

# LOCATION MAP

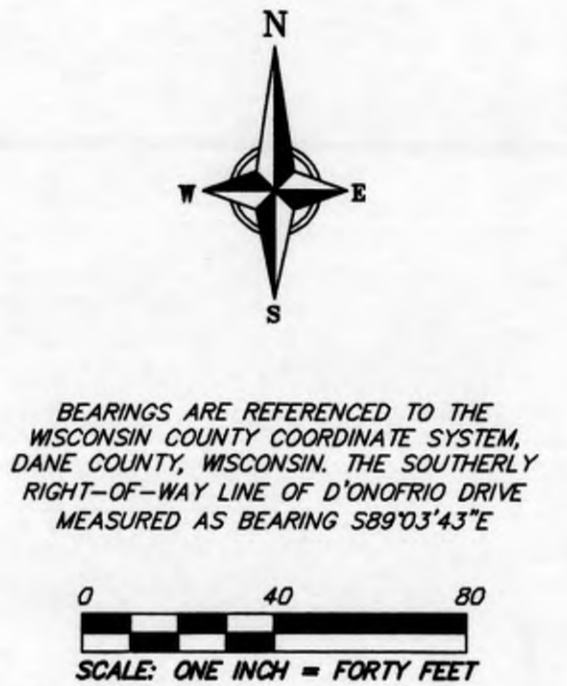
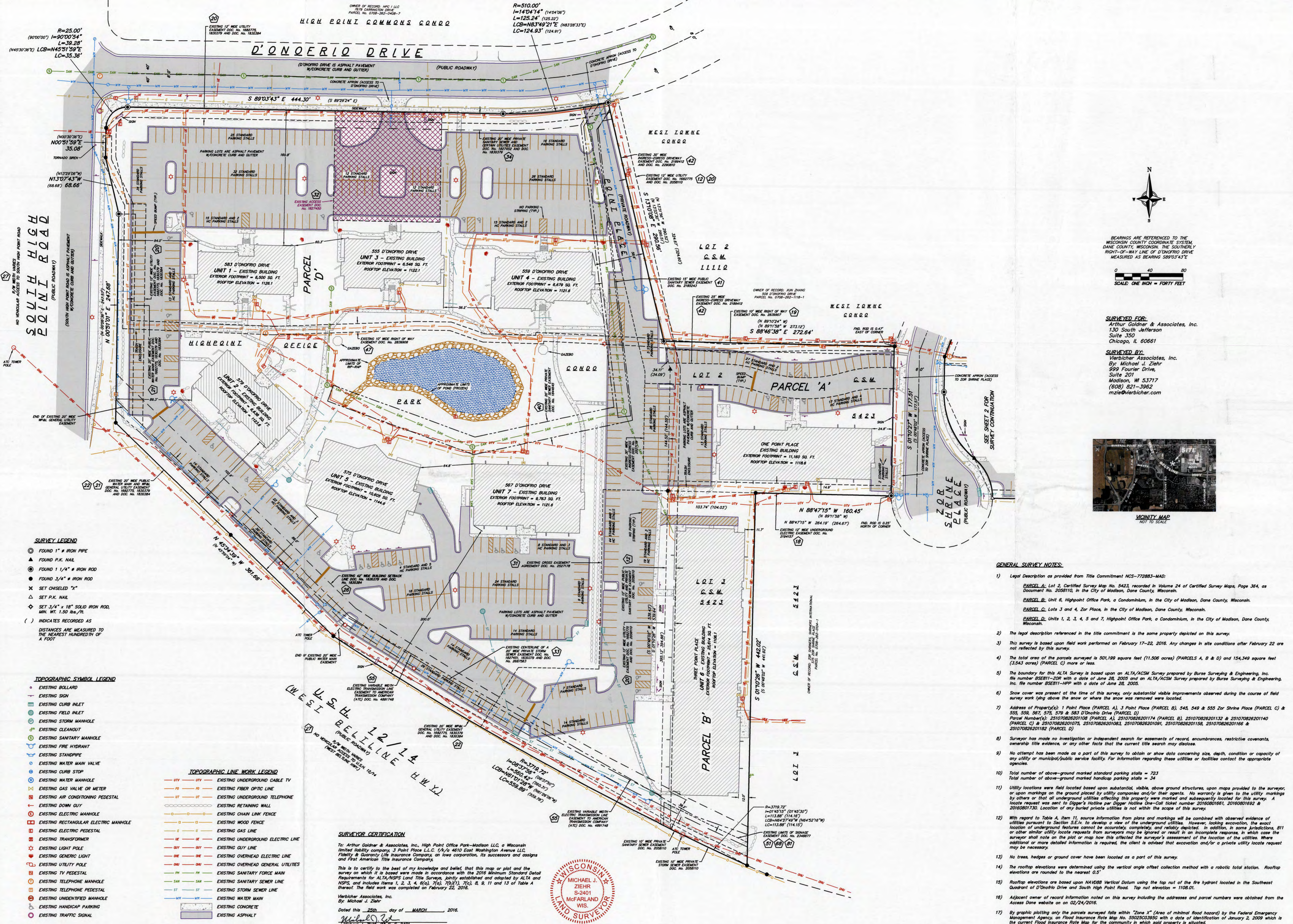


3 Point Place,  
Suite 150

Not To Scale

T-1





**SURVEYED FOR:**  
Arthur Goldner & Associates, Inc.  
130 South Jefferson  
Suite 350  
Chicago, IL 60661

**SURVEYED BY:**  
Vierbicher Associates, Inc.  
By: Michael J. Ziehr  
599 Fourier Drive,  
Suite 201  
Madison, WI 53717  
(608) 821-3962  
mzieh@vierbicher.com



- SURVEY LEGEND**
- FOUND 1" # IRON PIPE
  - ▲ FOUND P.K. NAIL
  - FOUND 1 1/4" # IRON ROD
  - FOUND 3/4" # IRON ROD
  - ✕ SET CHISELED "X"
  - ✕ SET P.K. NAIL
  - ◆ SET 3/4" x 18" SOLID IRON ROD, MIN. WT. 1.50 lbs./ft.
  - ( ) INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING BOLLARD
  - EXISTING SIGN
  - EXISTING CURB INLET
  - EXISTING FIELD INLET
  - EXISTING STORM MANHOLE
  - EXISTING CLEANOUT
  - EXISTING SANITARY MANHOLE
  - EXISTING FIRE HYDRANT
  - EXISTING STANDPIPE
  - EXISTING WATER MAIN VALVE
  - EXISTING CURB STOP
  - EXISTING WATER MANHOLE
  - EXISTING GAS VALVE OR METER
  - EXISTING AIR CONDITIONING PEDESTAL
  - EXISTING DOWN GUY
  - EXISTING ELECTRIC MANHOLE
  - EXISTING RECTANGULAR ELECTRIC MANHOLE
  - EXISTING ELECTRIC PEDESTAL
  - EXISTING TRANSFORMER
  - EXISTING GUY LINE
  - EXISTING LIGHT POLE
  - EXISTING GENERIC LIGHT
  - EXISTING UTILITY POLE
  - EXISTING TV PEDESTAL
  - EXISTING TELEPHONE MANHOLE
  - EXISTING TELEPHONE PEDESTAL
  - EXISTING UNIDENTIFIED MANHOLE
  - EXISTING HANDICAP PARKING
  - EXISTING TRAFFIC SIGNAL

- TOPOGRAPHIC LINE WORK LEGEND**
- UTILITY — EXISTING UNDERGROUND CABLE TV
  - FIBER — EXISTING FIBER OPTIC LINE
  - TELEPHONE — EXISTING UNDERGROUND TELEPHONE
  - RETAINING WALL — EXISTING RETAINING WALL
  - CHAIN LINK FENCE — EXISTING CHAIN LINK FENCE
  - WOOD FENCE — EXISTING WOOD FENCE
  - GAS LINE — EXISTING GAS LINE
  - UNDERGROUND ELECTRIC LINE — EXISTING UNDERGROUND ELECTRIC LINE
  - OVERHEAD ELECTRIC LINE — EXISTING OVERHEAD ELECTRIC LINE
  - GENERAL UTILITIES — EXISTING OVERHEAD GENERAL UTILITIES
  - SANITARY FORCE MAIN — EXISTING SANITARY FORCE MAIN
  - SANITARY SEWER LINE — EXISTING SANITARY SEWER LINE
  - WATER MAIN — EXISTING WATER MAIN
  - CONCRETE — EXISTING CONCRETE
  - ASPHALT — EXISTING ASPHALT

**SURVEYOR CERTIFICATION**

To: Arthur Goldner & Associates, Inc., High Point Office Park-Madison LLC, a Wisconsin limited liability company, 3 Point Place L.L.C. 1/4 & 4610 East Washington Avenue LLC, Fidelity & Guaranty Life Insurance Company, an Iowa corporation, its successors and assigns and First American Title Insurance Company.

This is to certify to the best of my knowledge and belief, that this map and plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NPS Land Title Surveys, jointly established and adopted by ALTA and NPS, and includes Items 1, 2, 3, 4, 5(a), 7(a), 7(b), 7(c), 8, 9, 11 and 13 of Table A thereof. The field work was completed on February 22, 2016.

Vierbicher Associates, Inc.  
By: Michael J. Ziehr  
Dated this 25th day of MARCH, 2016.

