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Document Number

JOINT DRIVEWAY EASEMENT AGREEMENT

DOC # 11546586
RECORDED
10/14/2025 06:11 AM
ISRAEL RAMON
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00
TRANSFER FEE:
FEE EXEMPT #:
This document has been electronically recorded and returned to the submitter.

Recording Area

Name and Return Address

2044 Palmer LLC
Attn: Sole member
P.O. Box 510736
Milwaukee, WI 53203

See Exhibit A attached hereto

Parcel Identification Number (PIN)

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JOINT DRIVEWAY EASEMENT AGREEMENT

THIS JOINT DRIVEWAY EASEMENT AGREEMENT (this "Agreement") is made and effective as of October 13, 2025, by 2044 PALMER LLC, a Wisconsin limited liability company ("Developer").

RECITALS:

A. Developer is the fee simple owner of the real property located in the City of Milwaukee, Milwaukee County, Wisconsin and described in Section A.1 of Exhibit A hereto ("Lot 1"), in Section A.2 of Exhibit A hereto ("Lot 2"), in Section A.3 of Exhibit A hereto ("Lot 3"), and in Section A.4 of Exhibit A hereto ("Lot 4" and, collectively with Lot 1, Lot 2, and Lot 3, the "Lots").

B. As used in this Agreement, the term "Lot 1 Owner" shall mean, at any time, the then-current fee simple owner(s) of Lot 1; the term "Lot 2 Owner" shall mean, at any time, the then-current fee simple owner(s) of Lot 2; the term "Lot 3 Owner" shall mean, at any time, the then-current fee simple owner(s) of Lot 3; the term "Lot 4 Owner" shall mean, at any time, the then-current fee simple owner(s) of Lot 4; and the term "Owners" shall mean the Lot 1 Owner, the Lot 2 Owner, the Lot 3 Owner, and the Lot 4 Owner, collectively.

C. Developer, being the current Owner of each Lot, desires to grant and establish various easements, rights, and obligations in respect of a joint driveway to be installed on the Lots, upon and subject to the terms, conditions, and provisions set forth in this Agreement below.

AGREEMENTS:

NOW, THEREFORE, in consideration of the foregoing premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Developer, being the current Owner of each Lot, agrees and declares as follows:

1. Grant of Easements. Each Owner grants, to and for the benefit of each Lot and each other Owner, a perpetual, non-exclusive easement on, over, and across that portion of the Lots depicted and/or described on Exhibit B hereto as the "Driveway Easement Area", and the driveway and driveway improvements from time to time installed thereon (collectively, the "Driveway"), for vehicular and pedestrian access, ingress, and egress from and to the public right-of-way known as North Palmer Street, as such right-of-way may be renamed or reconfigured from time to time ("Palmer Street").

Without limiting the foregoing, the easements granted in the immediately preceding paragraph include (i) the right to transport construction, landscaping, and other like materials for the development, construction, and installation of residential or other improvements on Lot 2, Lot 3, and Lot 4 and (ii) the right of construction, landscaping, and other like vehicles to ingress and egress such Lots, from and to Palmer Street, for such development, construction, and installation. Developer affirms and each Owner acknowledges that the Driveway Easement Area is not located on any portion of Lot 4 as of the date of this Agreement but may be relocated or reconfigured thereto or therewithin under Section 10.b below.

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Each Owner grants, to and for the benefit of each Lot and each other Owner, a perpetual, non-exclusive easement on, over, and across the Driveway Easement Area, the Driveway, and all other portions of the Lots reasonably proximate thereto, for inspecting and surveying the Driveway Easement Area and the Driveway, to the extent reasonably necessary for the sale or mortgage of any Lot.

Each Owner shall be deemed the fee simple owner of all portions of the Driveway located on such Owner's Lot.

2. Phase 1 and Phase 2; Vertical Height of Lot 2, Lot 3, and Lot 4 Easements. Developer affirms and each Owner acknowledges that the Driveway has been and will be installed in two (2) phases, with "Phase 1" constituting that portion of the Driveway installed prior to or as of the date of this Agreement and "Phase 2" constituting that portion of the Driveway to be installed hereafter. As used in this Agreement, the term "Phase 2 Owners" shall mean the Lot 2 Owner, the Lot 3 Owner, and the Lot 4 Owner, collectively.

