

**Declaration of Conditions
and Covenants**

DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
3867641

01/29/2004 11:01:18AM

Trans. Fee:
Exempt #:

Rec. Fee: 13.00
Pages: 2

000301

The Center For Industry & Commerce

LOT	P.L.N.	LOT	P.L.N.
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3	60- 0810-163-0303-4	56	60- 0810-162-0406-8
4	60- 0810-163-0304-2	57	60- 0810-162-0407-6
5	60- 0810-163-0305-0	58	60- 0810-162-0408-4
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7	60- 0810-163-0307-6	60	60- 0810-162-0502-4
8	60- 0810-163-0308-4	61	60- 0810-162-0503-2
9	60- 0810-163-0309-2	62	60- 0810-162-0601-4
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	60- 0810-162-0112-1	64	60- 0810-162-0603-0
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15	60- 0810-162-0107-2	69	60- 0810-162-0608-0
16	60- 0810-162-0106-4	70	60- 0810-162-0609-8
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20	60- 0810-162-0102-2	74	60- 0810-162-0613-9
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51	60- 0810-162-0401-8		
52	60- 0810-162-0402-6		
53	60- 0810-162-0403-4		

Recording Area

Name and Return Address

Department of Transportation

215 Martin Luther King Jr. Blvd. #100

P.O. Box 2936

Madison, WI 53701-2986

Parcel Identification Number (PIN)

LOT	P.L.N.	LOT	P.L.N.
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DECLARATION OF CONDITIONS AND COVENANTS

FOR CERTIFIED SURVEY NO.

The Center For Industry & Commerce

City of Madison, Dane County, Wisconsin

000302

WHEREAS, THE CENTER FOR INDUSTRY & COMMERCE L.L.C., owner of the Certified Survey Map No. _____, recorded in Volume _____ of Certified Surveys on page(s) _____, in the Dane County Register of Deeds Office, will be benefited through the installation by the City of Madison of traffic signals within the public right-of-way in and adjacent to said Development/Survey.

NOW THEREFORE, the undersigned owner, hereby declares and provides that said Development/Plat in the City of Madison is subject to conditions and covenants as follows:

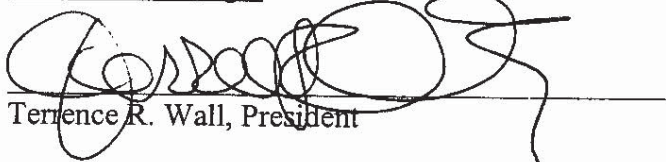
1. That the owner concurs with the City of Madison's policy to promote general welfare of the City through the installation, operation and maintenance of traffic signals, within the public right-of-way, adjacent to the owner's property.
2. That the owner acknowledges that it is the City of Madison's policy to assess the full cost, including inspection and supervision, of the initial installation of traffic signals, including intersection improvements associated with such signals.
3. That the owner, his heirs, successors and assigns, waives notice and hearing to the proportionate and reasonable assessment for the installation of traffic signals and associated intersection improvements in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 66.0701, Wisconsin Statutes.
4. That the owner, his heirs, successors and assigns acknowledges that the City intends at a future date and pursuant to the then current City Ordinance to assess an annual special charge to property owners to cover their proportionate share of the costs associated with the operation and maintenance of traffic signals.
5. That the owner, his heirs, successors and assigns agrees to provide necessary permanent easements for installation, operation and maintenance of traffic control equipment on their lands.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 14th day of November, 2002.

The Center for Industry & Commerce L.L.C.

By: T. Wall Properties Master Corp.

Its: Manager


Terrence R. Wall, President

State of Wisconsin)

County of Dane)ss

Personally came before me this 14th day of November, 2002.

The above named Terrence R. Wall, President
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Patricia A. Wheeler

Notary Public, Dane County, Wisconsin

My Commission Expires 2/15/04

Drafted By Karin Daane