

Storm Water Management Practice Maintenance Agreement

Document Number

Waukesha Memorial Hospital, Inc., as "Owner" of the property described below, in accordance with Chapter 32 City of Waukesha Storm Water Management and Erosion Control, agrees to install and maintain storm water management practice(s) on the subject property in accordance with approved plans and Storm Water Management Plan conditions. The Owner further agrees to the terms stated in this document to ensure that the storm water management practice(s) continues serving the intended functions in perpetuity. This Agreement includes the following exhibits:

Exhibit A: Legal Description of the real estate for which this Agreement applies ("Property").

Exhibit B: Location Map(s) – shows an accurate location of each storm water management practice affected by this Agreement.

Exhibit C: Maintenance Plan – prescribes those activities that must be carried out to maintain compliance with this Agreement.

Note: After construction verification has been accepted by the City of Waukesha, for all planned storm water management practices, an addendum(s) to this agreement shall be recorded by the Owner showing design and construction details. The addendum(s) may contain several additional exhibits, including certification by City of Waukesha of Storm Water and Erosion Control Permit termination, as described below.

Name and Return Address

City of Waukesha
130 Delafield Street
Waukesha, WI 53188

Parcel Identification Number – 1306361

Through this Agreement, the Owner hereby subjects the Property to the following covenants, conditions and restrictions:

1. The Owner shall be responsible for the routine and extraordinary maintenance and repair of the storm water management practice(s) and drainage easements identified in Exhibit B until Storm Water and Erosion Control Permit termination by the City of Waukesha in accordance with Chapter 32 of the City Code of Ordinances.
2. After Storm Water and Erosion Control Permit termination under 1., the current Owner shall be solely responsible for maintenance and repair of the storm water management practices and drainage easements in accordance with the maintenance plan contained in Exhibit C.
3. The Owner shall, at their own cost, complete inspections of the storm water management practices at the time intervals listed in Exhibit C, and conduct the inspections by a qualified professional, file the reports with the City of Waukesha after each inspection and complete any maintenance or repair work recommended in the report. The Owner shall be liable for the failure to undertake any maintenance or repairs. After the work is completed by the Owner's contractor, the qualified professional shall verify that the work was properly completed and submit the follow-up report to the City within 30 days.
4. In addition, and independent of the requirements under paragraph 3 above, the City of Waukesha, or its designee, is authorized to access the Property as necessary to conduct inspections of the storm water management practices or drainage easements to ascertain compliance with the intent of this Agreement and the activities prescribed in Exhibit C. The City shall only access the Property for such inspection with seven (7) days advance written notice to Owner, except in the case of emergencies and in that event, no notice is required. The City of Waukesha may require work to be done which differs from the report described in paragraph 3 above, if the City of Waukesha and the Owner agree in writing that such work is necessary and consistent with the intent of this Agreement. The Owner shall complete the specified maintenance or repairs within a reasonable time frame after the City of Waukesha and Owner come to an agreement on such work.
5. If the Owner does not complete an inspection under 3. above or required maintenance or repairs under 4. above within the specified time period, the City of Waukesha is authorized, but not required, to perform the specified inspections, maintenance or repairs after giving the Owner thirty (30) days written notice of its intent to complete said work. In the case of an emergency situation, as reasonably determined by the City of Waukesha, no notice shall be required prior to the City of Waukesha performing emergency maintenance or repairs. The City of Waukesha may levy the costs and expenses of such inspections, maintenance or repair related actions as a special

charge against the Property and collected as such in accordance with the procedures under s. 66.0627 Wis. Stats. or subch. VII of ch. 66 Wis. Stats.

6. This Agreement shall run with the Property and be binding upon all heirs, successors and assigns.

Dated this 30 day of January, 2019.

Owner:

WAUKESHA MEMORIAL HOSPITAL, INC.:

Susan Edwards
(Owners Signature)

SUSAN EDWARDS CEO & PRESIDENT
(Owners Typed Name)

Acknowledgements

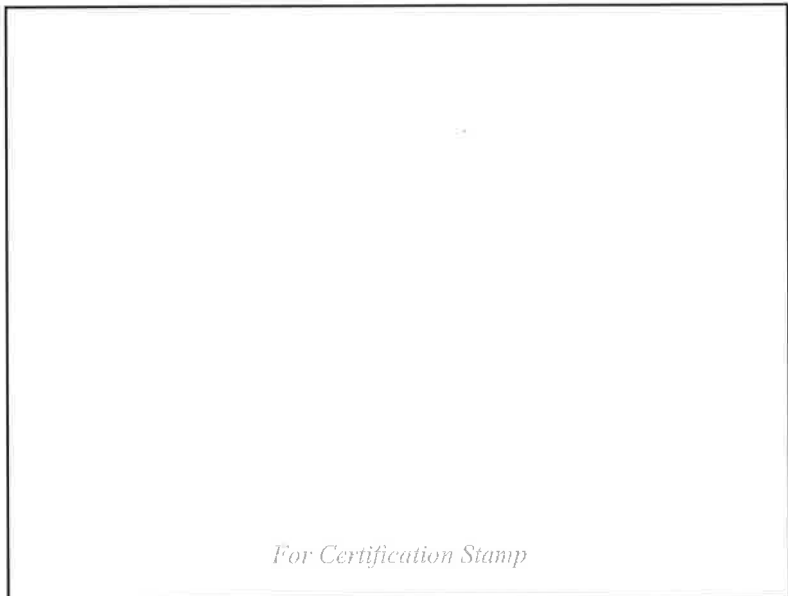
State of Wisconsin): ss
County of Waukesha)

Personally came before me this 30 day of January, 2019, the above named SUSAN EDWARDS to me known to be the person who executed the foregoing instrument and acknowledged the same.

James R. Waeyer Jr.
Notary Public, Waukesha County, WI
My commission expires: is permanent.

This document was drafted by:

GRAEF
125 S. 84th Street, Suite 401
Milwaukee, WI 53214



City of Waukesha Common Council Approval

Dated this ___ day of _____, 201_.

Shawn N. Reilly, Mayor

Gina Kozlik, City Clerk

Acknowledgements

State of Wisconsin): ss
County of Waukesha)

Personally came before me this ___ day of _____, 201_, the above named _____ to
me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Waukesha County, WI
My commission expires:_____.

Exhibit A – Legal Description

The following description and reduced copy map identifies the land parcel(s) affected by this Agreement. For a larger scale view of the referenced document, contact the Waukesha County Register of Deeds office.

Project Identifier: **Waukesha Memorial Hospital** Acres: **23.8552**
Date of Recording:
Map Produced By: **GRAEF, 125 S. 84th Street, Suite 401, Milwaukee, WI 53214**
Legal Description:

Lot 1 of **CERTIFIED SURVEY MAP NO. 11655** being a part of the Southwest (SW) Quarter (1/4) and Southeast (SE) Quarter (1/4) of the Northwest (NW) Quarter (1/4) and the Northwest (NW) Quarter (1/4) and Northeast (NE) Quarter (1/4) of the Southwest (SW) Quarter (1/4) of Section 3, Town 6 North, Range 19 East, **CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.**

4320835



FORM ARC-101

CERTIFIED SURVEY MAP NO. 11055

Sheet 1 of 10

Being a part of the Southwest (SW) Quarter (1/4) and Southeast (SE) Quarter (1/4) of the Northwest (NW) Quarter (1/4) and the Northwest (NW) Quarter (1/4) and Northeast (NE) Quarter (1/4) of the Southwest (SW) Quarter (1/4) of Section 3, Town 6 North, Range 19 East, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN. * SEE PAGE 8 & 10. (JRS)

