

THIS AGREEMENT, By and between Cedar Development LLC hereinafter known as "Developer", and the City of Milwaukee, a municipal corporation, hereinafter known as "City";

WITNESSETH:

IN CONSIDERATION of the sum of One Dollar (\$1.00) to each party in hand paid by the other, receipt whereof is hereby acknowledged, and in further consideration of the covenants and agreements hereinafter contained.

WHEREAS, The Developer proposes to subdivide a tract of land located on the south side of W. County Line Road at approximately N. 95th Street. This site is more particularly described by Exhibit "A"; and

WHEREAS, Once the site is subdivided, Developer intends to sell the individual lots for single family home construction; and

WHEREAS, The Developer has now requested an agreement that provides for installation of public improvements to serve the proposed subdivision; and

WHEREAS, The public improvements for this subdivision could be installed under the terms of an out-of-program agreement upon condition that title to such facilities shall vest in the City of Milwaukee subject to conditions more fully hereinafter stated.

NOW, THEREFORE, In consideration of these premises and the mutual benefits herein accruing and for other good and valuable considerations,

IT IS AGREED, By and between the parties hereto that:

1. Funding Obligation

Developer agrees to provide all funds necessary for design and construction of the public improvements, easement preparation as may be required, water fittings, materials inspections, construction inspections and any related City work necessitated by the project.

2. Design Option

Upon mutual concurrence of Developer and the Commissioner of Public Works, Developer may let and administer design contracts for the sewer, water, and paving infrastructure required to serve the subdivision. In the event Developer contracts for engineering design, plans shall be prepared to City specifications and approval by the Commissioner of all such plans shall be required prior to commencement of any improvement work. All City costs associated with review of plans prepared by others shall be the Developer's responsibility. To expedite the City's review, Developer shall provide plans for the public improvements as follows:

- a. Paving plans shall be submitted first.
- b. Sewer plans shall be submitted only after the paving plans have been approved by the Commissioner.
Copies of the approved paving plans shall be submitted along with the sewer plans.
- c. Water plans shall be submitted only after paving and sewer plans have been approved by the Commissioner.

Copies of approved paving and sewer plans shall be submitted along with the water plans.

3. Construction Option

Upon mutual concurrence of Developer and the Commissioner of Public Works, Developer may let and administer construction contracts for one or more of the public improvements covered by this Agreement. In the event Developer manages one or more public improvement construction contracts, City shall perform its normal inspections during the course of construction. In addition, Developer agrees to comply with and administer on behalf of the City, all applicable City rules and requirements pertaining to EBE and local resident involvement in the construction contracts.

Developer shall not authorize any changes in improvement plans without the prior approval of the Commissioner of Public Works. All payments to contractors must be pre-approved by the Commissioner.

4. Site Grading

Developer agrees to pre-grade the site including proposed public street rights-of-way. Grading plans shall be reviewed and approved by the Commissioner of Public Works. The grading plan must be approved prior to design engineering of the public improvements. Grading shall be to within three (3) inches of the roadway sub-grade as established in the paving plans. Grading shall match design grades at the right-of-way line. Material in any fill areas shall be placed in accord with Section 401.5 of the City of Milwaukee Department of Public Works Street Construction Specifications dated July 1, 1992. The Developer is responsible for obtaining any and all permits required to undertake grading activities.

5. Subdivision

Developer agrees to submit preliminary and final subdivision maps for the site and to develop the site in accord with the subdivision map as approved.

6. Water Improvements

Water main will be installed in street rights-of-way and in easement, as may be necessary, to serve the subdivision. Per paragraph 2, plans for water main improvements shall be prepared by either the City's Department of Public Works (DPW) or by the Developer. If plans are prepared by DPW, the

estimated cost is \$8,000. If plans are prepared by the Developer, the estimated cost for the City's review is \$1,500. The estimated costs to construct and inspect the water improvements are as follows:

Construction	\$ 85,000
Inspection & related activities	\$ 30,000

The Developer shall provide all required water fittings. In addition, the Developer is responsible for obtaining the required State of Wisconsin Department of Natural Resources Water Main Installation permit. City will provide the flow test information required as part of the permit application.

7. Sewer Improvements

It is anticipated that storm water will be collected in drainage ditches running parallel to the subdivision's new street. A separate storm sewer will not be constructed. However, a sanitary sewer to serve the subdivision will be installed in the new street right-of-way. Per paragraph 2, plans for sanitary sewer shall be prepared by either the City's DPW or by the Developer. If prepared by DPW, the estimated cost is \$13,800. If prepared by the Developer, the estimated cost for the City's review is \$3,000. The estimated costs to construct and inspect the sewer improvements are as follows:

Construction	\$132,000
Inspection	\$ 9,200

Regardless of who prepares the sewer plans, review and approval of the plans by the Milwaukee Metropolitan Sewerage District is required.

