

Redevelopment Authority of the City of Milwaukee

Resolution No.:

Adopted on: February 20, 2014

Project Area: TID No. 41

Aldermanic District: 6th

Resolution authorizing the execution of a Pedestrian Walkway/ Utility/Transformer/Loading Dock Access Easement and a Right-of-Entry for an area adjacent to the Manpower Parking Structure and further authorizing the Assistant Executive Director to approve plans and specifications for modifications to the Manpower Parking Structure.

Whereas, The Redevelopment Authority owns a parking structure located at the northeast corner of West Cherry Street and North Dr. Martin Luther King, Jr. Drive containing approximately 1,260 spaces (the "Parking Structure"); and

Whereas, The Parking Structure is leased to the Brewery Works, Inc. pursuant to a Parking Structure lease dated as of July 1, 2006; and

Whereas, Pursuant to Paragraph 15 of the Parking Structure lease, all alterations, installations, additions and improvements to the Parking Structure can be made only with the written approval of the Redevelopment Authority; and

Whereas, Stockhouse LLC, of which the Brewery Works, Inc. is the sole member, owns the Executive Building and additional property located immediately to the north of the Parking Structure and has requested an easement over a portion of the vacant land on the north side of the Parking Structure to facilitate placement of utilities, including up to three proposed back-up generators and transformers, to provide limited loading dock vehicular and pedestrian access and to facilitate construction of a pedestrian walkway connector; and

Whereas, The Brewery Works, Inc. also proposes to make certain alterations and improvements to the Parking Structure which require the Redevelopment Authority's written approval; and

Whereas, In order to facilitate immediate commencement of construction, a Right-of-Entry Agreement for the proposed easement area may be necessary; and

Whereas, The proposed easement area is depicted on a survey dated January 28, 2014 and identified as Drawing No. 1185-TJN/DJE on file with the Authority; and

Whereas, A draft Pedestrian Walkway/Utility/Transformer/Loading Dock Access Easement is on file with the Authority; now therefore, be it

Resolved, By the Redevelopment Authority, that the proper officers are hereby authorized to execute and deliver a Pedestrian Walkway/Utility/Transformer/Loading Dock Access Easement in substantially the form on file with the Authority; and, be it

Further resolved, That the Assistant Executive Director is authorized to execute and deliver a Right-of-Entry in a form customary for the Authority encompassing the proposed easement area and to review and provide the Redevelopment Authority's written approval of alterations, installations, additions and improvements proposed by The Brewery Works, Inc. for the Parking Structure.

CERTIFICATION

I certify that the forgoing is a true and exact copy of a resolution adopted by the Redevelopment Authority of the City of Milwaukee, WI on the date set forth above.

(seal)

