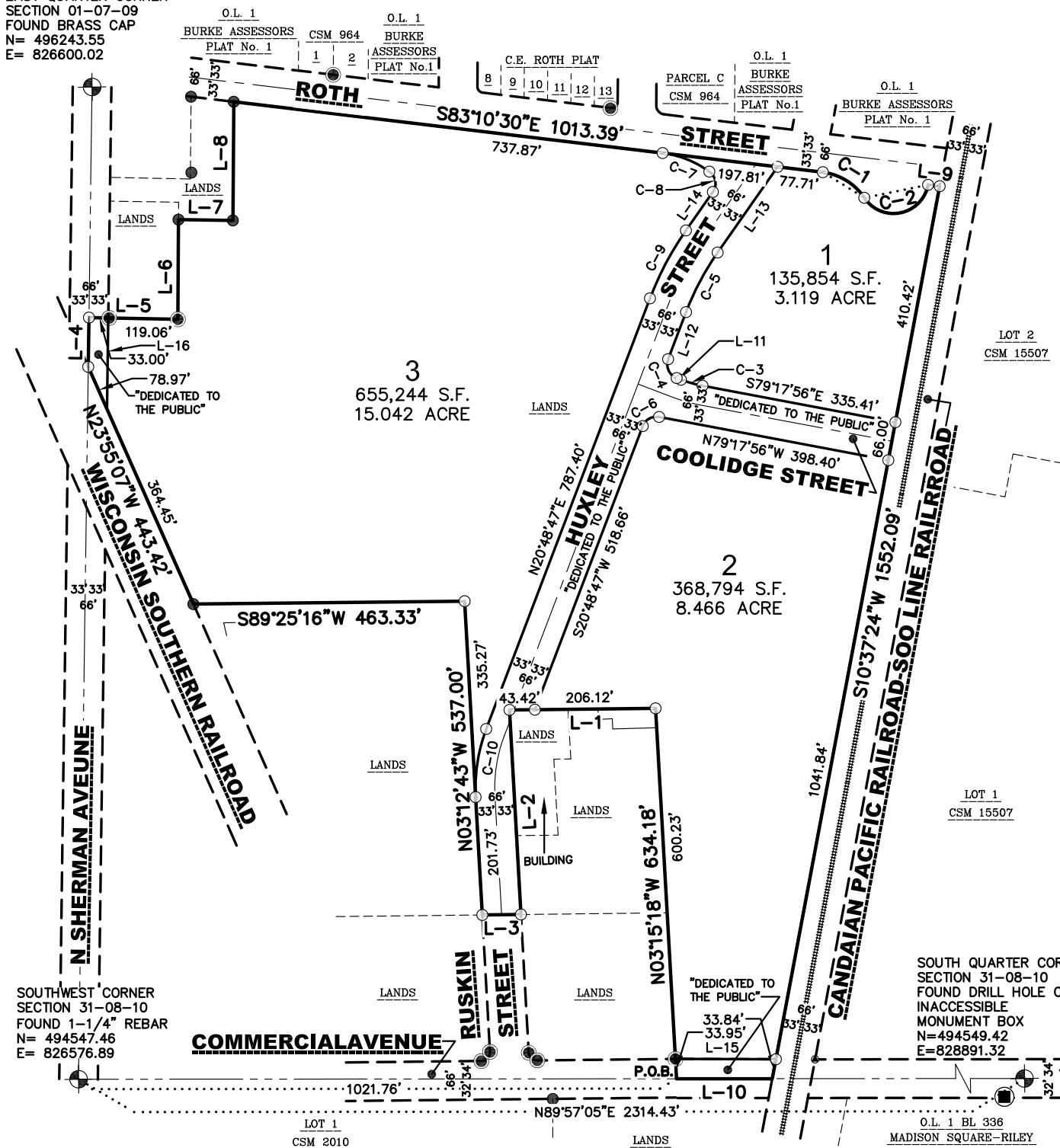


PRELIMINARY CERTIFIED SURVEY MAP NO.

