

Overview of MRMC Land Transactions

Exhibit A

Summary of Existing Leases



onsin Lutheran
College Outdoor...

NW Quad
Transit &
Sheriff

Northeast Quadrant
Innovation Campus, Ronald McDonald House, WAC,
Milwaukee County Grounds Park, etc.

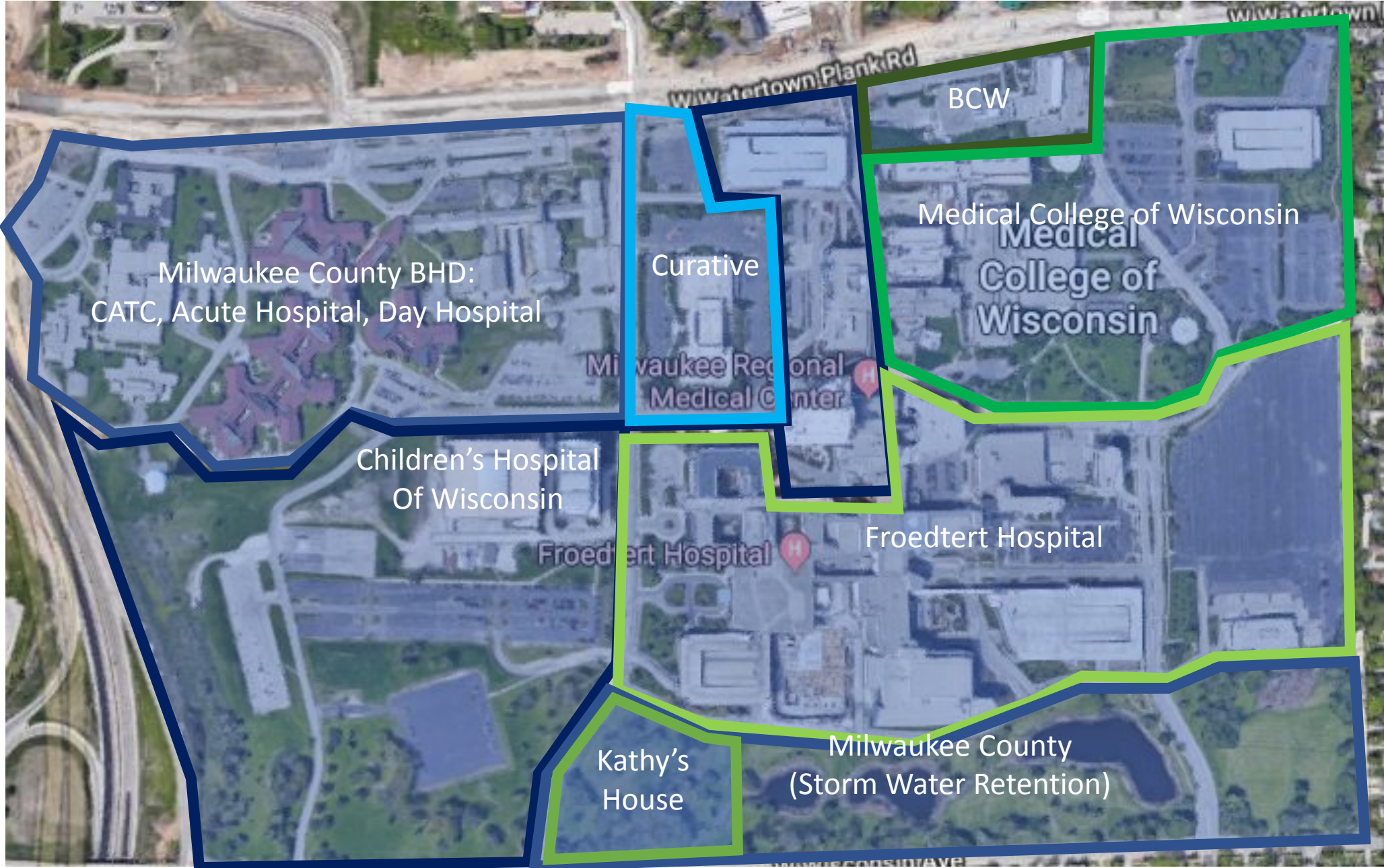
Southwest Quadrant
Milwaukee County Research Park