As and to the extent the Driveway Easement Area is located on Lot 2, Lot 3, and Lot 4, the easements granted in the first paragraph of Section 1 above are limited to a vertical height of ten (10) feet above the surface of the land constituting such Lots. Without limiting the foregoing:

(a) the Lot 2 Owner may develop, construct, and install cantilevered or projecting improvements having a vertical height of more than ten (10) feet above the surface of any portion or portions of the Driveway Easement Area located on Lot 2;

(b) the Lot 3 Owner may develop, construct, and install cantilevered or projecting improvements having a vertical height of more than ten (10) feet above the surface of any portion or portions of the Driveway Easement Area located on Lot 3; and

(c) the Lot 4 Owner may develop, construct, and install cantilevered or projecting improvements having a vertical height of more than ten (10) feet above the surface of any portion or portions of the Driveway Easement Area located on Lot 4.

3. Installation of Phase 2. At the sole option of any two (2) or more of the Phase 2 Owners (in any such case, collectively, the "Installing Owners"), the Installing Owners shall install or cause the installation of Phase 2, at such time or times and in such segments as the Installing Owners shall direct. The design, materials, budget, timetable, and contractor(s) of and for each such installation shall require the approval of any two (2) or more of the Phase 2 Owners.

Each Owner grants, to and for the benefit of the Installing Owners, perpetual, non-exclusive easements on, over, and across:

(a) the Driveway Easement Area and the Driveway for each such installation, and

(b) all other portions of the Lots reasonably proximate to the Driveway Easement Area for access, ingress, and egress and for the laying-down and staging of equipment and materials, to the extent reasonably necessary for each such installation.

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The Installing Owners shall install or cause the installation of Phase 2 or each segment thereof, including the connection of Phase 2 to Phase 1, in a good, workmanlike, safe, lawful, and lien-free manner and, in so doing, shall endeavor to avoid or minimize the disruption of and interference with the Owners' use of the Driveway Easement Area and the Driveway to the extent reasonably practicable.

All of the Phase 2 Owners shall be responsible for all costs of each such installation in equal one-third (1/3) shares. Each of the Phase 2 Owners shall pay or reimburse its proper share(s) to the Installing Owners within twenty-five (25) days after the Installing Owners' request therefor.

No Phase 2 Owner shall have any obligation to pay or reimburse to the Lot 1 Owner any connection or other like fee or charge in respect of the connection of Phase 2 to Phase 1 or any portion of the cost of the installation of Phase 1.

4. Ongoing Maintenance and Other Driveway Work. The Lot 1 Owner shall be responsible for the ongoing clearing (including the clearing of snow, ice, and vegetation), maintenance, repair, removal, and replacement of and from, all portions of Phase 1 and Phase 2 at any time installed within the Driveway Easement Area (collectively, "Driveway Work"), as and to the extent necessary or advisable in order to keep the same in a good, usable, safe, and lawful condition.

The Lot 1 Owner shall perform or cause the performance of each item of Driveway Work as and when deemed necessary or advisable either by the Lot 1 Owner or by the Owner(s) of any three (3) or more Lots. Without limiting the foregoing, either the Lot 1 Owner or the Owner(s) of any three (3) or more Lots may from time to time require that one or more items of Driveway Work (for example, the clearing of snow and ice) be contracted for with a professional service provider.

The materials, budget, timetable, and contractor(s) of and for each item of Driveway Work whose costs would reasonably be expected to exceed $1,000.00 shall require the approval of the Owners of any three (3) or more Lots; provided, no such approval shall be required in the event of (but only to the extent of) an emergency, as determined by the Lot 1 Owner reasonably and in good faith. The foregoing dollar amount shall be increased by ten percent (10%) starting on January 1, 2031 and on January 1 of every fifth (5th) year thereafter (that is, on January 1, 2036, on January 1, 2041, and so on). A contract for the performance of a related series of items of Driveway Work (for example, a contract for the clearing of snow and ice over a single winter season) shall be deemed a single item of Driveway Work.

