

RESTRICTIVE COVENANTS

Document Number



586764

**DUNN COUNTY, WI
REGISTER OF DEEDS
JAMES M. MRDUTT**

**RECORDED ON
04/16/2012 4:13 PM**

**REC FEE: 30.00
FEE EXEMPT #:
PAGES: 2**

Blair Piper (the "Owner"), the owner of the following described real estate, does hereby establish and impose upon said real estate, in favor of Dunn County, a Wisconsin Quasi-Municipal Corporation, which is empowered to enforce these covenants, the following RESTRICTIVE COVENANTS (also known as a deed restriction), which shall run with the following described real estate located in Dunn County, Wisconsin (the "Property"):

Lot 1 of Certified Survey Map No. 3942 recorded in Volume 19, Page 52 of Dunn County Certified Survey Maps, being located in part of the Southeast Quarter of the Southeast Quarter, Section 34, Township 30 North, Range 12 West, Town of Otter Creek, Dunn County, Wisconsin.

Said parcel contains 243,563 square feet (5.59 acres).

These Restrictive Covenants shall apply to and act as a limitation upon the use by Owner, and its successors and assigns, of the Property. Owner covenants and agrees as follows:

1. Restricted Commercial - The Property shall not be used for any commercial use except a fireworks wholesale business or any related or ancillary use. Fireworks will not be sold to the general public.
2. Reversion - In the event Owner sells, conveys or transfers the Property to another person or entity for purposes other than operating the business allowed under the Restricted Commercial Use, or is no longer owned in whole or part by Owner, the property will automatically revert from Restricted Commercial (RC) to Agricultural (A2) zoning.
3. Access through property - No easements or access through the property to an adjoining property will be permitted unless the owner of the adjoining property is also the owner, in whole or in part, of the Property.
4. These conditions shall be binding upon Owner and its successors and assigns.
5. The terms of these Restrictive Covenants shall expire upon reversion from Commercial (C) or Restricted Commercial (RC) use to Agricultural (A2).

The above-cited restrictions may be enforced pursuant to Chapter 10 of the Dunn County Zoning Code or its successor ordinances.

These RESTRICTIVE COVENANTS are freely and voluntarily imposed upon the Property by Owner.

{Signature Page Follows}

THIS SPACE RESERVED FOR RECORDING DATA

RETURN TO:

*Weld, Riley, Prens & Ricci, S.C.
P O Box 1030
Eau Claire, WI 54702-1030*

Dated this 16th day of April, 2012.

OWNER

By: Blair Piper
Blair Piper

AUTHENTICATION

Signature of Blair Piper authenticated this 16th day of April, 2012.

Nicholas J. Hennemann
Nicholas J. Hennemann
Bar No. 1084520
TITLE: MEMBER STATE BAR OF WISCONSIN

This Instrument Drafted By:
Nicholas J. Hennemann
Weld, Riley, Prenz & Ricci, S.C.
P.O. Box 1030
Eau Claire, WI 54702-1030

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