Milwaukee Regional
Southeast Quadrant
Milwaukee Regional Medical Center
(MRMC)
Froedtert Hospital

Medical Town
College of
Wisconsin

W Wisconsin Ave

W Wisconsin Ave



Milwaukee County BHD:
CATC, Acute Hospital, Day Hospital

Curative

BCW

Medical College of Wisconsin
Medical College of Wisconsin

Milwaukee Regional Medical Center

Children's Hospital Of Wisconsin

Froedtert Hospital

Froedtert Hospital

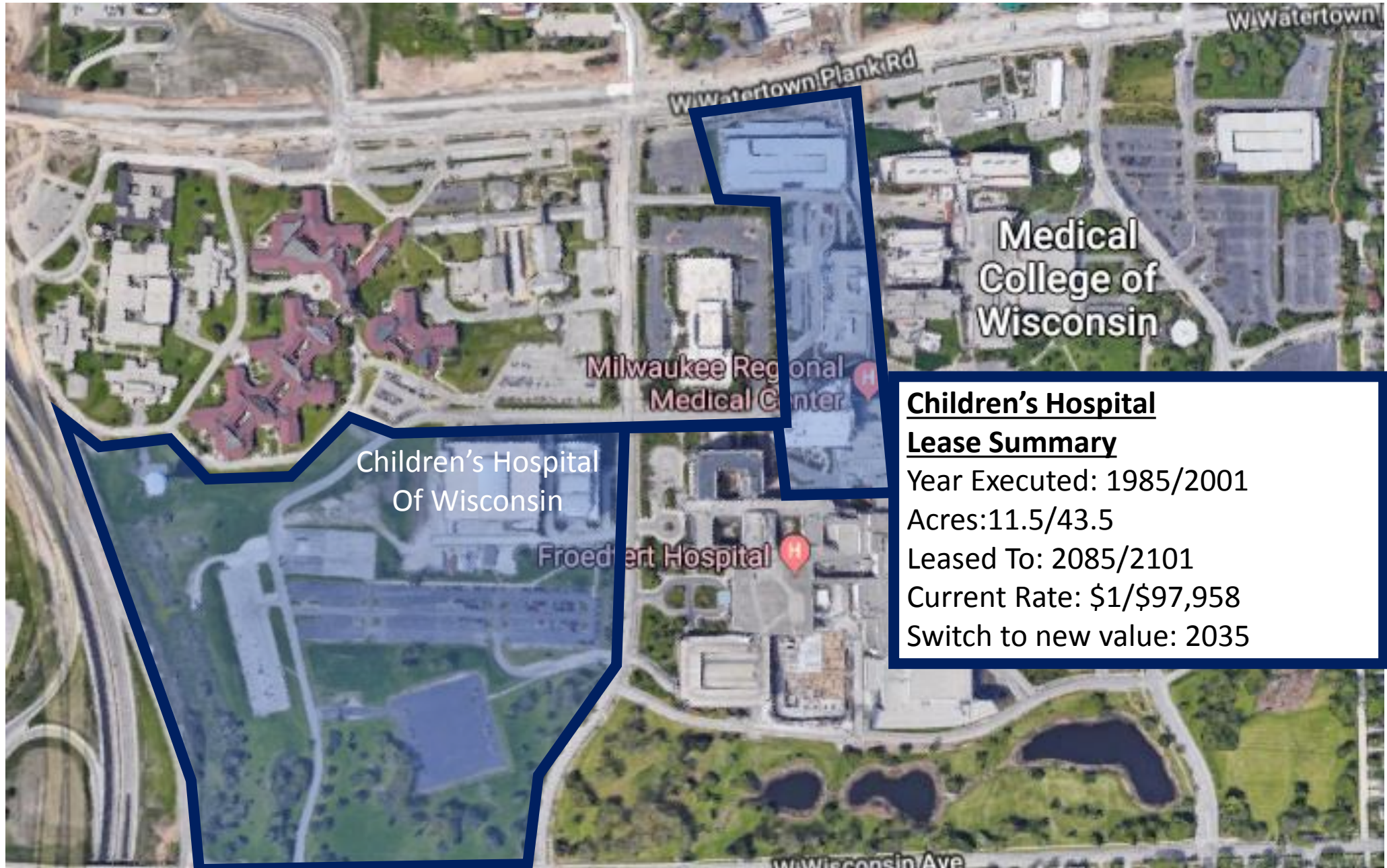
Kathy's House

Milwaukee County (Storm Water Retention)

