

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (hereinafter "MEMORANDUM") is made this _____ day of _____ 2016, by and between the CITY OF MANITOWOC, Wisconsin, a municipal corporation, with its principal offices located at 900 Quay Street, Manitowoc, Wisconsin 54220 (hereinafter "CITY"), and SIGNS PLUS, a Wisconsin company, located at 906 South 26th Street, Manitowoc, Wisconsin 54220 (hereinafter "SIGNS PLUS").

WITNESSETH

WHEREAS, as a result of oversized loads on various City streets, two areas on Franklin Street at the South 21st Street and South 26th Street intersections were damaged and were in need of repair; and

WHEREAS, City has completed the necessary designs, plans and specifications for the repair and all repair work under this project was completed as of November 16, 2015; and

WHEREAS, SIGNS PLUS shall not be charged or special assessed for any of the work completed to repair the specified damaged areas at the above-referenced intersections; and

WHEREAS, it is agreed between the CITY and SIGNS PLUS that any new future areas of street, sidewalk or terrace damage due to oversized loads will be evaluated on their own merits.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth, it is hereby acknowledged, agreed and understood by all parties as follows:

1. The above Recitals are true and correct.
2. The CITY will not remove snow from the area between the curb and the face of the mainline sidewalk. This area will have a windrow of snow in winter like it did when the grass terrace existed.
3. SIGNS PLUS shall not be required to remove snow from the area between the curb and the face of the mainline sidewalk.
4. SIGNS PLUS shall continue to be responsible for snow and ice removal on the mainline sidewalk.
5. The CITY shall be responsible for future maintenance of the areas that were repaired. This is due to the fact that the entire repaired area has a significant amount of reinforcing steel, which is not a normal condition of a terrace area.

6. If the City Common Council approves the removal of the concrete terrace area at a future date, then the CITY shall be responsible for the costs to replace the curb and gutter, topsoil and lawn restoration.
7. PROPERTY OWNER, or their heirs, assignees, or successors, shall be responsible for any future special assessments for capital improvement projects in accordance with the City's Ordinances and Policies at the time of construction of the new improvements.
8. This MEMORANDUM is the entire agreement between the parties.

IN WITNESS WHEREOF, the parties hereto have caused this MEMORANDUM to be executed by duly authorized representatives of their respective corporations as of the date and year first written above.

CITY OF MANITOWOC

By: _____
Justin M. Nickels, Mayor

By: _____
Jennifer Hudon, City Clerk/Deputy Treasurer

STATE OF WISCONSIN)
) ss.
COUNTY OF MANITOWOC)

Personally came before me this ____ day of January, 2016, the above signed Justin M. Nickels, Mayor, and Jennifer Hudon, City Clerk/Deputy Treasurer, of the City of Manitowoc, Wisconsin and acknowledged that they executed the foregoing instrument as such Officers of said City, by its authority.

Notary Public
Manitowoc County, Wisconsin
My commission (expires) (is): _____

SIGNS PLUS

By: _____
Keith Koch, Owner

By: _____

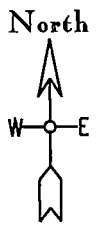
STATE OF WISCONSIN)

) ss.
COUNTY OF MANITOWOC)

Personally came before me this _____ day of January, 2016, the above signed
_____ and _____, as
owner of Signs Plus, Manitowoc County, Wisconsin and acknowledged that they
executed the foregoing instrument as such Officers by their authority.

Drafted by Kathleen M. McDaniel,
City Attorney for the City of Manitowoc

Notary Public
Manitowoc County, Wisconsin
My commission (expires) (is): _____



906 S 26TH ST.

000-364-030
SIGNS PLUS

EXIST DWRY

P.L.

P.L.

906 S 26TH ST.
TOTAL 100'
50'

EXIST GRASS
SIGN

EXIST GRASS

SIDEWALK
CONC. TERRACE

EXIST ASPHALT

S.26TH STREET

CITY TO MAINTAIN
SWK. & CONC. TERRACE

C.L. JOINT

EXIST CONCRETE
PAVEMENT

W.V.

W.V.

PAINTED ISLAND

W.V.

RAILROAD
TRACKS

FRANKLIN ST.

EXIST ASPHALT
OVER CONC.

