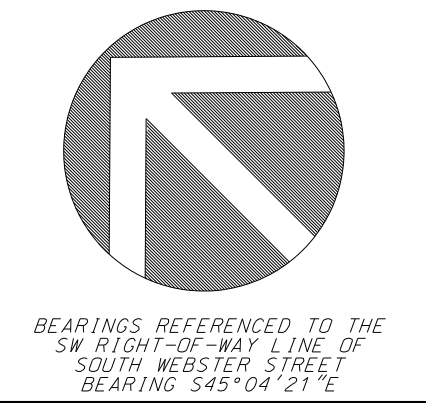
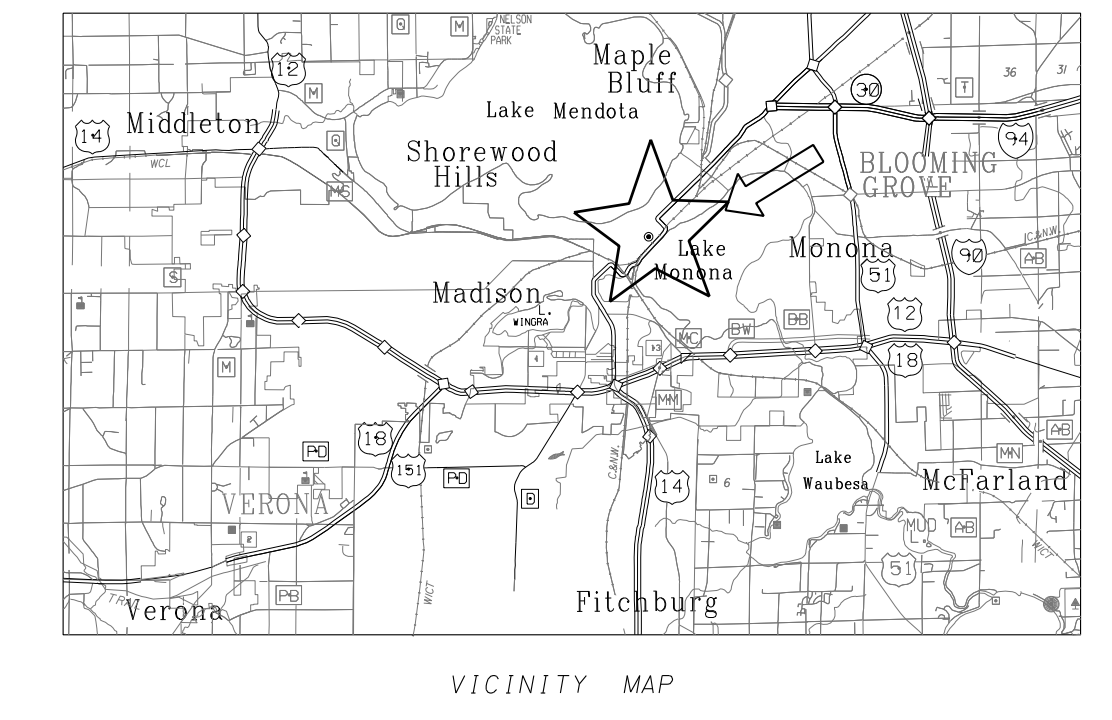


LEGEND

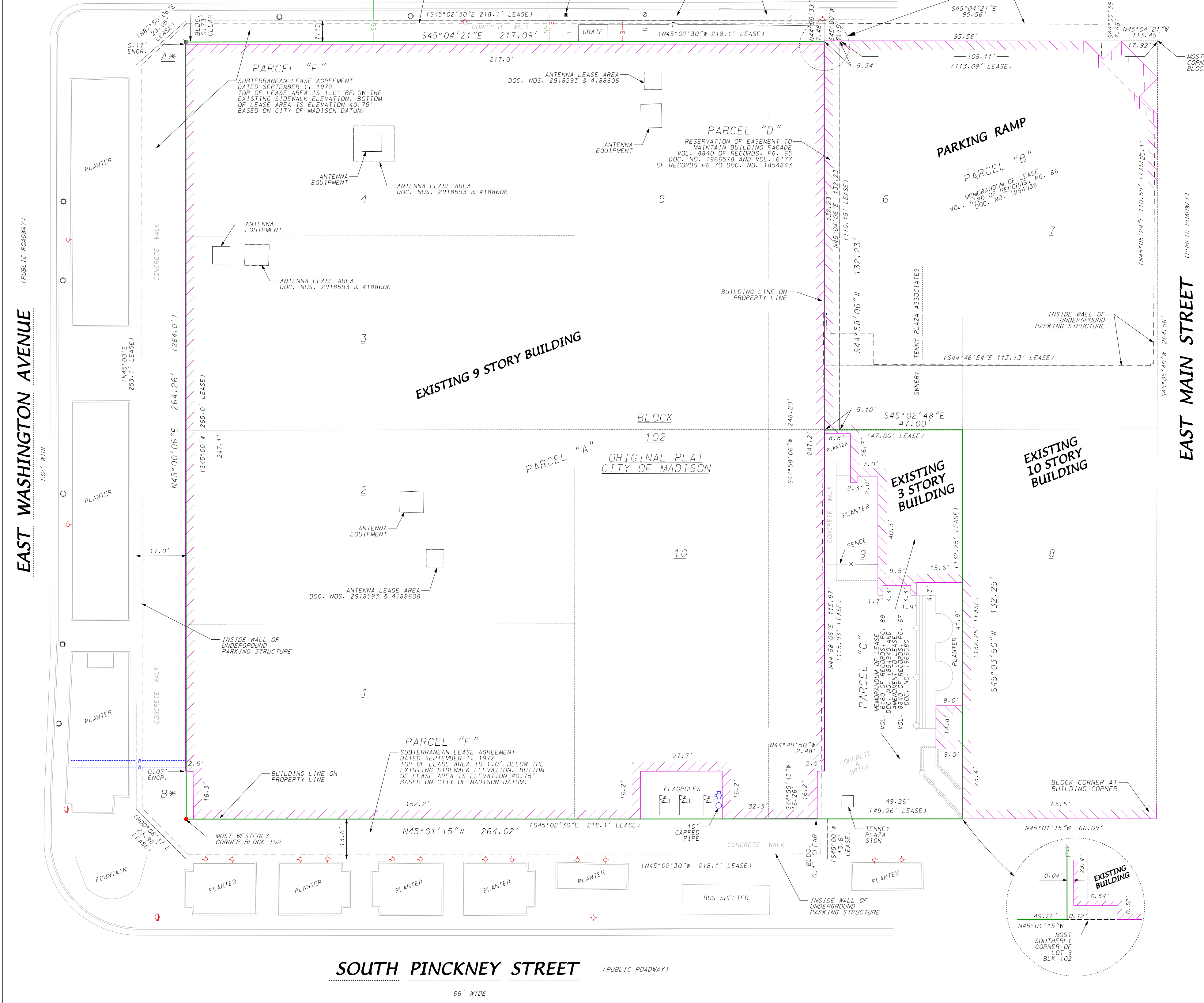
- FOUND PK NAIL
- ✕ PLACED CHISELED "X" IN CONCRETE
- UNDERGROUND ELECTRIC
- SANITARY SEWER
- WATER MAIN
- GAS MAIN
- UNDERGROUND TELEPHONE
- LIGHT POLE
- TRAFFIC SIGNAL
- VALVE
- HYDRANT
- PARKING METER
- CONCRETE WALL
- CONC. CURB
- ENCROACHMENT
- "RECORDED AS" INFORMATION
- 1' WALL

