

**MAPLE WOOD CONDOMINIUM ASSOCIATION, INC.**  
**(Madison, WI 53704)**

**DISCLOSURE MATERIALS**

**LEASES**  
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Easement Sherman Glen Apartments.....	Gx

Helin Hanson  
241-0300

0000687

DANE COUNTY  
REGISTER OF DEEDS

Doc No 2820123

1996-12-18 03:33 PM  
Trans. Fee 0.00  
Rec. Fee 14.00  
Pages 3

This document was drafted by,  
and should be returned to:

Jesse S. Ishikawa  
Michael, Best & Friedrich  
One South Pinckney Street, #700  
P.O. Box 1806  
Madison, WI 53701-1806  
(608) 257-3501

Parcel Identification No.  
60 0700 011 1201 4

DEED RESTRICTION

THIS DEED RESTRICTION (the "Restriction") is executed this  
16 day of December, 1996, by CHARLES COLLIER ("Owner").

R E C I T A L S :

A. Owner is owner of real property more particularly  
described on Exhibit A, attached hereto and made a part hereof (the  
"Property").

B. Owner desires to restrict the use of the Property for the  
benefit of the residents of Maple Wood Condominium Homes, a  
condominium, and the residents of Maple Wood Green Condominium  
Homes, a condominium, both of which condominiums are located in the  
City of Madison, Dane County, Wisconsin.

NOW, THEREFORE, Owner hereby declares as follows:

1. The Property shall be, and hereby is designated as, open  
space. As such, the Property shall remain as a vacant, grassy  
area, in its present condition, and no improvements other than  
landscaping shall be allowed thereon without approval of the City  
of Madison (the "City"), the Maple Wood Condominium Association,  
Inc., the Maple Wood Green Condominium Association, Inc. and  
without the written consent of the owners of the fee interest in  
not less than sixty-seven percent (67%) of the total number of  
units contained within the Maple Wood Condominium Homes and Maple  
Wood Green Condominium Homes.

3/14  
|

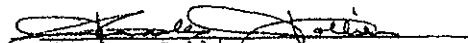
2. This Restriction may be enforced by the City of Madison, by Maple Wood Condominium Association, Inc. and by Maple Wood Green Condominium Association, Inc..

3. This Restriction shall remain in effect for a term of forty (40) years, after which it shall be automatically renewed for consecutive periods of ten (10) years each unless terminated by a recorded document signed by the Owner and the owners of the fee interest in not less than sixty-seven percent (67%) of the total number of units contained within Maple Wood Condominium Homes and Maple Wood Green Condominium Homes. Furthermore, this Restriction may be amended at any time by a recorded document signed by the Owner and the owners of the fee interest in not less than sixty-seven percent (67%) of the total number of units contained within Maple Wood Condominium Homes and Maple Wood Green Condominium Homes.

4. This Restriction shall run with the land and shall bind Owner and his successors and assigns.


5. Owner warrants that there are no mortgages now in effect that describe the Property and that this Restriction shall take priority over all mortgage liens.

IN WITNESS WHEREOF, Owner has executed this Restriction as of the date first above written.

  
Charles Collier

q:\xf\client\63591\0001\amk1919.w52\12/12/96

Subscribed and sworn to before me  
this 16<sup>th</sup> day of DECEMBER, 1996.

  
Notary Public, State of Wisconsin  
My Commission: to Permarat  
EUGENE C. LIPPERT

## EXHIBIT A

LEGAL DESCRIPTION OF LANDS LYING WITHIN PROPOSED PARCEL 4, OF  
CERTIFIED SURVEY MAP ZONED PUD/GDP TO BE RE-ZONED TO NEW PUD/SIP

A Parcel of land being a part of lot 5, of Northgate Annex, located in the Southeast 1/4 of Section 1, T7N, R9E, in the City of Madison, Dane County, Wisconsin, described as follows:  
Commencing at the East 1/4 corner of said section 1, thence N 89° 21'51"W 33.00 feet to the west right of way line of Sherman Avenue; thence N 0° 04'36"W 179.97 feet along the west line of Sherman Avenue; thence N 89° 21'51"W 271.29 feet to the east right of way line of the Chicago Northwestern Railroad Right of Way; thence N 24° 24'38" W along the east line of the Chicago Northwestern Railroad 843.62 feet to the point of beginning; thence continuing N 24° 24'38"W 221.37 feet along the east line of the Chicago Northwestern Railroad right of way; thence N 89° 52'33"E 201.86 feet; thence N 30° 52'00"W 14.32 feet; thence N 89° 51'33"E 28047 feet; thence S 25° 03'56"E 105.50 feet; thence S 0° 09'39"E 35.28 feet; thence S 64° 38'42"W 195.11 feet to the east right of way line of the Chicago Northwestern Railroad and the point of beginning.

