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JOHN LA FAVE  
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Milwaukee County, WI  
AMOUNT: 30.00  
FEE EXEMPT #:

\*\*\*This document has been electronically recorded and returned to the submitter. \*\*

MEMORANDUM OF DEVELOPMENT AGREEMENT

Document Number

Document Title

THIS MEMORANDUM OF DEVELOPMENT AGREEMENT ("Memorandum") is made effective as of the 19th day of February, 2018, by and between BPC COUNTY LAND, LLC, a Wisconsin limited liability company ("Developer"), and the CITY OF FRANKLIN, a municipal corporation of Milwaukee County, Wisconsin ("City").

Recording Area

Name and Return Address:  
Douglas S. Buck, Esq.  
Quarles & Brady LLP  
33 E. Main Street, Suite 900  
Madison, WI 53703

WITNESSETH:

WHEREAS, Developer's affiliate, BPC Master Developer, LLC, and the City entered into that certain Development Agreement dated February 19, 2018 ("Development Agreement"). The full Development Agreement is available for inspection and copies can be obtained at the City of Franklin City Hall;

WHEREAS, Developer's affiliate, the Rock Sports Complex, LLC, and the City are parties to that certain Municipal Services Agreement dated February 19, 2018 ("Services Agreement"). The full Services Agreement is available for inspection and copies can be obtained at the City of Franklin City Hall; and

WHEREAS, this Memorandum is being executed for the purpose of providing notice of the Development Agreement and certain terms thereof in the Office of the Register of Deeds for Milwaukee County, State of Wisconsin in order to place third parties on notice of the Development Agreement and Developer's and the City's rights and obligations thereunder, some of which are hereinafter summarized.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained in the Development Agreement, Developer and the City hereby acknowledge as follows:

PIN:
745-8998-000
745-0029-000
745-8999-004
744-8985-002
744-8985-001
744-8980-001
744-8988-000
744-8989-000
744-8981-000
708-8996-000
708-8999-000

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Knight-Barry File # 884762

ORIGINAL DOCUMENT  
RECORDED ELECTRONICALLY

Date: 2/23/18

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MEMORANDUM OF  
DEVELOPMENT  
AGREEMENT

Document Number

Document Title

**THIS MEMORANDUM OF DEVELOPMENT AGREEMENT ("Memorandum")** is made effective as of the 19<sup>th</sup> day of February, 2018, by and between **BPC COUNTY LAND, LLC**, a Wisconsin limited liability company ("**Developer**"), and the **CITY OF FRANKLIN**, a municipal corporation of Milwaukee County, Wisconsin ("**City**").

Recording Area

Name and Return Address  
Douglas S. Buck, Esq.  
Quarles & Brady LLP  
33 E. Main Street, Suite 900  
Madison, WI 53703

**WITNESSETH:**

**WHEREAS**, Developer's affiliate, BPC Master Developer, LLC, and the City entered into that certain Development Agreement dated February 19, 2018 ("**Development Agreement**"). The full Development Agreement is available for inspection and copies can be obtained at the City of Franklin City Hall;

**WHEREAS**, Developer's affiliate, the Rock Sports Complex, LLC, and the City are parties to that certain Municipal Services Agreement dated February 17, 2018 ("**Services Agreement**"). The full Services Agreement is available for inspection and copies can be obtained at the City of Franklin City Hall; and

PIN:

745-8998-000  
745-0029-000  
745-8999-004  
744-8985-002  
744-8985-001  
744-8980-001  
744-8988-000  
744-8989-000  
744-8981-000  
708-8996-000  
708-8999-000

**WHEREAS**, this Memorandum is being executed for the purpose of providing notice of the Development Agreement and certain terms thereof in the Office of the Register of Deeds for Milwaukee County, State of Wisconsin in order to place third parties on notice of the Development Agreement and Developer's and the City's rights and obligations thereunder, some of which are hereinafter summarized.

**NOW, THEREFORE**, in consideration of the mutual covenants and promises contained in the Development Agreement, Developer and the City hereby acknowledge as follows:

1. **PROPERTY.** The "**Property**" is land located in the City of Franklin, Milwaukee County, State of Wisconsin, legally described on Exhibit A attached hereto.

2. **TERM.** The Development Agreement and the Services Agreement shall run with the land pursuant to its terms unless terminated pursuant to its terms.

