

DECLARATION OF CONDITIONS AND COVENANTS AND RESTRICTIONS
CSM NUMBER 16387
CITY OF MADISON, DANE COUNTY, WISCONSIN

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

WHEREAS, Williamson Street Property Group LLC, owner of Lots 1 and 2, in Certified Survey Map No. 16387, recorded on the 28 day of November, 2023 in Volume 622 of Certified Surveys on page(s) 89-98 in the Office of the Register of Deeds for Dane County, Wisconsin, will be benefited through the installation of street, sidewalk and utility improvements by the City of Madison.

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NOW, THEREFORE, Williamson Street Property Group LLC hereby declares and provides that Lots 1 and 2 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 public infrastructure improvements including, but not limited to, utility improvements by the City of Madison within the public right-of-way of S Paterson Street from the Contract known as *Contract for the Construction of Public Works Improvements to be Accepted by the City of Madison for 838 Williamson St & 306 S Paterson St*, City Contract No. 9344 to the intersection with E Main Street.
1. The owner acknowledges that it is the City of Madison's policy to assess the above described lot the cost of improvements, including inspection, engineering, and supervision costs.
2. The owner acknowledges that it is the City of Madison's policy to assess the above-described lot(s) in accordance with Section 4.09 and 10.09 of the Madison General Ordinance for sidewalk improvements and other improvements within the public right of way of S Paterson Street that are installed at the benefit of the owner to facilitate the development.

This space is reserved for recording data

Drafted by and Return to

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

Tax Parcel Nos

251A0709-134-1301-2
251A0709-134-1307-0

3. The owner, its successors and assigns hereby waives all special assessment notices and hearings as required by Section 66.0701 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, which it shall pay in full upon completion of the Public Works project and the final assessment process.
4. In the event of a default in the payment 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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 9th day of November, 2023.

WILLIAMSON STREET PROPERTY GROUP LLC
By: Sara Investment Real Estate LLC, Manager

By: Daniel Schwartz
Daniel Schwartz, Vice President

STATE OF WISCONSIN
COUNTY OF DANE) SS

Personally came before me this 9 day of November, 2023, the above named Daniel Schwartz, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

[Signature]
NOTARY PUBLIC

My Commission Expires 13 permanent

**JOHN W. VAN NOTE
NOTARY PUBLIC
STATE OF WISCONSIN**