

DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS
CERTIFIED SURVEY MAP 14573
CITY OF MADISON, DANE COUNTY, WISCONSIN

WHEREAS the City of Madison, owner of Lot(s) 1-4, inclusive, in the Certified Survey Map No. 14573, recorded on the 3rd day of AUGUST, 2017 in Volume 100 of Certified Surveys on Pages 312-320 in the Office of the Register of Deeds for Dane County, Wisconsin (the "CSM"), is subject to connection fees associated with the development of said CSM; and

WHEREAS, Madison Metropolitan Sewerage District ("MMSD") required that a deed restriction with the current Interceptor and Treatment Plant Connection Charges (the "Connection Fee Schedule") be recorded after the CSM recording; and

WHEREAS, the rates that establish the MMSD Connection Fees are adjusted from time to time by the MMSD Commission, and the amount due is subject to the rates in effect at the time the payment is made; and

WHEREAS, the Connection Fees applicable to Lot 1 of the CSM are confirmed paid in full as of the date this Declaration is recorded. The Connection Fees applicable to Lots 2-4 of the CSM are due and payable for Lots 2-4 when said lots sell.

NOW, THEREFORE, the undersigned owner hereby declares and provides that Lots 1-4, inclusive, in the said Certified Survey Map No. 14573 in the City of Madison, Dane County, Wisconsin are subject to Connection Fees as further described in the Attached 'Exhibit B'. The Connection Fee for Lot 1 has been paid in full and Lot 1 is deemed released from the restrictions contained herein. The Connection Fees for Lots 2, 3 and 4 are due and payable at the time each of lot is sold by the City. The then current owner shall be entitled to a release of the restrictions contained herein at such time as the payment of the Connection Fees for the affected lot is paid at the current rate as provided by MMSD.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 3rd day of August, 2017.

CITY OF MADISON, a Wisconsin municipal corporation

By: [Signature]
Paul R. Soglin, Mayor

By: [Signature]
Maribeth L. Witzel-Behl, City Clerk

State of Wisconsin)
County of Dane) ss.

Personally came before me this 3rd day of August, 2017, the above named Paul R. Soglin, Mayor of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public, State of Wisconsin
My Commission: 10.20.2020



State of Wisconsin)
County of Dane) ss.

Personally came before me this 2 day of August, 2017, the above named Maribeth L. Witzel-Behl, City Clerk of the City of Madison, acting in said capacity and known to me to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Rachel Rodriguez for

JENNIFER S. HAAR
NOTARY PUBLIC
STATE OF WISCONSIN

[Signature]
Notary Public, State of Wisconsin
My Commission: 2-2-2019

This space is reserved for recording data.
DRAFTED AND RETURN TO:
Kris Koval
City of Madison Economic Dev.
30 West Mifflin St., Suite 500
Madison, Wisconsin
TAX PARCEL NO. See Exhibit A

EXHIBIT A
LEGAL DESCRIPTIONS

Lot One (1) Certified Survey Map No. 14573 recorded in the Office of the Register of Deeds for Dane County, Wisconsin on 8/3/2017 in Volume 100 of Certified Maps, Page 312, as Document No. 5346632 located in the City of Madison, Dane County, Wisconsin.

Affects the following underlying tax parcel numbers:

- 0810-162-0313-5 (partial)
- 0810-162-0314-3 (partial)
- 0810-162-0315-1 (partial)
- 0810-162-0316-9 (partial)
- 0810-162-0610-5 (partial)
- 0810-162-0601-4
- 0810-162-0602-2
- 0810-162-0603-0
- 0810-162-0604-8
- 0810-162-0605-6
- 0810-162-0606-4
- 0810-162-0607-2
- 0810-162-0608-0
- 0810-162-0609-8

Lot Two (2) Certified Survey Map No. 14573 recorded in the Office of the Register of Deeds for Dane County, Wisconsin on 8/3/2017 in Volume 100 of Certified Maps, Page 312, as Document No. 5346632 located in the City of Madison, Dane County, Wisconsin.

Affects the following underlying tax parcel numbers:

- 0810-162-0301-0
- 0810-162-0302-8
- 0810-162-0303-6
- 0810-162-0316-9 (partial)
- 0810-162-0315-1 (partial)
- 0810-162-0314-3 (partial)
- 0810-162-0313-5 (partial)
- 0810-162-0304-4 (partial)

Lot Three (3) Certified Survey Map No. 14573 recorded in the Office of the Register of Deeds for Dane County, Wisconsin on 8/3/2017 in Volume 100 of Certified Maps, Page 312, as Document No. 5346632 located in the City of Madison, Dane County, Wisconsin.