3. **NO MODIFICATION; DEVELOPMENT AGREEMENT CONTROLLING.** This Memorandum is only a summary of some of the terms and conditions contained in the Development Agreement and the Services Agreement. This Memorandum is not intended in any way to amend, alter, modify, abrogate, substitute or otherwise affect any of the terms or conditions contained in the Development Agreement or the Services Agreement, all of which are hereby incorporated herein in full by this reference. It is hereby understood and agreed that, notwithstanding this Memorandum, the terms and conditions contained in the Development Agreement and the Services Agreement shall in all events control the relationship between Developer and the City with respect to the subject matter therein contained. This Memorandum is solely for recording and notice purposes.

4. **COUNTERPART SIGNATURES.** This Memorandum may be signed in two or more counterparts, all of which, when taken together, shall constitute one and the same instrument.

**[SIGNATURES APPEAR ON FOLLOWING PAGE]**

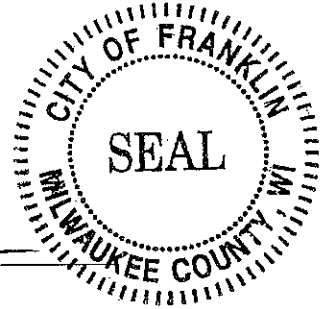
IN WITNESS WHEREOF, Developer and the City have executed this Memorandum effective as of the date first written above.

DEVELOPER:

CITY:

BPC COUNTY LAND, LLC

CITY OF FRANKLIN



By: BPC County Land Manager, Inc.  
Its: Manager

By: Stephen R. Olson  
Stephen R. Olson, Mayor

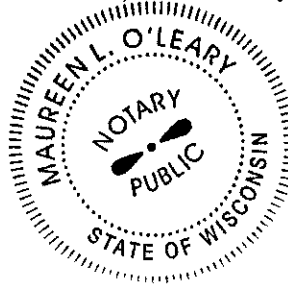
By: Michael E. Zimmerman  
Michael E. Zimmerman,  
Sole Shareholder

Attested By: Sandra L. Wesolowski  
Sandra L. Wesolowski,  
City Clerk

STATE OF WISCONSIN )  
 )ss.  
MILWAUKEE COUNTY )

Personally appeared before me this 17<sup>th</sup> day of February, 2018, the above-named Michael E. Zimmerman, the Sole Shareholder of BPC COUNTY LAND MANAGER, INC., the Manager of BPC COUNTY LAND, LLC, to me known to be the person who executed the foregoing agreement on behalf of BPC COUNTY LAND, LLC and by its authority.

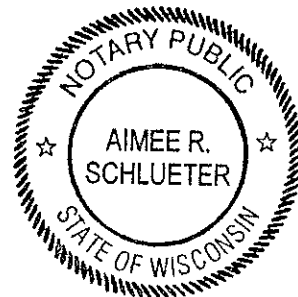
Maureen L. O'Leary  
Notary Public State of Wisconsin  
My commission expires: 3/31/2021



STATE OF WISCONSIN )  
 )ss.  
MILWAUKEE COUNTY )

Personally appeared before me this 19<sup>th</sup> day of February, 2018, the above-named Stephen R. Olson, Mayor of the City of Franklin, Wisconsin, to me known to be the person who executed the foregoing agreement on behalf of the City and by its authority.

Aimee R. Schlueter  
Notary Public State of Wisconsin  
My commission expires: 12/25/21



This Document was drafted by: Douglas S. Buck, Esq.

EXHIBIT A

**Parcel 1:**

That part of the Southwest  $\frac{1}{4}$  of Section 4, in Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at a point on the East line of said Southwest  $\frac{1}{4}$  of Section 4, which is 918.81 feet North of the Southeast corner of said  $\frac{1}{4}$  Section; thence North on the East line 400.00 feet to a stone monument; thence West on the East and West  $\frac{1}{8}$  line 544.50 feet to a point; thence South and parallel to the East line 400.00 feet to a point; thence East and parallel to the said  $\frac{1}{8}$  line 544.50 feet to the place of beginning.

For Informational Purposes Only:

Tax Key No. 745-8998-000

**Parcel 2:**

Outlot 1, in Block 1 in Whitnall View Addition No. 1, being a subdivision of a part of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 4, in Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin.

