

BILL OF SALE AND
QUIT CLAIM DEED

Document Number

Document Title

The CITY OF WAUKESHA ("City") quit claims and conveys to RAMCO GERSHENSON PROPERTIES, L.P., a Delaware limited partnership and RAMCO GERSHENSON PROPERTIES, L.P., a Delaware limited partnership, as successor in interest to RAMCO FOX RIVER, LLC, a Delaware limited liability company (collectively, "RAMCO"), the current owner of property located in the City of Waukesha, Waukesha County, Wisconsin, as further described on the attached Exhibit A (the "Property"), all right, title and interest that the City has in those certain sanitary sewer facilities (the "Conveyed Facilities") located within the public utility easement (the "Easement") more particularly described and depicted in the attached Exhibit B (the "Released Area").

RAMCO hereby accepts all right, title and interest in the Conveyed Facilities and shall maintain same as private sanitary sewer facilities.

Recording Area

This Document was drafted by and should be returned to:

Deborah C. Tomczyk, Esq.
Reinhart Boerner Van Deuren s.c.
1000 N. Water Street, Suite 1700
Milwaukee, WI 53202

See Exhibit A

Parcel Identification Number (PIN)

The public utility easement granted and shown on CSM 10509, recorded February 22, 2008 as Document No. 3547848, is not terminated nor released by the City except as to the Conveyed Facilities. Any easement rights of the City in and to the Conveyed Facilities are hereby released and terminated as of the date of this document.

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER RETURN AND FEE PURSUANT TO WISCONSIN STATS. SEC. 77.25(2).

Dated as of the _____ day of _____, 2015.

(Signatures appear on the following pages)

SIGNATURE PAGE FOR BILL OF SALE AND QUIT CLAIM DEED

EXECUTED BY the City of Waukesha on _____, 2015

Shawn N. Reilly, Mayor

Gina Kozlik, City Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 2015 the above
named Shawn N. Reilly, Mayor, and Gina Kozlik, City Clerk, to me known to be the
persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

(Print Name)_____

My commission
expires:_____

EXHIBIT A
LEGAL DESCRIPTION

Parcel 1:

Lot 1 and Outlot 1 of Certified Survey Map No. 11221 recorded with the Waukesha County Register of Deeds on September 9, 2014, as Document No. 4099030 in Book 110, Pages 226-232 of Certified Survey Maps.

Parcel ID #: WAKC13320010001 and WAKC13320010002

Parcel 2:

Lots 2 and 3 of Certified Survey Map No. 10835 recorded with the Waukesha County Register of Deeds on December 28, 2010, as Document No. 3803592 of Certified Survey Maps.

Parcel ID #: WAKC13320012002 and WAKC13320012003

Parcel 3:

Lots 1 and 4 of Certified Survey Map No. 10835 recorded with the Waukesha County Register of Deeds on December 28, 2010, as Document No. 3803592 of Certified Survey Maps.

Parcel ID #: WAKC13320012001 and WAKC13320012004

EXHIBIT B
RELEASED AREA

(See Attached)