

DECLARATION OF CONDITIONS AND COVENANTS

MEADOWLANDS SUBDIVISION

CITY OF MADISON, DANE COUNTY, WISCONSIN

DANE COUNTY REGISTER OF DEEDS

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Rec. Fee: 11.00 Pages: 1

WHEREAS, Meadowlands Land, LLC, owner of Lot(s) 100-101 in the Subdivision Plat of The Meadowlands recorded on the 23rd day of July, 2004 in Volume 58-053A of Plats on page(s) 283-287 in the office of the Register of Deeds of Dane County, Wisconsin, will be benefited through the installation of street, sidewalk and utility improvements by the City of Madison on Littlemore Drive.

NOW, THEREFORE, Meadowlands Land, LLC, hereby declares and provides that Lot(s) 100-101 is/are subject to the following conditions and covenants:

- 1. The owner concurs with the City of Madison's policy to promote the general welfare of the City through the installation of street, sidewalk and utility improvements by the City of Madison on Littlemore Drive, adjacent to said lot(s) from the existing street to the west line of Lot 122.
2. The owner acknowledges that it is the City of Madison's policy to assume the cost of the street and sidewalk improvements as directed under Section 16.23(9)(d)(6)(d) of the Madison General Ordinance for street improvements adjacent to City owned lands.
3. The owner agrees to pay for their share of the improvements detailed as follows: the full cost of the utility improvements and the cost of all the street and sidewalk improvements for the northerly half of Littlemore Drive from the existing street to the west line of Lot 122.
a. The owner, its successors and assigns hereby waives all special assessment notices and hearings as required by Section 66.0703(7)(b) of the Wisconsin Statutes and Section 4.09 of Madison General Ordinances and further agrees that the benefits to the above described lot(s) for the construction of said improvements, will be divided proportionately among said lot(s) which it may elect to pay in eight equal successive annual installments.
b. The City of Madison shall have the right annually during the payment period, to place an amount equal to one-eighth of said charge above specified, together with interest on all unpaid balances thereof at the prevailing interest rate on the tax roll to be collected, together with the general taxes in the same manner as if said charge had been levied as a special assessment against the property, and as if said annual amounts were installments of special assessment.
c. In the event of a default in the payment of any of the said eight annual installments above specified, the collection of the same shall be enforced by the City of Madison by action for debt or by sale of the property for nonpayment of taxes.

This space is reserved for recording data.

Return to:

City Engineering Division Rm. 115, City-County Building Madison, Wisconsin

TAX PARCEL NO.

LOT 100 0710-014-1003-5
LOT 101 0710-014-1004-3

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 6th day of MARCH 2009.

MEADOWLANDS LAND, LLC

BY: [Signature] D.A. Esposito, Jr. Asst. Secy

STATE OF WISCONSIN)
COUNTY OF DANE ) SS

Personally came before me this 6th day of March, 2009, the above named D.A. Esposito, Jr to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

[Signature] ANGIE CHRISTENSEN
NOTARY PUBLIC

My Commission Expires: 5-27-12

Drafted by: City Engineering Division
Rm. 115, City-County Building
Madison, Wisconsin

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