Each Owner grants, to and for the benefit of the Lot 1 Owner, perpetual, non-exclusive easements on, over, and across:

(a) the Driveway Easement Area and the Driveway for performing all Driveway Work, and

(b) all other portions of the Lots reasonably proximate to the Driveway Easement Area and the Driveway for access, ingress, and egress and for the laying-down and staging of equipment and materials, to the extent reasonably necessary for the performance of all Driveway Work.

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The Lot 1 Owner shall perform or cause the performance of all Driveway Work in a good, workmanlike, safe, lawful, and lien-free manner and, in so doing, shall endeavor to avoid or minimize the disruption of and interference with the Owners' use of the Driveway Easement Area and the Driveway to the extent reasonably practicable.

5. Costs of Driveway Work. Prior to the installation of Phase 2 or any segment thereof by or as directed by the Installing Owners, the Lot 1 Owner shall be responsible for and shall pay all costs of each item of Driveway Work.

Upon and after the installation of Phase 2 or any segment thereof by or as directed by the Installing Owners, all of the Owners shall be responsible for all costs of each item of Driveway Work in equal twenty-five percent (25%) shares. Each of the Owners shall pay or reimburse its proper share(s) to the Lot 1 Owner within twenty-five (25) days after the Lot 1 Owner's request therefor.

The foregoing notwithstanding, if the Owner(s) of any three (3) or more Lots determine reasonably and in good faith that one or more Lots or Owners are likely to benefit from an item of Driveway Work to a materially disproportionate degree, then the percentages above shall be adjusted to correspond more closely and more reasonably to the Lots' or Owners' respective degrees of likely benefit.

6. Notice of Failure to Pay. If any Owner fails to timely pay or reimburse any amount required to be paid or reimbursed to the Installing Owners under Section 3 above or to the Lot 1 Owner under Section 5 above (any Installing Owner or the Lot 1 Owner in any such case, the "Collecting Owner"), then the Collecting Owner may, at its sole option, record a notice describing such failure in the office of the Register of Deeds for Milwaukee County, Wisconsin, as against the Lot of such non-paying or non-reimbursing Owner. Thereafter, the Collecting Owner shall record a revocation, termination, or satisfaction of such notice, promptly following payment or reimbursement of such amount, in full, to the Collecting Owner. Any such notice so recorded by the Collecting Owner shall be informational and for public record notice purposes only, and shall not be a lien against any Lot. The Collecting Owner's right to so record such notices shall be in addition to all other rights and remedies under this Agreement at law or in equity.

Time shall be of the essence in respect of the payment and reimbursement obligations under Sections 3 and 5 above. The rights, obligations, and provisions of this Section 6 shall survive the expiration or termination of this Agreement.

7. Assumption of Rights and Obligations. The Owner(s) of any three (3) or more Lots may at any time direct that the easements, rights, and obligations of the Lot 1 Owner under Sections 4, 5, and 6 above be assumed by any Owner other than the Lot 1 Owner, provided the assuming Owner ("Assuming Owner") agrees thereto. In such event, such easements, rights and obligations shall thereafter be held by Assuming Owner and no longer by the Lot 1 Owner. The agreement of the Lot 1 Owner thereto shall not be required.

From time to time thereafter, the Owner(s) of any three (3) or more Lots may direct that the easements, rights, and obligations of the then-current Assuming Owner (in each such case, "Relinquishing Owner") under Sections 4, 5, and 6 above be assumed by any Owner other than Relinquishing Owner, provided the assuming Owner (the "Subsequent Assuming Owner") agrees thereto. In such event, such easements, rights, and obligations shall thereafter be held by Subsequent

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Assuming Owner and no longer by Relinquishing Owner. The agreement of Relinquishing Owner thereto shall not be required.

8. Prohibited Actions. No Owner may park or store vehicles, trailers, or other objects on the Driveway Easement Area or the Driveway, and each Owner shall endeavor in good faith to avoid or minimize any disruption of or interference with the other Owners' use of the Driveway Easement Area and the Driveway for the purposes described in this Agreement.

