

TRANSFER AGREEMENT NUMBER ONE
BETWEEN
THE REDEVELOPMENT AUTHORITY OF
THE CITY OF MADISON
AND
THE COMMUNITY DEVELOPMENT AUTHORITY OF
THE CITY OF MADISON

THIS AGREEMENT, entered into as of the 22nd day of August, 1979, between the REDEVELOPMENT AUTHORITY OF THE CITY OF MADISON ("MRA"), a public body corporate and politic, organized and existing under the laws of the State of Wisconsin with its principal office located at 210 Monona Avenue, Madison, Wisconsin 53709, hereinafter, the Party of the First Part, and the COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON ("CDA"), a public body corporate and politic, organized and existing under the laws of the State of Wisconsin, with its principal office located at 210 Monona Avenue, Madison, Wisconsin 53709, hereinafter, the Party of the Second Part.

W I T N E S S E T H:

WHEREAS, Sec. 66.4325 of the Wisconsin Statutes authorizes the City of Madison, a Wisconsin municipal corporation located in Dane County, Wisconsin, to create a Community Development Authority having all the powers, duties and functions referred to therein; and,

WHEREAS, the City of Madison, pursuant to said Sec. 66.4325 of the Wisconsin Statutes has adopted Sec. 3.69 of the Madison General Ordinances creating a Community Development Authority; and,

WHEREAS, Sec. 66.4325, Wis. Stats., and Sec. 3.69 of the Madison General Ordinances both provide for the termination of MRA and the transfer of its programs, projects, indentures, bank accounts, rights, title and all other obligations existing in favor or against said MRA to the CDA upon the creation of CDA; and,

66-1091-328-1636755

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WHEREAS, Sec. 66.4325 of the Wisconsin Statutes and Sec. 3.69 of the Madison General Ordinances further authorize MRA and CDA to execute any documents necessary to effectuate the aforesaid transfers; and,

WHEREAS, MRA has authorized its Chairman and Acting Secretary to execute this Agreement pursuant to Resolution No. 1809, adopted by MRA on August 21, 1979; and,

WHEREAS, CDA has authorized its Chair and Acting Secretary to execute this Agreement pursuant to Resolution No. 24, adopted by CDA on August 1, 1979.

NOW, THEREFORE, in consideration of the mutual promises, covenants and agreements herein set forth, MRA and CDA do, pursuant to the provisions of the Wisconsin Statutes and the Madison General Ordinances, agree as follows:

1. MRA does hereby assign, transfer and set over to CDA all of its programs, projects, indentures, bank accounts, rights, titles, and all other obligations existing in favor of or against MRA to CDA, and CDA does hereby accept the same, all of which shall include but not be limited to programs, projects, indentures, bank accounts, rights, titles, and other obligations provided for in the following documents:

- A. Urban Renewal Plan for the South Madison Urban Renewal Area (Project No. Wis. R-7) recorded in the Dane County Register of Deeds Office on August 31, 1967 in Volume 470 of Miscellaneous on Pages 333 - 355 as Document No. 1194381; and recorded again on October 6, 1969, as amended, in Volume 137 of Records on Pages 421 - 443 as Document No. 1251701.
- B. A Contract for the Sale of Lands for Private Redevelopment dated December 29, 1978 between MRA and Larry and Margaret Johnson, recorded in the

Dane County Register of Deeds Office on January 3, 1979 in Volume 1028 of Records on Pages 319 - 359 as Document No. 1606344.

- C. A Contract for the Sale of Land for Private Redevelopment dated September 21, 1973 between MRA and the Mt. Zion Baptist Church recorded in the Dane County Register of Deeds Office on September 24, 1973 in Volume 472 of Records on Pages 135 - 179 as Document No. 1378781.
- D. A Contract for the Sale of Land for Private Redevelopment dated December 1, 1970 between MRA and Mt. Zion Baptist Church recorded in the Dane County Register of Deeds Office on December 3, 1970 in Volume 216 of Records, Pages 200 - 244 as Document No. 1278673.
- E. A Contract for the Sale of Land for Private Redevelopment by Owner of Adjoining Property dated July 14, 1971 between MRA and Walter J. and G. June Rusterholz, recorded in the Dane County Register of Deeds Office on July 15, 1971 in Volume 266 of Records on Pages 7 - 23 as Document No. 1296791.
- F. A Contract for the Sale of Land for Private Redevelopment dated July 22, 1971 between MRA and Madison Neighborhood Centers, recorded in the Office of the Dane County Register of Deeds on July 22, 1971 in Volume 267 of Records on Pages 505 - 549 as Document No. 1297503.
- G. A Contract for the Sale of Land for Private Redevelopment dated November 22, 1971 between MRA and Quaker Housing Incorporated, recorded in the Office of the Dane County Register of Deeds on November 25, 1971 in Volume 300 of Records on Pages 35 - 83 as Document No. 1310392.

Also, a Partial Termination of Contract for Sale of Land for Private Redevelopment dated October 4, 1972 between MRA and Quaker Housing Incorporated, recorded in the Office of the Dane County Register of Deeds on October 5, 1972 in Volume 384 of Records on Pages 436 - 438 as Document No. 1343101.