0.17" ENCR. ()

SOUTH WEBSTER STREET (PUBLIC ROADWAY)
66' WIDE



DATE: 12-3-07
REV.: 12-11-07
REV.: 12-19-07
SCALE: 1" = 20'
FN: 07-02-143
DRAWN BY: ARG



Disposition of Exceptions Identified in Schedule B - Section 2
Commitment for Title Insurance
Issued by First American Title Insurance Company
Commitment Date December 13, 2007
Title Insurance Commitment No. NCS-293893-MPLS Amendment "C"

- EXCEPTION**
- 1-10) These items are statements or standard exceptions which cannot be plotted on this survey.
- 11) Easement as contained in instrument recorded September 26, 1986 Volume 8840 of Records, page 65 as Document No. 1966578. This easement allows the Owner of this parcel to maintain the facade of the building. Easement affects this property and is located along the southeasterly property line.
- 12) Memorandum of Lease recorded October 16, 1984, Volume 6180 of Records, Page 89 as Document No. 1854940. Amendment to Lease Recorded September 26, 1986, Volume 8840 of Records, Page 67 as Document No. 1966580. This parcel is subject to the terms and conditions contained in these lease documents. The lease area is located contiguous with the southeast line of this parcel.
- 13) Memorandum of Lease recorded October 16, 1984, Volume 6180, page 89 as Document No. 1854939. This parcel is subject to the terms and conditions contained in this document. The Lease area is shown on the survey as "Parcel B".
- 14) Subterranean Lease Agreement dated September 1, 1972 and a memorandum of which recorded 2007 as Document No. 1854917. This parcel is subject to the terms and conditions contained in this agreement. The lease area is shown on the survey within the South Pinckney Street, East Washington Avenue and South Webster Street right-of-ways.
- 15) Subterranean Lease Agreement recorded October 16, 1984, Volume 6180 of Records, Page 16 as Document No. 1854917. This parcel is subject to the terms and conditions contained in this document. The lease area is located within the Webster Street right-of-way east of this parcel.
- 16) Rights of Airadigm Communications as lessee as disclosed by Documents No. 2918593 and 4188606. This parcel is subject to the terms and conditions contained in these documents. Easements therein specified are located on the roof of the existing building and are plotted on the survey.
- 17) Encroachment of improvements into East Washington Avenue right-of-way. This encroachment is shown along the northwesterly line of this parcel.

SURVEYOR'S CERTIFICATE

I, being a licensed surveyor of the State of Wisconsin, hereby certify to (i) Pinckney Investment Group, LLC (ii) M&I Marshall & Ilsley Bank and its successors and assigns, (iii) First American Title Insurance Company (iv) U.S. Bank, N.A. and (v) any other person or entity that may purchase, lend money against, or insure title to the property within one (1) year after this date as follows:

- This map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirement for ALTA / ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005 and includes items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10, 11, 13, 14 and 15 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.
- The survey was made on the ground on November 21, 2007.
- Except as shown on the survey, there are no visible easements or rights-of-way of which I am aware.
- Except as shown on the survey, there are no encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
- The location of each easement, right-of-way, servitude, and other matter affecting the subject property and listed in the title insurance commitment dated November 24, 2007, issued by First American Title Insurance Company (under Commitment / Case No. NCS-293893-MPLS Amendment "B") with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accordance with minimum setback provisions and restrictions of record referenced in such title commitment.

The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

Dated this _____ day of _____, 2007.

Wayne D. Barsness, Registered Land Surveyor S-1561

ALTA/ACSM LAND TITLE SURVEY

ONE SOUTH PINCKNEY STREET

City of Madison, Dane County, Wisconsin

D'ONOFRIO KOTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT