- If Lincoln Memorial Bridge is rebuilt, altered or relocated, Milwaukee County will pay 2/3 and WEPCO will pay 1/3 of the amount necessary to rebuild/alter/relocate the electrical facilities
- Recorded 01/21/1957

3807038

- Easement from City of Milwaukee to WEPCO for \$1 for installation, operations, maintenance of electrical facilities; as well as entering premises to do work on them
- Restoration required if any work done
- Recorded 05/09/1960

O'Donnell Park – Title Document Summaries

4131379

- Warranty deed from Chicago and North Western Railway Company to Milwaukee County
- Recorded 09/18/64
- \$7,000,000.00
- Various parcels in Tracts A-O – see Exhibit A

4476847

- Certified Resolution of Common Council of Milwaukee vacating Marshall Street between E. Wisconsin Avenue and E. Michigan Avenue.
- Vacation does not terminate any utility easements existing
- City authorized to execute instruments of conveyance to petitioners for all catch basins, drains and appurtenances; 12" sewer main, 15" CS, 24" CS
- Grantee responsible for the maintenance or abandonment of said facilities
- Recorded 07/21/1969

4521765

- Easement from City of Milwaukee to WEPCO for \$1 for provision of electricity to Castaways Restaurant
- Recorded 04/2/1970

4769306

- Easement from City of Milwaukee to WEPCO for \$1
- Required for relocation of facilities to serve the City of Milwaukee – North Harbor tract area
- Recorded 06/18/73

4778417

- Warranty deed from Milwaukee County to State of Wisconsin (for construction of expressway)
- \$3,950,000.00
- Recorded 07/18/73

5105826

- Award of damages to Milwaukee County by State of Wisconsin for construction of the Lake Freeway in the amount of \$1,900,000.00
- State to acquire fee simple title, highway easements, limited highway easements, drainage easements and access rights; and perpetual easements in land as described in the exhibit
- Recorded 06/02/77

6149930

- Quitclaim deed from State of Wisconsin to Milwaukee County
- Recorded 03-02-88
- Mutual benefits pursuant to Wis. Stat. § 84.09(5)
- 14.538 acres

6313200

- Temporary construction easement between Milwaukee County and Lakeshore Prime Properties of Wisconsin for MKE to construct parking garage

O'Donnell Park – Title Document Summaries

- Recorded 09/20/89

6453546

- Quitclaim deed from City of Milwaukee to Milwaukee County for land “to be used exclusively as a public park, amusement and recreation grounds or parkway and for such purposes as municipal public park grounds are generally used and upon further condition that the part of the second part will maintain said premises forever for such purposes and will never alien or convey said lands to any private person or to any municipal corporation; provided, that in the event that the City and the County of Milwaukee shall at some future time be consolidated, the happening of said event shall in no event be considered a breach of the last mentioned condition.”
- Looks to be veteran’s park based on legal description
- Recorded 01/29/91

6466274

- Quitclaim deed from EC Milwaukee Joint Venture to Milwaukee County
- Recorded 03/21/91

6490534

- County grants to City of Milwaukee a permanent easement for construction of sewer in vacated N. Marshall Street
- Recorded 06/13/91

6490539

- Easement from Milwaukee County to City of Milwaukee for \$1 for construction of 6” water main at E. Wisconsin/N. Prospect
- Recorded 06/13/91

6490540

- Easement from Milwaukee County to City of Milwaukee for \$1 for construction of sewers and water main at E. Michigan/E. Marshall
- County will construct a bike ramp within the easement limits
- Recorded 06/13/91

6512958

- Certified resolution from the City of Milwaukee vacating the intersections of E. Wisconsin and N. Prospect; E. Michigan and previously vacated N. Marshall
- Recorded 08/16/91

6516443

- Exclusive easement Agreement between Milwaukee County and Milwaukee Art Museum for “The Calling” sculpture
- Placed in vacated ROW at corner of E. Wisconsin and N. Prospect
- Recorded 08/28/91

8384306

O'Donnell Park – Title Document Summaries

- Setback easement, plaza easement, pedestrian connection easement, temporary construction easement, and a maintenance easement over, upon and across O'Donnell Park from Milwaukee County to Grand View Development Partners, LLC for \$150,000.00
- The \$150,000 paid in installments from 2002 -2009
- Recorded 11/06/2002