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST,
CITY OF MADISON, DANE COUNTY, WISCONSIN

EAST QUARTER CORNER
SECTION 01-07-09
FOUND BRASS CAP
N= 496243.55
E= 826600.02



LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- RAILROAD SPIKE FOUND
- PK/MAG NAIL FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE

0 125' 250'
SCALE: 1" = 250'



SURVEYED BY:
JS
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:
LINCOLN AVE CAPITOL
401 WILSHIRE BLVD., STE. 1070
SANTA MONICA, CA 90401

PROJECT NO: 22-11381
FIELDBOOK/PG: 395/44
SHEET NO: 1 OF 10

SURVEYED BY: CMD
DRAWN BY: CMD
CHECKED BY: —
APPROVED BY: TBJ

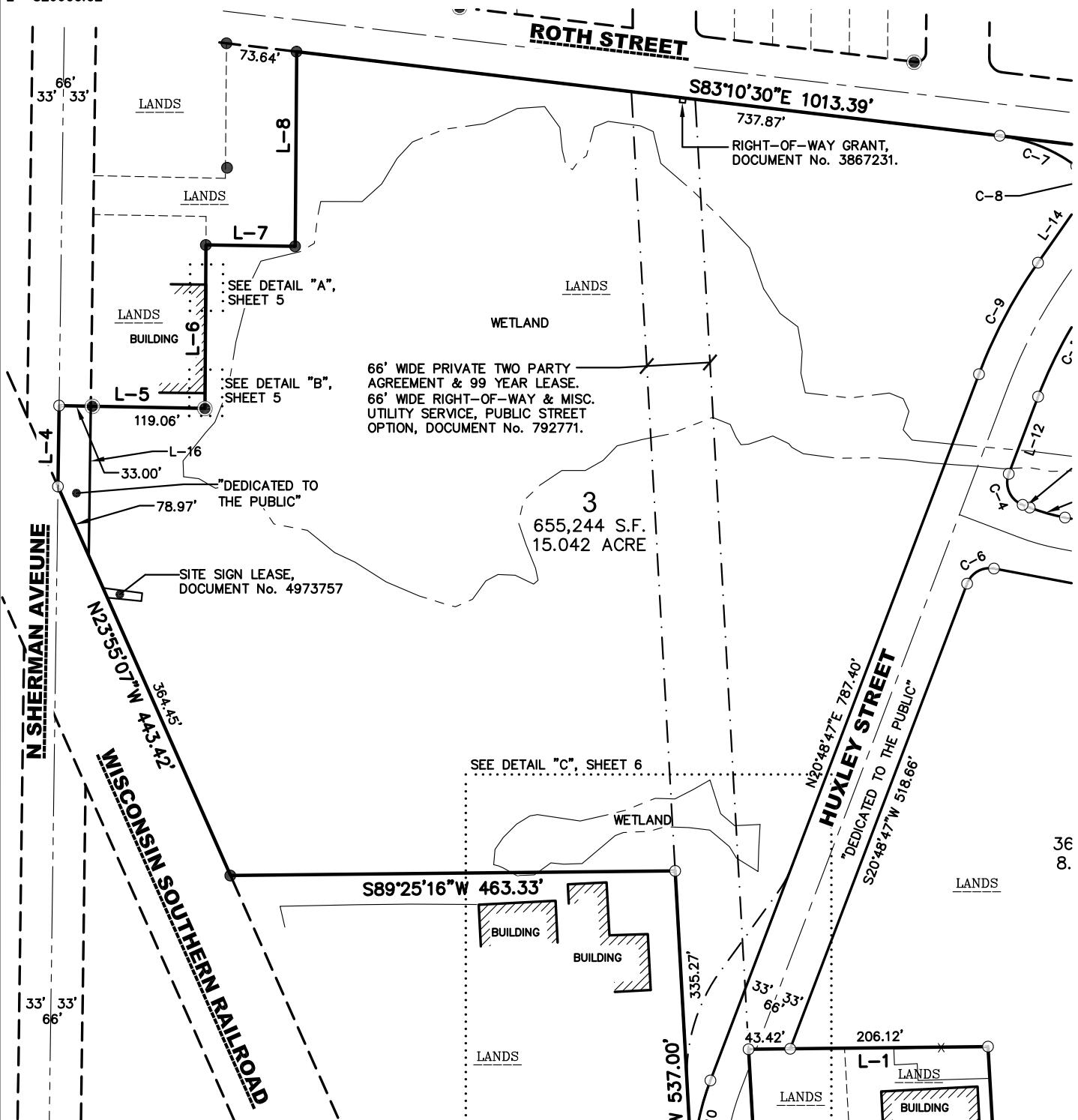
VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST,
CITY OF MADISON, DANE COUNTY, WISCONSIN