Michael J. Ziehr, M.L.S. S-2401



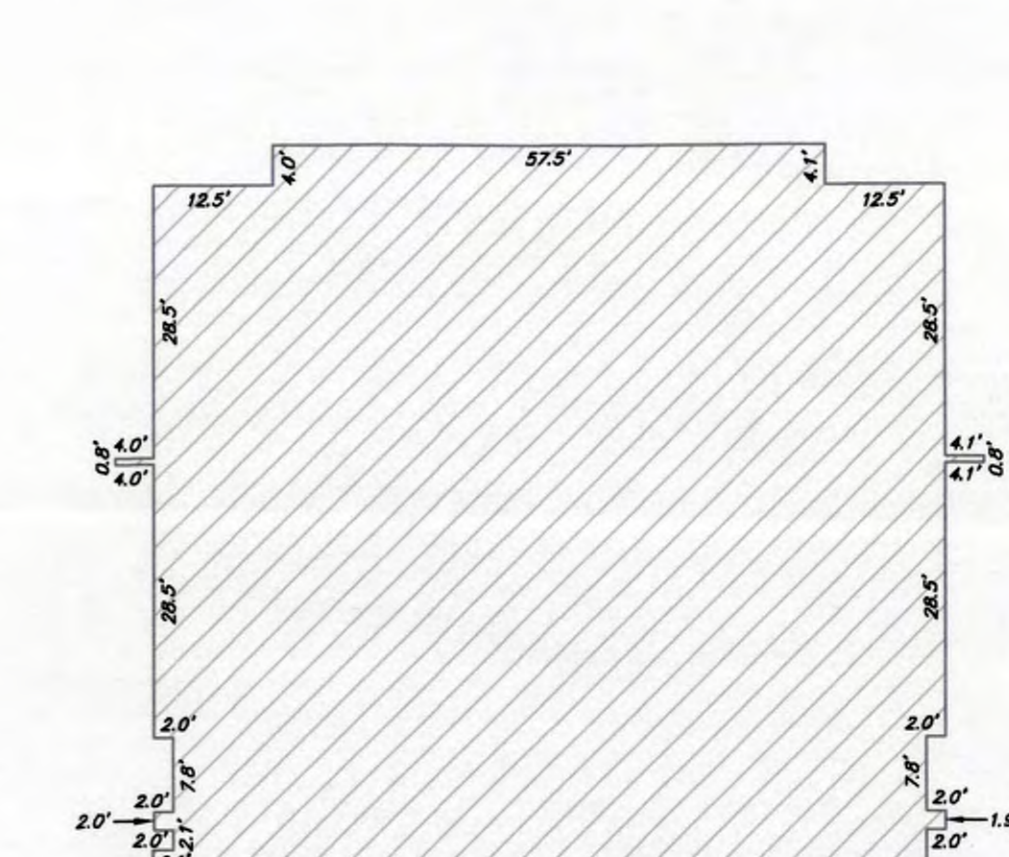
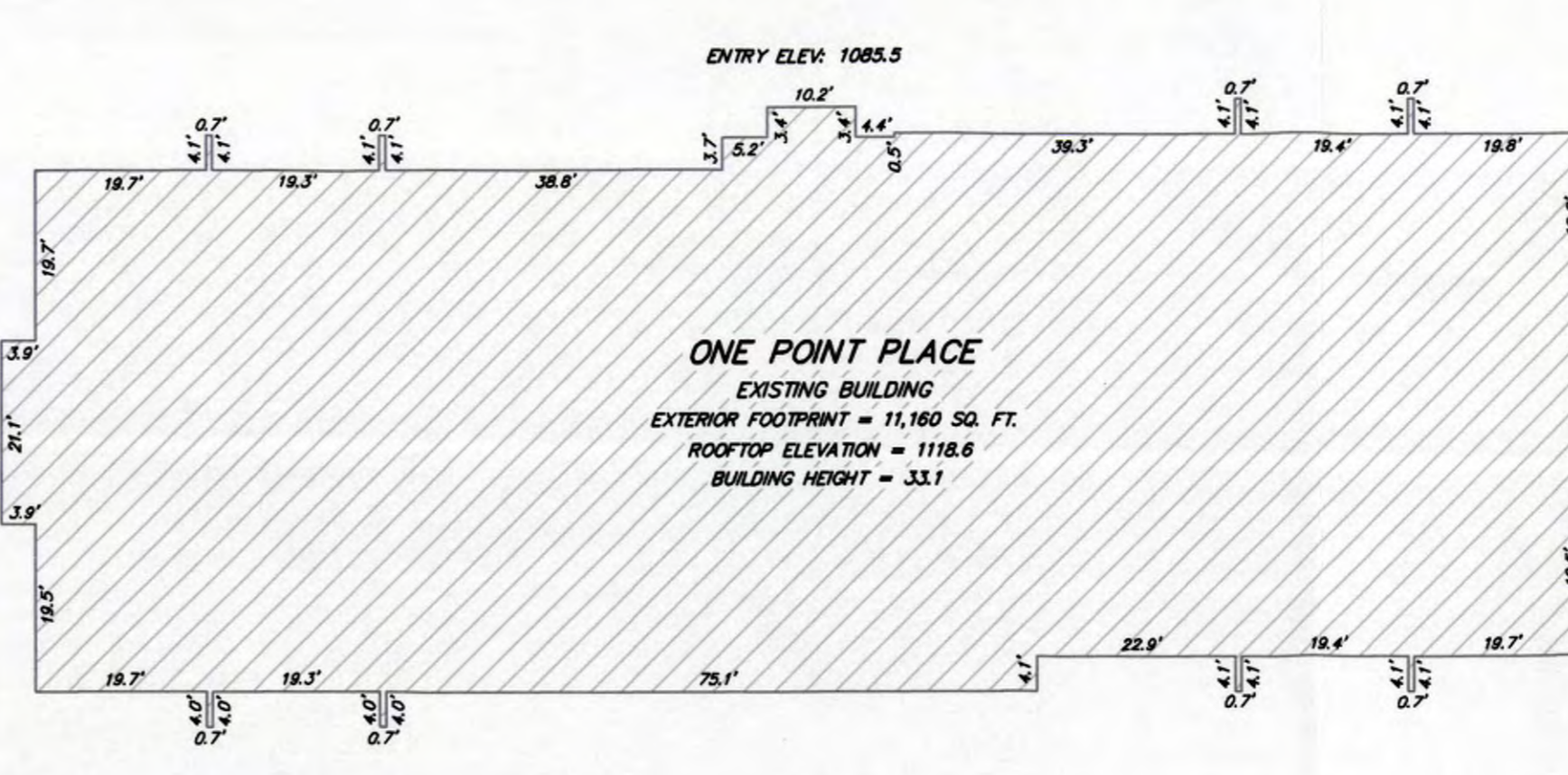
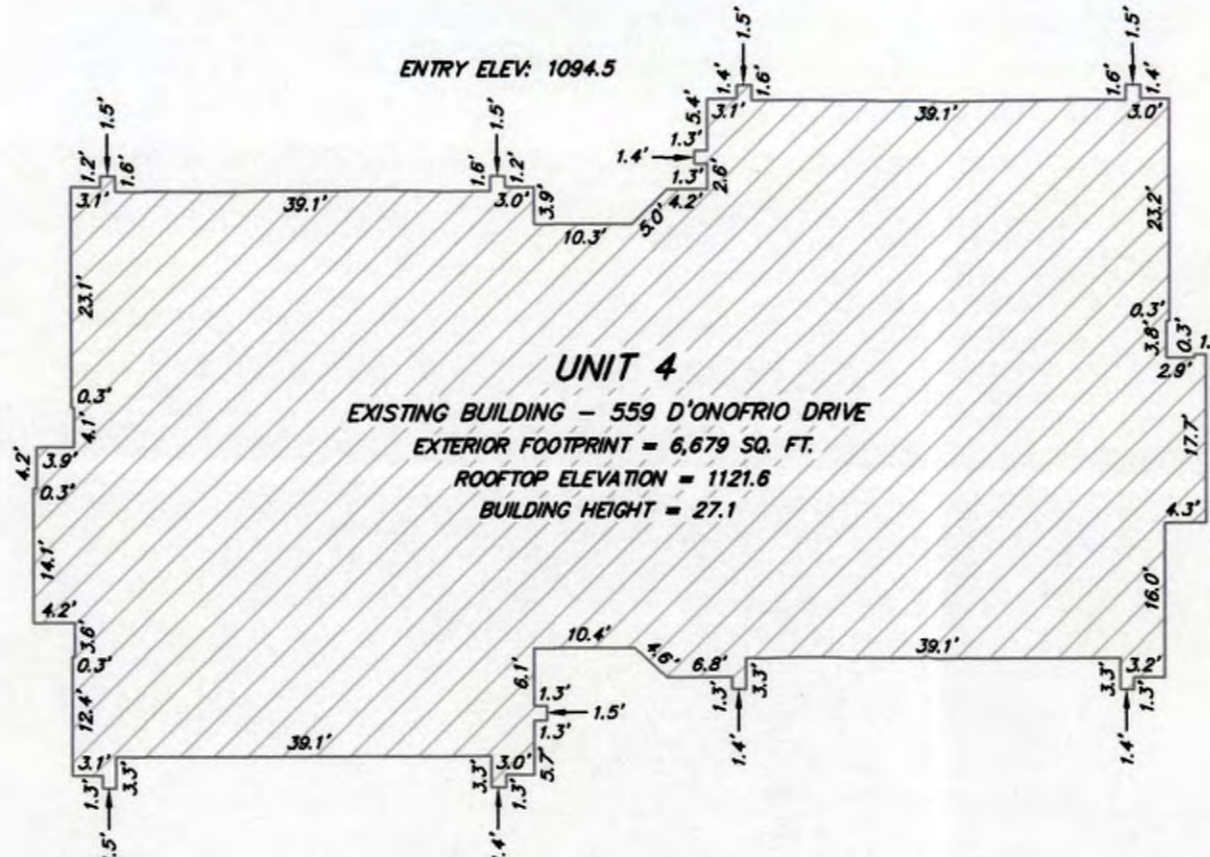
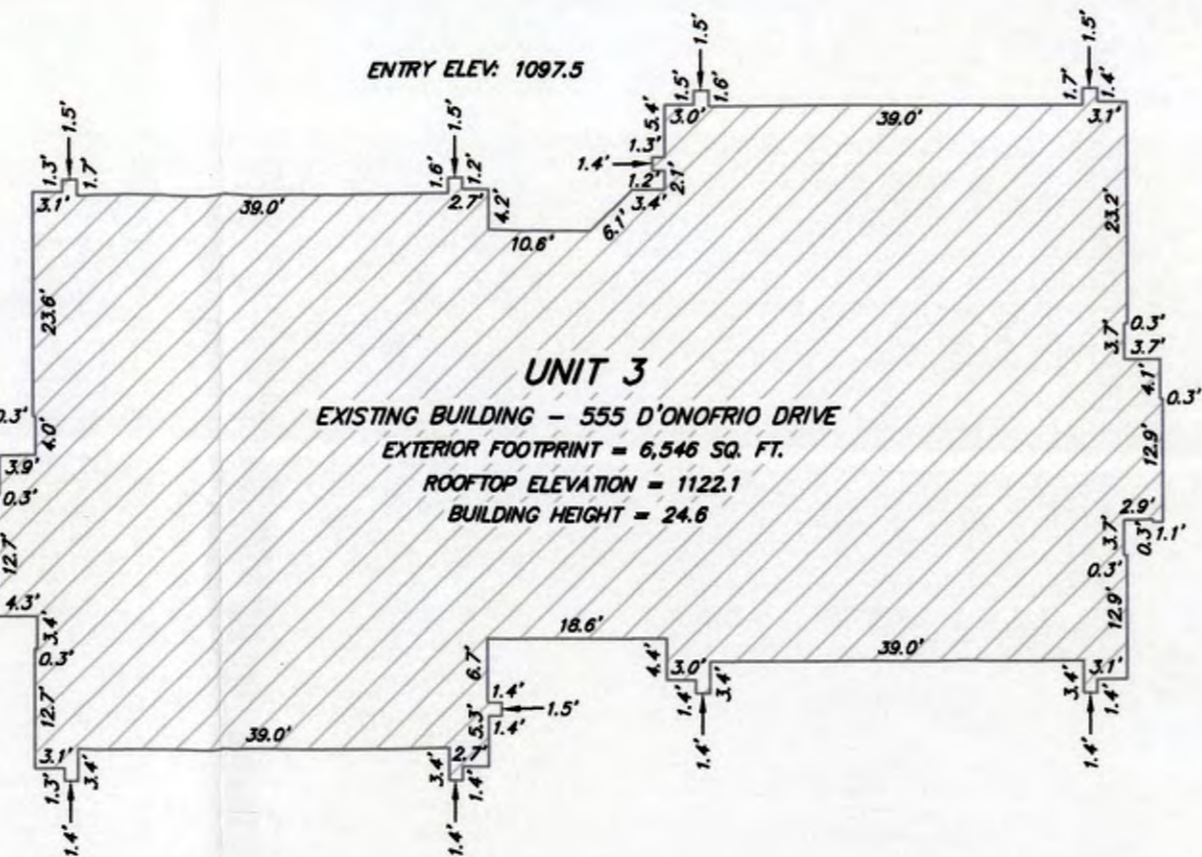
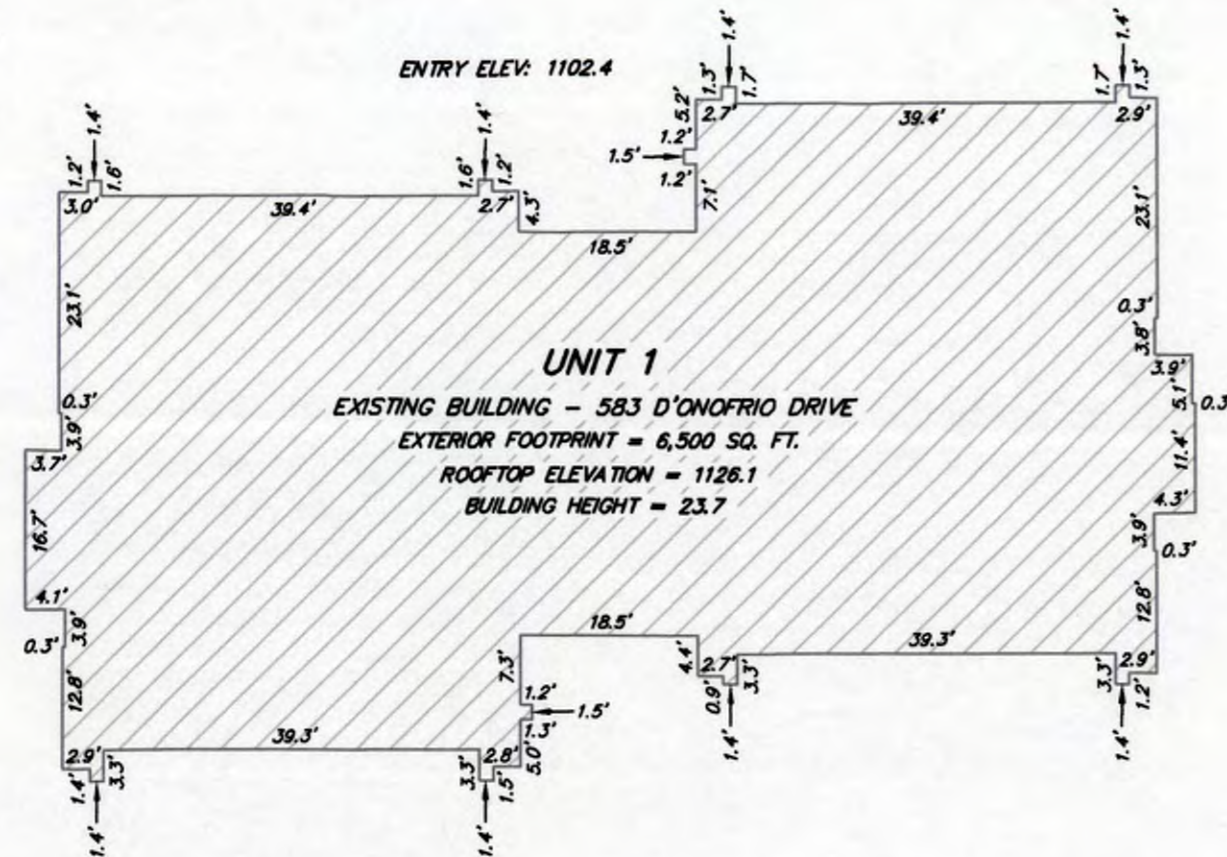
- GENERAL SURVEY NOTES:**
- Legal Description as provided from Title Commitment NCS-772883-MAD:  
**PARCEL A:** Lot 3, Certified Survey Map No. 5423, recorded in Volume 24 of Certified Survey Maps, Page 364, as Document No. 2058110, in the City of Madison, Dane County, Wisconsin.  
**PARCEL B:** Unit 6, Highpoint Office Park, a Condominium, in the City of Madison, Dane County, Wisconsin.  
**PARCEL C:** Lots 3 and 4, Zor Place, in the City of Madison, Dane County, Wisconsin.  
**PARCEL D:** Units 1, 2, 3, 4, 5 and 7, Highpoint Office Park, a Condominium, in the City of Madison, Dane County, Wisconsin.
  - The legal description referenced in the title commitment is the same property depicted on this survey.
  - This survey is based upon field work performed on February 17-22, 2016. Any changes in site conditions after February 22 are not reflected by this survey.
  - The total area of the parcels surveyed is 501,199 square feet (11,506 acres) (PARCELS A, B & D) and 154,349 square feet (3.543 acres) (PARCEL C) more or less.
  - The boundary for this ALTA Survey is based upon an ALTA/ACSM Survey prepared by Burse Surveying & Engineering, Inc. file number 858211-ZDR with a date of June 28, 2005 and an ALTA/ACSM Survey prepared by Burse Surveying & Engineering, Inc. file number 858211-149P with a date of June 28, 2005.
  - Snow cover was present at the time of this survey, only substantial visible improvements observed during the course of field survey work lying above the snow or where the snow was removed were located.
  - Address of Property(s): 1 Point Place (PARCEL A), 3 Point Place (PARCEL B), 545, 549 & 555 Zor Shrine Place (PARCEL C) & 555, 558, 567, 575, 579 & 583 D'Onofrio Drive (PARCEL D)  
Parcel Number(s): 251070828201108 (PARCEL A), 251070828201174 (PARCEL B), 251070828201132 & 251070828201140 (PARCEL C) & 251070828201075, 251070828201083, 251070828201091, 251070828201158, 251070828201166 & 251070828201182 (PARCEL D)