8. Paving Improvements

The subdivision's new north/south street will be improved to rural cross-section standard design. Rural cross section streets typically include asphalt pavement, gravel shoulders and drainage ditches for storm water collection.

Per paragraph 2, plans for paving improvements shall be prepared either by the City's DPW or by the Developer. If

prepared by DPW, the estimated cost is \$11,500. If prepared by the Developer, the estimated cost for the City's review is \$2,500. The estimated costs to construct and inspect the paving improvements are as follows:

Construction	\$ 82,000
Inspection (including as-built drawings)	\$ 17,000

9. Utility Laterals

Sanitary sewer and water laterals will be installed for each lot. These may be contracted out by the City or may be installed by Developer under permit from the City's Department of Neighborhood Services. Under the latter option, the Neighborhood Services Department would inspect the work. The cost of laterals is not included in the preceding sewer and water estimates. If installed by the City, Developer shall provide funding therefor.

10. Street Lights

No public streetlights will be installed along the subdivision's new street.

11. Street Trees

No street trees will be planted in the right-of-way along the subdivision's new street.

12. Storm Water Management Plan

A Storm Water Management Plan must be submitted to the Department of Public Works for review and approval by the City Engineer prior to commencement of any on-site improvement work including grading. Any storm water

management improvements required in conjunction with the subdivision shall be constructed by Developer. Ownership and maintenance of these improvements shall be the responsibility of the Developer or of any subsequent Homeowner's Association.

13. Other Improvements

Developer agrees that any utility and access improvements necessary to serve the site in addition to those listed above shall be its responsibility and shall be undertaken by Developer at its sole expense. Developer further agrees that the City shall review and approve plans for any work to occur in the public right-of-way. Permits necessary for any such work shall be obtained by Developer or other responsible parties.

14. Easements

Developer agrees to provide, where necessary and at no cost to the City, all easements and other property rights required to construct, operate and maintain the public improvements described herein. All on-site easement areas are to be pre-graded by the Developer prior to the construction of public improvements therein. It shall be the Developer's responsibility to obtain any permits and/or easements or other property rights necessary for the operation and maintenance of the storm water management system and outlets, as approved.

15. Private Utilities

Developer agrees that all private utility lines necessary to provide telephone, communications, electrical, and gas services to the development shall be installed underground, except where the City Plan Commission finds that such underground installations are not feasible.

16. Design Engineering Deposit

In the event DPW designs the public improvements, Developer shall deposit a total of \$33,300 with the City to cover the estimated cost of design engineering, easement preparation and other City costs anticipated prior to actual construction.

In the event Developer designs the public improvements, DPW shall review and approve them. The estimated cost of such review is \$7,000.

Design work, whether by DPW or by Developer, shall not begin until the final subdivision map has been approved and recorded, the Storm Water Management Plan has been approved, and the site grading plan has been approved.

17. Funding Guarantee For Construction

The Developer shall submit an irrevocable Letter of Credit or other funding guarantee, satisfactory in format to the City Attorney, in an amount equal to the estimated construction contract cost (\$299,000) for the public infrastructure improvements described herein prior to the award of any public improvement contracts, whether privately or publicly let.

Any and all irrevocable Letters of Credit shall guarantee that the Developer's bank or savings and loan will provide the required funds to cover the contract cost of installing the applicable infrastructure improvements and will, upon simple request by the Commissioner of Public Works and the City Treasurer, release same to City as required, all such funds to be furnished interest free. The Letter-of-Credit or other funding guarantee shall be submitted to the City prior to the City or the Developer entering into any contracts for installation of public improvements.

18. City Force Work Costs

The total estimated cost for (1) construction engineering (field inspections, contract management, materials inspections, clean water testing, etc.) plus (2) preparing as-built drawings is \$56,200. Developer shall deposit this amount with the City prior to the City advertising for public improvement construction bids or prior to Developer letting any contracts for public improvements.

19. Payments

In the event the City lets public improvement construction contracts, the contract costs for the public improvements will be billed to Developer upon determination that such costs have been incurred by City. Developer shall provide the City with funds to make contract payments. If such funds are not provided within 30 days of being requested, City may draw against the funding guarantee referenced in paragraph 17. It shall be further understood and agreed that where Developer funded work covered under the terms of this Agreement does not proceed to the bid or contract stage, the City shall still retain a sufficient

amount of the Developer's engineering fund deposit to cover

expenses incurred by the City for engineering and plan preparation work or for plan review work commenced by the City at the Developer's request

Upon completion of the public improvements and all associated City work, City shall return any unspent portions of the Developer's cash deposits (i.e. the Design Engineering Deposit or the Plan Review Deposit and the Construction Engineering Deposit) to the Developer.