- H. A Contract for Sale of Land for Private Redevelopment dated October 20, 1972 between MRA and Heating and Cooling, Inc., recorded in the Office of the Dane County Register of Deeds on October 20, 1972 in Volume 388 of Records on Pages 303 - 347 as Document No. 1344561.
- I. A Contract for Sale of Land for Private Redevelopment by Owner of Adjoining Property between MRA, Refugio C. Guajardo and Carmen M. Guajardo dated April 17, 1975 and recorded in the Office of the Dane County Register of Deeds on April 18, 1975 in Volume 569 of Records on Pages 60 - 75 as Document No. 1425406.
- J. A Contract for Sale of Land for Private Redevelopment by Owner of Adjoining Property between MRA and Richard H. Harris and Gloria M. Harris dated August 1, 1975 and recorded in the Office of the Dane County Register of Deeds on August 1, 1975 in Volume 600 of Records on Pages 681 - 696 as Document No. 1437764.
- K. A Contract for Sale of Land for Private Redevelopment dated April 25, 1979 between MRA and Joe E. Dawson and Christine C. Dawson, recorded in the Office of the Dane County Register of Deeds on April 25, 1979 in Volume 1054 of Records on Pages 251 - 291 as Document No. 1618160.

- L. Three (3) Cooperation Agreements Respecting Professional and Technical Services for the South Madison Urban Renewal Project, Wis. R-7, between MRA and the City of Madison, dated respectively January 28, 1963, April 15, 1964 and August 11, 1967.
- N. A Loan and Capital Grant Contract, dated June 27, 1968, as Amended by Amendment 1, dated March 17, 1969; Amendment 2 dated December 14, 1970 and Amendment 3 dated March 8, 1973 between MRA and the United States of America acting through the Department of Housing and Urban Development.
2. MRA does hereby assign, transfer and set over to CDA and CDA does hereby accept MRA Bank Account No: 12 with United Bank and Trust Company, Account No. 0759-1079-100-714.
3. MRA does hereby assign, transfer and set over to CDA, and CDA does hereby accept, in addition to those specified above, all existing programs, projects, debts, contracts, interests, bonds, notes, indentures, bank accounts, rights, remedies, and all other obligations existing in favor of or against MRA, subject to the approval of the other parties thereto where required.

IN WITNESS WHEREOF, the Redevelopment Authority of the City of Madison has caused this instrument to be executed in its corporate name by its Chairman and its corporate Seal to be hereto affixed and attested by its Acting Secretary this 21st day of August, 1979.

REDEVELOPMENT AUTHORITY OF
THE CITY OF MADISON

Witness:

Michael J. Briggs

Michael J. Briggs

BY:

Nelson I. Cummings, Jr.
Nelson I. Cummings, Jr.
Chairman

Nancy E. Kelley

Nancy E. Kelley

ATTEST:

Eugene E. Gangstad
Eugene E. Gangstad
Acting Secretary

IN WITNESS WHEREOF, the Community Development Authority of the City of Madison has caused this instrument to be executed in its corporate name by its Chair and its corporate Seal to be hereto affixed and attested by its Acting Secretary this 22nd day of August, 1979.

COMMUNITY DEVELOPMENT
AUTHORITY OF
THE CITY OF MADISON

Witness:

Virginia M. Daley

Virginia M. Daley

BY:

Edward V. Schten
Edward V. Schten
Chair

Lucy Thompson

Lucy Thompson

ATTEST:

Charles R. Dinauer
Charles R. Dinauer
Acting Secretary

STATE OF WISCONSIN)
COUNTY OF DANE) SS

Personally came before me this 21st day of August, 1979, Nelson I. Cummings, Jr., Chairman, and Eugene E. Gangstad, Acting Secretary, of the Redevelopment Authority of the City of Madison, to me known to be the persons who executed the foregoing instrument and to me known to be such Chairman and Acting Secretary of said corporation, and acknowledge that they executed the foregoing instrument as such officers as a deed of said corporation by its authority, pursuant to Resolution No. 1809, adopted by the Redevelopment Authority of the City of Madison on August 21, 1979.

Sharon Armstrong
Sharon Armstrong
Notary Public
State of Wisconsin
My Commission Expires 4/17/83.

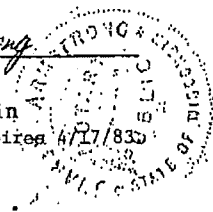
STATE OF WISCONSIN)
COUNTY OF DANE) SS

Personally came before me this 22nd day of August, 1979, Edward V. Schten, Chair and Charles R. Dinauer, Acting Secretary, of the Community Development Authority of the City of Madison, to me known to be the persons who executed the foregoing instrument and to me known to be such Chair and Acting Secretary of said corporation, and acknowledge that they

executed the foregoing instrument as such officers as a deed of said corporation by its authority, pursuant to Resolution No. 24, adopted by the Community Development Authority of the City of Madison on August 1, 1979.

Sharon Armstrong

Sharon Armstrong
Notary Public
State of Wisconsin
My Commission expires 4/17/83



This instrument drafted by
William A. Jansen
Assistant City Attorney

REGISTER'S OFFICE
DAVE COUNTY WIS. SS
RECORDED ON
INDEXED ON

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VOL. 1091 PAGE 328
Register of Deeds