INVINCIBLE FURNITURE

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (hereinafter "MEMORANDUM") is made this _____ day of _____ 2016, by and between the CITY OF MANITOWOC, Wisconsin, a municipal corporation, with its principal offices located at 900 Quay Street, Manitowoc, Wisconsin 54220 (hereinafter "CITY"), and MARK WANIGER, owner of property located at 903 South 21st Street (Parcel No. 000-251-040), Manitowoc, Wisconsin 54220 (hereinafter "PROPERTY OWNER").

WITNESSETH

WHEREAS, as a result of oversized loads on various City streets, two areas on Franklin Street at the South 21st Street and South 26th Street intersections were damaged and were in need of repair; and

WHEREAS, City has completed the necessary designs, plans and specifications for the repair and all repair work under this project was completed as of November 16, 2015; and

WHEREAS, PROPERTY OWNER shall not be charged or special assessed for any of the work completed to repair the specified damaged areas at the above-referenced intersections; and

WHEREAS, it is agreed between the CITY and PROPERTY OWNER that any new future areas of street, sidewalk or terrace damage due to oversized loads will be evaluated on their own merits.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth, it is hereby acknowledged, agreed and understood by all parties as follows:

1. The above Recitals are true and correct.
2. The CITY will not remove snow from the area between the curb and the face of the mainline sidewalk. This area will have a windrow of snow in winter like it did when the grass terrace existed.
3. PROPERTY OWNER shall not be required to remove snow from the area between the curb and the face of the mainline sidewalk.
4. PROPERTY OWNER shall continue to be responsible for snow and ice removal on the mainline sidewalk.
5. The CITY shall be responsible for future maintenance of the areas that were repaired. This is due to the fact that the entire repaired area has a significant

amount of reinforcing steel, which is not the normal condition of a terrace area.

- 6. If the Common Council approves the removal of the concrete terrace area at a future date, then the CITY shall be responsible for the costs to replace the curb and gutter, topsoil and lawn restoration.
- 7. PROPERTY OWNER, or their heirs, assignees, or successors, shall be responsible for any future special assessments for capital improvement projects in accordance with the City's Ordinances and Policies at the time of construction of the new improvements.
- 8. This MEMORANDUM is the entire agreement between the parties.

IN WITNESS WHEREOF, the parties hereto have caused this MEMORANDUM to be executed by duly authorized representatives of their respective corporations as of the date and year first written above.

CITY OF MANITOWOC

By: _____
Justin M. Nickels, Mayor

By: _____
Jennifer Hudon, City Clerk/Deputy Treasurer

STATE OF WISCONSIN)
) ss.
COUNTY OF MANITOWOC)

Personally came before me this ____ day of January, 2016, the above signed Justin M. Nickels, Mayor, and Jennifer Hudon, City Clerk/Deputy Treasurer, of the City of Manitowoc, Wisconsin and acknowledged that they executed the foregoing instrument as such Officers of said City, by its authority.

Notary Public
Manitowoc County, Wisconsin
My commission (expires) (is): _____

PROPERTY OWNER

By: _____
Mark Waniger, Property Owner

By: _____

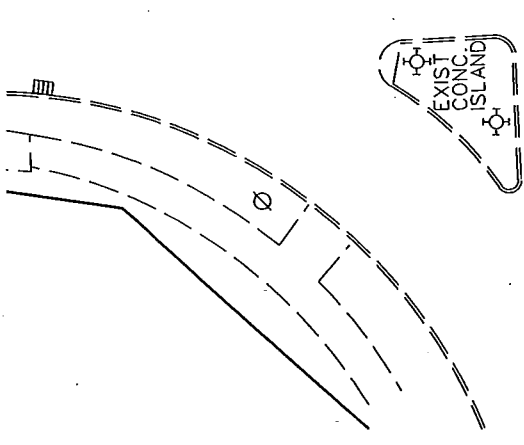
STATE OF WISCONSIN)
) ss.
COUNTY OF MANITOWOC)

Personally came before me this _____ day of January, 2016, the above signed

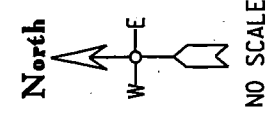
and _____, as the
property owner of 903 South 21st Street, Manitowoc County, Wisconsin and
acknowledged that they executed the foregoing instrument.