  - Surveyor has made no investigation or independent search for encumbrances, restrictive covenants, ownership title evidence, or any other facts that the current title search may disclose.
  - No attempt has been made as a part of this survey to obtain or show data concerning size, depth, condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities contact the appropriate agencies.
  - Total number of above-ground marked standard parking stalls = 723  
Total number of above-ground marked handicap parking stalls = 34
  - Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that of underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger Hotline One-Call ticket number 20160801681, 20160801692 & 20160801730. Location of any buried private utilities is not within the scope of this survey.
  - With regard to Table A Item 11, source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.2.1. To develop a view of the underground utilities. However, lacking excavation, the exact location of underground utilities cannot be accurately completed, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests 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 and/or a private utility locate request may be necessary.
  - No trees, hedges or ground cover have been located as a part of this survey.
  - The rooftop elevations were determined using the vertical angle offset collection method with a robotic total station. Rooftop elevations are rounded to the nearest 0.5'.
  - Rooftop elevations are based upon NAVD83 Vertical Datum using the top nut of the fire hydrant located in the Southeast Quadrant of D'Onofrio Drive and South High Point Road. Top nut elevation = 1108.01.
  - Adjacent owner of record information noted on this survey including the addresses and parcel numbers were obtained from the Access Dane website on 02/24/2016.
  - By graphic plotting only the parcels surveyed falls within "Zone X" (Area of minimal flood hazard) by the Federal Emergency Management Agency, on Flood Insurance Rate Map No. 55025C0395C with a date of identification of January 2, 2009 which is the current Flood Insurance Rate Map for the community in which said property is situated.
  - Surveyor has been provided a copy of the Title Commitment No. NCS-772883-MAD dated January 19, 2016, at 7:30 a.m. from First American Title Insurance Company.

