

ALTA/NSPS LAND TITLE SURVEY

LOTS 3, 4, 5 AND 8 AND THE SOUTHWEST 2 FEET OF THE NORTHWEST 100 FEET OF LOT 7, BLOCK 106, ORIGINAL PLAT OF MADISON, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SECTION CORNER MONUMENTS				
LETTER	CORNER	FOUND	NORTHING	EASTING
A	NW 24-07-09	THE CAPITOL BLDG	482,833.37	821,166.41
B	WITNESS CORNER	BRASS CAP	482,823.92	821,673.42
C	WITNESS CORNER	BRASS CAP	482,796.70	823,062.02
D	N 1/4 24-07-09	IN THE LAKE	482,782.02	823,822.12

LEGEND

- ⊕ GOVERNMENT CORNER
- ⊕ CHEELED 'X' FOUND
- ⊕ 'N' REBAR FOUND
- ⊕ CHEELED 'X' SET
- ⊕ 3/4" x 24" REBAR SET (1.50 LBS/LF)
- ⊕ BENCHMARK
- ⊕ FINISHED FLOOR SHOT LOCATION
- ⊕ BOLLARD
- ⊕ SIGN
- ⊕ SANITARY MANHOLE
- ⊕ CLEAN OUT
- ⊕ WATER VALVE
- ⊕ STORM MANHOLE
- ⊕ DOWNSPOUT
- ⊕ GAS REGULATOR/METER
- ⊕ GAS VALVE
- ⊕ GAS MANHOLE
- ⊕ ELECTRIC MANHOLE
- ⊕ YARD LIGHT
- ⊕ DECIDUOUS TREE
- ⊕ PARCEL BOUNDARY
- ⊕ RIGHT-OF-WAY LINE
- ⊕ CENTERLINE
- ⊕ SECTION LINE
- ⊕ PLATED LOT LINE
- ⊕ QUARD OR SAFETY RAIL
- ⊕ EDGE OF PAVEMENT
- ⊕ CONCRETE CURB & GUTTER
- ⊕ SANITARY SEWER
- ⊕ WATER LINE
- ⊕ STORM SEWER
- ⊕ NATURAL GAS
- ⊕ UNDERGROUND ELECTRIC
- ⊕ FIBER OPTIC
- ⊕ VAULT
- ⊕ INDEX CONTOUR
- ⊕ INTERMEDIATE CONTOUR
- ⊕ BITUMINOUS PAVEMENT
- ⊕ RETAINING WALL
- ⊕ CONCRETE PAVEMENT
- ⊕ GRAVEL
- ⊕ MULCH
- ⊕ END OF FLAGGED UTILITIES
- ⊕ REMOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

- FIELD WORK PERFORMED ON AUGUST 12, 17, 18 AND 21, 2021.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 24-07-09, RECORDED AS 88553732L.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1980 (NAVD80). BENCHMARK IS A BRASS CAP IN CONCRETE MARKING THE WITNESS CORNER TO THE NORTH QUARTER CORNER OF SECTION 24, 70TH, ROW, ELEVATION = 850.53'
- CONTOUR INTERVAL IS ONE FOOT.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND BUREAU OF PUBLIC WORKS TICKET NO. 2021324371, 2021324403 AND 2021324423, WITH A START DATE OF AUGUST 11, 2021.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
 - CITY OF MADISON ENGINEERING DEPARTMENT
 - MADISON GAS AND ELECTRIC COMPANY (MGE) (ELECTRIC AND GAS)
 - CHARTER COMMUNICATIONS
 - AT&T TRANSMISSION
 - AT&T DISTRIBUTION
 - LEVEL 3 IS NOW CENTERLINK
 - WISCONSIN DEPARTMENT OF TRANSPORTATION-ITS EQUIPMENT
 - ITS TELECOM-WISCONSIN
 - ITS WIRELESS
 - US SOUN
 - STATE OF WISCONSIN DIVISION OF FACILITIES MANAGEMENT
 - STATE OF WISCONSIN DEPARTMENT OF ADMINISTRATION DIVISION OF ENTERPRISE TECHNOLOGY
 - AMERICAN TRANSMISSION COMPANY
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE AT 1.800.242.8511.
- ASD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE BENCH-MARKS LISTED ON THIS SURVEY HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED BEFORE BEING UTILIZED.
- THERE IS A 16" CHILLED WATER SUPPLY AND RETURN LINE IN EAST WILSON STREET RIGHT-OF-WAY OWNED AND OPERATED BY THE DEPARTMENT OF ADMINISTRATION, WITH A 8" LATERALS INTO THE BUILDING THESE WERE NOT MARKED IN THE FIELD AND LOCATION OF THIS SERVICE IS UNKNOWN TO THE SURVEYOR, SPOKE WITH WEN KEL AT STATE OF WISCONSIN HEATING PLANT AND NO PLANS WERE DISTRIBUTED BECAUSE THE BUILDING IS NOT A STATE BUILDING. CONTACT INFORMATION-608-266-3550.