No Owner shall incur, impose, or allow any construction, mechanic's, contractor's, subcontractor's, supplier's, or other like lien or obligation to be filed against the Driveway Easement Area, the Driveway, or any portion thereof, or against the Lot of any other Owner or any portion thereof, including by reason of any construction, installation, maintenance, repair, removal, replacement, or other work by or on behalf of such Owner.

No Owner shall allow such Owner's Lot, the Driveway Easement Area, or the Driveway to be used in any way, by any party or by the public, in such manner as might impair any Owner's fee simple or easement interest in any Lot, the Driveway Easement Area, or the Driveway, or in such manner as might make possible a claim of adverse possession, adverse use or prescription, dedication, or other like claim against or in respect of the same.

9. Insurance; Indemnification; Waiver of Subrogation. Each Owner shall be responsible for procuring and maintaining, at its sole option, all liability, casualty, title, and other insurance coverages, if any, for such Owner's benefit in respect of such Owner's Lot, the Driveway Easement Area, the Driveway, or any interest therein.

Except as provided in Section 10.c below: Each Owner (in each case, "Defending Owner") shall defend, indemnify, and hold harmless each other Owner (in each case, "Protected Owner") from and against all Losses (as defined below) in connection with, arising out of, or resulting from (i) death, bodily injury, loss of or physical damage to real or personal property, or any future spill, discharge, abandonment, or release of any hazardous or regulated substance, in any such case to the extent caused by any Defending Owner Party's (as defined below) use of any Lot, the Driveway Easement Area, or the Driveway, or to the extent caused by any Defending Owner Party or by the presence of any Defending Owner Party (or any building, structure, improvement, fixture, or personal property of any Defending Owner Party) on or about the Lots, the Driveway Easement Area, or the Driveway, or (ii) any breach or default by any Defending Owner of any of its obligations under this Agreement. Without limiting the foregoing, Defending Owner shall promptly repair any physical damage described in the preceding clause (i) to any real or personal property of any Protected Owner, and shall promptly remediate (to the extent required by applicable law) any future spill, discharge, abandonment, or release described in the preceding clause (i) onto or into any Lot of any Protected Owner.

As used in this Agreement, the term "Losses" shall mean all claims, demands, losses, liabilities, damages, obligations, payments, costs, and expenses, including the costs and expenses of any and all related actions, suits, proceedings, assessments, judgments, settlements, and compromises, and all related reasonable attorneys' fees and consultants' fees, and all reasonable disbursements; the term "Losses", however, shall not include any lost profits or other consequential damages; and the term "Defending Owner Party" shall mean each Defending Owner and each of its members,

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managers, shareholders, directors, officers, employees, representatives, agents, contractors, and licensees, and each other party for whom each Defending Owner is responsible.

Notwithstanding any other provision of this Agreement, each Owner (in each case, "Waiving Owner") releases each other Owner (in each case, "Released Owner") from any and all liability or responsibility to Waiving Owner or any party claiming through or under Waiving Owner (in each case, including Waiving Owner, "Waiving Owner Claimant"), by way of subrogation or otherwise, for any death, bodily injury, or loss of or physical damage to real or personal property (including any loss of or damage caused by fire or other casualty), even if such death, injury, loss, or damage shall have been caused by the fault or negligence of Released Owner or any member, manager, shareholder, director, officer, employee, representative, agent, contractor, or licensee of Released Owner, or any other party for whom Released Owner may be responsible, to the extent (but only to the extent) such death, injury, loss, or damage is covered by insurance kept in force by Waiving Owner, by Released Owner, or by any other Owner or party.

10. Developer Parties as Owners; Reconfiguration or Termination by Phase 2 Owners.

a. Right to Direct, Approve, and the Like. For so long as any two (2) or more Lots are owned by any one or more Developer Parties (as defined below), Developer shall have the same and all rights of the Owner(s) of any three (3) or more Lots as provided in this Agreement, including the same and all rights under Sections 4 , 5, and 7 above.