W Watertown Plank Rd

W Watertown Plank Rd

W WASHINGTON AVE



Medical College of Wisconsin

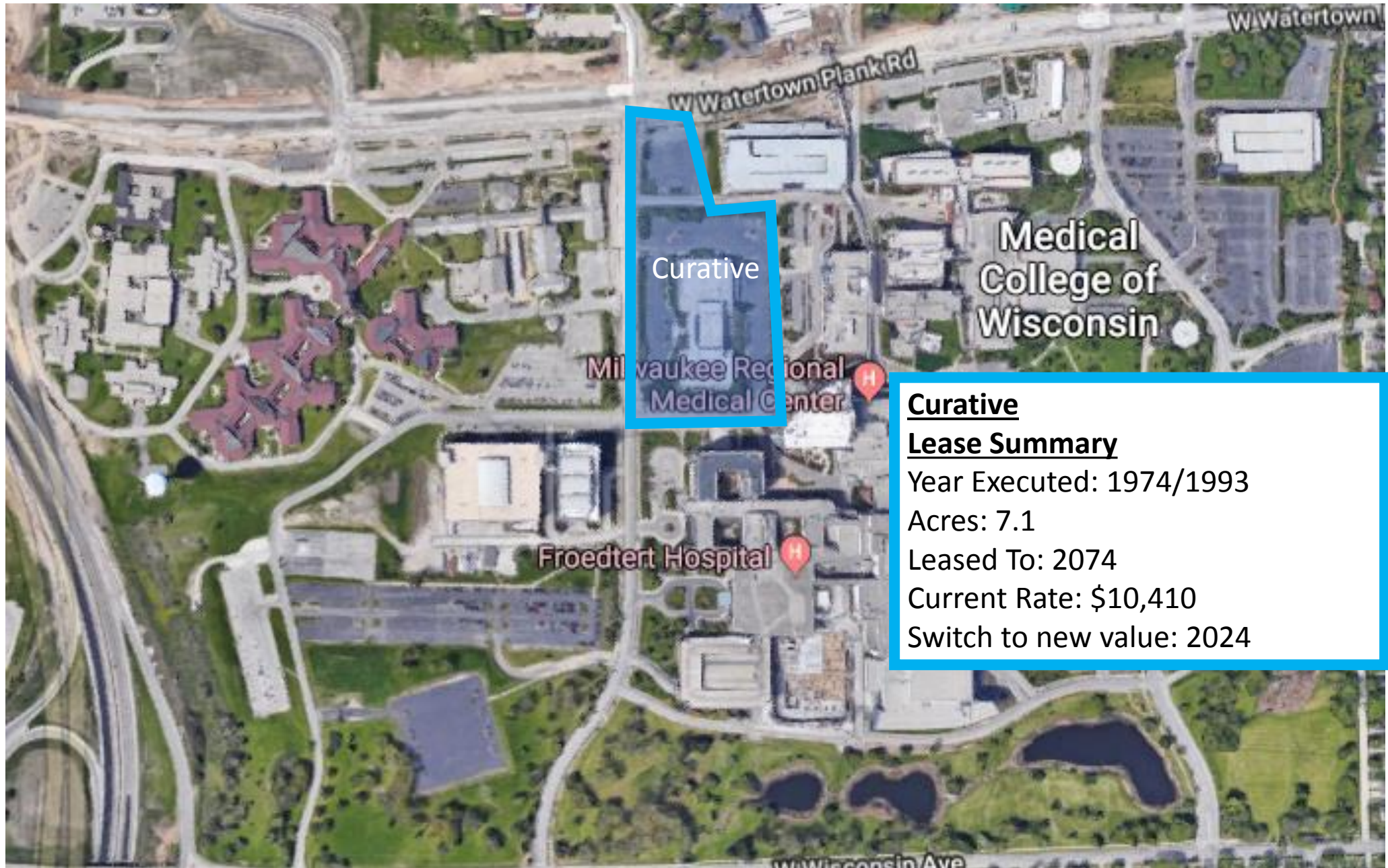
Milwaukee Regional Medical Center

Children's Hospital Of Wisconsin

Froedert Hospital

Children's Hospital
Lease Summary

Year Executed: 1985/2001
Acres: 11.5/43.5
Leased To: 2085/2101
Current Rate: \$1/\$97,958
Switch to new value: 2035