EAST QUARTER CORNER
SECTION 01-07-09
FOUND BRASS CAP
N= 496243.55
E= 826600.02

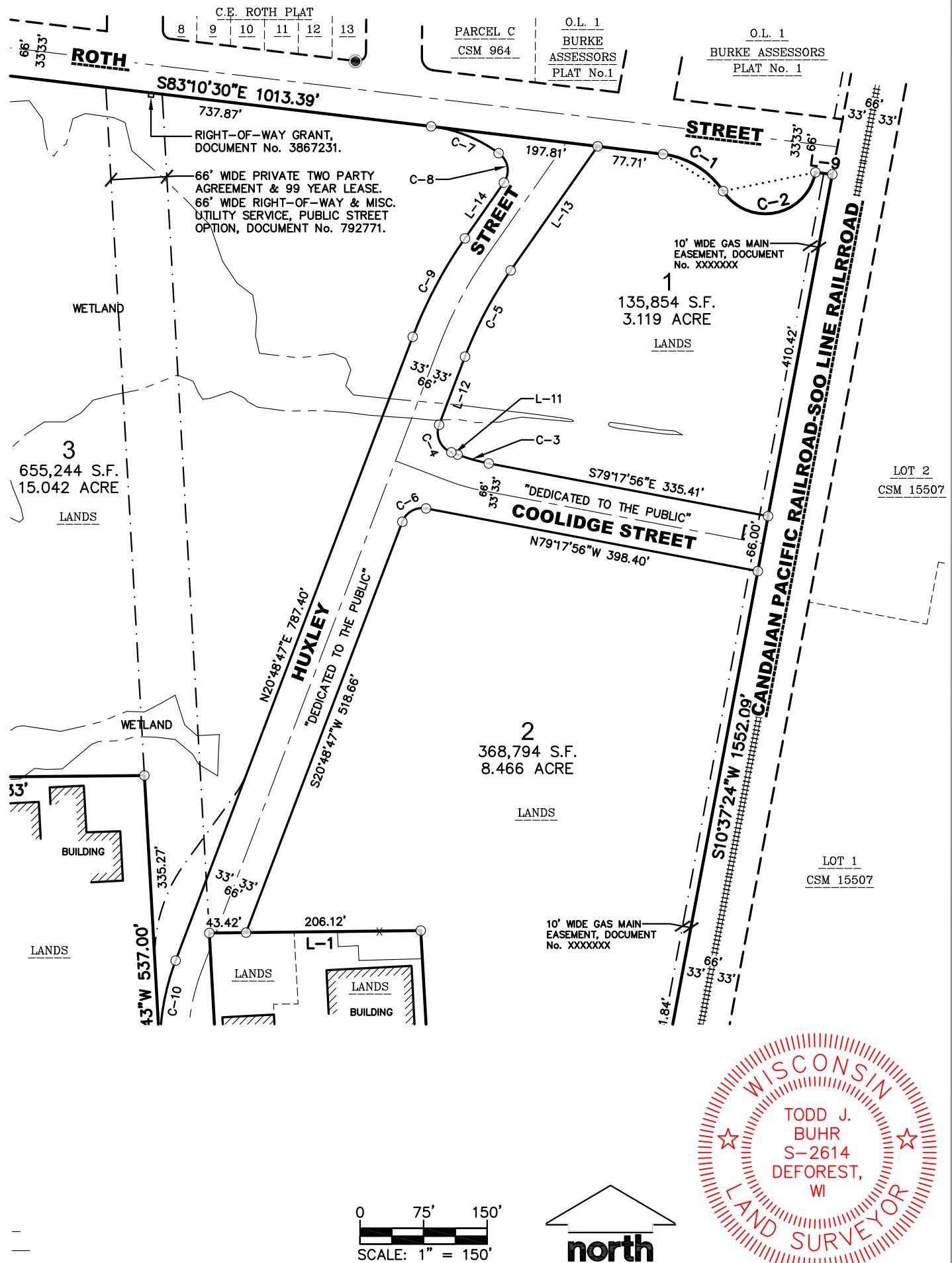


0 75' 150'
SCALE: 1" = 150'



**PRELIMINARY
CERTIFIED SURVEY MAP NO.**

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST,
CITY OF MADISON, DANE COUNTY, WISCONSIN



File: I:\2022\2211381\DWG\Survey Sheets\2211381 P-CSM.dwg Layout: SHEET 3 User: JK Plotted: Sep 20, 2022 - 11:34am

The logo for JSD (Jensen Surveying & Development) features a stylized 'JSD' monogram in a bold, blocky font. To the left of the monogram is a graphic element consisting of a dark grey triangle pointing upwards and a dark grey rectangle positioned below and to the right of the triangle. Below the monogram, the text 'SURVEYED BY:' is written in a smaller, sans-serif font. Underneath this, 'MADISON REGIONAL OFFICE' is written in a bold, all-caps font. Below that, the address '161 HORIZON DRIVE, SUITE 101' and 'VERONA, WISCONSIN 53593' are listed, followed by the phone number 'P 608 848 5060'.