As used in this Agreement, the term "Developer Parties" shall mean and include, collectively, Developer, its sole member as of the date of this Agreement (as identified in the signature page to this Agreement below, namely, Gregory Anderson) ("Developer's Sole Member"), and any and each other limited liability company or other entity of which Developer or Developer's Sole Member is a member, shareholder, beneficial owner, or the equivalent.

b. Right to Reconfigure. For so long as any three (3) or more Lots are owned by any one or more Developer Parties, such Developer Party or Parties may from time to time, without the agreement or consent of the Lot 1 Owner or any mortgagee thereof, expand, reduce, relocate, or reconfigure those portions of the Driveway Easement Area and/or the Driveway located on Lot 2 and/or Lot 3, to or within one or more portions or other portions of Lot 2, Lot 3, and/or Lot 4; provided, no such expansion, reduction, reconfiguration, or relocation shall unreasonably impair vehicular or pedestrian access, ingress, or egress from, to, or between Palmer Street and the garage on Lot 1 (as such garage is located as of the date of this Agreement) (the "Existing Lot 1 Garage") or, without limiting the foregoing, the ability of the Lot 1 Owner to park an automobile in or remove an automobile from the Existing Lot 1 Garage.

Upon any such expansion, reduction, relocation, or reconfiguration, the applicable Developer Party(ies) shall (i) record, in the office of the Register of Deeds for Milwaukee County, Wisconsin, a supplement to this Agreement confirming and giving public record notice of the same, and (ii) shall give a copy of such recording to the each other Owner, including the Lot 1 Owner. Effective immediately and automatically upon any such recording, the location of the Driveway Easement Area for all purposes under this Agreement shall thereafter be the location of the Driveway Easement Area as so expanded, reduced, relocated, or reconfigured.

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c. Release of Developer Parties by Other Interest Holders. Notwithstanding any other provision of this Agreement, by its purchase or other acquisition of a fee simple, mortgage, easement, or other interest in or to any Lot, any Owner or other party who is not a Developer Party releases and discharges, immediately, automatically, fully, and forever, all Developer Parties from all past, present, and future obligations, liabilities, and other Losses in connection with, arising out of, or resulting from the Driveway Easement Area, the Driveway, and/or this Agreement.

The release and discharge under this Section 10.c shall not apply to any obligation of a Developer Party to pay or reimburse to a Collecting Owner under Section 3 or 5 above, to the extent such obligation accrued in respect of, or was properly allocable to, any period or periods in which such Developer Party was an Owner of any Lot.

d. Reconfiguration or Termination by Phase 2 Owners. The Phase 2 Owners may from time to time, without the agreement or consent of the Lot 1 Owner or any mortgagee thereof, (i) expand, reduce, relocate, or reconfigure any portion or portions of the Driveway Easement Area and/or the Driveway located on Lot 2, Lot 3, and/or Lot 4, to or within one or more portions or other portions of Lot 2, Lot 3, and/or Lot 4, and/or (ii) terminate any portion or portions of the easements granted in the first paragraph of Section 1 above, as and to the extent the Driveway Easement Area is located on Lot 2, Lot 3, and/or Lot 4; provided, no such expansion, reduction, relocation, reconfiguration, or termination shall unreasonably impair vehicular or pedestrian access, ingress, or egress from, to, or between Palmer Street and the Existing Lot 1 Garage or, without limiting the foregoing, the ability of the Lot 1 Owner to park an automobile in or remove an automobile from the Existing Lot 1 Garage.

No expansion, reduction, relocation, reconfiguration, or termination under this Section 10.d shall be valid, effective, or binding upon any Owner unless a supplement to this Agreement containing such expansion, reduction, relocation, reconfiguration, and/or termination (i) is in writing and signed by all of the Phase 2 Owners and (ii) is recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin. Promptly following such recording, the Phase 2 Owners shall give a copy of such recording to the Lot 1 Owner. Effective immediately and automatically upon any such recording, the location of the Driveway Easement Area for all purposes under this Agreement shall thereafter be the location of the Driveway Easement Area as so expanded, reduced, relocated, or reconfigured or as affected by such termination.

