

RESOLUTION



Tx: 8235349

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
4871603

05/14/2012 2:39 PM
Trans. Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 37

Use black ink

At the (City) / Village / Town) of Madison

Circle one

official meeting held on October 18, 2011, the following resolution was adopted concerning land in Dane County described as: See Attached.

(Give the legal description of the affected property or, if attached, say "see attached.")

Vacating all of the High Street public street right-of-way segment from Midland Street to Fish Hatchery Road. (SEE ATTACHED)

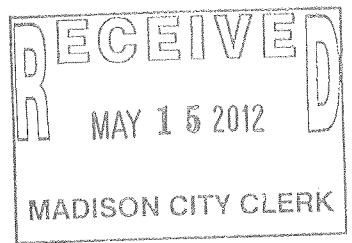
File #: 23790
Resolution #: RES-11-00887

A copy of the resolution is attached.

Recording area

Name and return address:

City Clerk of Madison
210 Martin Luther King Jr. Blvd.
Room 103
Madison, WI 53703



PARCEL IDENTIFICATION NUMBER*
(*Not required for road right of ways)

Maribeth Witzel-Behl

Signature of City/Village/Town official _____ Date May 14, 2012

Name printed Maribeth Witzel-Behl

Title City Clerk of Madison

STATE OF WISCONSIN, County of DANE

Subscribed and sworn to before me on May 14, 2012 by the above named person(s).

Signature of notary or other person authorized to administer an oath

[Signature]

(as per s. 706.06, 706.07)

Print or type name: Eric A Christianson

Title Municipal Clerk 2 Date commission expires 6-29-14



This document was drafted by:
(print or type name below)
Eric A. Christianson

Names of persons signing in any capacity must be typed or printed below their signature.
DCROD 3/1/2002



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Certified Copy

Resolution: RES-11-00887

File Number: 23790

Enactment Number: RES-11-00887

Vacating all of the High Street public street right-of-way segment from Midland Street to Fish Hatchery Road, which was originally dedicated by the subdivision plat of Grand View Addition to South Madison, located adjacent to and reversion rights to, Block One (1) and Block Six (6), said Grand View addition to South Madison, being located in part Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 26, Town 07 North, Range 09 East, City of Madison, Dane County, Wisconsin. (13th Ald. Dist.)

WHEREAS, the Subdivision Plat of "Grand View Addition to South Madison" including lands in the Township of Madison was recorded December 5, 1889 in Volume A of Plats on Page 21 as Document No. 180788, Dane County Registry; and

WHEREAS, the Subdivision Plat of "Grand View Addition to South Madison" dedicated High Street, a fifty (50) feet wide public street, from Fish Hatchery Road (formerly known as Fitchburg Street) to the south terminus at the south end of Block 3, Grand View addition to South Madison; and

WHEREAS, these Town of Madison platted lands were then annexed to the City of Madison in 1923; and

WHEREAS, an application has been made by Ghidorzi Companies on behalf of Wingra Point, LLC for the demolition of the former Bancroft Dairy, eight (8) residences and an electrical substation to prepare the site for the proposed new construction of a planned mixed-use employment development center, medical clinic, office building and parking ramp within a PUD-GDP-SIP redevelopment plan; and

WHEREAS, Wingra Point, LLC either owns or has offers to purchase agreements in place for all but two properties adjacent to the proposed vacation; and

WHEREAS, the properties at 1110 S. Park St. owned by Marc R. Wolfman and 1114 S. Park St. owned by the Reneau Living Trust, Robert F. & Carol A. Reneau Trustees will have reversionary title to vacated High Street; and

WHEREAS, the proposed redevelopment plan requires private access within the same area as vacated High Street and the Wolfman and Reneau Living Trust property owners have agreed to grant private access rights to Wingra Point, LLC by separate recorded document; and

WHEREAS, the City Of Madison Engineering, Traffic Engineering and Planning Divisions support the vacation/discontinuance of High Street from Midland Street to Fish Hatchery Road.

NOW THEREFORE BE IT RESOLVED, that the City Of Madison hereby conditionally discontinues and vacates High Street from Midland Street to Fish Hatchery Road under WI Ss 66.1003(2) as shown and described on "EXHIBIT" attached and made part of this resolution.