NOTES CORRESPONDING TO TABLE A REQUIREMENTS:

- ITEM 3 THE SUBJECT PROPERTY LIES IN ZONE X, AREA OF MINOR FLOOD HAZARD, PER FEMA MAP NUMBER 55025C0409, EFFECTIVE DATE OF JANUARY 2, 2009
- ITEM 4(a) CURRENT ZONING CLASSIFICATION WAS NOT SUPPLIED BY THE CLIENT
- ITEM 9 THERE ARE 99 UNDERGROUND PARKING SPACES AND 1 HANDICAP SPACE FOR A TOTAL OF 100 UNDERGROUND PARKING SPACES
- ITEM 11(a) NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.6.10, TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, BUT IN OTHER JURISDICTIONS, REQUIREMENTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- ITEM 14 SOUTH PARKWAY STREET IS 163 FEET SOUTHWEST OF SITE.
- ITEM 18 THERE ARE NO OFFSITE EASEMENTS FOR THE SUBJECT PROPERTY.
- ITEM 19 PROFESSIONAL LIABILITY INSURANCE POLICY NO. 099281467, BY HOLMES MURPHY & ASSOCIATES-ML
- ITEM 20 EXECUTE A PUBLIC UTILITY LOCATE (I.e. DIGGERS HOTLINE)
- ITEM 21 LOCATE STREET TREES, DETERMINE ROW AND INVERT FOR SANITARY AND STORM SEWER

