

**CONSENT REGARDING  
PARKING**

Name and Return Address

Axley Brynelson, LLP  
Attn: Edward J. Lawton  
N17W24222 Riverwood Drive, Suite 250  
Waukesha, Wisconsin 53188

See attached Exhibits A, B and C

Parcel Identification Numbers:

## CONSENT REGARDING PARKING

**THIS CONSENT REGARDING PARKING** (“**Consent**”) is made and entered into as of the \_\_\_ day of September, 2022 (the “**Effective Date**”) by and between Corben Building A, LLC, a Wisconsin limited liability company (“**CBA**”), South Central Library System (“**SCLS**”), Corben Land Development, LLC, a Wisconsin limited liability company (“**CLD**”), and the City of Madison, a municipal corporation (the “**City**”). CBA, SCLS, CLD, and the City are sometimes collectively referred to herein as the “**Parties**” and individually a “**Party**.”

CBA is the holder of a ground lease tenancy (as defined within the Declaration, defined below) as tenant in Lot 1 (“**Lot 1**”) of that certain Certified Survey Map Number 13328 dated July 20, 2012, recorded in the Register of Deed’s office for Dane County (the “**Register’s Office**”) on July 23, 2012 as Document Number 4893393 (the “**Certified Survey Map**”). Said Lot 1 is subject to the terms and conditions of that certain Declaration of Reciprocal Easements dated July 20, 2012, recorded in the Register’s Office on July 23, 2012, as Document Number 4893392 (the “**Declaration**”). Lot 1 is more particularly identified and described on the attached **Exhibit A**, which is incorporated herein by reference. CBA represents and warrants to SCLS that CBA is the Lot Owner (as defined in the Declaration) as to Lot 1.

CLD is the holder of a ground lease tenancy (as defined within the Declaration) as tenant in Lot 2 (“**Lot 2**”) and Lot 4 (“**Lot 4**”) of the Certified Survey Map. Said Lot 2 and Lot 4 are subject to the terms and conditions of the Declaration and are more particularly identified and described on the attached **Exhibit B**, which is incorporated herein by reference. SCLS has or will acquire the ground lease tenancy interests in Lot 3 (“**Lot 3**”) of the Certified Survey Map. Said Lot 3 is subject to the terms and conditions of the Declaration and is more particularly identified and described on the attached **Exhibit C**, which is incorporated herein by reference. CLD represents and warrants to SCLS that CLD is the Lot Owner as to Lot 2 and Lot 4. Lot 1, Lot 2, Lot 3, and Lot 4 referred to herein are the same Lot 1, Lot 2, Lot 3, and Lot 4 referred to in the Declaration.

SCLS desires to reduce the number of parking spaces on Lot 3 by up to sixty-five (65) parking spaces, leaving a total of at least thirty-seven (37) parking spaces remaining. In order to remove said parking spaces from Lot 3, Paragraph 4 of the Declaration requires SCLS to obtain the consent of each of (i) CBA and CLD, as the Lot Owners with respect to Lots 1, 2 and 4, and (ii) the City, prior to making any such reduction in parking spaces.

By signing this Consent, each of CBA, CLD, and the City hereby expressly consents to the above described reduction, which consent shall be effective as of the Effective Date. This Consent is the binding obligation of the Parties executing the same and is binding on each of their respective successors and assigns. The Parties agree that this Consent is supported by good and valuable consideration the receipt and sufficiency of which is hereby acknowledged. This Consent may be relied on by any third party. This Consent may be executed in any number of counterparts with all counterparts forming a single instrument. Copies of signatures of this Consent have the same force and effect as original signatures.

This is not a conveyance per Sec. 77.21(1), Wis. Stat. and is not subject to transfer return or fee.

[SIGNATURE PAGES FOLLOW]





**SCLS:**

South Central Library System

By: \_\_\_\_\_  
Gary Poulson, Board Chair

**ACKNOWLEDGMENT**

STATE OF WISCONSIN    )  
  ) ss.  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_ day of September, 2022 the above named Gary Poulson, as the Board Chair of the South Central Library System, to me known to be the person who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission Expires: \_\_\_\_\_



**EXHIBIT A**

Legal Description: Lot 1

LEASEHOLD INTEREST UNDER A GROUND LEASE CREATED BY AN AGREEMENT CREATING LEASES ENTERED INTO BY AND BETWEEN DANE COUNTY, WISCONSIN, AS LANDLORD, AND CORBEN LAKELAND DEVELOPMENT, LLC, AS LESSEE, DATED AUGUST 25, 1999 AND RECORDED SEPTEMBER 14, 1999 AS DOCUMENT NUMBER 3155011, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO AGREEMENT CREATING LEASES ENTERED INTO BY AND BETWEEN CORBEN LAND DEVELOPMENT LLC, AS TENANT, CORBEN BUILDING A, LLC, AND DANE COUNTY, AS LANDLORD, RECORDED DECEMBER 9, 2011 AS DOCUMENT NUMBER 4821783, AS FURTHER AMENDED BY THAT CERTAIN SECOND AMENDMENT TO AGREEMENT CREATING LEASES ENTERED INTO BY AND BETWEEN CORBEN LAND DEVELOPMENT, LLC, CORBEN BUILDING A, LLC, CORBEN LAKELAND, LLC, AND DANE COUNTY DATED NOVEMBER 6, 2012 AND RECORDED NOVEMBER 12, 2012, AS DOCUMENT NUMBER 4931934 DEMISING THE PREMISES SITUATED IN SAID COUNTY AND STATE DESCRIBED AS FOLLOWS:

LOT 1 OF CERTIFIED SURVEY MAP NO. 13328 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON JULY 23, 2012, IN VOLUME 86, PAGE 141 AS DOCUMENT NO. 4893393, BEING LOTS 43, 44 AND 45, SECOND ADDITION TO TRUAX AIR PARK WEST, LOCATED IN THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

Tax Parcel Numbers: 251/0810-311-0399-8

**EXHIBIT B**

Legal Description: Lot 2

LEASEHOLD INTEREST UNDER A GROUND LEASE CREATED BY AN AGREEMENT CREATING LEASES ENTERED INTO BY AND BETWEEN DANE COUNTY, WISCONSIN, AS LANDLORD, AND CORBEN LAKELAND DEVELOPMENT, LLC, AS LESSEE, DATED AUGUST 25, 1999 AND RECORDED SEPTEMBER 14, 1999 AS DOCUMENT NUMBER 3155011, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO AGREEMENT CREATING LEASES ENTERED INTO BY AND BETWEEN CORBEN LAND DEVELOPMENT LLC, AS TENANT, CORBEN BUILDING A, LLC, AND DANE COUND, AS LANDLORD, RECORDED DECEMBER 9, 2011 AS DOCUMENT NUMBER 4821783, AS FURTHER AMENDED BY THAT CERTAIN SECOND AMENDMENT TO AGREEMENT CREATING LEASES ENTERED INTO BY AND BETWEEN CORBEN LAND DEVELOPMENT, LLC, CORBEN BULDING A, LLC, CORBEN LAKELAND, LLC, AND DANE COUNTY DATED NOVEMEBR 6, 2012 AND RECORDED NOVEMBER 12, 2012, AS DOCUMENT NUMBER 4931934 DEMISING THE PREMISES SITUATED IN SAID COUNTY AND STATE DESCRIBED AS FOLLOWS:

LOT 2 OF CERTIFIED SURVEY MAP NO. 13328 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON JULY 23, 2012, IN VOLUME 86, PAGE 141 AS DOCUMENT NO. 4893393, BEING LOTS 43, 44 AND 45, SECOND ADDITION TO TRUAX AIR PARK WEST, LOCATED IN THE SOUTHWEST 1/4 AND THE NORTHWEST ¼ OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

Tax Parcel Numbers: 251/0810-311-0312-0

Legal Description: Lot 4

LEASEHOLD INTEREST UNDER A GROUND LEASE CREATED BY AN AGREEMENT CREATING LEASES ENTERED INTO BY AND BETWEEN DANE COUNTY, WISCONSIN, AS LANDLORD, AND CORBEN LAKELAND DEVELOPMENT, LLC, AS LESSEE, DATED AUGUST 25, 1999 AND RECORDED SEPTEMBER 14, 1999 AS DOCUMENT NUMBER 3155011, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO AGREEMENT CREATING LEASES ENTERED INTO BY AND BETWEEN CORBEN LAND DEVELOPMENT LLC, AS TENANT, CORBEN BUILDING A, LLC, AND DANE COUND, AS LANDLORD, RECORDED DECEMBER 9, 2011 AS DOCUMENT NUMBER 4821783, AS FURTHER AMENDED BY THAT CERTAIN SECOND AMENDMENT TO AGREEMENT CREATING LEASES ENTERED INTO BY AND BETWEEN CORBEN LAND DEVELOPMENT, LLC, CORBEN BULDING A, LLC,



CORBEN LAKELAND, LLC, AND DANE COUNTY DATED NOVEMEBR 6, 2012 AND RECORDED NOVEMBER 12, 2012, AS DOCUMENT NUMBER 4931934 DEMISING THE PREMISES SITUATED IN SAID COUNTY AND STATE DESCRIBED AS FOLLOWS:

LOT 4 OF CERTIFIED SURVEY MAP NO. 13328 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON JULY 23, 2012, IN VOLUME 86, PAGE 141 AS DOCUMENT NO. 4893393, BEING LOTS 43, 44 AND 45, SECOND ADDITION TO TRUAX AIR PARK WEST, LOCATED IN THE SOUTHWEST 1/4 AND THE NORTHWEST ¼ OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

Tax Parcel Numbers: 251/0810-311-0314-6

**EXHIBIT C**

Legal Description: Lot 3

LEASEHOLD ESTATE CREATED BY INDENTURE OF LEASE ENTERED INTO BY AND BETWEEN DANE COUNTY, WISCONSIN, AS LESSOR, AND CORBEN LAKELAND, LLC, AS LESSEE DATED NOVEMBER 06, 2012 AND A MEMORANDUM OF LEASE WHICH WAS RECORDED OCTOBER 30, 2013 AS DOCUMENT NO. 5035023.

DEMISING PREMISES SITUATED IN SAID COUNTY AND STATE DESCRIBED AS FOLLOWS:

LOT 3 OF CERTIFIED SURVEY MAP NO. 13328 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON JULY 23, 2012, IN VOLUME 86, PAGE 141 AS DOCUMENT NO. 4893393, BEING LOTS 43, 44 AND 45, SECOND ADDITION TO TRUAX AIR PARK WEST, LOCATED IN THE SOUTHWEST 1/4 AND THE NORTHWEST ¼ OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

Tax Parcel Numbers: 251/0810-311-0396-4 and 251/0810-311-0313-8