11. General and Miscellaneous Provisions.

a. No Joint Venture. No term or provision of this Agreement shall be deemed to constitute the Owners, or any two or more Owners, as partners or joint venturers of one another.

b. Good Faith. All Owners shall act in good faith in taking all actions under or in respect of this Agreement and the easements, rights, and obligations set forth herein.

c. Successors and Assigns; Running with Land; Release from Obligations. This Agreement and all of its easements, rights, obligations, and other provisions shall be binding upon and shall inure to the benefit of each Owner and its respective successors and assigns, and shall be covenants running with the land in respect of each Lot and the Driveway Easement Area. Without limiting the foregoing, this Agreement and all of its obligations shall be binding upon the successor

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Owners of the Lots, the Driveway Easement Area, and the Driveway automatically, without need of any further assumption thereof.

The foregoing notwithstanding, when an Owner (in each case, "Conveying Owner") conveys the entirety of its fee simple interest in or to any Lot, or otherwise no longer holds such interest, then upon the recording of the deed or other instrument by which such interest is so conveyed, or which otherwise evidences that such interest is no longer so held, Conveying Owner shall be released from its obligations under this Agreement to the extent, but only to the extent, such obligations relate to such Lot and accrue in respect of, or are properly allocable to, any time or times following such recording.

d. No Abandonment or Merger. No easement, right, obligation, or other provision contained in this Agreement shall expire, terminate, or be void, voidable, or extinguished as a result of non-use or by operation of the doctrines of abandonment or merger.

e. Effect of Waiver. No waiver of, acquiescence in, or consent to any breach or default of any obligation or provision of this Agreement shall constitute or be construed as a waiver of, acquiescence in, or consent to any other, further, or succeeding breach or default of the same or any other obligation or provision.

f. Severability. If any easement, right, obligation, or provision set forth in this Agreement shall, in any case, be invalid or unenforceable under applicable law, then the same and all other provisions of this Agreement shall, in all other cases, be unaffected thereby, and all such provisions shall be valid and enforceable to the fullest extent permitted by applicable law.

g. Recordation. Each Owner, at its sole option, may record, at any time or times, this Agreement or a memorandum, short form, or notice of this Agreement, or of any easement, right, obligation, or provisions set forth in this Agreement, in the office of the Register of Deeds for Milwaukee County, Wisconsin, as against any one or more of the Lots and the Driveway Easement Area or any portion or portions thereof.

h. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be an original, and all of which, together, shall be one and the same instrument.

i. Further Assurances; Estoppels. Upon the request of any Owner at any time or times, the Owners shall enter into such further agreements and instruments and shall take such further actions as may be reasonably necessary to give further force or effect to this Agreement or any of its easements, rights, obligations, or provisions.

Upon the request of any Owner at any time or times, each other Owner will execute and deliver reasonable estoppel certificates addressed to the requesting Owner, and to such counterparties or proposed counterparties of the requesting Owner as may be customary, appropriate, and reasonable.

j. Governing Law. This Agreement shall be governed by and construed and enforced under the internal laws of the State of Wisconsin.

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k. Construction; No Construction against Drafter; Exhibits. The term "at its sole option" as used in this Agreement shall mean "at its sole option and discretion but without any obligation"; and the term "including" as used in this Agreement shall mean "including but not limited to" or "including without limitation". Terms defined in the plural in this Agreement include the singular, and vice versa.

The rule of construction to the effect that an instrument shall be construed against its drafter shall not apply to this Agreement and shall not apply to the interpretation of, and shall not negate or invalidate, any easement, right, obligation, or provision set forth herein.

Exhibits referenced in and attached to this Agreement are incorporated by this reference into, and shall constitute a part of, this Agreement.

l. Integration; Amendment. This Agreement constitutes the entire and exclusive agreement and understanding as among the Owners, and as between and among any two or more of the Owners, in respect of the matters expressly and specifically addressed herein.

Except as provided in Sections 10.b and 10.d above, no amendment of this Agreement shall be valid, effective, or binding upon any Owner unless the same is in writing and signed by all of the Owners.