20. Inspections

Both parties agree that all materials furnished and all work performed hereunder shall conform to all regulations and specifications of the City of Milwaukee and its Commissioner of Public Works and shall be subject to inspection by and approval of inspectors and engineers furnished by the Department of Public Works. All engineering and inspection costs incidental to the installation of the public improvements covered by this Agreement shall be subject to the terms of this Agreement, the cost of such service when furnished by City being established as the wages of the person or persons engaged in such work plus all costs of overhead.

21. Ownership of Public Improvements

It is understood and agreed by both parties hereto that upon completion of the public improvements, title to all public facilities installed under the terms of this Agreement shall vest in the City of Milwaukee and that the City will accept the obligation of operation and maintenance in accordance with its standard practice.

22. Building Permits

It is understood and agreed by both parties hereto that building permits for any homes to be constructed in the subdivision shall not be issued until (1) the Storm Water Management Plan has been approved, (2) the Developer has provided the City with both a funding guarantee and a deposit for City Force Work, (3) all required approvals for any sewer improvements have been granted by the appropriate agencies, (4) the subdivision for the project has been approved and recorded, and (5) all easements required to construct and maintain underground improvements have been provided to the City.

23. Occupancy Permits

It is understood and agreed by both parties hereto that occupancy permits for any structure shall not be issued until all planned public improvements have been sufficiently completed so essential public utility services and traffic access are provided to the structure.

24. City Ordinances and Regulations

City warrants that all work shall be undertaken in accord with City standard and customary public works contracting procedures unless such work is to be undertaken by City Forces or by Developer per paragraph 3. It is further understood and agreed that this Agreement is subject to all City ordinances and regulations and nothing herein shall be deemed to waive or supercede such requirements.

25. Refunds

If the City undertakes the design work for the public improvements

and awards the contracts for their construction, Developer shall be entitled to a refund equal to the portion of the cost of the public improvements that would be assessable to other benefiting property owners. Such refund shall be made in the year following completion of the public improvements.

If Developer lets contracts for design of the public improvements and/or their construction, no assessments shall be levied against other parties and no refunds shall be due Developer.

SIGNATURE PAGES

THIS AGREEMENT, drafted by the City of Milwaukee, shall be binding upon the Developer, its lessees, successors and assigns, and upon the City its successors and assigns.

DEVELOPER SIGNATURES

IN WITNESS WHEREOF, the Developer has caused this document to
be signed and sealed this ____ day of _____, 2005.

Developer

STATE OF WISCONSIN)
) SS.
MILWAUKEE COUNTY)

Personally came before me this ____ day of _____, 2005, who
executed the foregoing instrument, and acknowledged that they executed the same.

Notary Public, State of Wisconsin

My Commission expires: _____.

CITY SIGNATURES

IN WITNESS WHEREOF, the proper City Officers have caused this document to be signed and the City's seal to be affixed this _____ day of _____, 2005.

Tom Barrett, Mayor
CITY OF MILWAUKEE

STATE OF WISCONSIN)
) SS.
MILWAUKEE COUNTY)

Personally came before me this _____ day of _____, 2005,
Tom Barrett, Mayor of the City of Milwaukee, a municipal corporation, to me known to be the person who executed the foregoing instrument and to me known to be such Mayor of said municipal corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said municipal corporation, its authority, and pursuant to Resolution File No. adopted _____, 2005.

Notary Public, State of Wisconsin
My Commission expires: _____.

City Clerk
CITY OF MILWAUKEE

STATE OF WISCONSIN)
) SS.
MILWAUKEE COUNTY)

 Personally came before me this _____ day of _____, 2005,
_____, City Clerk of the above-named municipal corporation, to me known to be the
person who executed the foregoing instrument and to me known to be such City Clerk of said
municipal corporation, and acknowledged that he executed the foregoing instrument as such
officer as the deed of said municipal corporation, its authority, and pursuant to Resolution File
No. adopted _____, 2005.

Notary Public, State of Wisconsin

My Commission expires _____.

Comptroller
CITY OF MILWAUKEE

STATE OF WISCONSIN)
) SS.
MILWAUKEE COUNTY)

Personally came before me this _____ day of _____, 2005,
_____, City Comptroller of the City of Milwaukee, a municipal corporation, to
me known to be the person who executed the foregoing instrument and to me known to
be such City Comptroller of said municipal corporation, and acknowledged that he
executed the foregoing instrument as such officer as the deed of said municipal
corporation, its authority, and pursuant to Resolution File No. adopted _____,
2005.

Notary Public, State of Wisconsin
My Commission expires:_____.