Summary of Condo Association documents:

* The brick n mortar property (**building only which includes the sidewalk under the roofline/awning**) is **deeded to Sellers**; they own it exclusively.
* Pages 18 and 19: The **land is owned by the Condo Association** but the building owners have exclusive use of the land and the exclusive control of the interior and exterior of any improvements built upon the parcel. This means is if they wanted to develop a mixed-use property here they could. *The Condo Association is willing to work with a new owner to remove the association completely.*
* Currently: The owner of the building pays $1392 annually to the Condo Assoc for water, tax and dues. A new owner could pay water and taxes directly to the City of Madison and pay the dues to the Condo Association.
* Exhibit A: Parcel is 0.385 acres
* Exhibit D:  2.98% interest in common area
* Survey Map

Note: Any interested parties are to confirm details with the Condo Association if desired