



Date

Wisconsin Department of Natural Resources
2984 Shawano Ave.
Green Bay, WI 54313

Re: Bay Pointe Recreation Trail – Letter of Intent

To Whom It May Concern,

This is a non-binding letter of intent between the City of Manitowoc and Bay Pointe Developers II, LLC, regarding Bay Pointe Recreation Trail. Bay Pointe Developers II, LLC, a strong supporter of the proposed recreation trail development, owns two parcels of land within the City of Manitowoc, described as Lots 1 & 2 of Certified Survey Map (CSM) Volume 34, Page 235. Bay Pointe Developers II, LLC intends to donate Lot 2 to the City for incorporation into the Bay Pointe Recreational Trail, a pedestrian and bicycle trail that will be open to the public.

Bay Pointe Developers II, LLC further intends to provide the City of Manitowoc a 20 foot wide perpetual trail easement through a portion of Lot 1 for the continuation of the Bay Pointe Recreational Trail. This trail easement will soon be drafted and recorded in the Manitowoc County Register of Deeds. Should Knowles-Nelson Stewardship Program funding be awarded to the City to aid this project, Bay Pointe Developers II, LLC is aware that per the Stewardship Program guidelines, a deed restriction may need to be placed on the trail easement portion of Lot 1. This deed restriction shall acknowledge that the easement portion of the lot cannot be sold or transferred, or the use of the property changed to one that is inconsistent with the Stewardship Program, without prior written permission from the Wisconsin Department of Natural Resources or the National Park Service.

Additionally, Bay Pointe Developers II, LLC intend to maintain the vegetation adjacent to the proposed pedestrian and bicycle trail within the trail easement area of Lot 1.

Enclosed you will find a copy of CSM Volume 34, Page 235 and the legal description and a map of the trail easement.

Best regards,

Justin Nickels
Mayor, City of Manitowoc

Peter Allie
Managing Member of the Sole Member of Maritime
Properties II, LLC, Managing Member of Bay Pointe
Developers II, LLC

Enclosures

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