Curative

Medical
College of
Wisconsin

Milwaukee Regional
Medical Center

Froedtert Hospital

Curative

Lease Summary

Year Executed: 1974/1993

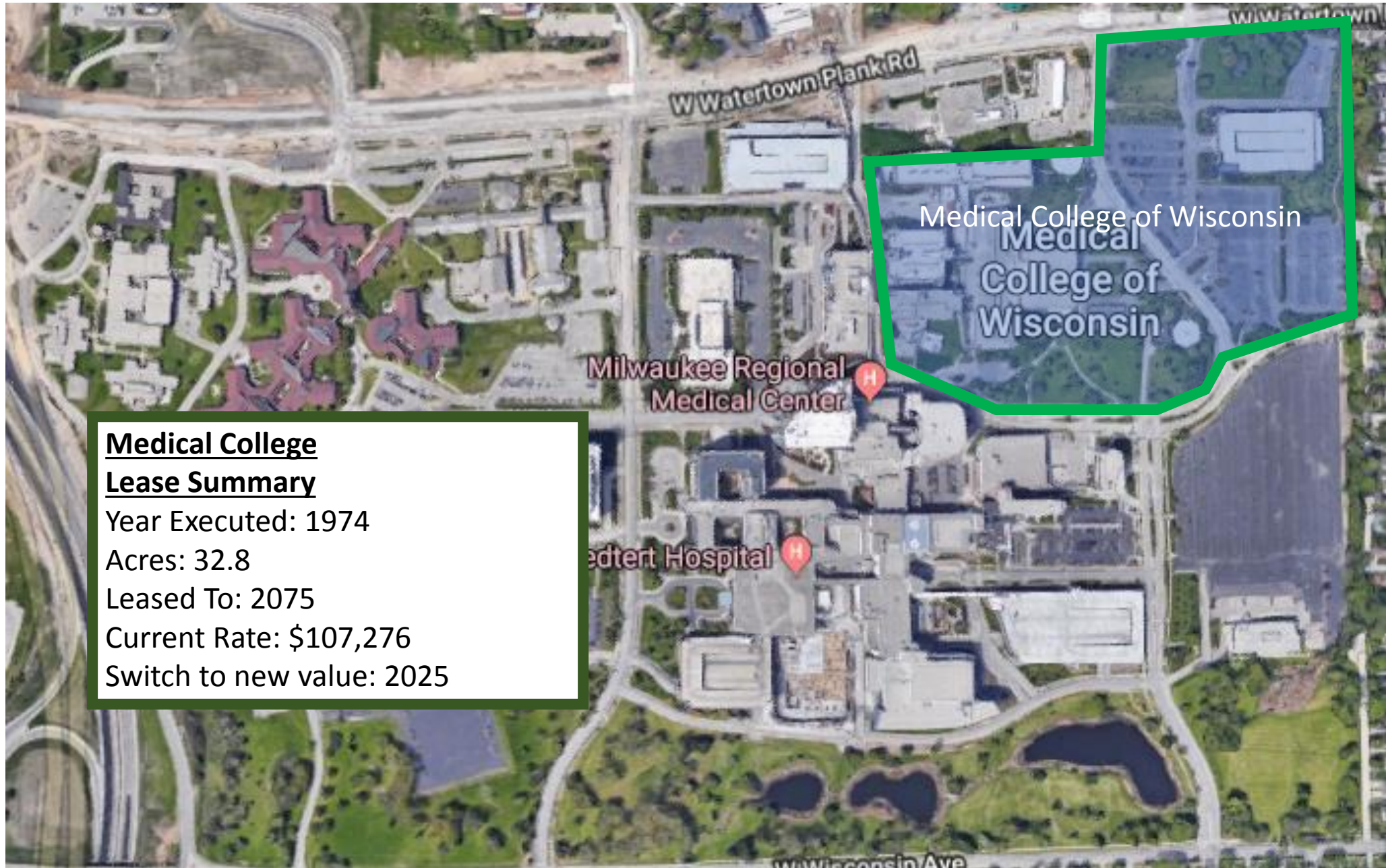
Acres: 7.1

Leased To: 2074

Current Rate: \$10,410

Switch to new value: 2024





Medical College

Lease Summary

Year Executed: 1974

Acres: 32.8

Leased To: 2075

Current Rate: \$107,276

Switch to new value: 2025

Froedtert Hospital

Lease Summary

Lease #1

Year Executed: 1976

Acres: 13.2

Leased To: 2078

Current Rate: \$1

Switch to new value: 2038

Lease #2

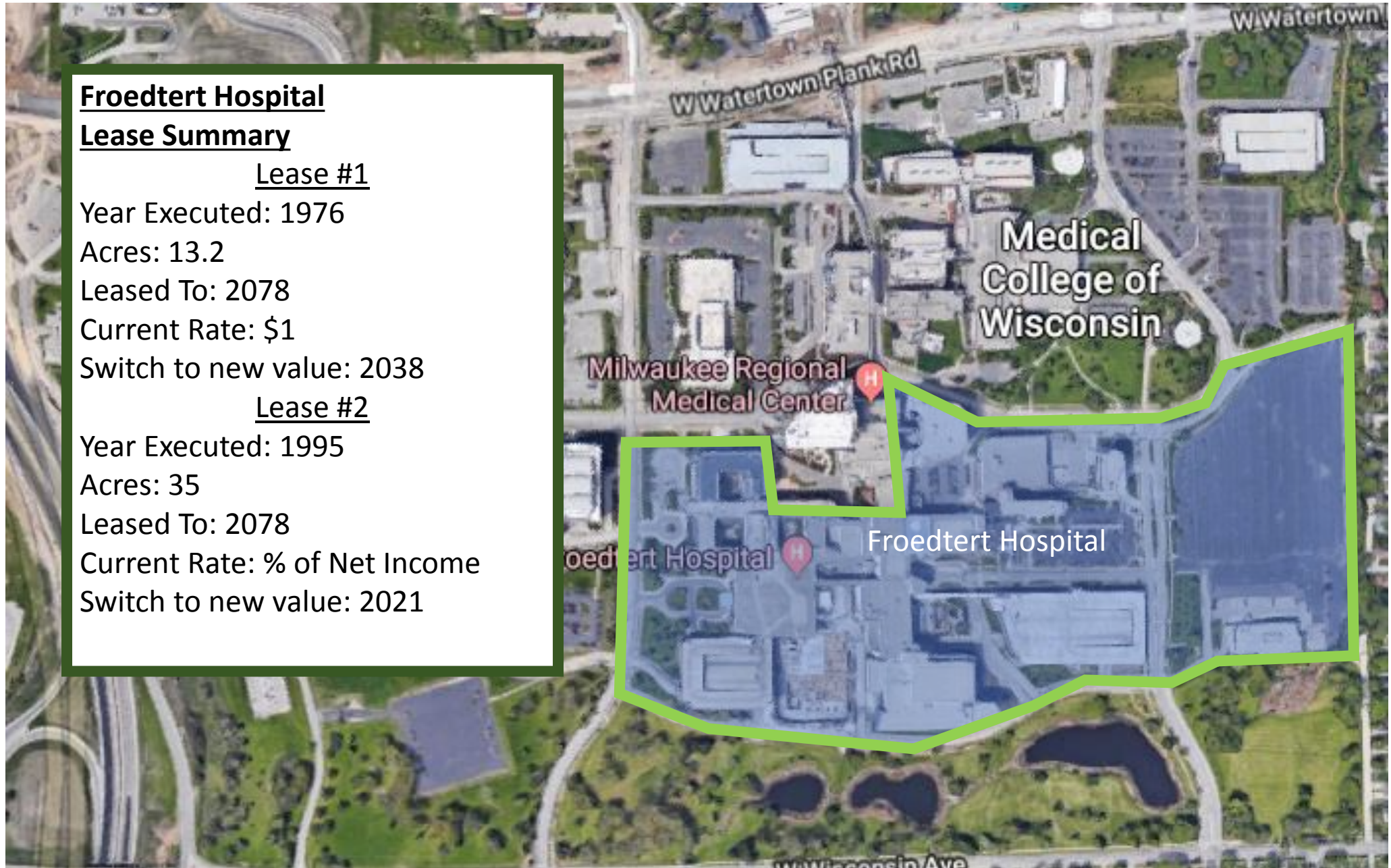
Year Executed: 1995

Acres: 35

Leased To: 2078

Current Rate: % of Net Income

Switch to new value: 2021





BCW

Kathy's House
Kathy's House is not currently located on campus. As a non-profit that serves families and patients receiving treatment at local hospital. Many of the families receive treatment at Froedtert and there is a benefit by having Kathy's House located near Froedtert.

Kathy's House

Exhibit B

Example of New Value Language

Example of New Value Language

