



KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

**FIRST AMENDMENT TO THE CENTER FOR
INDUSTRY & COMMERCE AMENDED AND
RESTATED DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS**

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P.O. Box 2983
Madison, WI 53701

Tax Parcel Number
See Exhibit A

THIS FIRST AMENDMENT TO THE CENTER FOR INDUSTRY & COMMERCE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (hereafter "Amendment") is made this 11th day of ~~January~~ ^{February}, 2020, by the City of Madison as Declarant and those persons signing below who represent a majority of the members of the Association Board (as defined below).

WITNESSETH

WHEREAS, The Center for Industry & Commerce L.L.C., previously Declarant under the Declaration, executed The Center for Industry & Commerce Amended and Restated Declaration of Covenants, Conditions, and Restrictions and recorded the same with the Dane County Register of Deeds on December 20, 2018 as Document No. 5461197 (the "Declaration"); and

WHEREAS, Article VII establishes the Owners Association (the "Association"); and

WHEREAS, Article X of the Declaration provides that the Declaration may be amended by a written recorded instrument executed by a majority of the Association Board and Declarant, so long as Declarant continues to hold any interest in the Project described in the Declaration; and

WHEREAS, the City of Madison, as Declarant, and the majority of the Association desire to further amend the Declaration pursuant to the terms of this First Amendment.

NOW, THEREFORE, the undersigned hereby amend the Declaration as follows:

Section V.B.2.j. of the Declaration is hereby deleted and restated as follows:

- j) Infiltration plans that adhere to the City of Madison's and the Regional Planning Commission's infiltration requirements (whichever is more stringent) such that individual Development Sites developed within the Project shall have a plan that includes provisions to maximize infiltration of storm water.

IN WITNESS OF ALL THE ABOVE, Declarant has executed this First Amendment as of the Effective Date.

[Signatures begin on the following page]

EXHIBIT A

Legal Description

Lands located in part of the NW 1/4, NE 1/4, SE 1/4 and SW 1/4 of the NW 1/4, part of the NW 1/4 and SW 1/4 of the NE 1/4 and part of the NE 1/4 of the SW 1/4, all in Section 16, T8N, R10E, in the City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the Northwest Corner of said Section 16; thence N89°04'44"E, along the North line of the said NW 1/4, 199.66 feet; thence S00°55'16"E, 110.13 feet; thence N87°24'59"E, along the South line of Hoepker Road, 54.05 feet; thence S70°58'58"E, along the said South line, 52.04 feet; thence N78°23'56"E, along the said South line, 42.23 feet to the point of beginning; thence continuing N78°23'56"E, along the said South line, 73.84 feet; thence N72°11'20"E, along the said South line, 147.32 feet; thence N89°04'44"E, along the said South line, 389.52 feet; thence S01°10'21"W, 165.84 feet; thence N89°32'56"E, 340.07 feet; thence N01°10'12"E, 168.63 feet; thence N89°04'44"E, along the said South line of Hoepker Road, 840.75 feet; thence 40.14 feet along the arc of a curve to the right having a radius of 25.00 feet, a central angle of 91°59'44" and a long chord bearing S44°55'24"E, 35.97 feet to the point of tangency thereof; thence S01°04'28"W, 880.27 feet; thence 198.71 feet along the arc of a curve to the right having a radius of 1134.00 feet, a central angle of 10°02'24" and a long chord bearing S06°05'40"W, 198.46 feet to the point of tangency thereof; thence S11°06'52"W, 23.48 feet; thence S78°53'08"E, 66.00 feet; thence S80°31'47"E, 468.82 feet; thence S55°27'15"E, 650.77 feet; thence S44°23'14"W, 194.05 feet; thence S38°49'06"W, 209.04 feet; thence S33°38'41"W, 168.69 feet; thence S23°23'29"W, 1238.11 feet; thence S00°48'45"W, 274.34 feet; thence S81°42'54"E, 34.89 feet; thence S03°55'11"E, 192.23 feet; thence S08°41'29"E, 256.51 feet; thence S89°39'51"W, along the south line of the said NE 1/4 of the SW 1/4, 1153.02 feet; thence N00°51'23"E, along the West line of the said NE 1/4 of the SW 1/4, 1319.64 feet; thence N01°01'53"E, along the West line of the said SE 1/4 of the NW 1/4, 305.74 feet; thence S89°40'34"W, 1067.86 feet; thence N04°20'43"W, 505.51 feet; thence N01°16'48"E, 155.11 feet; thence N04°03'19"W, 410.61 feet; thence N04°09'37"E, 301.18 feet; thence N08°12'22"E, 303.85 feet; thence N16°43'06"E, 441.77 feet; thence N04°10'27"E, 97.64 feet to the point of beginning.

Containing 7,040,067 square feet or 161.6177 acres, more or less.

All lots located in
The Center for Industry
& Commerce

EXHIBIT A

Tax Parcel Numbers

<u>PLAT LOT NUMBER</u>	<u>PARCEL NUMBER</u>
1	0810-163-0301-8
2	0810-163-0302-6
3 & 4	0810-163-0303-4
5, 6 & 7	0810-163-0306-8
8	0810-163-0308-4
9-20	0810-162-0119-7
27	0810-162-0207-0
28	0810-162-0208-8
51	0810-162-0401-8
52	0810-162-0402-6
53	0810-162-0403-4
54	0810-162-0404-2
55	0810-162-0405-0
56	0810-162-0406-8
57	0810-162-0407-6
58	0810-162-0408-4
59	0810-162-0501-6
60	0810-162-0502-4
61	0810-162-0503-2
83 & 84	0810-162-0622-0
85 & 86	0810-162-0624-6
87	0810-163-0101-2
88	0810-163-0102-0
89 & 90	0810-163-0103-8
91	0810-163-0105-4
92	0810-163-0106-2
CSM 14573 Lot 4	0810-162-0628-8
CSM 14573 Lot 1	0810-162-0627-0
CSM 14832 Lot 2	0810-162-0217-9
CSM 14573 Lot 3	0810-162-0318-5
CSM 14701 Lot 1	0810-162-0215-5
CSM 14832 Lot 1	0810-162-0216-1