For Informational Purposes Only:

Tax Key No. 745-0029-000

**Parcel 3:**

Outlot 1 of Certified Survey Map No. 3107, recorded on July 11, 1977, in Reel 1030, Image 1316, as Document No. 5119257, being a part of the Southwest  $\frac{1}{4}$  of Section 4, in Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin. Excepting therefrom the lands described in the Warranty Deed recorded November 6, 1998 as Document No. 7629111.

For Informational Purposes Only:

Tax Key No. 745-8999-004

**Parcel 4:**

Outlot 1 of Certified Survey Map No. 3931, recorded October 24, 1980 in Reel 1333, Image 129, as Document No. 5434959, being a part of the Southeast  $\frac{1}{4}$  of Section 4, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin. Excepting therefrom the lands described in the Warranty Deed recorded November 6, 1998 as Document No. 7629111.

For Informational Purposes Only:

Property Address: 8230 W. Rawson Avenue

Tax Key No. 744-8985-002

**Parcel 5:**

Parcel 1 of Certified Survey Map No. 3931, recorded October 24, 1980 in Reel 1333, Image 129, as Document No. 5434959, being a part of the Southeast  $\frac{1}{4}$  of Section 4, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin. Excepting therefrom the lands described in the Warranty Deed recorded November 6, 1998 as Document No. 7629111.

For Informational Purposes Only:

Property Address: 8230 W. Rawson Avenue

Tax Key No. 744-8985-001

**Parcel 6A:**

That part of the Southeast  $\frac{1}{4}$  of Section 4, in Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at the Northeast corner of said  $\frac{1}{4}$  Section; thence South  $89^{\circ} 51' 33''$  West along the North line of said  $\frac{1}{4}$  Section, 1324.72 feet to the North and South  $\frac{1}{8}$  line of said  $\frac{1}{4}$  Section; thence South  $0^{\circ} 54' 45''$  West along said  $\frac{1}{8}$  line, 905.13 feet to the place of beginning of land to be described; continuing thence South  $0^{\circ} 54' 45''$  West along the said  $\frac{1}{8}$  line, 1010.0 feet to a point; thence South  $7^{\circ} 08'$  West 174.78 feet to a point; thence South  $0^{\circ} 37'$  West 244.20 feet to a point in the center line of West Loomis Road, thence South  $41^{\circ} 14'$  West along the center line of West Loomis Road, 406.47 feet to the point of intersection with the South line of said  $\frac{1}{4}$  Section; thence West along the South line of said  $\frac{1}{4}$  Section, 382.40 feet to a point; thence North  $0^{\circ} 56'$  East along the East line of the West  $\frac{1}{2}$  of the West  $\frac{1}{2}$  of said  $\frac{1}{4}$  Section, 1731.87 feet to a point; thence North  $89^{\circ} 51' 33''$  East and parallel to the North line of said  $\frac{1}{4}$  Section 662.60 feet to the place of beginning, excepting therefrom the South 60.0 feet and the Southeasterly 33.0 feet for street purposes. Also excepting therefrom those lands conveyed in Document No. 4382939, as corrected by Award of Damages recorded January 21, 1969 as Document No. 4441351.

**Parcel 6B:**

That part of the East  $\frac{1}{2}$  of Section 4, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, bounded and described as follows: Beginning at the Southeast corner of the Northeast  $\frac{1}{4}$  of said Section; thence North along the East line thereof, 519.25 feet to a point; thence West on a line parallel to the South line of said Northeast  $\frac{1}{4}$  Section, 204.0 feet to a point in a 40 foot right-of-way; thence Southwesterly along said right-of-way to a point on the South line of said Northeast  $\frac{1}{4}$  Section, said point being 948.5 feet West of the Southeast corner of said  $\frac{1}{4}$  Section; thence West along the North line of the Southeast  $\frac{1}{4}$  of said Section to a point on the North and South  $\frac{1}{8}$  line of said Southeast  $\frac{1}{4}$  Section, said point being 1324.72 feet West of the Northeast corner of said Southeast  $\frac{1}{4}$  Section; thence South along said  $\frac{1}{8}$  line, 303 feet to a point; thence West on a line parallel to the North line of said Southeast  $\frac{1}{4}$  Section, 662.45 feet to a point; thence South 602.13 feet to a point, said point being 662.60 feet West of said  $\frac{1}{8}$  line; thence East on a line parallel to the North line of said Southeast  $\frac{1}{4}$  Section; 662.60 feet to a point on said  $\frac{1}{8}$  line; thence continuing Easterly on a line 662.62 feet to a point, said point being 663.25 feet West of the Southeast corner and 1733.79 feet North of the South line of said  $\frac{1}{4}$  Section; thence North on a line 906.73 feet to a point on the North line of said Southeast  $\frac{1}{4}$  Section, said point being 662 feet West of the Northeast corner of said Southeast  $\frac{1}{4}$  Section; thence East along said North line to a point of beginning. Excepting therefrom that part of the Northeast  $\frac{1}{4}$  of Section 4, in Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at the Southeast corner of said  $\frac{1}{4}$  Section; thence North along the East line thereof, 519.25 feet to a point; thence North  $87^{\circ} 16'$  West on a line parallel to the South line of said  $\frac{1}{4}$  Section, 204.0 feet to a point in a 40 foot right-of-way; thence Southwesterly along said right-of-way, to a point in the South line of said  $\frac{1}{4}$  Section, 948.5 feet West of