**SURVEYED FOR:
LINCOLN AVE
CAPITOL
401 WILSHIRE BLVD., STE. 1070
SANTA MONICA, CA 90401**

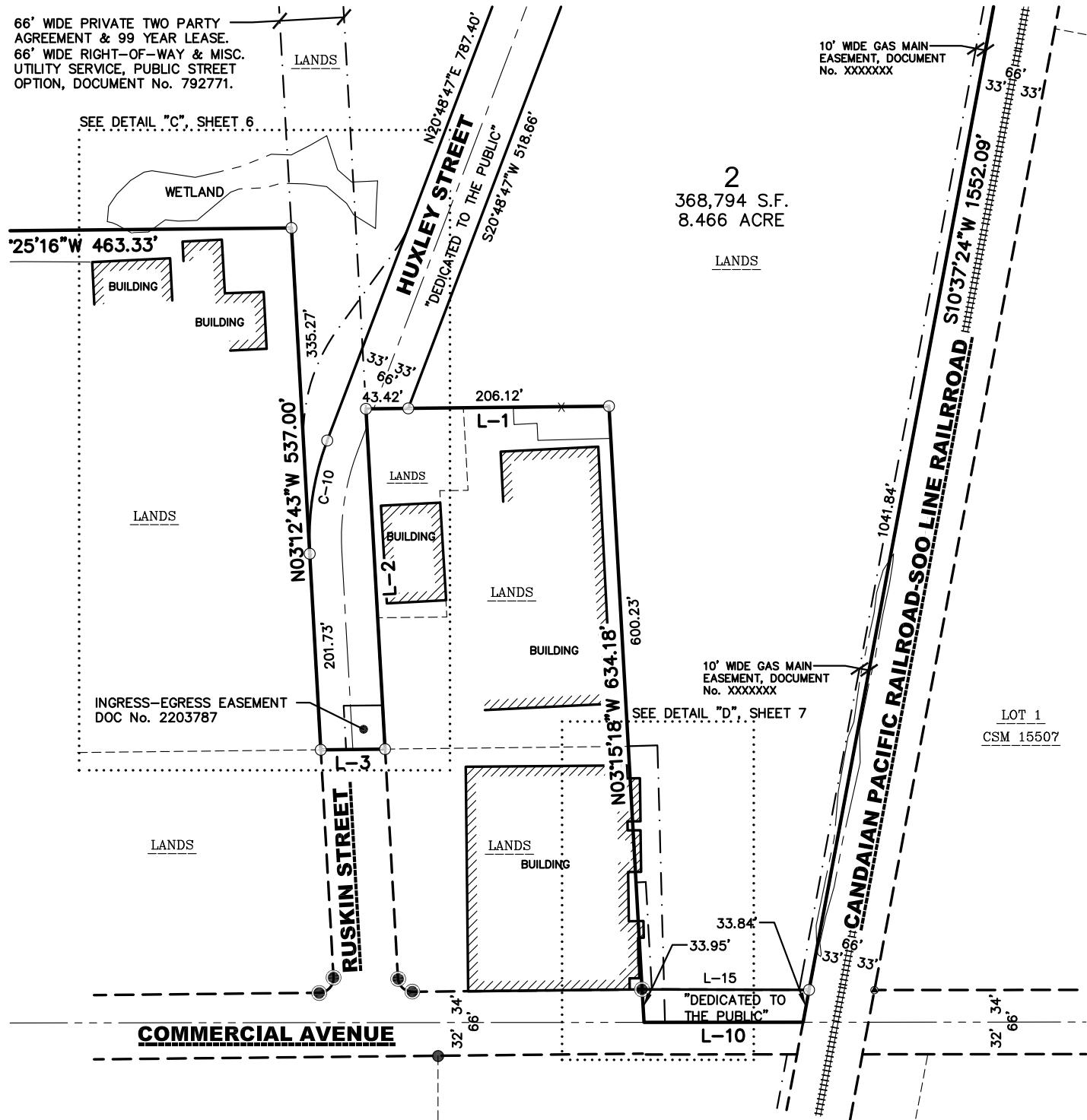
PROJECT NO: 22-11381
FIELDBOOK/PG: 395/44
SHEET NO: 3 OF 10

SURVEYED BY: CMD
DRAWN BY: CMD
CHECKED BY:
APPROVED BY: TBJ

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

PRELIMINARY CERTIFIED SURVEY MAP NO.