Drafted by Kathleen M. McDaniel,
City Attorney for the City of Manitowoc

Notary Public
Manitowoc County, Wisconsin
My commission (expires) (is): _____



S. 21ST STREET



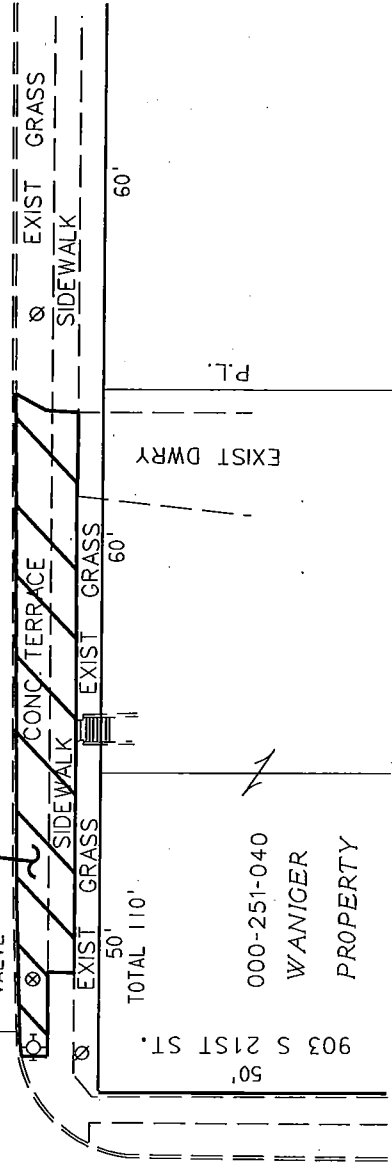
PETERS PANTRY

FRANKLIN ST.

C.L.

CITY TO MAINTAIN SWK. & CONC. TERRACE

GAS VALVE



903 S 21ST ST.

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (hereinafter "MEMORANDUM") is made this _____ day of _____ 2016, by and between the CITY OF MANITOWOC, Wisconsin, a municipal corporation, with its principal offices located at 900 Quay Street, Manitowoc, Wisconsin 54220 (hereinafter "CITY"), and MARITIME PLUMBING AND MECHANICAL, LLC, a Wisconsin Limited Liability Company, located at 2214 Franklin Street, Manitowoc, Wisconsin 54220 (hereinafter "MARITIME PLUMBING").

WITNESSETH

WHEREAS, as a result of oversized loads on various City streets, two areas on Franklin Street at the South 21st Street and South 26th Street intersections were damaged and were in need of repair; and

WHEREAS, City has completed the necessary designs, plans and specifications for the repair and all repair work under this project was completed as of November 16, 2015; and

WHEREAS, MARITIME PLUMBING shall not be charged or special assessed for any of the work completed to repair the specified damaged areas at the above-referenced intersections; and

WHEREAS, it is agreed between the CITY and MARITIME PLUMBING that any new future areas of street, sidewalk or terrace damage due to oversized loads will be evaluated on their own merits.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth, it is hereby acknowledged, agreed and understood by all parties as follows:

1. The above Recitals are true and correct.
2. The CITY will not remove snow from the area between the curb and the face of the mainline sidewalk. This area will have a windrow of snow in winter like it did when the grass terrace existed.
3. MARITIME PLUMBING shall not be required to remove snow from the area between the curb and the face of the mainline sidewalk.
4. MARITIME PLUMBING shall continue to be responsible for snow and ice removal on the mainline sidewalk.
5. The CITY shall be responsible for future maintenance of the areas that were repaired. This is due to the fact that the entire repaired area has a significant

amount of reinforcing steel, which is not the normal condition of a terrace area.

6. If the City Common Council approves the removal of the concrete terrace area at a future date, then the CITY shall be responsible for the costs to replace the curb and gutter, topsoil and lawn restoration.
7. PROPERTY OWNER, or their heirs, assignees, or successors, shall be responsible for any future special assessments for capital improvement projects in accordance with the City's Ordinances and Policies at the time of construction of the new improvements.
8. This MEMORANDUM is the entire agreement between the parties.

IN WITNESS WHEREOF, the parties hereto have caused this MEMORANDUM to be executed by duly authorized representatives of their respective corporations as of the date and year first written above.

