



DOCUMENT NO.

REAL ESTATE MORTGAGE

(For Consumer or Business Mortgage Transactions)

Madison Area CLT Corporation

("Mortgagor,"

whether one or more) mortgages, conveys and warrants to City of Madison,
A municipal corporation

("Lender")

In consideration of the sum of One Hundred Fifty-Five Thousand Eight
Hundred Thirty-Five and no/100 Dollars
(\$ 155,835.00), loaned or to be loaned to Madison
Area CLT Corporation

("Borrower," whether one or more), evidenced by Borrower's note(s) or agreement dated July 9, 2001, the real estate described below, together with all privileges, hereditaments, easements and appurtenances, all rents, leases, issues and profits, all claims, awards and payments made as a result of the exercise of the right of eminent domain, and all existing and future improvements and fixtures (all called the "Property") to secure the Obligations described in paragraph 5 on the reverse side, including but not limited to repayment of the sum stated above plus certain future advances made by Lender.

Recording Area

Name and Return Address
Barbara Constans, CDBG Office
215 MLK Jr. Blvd., Room 280
P.O. Box 2985
Madison, WI 53701-2985

1. Description of Property. (This Property is not ~~is~~ the homestead of Mortgagor.)
XXX (is not)

251-0809-264-0091-4

Parcel Identifier No.

500 Troy Drive
(See Exhibit A for legal description.)

- If checked here, description continues or appears on attached sheet.
- If checked here, this Mortgage is a construction mortgage.
- If checked here, Condominium Rider is attached.

2. Title. Mortgagor warrants title to the Property, excepting only restrictions and easements of record, municipal and zoning ordinances, current taxes and assessments not yet due and None

3. Escrow. Interest will not ~~will~~ be paid on escrowed funds if an escrow is required under paragraph 8(a) on the reverse side.
XXX (will not)

4. Additional Provisions. Mortgagor agrees to the Additional Provisions on the reverse side, which are incorporated herein.
The undersigned acknowledges receipt of an exact copy of this Mortgage.

NOTICE TO CUSTOMER IN A TRANSACTION GOVERNED BY THE WISCONSIN CONSUMER ACT

- (a) DO NOT SIGN THIS BEFORE YOU READ THE WRITING ON THE REVERSE SIDE, EVEN IF OTHERWISE ADVISED.
- (b) DO NOT SIGN THIS IF IT CONTAINS ANY BLANK SPACES.
- (c) YOU ARE ENTITLED TO AN EXACT COPY OF ANY AGREEMENT YOU SIGN.
- (d) YOU HAVE THE RIGHT AT ANY TIME TO PAY IN ADVANCE THE UNPAID BALANCE DUE UNDER THIS AGREEMENT AND YOU MAY BE ENTITLED TO A PARTIAL REFUND OF FINANCE CHARGE.

Signed and Sealed December 28, 2001
(Date)

Madison Area CLT Corporation (SEAL)

(Type of Organization)

By: [Signature]
Secretary (Title)

By: _____ (SEAL)

(Title)

(SEAL)

(SEAL)

(SEAL)

AUTHENTICATION

OR

ACKNOWLEDGEMENT

STATE OF WISCONSIN

Signatures of _____

County of Wauchesa

} ss.

This instrument was acknowledged before me on 12/28/2001

David Borski

(Name(s) of person(s))

authenticated this _____ day of _____

as

Secretary

(Type of authority, e.g., officer, trustee, etc., if any)

Madison Area CLT Corporation

(Name of party on behalf of whom instrument was executed, if any)

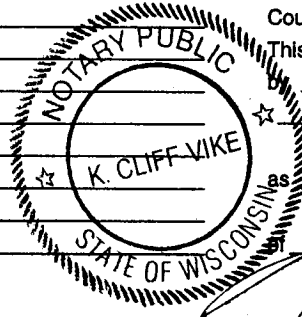
Title: Member State Bar of Wisconsin or
authorized under § 706.06, Wis. Stats.

This instrument was drafted by

Barbara Constans

K. Cliff Vike
Notary Public, Wisconsin

My Commission (Expires)(Is) 10/19/03



*Type or print name signed above.