the Southeast corner of said ¼ Section; thence East along the South line of said ¼ Section to the point of beginning, excepting therefrom the East 60 feet thereof.

**Parcel 6C:**

The North 303 feet of the East ½ of the Northwest ¼ of the Southeast ¼ of Section 4, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin.

**Parcel 6D:**

That part of the West ½ of the East ½ of the Southeast ¼ of Section 4, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, bounded and described as follows, to-wit: Beginning at a point in the center line of the Old Loomis Road (formerly State Trunk Highway 36) which point is South 89° 06' West 663.25 feet along the South line of said ¼ Section from the Southeast corner of Section 4; thence North 1003.85 feet to the center of Loomis Road; thence South 50° 49' West along said center line 283.58 feet; thence South 42° 14' West along said center line 90.56 feet which is the place of beginning of the land herein to be described; thence continuing South 42° 14' West 135.01 feet; thence North 69° 29' West 311.87 feet; thence North 0° 02' East 957.79 feet; thence North 89° 10' East 662.62 feet; thence South 558.34 feet to a point which is 1175.45 feet North of the South line of said ¼ Section; thence South 89° 07' West 279.90 feet; thence South 0° 02' West 414.02 feet to the place of beginning. Excepting therefrom that portion used for road purposes.

**Parcel 6E:**

That part of the Southeast ¼ of Section 4, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at the Northeast corner of the above said ¼ Section; thence Westerly along the North line of said ¼ Section, 662.00 feet; thence South 0° 00' 00" West on a line a distance of 1,200.00 feet to the point of beginning, said line if extended would intersect the South line of the ¼ Section, 663.25 feet West of the Southeast corner of said ¼ Section; thence continuing along said line, South 0° 00' 00" West, 264.60 feet; thence South 89° 07' 00" West, 279.90 feet; thence South 0° 02' 00" West, 354.31 feet to a point on the highway right-of-way of "Old Loomis Road" as laid out and traveled on January 1, 1971; thence along said highway right-of-way North 40° 21' 43" East, 1,009.10 feet; thence South 52° 56' 05" West, 236.19 feet; thence South 88° 58' 09" West, 185.00 feet to the point of beginning. Together with that part of the Southeast ¼ of Section 4, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at the Northeast corner of said ¼ Section; thence South along the East line of said ¼ Section, 981.07 feet; thence West 60 feet to the point of beginning, said point being the intersection of the West right-of-way line of South 76th Street and the North right-of-way line of relocated Old Loomis Road as laid out and traveled on June 1, 1973; thence continuing West along the North right-of-way line of said Old Loomis Road, 49.07 feet to the point of beginning of a curve; thence Westerly along said North right-of-way line 95.18 feet along the arc of a curve concave to the Southeast, said curve having a radius of 234.04 feet and a long chord of 94.53 feet bearing South 78° 20' 55" West; thence North 52° 57' 46" East, 177.46 feet to a point on the West right-of-way line of South 76th Street; thence South along said West right-of-way line, 87.80 feet to the point of beginning.

**Parcel 6F:**

That part of the Southeast ¼ of Section 4, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, bounded and described as follows: Beginning at the Northeast corner of said ¼ Section; thence continuing West along the North line of said ¼ Section 662 feet to a point; thence South on a line, which line runs 2421.40 feet to a point 215 feet North of the South line and 663.25 feet West of the East line of said ¼ Section (measured parallel respectively to the East and South lines), 1200 feet to a point; thence East and parallel to the North line of said ¼ Section 185 feet to a point; thence Northeasterly on a line to a point on the East line of said ¼ Section, 848 feet South of the Northeast corner thereof; thence North along the East line of said ¼ Section to the point of beginning. Excepting therefrom the East 60 feet thereof.

For Informational Purposes Only:  
Tax Key No. 744-8980-001

**Parcel 7:**

Being a part of the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 4, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Southwest corner of said 1/4 Section; thence North 88° 42' 47" East along the South line of said 1/4 Section 1325.89 feet to the West line of the East 1/2 of said 1/4 Section; thence North 00° 23' 05" West along said West line 376.36 feet to a point on the Northerly line of Crystal Ridge Road and the point of beginning of lands to be described; thence South 39° 56' 49" West along said Northerly line 27.65 feet; thence North 00° 41' 14" West 194.65 feet; thence North 05° 49' 46" East 174.78 feet to a point on said West line; thence South 57° 06' 37" East 108.90 feet; thence South 59° 00' 13" East 43.87 feet; thence South 82° 15' 13" East 21.11 feet; thence South 69° 48' 13" East 28.90 feet; thence South 50° 20' 13" East 28.33 feet to a point on the Northerly line of said Drive; thence South 39° 56' 49" West along said Northerly line 306.13 feet to the point of beginning.

For Informational Purposes Only:  
Tax Key No. 744-8988-000

**Parcel 8:**

That part of the Southeast ¼ of Section 4, in Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at the Northeast corner of said ¼ Section; thence westerly along the North line of said ¼ Section, 1324.72 feet to the North and South 1/8 line; thence South 0° 54' 45" West along the 1/8 line, 1915.13 feet to the place of beginning of lands to be described; thence South 55° 53' 15" East 109.36 feet; thence South 57° 44' 15" East 43.87 feet; thence South 80° 59' 15" East 21.11 feet; thence South 68° 32' 15" East 28.90 feet; thence South 49° 04' 15" East 62.90 feet to a point in the center line of West Loomis Road; thence North 41° 20' 45" East along the center line of West Loomis Road 104.00 feet to a point; thence North 68° 36' 15" West 311.87 feet to a point in the said 1/8 line; thence South 0° 54' 45" West along said 1/8 line, 52.21 feet to the place of beginning. Excepting therefrom that portion used for road purposes.

For Informational Purposes Only:  
Tax Key No. 744-8989-000



**Parcel 9:**

That part of the Southeast  $\frac{1}{4}$  of Section 4, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, described as follows: Commence at the Southeast corner of said Section 4, run thence North  $00^{\circ} 00' 00''$  West, on an assumed bearing, along the East line of said Section, 1594.42 feet; thence North  $90^{\circ} 00' 00''$  West 60.00 feet to the West right-of-way of 76th Street and the point of beginning of this description; run thence South  $00^{\circ} 00' 00''$  East 205.00 feet along said right-of-way; thence South  $58^{\circ} 00' 00''$  West, 300.00 feet; thence South  $20^{\circ} 30' 00''$  West 385.00 feet; thence South  $37^{\circ} 33' 55''$  West 201.65 feet; thence South  $48^{\circ} 16' 12''$  West 330.78 feet; thence South  $61^{\circ} 02' 50''$  West 578.18 feet to a point located 230 feet North of, as measured normal to, the South line of said Section; thence South  $89^{\circ} 08' 18''$  West 39.61 feet parallel with the South line of said Section; thence North  $40^{\circ} 22' 33''$  East 1740.48 feet; thence North  $65^{\circ} 11' 16''$  East 141.03 feet; thence North  $90^{\circ} 00' 00''$  East 49.07 feet to the point of beginning.

For Informational Purposes Only:

Tax Key No. 744-8981-000

**Parcel 10:**

That part of the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 4, Town 5 North, Range 21 East that lies within the City Limits of the City of Franklin, County of Milwaukee, State of Wisconsin. Together with that part of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 4, Town 5 North, Range 21 East that lies within the City Limits of the City of Franklin, County of Milwaukee, State of Wisconsin. Excepting therefrom that part of the Northeast  $\frac{1}{4}$  of Section 4, in Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at the Southeast corner of said  $\frac{1}{4}$  Section; thence North along the East line thereof, 519.25 feet to a point; thence North  $87^{\circ} 16'$  West on a line parallel to the South line of said  $\frac{1}{4}$  Section, 204.0 feet to a point in a 40 foot right-of-way; thence Southwesterly along said right-of-way, to a point in the South line of said  $\frac{1}{4}$  Section, 948.5 feet West of the Southeast corner of said  $\frac{1}{4}$  Section; thence East along the South line of said  $\frac{1}{4}$  Section to the point of beginning, excepting therefrom the East 60 feet thereof. Further Excepting therefrom all that part of the Northeast  $\frac{1}{4}$  of Section 4, Town 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at the Southeast corner of said  $\frac{1}{4}$  Section; running thence North  $03^{\circ} 51' 30''$  East on the East Line of Said  $\frac{1}{4}$  Section, 519.25 feet to a point; thence North  $87^{\circ} 16'$  West, 582.23 feet to the place of beginning of the land to be described; thence continuing North  $87^{\circ} 16'$  West, 148.77 feet to a point in the Easterly line of the park described in Document No. 2137727; thence South  $03^{\circ} 51' 30''$  West and parallel to the East line of said  $\frac{1}{4}$  Section, 367.55 feet to a point; thence North  $58^{\circ} 12' 34''$  East, 255.43 feet to a point; thence North  $11^{\circ} 00' 30''$  West, 229.27 feet to the place of beginning; together with a non-exclusive right-of-way 40 feet wide, extending from the Southeasterly corner of the above described premises to South 76th street the center line of said right-of-way being an extension in a Northeasterly direction of the Southerly line of the above-described premises. Further excepting therefrom all that part of the Northeast  $\frac{1}{4}$  of Section 4, Town 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at the Southeast corner of said  $\frac{1}{4}$  Section running thence North  $03^{\circ} 51' 30''$  East on the East line of said  $\frac{1}{4}$  Section, 519.25 feet to a point; thence North  $87^{\circ} 16'$  West, 204.00 feet to the place of beginning;

thence continuing North 87° 16' West, 378.23 feet to a point; thence South 11° 00' 30" East, 229.27 feet to a point; thence North 58° 12' 34" East, 392.97 feet to the place of beginning, together with a non-exclusive right of way 40 feet wide, extending from the Southeasterly corner of the subject premises to South 76th Street, the center line of said right of way being an extension in the Northeasterly direction of the Southerly line of the subject premises.

**EXCEPTING THEREFROM THE FOLLOWING:**

PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE N00°19'12"W ALONG THE EAST LINE OF SAID 1/4 SECTION 519.27 FEET; THENCE S88°33'16"W 1190.88 FEET TO A POINT AT THE CENTERLINE OF THE ROOT RIVER AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE CONTINUING S88°33'16"W 47.5± FEET TO A POINT ON A MEANDER LINE AS SURVEYED BEING POINT "A"; THENCE CONTINUING S88°33'16"W 744.98 FEET; THENCE S00°03'36"W 489.23 FEET TO A MEANDER LINE AS SURVEYED, SAID LINE BEING N00°03'36"E 35.3± FEET OF A POINT AT THE CENTER LINE OF THE ROOT RIVER WHICH IS SOUTHWESTERLY 997 FEET OF THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID MEANDER LINE N78°40'41"E 152.35 FEET; THENCE N65°31'16"E 157.47 FEET; THENCE N66°28'28"E 81.84 FEET; THENCE N42°32'22"E 276.26 FEET; THENCE N53°05'35"E 141.38 FEET; THENCE N46°16'35"E 88.66 FEET; THENCE N24°07'51"E 33.38 FEET TO SAID POINT "A", BEING S88°33'16"W 47.5± FEET OF THE POINT OF BEGINNING. LANDS TO INCLUDE ALL THAT WHICH LIES BETWEEN THE THREAD OF THE ROOT RIVER AND THE MEANDER LINE AS SURVEYED.

For Informational Purposes Only:  
PART OF Tax Key No. 708-8996-000

**Parcel 11:**

That part of the Northeast ¼ of Section 4, in Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at the Southeast corner of said ¼ Section; thence North along the East line thereof, 519.25 feet to a point; thence North 87° 16' West on a line parallel to the South line of said ¼ Section, 204.0 feet to a point in a 40 foot right-of-way; thence Southwesterly along said right-of-way, to a point in the South line of said ¼ Section, 948.5 feet West of the Southeast corner of said ¼ Section; thence East along the South line of said ¼ Section to the point of beginning, excepting therefrom the East 60 feet thereof.

For Informational Purposes Only:  
Tax Key No. 708-8999-000