CITY OF MANITOWOC

By: _____
Justin M. Nickels, Mayor

By: _____
Jennifer Hudon, City Clerk/Deputy Treasurer

STATE OF WISCONSIN)
) ss.
COUNTY OF MANITOWOC)

Personally came before me this _____ day of January, 2016, the above signed Justin M. Nickels, Mayor, and Jennifer Hudon, City Clerk/Deputy Treasurer, of the City of Manitowoc, Wisconsin and acknowledged that they executed the foregoing instrument as such Officers of said City, by its authority.

Notary Public
Manitowoc County, Wisconsin
My commission (expires) (is): _____

MARITIME PLUMBING & MECHANICAL, LLC

By: _____
Tim Petersen, Owner

By: _____

STATE OF WISCONSIN)
) ss.
COUNTY OF MANITOWOC)

Personally came before me this _____ day of January, 2016, the above signed _____ and _____, as owner of Maritime Plumbing, Manitowoc County, Wisconsin and acknowledged that they executed the foregoing instrument as such Officers by their authority.

Drafted by Kathleen M. McDaniel,
City Attorney for the City of Manitowoc

Notary Public
Manitowoc County, Wisconsin
My commission (expires) (is): _____

North



P.L.

NO SCALE

RAILROAD TRACKS

EXIST GRASS

P.L.

000-203-200

MARITIME PLUMBING

PROPERTY

50'

60'

27'

ASPHALT LOT

30.73'

CONTROL CABINET

52.42'

SIDEWALK

EXIST GRASS

FRANKLIN ST.

C.L.

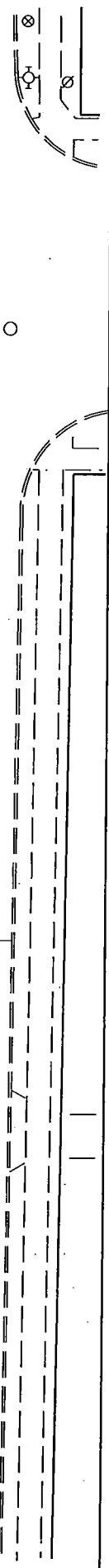
S. 21ST STREET

EXIST ASPHALT TRANS

CITY TO MAINTAIN SWK. & CONC. TERRACE

PETERS PANTRY

EXIST CONC. ISLAND



MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (hereinafter "MEMORANDUM") is made this _____ day of _____ 2016, by and between the CITY OF MANITOWOC, Wisconsin, a municipal corporation, with its principal offices located at 900 Quay Street, Manitowoc, Wisconsin 54220 (hereinafter "CITY"), and IMF HOLDINGS LLC, a Wisconsin Limited Liability Company, located at 842 South 26th Street, Manitowoc, Wisconsin 54220 (hereinafter "INVINCIBLE").

WITNESSETH

WHEREAS, as a result of oversized loads on various City streets, two areas on Franklin Street at the South 21st Street and South 26th Street intersections were damaged and were in need of repair; and

WHEREAS, City has completed the necessary designs, plans and specifications for the repair and all repair work under this project was completed as of November 16, 2015; and

WHEREAS, INVINCIBLE shall not be charged or special assessed for any of the work completed to repair the specified damaged areas at the above-referenced intersections; and

WHEREAS, it is agreed between the CITY and INVINCIBLE that any new future areas of street, sidewalk or terrace damage due to oversized loads will be evaluated on their own merits.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth, it is hereby acknowledged, agreed and understood by all parties as follows:

1. The above Recitals are true and correct.
2. The CITY will not remove snow from the area between the curb and the face of the mainline sidewalk. This area will have a windrow of snow in winter like it did when the grass terrace existed.
3. INVINCIBLE shall not be required to remove snow from the area between the curb and the face of the mainline sidewalk.
4. INVINCIBLE shall continue to be responsible for snow and ice removal on the mainline sidewalk.
5. The CITY shall be responsible for future maintenance of the areas that were repaired. This is due to the fact that the entire repaired area has a significant amount of reinforcing steel, which is not a normal condition of a terrace area.