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

- (1) RIGHTS AND EASEMENTS, IF ANY, IN AND TO ANY AND ALL RAILROAD SWITCHES, SPOORTRACKS, SPUR TRACKS AND RIGHTS OF WAY LOCATED UPON OR APPURTENANT TO THE SUBJECT PREMISES. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- (2) AGREEMENT RECORDED: APRIL 2, 1985, IN VOLUME 6446 OF RECORDS, PAGE 47, AS DOCUMENT NO. 1873868. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- (3) MODIFIED BY INSTRUMENT RECORDED: MARCH 19, 1991, IN VOLUME 15556 OF RECORDS, PAGE 40, AS DOCUMENT NO. 2250794. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- (4) TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE EASEMENT AGREEMENT RECORDED ON MARCH 19, 1991, IN VOLUME 15556 OF RECORDS, PAGE 25, AS DOCUMENT NO. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (5) AMENDED TO EASEMENT AGREEMENT RECORDED MAY 05, 2003 AS DOCUMENT NO. 3703923. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- (6) GRANT OF EASEMENT TO MADISON GAS AND ELECTRIC COMPANY, A WISCONSIN CORPORATION RECORDED: MARCH 2, 1992, IN VOLUME 18064 OF RECORDS, PAGE 85, AS DOCUMENT NO. 2329808. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (7) FIBER OPTIC LICENSE AGREEMENT RECORDED: MAY 05, 2003, AS DOCUMENT NO. 3703924. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- (8) CHILLED WATER SALES CONTRACT RECORDED: MAY 08, 2003, AS DOCUMENT NO. 3703925. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- (9) DECLARATION OF COVENANTS RECORDED: AUGUST 14, 2003, AS DOCUMENT NO. 3782648. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- (10) TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE EASEMENT AGREEMENT RECORDED ON APRIL 03, 2004, AS DOCUMENT NO. 3681841. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (11) EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN: DATED: MAY 18, 2012. PARTIES: PAUL FORD AND DOLORES FORD, RUTH E. BOGDEN, AMY DICKERSON AND BRUCE DICKERSON, EVERETT CHAMBERS AND JOANNE CHAMBERS, AND RAY VINNEY, FOR THEMSELVES AND ALL OTHERS SIMILARLY SITUATED, AND SPIRIT COMMUNICATIONS COMPANY L.P., WEST COMMUNICATIONS COMPANY, LLC, AND WTEL COMMUNICATIONS, LLC RECORDED: FEBRUARY 23, 2013. INSTRUMENT NO. 825424. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- (12) DECLARATION OF TEMPORARY CONSTRUCTION EASEMENT FOR AIR RIGHTS UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN: DATED: APRIL 04, 2017. PARTIES: 149 EAST WILSON LLC, A WISCONSIN LIMITED LIABILITY COMPANY AND WILSON LAKE TERRACE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY RECORDED: MAY 24, 2017. INSTRUMENT NO. 8328125. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- (13) LISTS, HOOD-UP CHARGES OR FEES, DEFERRED CHARGES, RESERVE CAPACITY ASSESSMENTS, IMPACT FEES, OR OTHER CHARGES OF FEES DUE AND PAYABLE ON THE DEVELOPMENT OR IMPROVEMENT OF THE LAND. THIS ITEM MAY AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- (14) RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES. THIS ITEM MAY AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED)

(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-1081031, COMMITMENT DATE: AUGUST 02, 2021 AT 7:30 A.M.)
PARCEL 1:
ALL THAT PART OF LOTS THREE (3), FOUR (4), FIVE (5), AND SIX (6), BLOCK ONE HUNDRED SIX (106), ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, LYING NORTHWESTERLY OF THE RAILROAD RIGHT OF WAY.