NOW THEREFORE BE IT FURTHER RESOLVED, under Section 80.32(4), Wisconsin Statutes, any existing easements or incidental rights within the vacated portion of High Street are perpetuated as part of this vacation;

NOW THEREFORE BE IT FURTHER RESOLVED, under Section 66.1005(1), Wisconsin Statutes, reversionary rights of the portion of vacated High Street public right-of-way will attach in title and ownership to the adjacent Grand View Addition to South Madison platted parcels; and

NOW THEREFORE BE IT FURTHER RESOLVED, that the City Clerk validate this street vacation by recordation with the Dane County Register of Deeds.

I, Maribeth Witzel-Behl, certify that this is a true copy of Resolution No. 23790, passed by the Common Council on 10/18/2011.

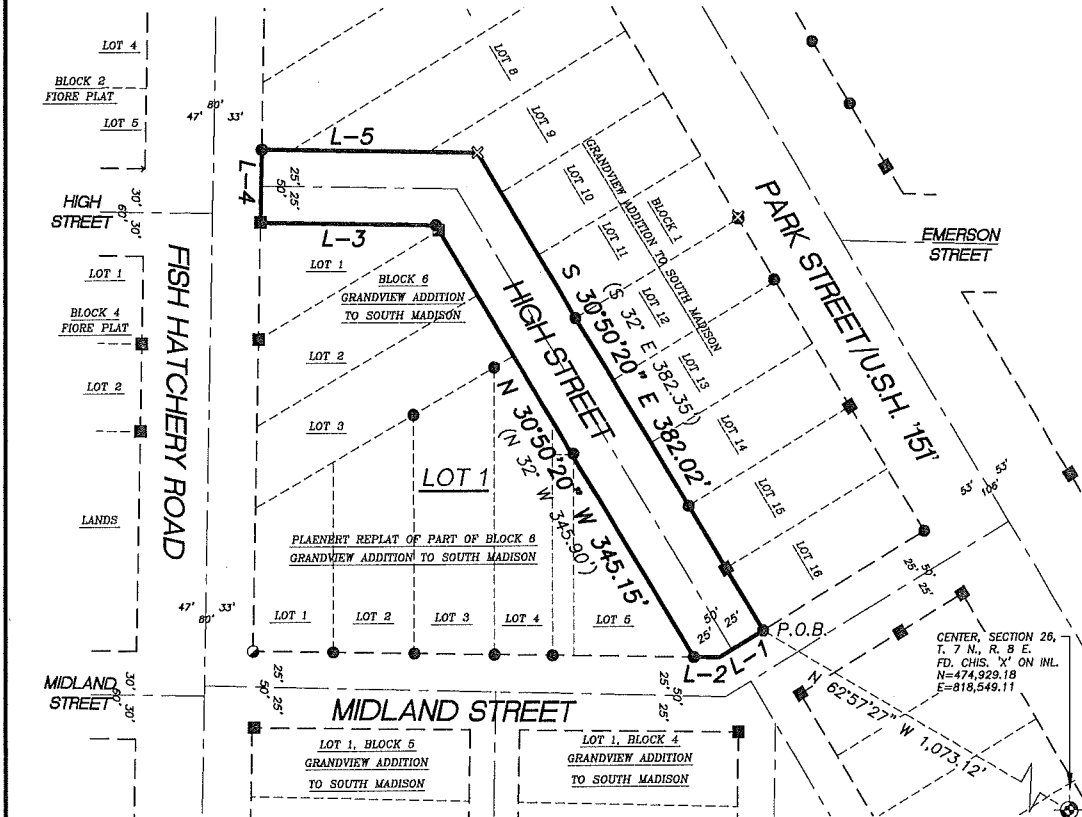
Maribeth Witzel-Behl

5-14-2012

Date Certified

EXHIBIT

THAT PART OF HIGH STREET BETWEEN FISH HATCHERY ROAD AND MIDLAND STREET, ALL BEING IN PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- 1/4" REBAR FOUND
- 2" IRON PIPE FOUND
- CHISELED 'X' FOUND
- ROADWAY BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- SECTION LINE
- RECORDED INFORMATION

NOTES

- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS DANE ZONE 1991), NORTH AMERICAN DATUM 1983(1991), (NAD 83(91)).
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF APRIL 11, 2011.

LINE TABLE

LINE	BEARING	DISTANCE	BEARING	DISTANCE
L-1	S 58°43'34" W	34.97'	(S 58° W)	
L-2	N 88°56'22" W	17.71'	(WEST)	
L-3	N 88°56'57" W	120.68'	(WEST)	(120.5')
L-4	N 01°00'16" E	50.00'	(NORTH)	(50.00')
L-5	S 88°56'57" E	148.49'	(EAST)	(138.02')

LEGAL DESCRIPTION

THAT PART OF HIGH STREET BETWEEN FISH HATCHERY ROAD AND MIDLAND STREET, ALL BEING IN PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 26, AFORESAID; THENCE NORTH 62 DEGREES 57 MINUTES 27 SECONDS WEST, 1,073.12 FEET TO THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY OF HIGH STREET AND THE NORTHWESTERLY RIGHT-OF-WAY OF MIDLAND STREET AS PLATTED, ALSO BEING THE MOST SOUTHERLY CORNER OF LOT 16, BLOCK 1 OF GRANDVIEW ADDITION TO SOUTH MADISON, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 58 DEGREES 43 MINUTES 34 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 34.97 FEET; THENCE CONTINUING NORTH 88 DEGREES 56 MINUTES 22 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 17.71 FEET TO THE WESTERLY RIGHT-OF-WAY OF HIGH STREET; THENCE NORTH 30 DEGREES 50 MINUTES 20 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 345.15 FEET; THENCE NORTH 88 DEGREES 56 MINUTES 57 SECONDS WEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGH STREET, 120.68 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF FISH HATCHERY ROAD; THENCE NORTH 01 DEGREES 00 MINUTES 16 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 50.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HIGH STREET; THENCE SOUTH 88 DEGREES 56 MINUTES 57 SECONDS EAST ALONG SAID LINE, 148.49 FEET; THENCE SOUTH 30 DEGREES 50 MINUTES 20 SECONDS EAST ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HIGH STREET, 382.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 25,073 SQUARE FEET OR 0.575 ACRES.

PREPARED BY:

JSD Professional Services, Inc.
 Engineers • Surveyors • Planners

161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 PHONE: (608)848-5060

PREPARED FOR:

GHIDORZI COMPANIES
 2100 STEWART AVENUE,
 SUITE 300
 WAUSAU, WI 54401

PROJECT NO: 11-4627

FILE NO: B-190

FIELDBOOK/PG: 246/119

SHEET NO: 1 OF 1

SURVEYED BY: MAD

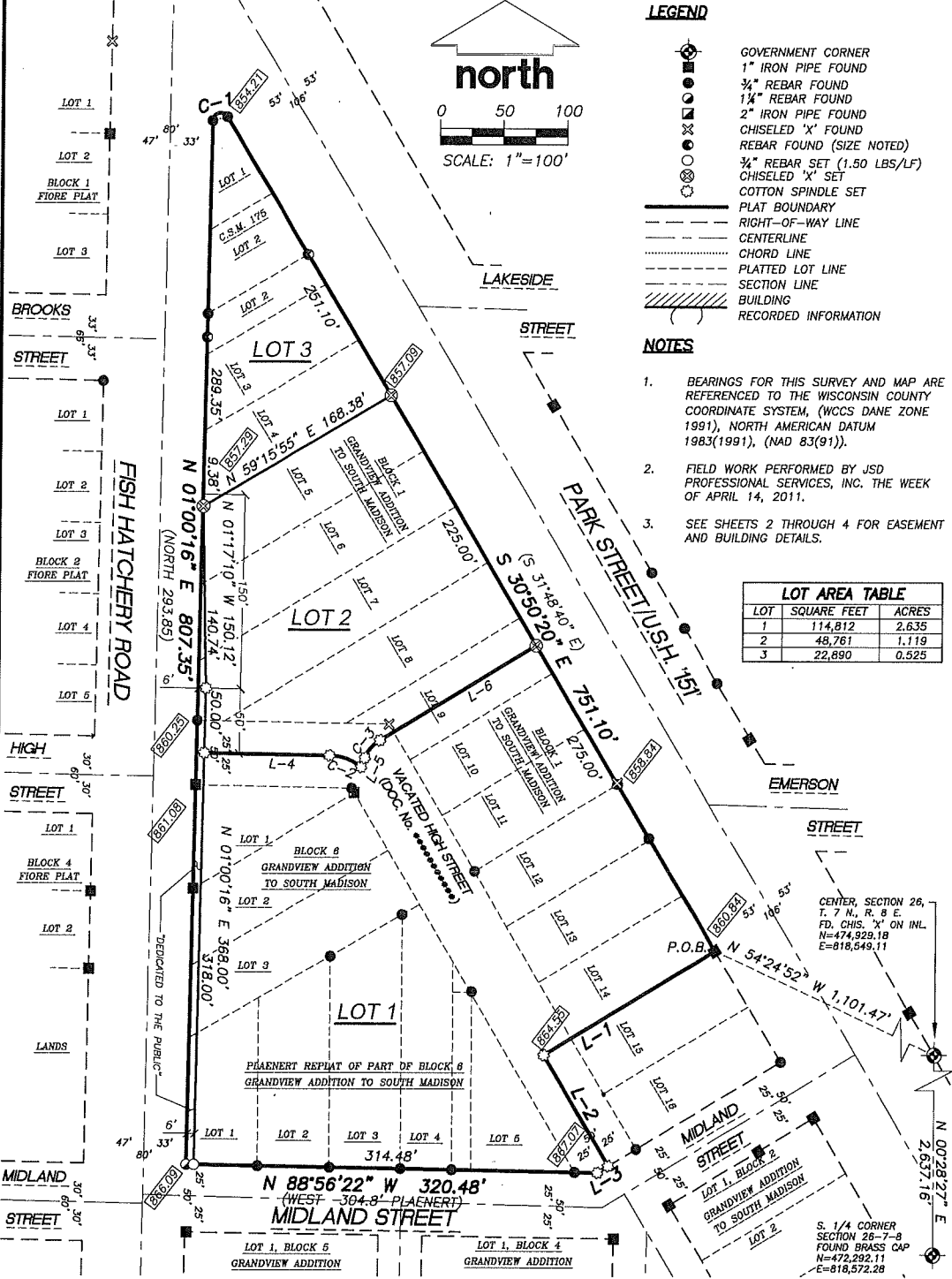
DRAWN BY: JK

CHECKED BY: DRS

APPROVED BY: HPJ

CERTIFIED SURVEY MAP NO. _____

LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 175, RECORDED IN VOLUME 1, PAGE 175 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 1120857, PART OF LOTS 2 THROUGH 14, BLOCK 1, LOTS 1 THROUGH 3, BLOCK 6 OF GRANDVIEW ADDITION TO SOUTH MADISON, LOTS 1 THROUGH 5, PLAENERT REPLAT OF PART OF BLOCK 6, GRANDVIEW ADDITION TO SOUTH MADISON AND VACATED HIGH STREET, ALL BEING IN PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- 1/4" REBAR FOUND
- 2" IRON PIPE FOUND
- CHISELED 'X' FOUND
- REBAR FOUND (SIZE NOTED)
- 1/4" REBAR SET (1.50 LBS/LF)
- CHISELED 'X' SET
- COTTON SPINDLE SET
- PLAT BOUNDARY
- RIGHT-OF-WAY LINE
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- CHORD LINE
- PLATTED LOT LINE
- SECTION LINE
- BUILDING RECORDED INFORMATION

NOTES

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2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF APRIL 14, 2011.
3. SEE SHEETS 2 THROUGH 4 FOR EASEMENT AND BUILDING DETAILS.

LOT AREA TABLE		
LOT	SQUARE FEET	ACRES
1	114,812	2.635
2	48,761	1.119
3	22,890	0.525

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PREPARED BY: JSD Professional Services, Inc. Engineers • Surveyors • Planners 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: GHIDORZI COMPANIES 2100 STEWART AVENUE, SUITE 300 WAUSAU, WI 54401	PROJECT NO: 11-4627 FILE NO: 8-189 FIELDBOOK/PG: 246/119 SHEET NO: 1 OF 7	SURVEYED BY: MAD DRAWN BY: JK CHECKED BY: DRS APPROVED BY: HPJ
VOL. _____ PAGE _____		DOC. NO. _____ C.S.M. NO. _____	

