

EASEMENT

*In Vacated South Ferry Street
From East Seeboth Street
To East Pittsburgh Avenue*

Recording Area

Name and Return Address

*Milwaukee Water Works
Water Engineering Section
841 North Broadway, Room 403
Milwaukee, WI 53202*

THIS INDENTURE, Made by and between the CITY OF MILWAUKEE, a municipal corporation of the State of Wisconsin, hereinafter referred to as "City", and The 1818, LLC, owner, (including heirs, executors, administrators, successors and assigns of above owner(s) as may be or may become applicable), hereinafter called "Grantor," (If more than one grantor is listed above, said language herein referring thereto shall be interpreted in the plural and refer jointly and severally to such grantors).

WITNESSETH

That, WHEREAS, the City desires to acquire a permanent easement with the right of entry in and across the property hereinafter described with the right to build and construct and/or operate, maintain, repair, enlarge, reconstruct, relocate and inspect as may be or may become applicable the following facilities and appurtenances thereto, hereinafter called "Facilities," in said property; namely, 6" and 36" water mains as shown on attached plan, file no. WE915.

NOW, THEREFORE, in consideration of the grant of the easement hereinafter described and the payment of One Dollar (\$1.00) and other valuable considerations to the Grantor, receipt whereof is hereby acknowledged, said Grantor, being the owner and person interested in the land hereinafter described does hereby grant unto the City a permanent easement in the Northeast One-quarter (NE. ¼) of Section Thirty-two (32), Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, Milwaukee County, Wisconsin, which is bounded and described as follows:

TO-WIT:

The center thirty (30) feet of Vacated South Ferry Street which lies between the south line of East Seeboth Street and the north line of East Pittsburgh Avenue in said Northeast (NE. ¼) of Section Thirty-two (32).

Part of Tax Roll Key No. 428-0244-000, 428-0246-110, and 428-0248-112,

UPON CONDITION

1. *That said Facilities shall be maintained and kept in good order and condition by the City.*
2. *That in and during whatever construction, reconstruction, enlargement or repair work is or becomes necessary in constructing and/or maintaining of said Facilities, so much of the surface or subsurface of the property as may be disturbed, will at the expense of the City be replaced in substantially the same condition as it was prior to such disturbance; except that the City will in no case be responsible for replacing or paying for replacing any aesthetic plantings or improvements other than ordinary lawns or standard walks, roadways, driveways and parking lot surfacing which were required to be removed in the course of doing the above work. However, the City shall save harmless the Grantor from any loss, damage, injury or liability resulting from negligence on the part of the City in connection with said work involved in constructing and/or maintaining of said Facilities; provided that if above loss, damage, injury or liability results from the joint negligence of parties hereto, then the liability therefore shall be borne by them in proportion to their respective degree of negligence; provided further, however, that these provisions are subject to the legal defenses which under law the City is entitled to raise.*
3. *That no structure may be placed within the limits of the easement by the Grantor except that improvements such as walks, pavements for driveways and parking lot surfacing may be constructed.*
4. *That, in connection with the construction by the Grantor of any structure or building abutting said easement defined limits, the Grantor will assume all liability for any damage to the Facilities in the above described property. The Grantor will also save and keep the City clear and harmless from any claims for personal injuries or property damage caused by any negligence of the Grantor or person other than the Grantor, arising out of the construction by the Grantor of any structure or building abutting the said easement defined limits, and shall reimburse the City for the full amount of such loss or damage.*
5. *That no charges will be made against said lands for the cost of maintenance or operation of said Facilities in the afore-described property. Whenever the Grantor makes application for a service connection, the regular and customary service connection charge in effect at the time of the application shall be charged and paid.*
6. *All conditions pertaining to the "Maintenance of Water Service Piping" as set forth in Chapter 3.3.0 of the "Rules and Regulations Governing Water Service" dated 1985 and subsequent amendments thereto shall apply to all water services which are within the easement defined limits and also within the limits of any adjoining easements; except that the City of Milwaukee Water Works, a utility owned by the City of Milwaukee shall in no case be responsible for maintaining at its expense any portion of said water services outside of the easement defined limits and outside the limits of any adjoining easements regardless of any statement to the contrary in said "Rules and Regulations Governing Water Service".*
7. *The Facilities shall be accessible for maintenance at all times. The owner shall submit plans for approval to the City for any underground installation within the easement.*
8. *That the Grantor shall submit plans for all surface alterations of plus or minus 1 foot or greater within the limits of said easement. Said alterations shall be made only with the approval of the Commissioner of Public Works of the City of Milwaukee.*
9. *It is understood that in the event the above described Real Estate may become portions of public streets; in which event, in the proceedings for the acquisition of the property needed for such streets by purchase, dedication or by condemnation, said lands shall be considered the same as though this easement had not been executed or any rights granted*

thereby exercised.