6. If the City Common Council approves the removal of the concrete terrace area at a future date, then the CITY shall be responsible for the costs to replace the curb and gutter, topsoil and lawn restoration.
7. PROPERTY OWNER, or their heirs, assignees, or successors, shall be responsible for any future special assessments for capital improvement projects in accordance with the City's Ordinances and Policies at the time of construction of the new improvements.
8. This MEMORANDUM is the entire agreement between the parties.

IN WITNESS WHEREOF, the parties hereto have caused this MEMORANDUM to be executed by duly authorized representatives of their respective corporations as of the date and year first written above.

CITY OF MANITOWOC

By: _____
Justin M. Nickels, Mayor

By: _____
Jennifer Hudon, City Clerk/Deputy Treasurer

STATE OF WISCONSIN)
) ss.
COUNTY OF MANITOWOC)

Personally came before me this _____ day of January, 2016, the above signed Justin M. Nickels, Mayor, and Jennifer Hudon, City Clerk/Deputy Treasurer, of the City of Manitowoc, Wisconsin and acknowledged that they executed the foregoing instrument as such Officers of said City, by its authority.

Notary Public
Manitowoc County, Wisconsin
My commission (expires) (is): _____

IMF HOLDINGS LLC

By: _____
???????, Owner

By: _____

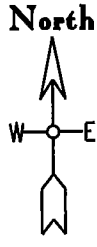
STATE OF WISCONSIN)
) ss.
COUNTY OF MANITOWOC)

Personally came before me this _____ day of January, 2016, the above signed _____ and _____, as owner of IMF Holdings LLC, Manitowoc County, Wisconsin and acknowledged that they executed the foregoing instrument as such Officers by their authority.

Drafted by Kathleen M. McDaniel,
City Attorney for the City of Manitowoc

Notary Public
Manitowoc County, Wisconsin
My commission (expires) (is): _____

842 S 26TH ST.



NO SCALE

C.O.M.

000-363-100

INVINCIBLE
FURNITURE
PROPERTY

INVINCIBLE
FURNITURE

842 S 26TH ST

EXIST DWRY

906 S 26TH ST.
TOTAL 100'

50'

50'

50'

EXIST GRASS

SIGN

SIDEWALK W.S.

CONC. TERRACE

S.26TH STREET

CITY TO MAINTAIN
SWK. & CONC. TERRACE

2+00

C.L. JOINT

1+00

EXIST CONCRETE
PAVEMENT

EXIST ASPHALT

RAILROAD
TRACKS

W.V.

PAINTED ISLAND

W.V.

FRANKLIN ST.

EXIST ASPHALT
OVER CONC.

City of Manitowoc 2016 Property Record

Parcel Number: 000-363-100

Current owner: IMF HOLDINGS LLC

LOTS IN BLK.F & G & SUB SE 1/4 NE 1/4 SEC 25-19-23 RE V.218, 233 PGS.397 & 453 4



Ownership	
Name:	IMF HOLDINGS LLC
Mailing Address:	842 S 26TH ST PO BOX 1117 MANITOWOC,WI 54221
Property Description	
Location:	842 S 26TH ST
Conveyance Date:	05/20/2008
Date Recorded:	05/28/2008
Value/Sale Price:	
Deed Vol & Page:	V2377 P0383.. DOC. #
County Doc #.	1047500
Legal Description:	LOTS IN BLK.F & G & SUB SE 1/4 NE 1/4 SEC 25-19-23 RE V.218, 233 PGS.397 & 453 455-613 & PT LOT 11 & VAC FRANKLIN ST V.376 P.242
Notes	
Conveyance Instrument: 02	
Assessment Value	
Valuation Date	
Assessment Type	Acres Land Value Improved Value Total Value
Totals -->	
Payments	
Date	Receipt Number Amount
Special Assessment Projects	
Project	Delayed Assessment? Balance Due

Building Information		Bldg 1
Height:		
Year Built:		
Living Units:		
1st Floor Square Footage:		
2nd Floor Square Footage/Attic:		
Total Square Footage (SFLA):		
Bedrooms:		
Full/Half Baths:		
Fireplaces:		
Total rooms:		
Finished Basement Living Area sqft:		
Basement Rec room sqft:		
Basement:		
Unfinished Area sqft:		
Parcel Information		
Property Class:		Man
Roll Type:		RE
Other		
Fair Market Value		
Assessment Ratio		
Tax Detail		
Category		Tax Amount