[Signature page(s) follow(s) this page.]

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IN WITNESS WHEREOF, Developer, being the current Owner of each Lot, has executed and delivered this instrument as of the date first written above.

2044 PALMER LLC

By: _____

Name: Gregory Anderson

Its: Sole member

STATE OF WISCONSIN)

) ss.

COUNTY OF Milwaukee)

This instrument was acknowledged before me on October 13th, 2025, by Gregory Anderson, as sole member of 2044 PALMER LLC, a Wisconsin limited liability company.

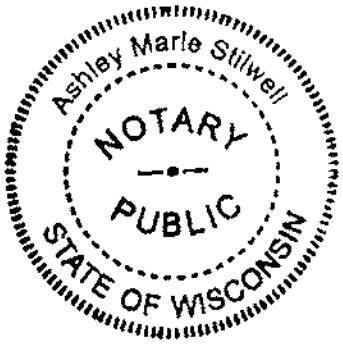
[Notarial Seal]

Ashley Marie Stilwell

Name printed: Ashley Marie Stilwell

Notary Public, State of Wisconsin

My commission expires: 09/12/2026



This instrument was drafted by Benjamin D. Levin of B. D. Levin Legal, LLC, Milwaukee, Wisconsin.

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EXHIBIT A
TO
JOINT DRIVEWAY EASEMENT AGREEMENT

Description of the Lots

Section A.1 – Description of Lot 1:

Lot 1 of Certified Survey Map No. 9617, recorded December 5, 2024 as Document No. 11469493; said Certified Survey Map being a redivision of Lots Three (3) and Six (6) and the North Twenty-five (25) feet of Lot Seven (7) in Block Eighteen (18) in Sherman's Addition, being in the Northeast One-Quarter (1/4) of the Northeast One-quarter (1/4) of Section Twenty (20), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, Wisconsin.

Parcel ID No(s).: 3532051000

* * *

Section A.2 – Description of Lot 2:

Lot 2 of Certified Survey Map No. 9617, recorded December 5, 2024 as Document No. 11469493; said Certified Survey Map being a redivision of Lots Three (3) and Six (6) and the North Twenty-five (25) feet of Lot Seven (7) in Block Eighteen (18) in Sherman's Addition, being in the Northeast One-Quarter (1/4) of the Northeast One-quarter (1/4) of Section Twenty (20), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, Wisconsin.

Parcel ID No(s).: 3532052000

* * *

Section A.3 – Description of Lot 3:

Lot 3 of Certified Survey Map No. 9617, recorded December 5, 2024 as Document No. 11469493; said Certified Survey Map being a redivision of Lots Three (3) and Six (6) and the North Twenty-five (25) feet of Lot Seven (7) in Block Eighteen (18) in Sherman's Addition, being in the Northeast One-Quarter (1/4) of the Northeast One-quarter (1/4) of Section Twenty (20), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, Wisconsin.

Parcel ID No(s).: 3532053000

* * *

Section A.4 – Description of Lot 4:

Lot 4 of Certified Survey Map No. 9617, recorded December 5, 2024 as Document No. 11469493; said Certified Survey Map being a redivision of Lots Three (3) and Six (6) and the North Twenty-five (25) feet of Lot Seven (7) in Block Eighteen (18) in Sherman's Addition, being in the Northeast One-

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Quarter (1/4) of the Northeast One-quarter (1/4) of Section Twenty (20), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, Wisconsin.

Parcel ID No(s).: 3532054000

* * *

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EXHIBIT B
TO
JOINT DRIVEWAY EASEMENT AGREEMENT

Depiction and/or Description of Driveway Easement Area

The "Driveway Easement Area" comprises:

- those portions of Lots 1 and 2 depicted by diagonal cross-hatching on the following page (the "East-West Segment"), and, in addition thereto (and notwithstanding any overlap therewith),

- the east twenty-four (24) feet of each of Lots 2, 3, and 4.

* * *

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East-West Segment
of
Driveway Easement Area
(diagonally cross-hatched below)

