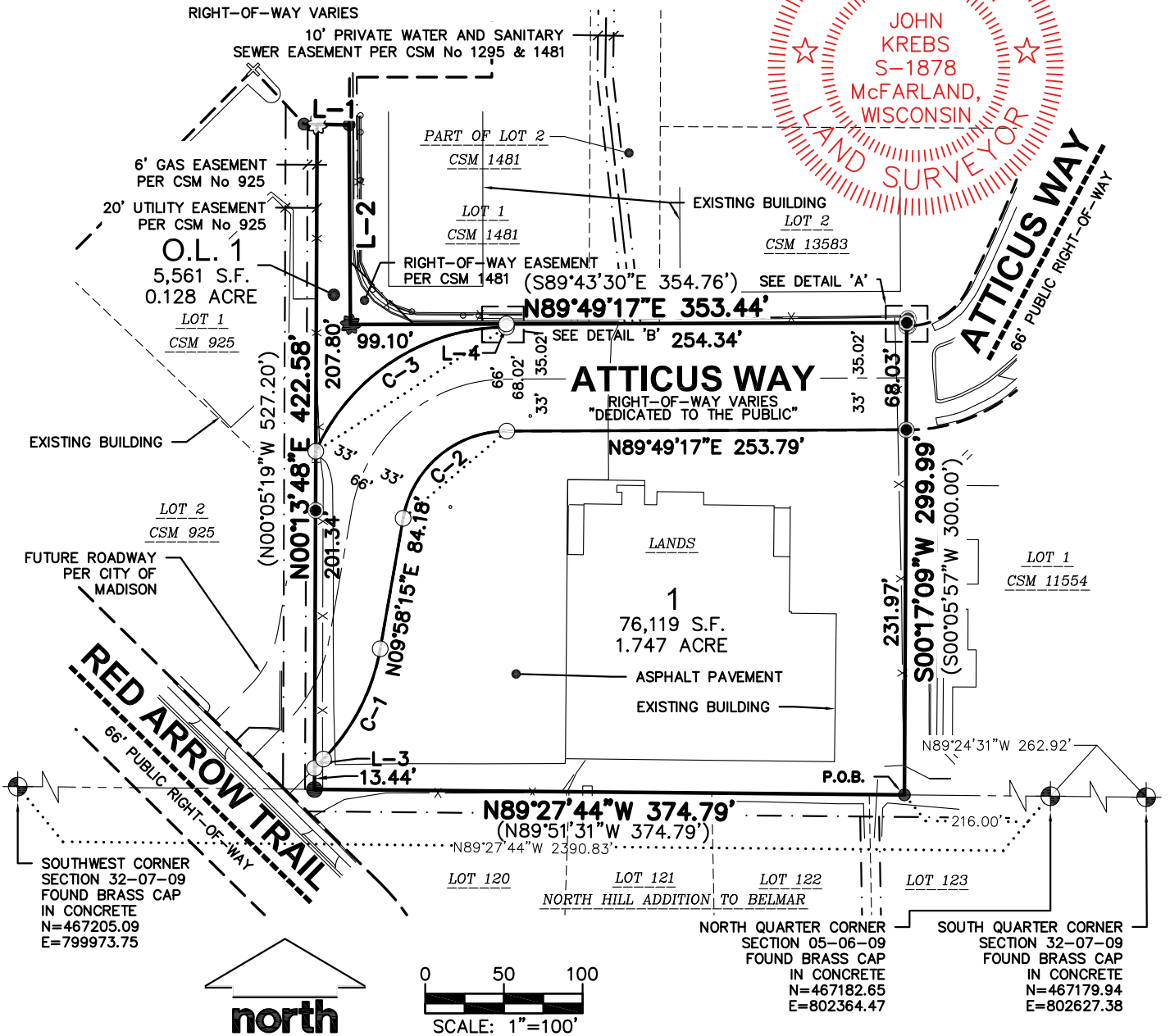
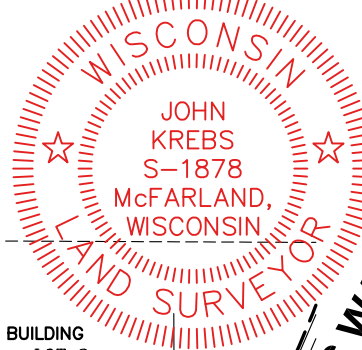


PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 32, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

FRONTAGE ROAD (U.S.H. '151')



LEGEND

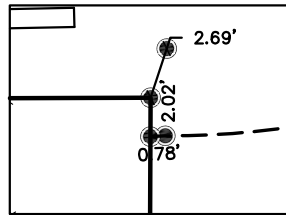
- | | | | |
|--|------------------------------------|--|-------------------|
| | GOVERNMENT CORNER | | PLAT BOUNDARY |
| | COTTON SPINDLE SET | | CHORD LINE |
| | 1/4" x 30" REBAR SET (4.30 LBS/LF) | | CENTERLINE |
| | CHISELED 'X' FOUND | | RIGHT-OF-WAY LINE |
| | COTTON SPINDLE FOUND | | PLATTED LOT LINE |
| | 1" IRON PIPE FOUND | | SECTION LINE |
| | 1/4" REBAR FOUND | | EASEMENT LINE |
| | 3/4" REBAR FOUND | | SETBACK LINE |

NOTES

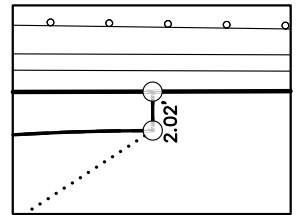
- FIELD WORK PERFORMED ON JUNE 15-18 22, 2022.
- BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE SOUTH LINE OF THE SW QUARTER OF SECTION 32-07-09, BEARS N89°27'44"W.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C-1	80.03'	133.00'	41.27	34°28'40"	78.83'	N27°12'35"E
C-2	93.37'	67.00'	56.07	79°51'02"	86.00'	N49°53'46"E

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S88°59'56"E	20.35'
L-2	S00°21'28"E	126.85'
L-3	N44°26'55"E	8.13'
L-4	N00°10'43"W	2.02'



DETAIL 'A'
1" = 10'



DETAIL 'B'
1" = 10'

SURVEYED BY:

JSD
 MADISON REGIONAL OFFICE
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 P. 608.848.5060

SURVEYED FOR:
LINCOLN AVENUE
CAPITAL MANAGEMENT
 401 WILSHIRE BLVD, STE 1070
 SANTA MONICA, CA

PROJECT NO: 21-10805
FIELDBOOK/PG: -
SHEET NO: X OF X

SURVEYED BY: ZHG
DRAWN BY: CJO
CHECKED BY: TJB
APPROVED BY: TJB

VOL. _____ **PAGE** _____
DOC. NO. _____
C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 32, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

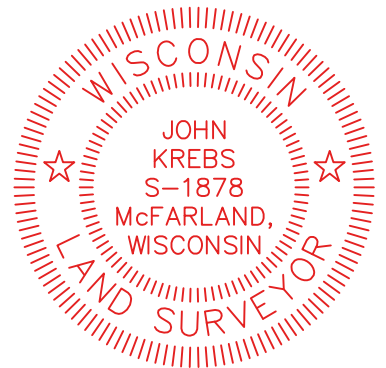
PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 32, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 32, AFORESAID; THENCE NORTH 89°24'31" WEST, ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 262.92 FEET TO THE NORTH QUARTER CORNER OF SECTION 05; THENCE CONTINUING NORTH 89°27'44" WEST ALONG SAID LINE, 216.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, CERTIFIED SURVEY MAP No. 11554, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 89°27'44" WEST, 374.79 FEET TO THE SOUTHEAST CORNER OF LOT 2, CERTIFIED SURVEY MAP No. 925; THENCE NORTH 00°13'48" EAST ALONG THE EAST LINE OF SAID CERTIFIED SURVEY MAP, 422.58 FEET TO THE NORTHEAST CORNER OF LOT 2, CERTIFIED SURVEY MAP No. 925 AND A POINT OF THE RIGHT-OF-WAY LINE OF FRONTAGE ROAD (U.S.H. '151'); THENCE SOUTH 88°59'56" EAST ALONG SAID LINE, 20.35 FEET TO A POINT ON THE WEST LINE OF LOT 1, CERTIFIED SURVEY MAP No. 1481; THENCE SOUTH 00°21'28" EAST ALONG SAID LINE, 126.85 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 89°49'17" EAST ALONG THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP, 353.44 FEET TO A SOUTH CORNER OF LOT 2, CERTIFIED SURVEY MAP No. 13583, AND THE WEST LINE OF CERTIFIED SURVEY MAP No. 11554; THENCE SOUTH 00°17'09" WEST ALONG SAID WEST LINE, 299.99 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 114,265 SQUARE FEET OR 2.623 ACRES.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF LINCOLN AVENUE CAPITAL MANAGEMENT, LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN.



JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE

CORPORATE OWNER'S CERTIFICATE

LINCOLN AVENUE CAPITAL MANAGEMENT, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID LINCOLN AVENUE CAPITAL MANAGEMENT, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2022.

BY: _____
[_____] , MANAGING MEMBER

STATE OF WISCONSIN) SS
[_____] COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2022,
THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED LINCOLN AVENUE CAPITAL MANAGEMENT, LLC TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, [_____] COUNTY, WISCONSIN

MY COMMISSION EXPIRES

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JSD
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:
**LINCOLN AVENUE
CAPITAL MANAGEMENT**
401 WILSHIRE BLVD, STE 1070
SANTA MONICA, CA

PROJECT NO: 21-10805
FIELDBOOK/PG: -
SHEET NO: X OF X

SURVEYED BY: ZHG
DRAWN BY: CJO
CHECKED BY: TJB
APPROVED BY: TJB

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 32, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

[BANK NAME], A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-1878, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF LINCOLN AVENUE CAPITAL MANAGEMENT, LLC, OWNER.

WITNESS THE HAND AND SEAL OF [BANK NAME], MORTGAGEE, THIS ____ DAY OF _____, 2022.

, VICE PRESIDENT

STATE OF WISCONSIN) SS
[_____] COUNTY) SS

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2022, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED [_____] TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, [_____] COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

CITY OF MADISON PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION ACTION OF _____, 2022.

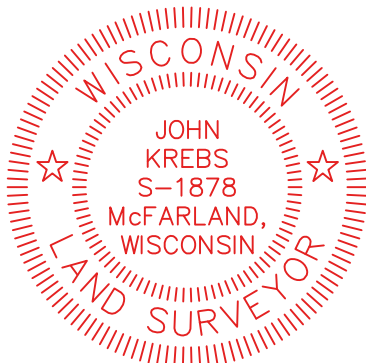
MATTHEW WACHTER, SECRETARY DATE
CITY OF MADISON PLAN COMMISSION

CITY OF MADISON COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE CITY OF MADISON COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE CITY OF MADISON.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF MADISON ON THIS ____ DAY OF _____, 2022.

MARIBETH WITZEL-BEHL, CLERK
CITY OF MADISON



OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN
RECEIVED FOR RECORD _____
20__ AT _____ O'CLOCK __M
AS DOCUMENT # _____
IN VOL. _____ OF CERTIFIED
SURVEY MAPS ON PAGE(S) _____

REGISTER OF DEEDS

File: I:\2021\2110805\DWG\Survey Sheets\2110805 P-CSM.dwg Layout: CSM 3 of 3 User: colsen Plotted: Jul 14, 2022 - 12:35pm

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JSD
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
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SURVEYED FOR:
**LINCOLN AVENUE
CAPITAL MGMT.**
401 WILSHIRE BLVD
SANTA MONICA, CA

PROJECT NO: 21-10805 SURVEYED BY: ZHG
FB/PG: - DRAWN BY: CJO
SHEET NO: X OF X CHECKED BY: TJB
APPROVED BY: TJB