4. Fair Market Rental. From and after the fifty-first year hereof, rental for the land shall be paid to Lessor by Lessee in an amount as may be mutually agreed upon. If the parties cannot agree on such rental, then rental shall be computed by multiplying the fair market value of the land determined according to the procedures of paragraph 14(b) hereof (disregarding any increment in value due to improvements made by Lessee) times ten percent (10%). After the one-hundredth year if said Lease is renewed the rental shall be subject to increase if the fair market value of the land shall have increased and similar adjustments in the rental shall be made every twenty-five years thereafter if the fair market value of the land shall have increased. The procedures specified in paragraph 14(b) shall be applicable for determining the fair market value of the land.

Exhibit C

Example of Repurchase Liability Language

Example of Repurchase Liability language

(b) If the Lessee is unsuccessful for any reason in obtaining a third party purchaser and consummating the sale of the Facility to it or should Lessee desire to waive its rights to attempt to obtain a third party purchaser under subparagraph (a) above, Lessee shall give notice to Lessor in either such event, and thereupon Lessor shall purchase from Lessee all of the Facility and fixtures installed thereon (and such other equipment and other property as the parties may agree) by paying to Lessee in cash the fair market value thereof, determined by an independent appraiser mutually satisfactory

Exhibit D

Example of Cost Sharing Ordinance Language

Example of Cost Sharing Ordinance language

- 25. Cost Sharing Ordinance. It is hereby agreed by and between the parties that the Cost Sharing Ordinance (Chapter 98 of the General Ordinances of Milwaukee County) relating to the development of the Medical Center on the County Institution Grounds is hereby incorporated herein by reference, is made a part hereof, and is deemed applicable to the parties hereto as if set forth in its entirety herein. The terms of such ordinance are a material part hereof and shall be amendable or modified only by the mutual agreement of the Lessor and the Lessee. Notwithstanding anything contained in the Cost Sharing Ordinance, future amendments to such ordinance relating to utilities, tunnel construction and parking shall only become a part hereof if all decisions with respect to the planning and development of such supportive facilities for the Medical Center are made in accordance with the decision making procedure specified in Section 98.11 of such ordinance and provided such decisions and amendments are not inconsistent with the other provisions of this Lease.