Affects the following underlying tax parcel numbers:

- 0810-162-0305-2
- 0810-162-0306-0
- 0810-162-0307-8
- 0810-162-0308-6
- 0810-162-0304-4 (partial)
- 0810-162-0309-4 (partial)
- 0810-162-0310-1 (partial)
- 0810-162-0311-9 (partial)
- 0810-162-0312-7 (partial)
- 0810-162-0313-5 (partial)

Lot Four (4) Certified Survey Map No. 14573 recorded in the Office of the Register of Deeds for Dane County, Wisconsin on 8/3/2017 in Volume 100 of Certified Maps, Page 312, as Document No. 5346632 located in the City of Madison, Dane County, Wisconsin.

Affects the following underlying tax parcel numbers:

- 0810-162-0309-4 (partial)
- 0810-162-0310-1 (partial)
- 0810-162-0311-9 (partial)
- 0810-162-0312-7 (partial)
- 0810-162-0313-5 (partial)
- 0810-162-0610-5 (partial)
- 0810-162-0611-3
- 0810-162-0612-1
- 0810-162-0613-9
- 0810-162-0614-7
- 0810-162-0615-5
- 0810-162-0616-3
- 0810-162-0617-1
- 0810-162-0618-9
- 0810-162-0619-7
- 0810-162-0620-4
- 0810-162-0621-2

EXHIBIT B

Madison Metropolitan Sewerage District

1610 Moorland Road (608) 222-1201
 Madison, WI 53713-3398 Fax(608) 222-2763

ICCAS MEMO

File No. 2017-010
 Date: 8/2/2017

To: Robert Phillips, City Engineer
 City of Madison
 Room 115, City-Cty Bldg
 210 Martin Luther King, Jr. Blvd
 Madison, WI 53709

From: Curtis A. Sauser, Engineering Tech
 (608) 222-1201 x269

Re: INTERCEPTOR & TREATMENT PLANT CONNECTION CHARGE WORKSHEET

Sewer extension.. Center for Industry & Commerce DRAFT CSM
 Municipality..... City of Madison
 Submitted on..... 1/23/2017
 By..... Mark Moder, City Engineering Division
 Review Fee..... N/A, worksheet approval
 Located..... NW1/4, Sec 16, T8N, R10E
 Drainage to..... Northeast Interceptor/Waunakee-DeForest Extension
 Charges for lots. Lots 1-2 and Outlots 1-2 of unrecorded CSM

MONIES DUE.....

TPCC RATE/1000SF.. \$21.37
 ICC RATE/1000SF.. \$55.36
 NET RATE/1000SF.. \$76.73

Lot	Area(SF)	2017		CHARGES PER LOT	REMARKS
		ICC	TPCC		
1	613157	33944.37	13103.17	47047.54	
2	295383	16352.40	6312.33	22664.73	
3	393524	21785.49	8409.61	30195.10	
4	973151	53873.64	20796.24	74669.88	
Credit Lots 40-45	-376146	-20823.44	-8038.24	-28861.68	Prev. Paid 2004-003
Credit Lots 74-82	-607068	-33607.28	-12973.04	-46580.32	Prev. Paid 2004-003
TOTAL	1292001	71525.18	27610.07	99135.25	

apply 2/3 to lot 3 and 1/3 to lot 4

apply all lot 4

File Notes:

Worksheet approval 1/23/2017

Additional charges may be due if lot sizes on recorded document differ from what was sent to MMWD for approval.

2017 connection charges total \$112,750.23, being a sum of \$81,348.26 ICC + \$31,401.97 TPCC.

5/31/2017, Rcvd updated CSM from City of Madison. Outlots 1 & 2 were renamed to Lots 3 & 4

7/5/2017, Rcvd updated CSM from City of Madison. Lot areas changed, updated fees accordingly.

Credit account in the amount of \$13,617.44, being a sum of \$9,824.85 ICC + \$3,792.59 TPCC.

2017 connection charges total \$99,132.79, being a sum of \$71,523.41 ICC + \$27,609.38 TPCC.

8/2/2017, Rcvd updated CSM from City of Madison. Lot areas changed, updated fees accordingly.

Additional connection charges are due totaling \$2.46, being a sum of \$1.77 ICC + \$0.69 TPCC.

2017 connection charges total \$99,135.25, being a sum of \$71,525.18 ICC + \$27,610.07 TPCC.

Sincerely,

Curt Sauser

Curtis A. Sauser, PLS
 Engineering Technician