Now known as OUTLOT 1,  
Certified Survey Map No. 8441

# CERTIFIED SURVEY MAP No. 8441

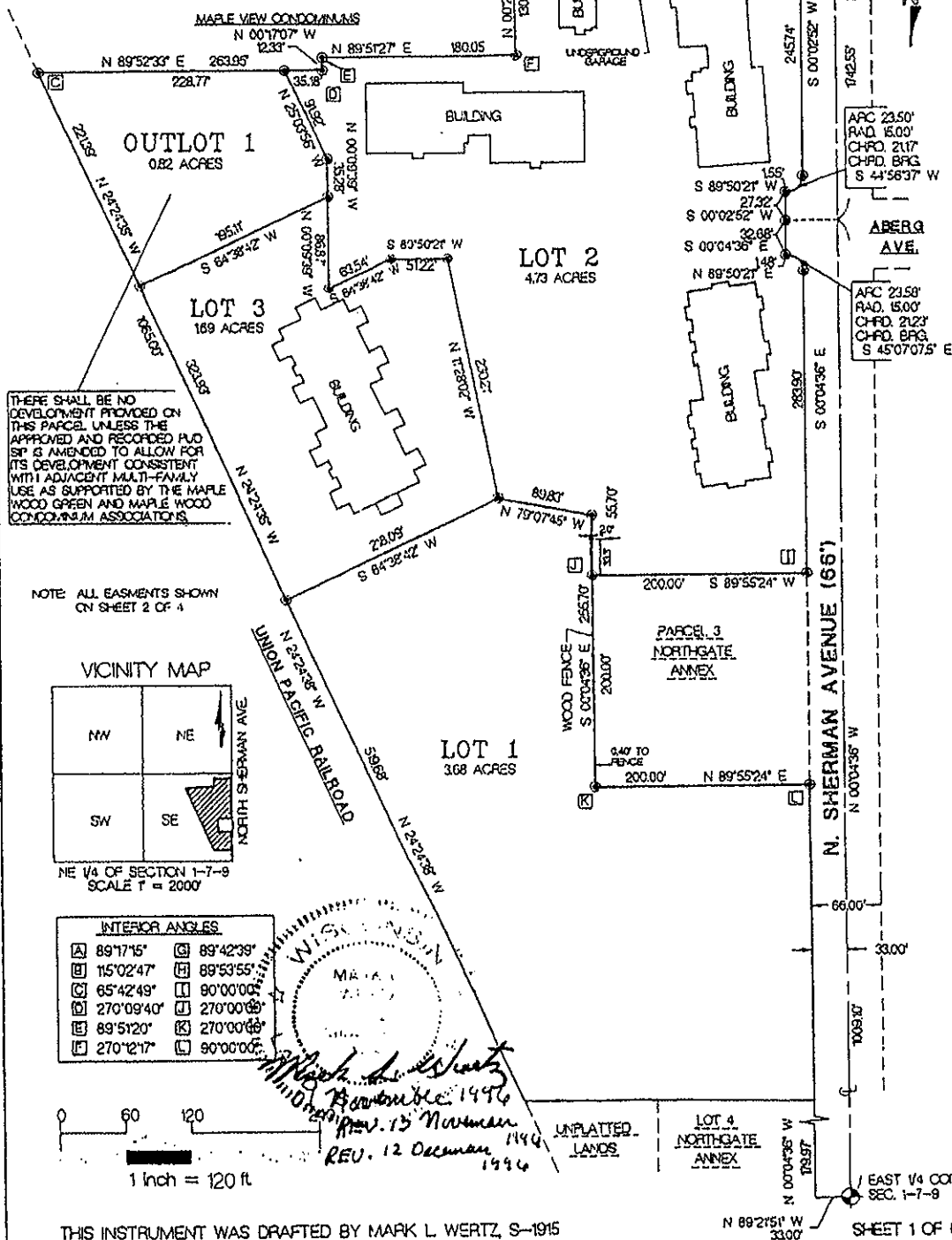


Lots 1, 2, and 5, Vacated Aberg Avenue in Northgate Annex, Lots 4, 5, 8 and 7 in Paul A. Roth Plat all being part of the Southeast 1/4 of the Northeast 1/4 of Section 1, Township 7 North, Range 9 East, In the City of Madison, Dane County, Wisconsin.