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST,
CITY OF MADISON, DANE COUNTY, WISCONSIN



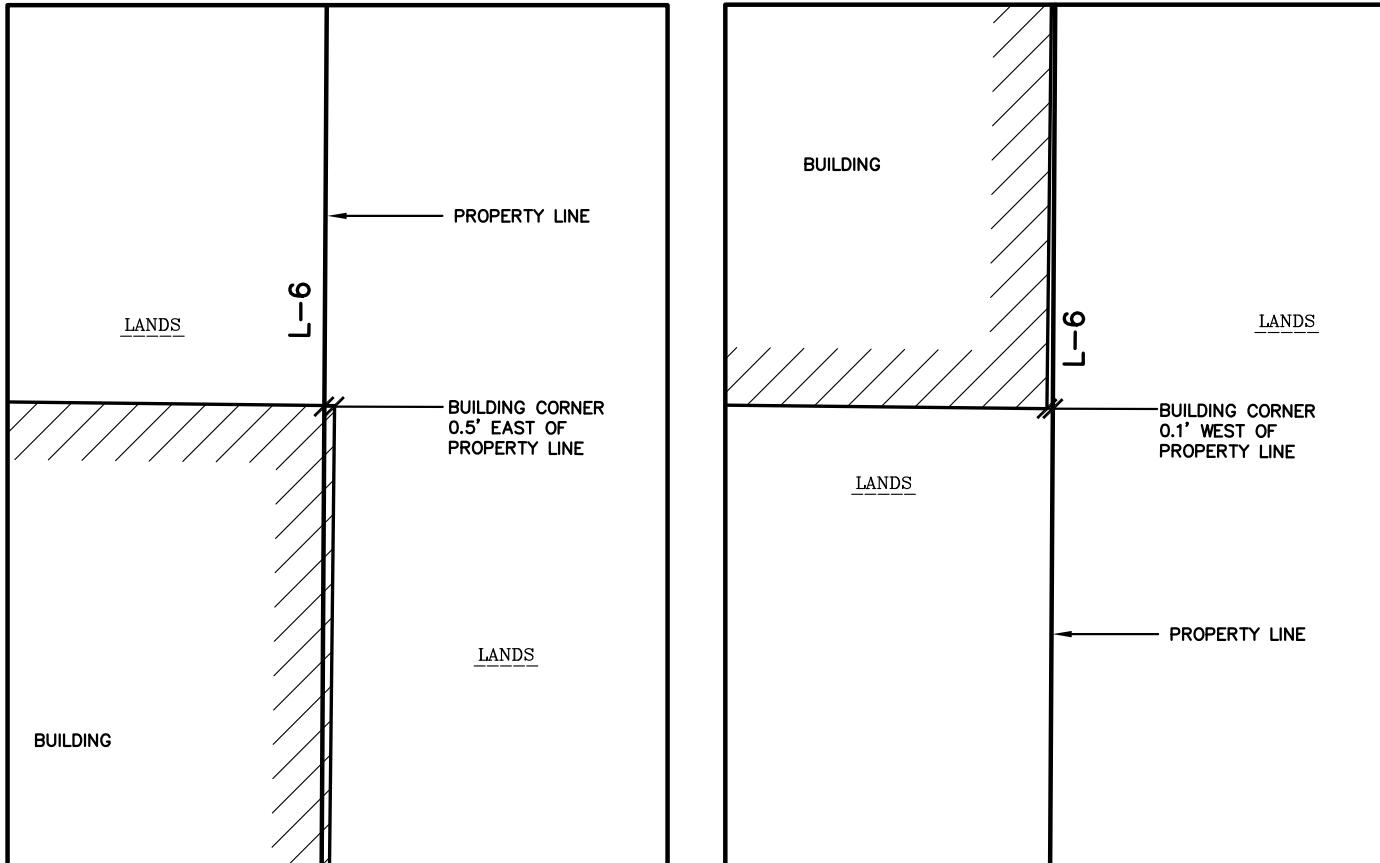
0 125 250
SCALE: 1"=250'



PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST,
CITY OF MADISON, DANE COUNTY, WISCONSIN

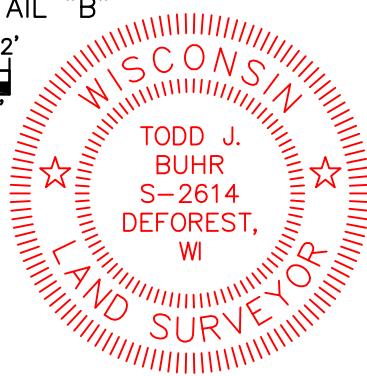


DETAIL "A"
0 5 10
SCALE: 1" = 10'



0 1' 2'
SCALE: 1" = 2'

DETAIL "B"



