

DOCUMENT NO.

**SECOND AMENDMENT TO  
GENERAL DEVELOPMENT  
PLAN METROTECH PLAT**

Project Name: Metrotech Plat

To whom it may concern:

The attached plan and text represent the second amendment to the General Development Plan for Metrotech Plat. The General Development Plan, prepared by Vandewalle & Associates and dated April 23, 2002, was recorded in the Office of the Register of Deeds for Dane County on May 14, 2002 as Document No. 3487367, as amended by an Alternation to an Approved & Recorded GDP, recorded February 3, 2003 as Document No. 3645406 (“GDP”). Metrotech is a mixed-use development located in the City of Madison, Wisconsin at 102 North Sprecher Road, more particularly described as:

Lots 3 through 11 and Outlot 1 of Metrotech Plat and Lots 1 through 4 of Certified Survey Map No. \_\_\_\_\_, located in the City of Madison, Dane County, State of Wisconsin and being a part if the Southeast Quarter of the Northeast Quarter and part of the Southwest Quarter of the Northeast Quarter of section 2, Township 7 North, Range 10 East (the “Property”).

RETURN TO  
Angela Black  
Michael Best & Friedrich LLP  
PO Box 1806  
Madison, WI 53701-1806

\_\_\_\_\_  
(Parcel Identification Numbers)

**WHEREAS**, Metro-Tech, LLC, the “Owner” of the Property, has reconfigured Lots 1 and 2 of the Metrotech Plat to create Lots 1 through 4 of Certified Survey Map No. \_\_\_\_\_ (“CSM”);

**WHEREAS**, Owner has agreed to convey Lot 1 of the CSM to the City of Madison for the purpose of constructing a fire station and providing an access easement to Lot 2 of the CSM, over the westerly thirty-five (35) feet of Lot 1 of the CSM.

**NOW THEREFORE**, the GDP is hereby amended as follows:

1. All provisions in the GDP pertaining to Sites 1 and 2 will apply to Lots 1 through 4 of the CSM except as amended herein. Lots 1 through 4 of the CSM will be referred to as the following sites in the GDP from and after the date of this Second Amendment:

Lot 4 of the CSM = "Site 1A"  
Lot 3 of the CSM = "Site 1B"  
Lot 2 of the CSM = "Site 2B"  
Lot 1 of the CSM = "Site 2A"

2. The following text shall be made a part of the GDP in the Zoning Text - Development Area Descriptions beginning on page 18 and continuing through the end of page 19 (recorded pages 000428 – 000430):

The Development Area Description applicable to Site 1 in the GDP will be applicable to Site 1A and Site 1B. The Lot Area of Site 1A is 91,829 square feet; the Lot Area of Site 1B is 130,214 square feet.

The Development Area Description applicable to Site 2 in the GDP will be applicable to Site 2B. The Lot Area of Site 2B is 121,639 square feet.

The Development Area Description applicable to Site 2 in the GDP will be applicable to Site 2A except that the “Description” and Permitted Uses” are amended to allow a use as a municipal fire station. The Lot Area for Site 2A is 60,028 square feet.

3. The “Approximate Lot Square Feet” and “Acres” for Sites/Lots 1 and 2 in the Land Use Tabulations Table at page 43 of the GDP (recorded page 000454) are amended to incorporate the following square footages and acres for the new Sites 1A, 1B, 2A and 2B:

Site 1A is 91,829 square feet and 2.11 acres  
Site 1B is 130,214 square feet and 2.99 acres  
Site 2A is 60,028 square feet and 1.38 acres  
Site 2B is 121,639 square feet and 2.79 acres

The “Estimated Building Square Feet”, “Maximum Floor”, “Maximum Potential Square Feet” and “Maximum FAR” for Sites 1A, 1B, 2A and 2B have yet to be determined but will be calculated based on the principles set forth in the GDP and shall be subject to approval as part of the specific implementation plans which must be submitted as each Site is developed.

**[We can work on above calculations to be included amended Tabulations Table if we need to insert updated table here]**

4. The General Development Plan Site Plan map appearing at page 7 (recorded page 00418) of the GDP is replaced with the new Site Plan map attached hereto at Exhibit A.

[Signatures Appear on Following Page]

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

**Metro-Tech LLC**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**AUTHENTICATION**

Signature(s) \_\_\_\_\_

Authenticated this \_\_\_\_\_ day of \_\_\_\_\_, 2009

\* \_\_\_\_\_

TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Angela Black, Michael Best & Friedrich LLP

P.O. Box 1806, Madison, WI 53701-1806

(Signatures may be authenticated or acknowledged. Both are not necessary.)

**ACKNOWLEDGMENT**

STATE OF WISCONSIN )

ss. )

\_\_\_\_\_ County )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2009, the above named

\_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_ to me known to be the person who executed the foregoing instrument and acknowledge the same.

Print Name: \_\_\_\_\_

Notary Public \_\_\_\_\_ County, Wis.

My Commission is permanent. (If not, state expiration date: \_\_\_\_\_, 20\_\_\_\_.)

Q:\CLIENT\065488\0002\B1916917.2

**EXHIBIT A**

**Updated GDP Maps**

(Replacing page 7 (recorded page 00418) of the GDP)