2820121

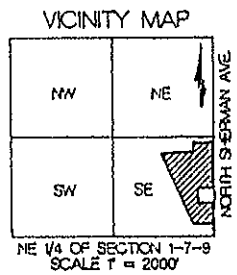
LAND INFORMATION SERVICES INC. ENGINEERS, SURVEYORS and CONSULTANTS 200 EAST MICHIGAN STREET MADISON, WISCONSIN 53703-2400 US NA 6700-C2

• Denotes 1" dia. iron pipe - 24" long, weighing 110 lb/ft. SET  
All dimensions shown are measured to the nearest hundredth of a foot.  
Horizontal datum is based on the Wisconsin State Plane Coordinate System Grid South Zone, and all bearings are referenced to Grid North.



THERE SHALL BE NO DEVELOPMENT PROVIDED ON THIS PARCEL, UNLESS THE APPROVED AND RECORDED PUD SET IS AMENDED TO ALLOW FOR ITS DEVELOPMENT CONSISTENT WITH ADJACENT MULTI-FAMILY USE AS SUPPORTED BY THE MAPLE WOOD GREEN AND MAPLE WOOD CONDOMINIUM ASSOCIATIONS.

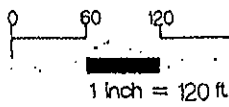
NOTE: ALL EASEMENTS SHOWN ON SHEET 2 OF 4.



INTERIOR ANGLES

A 89°17'15"	G 89°42'39"
B 15°02'47"	H 89°53'55"
C 65°42'49"	I 90°00'00"
D 270°09'40"	J 270°00'00"
E 89°51'20"	K 270°00'00"
F 270°12'17"	L 90°00'00"

Professional surveyor's signature and seal, dated 11/10/14, REV. 12 December 1994.



THIS INSTRUMENT WAS DRAFTED BY MARK L. WERTZ, S-1915

EAST 1/4 COR SEC. 1-7-9  
SHEET 1 OF 6

CERTIFIED SURVEY MAP No. 8441

Lots 1, 2, and 5, Vacated Aberg Avenue in Northgate Annex, Lots 4, 5, 6 and 7 in Paul A. Roth Plat all being part of the Southeast 1/4 of the Northeast 1/4 of Section 1, Township 7 North, Range 9 East, in the City of Madison, Dane County, Wisconsin.

PLAN COMMISSION APPROVAL

APPROVED for recording per secretary, City of Madison Planning Commission.  
This 16th day of January, 1996

*[Signature]*  
City of Madison Planning Commission.

Parcel 2 is Maple Wood Condominium Homes, a Condominium, and is subject to a condominium plat recorded in Condominium Plats as Document No. 1872154, as amended by amendments recorded as Document Nos. 1720660, 1754502, 1879428, 1927107, 1934725, 2036794, 2089674, and ~~\_\_\_\_\_~~. Said condominium plat is hereby ratified and approved in all respects.

MAPLE WOOD CONDOMINIUM ASSOCIATION, INC.

By: *[Signature]*  
Barbara J. Fraser, President

Parcel 3 is Maple Wood Green Condominium Homes, a Condominium, and is subject to a condominium plat recorded in Condominium Plats as Document No. 2183391, as amended by an amendment recorded as Document No. ~~\_\_\_\_\_~~. Said condominium plat is hereby ratified and approved in all respects.

MAPLE WOOD GREEN CONDOMINIUM ASSOCIATION, INC.

By: *[Signature]*  
Michael J. Boyre, President



*[Signature]*  
OK November 1996  
RD-13 November 1996  
RD-12 December 1996

Office of Register of Deeds,  
Dane County, Wisconsin 535

Received for Record 18 DEC

19 96 at 3:33 o'clock P M

and recorded in vol. 46

CERTIFIED  
of SURVEY MAPS on page 58-163

*[Signature]*

Register  
Deputy  
SHEET 6 OF 6