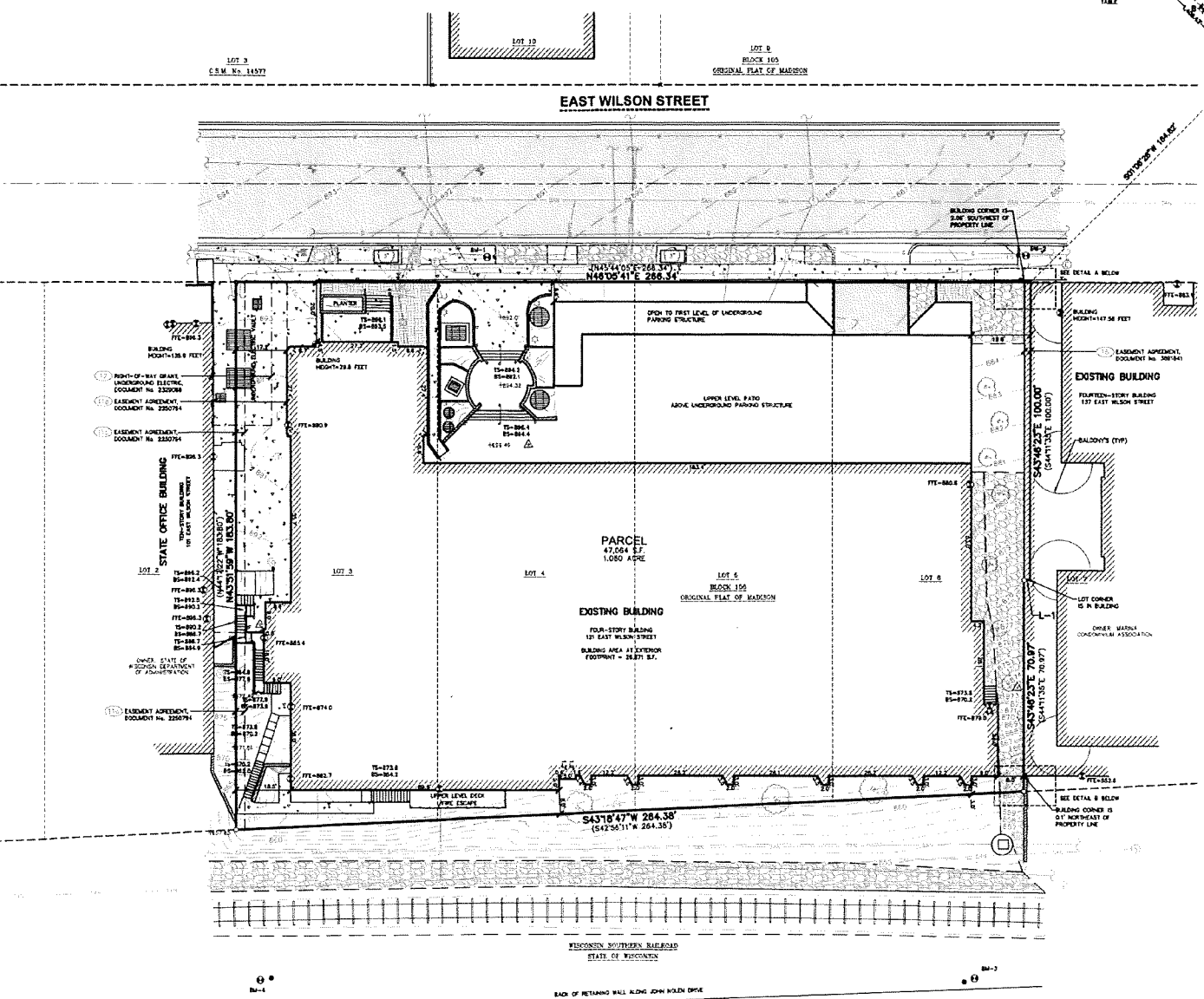
THE SOUTHWEST TWO (2) FEET OF THE NORTHWEST ONE HUNDRED (100) FEET OF LOT SEVEN (7), BLOCK ONE HUNDRED SIX (106), ORIGINAL PLAT OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

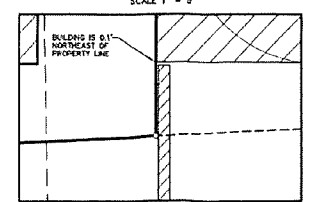
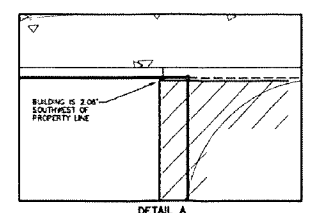
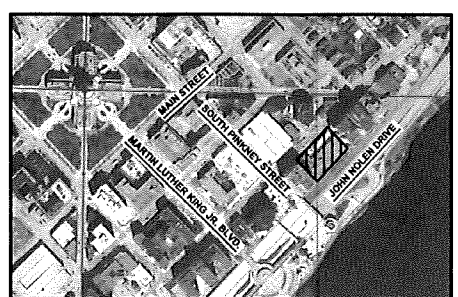
- 1) WILSON LAKE TERRACE, LLC.
- 2) FIRST MARTIN CORPORATION
- 3) FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 WISCONSIN STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 5, 6, 7(a), 7(b)(1), 7(b)(2), 8, 9, 10(a), 13, 14, 18, 19, 20 AND 21 OF TABLE A HERETO. THE FIELD WORK WAS COMPLETED ON AUGUST 21, 2021.

