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WC3527303-005

STORMWATER FACILITIES
OPERATION, INSPECTION &
MAINTENANCE AGREEMENT

DOCUMENT NO.

DOCUMENT TITLE

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

11-16-2007 1:08 PM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE: 12.00
REC. FEE-CO: 5.00
REC. FEE-ST: 2.00
TRAN. FEE:
TRAN. FEE-STATE:
PAGES: 5

Recording Data

Return to:

Village of Menomonee Falls
Engineering Services
W156 N8480 Pilgrim Road
Menomonee Falls, WI 53051

Investors Associated, LLP
(Medical Associates)

Tax Key No. MNFV 0134.991

STORMWATER FACILITIES OPERATION, INSPECTION, & MAINTENANCE AGREEMENT

Village of Menomonee Falls

THIS AGREEMENT is between **Investors Associated LLP**, (the "Property Owner"), and the **Village of Menomonee Falls**, (the "Village"). It is based upon the following:

- A. The Property Owner is the owner of certain real property (the "Property") located in the Village of Menomonee Falls and shown in Exhibit "A", which is further identified as follows: Tax Key No. 0134.991, being a part of the Northeast ¼ of the Northwest ¼ of Section 34, Town 8 North, Range 20 East, in the Village of Menomonee Falls, Waukesha County, Wisconsin.
- B. The Property Owner intends to develop the Property pursuant to a Site Plan approved by the Village and known as GRADING PLAN (SHEET C1.2) FOR MEDICAL ASSOCIATES HEALTH AND WELL-BEING CENTER, MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN, dated September 11, 2006. (the "Plan").
- C. The health, safety, and welfare of the residents of Menomonee Falls, Wisconsin, require that on-site Stormwater Management Facilities be provided on the Property.
- D. The Plan provides for the construction of any detention basin, retention basin, outlet structures, inlet structures, storm sewer, underground storage facility, swales, berms or any structure and grading associated with stormwater management (the "Stormwater Management Facilities") within the confines of the Property.
- E. The Village requires that on-site Stormwater Management Facilities as shown on the Plan be constructed, operated and adequately maintained by the Property Owner.

NOW, THEREFORE, based on the above, the parties agree as follows:

- 1. The on-site Stormwater Management Facilities shall comply with the requirements and standards of ch. NR 151 in the Wisconsin Administrative Code, and shall be constructed by the Property Owner in compliance with Village approved plans and specifications identified in the Plan.
- 2. Upon completion of the project, the Property Owner shall supply the Village with a complete set of construction as-built drawings, and in AutoCAD format (*.DWG) on computer disk or CD of the Stormwater Management Facilities within thirty (30) days of completion of the project. The as-built plan will be used by the Village to determine if the Stormwater Management Facilities are constructed according to the Village approved plans. The Stormwater Management Facilities will be accepted only after the Village approves the as-built plans.
- 3. Upon completion of the project, the Property Owner shall supply the Village with a *Stormwater Management Facilities Operation and Inspection Report* on the Village approved form for each stormwater detention facility certifying compliance of the facility. The report shall be stamped and signed by a Professional Engineer.
- 4. The Property owner shall not construct, place or allow or suffer the construction or placement of structures within the Stormwater Management Facilities that affect the operation of the facilities; or that alter the elevations and slopes from those designed, established and constructed; without the specific written approval of the Village.
- 5. The Property Owner shall submit a landscape proposal and diagram with vegetation types to the Village prior to planting trees or shrubs in the Stormwater Management Facilities. The Village shall have the right to determine which species of trees and shrubs are appropriate for planting within the Stormwater Management Facilities. The Property Owner shall not plant shrubs or trees in the Stormwater Management Facilities unless approved by the Village.