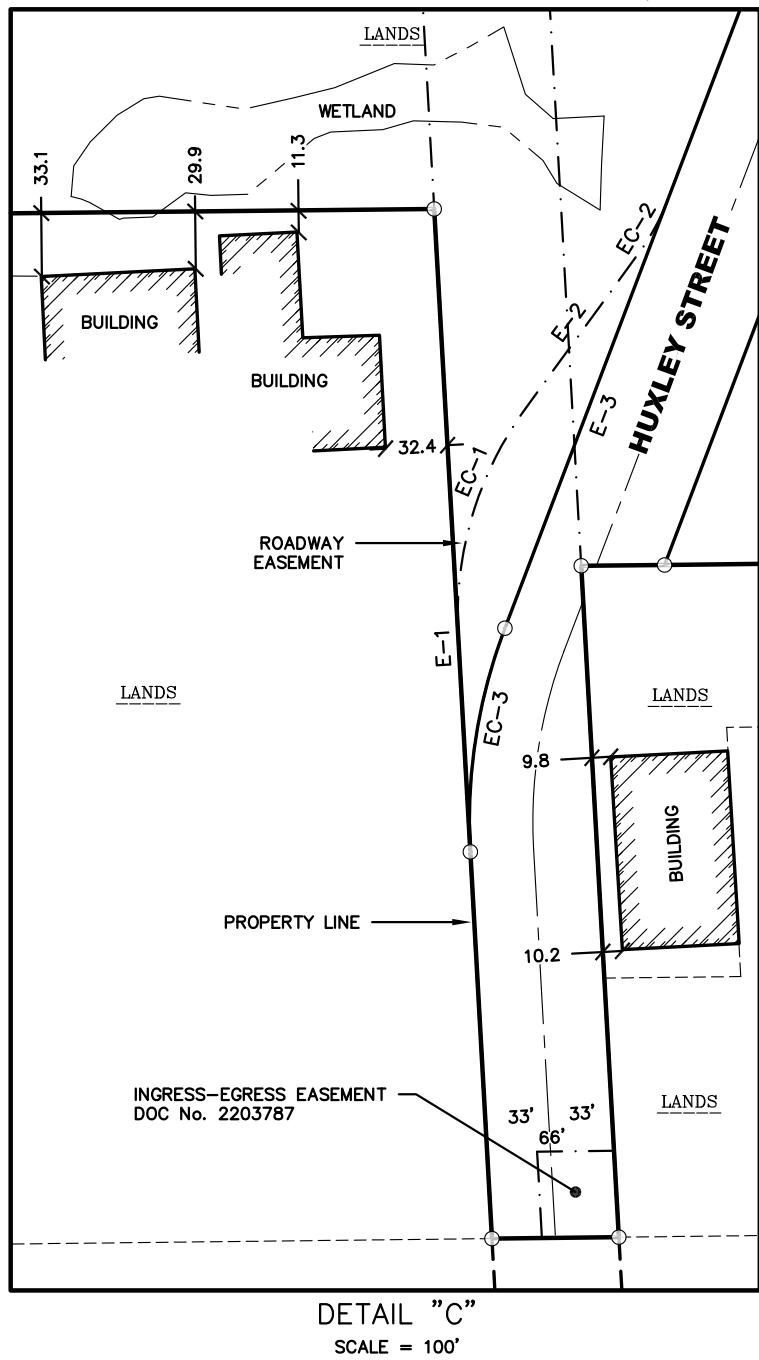
LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S89°21'32"W	249.54'
L-2	S03°12'43"E	350.12'
L-3	S89°21'12"W	66.07'
L-4	N00°46'53"E	84.26'
L-5	S88°54'02"E	152.06'
L-6	N00°20'27"E	170.36'
L-7	S89°07'42"E	93.01'
L-8	N00°26'20"E	202.84'
L-9	S83°10'30"E	20.00'
L-10	S89°57'05"W	163.35'
L-11	S69°11'13"E	7.84'
L-12	S20°48'47"W	86.11'
L-13	S34°58'54"W	178.84'
L-14	N34°58'54"E	80.26'
L-15	S89°50'02"E	171.52'
L-16	N00°46'53"E	155.82'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C-1	85.81'	100.00'	45.75	49°09'53"	S58°22'30"E	83.20'
C-2	142.25'	60.00'	147.92	135°50'31"	N78°32'30"E	111.20'
C-3	38.30'	217.00'	19.20	10°06'43"	S74°14'35"E	38.25'
C-4	39.27'	25.00'	25.00	90°00'00"	S24°11'13"E	35.36'
C-5	115.48'	467.00'	58.04	14°10'07"	S27°53'50"W	115.19'
C-6	34.86'	25.00'	20.94	79°53'17"	S60°45'25"W	32.10'
C-7	82.07'	167.00'	41.88	28°09'24"	N69°05'48"W	81.24'
C-8	39.27'	25.00'	25.00	90°00'00"	N10°01'06"W	35.36'
C-9	131.81'	533.00'	66.24	14°10'07"	N27°53'50"E	131.47'
C-10	118.67'	283.00'	60.22	24°01'30"	N08°48'02"E	117.80'