JOHN KREBS, 5-1878
PROFESSIONAL LAND SURVEYOR
Email: john.krebs@jps.com
Website: www.jpsinc.com



LINE	BEARING	DISTANCE
L-1	S43°18'47\" W	284.35'

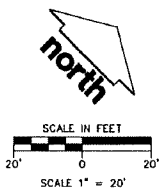


SANITARY SEWER MANHOLES					
STRUCT. ID	ROW ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	892.11	SN	883.58	6"	VCP
		SN	882.79	6"	VCP
		SE	882.66	6"	VCP
SAN-2	888.11	SN	881.89	6"	VCP
		NE	879.12	6"	VCP
		SE	878.20	6"	VCP
SAN-3	888.12	SN	879.03	6"	VCP
		SN	878.13	6"	VCP
		NE	878.99	6"	VCP
SAN-4	853.23	SN	848.88	18"	PVC
		NE	848.80	18"	PVC
SAN-5	850.90	SN	841.89	18"	PVC
		NE	841.86	18"	PVC

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	891.38	CUT CROSS IN SIDEWALK BY FRONT ENTRANCE TO BUILDING
BM-2	885.05	CUT CROSS IN SIDEWALK BY NORTHERLY CORNER OF PARCEL
BM-3	851.72	3/4\" REBAR ALONG JOHN NOLEN DRIVE
BM-4	853.70	3/4\" REBAR ALONG JOHN NOLEN DRIVE

*ASD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

STORM SEWER MANHOLES					
STRUCT. ID	ROW ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STN-1	861.50	NE	857.85	12"	RCP
		SW	848.71	12"	RCP



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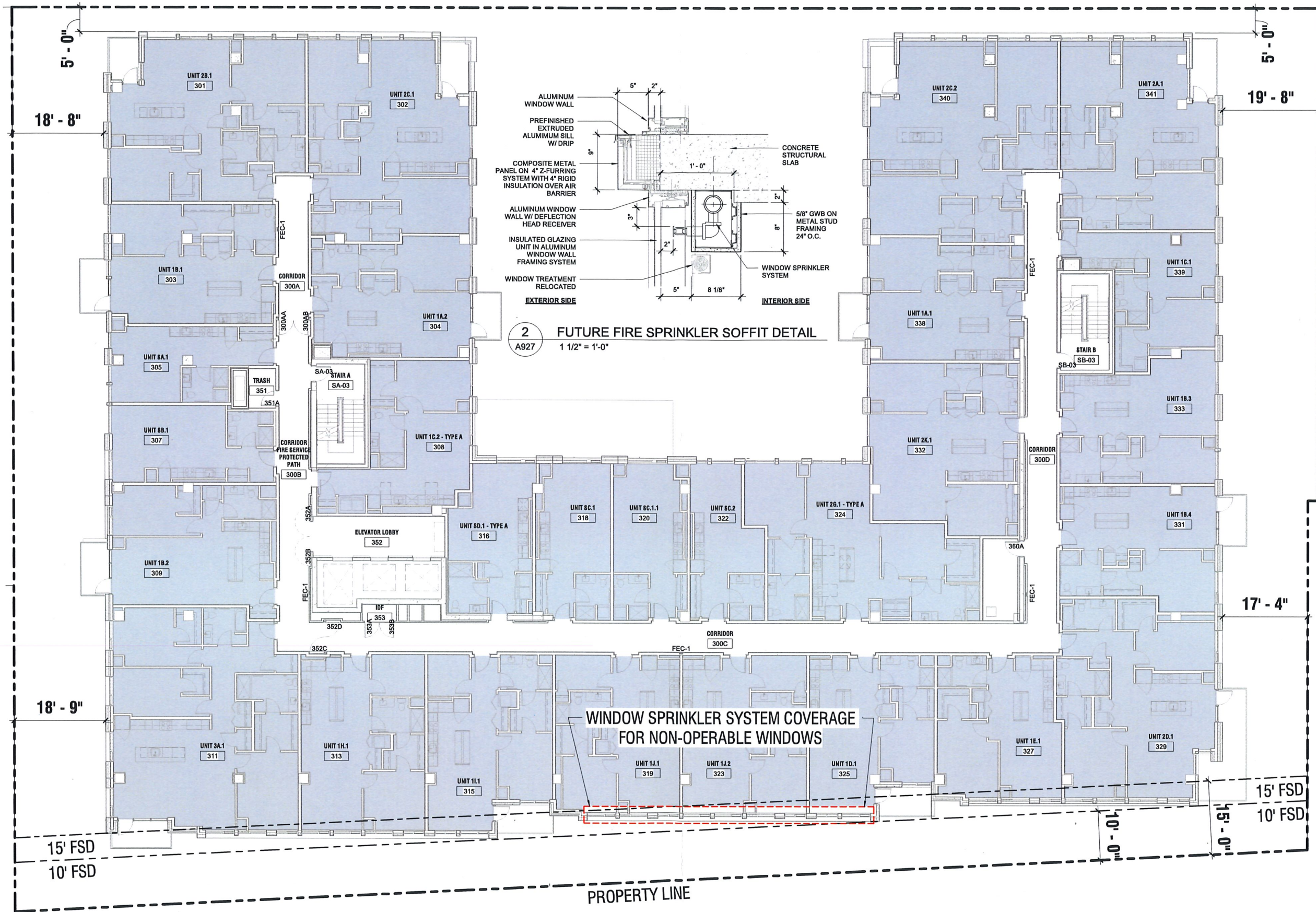
PLAN MODIFICATIONS:		
#	Date	Description
1		
2		
3		
4		
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6		
7		
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9		
10		
11		
12		
13		
14		