6. The Property Owner shall adequately maintain the Stormwater Management Facilities. Adequate maintenance is defined as good working condition so that these facilities are performing their design functions. The Property Owner must inspect the Stormwater Management Facilities within 24 hours of any major rain event.
7. The Property Owner shall hire a licensed professional engineer to inspect the Stormwater Management Facilities every (5) five years and submit an inspection report to the Village as proof of compliance. The Village approved Inspection Report form shall be used to determine the condition of the facilities. The purpose of the inspection is to assure safe and proper functioning of the facilities. The inspection shall cover the entire facility such as berms, outlet structure, pond areas, access roads, etc. The conditions shall be noted in the inspection report.
8. The Property Owner will perform or otherwise be responsible for any work necessary to keep the Stormwater Management Facilities in good working order. This obligation includes making all the necessary repairs and/or improvements to correct damages, both natural and man made; and to resolve any citizen complaints. If deficiencies or damages are noted in the inspection report provided to the Village under ¶7 or if complaints are reported to the Village, the Property Owner has thirty (30) days from the date of the report or complaint to take appropriate measures to correct any deficiencies or damages and respond to citizen complaints.
9. The Property Owner hereby grants permission to the Village, its authorized agents and employees, to enter upon the Property and to inspect the Stormwater Management Facilities whenever the Village deems necessary.
10. If the Property Owner fails to inspect the Stormwater Management Facilities as required, or maintain the Stormwater Management Facilities in good working condition acceptable to the Village and make all the necessary repairs and/or improvements to correct damages, both natural and man made, and to resolve any complaints, the Village, upon thirty (30) days written notice to the Property Owner, may enter upon the Property and take whatever steps necessary to correct deficiencies. In addition, if the Village performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Village shall be empowered without notice of public hearing, to impose a special charge for the cost of said work upon the Property Owner payable at the next succeeding tax bill.
11. This Agreement imposes no liability of any kind whatsoever on the Village. The Property Owner agrees to hold harmless the Village, its board members, employees, agents, and officers from any costs, damages, loss, claim, suit, liability or award which may arise, come, be brought or incurred or assessed because of the existence of, any action or failure to act with respect to the storm water facilities on the Property or because of any adverse effect upon any person or property related or alleged to be related to the storm water detention basins from any liability if the Stormwater Management Facilities fail to operate properly. The Village shall have the right to defend any such claim and the Property Owner shall reimburse the Village for any and all cost and/or expenses, including but not limited to attorney's fees, which the Village may incur as a result of such claims.
12. This Agreement shall become effective as of the date it is approved by the Village or executed by the Property Owner, whichever is later.
13. By signing below, the person signing on behalf of the Property Owner represents that he has authority to act on behalf of the Property Owner, and has authority to sign this Agreement on the Property Owner's behalf.
14. This Agreement shall be recorded with the Register of Deeds Waukesha County, Wisconsin, and shall constitute a covenant running with the land, and shall be binding on both parties, their successors or assigns.

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IN WITNESS WHEREOF, **Investors Associated LLP**, has caused this Agreement to be signed this 22nd day of October, 2007.

Investors Associated LLP

By: Clyde M. Chumbley Jr.
Name: Clyde M. Chumbley Jr. Title: Partner

State of Wisconsin)
) Ss.

County of WAUKESHA

Personally came before me this 22nd day of October, 2007, the above named Clyde M. Chumbley Jr. to me known to be the person who executed the foregoing instrument in his respective official capacity as Partner of said corporation, and acknowledged that he executed the foregoing instrument as a corporate officer as the deed of said Corporation by its authority.

Elaine M. Lotter
Notary Public

WAUKESHA County, Wisconsin
My Commission Expires on October 12, 2008

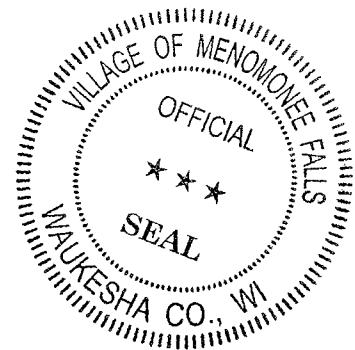
Approved by the Board of Trustees of the Village of Menomonee Falls on the 20th day of August, 2007.

VILLAGE OF MENOMONEE FALLS

Richard A. Rechlicz
Richard A. Rechlicz, Village President

Karen C. Hornickel
Village Clerk

This instrument was drafted by
The Village of Menomonee Falls
Brian C. Hornickel, P.E.
Date: July 19, 2007



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EXHIBIT "A"