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST,
CITY OF MADISON, DANE COUNTY, WISCONSIN



EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E-1	N03°12'43"W	112.63'
E-2	N36°04'55"E	101.01'
E-3	S20°48'47"W	238.61'



EASEMENT CURVE TABLE

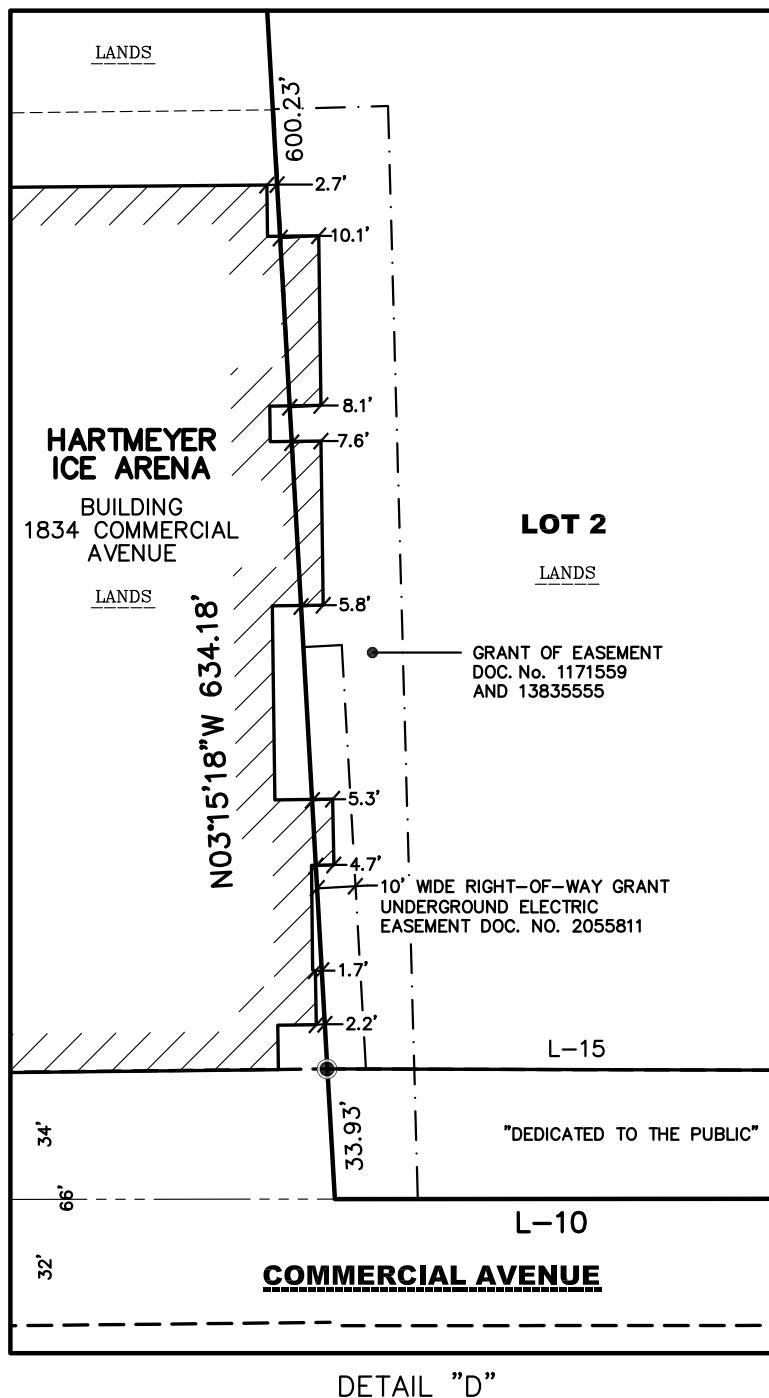
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
EC-1	125.50'	183.00'	39°17'38"	123.06'	N16°26'06"E
EC-2	31.18'	117.00'	15°16'09"	31.09'	N28°26'51"E
EC-3	118.67'	283.00'	24°01'29"	117.80'	S08°48'02"W



PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST,
CITY OF MADISON, DANE COUNTY, WISCONSIN

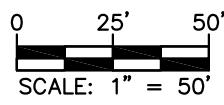


LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- RAILROAD SPIKE FOUND
- PK/MAG NAIL FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE

NOTES

1. FIELD WORK PERFORMED ON AUGUST 23, 2022.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 31-08-10, BEARS N89°57'20"E.
3. WETLAND LOCATION PER DELINEATION REPORT PREPARED BY KIMLEY-HORN AND ASSOCIATES DATED NOVEMBER 2021.