REVISIONS	NO.	DATE	REMARKS

SCALE: 1"=40' (30x42)

DATE: 03/22/2016  
DRAFTER: MJE  
CHECKED: MMAR  
PROJECT NO.: 160602  
SHEET: 1 OF 3  
DWG. NO.: C-1





EXISTING BUILDING DETAILS NOT TO SCALE

EXISTING BUILDING DETAILS NOT TO SCALE

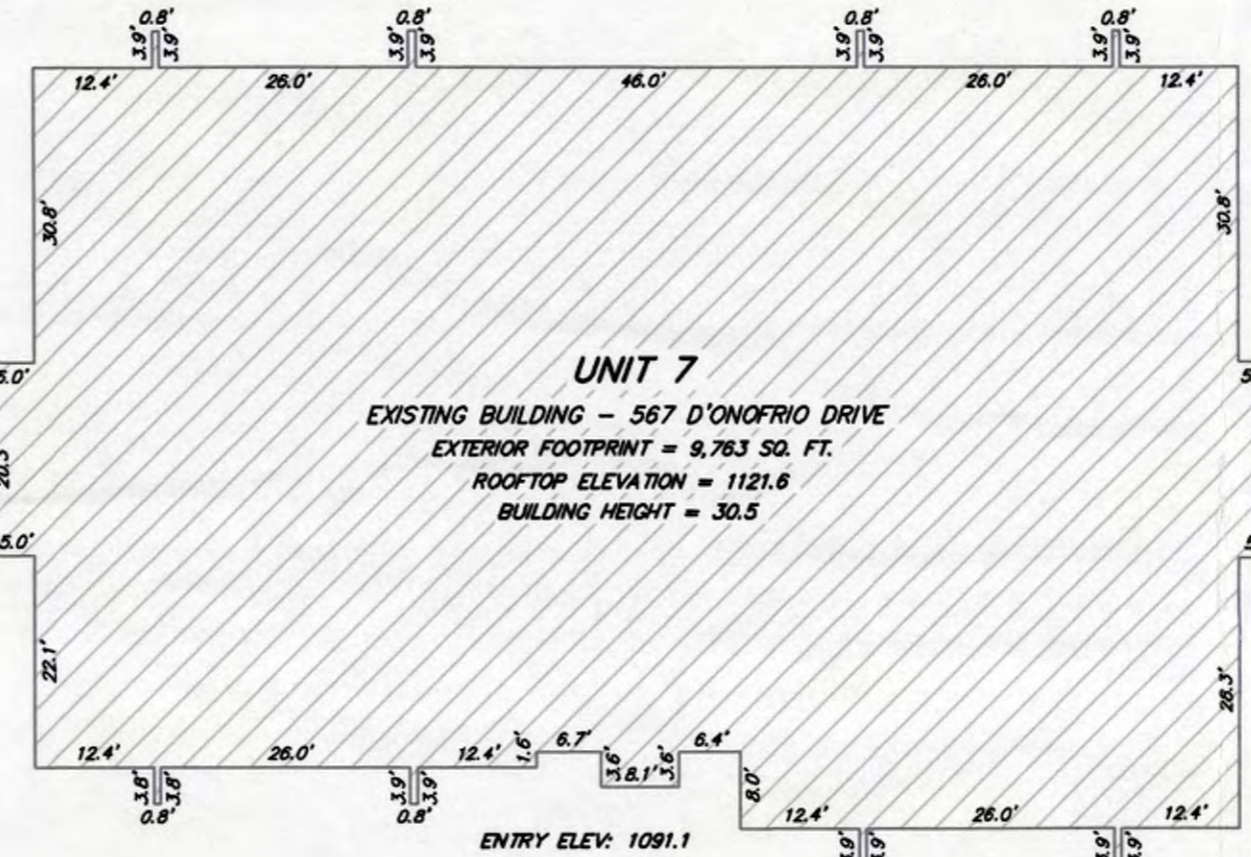
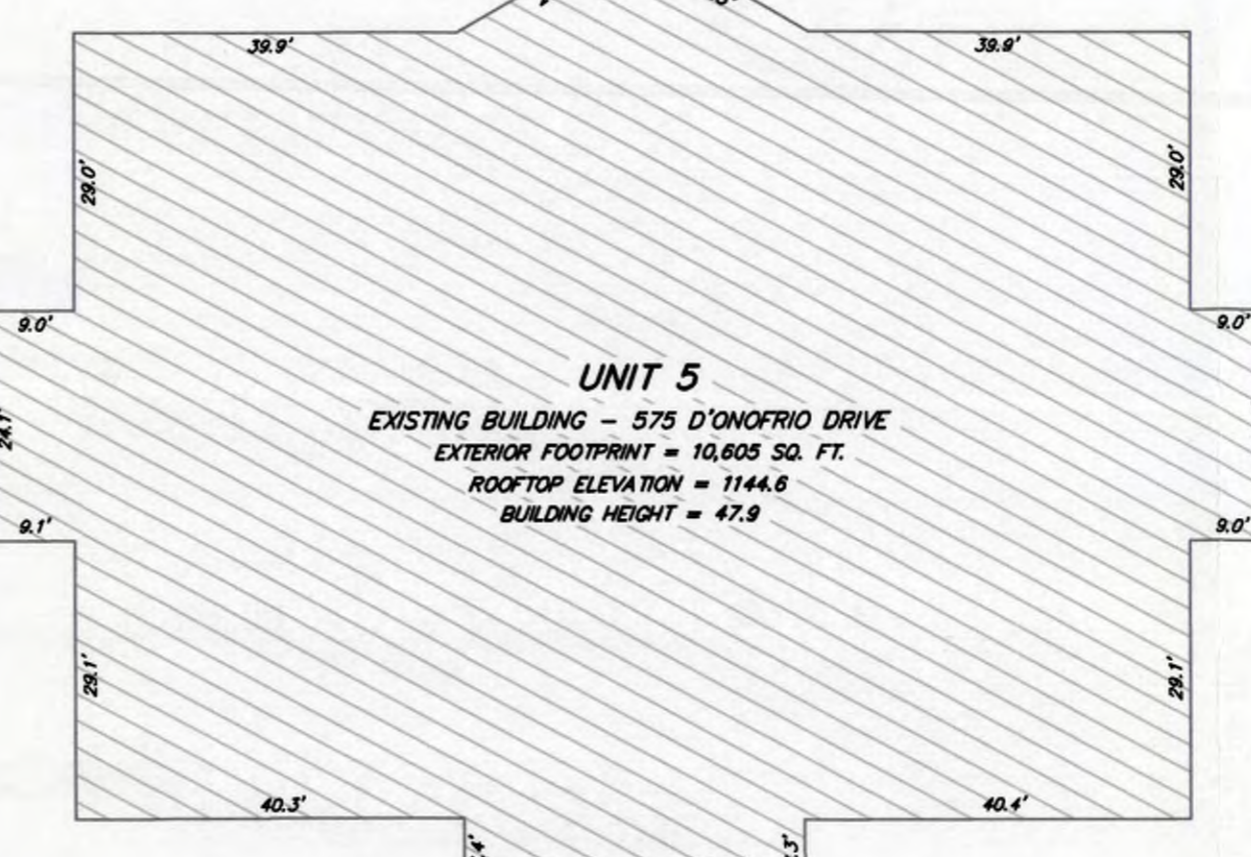
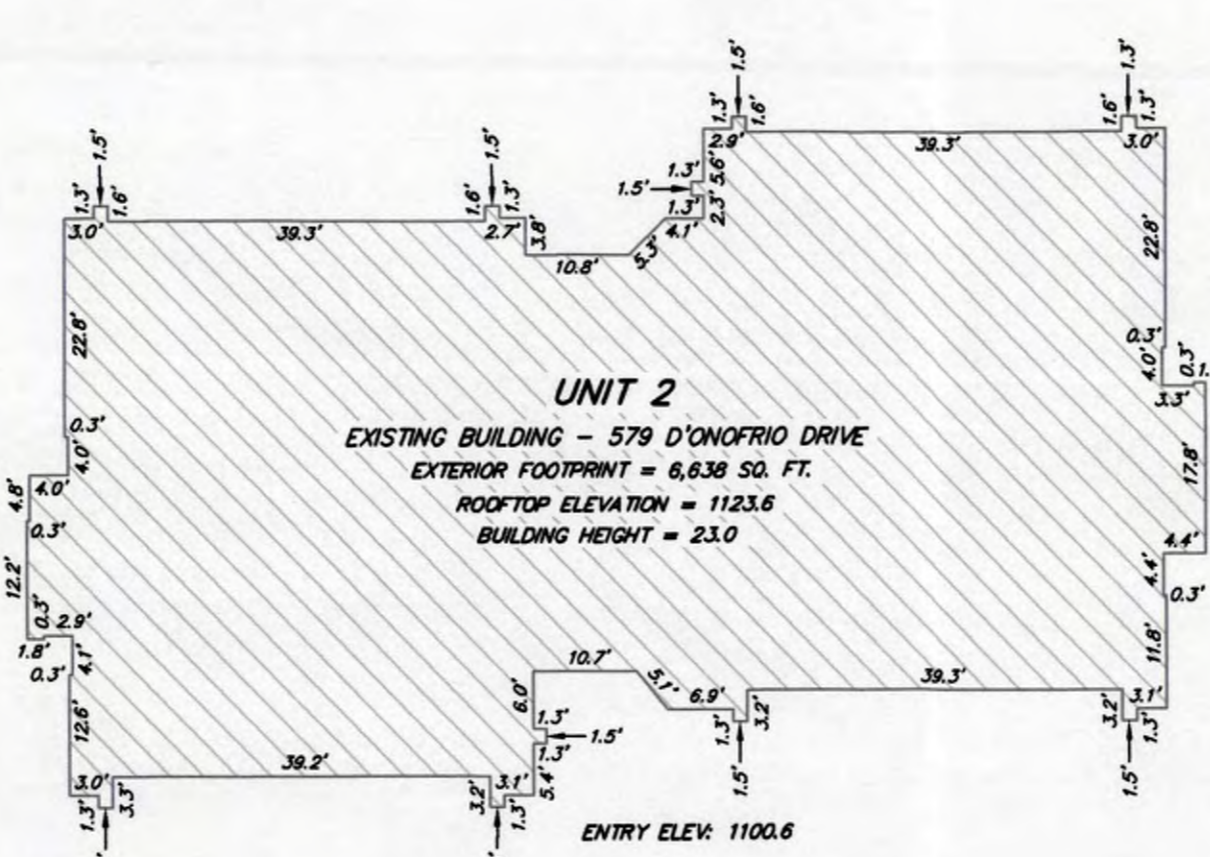
EXISTING BUILDING DETAILS NOT TO SCALE