Exhibit E

Example of Remaining Liability Language

Example of Remaining Liability language

(b) *Demolition.* Lessor agrees, pursuant to the terms hereof and the terms of the Purchase Agreement, that Lessee shall have the right, at any time, to demolish either or both of the 1927 Building and the 1957 Building and appurtenant facilities, and Lessee shall have the right from time to time to construct additional improvements on that portion of the Land upon which portions of the Doyne Improvements have been demolished, provided such additional improvements are consistent with the Land Use Plan. Pursuant to the terms of the Purchase Agreement, Lessor has agreed to pay certain costs related to demolition of the 1927 Building and the 1957 Building ("*County Demolition Costs*"). Any and all such demolition shall be done in compliance with all statutes, laws, ordi-

Exhibit F

Financial Summary

	Appraised Value (based upon Medical Use)	Existing Lease Payment NPV			Proposed Lease Payments NPV		
		Start Date	End Date	Remaining Payments	Start Date	End Date	Payments
Blood Center	\$ 1,060,000	1989	2087	\$ 1,497,280	2018	2087	\$ 1,497,280
Curative Main	\$ 1,470,000	1974	2073	\$ 2,068,455	2018	2073	\$ 2,547,461
Curative Parking		1993	2073	\$ 479,006			
MCW	\$ 5,150,000	2004	2074	\$ 4,337,058	2018	2074	\$ 8,837,803
MCW Original		1975	2074	\$ 4,500,745			
CHW Watertown	\$ 2,400,000	1985	2085	\$ 3,499,760	2018	2100	\$12,755,899
CHW Connell	\$ 7,400,000	2001	2100	\$ 9,256,139			
FMLH Original	\$ 1,917,012	1980	2078	\$ 2,949,876			
FMLH Additional	\$ 5,082,987	1995	2028	\$19,362,145	2018	2022	\$22,049,293
Total	\$24,479,999			\$47,950,464			\$47,687,736

From Milwaukee County Comptroller Memo dated June 13, 2018

Proposed Payment Schedule							
Schedule of Payments	5 Years	5 Years	5 Years	5 Years	20 Years	20 Years	Final Years
	Yrs 1-5	Yrs 6-10	Yrs 11-15	Yrs 16-20	Yrs 21- 40	Yrs 41-60	Yrs 61-83
Blood Center*	\$ 14,874	\$ 16,110	\$ 17,449	\$ 18,900	\$ 1,753,527	\$ 2,503,953	\$ 1,585,841
Curative	\$ 55,257	\$ 365,367	\$ 475,041	\$ 514,533	\$ 2,522,950	\$ 2,686,526	\$ -
Medical College of Wisconsin	\$ 561,006	\$1,123,999	\$1,577,265	\$1,708,390	\$ 8,376,875	\$ 9,556,826	\$ -
Children's Hospital	\$ 588,781	\$ 925,711	\$ 972,932	\$1,534,618	\$11,390,714	\$15,054,644	\$19,040,678
Froedtert	\$ 24,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 25,719,919	\$2,431,187	\$3,042,688	\$3,776,440	\$24,044,066	\$29,801,949	\$20,626,519
Yearly Average	\$ 5,144,000	\$ 486,000	\$ 609,000	\$ 755,000	\$ 1,202,000	\$ 1,490,000	\$ 897,000
* - Will be allowed an option to pay the net present value of payment stream instead of payments over time.							

From Milwaukee County Comptroller Memo dated June 13, 2018