SURVEYED BY: JS MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: LINCOLN AVE CAPITOL 401 WILSHIRE BLVD., STE. 1070 SANTA MONICA, CA 90401	PROJECT NO: 22-11381 FIELDBOOK/PG: 395/44 SHEET NO: 7 OF 10	SURVEYED BY: CMD DRAWN BY: CMD CHECKED BY: — APPROVED BY: TBJ	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST,
CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 31, AFORESAID; THENCE NORTH 89 DEGREES 57 MINUTES 05 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 31, AFORESAID, 1021.76 FEET TO THE POINT OF BEGINNING; THENCE NORTH 03 DEGREES 15 MINUTES 18 SECONDS WEST, 634.18 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 32 SECONDS WEST, 249.54 FEET; THENCE SOUTH 03 DEGREES 12 MINUTES 43 SECONDS EAST, 350.12 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 12 SECONDS WEST, 66.07 FEET; NORTH 03 DEGREES 12 MINUTES 43 SECONDS WEST, 537.00 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 16 SECONDS WEST, 463.33 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE WISCONSIN AND SOUTHERN RAILROAD; THENCE NORTH 23 DEGREES 55 MINUTES 07 SECONDS WEST ALONG SAID LINE, 443.42 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 31, AFORESAID; THENCE NORTH 00 DEGREES 46 MINUTES 53 SECONDS EAST ALONG SAID LINE, 84.26 FEET; THENCE SOUTH 88 DEGREES 54 MINUTES 02 SECONDS EAST, 152.06 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 27 SECONDS EAST, 170.36 FEET; THENCE SOUTH 89 DEGREES 07 MINUTES 42 SECONDS EAST, 93.01 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 20 SECONDS EAST, 202.84 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ROTH STREET; THENCE SOUTH 83 DEGREES 10 MINUTES 30 SECONDS EAST ALONG SAID LINE, 1,013.39 FEET TO A POINT OF CURVE; THENCE CONTINUING ALONG SAID RIGHT OF WAY 85.81 FEET ALONG AN ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, THE CHORD BEARING SOUTH 58 DEGREES 22 MINUTES 30 SECONDS EAST, 83.20 FEET TO A POINT OF REVERSE CURVE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY 142.25 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, THE CHORD BEARS NORTH 78 DEGREES 32 MINUTES 30 SECONDS EAST, 111.20 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 83 DEGREES 10 MINUTES 30 SECONDS EAST, 20.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE CANADIAN PACIFIC RAILROAD-SOO LINE RAILROAD; THENCE SOUTH 10 DEGREES 37 MINUTES 24 SECONDS WEST ALONG SAID LINE, 1,552.09 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 31, AFORESAID; THENCE SOUTH 89 DEGREES 57 MINUTES 05 SECONDS WEST ALONG SAID LINE, 163.35 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,287,671 SQUARE FEET OR 29.561 ACRES.

SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, PROFESSIONAL LAND SURVEYOR S-2614, DO HEREBY CERTIFY THAT BY DIRECTION OF LINCOLN AVE CAPITOL, 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.

TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

DATE



PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST,
CITY OF MADISON, DANE COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

LINCOLN AVE CAPITOL, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF CALIFORNIA, 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 AVE CAPITOL HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2022.

LINCOLN AVE CAPITOL

BY: _____

[_____], MANAGING MEMBER

STATE OF CALIFORNIA) SS
COUNTY) SS

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

NOTARY PUBLIC, _____ COUNTY, CALIFORNIA

MY COMMISSION EXPIRES _____

CONSENT OF CORPORATE MORTGAGEE

[_____] 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 [_____] WISCONSIN PROFESSIONAL LAND SURVEYOR, S-{---}, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF [_____] OWNER.

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

[_____] VICE PRESIDENT

STATE OF WISCONSIN) SS
DANE 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, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES _____



PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST,
CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT NUMBER _____, FILE NUMBER _____, ENACTED ON THE _____ DAY OF _____, 2022, AND THAT SAID ENACTMENT FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS DEDICATED AND/OR RIGHTS CONVEYED BY SAID CERTIFIED SURVEY MAP TO THE CITY OF MADISON FOR PUBLIC USE.

DATED THIS _____ DAY OF _____ 2022.

MARIBETH WITZEL-BEHL, CITY CLERK
CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON PLAN COMMISSION APPROVAL

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

MATT WACHTER,
CITY OF MADISON PLAN COMMISSION

DATE



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