Design/Drawn: JK 882321
Approved: TJB 082321

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:
1 OF 1

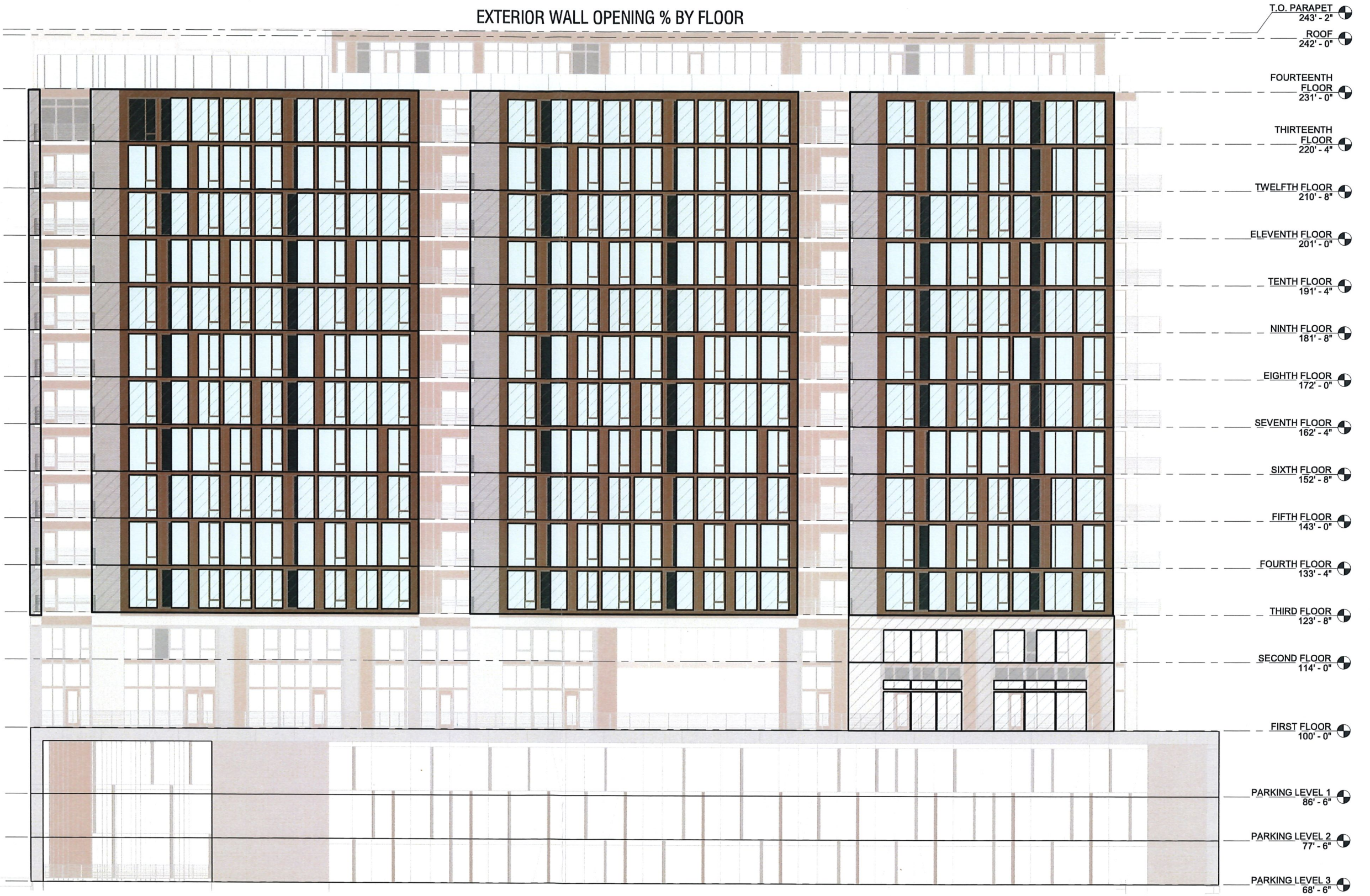
ASD PROJECT NO: 21-1023



EXTERIOR WALL OPENING % BY FLOOR

Total Wall Area - Unprotected Opening Areas

Total Wall Area - Unprotected Opening Areas	EXTERIOR WALL OPENING % BY FLOOR WALLS @ 10' TO 15' FIRE SEPERATION DISTANCE
2,043sf - 1,120sf	55%
1,852sf - 1,124sf	61%
1,852sf - 1,124sf	61%
1,852sf - 1,112sf	60%
1,852sf - 1,112sf	60%
1,852sf - 1,101sf	60%
1,852sf - 1,085sf	59%
1,852sf - 1,089sf	59%
1,852sf - 1,101sf	69%
1,852sf - 1,053sf	57%
1,852sf - 966sf	52%
528sf - 213sf	42%
765sf - 338sf	44%



