

**HIPPENMEYER, REILLY, BLUM
SCHMITZER, FABIAN & ENGLISH, S.C.**

MARK G. BLUM
THOMAS G. SCHMITZER
LORI J. FABIAN
RONALD E. ENGLISH III

720 CLINTON STREET
P. O. BOX 766
WAUKESHA, WISCONSIN 53187-0766
TELEPHONE: (262) 549-8181
FACSIMILE: (262) 549-8191
www.hrblawfirm.com

RICHARD S. HIPPENMEYER
(1911-1979)

WILLIAM F. REILLY
(1932-2007)

EMAIL: MGBLUM@HRBLAWFIRM.COM

June 11, 2019

Via Email (jay@msigeneral.com) ONLY

Mr. Jay Craig
Vice President, Senior Project Executive
MSI General Corporation
PO Box 7
Oconomowoc, WI 53066

Re: Kingbird Real Estate, LLC/Avid Hotel – Waukesha, Wisconsin
Proposed Acquisition of Rights from Apias Holdings, LLC

Dear Mr. Craig:

You have asked that I place in writing a report on the status of the attempts by Kingbird Real Estate, LLC to acquire rights from Apias Holdings, LLC (“Apias”) of a portion of the former Meadow Lane to be vacated by the City of Waukesha. Please accept this letter as my report.

I prepared a draft of a Permanent Easement Agreement to allow for the construction, operation and maintenance of a parking area on the lands that formerly constituted Meadow Lane and vacated by the City of Waukesha. I reached out to the property owner to initiate a discussion regarding that document and that, in turn, was directed to the attorney for Apias, Attorney Kevin Keeler. Mr. Keeler indicated that Apias has a lease arrangement with Wisconsin CVS Pharmacy, LLC (“CVS”) and he believed, pursuant to the terms of the lease between CVS and Apias that CVS would need to consent to this relationship before he would begin discussions regarding moving through with effectuating this arrangement. He directed me to the law firm of Mintz Levin in Boston and I contacted them on May 20, 2019. They indicated I would need to speak with the Real Estate Department of CVS in Moon Socket, Rhode Island. On that same date, I sent an email to Jeffery Bartko of CVS indicating the nature of our request and also, providing a copy of the proposed Easement Agreement. Mr. Bartko responded on May 21, 2019, indicating that the Real Estate Director for the Wisconsin market was Mr. Fred Lutz. I followed up with him via email on that date, as well as again on May 29, 2019. Mr. Lutz then indicated the person that needed to address this would be Mr. Dennis Heath. Copies of the emails regarding the nature of our request have now been provided to Mr. Heath.

I have pointed out to Mr. Keeler that since the piece of real estate we are discussing was only recently vacated by the City of Waukesha, it would not have been part of the leased property with CVS. Based upon that, I asked whether we needed to address this matter with CVS at all. Mr. Keeler still believes that

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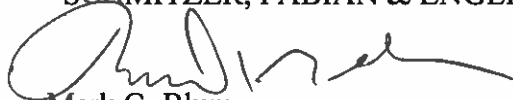
their consent is necessary and therefore, we have continued to pursue this issue with them. I will continue to follow up with Mr. Heath on this issue; however, as you can see, we have been bounced around a bit at CVS. Thus, making a resolution of this matter more difficult.

At this point, I believe it is clear that Kingbird has been persistent in attempting to resolve this issue. However, getting in touch with a person who might be in a position to give an answer on this matter has proved to be more difficult than anticipated.

I will continue to keep you advised as I receive additional information on this matter. Please let me know if you have any questions.

Sincerely,

HIPPENMEYER, REILLY, BLUM,
SCHMITZER, FABIAN & ENGLISH, S.C.



Mark G. Blum

MGB/jb

Cc: Dr. Adel B. Korkor