David P. Misky
Assistant Executive Director – Secretary

EASEMENT EXHIBIT

CLIENT

Brewery Works

SITE ADDRESS

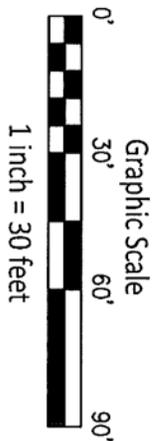
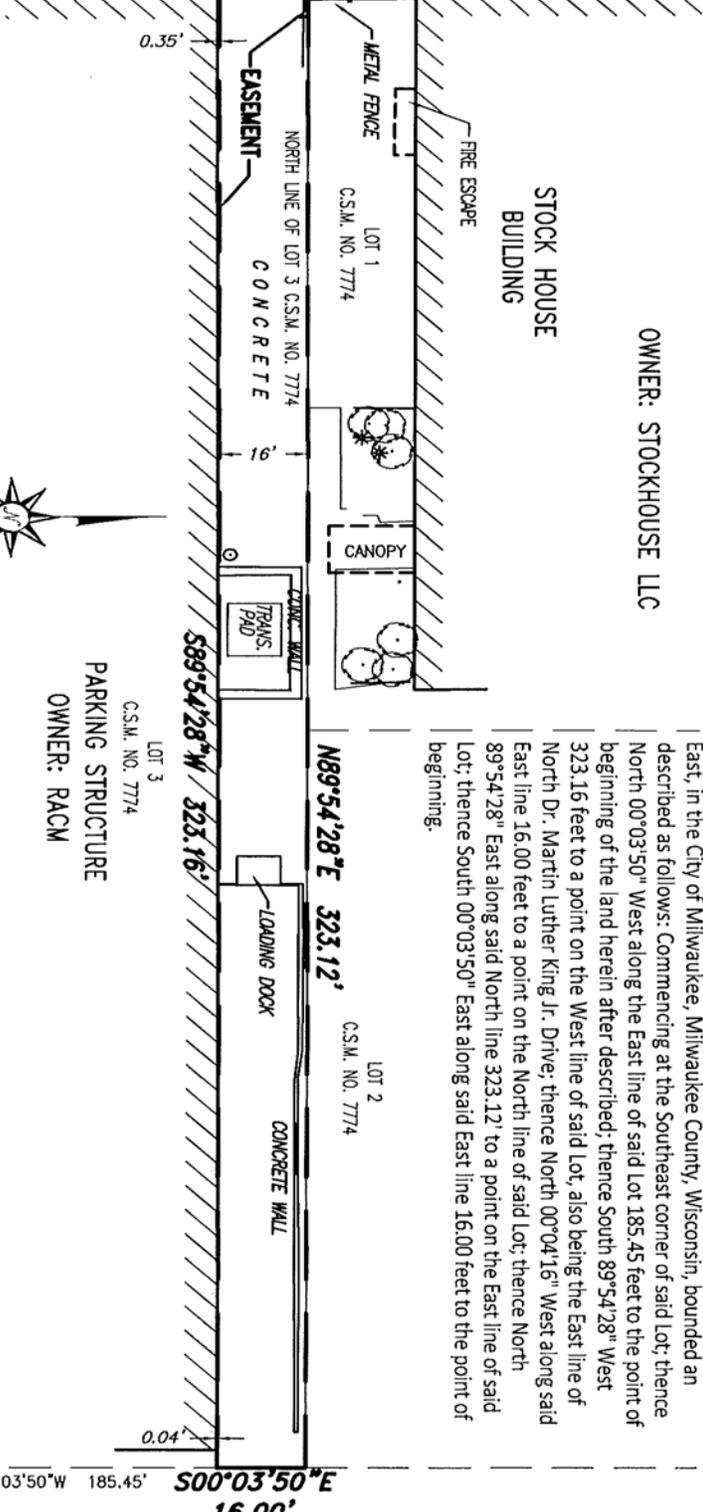
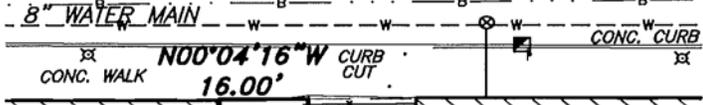
N. Dr. Martin Luther King Drive at Schlitz Park, City of Milwaukee,
County of Milwaukee, Wisconsin.

OWNER: STOCKHOUSE LLC

LEGAL

Part of Lot 3 of Certified Survey Map No. 7774, in the Northeast 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 20, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, bounded as described as follows: Commencing at the Southeast corner of said Lot; thence North 00°03'50" West along the East line of said Lot 185.45 feet to the point of beginning of the land herein after described; thence South 89°54'28" West 323.16 feet to a point on the West line of said Lot, also being the East line of North Dr. Martin Luther King Jr. Drive; thence North 00°04'16" West along said East line 16.00 feet to a point on the North line of said Lot; thence North 89°54'28" East along said North line 323.12' to a point on the East line of said Lot; thence South 00°03'50" East along said East line 16.00 feet to the point of beginning.

N. DR. MARTIN LUTHER KING DR.



CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

Date: January 28, 2014
Drawing No. 1185-tjn/dje

LOT 1
C.S.M. NO. 6922