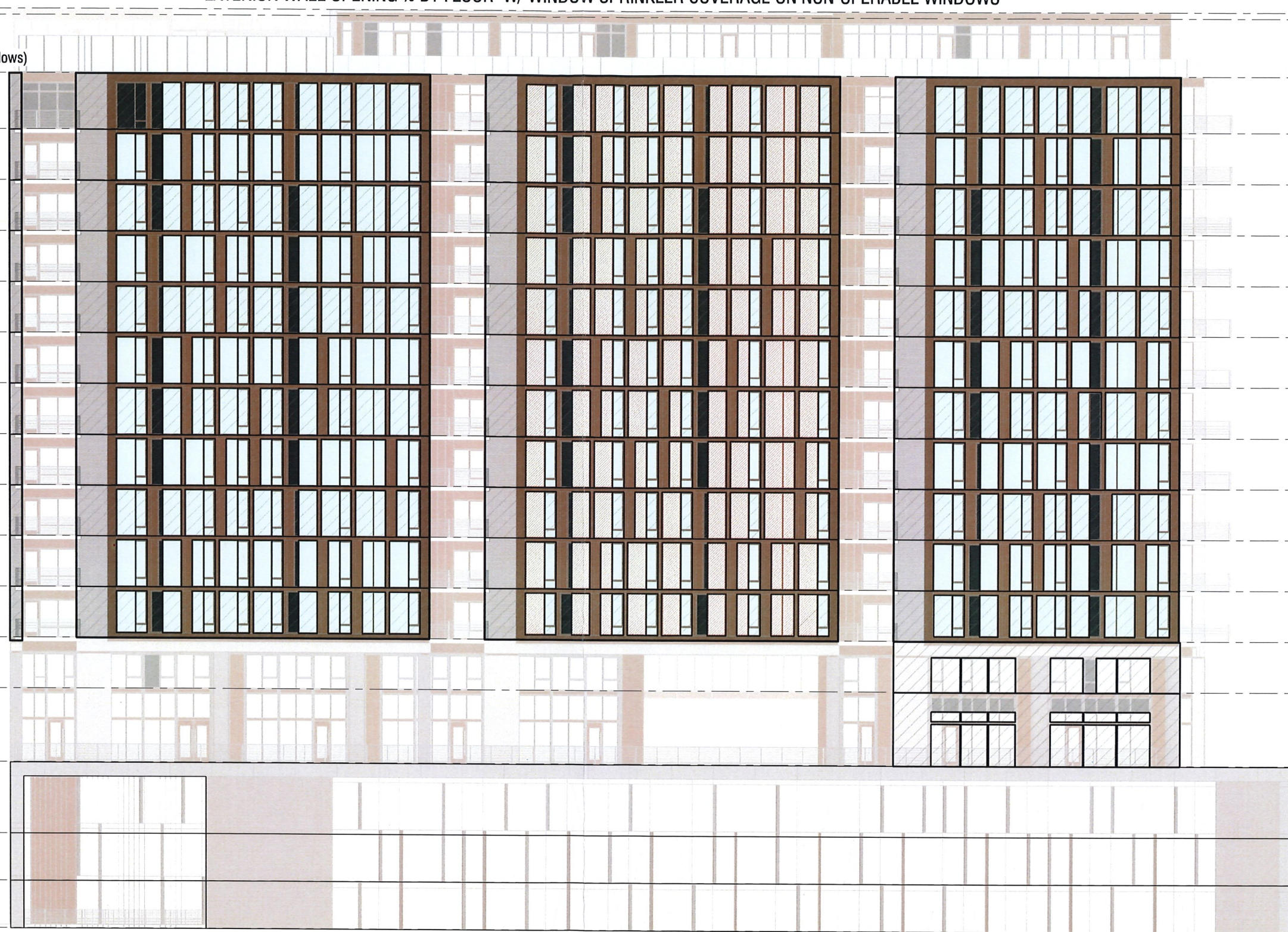
EXTERIOR WALL OPENING % BY FLOOR W/ WINDOW SPRINKLER COVERAGE ON NON-OPERABLE WINDOWS

Total Wall Area - Unprotected Opening Areas*
(Excluding Sprinkler Protected - Non-Operable Windows)

2,043sf - 811sf
1,852sf - 826sf
1,852sf - 826sf
1,852sf - 826sf
1,852sf - 826sf
1,852sf - 815sf
1,852sf - 811sf
1,852sf - 815sf
1,852sf - 815sf
1,852sf - 779sf
1,852sf - 721sf
528sf - 213sf
765sf - 338sf

EXTERIOR WALL OPENING % BY FLOOR WALLS @ 10' TO 15' FIRE SEPERATION DISTANCE

40%
45%
45%
45%
45%
44%
44%
44%
44%
42%
39%
42%
44%



T.O. PARAPET 243' - 2"
ROOF 242' - 0"
FOURTEENTH FLOOR 231' - 0"
THIRTEENTH FLOOR 220' - 4"
TWELFTH FLOOR 210' - 8"
ELEVENTH FLOOR 201' - 0"
TENTH FLOOR 191' - 4"
NINTH FLOOR 181' - 8"
EIGHTH FLOOR 172' - 0"
SEVENTH FLOOR 162' - 4"
SIXTH FLOOR 152' - 8"
FIFTH FLOOR 143' - 0"
FOURTH FLOOR 133' - 4"
THIRD FLOOR 123' - 8"
SECOND FLOOR 114' - 0"
FIRST FLOOR 100' - 0"
PARKING LEVEL 1 88' - 6"
PARKING LEVEL 2 77' - 6"
PARKING LEVEL 3 68' - 6"