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
EXISTING SIGN
EXISTING CURB INLET
EXISTING FIELD INLET
EXISTING STORM MANHOLE
EXISTING CLEANOUT
EXISTING SANITARY MANHOLE
EXISTING FIRE HYDRANT
EXISTING STANDPIPE
EXISTING WATER MAIN VALVE
EXISTING CURB STOP
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EXISTING TRAFFIC SIGNAL

TOPOGRAPHIC LINE WORK LEGEND

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EXISTING FIBER OPTIC LINE
EXISTING UNDERGROUND TELEPHONE
EXISTING RETAINING WALL
EXISTING CHAIN LINK FENCE
EXISTING WOOD FENCE
EXISTING GAS LINE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING GUY LINE
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EXISTING OVERHEAD GENERAL UTILITIES
EXISTING SANITARY FORCE MAIN
EXISTING SANITARY SEWER LINE
EXISTING STORM SEWER LINE
EXISTING WATER MAIN
EXISTING CONCRETE
EXISTING ASPHALT



EXISTING BUILDING DETAILS NOT TO SCALE

EXISTING BUILDING DETAILS NOT TO SCALE

GENERAL SURVEY NOTES

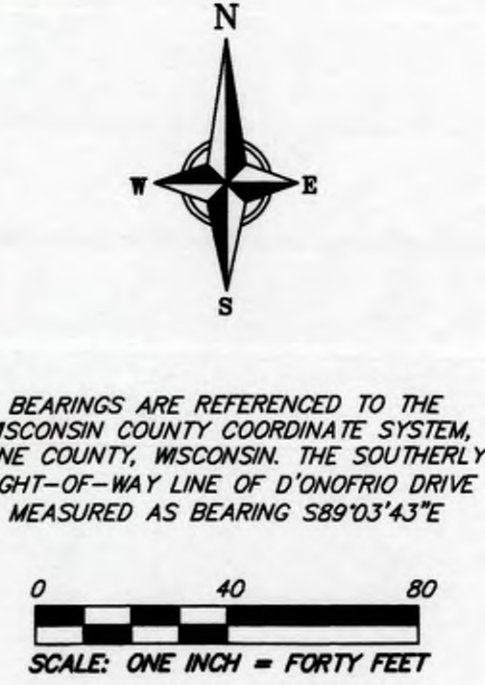
- 1) Legal Description as provided from Title Commitment NCS-772883-MAD:
PARCEL A: Lot 2, Certified Survey Map No. 5423, recorded in Volume 24 of Certified Survey Maps, Page 364, as Document No. 2008110, in the City of Madison, Dane County, Wisconsin.
PARCEL B: Unit 6, Highpoint Office Park, a Condominium, in the City of Madison, Dane County, Wisconsin.
PARCEL C: Lots 3 and 4, Zor Place, in the City of Madison, Dane County, Wisconsin.
PARCEL D: Units 1, 2, 3, 4, 5 and 7, Highpoint Office Park, a Condominium, in the City of Madison, Dane County, Wisconsin.
2) The legal description referenced in the title commitment is the same property depicted on this survey.
3) This survey is based upon field work performed on February 17-22, 2016. Any changes in site conditions after February 22 are not reflected by this survey.
4) The total area of the parcels surveyed is 501,199 square feet (11.506 acres) (PARCELS A, B & D) and 154,349 square feet (3.543 acres) (PARCEL C) more or less.
5) The boundary for this ALTA Survey is based upon an ALTA/ACSM Survey prepared by Burns Surveying & Engineering, Inc. file number BSEB11-ZOR with a date of June 28, 2005 and an ALTA/ACSM Survey prepared by Burns Surveying & Engineering, Inc. file number BSEB11-NPP with a date of June 28, 2005.
6) Snow cover was present at the time of this survey; only substantial visible improvements observed during the course of field survey work lying above the snow or where the snow was removed were located.
7) Address of Property(s): 1 Point Place (PARCEL A), 3 Point Place (PARCEL B), 545, 549 & 555 Zor Shrine Place (PARCEL C) & 555, 559, 567, 575, 579 & 583 D'Onofrio Drive (PARCEL D)
Parcel Number(s): 25107082620108 (PARCEL A), 251070826201174 (PARCEL B), 251070826201132 & 251070826201140 (PARCEL C) & 251070826201075, 251070826201083, 251070826201091, 251070826201158, 251070826201166 & 251070826201182 (PARCEL D)
8) Surveyor has made no investigation or independent search for encumbrances, restrictive covenants, ownership title evidence, or any other facts that the current title search may disclose.
9) No attempt has been made as a part of this survey to obtain or show data concerning size, depth, condition or capacity of any utility or municipal/public facility. For information regarding these utilities or facilities contact the appropriate agencies.
10) Total number of above-ground marked standard parking stalls = 723
11) Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger Hotline One-Call ticket number 20160801661, 20160801692 & 20160801730. Location of any buried private utilities is not within the scope of this survey.
12) With regard to Table A, Item 11, source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.6.1. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plot 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 and/or a private utility locate request may be necessary.
13) No trees, hedges or ground cover have been located as a part of this survey.
14) The rooftop elevations were determined using the vertical angle offset collection method with a robotic total station. Rooftop elevations are rounded to the nearest 0.5'.
15) Rooftop elevations are based upon NAVD83 Vertical Datum using the top nut of the fire hydrant located in the Southeast Quadrant of D'Onofrio Drive and South High Point Road. Top nut elevation = 1108.01'.
16) Adjacent owner of record information noted on this survey including the addresses and parcel numbers were obtained from the Access Dane website on 02/24/2016.
17) By graphic plotting only the parcels surveyed falls within "Zone X" (Area of minimal flood hazard) by the Federal Emergency Management Agency, on Flood Insurance Rate Map No. 50025C03050 with a date of identification of January 2, 2009 which is the current Flood Insurance Rate Map for the community in which said property is situated.
18) Surveyor has been provided a copy of Title Commitment No. NCS-772883-MAD dated January 19, 2016, at 7:30 a.m. from First American Title Insurance Company.

EXISTING BUILDING DETAILS NOT TO SCALE

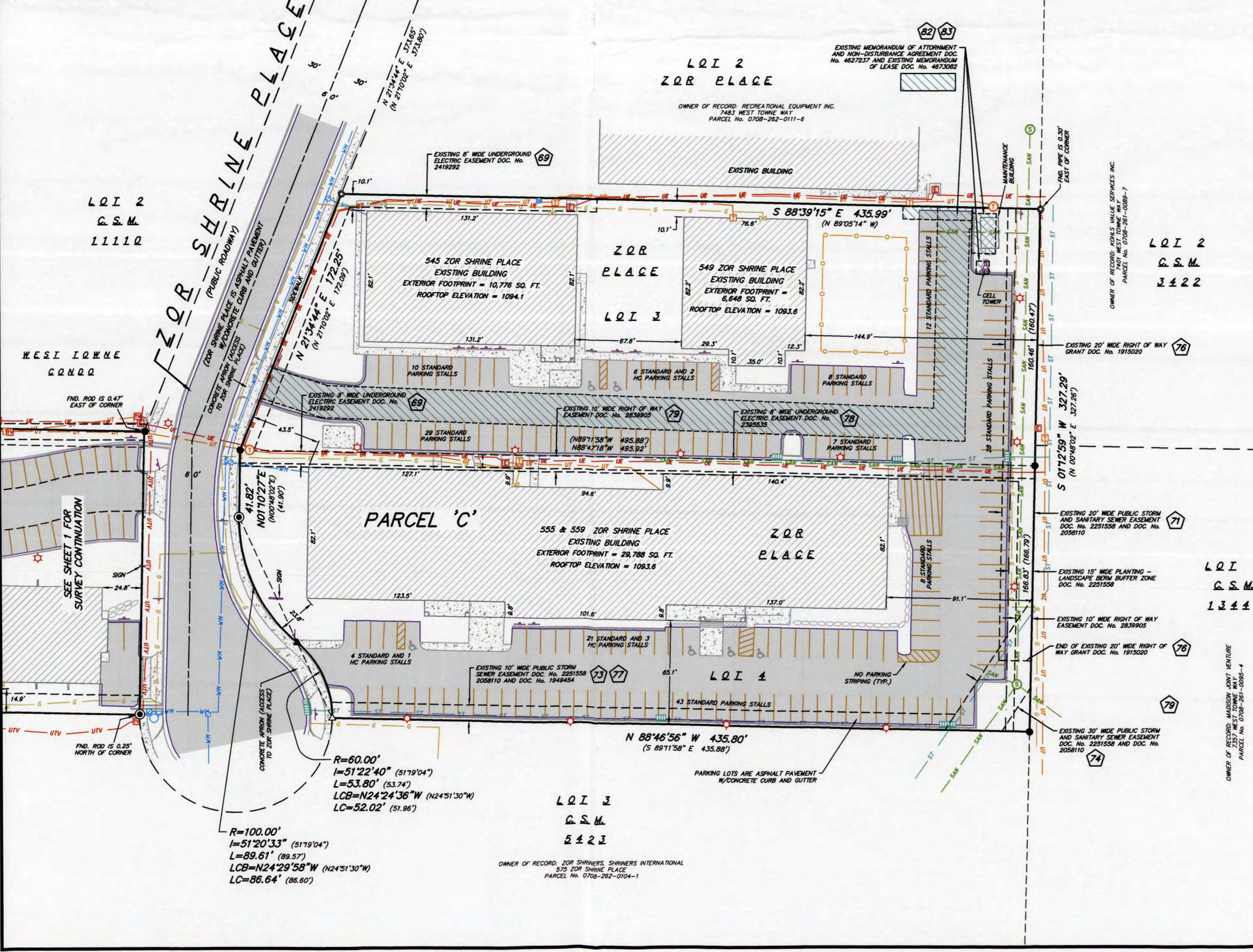


SURVEY LEGEND

- FOUND 1" # IRON PIPE
FOUND P.K. NAIL
FOUND 1 1/4" # IRON ROD
FOUND 3/4" # IRON ROD
SET CHISELED "X"
SET P.K. NAIL
SET 3/4" x 18" SOLID IRON ROD, MIN. WT. 1.50 lbs./ft.
INDICATES RECORDED AS
DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT



SURVEYED FOR: Arthur Goldner & Associates, Inc. 130 South Jefferson Suite 350 Chicago, IL 60661
SURVEYED BY: Vierbicher Associates, Inc. By: Michael J. Ziehr 999 Fourier Drive, Suite 201 Madison, WI 53717 (608) 821-3962 mzie@vierbicher.com





©2015 Viebicher Associates, Inc. M:\Arthur\_Goldner & Assoc.\16040\_Highpoint Office Park\CADD\16040\_ALTA.dwg by:mas 25 Mar 2016 1:56p

GENERAL SURVEY NOTES:

1) Legal Description as provided from Title Commitment NCS-772883-MAJ:

PARCEL A: Lot 2, Certified Survey Map No. 5423, recorded in Volume 24 of Certified Survey Maps Page 364, as Document No. 2058110, in the City of Madison, Dane County, Wisconsin.

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PARCEL C: Lots 3 and 4, Zor Place, in the City of Madison, Dane County, Wisconsin.

PARCEL D: Units 1, 2, 3, 4, 5 and 7, Highpoint Office Park, a Condominium, in the City of Madison, Dane County, Wisconsin.

- 2) The legal description referenced in the title commitment is the same property depicted on this survey;
3) This survey is based upon field work performed on February 17-22, 2016. Any changes in site condition after February 22 are not reflected by this survey;
4) The total area of the parcels surveyed is 501,199 square feet (11,508 acres) (PARCELS A, B & D) and 154,349 square feet (3.543 acres) (PARCEL C) more or less;
5) The boundary for this ALTA Survey is based upon an ALTA/ACSM Survey prepared by Burns Surveying & Engineering, Inc. file number 85291-20R with a date of June 28, 2005 and an ALTA/ACSM Survey prepared by Burns Surveying & Engineering, Inc. file number 85291-19R with a date of June 28, 2005;
6) Snow cover was present at the time of this survey, only substantial visible improvements observed during the course of field survey work were above the snow or where the snow was removed were located;
7) Address of Property: a. 1 Point Place (PARCEL A), 3 Point Place (PARCEL B), 545, 549 & 555 Zor Shrine Place (PARCEL C) & 555, 559, 567, 573, 579 & 583 D'Donofrio Drive (PARCEL D);
8) Surveyor has made no investigation or independent search for encumbrances, restrictive covenants, easements or other interests in the property which may affect the current title search;
9) No attempt has been made as a part of this survey to obtain or show data concerning size, depth, condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities contact the appropriate agencies;
10) Total number of above-ground marked standard parking stalls = 723;
11) Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others than that of underground utilities affecting this property were marked and subsequently located for this survey;
12) With regard to Table A, Item 11, source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.0.1, to develop a view of the underground utilities. However, looking excavation, the exact location of underground features cannot be guaranteed and is not shown on this survey;
13) No trees, hedges or ground cover have been located as a part of this survey;
14) The rooftop elevations were determined using the vertical angle offset collection method with a robotic total station. Rooftop elevations are rounded to the nearest 0.5';
15) Rooftop elevations are based upon NAVD83 Vertical Datum using the top nut of the fire hydrant located in the Southeast Quadrant of D'Donofrio Drive and South High Point Road. Top nut elevation = 1108.01;
16) Adjacent owner of record information noted on this survey including the addresses and parcel numbers were obtained from the Access Data website on 02/24/2016;
17) By graphic platting only the parcels surveyed falls within "Zone X" (Area of Minimal Road Hazard) by the Federal Emergency Management Agency, on Flood Insurance Rate Map No. 55025C0395W with a date of identification of January 2, 2009 which is the current Flood Insurance Rate Map for the community in which said property is situated;
18) Surveyor has been provided a copy of Title Commitment No. NCS-772883-MAJ dated January 19, 2016, at 7:30 a.m. from First American Title Insurance Company;
19) Title Commitment references the following from Schedule B - Section Two Exceptions:

- EXCEPTION 12: Twelve (12) foot wide utility easement as set forth on Certified Survey Map No. 5423 recorded as Doc. No. 2058110. (As shown on survey affects PARCELS A and B).
EXCEPTION 13: Notes as disclosed on Certified Survey Map No. 5423 recorded as Doc. No. 2058110.
EXCEPTION 14: Specific Implementation Plan recorded as Doc. No. 1710577; modified as Doc. No. 1902488; modified as Doc. No. 1825032; modified as Doc. No. 1837904; modified as Doc. No. 1844644; modified as Doc. No. 1901315; modified as Doc. No. 1907357; modified as Doc. No. 1925169; modified as Doc. No. 2132066; modified as Doc. No. 2292543; modified as Doc. No. 2340191; modified as Doc. No. 2367476; modified as Doc. No. 2815704; modified as Doc. No. 3129926; modified as Doc. No. 4460965. (Refer to documents not platable Affects PARCELS A, B and D).
EXCEPTION 15: Declaration of Conditions and Restrictions recorded as Doc. No. 1885069; amended as Doc. No. 2431017. (Refer to document not platable Affects PARCELS A, B and C).
EXCEPTION 16: Declaration of Conditions and Covenants recorded as Doc. No. 1882925. (Refer to document not platable Affects PARCELS A, B and D).
EXCEPTION 17: Declaration of Conditions and Covenants recorded as Doc. No. 1885070. (Note from G.S.M. 5423). (As shown on survey affects PARCELS A, B and C).
EXCEPTION 18: Underground Electric Easement to Wisconsin Power and Light Company and Mid Plains Telephone, Inc. and TDJ Corporation of Wisconsin, Inc. recorded as Doc. No. 2194157. (As shown on survey affects PARCEL A).
EXCEPTION 19: Right of Way Easement to Mid Plains Telephone, Inc. recorded as Doc. No. 2839807. (As shown on survey affects PARCEL A).
EXCEPTION 20: Twelve (12) foot wide utility easement as shown on Certified Survey Map No. 3567 recorded as Doc. No. 1882775, The High Point Office Park recorded as Doc. No. 1830379 and Highpoint Office Park, a condominium plat recorded as Doc. No. 1830384. (As shown on survey affects PARCELS B and D).
EXCEPTION 21: Twenty (20) foot wide public water main easement as shown on Certified Survey Map No. 3567 recorded as Doc. No. 1882775, The High Point Office Park recorded as Doc. No. 1830379 and Highpoint Office Park, a condominium plat recorded as Doc. No. 1830384. (As shown on survey affects PARCEL D).
EXCEPTION 22: Twenty (20) foot wide Wisconsin Power and Light General Utility as shown on Certified Survey Map No. 3567 recorded as Doc. No. 1882775, The High Point Office Park recorded as Doc. No. 1830379 and Highpoint Office Park, a condominium plat recorded as Doc. No. 1830384. (As shown on survey affects PARCELS B and D).
EXCEPTION 23: Notes as disclosed by Certified Survey Map No. 3567 recorded as Doc. No. 1882775.
EXCEPTION 24: Restrictions relative to the direction of drainage swale construction as set forth on the plat of High Point Office Park recorded as Doc. No. 1830379. (Not platable Affects PARCEL D).
EXCEPTION 25: Notes as disclosed by the High Point Office Park Plat recorded as Doc. No. 1830379.
EXCEPTION 26: Building setback line as set forth on the High Point Office Park Plat recorded as Doc. No. 1830379 and as set forth on the Highpoint Office Park, a condominium plat recorded as Doc. No. 1830384. (As shown on survey affects PARCELS B and D).
EXCEPTION 27: Areas of no vehicular access as noted on Certified Survey Map No. 3567 recorded as Doc. No. 1882775 and as noted on High Point Office Park Plat recorded as Doc. No. 1830379. (As shown on survey affects PARCELS B and D).
EXCEPTION 28: Declaration of Conditions and Covenants recorded as Doc. No. 1882925. (Refer to document same as exception 16 above).
EXCEPTION 29: Letter of Intent, Highpoint Towne Ventures General Development Plan recorded as Doc. 1710356. (Refer to document not platable Affects PARCELS A, B, C and D).
EXCEPTION 30: Specific Implementation Plan recorded as Doc. No. 1710577; modified as Doc. No. 1902488; modified as Doc. No. 1825032; modified as Doc. No. 1837904; modified as Doc. No. 1844644; modified as Doc. No. 1901315; modified as Doc. No. 1907357; modified as Doc. No. 1925169; modified as Doc. No. 2132066; modified as Doc. No. 2292543; modified as Doc. No. 2340191; modified as Doc. No. 2367476; modified as Doc. No. 2815704; modified as Doc. No. 3129926; modified as Doc. No. 4674631; modified as Doc. No. 4548863. (Refer to documents not platable Affects PARCELS A, B and D).
EXCEPTION 31: Cross Easement Agreement recorded as Doc. No. 2527178. (As shown on survey affects PARCEL D).
EXCEPTION 32: Agreement for Grant of Easement for Access recorded as Doc. No. 1827450. (As shown on survey affects PARCEL D).
EXCEPTION 33: Agreement for Grant of Easement for Private Storm Sewer recorded as Doc. No. 1827451. (As shown on survey affects PARCEL D).
EXCEPTION 34: Agreement for Grant of Easement for Private Sanitary Sewer and Certain Utilities recorded as Doc. No. 1827452. (As shown on survey affects PARCEL D).
EXCEPTION 35: Declaration of Condominium recorded as Doc. No. 1830383; and First Amendment thereto recorded as Doc. No. 1882800; Second Amendment thereto recorded as Doc. No. 2188742; Third Amendment recorded as Doc. No. 2290609; re-recorded as Doc. No. 2302521; Fourth Amendment recorded as Doc. No. 2527177; Fifth Amendment thereto recorded as Doc. No. 2687962; Sixth Amendment thereto recorded as Doc. No. 4071052. (Not platable Affects PARCEL D).
EXCEPTION 36: Any assessment now or hereafter levied pursuant to the Declaration recorded as Doc. No. 1830383. (Refer to document not platable Affects PARCEL D).
EXCEPTION 37: By-laws of Highpoint Office Park Owners Association, Inc. recorded as Doc. No. 1833548. (Refer to document not platable Affects PARCEL D).
EXCEPTION 38: Declaration of Conditions and Covenants recorded as Doc. No. 1834428. (Refer to document not platable Affects PARCEL D).
EXCEPTION 39: Affidavit of Correction recorded as Doc. No. 1839066. (Refer to document not platable Affects PARCEL D).
EXCEPTION 40: Grant of Easement for Private Sanitary Sewer recorded as Doc. No. 1844645. (As shown on survey affects PARCEL D).

- EXCEPTION 41: Public Sanitary Sewer Easement recorded as Doc. No. 2185243. (As shown on survey affects PARCEL D).
EXCEPTION 42: Declaration of Easements recorded as Doc. No. 2189412. (As shown on survey affects PARCELS A and D).
EXCEPTION 43: Limitation Imposed upon Ingress and Egress as set forth in Access Control recorded as Doc. No. 802720, wherein said highway is designated as a controlled access highway. (Affects access to U.S.H. 12/16, refer to document not platable Affects PARCELS B and D).
EXCEPTION 44: Easement recorded as Doc. No. 1286498. (Easement describes a reference line along and adjacent to the south line of the parcel surveyed and the northwestern right-of-way line of U.S.H. 12/16 which falls within the limits of an existing 20 foot wide general utility easement to RPA recorded as Doc. No. 1862276 and 1835179. Easement cannot be shown with information provided with document. Not platable Affects PARCELS B and D).
EXCEPTION 45: Conditions contained in Award of Damages recorded as Doc. No. 1133622. (Right of Way acquired for U.S.H. 12/16, refer to document not platable Affects PARCELS B and D).
EXCEPTION 46: Conditions as set forth in an instrument recorded as Doc. No. 819818. (Highway conveyance refer to document not platable Affects PARCELS B and D).
EXCEPTION 47: Right of Way Easement recorded as Doc. No. 2839906. (As shown on survey affects PARCELS A and D).
EXCEPTION 48: Agreement recorded as Doc. No. 2134523. (Refer to document not platable Affects PARCELS B, C and D).
EXCEPTION 49: Declaration of Conditions and Restrictions recorded as Doc. No. 1885069; amended as Doc. No. 2431017. (Refer to document Same as exception 15).
EXCEPTION 50: Lease to Activation Publishing, Inc. as evidenced by Subordination, Non-Disturbance and Attornment Agreement recorded as Doc. No. 3837387. (Refer to document not platable Affects PARCELS B and D).
EXCEPTION 51: Signage Easement recorded as Doc. No. 2348877. (As shown on survey affects PARCEL B).
EXCEPTION 52: Plans/Modifications recorded as Doc. No. 4460965. (Refer to document not platable Affects PARCEL D).
EXCEPTION 53: Plans recorded as Doc. No. 4807315. (Refer to document not platable Affects PARCELS B and D).
EXCEPTION 54: Alteration to an Approved and Recorded SP recorded as Doc. No. 4870903. (Refer to document not platable Affects PARCELS B and D).
EXCEPTION 55: Electric Transmission Line Easement recorded as Doc. No. 4891748. Affidavit of Correction recorded as Doc. No. 4891751. (As shown on survey affects PARCELS B and D).
EXCEPTION 56: Assignment of Rents made by 4510 East Washington Avenue LLC to M&I Itey Bank recorded as Doc. No. 4074424. (Refer to document not platable Affects PARCEL B).
EXCEPTION 57: Cross Collateralization and Cross-Default Agreement recorded as Doc. No. 4082762. (Refer to document not platable Affects PARCELS A, B, C and D).
EXCEPTION 58: Specific Implementation Plan recorded as Doc. No. 1710577; modified as Doc. No. 1802488; modified as Doc. No. 1825032; modified as Doc. No. 1837904; modified as Doc. No. 1844644; modified as Doc. No. 1901315; modified as Doc. No. 1907357; modified as Doc. No. 1925169; modified as Doc. No. 2132066; modified as Doc. No. 2292543; modified as Doc. No. 2340191; modified as Doc. No. 2367476; modified as Doc. No. 2815704; modified as Doc. No. 3129926; modified as Doc. No. 4460965. (Refer to documents same as exception 14).
EXCEPTION 59: Note on plat: No poles or buried cables are to be placed such that the installation would disturb any survey stakes or abstract vision along any lot line or street line. The disturbance of a survey stake by anyone is a violation of Section 236.32 of Wisconsin Statutes. Utility Easements as herein set forth are for the use of public bodies and private public utilities having the right to serve the area as noted on the plat of Zor Place recorded as Doc. No. 2251558. (Not platable affects PARCEL C).
EXCEPTION 60: Restrictions relative to the direction of drainage swale construction as noted on the Plat of Zor Place recorded as Doc. No. 2251558. (Not platable Affects PARCEL C).
EXCEPTION 61: All lots in this plat are responsible for on-site storm water detention per Chapter 37 of the City of Madison General Ordinance as noted on the plat of Zor Place recorded as Doc. No. 2251558 and Certified Survey Map No. 5423 recorded as Doc. No. 2058110. (Not platable Affects PARCELS A, B and C).
EXCEPTION 62: Easement to American Telephone and Telegraph Company recorded in Vol. 92 of Misc., Page 298; assigned to Wisconsin Telephone Company recorded as Doc. No. 1728778. (Easement is general in nature and cannot be depicted. Affects PARCELS B and D).
EXCEPTION 63: Declaration of Conditions and Covenants recorded as Doc. No. 1882925. (Refer to document Same as exception 16).
EXCEPTION 64: General Development Plan recorded as Doc. No. 1710577; amended as Doc. No. 2344793; amended as Doc. No. 2629629. (Refer to document not platable Affects PARCELS B, C and D).
EXCEPTION 65: Declaration and Establishment of Special Restrictions recorded as Doc. No. 1885070. (Refer to document Same as exception 17).
EXCEPTION 66: Agreement recorded as Doc. No. 2134523. (General in nature and cannot be depicted. Same as exception 49).
EXCEPTION 67: Signage Easement recorded 2348877. (As shown on survey affects PARCEL B. Same as exception 51).
EXCEPTION 68: Underground Electric Easement recorded as Doc. No. 2419292. (As shown on survey affects PARCEL C).
EXCEPTION 69: Declaration of Easement recorded as Doc. No. 2624416. (General in nature and cannot be depicted).
EXCEPTION 70: Twenty (20) foot wide public storm and sanitary sewer easement as noted on the plat of Zor Place recorded as Doc. No. 2251558. (As shown on survey affects PARCEL C).
EXCEPTION 71: Twelve (12) foot wide utility easement as shown on the plat of Zor Place recorded as Doc. No. 2251558. (There is no 12 foot wide utility easement noted on the recorded plat for the parcels surveyed).
EXCEPTION 72: Ten (10) foot wide Public Storm Sewer Easement as shown on the plat of Zor Place recorded as Doc. No. 2251558. (As shown on survey affects PARCEL C).
EXCEPTION 73: Thirty (30) Foot Public Storm and Sanitary Sewer Easement as shown on the plat of Zor Place recorded as Doc. No. 2251558. (As shown on survey affects PARCEL C).
EXCEPTION 74: Declaration and Establishment of Conditions, Restrictions and Restrictions recorded as Doc. No. 1885069; modified in Vol. 21-495 of Records, Page 7, as Doc. No. 2431017. (Refer to document not platable Affects PARCELS A, B and C).
EXCEPTION 75: Right of Way Grant recorded as Doc. No. 1915020. (As shown on survey affects PARCEL C).
EXCEPTION 76: Storm Sewer Easement recorded as Doc. No. 1949454. (As shown on survey affects PARCEL C).
EXCEPTION 77: Easement to Wisconsin Power and Light Company recorded as Doc. No. 2359533. (As shown on survey affects PARCEL C).
EXCEPTION 78: Right of Way Easement to Mid-Plains Telephone, Inc. recorded as Doc. No. 2839905. (As shown on survey affects PARCEL C).
EXCEPTION 79: Specific Implementation Plan recorded as Doc. No. 1710577; amended as Doc. No. 1883301 of surveyed.
EXCEPTION 80: Signage Easement recorded as Doc. No. 2348877. (As shown on survey affects PARCEL B. Same as exceptions 51 and 68).
EXCEPTION 81: Memorandum of Lease recorded as Doc. No. 4673082. (As shown on survey affects PARCEL C).
EXCEPTION 82: Memorandum of Attornment and Non-Disturbance Agreement recorded as Doc. No. 4672737. (As shown on survey affects PARCEL C).
EXCEPTION 83: Mortgage recorded as Doc. No. 4074427. (Refer to document not a survey item).
EXCEPTION 84: Assignment of Rents made by Highpoint Office Park LLC to M&I Marshall & Itey Bank recorded as Doc. No. 4074428. (Refer to document not a survey item).
EXCEPTION 85: Cross Collateralization and Cross-Default Agreement recorded as Doc. No. 4082762. Second Amendment recorded as Doc. No. 5007268. (Refer to document not a survey item).
EXCEPTION 86: Mortgage recorded as Doc. No. 5104885. (Refer to document not a survey item).
EXCEPTION 87: Assignment of Rents recorded as Doc. No. 5104886. (Refer to document not a survey item).
EXCEPTION 88: A financing statement recorded as Doc. No. 5104931. (Refer to document not a survey item).
EXCEPTION 89: A financing statement recorded as Doc. No. 5104932. (Refer to document not a survey item).

NOTE: Surveyor has been provided a copy of a letter from the City of Madison Building Inspection Division dated February 11, 2016 for the following parcels and notes the findings from this letter:

- 555 Zor Shrine Place (070826201140): There are no current or pending Official Notices of violation relative to zoning and the property is not within the current regulatory floodplain.
-545 Zor Shrine Place (070826201132): There are no current or pending Official Notices of violation relative to zoning and the property is not within the current regulatory floodplain.
-567 D'Donofrio Drive (070826201182): There are no current or pending Official Notices of violation relative to zoning and the property is not within the current regulatory floodplain.
-578 D'Donofrio Drive (070826201083): There are no current or pending Official Notices of violation relative to zoning and the property is not within the current regulatory floodplain.
-581 D'Donofrio Drive (070826201075): There are no current or pending Official Notices of violation relative to zoning and the property is not within the current regulatory floodplain.
-575 D'Donofrio Drive (070826201168): There are no current or pending Official Notices of violation relative to zoning and the property is not within the current regulatory floodplain.
-532 D'Donofrio Drive (070826201150): There are no current or pending Official Notices of violation relative to zoning and the property is not within the current regulatory floodplain.
-555 D'Donofrio Drive (070826201091): There are no current or pending Official Notices of violation relative to zoning and the property is not within the current regulatory floodplain.
-1 Point Place (070826201108): There are no current or pending Official Notices of violation relative to zoning and the property is not within the current regulatory floodplain.
-1 Point Place (070826201174): There are no current or pending Official Notices of violation relative to zoning and the property is not within the current regulatory floodplain.

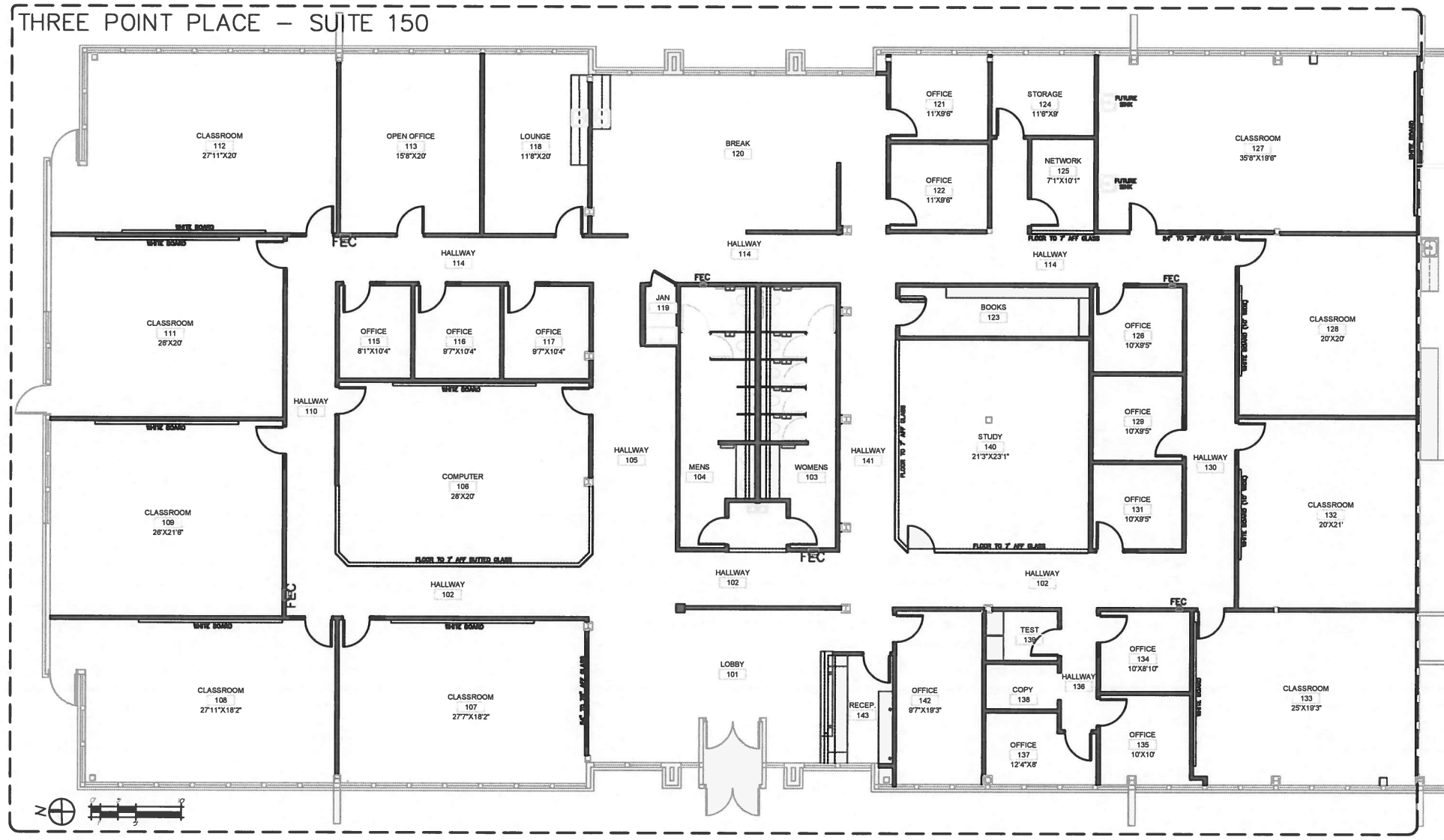
Current zoning classification and zoning requirements have been shown and/or noted per information provided by the following:

- 1. Zoning Compliance Report by American Zoning Services dated March 17, 2016 for Site #1574 (High Point Office Park, 545 & 549 Zor Shrine Place, Madison, WI.)
1.01. Zoning Designation: CC, Commercial Center District.
1.03. Use Information: Office
1.04. Setback Requirements:
1.05. Building Height Requirements: Maximum Building Height: 5 Stories / 68 feet
1.06. Lot Area Requirements: Minimum Lot Size: No minimum lot area requirements
1.07. Density Requirements: Maximum Impervious Lot Coverage: 85%
1.08. Off-Street Parking Requirements: Parking Formula: No Minimum Parking Required. In the Central area, as defined, and the Commercial Center (CC) District, there are no specific minimum requirements for off-street parking of automobiles. Maximum parking requirements do apply: Office: 1 space per 250 Sq. Ft. Maximum (61,051 sq. ft. per rent rol)
2. Zoning Compliance Report by American Zoning Services dated March 17, 2016 for Site #1573 (High Point Office Park, 555, 559, 567, 573, 579 & 583 D'Donofrio Drive & 3 Point Place, Madison, WI.)
1.01. Zoning Designation: PD, Planned Development District.
1.03. Use Information: Office
1.04. Setback Requirements:
1.05. Building Height Requirements: Maximum Building Height: 31 feet (Per Approved Site Plan)
1.06. Lot Area Requirements: Minimum Lot Size: 10,423 Acres (Per Approved Site Plan)
1.07. Density Requirements: Maximum Lot Coverage: None Specified
1.08. Off-Street Parking Requirements: Parking Formula: 489 Total Parking Spaces (Per Approved Site Plan)
1.13. Conformance Determination: Conformance Status: Legal Conforming. Nonconformance characteristics of the Site: None found.
3. Zoning Compliance Report by American Zoning Services dated March 17, 2016 for Site #1573 (High Point Office Park, 555 Zor Shrine Place & 1 Point Place, Madison, WI.)
1.01. Zoning Designation: SE, Suburban Employment District.
1.03. Use Information: Office
1.04. Setback Requirements:
1.05. Building Height Requirements: Maximum Building Height: Minimum: 22 feet, Maximum: 3 Stories / 68 feet
1.06. Lot Area Requirements: Minimum Lot Size: 20,000 sq. ft., Minimum Lot Width: 85 feet
1.07. Density Requirements: Maximum Impervious Lot Coverage: 75%
1.08. Off-Street Parking Requirements: Parking Formula: No Minimum Parking Required. In the Central area, as defined, and the Suburban Employment (SE) District, there are no specific minimum requirements for off-street parking of automobiles. Maximum parking requirements do apply: Office: 1 space per 250 Sq. Ft. Maximum (36,894 sq. ft. per rent rol)
1.13. Conformance Determination: Conformance Status: Legal Nonconforming. Nonconformance characteristics of the Site: Setbacks. The building labeled as 555 & 549 Zor Shrine is deficient 3.88 feet to the side setback, and 1 Point Place is deficient 3 feet to the side setback. Parking: The existing parking exceeds the maximum allowed by 24 total parking spaces.



VERTICAL BAR CONTAINING: 'vierbicher' logo, 'ALTA/NPS LAND TITLE SURVEY' text, 'REVISIONS' table with columns for NO., DATE, REMARKS, 'SCALE 1"=40' (30x42)', 'DATE 03/22/2016', 'DRAFTER MZE', 'CHECKED MMAR', 'PROJECT NO. 160806', 'SHEET 3 OF 3 5-625', 'DWG. NO. C-3', and 'SURVEYED FOR' and 'SURVEYED BY' information.





Existing Floor Plan of Suite 150 to Remain