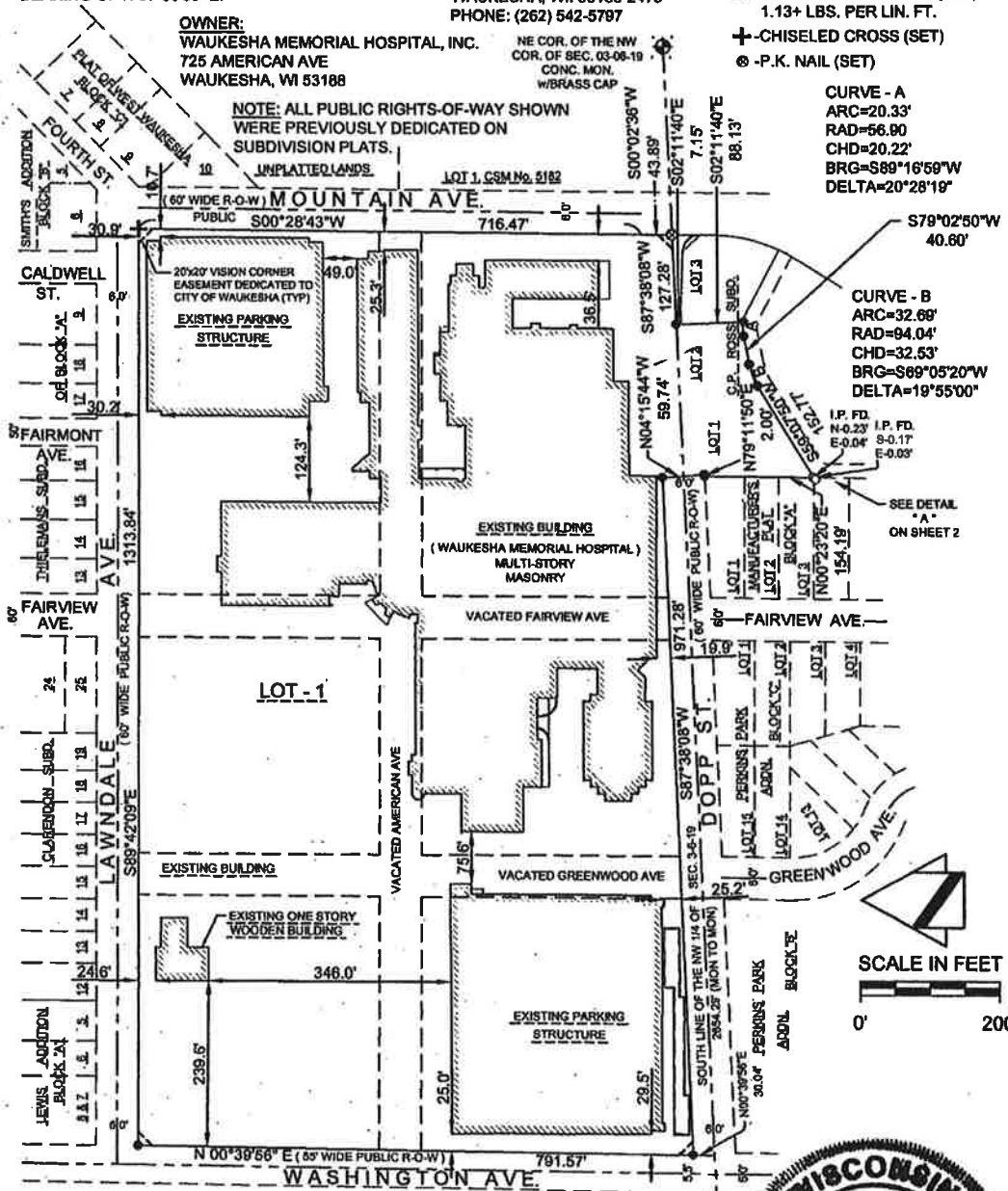
REFERENCE BEARING: THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWN 6 NORTH, RANGE 19 EAST WAS USED AS THE REFERENCE BEARING AND HAS AN ASSUMED BEARING OF N 87°38'08" E.

SURVEYOR: JOHN R. STIGLER, PLS JAHNKE & JAHNKE ASSOC., INC. 711 WEST MORELAND BLVD. WAUKESHA, WI. 53188-2479 PHONE: (262) 542-5797

- LEGEND:
- CONC. MON. (FOUND)
- IRON PIPE (FOUND)
- IRON PIPE 18" x 1" DIA. (SET) 1.13+ LBS. PER LIN. FT.
- CHISELED CROSS (SET)
- P.K. NAIL (SET)

OWNER: WAUKESHA MEMORIAL HOSPITAL, INC. 725 AMERICAN AVE WAUKESHA, WI 53188

NOTE: ALL PUBLIC RIGHTS-OF-WAY SHOWN WERE PREVIOUSLY DEDICATED ON SUBDIVISION PLATS.



CURVE - A
ARC=20.33'
RAD=56.80
CHD=20.22'
BRG=S89°16'59"W
DELTA=20°26'19"

CURVE - B
ARC=32.68'
RAD=94.04'
CHD=32.53'
BRG=S89°05'20"W
DELTA=19°55'00"



Signature of John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820
DATED this 3rd DAY of February, 2016
Revised this 8th DAY of March, 2016
Revised this 18th DAY of May, 2016
Revised this 15th DAY of November, 2017
Revised this 12th DAY of January, 2018

FILE NAME: S:\projects\S7332\dwg\S7332_CSM_2016.dwg
P.S. WAUKESHA 5389

SW COR. OF THE NW COR. OF SEC. 03-08-19 CONC. MON. W/BRASS CAP

OWNER: WAUKESHA MEMORIAL HOSPITAL, INC.
INSTRUMENT DRAFTED BY JOHN R. STIGLER

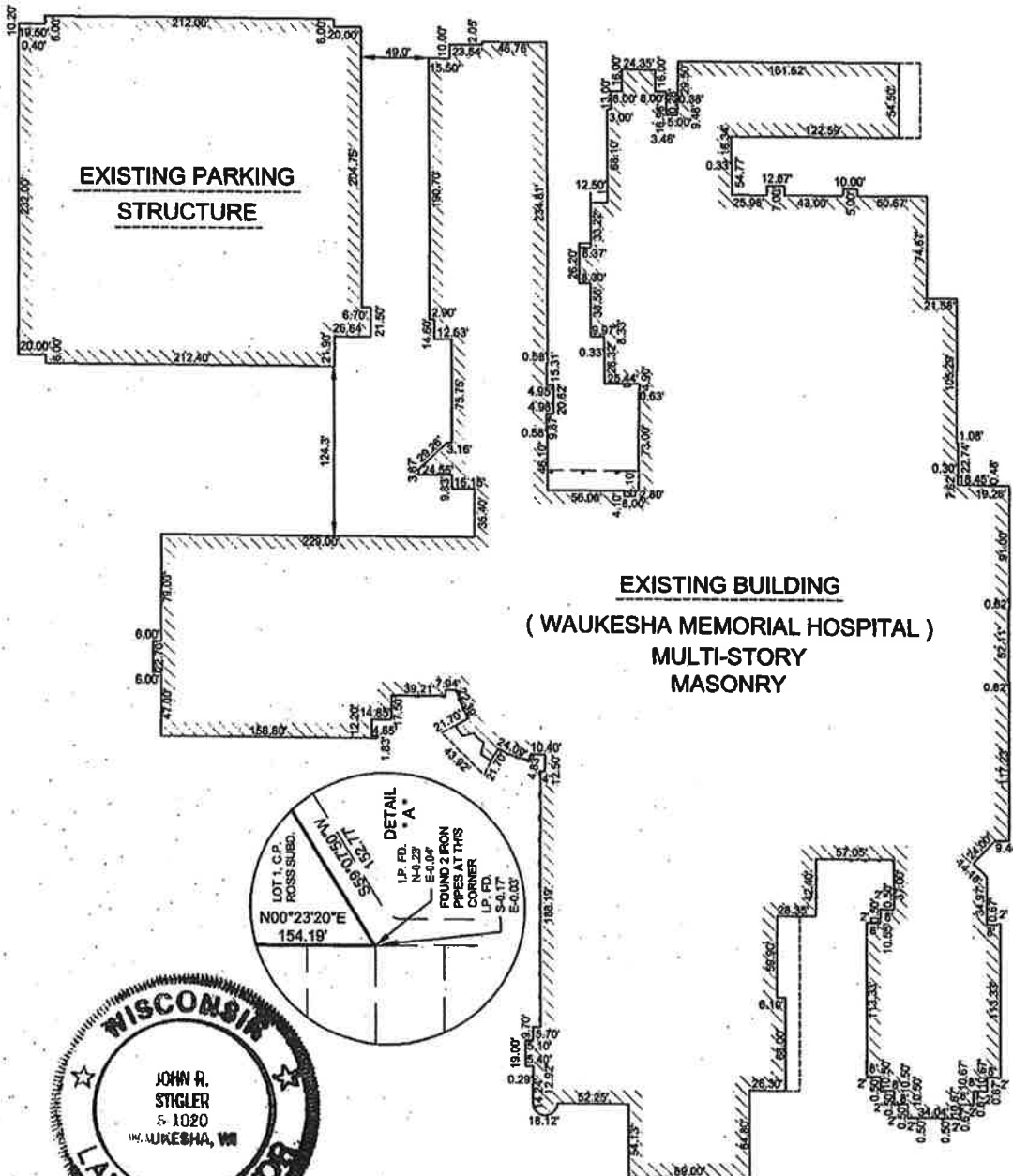
CERTIFIED SURVEY MAP NO. 11055

Sheet 2 of 10

Being a part of the Southwest (SW) Quarter (1/4) and Southeast (SE) Quarter (1/4) of the Northwest (NW) Quarter (1/4) and the Northwest (NW) Quarter (1/4) and Northeast (NE) Quarter (1/4) of the Southwest (SW) Quarter (1/4) of Section 3, Town 6 North, Range 19 East, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN. * SEC PAGE

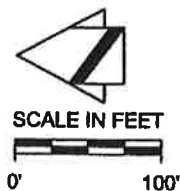
(BUILDING DETAILS)

8 of 10 (JRS)



JOHN R. STIGLER - Wis. Reg. No. S - 1820
 DATED this 3rd DAY of February, 2016
 Revised this 8th DAY of March, 2016
 Revised this 18th DAY of May, 2016
 Revised this 15th DAY of November, 2017
 Revised this 12th DAY of January, 2018

FILE NAME: S:\projects\S7332\dwg\S7332 CSM_2016.dwg
 P.S. WAUKESHA 5389

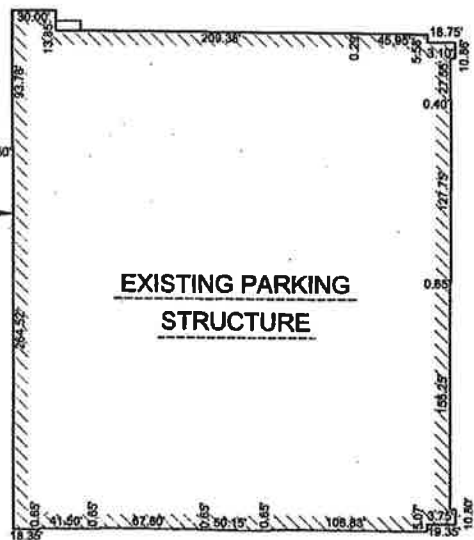
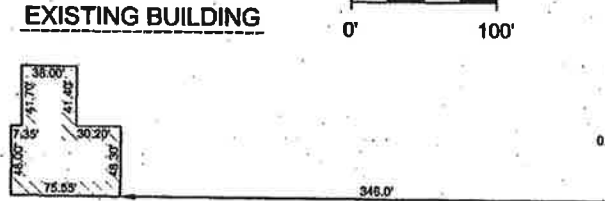
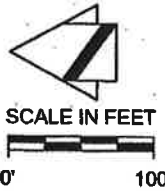
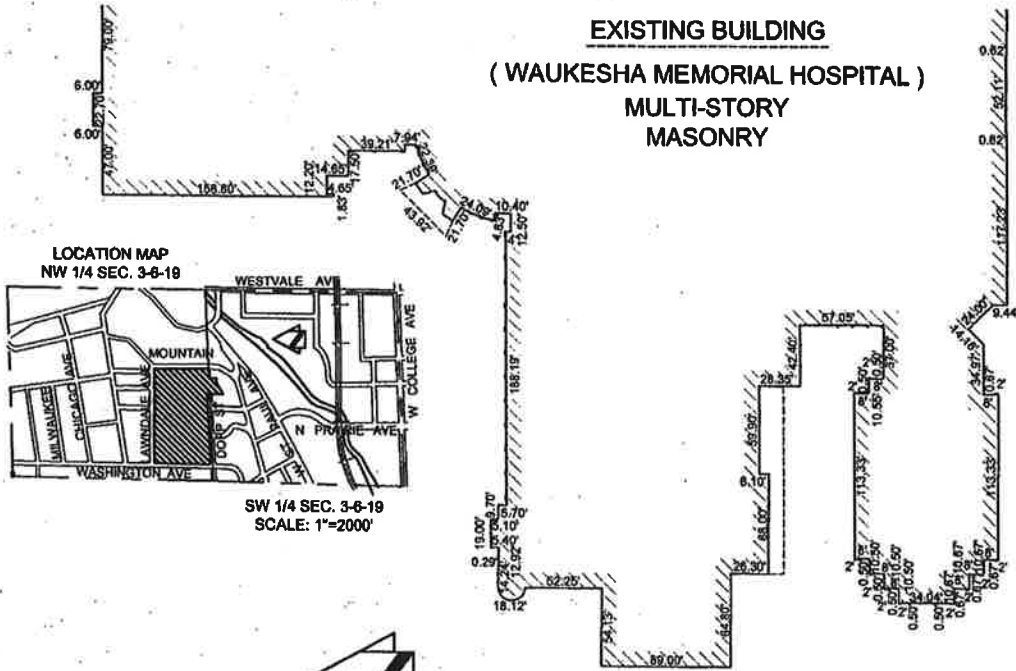


OWNER: WAUKESHA MEMORIAL HOSPITAL, INC.
 INSTRUMENT DRAFTED BY JOHN R. STIGLER

CERTIFIED SURVEY MAP NO. 11655

Sheet 3 of 10

Being a part of the Southwest (SW) Quarter (1/4) and Southeast (SE) Quarter (1/4) of the Northwest (NW) Quarter (1/4) and the Northwest (NW) Quarter (1/4) and Northeast (NE) Quarter (1/4) of the Southwest (SW) Quarter (1/4) of Section 3, Town 6 North, Range 19 East, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN. *SEE P.L.C. 8 of 10 (S.R.S.)*
(BUILDING DETAILS)



JOHN R. STIGLER, Wis. Reg. No. S - 1820
DATED this 3rd DAY of February, 2016
Revised this 8th DAY of March, 2016
Revised this 18th DAY of May, 2016
Revised this 15th DAY of November, 2017
Revised this 12th DAY of January, 2018

NOTE: WASHINGTON AVENUE'S 55' WIDE RIGHT-OF-WAY CONTAINS THE CITY OF WAUKESHA'S STANDARD INFRASTRUCTURE (IE: SIDEWALKS, CURBS, PAVEMENT AND UTILITIES).

FILE NAME: S:\projects\S7332\dwg\S7332 CSM_2016.dwg
P.S. WAUKESHA 5389

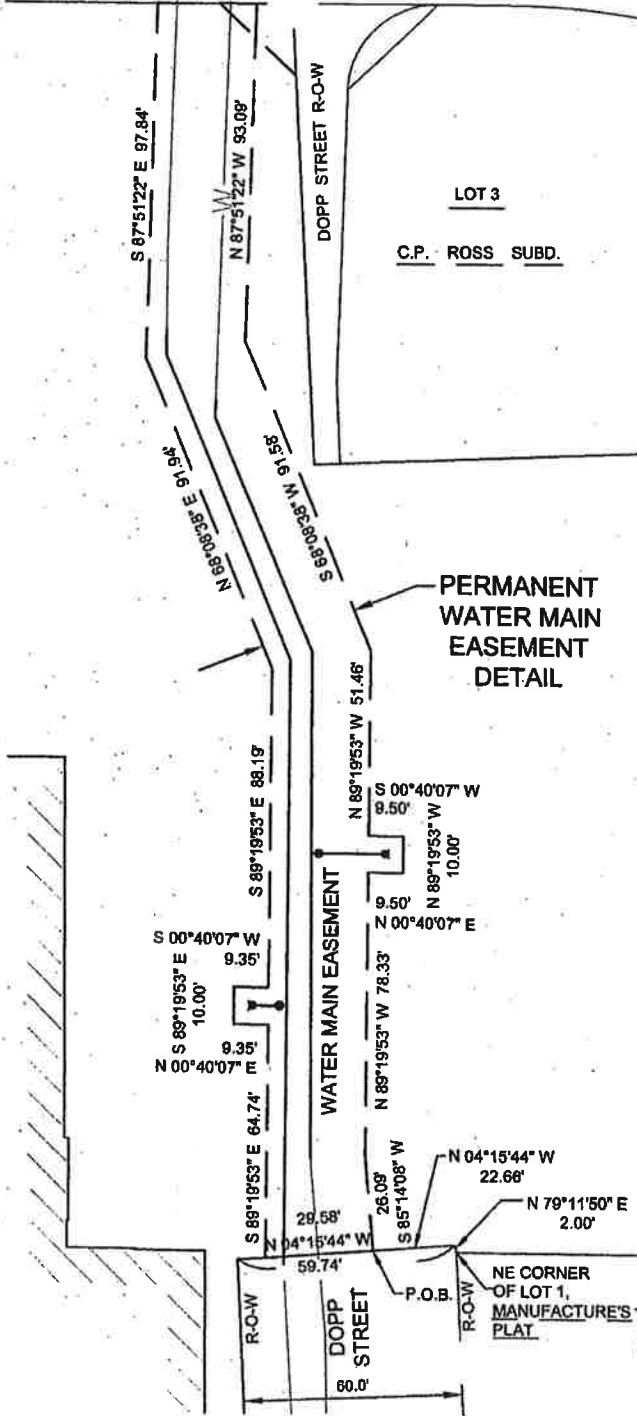
OWNER: WAUKESHA MEMORIAL HOSPITAL, INC.
INSTRUMENT DRAFTED BY JOHN R. STIGLER

CERTIFIED SURVEY MAP NO. 11055

Sheet 4 of 10

Being a part of the Southwest (SW) Quarter (1/4) and Southeast (SE) Quarter (1/4) of the Northwest (NW) Quarter (1/4) and the Northwest (NW) Quarter (1/4) and Northeast (NE) Quarter (1/4) of the Southwest (SW) Quarter (1/4) of Section 3, Town 6 North, Range 19 East, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN. *See Page 8 of 10 (JRS)*

MOUNTAIN AVENUE (WATER MAIN EASEMENT DETAIL)



WAUKESHA WATER UTILITY EASEMENT NOTES:

1. No building, fences or structure of any kind including but not limited to sheds or electrical transformer boxes shall be constructed in the water main easement. No trees or bushes which would grow to more than 4 feet in height shall be planted within said easement without approval of the City of Waukesha Engineering Department and the Waukesha Water Utility.
2. In the event the Water Utility finds it necessary to disturb the premises in the exercise of its duties and responsibilities (future repairs, if necessary), the Water Utility agrees to restore the premises of the Grantor, as nearly as is reasonably possible, to the condition existing prior to such disturbance, however, not including the replacement of pavement, trees, shrubbery and other items existing on or within the described easement.
3. Grade changes within the Permanent Water Main Easement which exceeds 12 inches (one foot) shall not be made without prior written approval of the Waukesha Water Utility.



JOHN R. STIGLER - Wis. Registered Professional Surveyor
 DATED this 3rd DAY of February, 2016
 Revised this 8th DAY of March, 2016
 Revised this 18th DAY of May, 2016
 Revised this 15th DAY of November, 2017
 Revised this 12th DAY of January, 2018

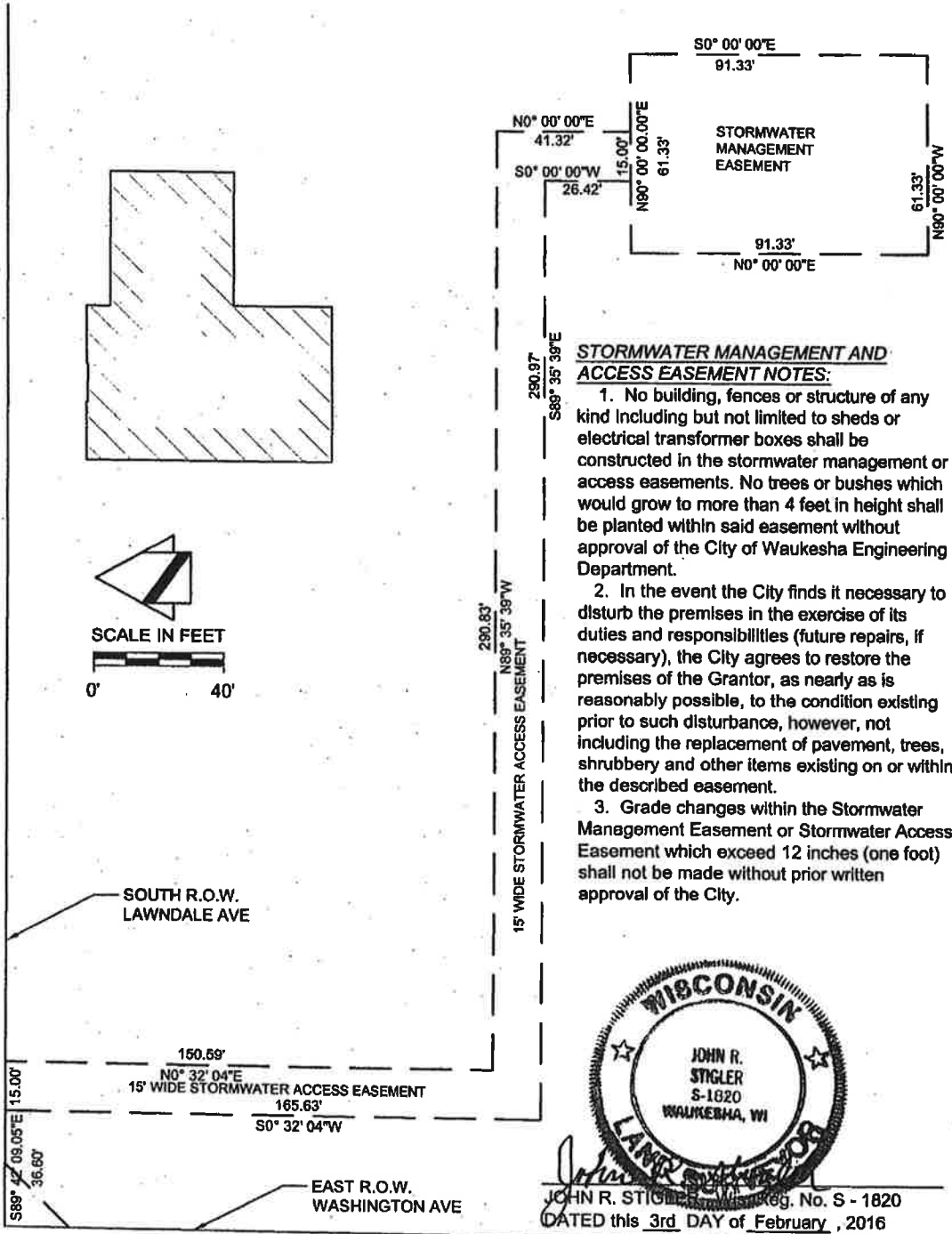
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 P.S. WAUKESHA 5389

OWNER: WAUKESHA MEMORIAL HOSPITAL, INC.
 INSTRUMENT DRAFTED BY JOHN R. STIGLER

CERTIFIED SURVEY MAP NO. 11055

Sheet 5 of 10

Being a part of the Southwest (SW) Quarter (1/4) and Southeast (SE) Quarter (1/4) of the Northwest (NW) Quarter (1/4) and the Northwest (NW) Quarter (1/4) and Northeast (NE) Quarter (1/4) of the Southwest (SW) Quarter (1/4) of Section 3, Town 6 North, Range 19 East, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN. * SEC PAGE 8 of 10 (JRS)



STORMWATER MANAGEMENT AND ACCESS EASEMENT NOTES:

1. No building, fences or structure of any kind including but not limited to sheds or electrical transformer boxes shall be constructed in the stormwater management or access easements. No trees or bushes which would grow to more than 4 feet in height shall be planted within said easement without approval of the City of Waukesha Engineering Department.
2. In the event the City finds it necessary to disturb the premises in the exercise of its duties and responsibilities (future repairs, if necessary), the City agrees to restore the premises of the Grantor, as nearly as is reasonably possible, to the condition existing prior to such disturbance, however, not including the replacement of pavement, trees, shrubbery and other items existing on or within the described easement.
3. Grade changes within the Stormwater Management Easement or Stormwater Access Easement which exceed 12 inches (one foot) shall not be made without prior written approval of the City.

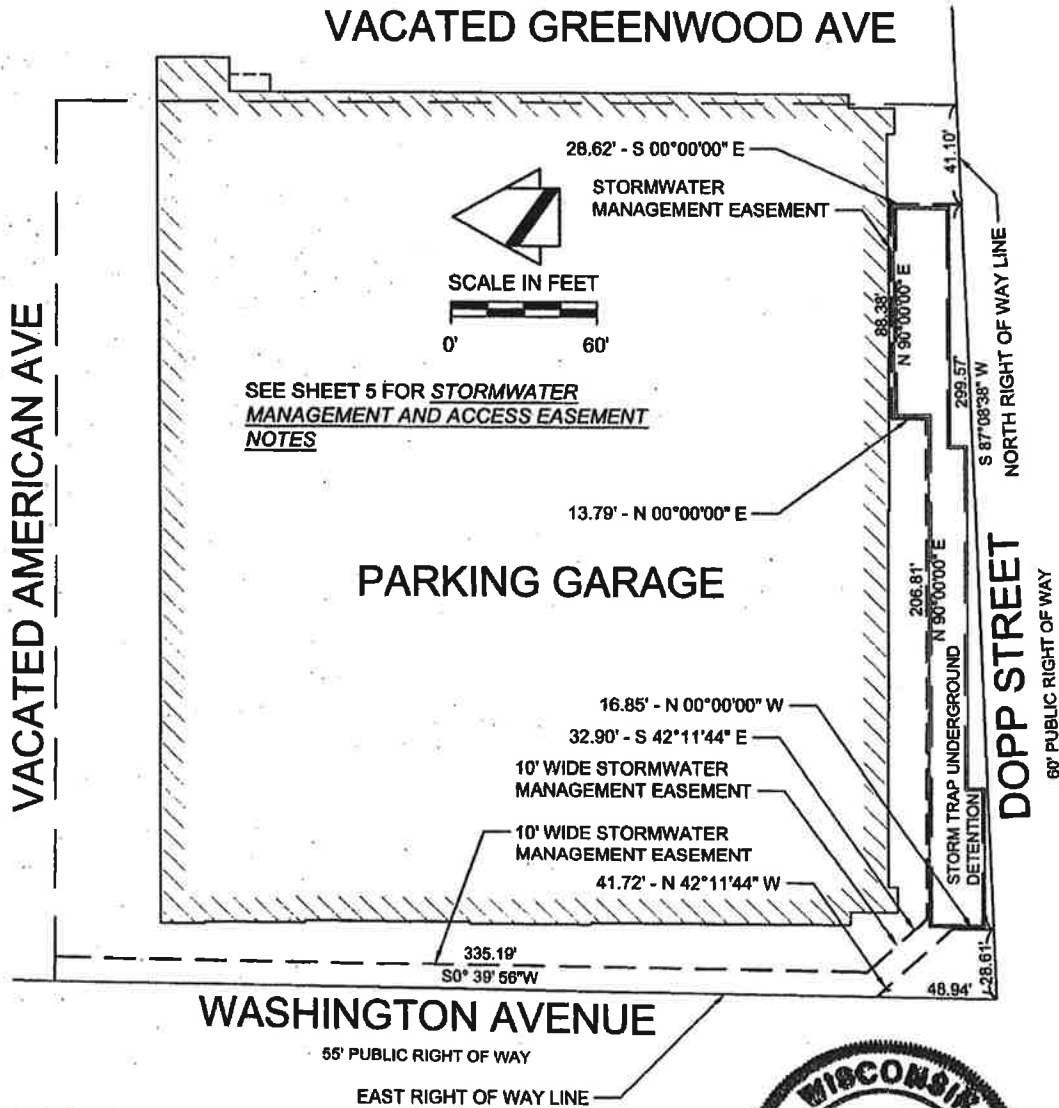


JOHN R. STIGLER, Surveyor, Reg. No. S - 1820
 DATED this 3rd DAY of February, 2016
 Revised this 8th DAY of March, 2016
 Revised this 18th DAY of May, 2016
 Revised this 15th DAY of November, 2017
 Revised this 12th DAY of January, 2018
 OWNER: WAUKESHA MEMORIAL HOSPITAL, INC.
 INSTRUMENT DRAFTED BY JOHN R. STIGLER

CERTIFIED SURVEY MAP NO. 11655

Sheet 6 of 10

Being a part of the Southwest (SW) Quarter (1/4) and Southeast (SE) Quarter (1/4) of the Northwest (NW) Quarter (1/4) and the Northwest (NW) Quarter (1/4) and Northeast (NE) Quarter (1/4) of the Southwest (SW) Quarter (1/4) of Section 3, Town 6 North, Range 19 East, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN. * SEE PAGE 8 of 10 (JRS)



John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S - 1820
DATED this 12th DAY of January, 2018

CERTIFIED SURVEY MAP NO. 11655

Sheet 7 of 10

Being a part of the Southwest (SW) Quarter (1/4) and Southeast (SE) Quarter (1/4) of the Northwest (NW) Quarter (1/4) and the Northwest (NW) Quarter (1/4) and Northeast (NE) Quarter (1/4) of the Southwest (SW) Quarter (1/4) of Section 3, Town 6 North, Range 19 East, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN. * See Plan 8 of 10 (JRS)

LEGEND:

- CONC. MON. (FOUND)
- IRON PIPE (FOUND)
- IRON PIPE 18" x 1" DIA. (SET)
1.13+ LBS. PER LIN. FT.
- ✚ CHISELED CROSS (SET)
- ⊙ P.K. NAIL (SET)

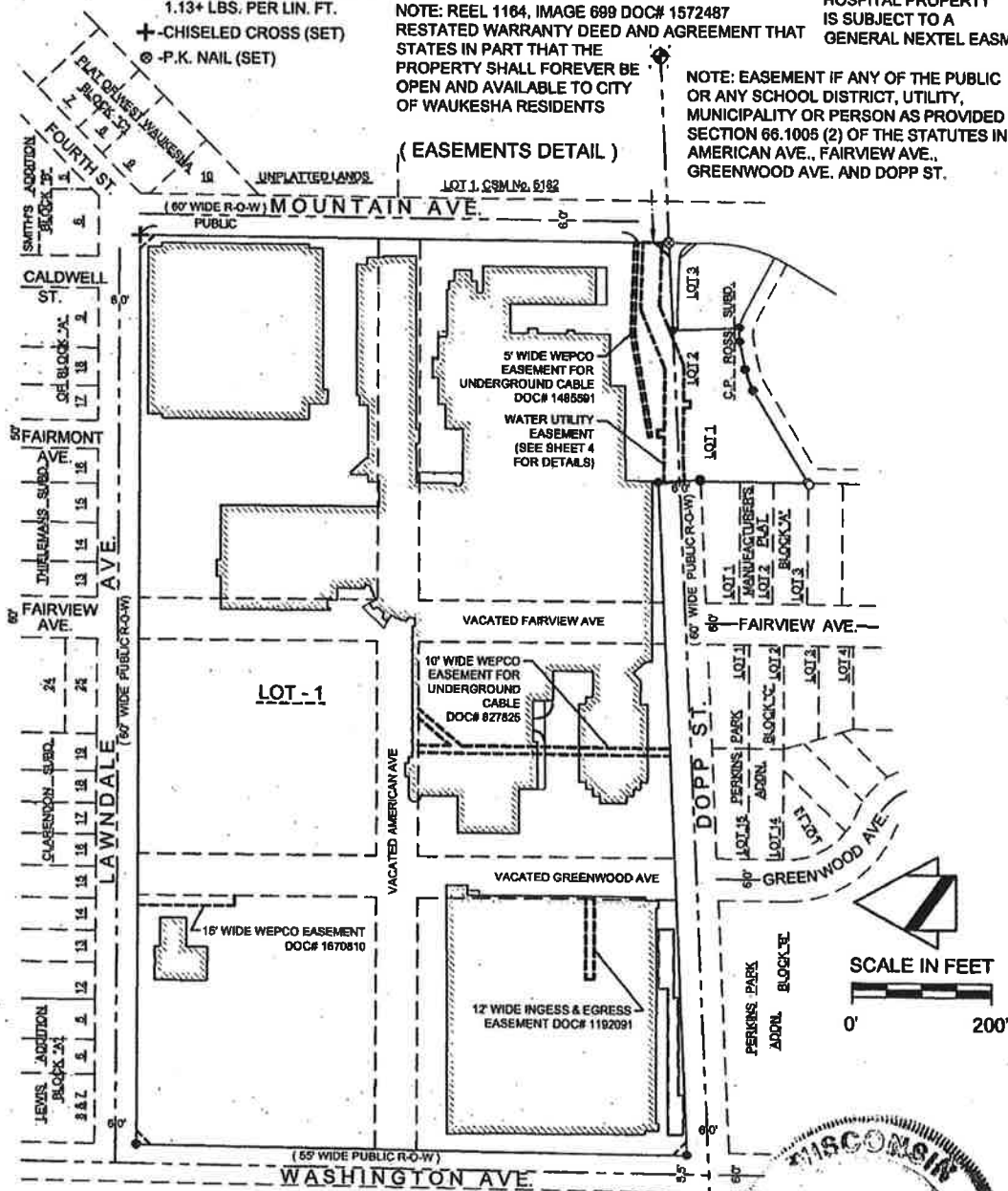
NOTE: REEL 658, IMAGE 194-188 DECLARES THAT THE HOSPITAL PREMISES SHALL FOREVER BE OPERATED FOR CHARITABLE PURPOSES RELATED TO DELIVERY OF HEALTHCARE. DOC# 1287442

NOTE: REEL 1184, IMAGE 699 DOC# 1572487 RESTATED WARRANTY DEED AND AGREEMENT THAT STATES IN PART THAT THE PROPERTY SHALL FOREVER BE OPEN AND AVAILABLE TO CITY OF WAUKESHA RESIDENTS

NOTE: THE SUBJECT HOSPITAL PROPERTY IS SUBJECT TO A GENERAL NEXTEL EASMT

NOTE: EASEMENT IF ANY OF THE PUBLIC OR ANY SCHOOL DISTRICT, UTILITY, MUNICIPALITY OR PERSON AS PROVIDED IN SECTION 66.1005 (2) OF THE STATUTES IN AMERICAN AVE., FAIRVIEW AVE., GREENWOOD AVE. AND DOPP ST.

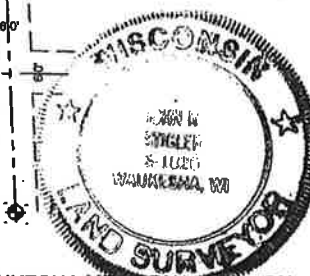
(EASEMENTS DETAIL)



John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S - 1820

DATED this 3rd DAY of February, 2016
Revised this 8th DAY of March, 2016
Revised this 18th DAY of May, 2016
Revised this 15th DAY of November, 2017
Revised this 12th DAY of January, 2018

FILE NAME: S:\projects\157332\dwg\157332_CSM_2016.dwg
P.S. WAUKESHA 5389



OWNER: WAUKESHA MEMORIAL HOSPITAL, INC.
INSTRUMENT DRAFTED BY JOHN R. STIGLER

CERTIFIED SURVEY MAP NO. 11055

Sheet 8 of 10

Being a part of the Southwest (SW) Quarter (1/4) and Southeast (SE) Quarter (1/4) of the Northwest (NW) Quarter (1/4) and the Northwest (NW) Quarter (1/4) and Northeast (NE) Quarter (1/4) of the Southwest (SW) Quarter (1/4) of Section 3, Town 6 North, Range 19 East, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN * SEE PLAT (JRS) 8 of 10

SURVEYOR'S CERTIFICATE:

I, John R. Stigler, professional land surveyor, being duly sworn on oath, hereby deposes and states that I have surveyed, divided and mapped the following land bounded and described as follows:

All that part of the Southwest (SW) Quarter (1/4) and Southeast (SE) Quarter (1/4) of the Northwest (NW) Quarter (1/4) and the Northwest (NW) Quarter (1/4) and Northeast (NE) Quarter (1/4) of the Southwest (SW) Quarter (1/4) of Section 3, Town 6 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin bounded and described as follows:

Commencing at the southwest corner of said Northwest Quarter (NW 1/4) of Section 3; thence North 87°38'08" East along the south line of said Northwest Quarter (NW 1/4) 220.28 feet; thence North 00°39'56" East 30.04 feet to the intersection of the north right-of-way line of Dopp Street and the east right-of-way line of Washington Avenue and the place of beginning of the lands hereinafter described; thence North 00°39'56" East along the east right-of-way line of Washington Avenue, 791.57 feet to the south right-of-way line of Lawndale Avenue; thence South 89°42'09" East along the south right-of-way line of Lawndale Avenue 1313.84 feet to the west right-of-way line of Mountain Avenue; thence South 00°28'43" West along said west right-of-way line 716.47 feet; thence South 00°02'36" West 43.89 feet to the south line of the Northwest Quarter (NW 1/4); thence South 87°38'08" West along said south line 127.28 feet; thence South 02°11'40" East 7.15 feet to the northeast corner of Lot 2, C.P. Ross Subdivision; thence continuing, South 02°11'40" East, along the east line of said Lot 2, 88.13 feet (recorded as 87.68 feet) to the southeast corner of said Lot 2; thence along the south line of said Lot 2 and the north line of a 20 foot alley and the arc of a curve to the left 20.33 feet (recorded as 20.45 feet) which has a radius of 56.90 feet and a chord which bears South 89°16'59" West for a distance of 20.22 feet; thence South 79°02'50" West 40.60 feet; thence along the arc of a curve to the left 32.69 feet (recorded as 32.58 feet) which has a radius of 94.04 feet and a chord which bears South 69°05'20" West for a distance of 32.53 feet; thence continuing along the north line of a 20 foot alley and the south line of Lot 1, C.P. Ross Subdivision, South 59°07'50" West 152.77 feet to the southwest corner of said Lot 1; thence North 00°23'20" East along the west line of said Lot 1, 154.19 feet to the northwest corner of said Lot 1 and the south right-of-way of Dopp Street; thence North 79°11'50" East along the south right-of-way line of Dopp Street, 2.00 feet; thence North 04°15'44" West 59.74 feet to the north right-of-way line of Dopp Street; thence South 87°38'08" West along said north right-of-way line, 971.28 feet to the place of beginning. Containing 1,039,131 square feet of land or 23.8552 acres of land.

* IT IS THE INTENT TO INSERT THE LEGAL DESCRIPTION BELOW ON THE HEADC OF ALL PAGES. (JRS)
ALSO described as follows:

Lots 1 through 12, Block "D", Lots 17 through 20, Block "E", Lots 1 through 10 and Lots 17 through 20, Block "F", and Lots 1 through 12, Block "G", Lots 1 through 6, Block "C" and Lots 1 through 6, Block "H", Thieleman's Height's Addition, a recorded plat of part of the Northwest 1/4 of Section 3, Township 6 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin.

ALSO, the American Avenue right-of-way as platted between Blocks "E" and "F", "D" and "G" and "C" and "H", Thieleman's Height's Addition, vacated by the City of Waukesha.



John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820
Dated this 3rd day of February, 2016
Revised this 8th day of March, 2016
Revised this 18th day of May, 2016
Revised this 15th day of November, 2017
Revised this 12th day of January, 2018

OWNER: WAUKESHA MEMORIAL HOSPITAL, INC.

Instrument drafted by John R. Stigler

P.S. Waukesha 5389

CERTIFIED SURVEY MAP NO. 11055

Sheet 9 of 10

Being a part of the Southwest (SW) Quarter (1/4) and Southeast (SE) Quarter (1/4) of the Northwest (NW) Quarter (1/4) and the Northwest (NW) Quarter (1/4) and Northeast (NE) Quarter (1/4) of the Southwest (SW) Quarter (1/4) of Section 3, Town 6 North, Range 19 East, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

* See page 8 of 10 (3RS)

ALSO, the Fairview Avenue right-of-way as platted between Blocks "F" and "G", Thielemans Height's Addition, vacated by the City of Waukesha.

ALSO, Lots 1 through 18, Block "E" and Lots 1 through 7, Block "F", Manufacturer's Plat, a redivision of part of Block "E" and "F", Thielemans Height's Addition, being a part of the Northwest 1/4 of Section 3, Township 6 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin.

ALSO, the Fairview Avenue right-of-way as platted between Blocks "D" and "E", Thielemans Height's Addition, vacated by the City of Waukesha between the southerly right-of-way line of Lawndale Avenue and the Northerly right-of-way line of Dopp Street.

ALSO, Lots 1 through 9, Block B and Lots 1 through 10, Block D of Lewis's Addition and vacated American Avenue right-of-way between Block D and Block B of Lewis's Addition.

ALSO, The Dopp Street right-of-way as vacated by the City of Waukesha, December 2015, and depicted on this Certified Survey Map.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the City of Waukesha in surveying, dividing and mapping the same.

NOTE: There shall be a 20'x20' vision corner easement dedicated to the City of Waukesha at each block corner. No structure, driveway or other surface improvement of any kind is permitted within the vision triangle. No vegetation, bushes, trees or other visual obstructions may exceed 24 inches in height within vision corner easements platted hereon.



John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820
Dated this 3rd day of February, 2016
Revised this 8th day of March, 2016
Revised this 18th day of May, 2016
Revised this 15th day of November, 2017
Revised this 12th day of January, 2018

STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this 12th day of JANUARY, 2018

My commission expires 2-5-19

Peter Muehl

- NOTARY PUBLIC

4320835
REGISTER OF DEEDS
WAUKESHA COUNTY, WI
RECORDED ON
January 17, 2018 01:43 PM
James R. Behrend
Register of Deeds
18 PGS
TOTAL FEE: \$30.00
TRANS FEE: \$0.00
Book 116 Page 328-337



OWNER: WAUKESHA MEMORIAL HOSPITAL, INC.
Instrument drafted by John R. Stigler

P.S. Waukesha 5389

CERTIFIED SURVEY MAP NO. 11655

Sheet 10 of 10

Being a part of the Southwest (SW) Quarter (1/4) and Southeast (SE) Quarter (1/4) of the Northwest (NW) Quarter (1/4) and the Northwest (NW) Quarter (1/4) and Northeast (NE) Quarter (1/4) of the Southwest (SW) Quarter (1/4) of Section 3, Town 6 North, Range 19 East, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

* SEE PAGE 8 of 10 (JRS)

CORPORATE OWNER'S CERTIFICATE:

WAUKESHA MEMORIAL HOSPITAL INC., a Wisconsin Corporation, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said partnership caused the land described on this plat to be surveyed, divided and mapped as represented on this map.

IN WITNESS WHEREOF, the said WAUKESHA MEMORIAL HOSPITAL INC., has caused these presents to be signed by Susan Edwards, and its Corporate Seal to be hereunto-affixed this 17 day of January, 2018.

WAUKESHA MEMORIAL HOSPITAL INC.

Susan Edwards
By Susan Edwards ITS President

STATE OF WISCONSIN)ss
COUNTY OF WAUKESHA)

Personally came before me this 17 day of January, 2018, the above named Susan Edwards, to me known to be the President of the WAUKESHA MEMORIAL HOSPITAL INC., and the person who executed the foregoing instrument and acknowledged the same.

My commission expires as permanent

[Signature]
NOTARY PUBLIC - Miss R. Wagoner, Jr.

PLAN COMMISSION APPROVAL: Conditions of approval met, this 15th day of January, 2018
Approved by the Plan Commission, City of Waukesha, this 9th day of March, 2016

Shawn H. Reilly
SHAWN REILLY - CHAIRMAN

Maria Pandazi
JENNIFER ANDREWS - SECRETARY
MARIA PANDAZI

COMMON COUNCIL APPROVAL: Conditions of approval met, this 15th day of January, 2018
Approved by the Common Council, City of Waukesha, this 15th day of March, 2016

Shawn H. Reilly
SHAWN REILLY - MAYOR

Gina Kozlik
GINA KOZLIK - CLERK



John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820
Dated this 3rd day of February, 2016
Revised this 8th day of March, 2016
Revised this 18th day of May, 2016
Revised this 15th day of November, 2017
Revised this 12th day of January, 2018

OWNERS: WAUKESHA MEMORIAL HOSPITAL INC.

Instrument drafted by John R. Stigler

P.S. Waukesha 5389

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Exhibit B - Location Map

Storm Water Management Practices Covered by this Agreement

The storm water management practices covered by this Agreement are depicted in the reduced copy of a portion of the construction plans, as shown below. The practices include an underground detention system, an outlet control structure and all associated pipes, inlets and other components of these practices.

Project Identifier: Waukesha Memorial Hospital
Storm water Practices: Underground Detention System, Outlet Control Structure
Location of Practices:
Owner(s): Waukesha Memorial Hospital, Inc.

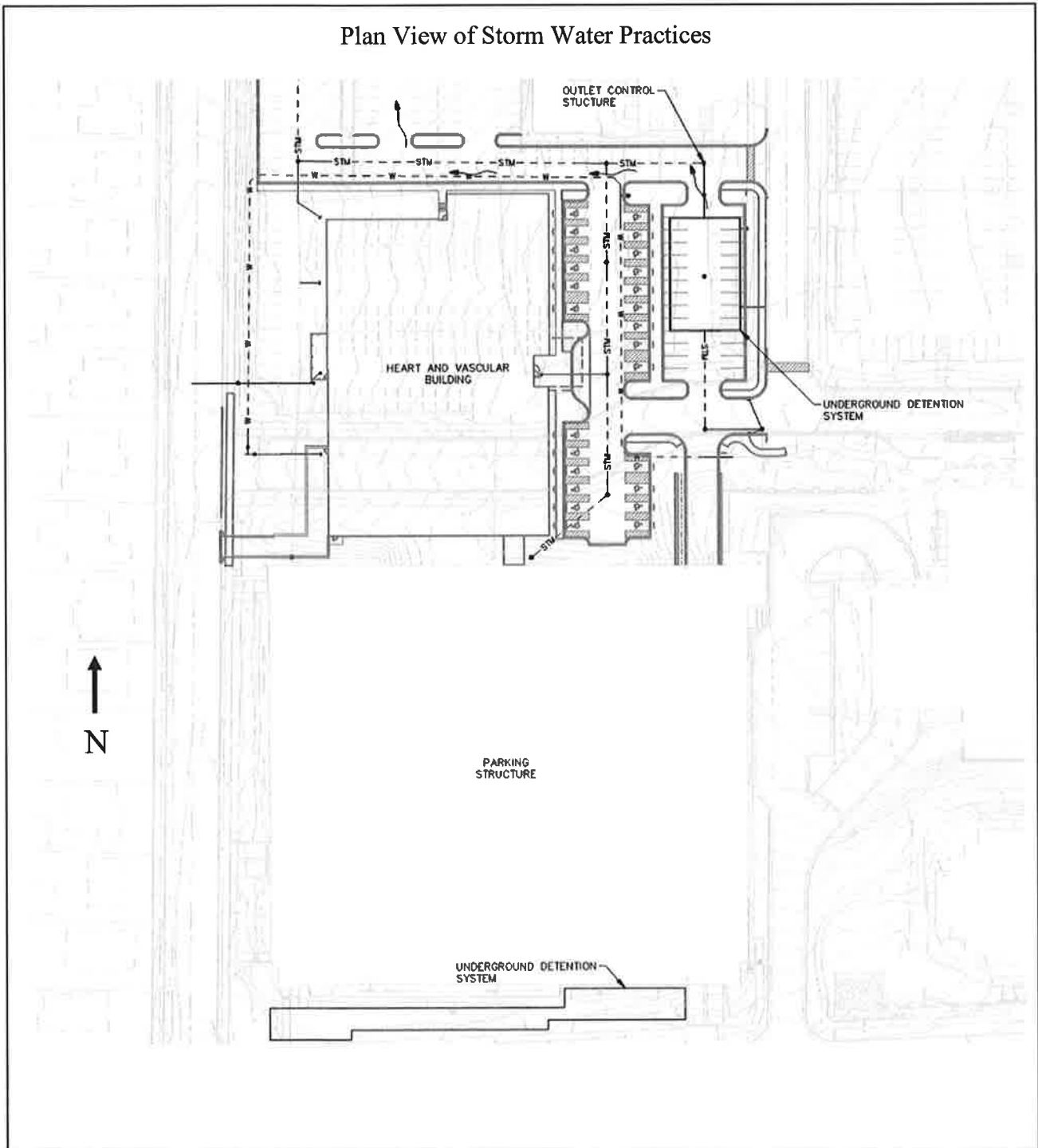


Exhibit C

Storm Water Practice Maintenance Plan

This exhibit explains the basic function of each of the storm water practices listed in Exhibit B and prescribes the minimum maintenance requirements to remain compliant with this Agreement. The maintenance activities listed below are aimed to ensure these practices continue serving their intended functions in perpetuity. The list of activities is not all inclusive, but rather indicates the minimum type of maintenance that can be expected for this particular site. Access to the stormwater practices for maintenance vehicles is shown in Exhibit B. Any failure of a storm water practice that is caused by a lack of maintenance will subject the Owner(s) to enforcement of the provisions listed on page 1 of this Agreement by the City of Waukesha.

System Description:

The underground detention system is designed to trap 40% of sediment in runoff and maintain pre-development downstream peak flows. The underground detention system receives runoff from approximately 5.39 acre of the hospital campus. The detention system has a total volume of 0.84 ac-ft and a total height of 10 feet with the bottom 4-feet dedicated as water quality treatment in the form of a permanent wet reservoir. The outlet control structure is designed with a 3-inch orifice to control smaller, more frequent rain events and an overflow weir plate to manage the larger, less frequent storms. "As-built" construction drawings of the underground detention system and outlet control structure will be recorded as an addendum to this agreement within 60 days after the City of Waukesha accepts verification of construction from the project engineer.

Minimum Maintenance Requirements:

To ensure the proper long-term function of the storm water management practices described above, the following activities must be completed:

1. An "at grade" inspection (meaning no confined space entry) of the underground facility shall be completed on an annual basis or after significant rainfall events. This includes opening all access manholes/inlets to visually inspect if the system is functioning properly.
2. All inlet and outlet pipes must be checked to ensure there is no blockage from floating debris or trash. Any blockage must be removed immediately.
3. The outlet control structure must be inspected at least twice per year and after every 2.5-inch rainfall for signs of fouling and/or structural damage due to trash and debris.
4. When sediment in the permanent wet reservoir has accumulated to an elevation of three feet below the outlet elevation, it must be removed. Sediment should be removed from the detention system using a vacuum truck and hauled to an appropriate disposal site.
5. Any other repair or maintenance needed to ensure the continued function of the underground detention system or as ordered by the City of Waukesha under the provisions listed on page 1 of this Agreement.
6. The titleholder(s) or their designee must document all inspections as specified above. Documentation shall include as a minimum: (a) Inspectors Name, Address and Telephone Number, (b) Date of Inspections, (c) Condition Report of the Storm Water Management Practice, (d) Corrective Actions to be Taken and Time Frame for Completion, (e) Follow-up Documentation after Completion of the Maintenance Activities. All documentation is to be delivered to the attention of the City Engineer at the City of Waukesha Engineering Department on January 10th and July 10th each year.