

SECOND AMENDMENT TO CONSERVATION EASEMENT

THIS SECOND AMENDMENT TO CONSERVATION EASEMENT (“Second Amendment”) is made and entered into as of _____, 2024, by and between Lauderdale Lakes Lake Management District, a public inland lake protection and rehabilitation district organized under Chapter 33 of the Wisconsin Statutes (“Grantor”), and Kettle Moraine Land Trust, formerly known as Lauderdale Lakes Conservancy, Inc., a Wisconsin nonstock corporation that is recognized as tax-exempt under Section 501(c)(3) of the Internal Revenue Code (“Grantee”).

RECITALS:

- A. Grantor is the owner of certain real property described in said Conservation Easement as the Wetlands Area, the Park Area, and the Municipal Area (as further depicted on Exhibits A, B, and C, respectively, in said Easement as amended, and incorporated by reference herein). The Wetlands Area, the Park Area, and the Municipal Area are collectively hereinafter referred to as the “County Club Property”;
- B. Grantor and Grantee entered into that certain Conservation Easement dated the 13th of September, 2003, and recorded with the Walworth County Register of Deeds on September 19, 2003, as Document No. 0576360, and amended said Easement by First Amendment to Conservation Easement on August 26, 2004, and recorded with the Walworth County Register of Deed on September 10, 2004, as Document No. 616434.
- C. Grantor and Grantee desire to further amend said Easement as amended as provided herein:

AGREEMENT:

NOW, THEREFORE, for good and valuable consideration the receipt and sufficiency of which is hereby granted, the parties agree as follows:

1. Defined Terms: Terms used but not defined herein shall have the meaning as set forth in the Easement.
2. Amendments:

(a) Section 3 of said Easement as amended by the FIRST AMENDMENT OF CONSERVATION EASEMENT is further amended as follows:

Paragraph 3.r. is created and added to said Easement as amended to read as follows:

“3.r. Consistent with the reservation of rights contained in Paragraph 4.e. of said Easement dated September 13, 2003, as amended by the First Amendment to Conservation Easement dated August 26, 2004, Grantee is specifically permitted in furtherance of the maintenance and/or replacement of the club house located upon the Country Club property to expand as it sees fit the parking area within the Municipal Area determined to be reasonably necessary by Grantor, making improvements within the road and buildings presently utilized as part of said golf course including replacing of the

Personally came before me this _____ day of _____, 2024, the above named _____ and _____, who acknowledged themselves to be the _____ and _____ of Lauderdale Lakes Lake District and Kettle Moraine Land Trust and to me known to be the persons who executed the foregoing instrument as such officers of such entities, by their authority, and acknowledged the same.

Notary of Public, State of Wisconsin
My commission expires: _____

This instrument drafted by:

Russell W. Devitt
Soffa & Devitt LLC
332 W. Whitewater Street
Whitewater, WI 53190
(262)473-5105