Water Easement
W.E. 915

IN WITNESS WHEREOF, the Grantor, has hereunto set its hands and seals

ON THIS DATE OF: _____

The 1818, LLC
COMPANY NAME

In presence of:

_____ by _____
WITNESS GRANTOR – Timothy J. Dixon, Member

_____ by _____
WITNESS GRANTOR

STATE OF _____)

S.S.

COUNTY OF _____)

Before me personally appeared on this _____ day
of _____, A.D. 20_____

Timothy J. Dixon, Member
GRANTOR

GRANTOR

to me known to be the person(s) who executed the foregoing EASEMENT and acknowledged the same as the
voluntary act and deed of said corporation.

NOTARY PUBLIC

My commission expires

Water Easement
W.E. 915

SUBORDINATION AGREEMENT To Water Easement W.E. 915

The: *Harris Trust and Savings Bank*, hereby agrees and consents to the subordination of that certain mortgage

EXECUTED BY: Kramer International Inc.

MORTGAGOR

ON DATE OF: February 13, 2001

RECORDED IN: Milwaukee County

AS DOCUMENT NO.: 8055177

REEL NO.: _____ 5060

IMAGE NO.: _____ 1288 to 1316 inclusive

ON DATE OF: April 26, 2001

to the above easement executed by above indicated mortgagor to the City of Milwaukee

dated this _____ day of _____ A.D. 20____

IN WITNESS WHEREOF, the said Harris Trust and Savings Bank, grantor has caused these presents to be signed by and its corporate seal to be hereunto affixed.

Signed and sealed
in the presence of:

WITNESS

STATE OF _____)
))
COUNTY OF _____)

Personally came before me this _____ day of _____, A.D. 20_____
and to me known to be the persons who executed the foregoing SUBORDINATION AGREEMENT and acknowledged
the same, and who being by me duly sworn did say that they hold the above office and that they executed the
foregoing SUBORDINATION AGREEMENT as such officers as the deed of said corporation by its authority.

County

Notary Public,

My commission expires _____

Water Easement
W.E. 915

SUBORDINATION AGREEMENT To Water Easement W.E. 915

The: Maritime Savings Bank, hereby agrees and consents to the subordination of these certain mortgages

EXECUTED BY: _____ The 1818, LLC
MORTGAGOR

ON DATE OF: _____ December 23, 2003 _____ August 13, 2004

RECORDED IN: _____ Milwaukee County

AS DOCUMENT NO.: _____ 8717495 _____ 08846830

REEL NO.: _____ 5752

IMAGE NO.: _____ 0948 to 0964 inclusive

ON DATE OF: _____ January 15, 2004 _____ August 20, 2004

to the above easement executed by above indicated mortgagor to the City of Milwaukee

dated this _____ day of _____ A.D. 20____

IN WITNESS WHEREOF, the said Maritime Savings Bank, grantor has caused these presents to be
signed by and its corporate seal to be hereunto affixed.

Signed and sealed
in the presence of:

WITNESS

STATE OF _____)

COUNTY OF _____)
_____)

Personally came before me this _____ day of _____, A.D. 20_____
and to me known to be the persons who executed the foregoing SUBORDINATION AGREEMENT and acknowledged
the same, and who being by me duly sworn did say that they hold the above office and that they executed the
foregoing SUBORDINATION AGREEMENT as such officers as the deed of said corporation by its authority.

County

Notary Public,
My commission expires _____

Water Easement
W.E. 915

This instrument was drafted by the City of Milwaukee.

Approved as to contents

.....
SUPERINTENDENT OF MILWAUKEE WATER WORKS

Date:

Approved as to form only

.....

Date:

Approved as to execution

.....
ASSISTANT CITY ATTORNEY

Date:

Water Easement
W.E.

EXAMPL

IN WITNESS WHEREOF, the Grantor has hereunto set its hands and seals

ON THIS DATE OF: _____ **Date** _____

_____ **Company Name** _____
COMPANY NAME

_____ **Witness Signature** _____ by _____ **Company Officer Signature** _____
WITNESS **Type or print name** _____ **Type or print name and title** _____

_____ **Witness Signature** _____ by _____ **Company Officer Signature** _____
WITNESS **Type or print name** _____ **Type or print name and title** _____

STATE OF _____ **State** _____)
COUNTY OF _____ **County** _____) S.S.

Before me personally appeared on this _____ **Date** _____ day
of _____, A.D. 19 _____

_____ **Type or print officer name** _____

Type or print title

Type or print officer name

Type or print title

to me known to be the person(s) who executed the foregoing EASEMENT and acknowledged the same as the voluntary act and deed of said corporation.

Notary Public

NOTARY PUBLIC

My commission expires _____