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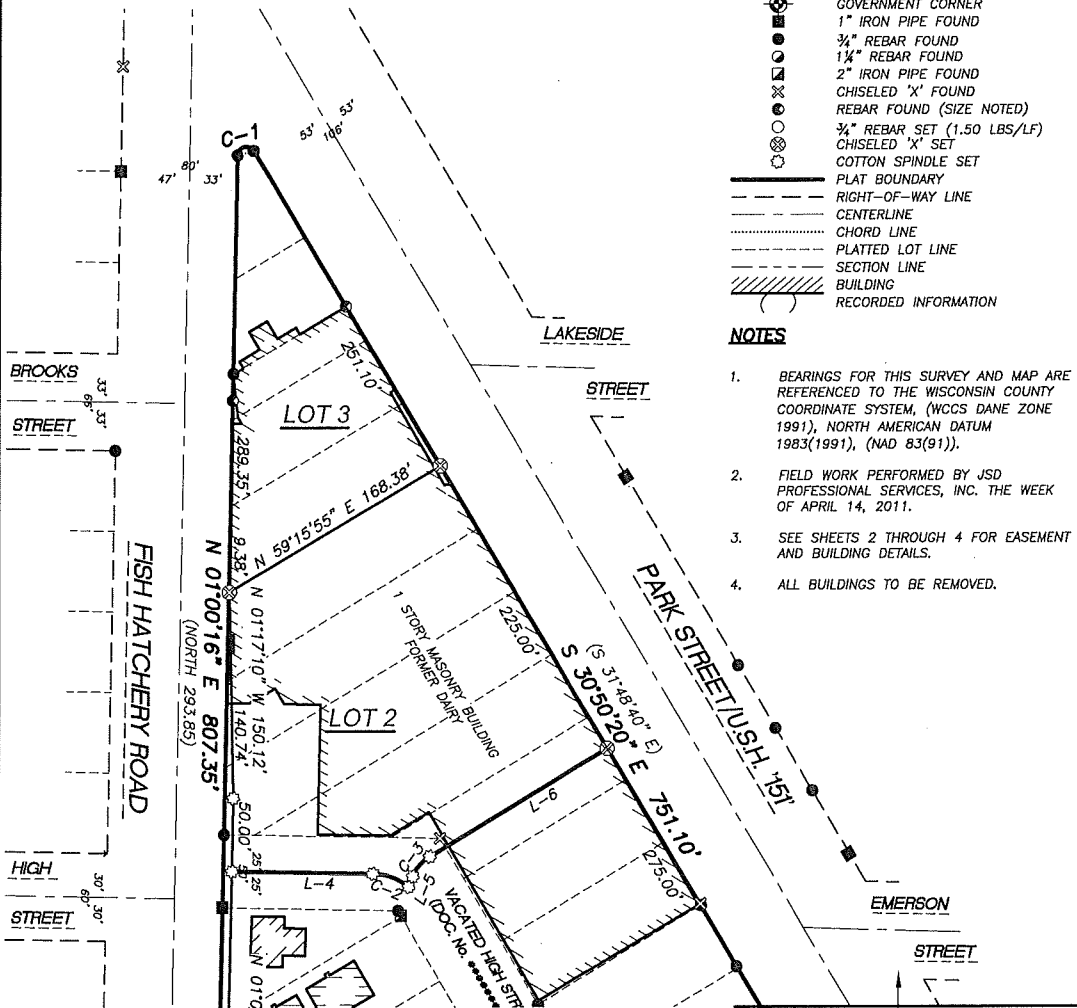
EXISTING BUILDINGS

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4. ALL BUILDINGS TO BE REMOVED.

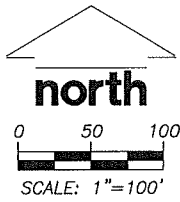


REFER TO SHEET 3 OF 7

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 58°43'34" W	155.01'
L-2	S 30°50'20" E	99.67'
L-3	S 58°43'34" W	9.97'
L-4	S 88°57'09" E	96.94'
L-5	N 21°47'10" E	7.71'
L-6	N 58°52'18" E	142.41'

LOT AREA TABLE		
LOT	SQUARE FEET	ACRES
1	114,856	2.638
2	48,718	1.118
3	22,890	0.525

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C-1	15.51'	6.00'	148°09'24"	21.03'	11.54'	N 75°04'58" E
C-2	26.66'	40.00'	38°11'35"	13.85'	26.17'	S 68°51'10" E
C-3	18.12'	28.00'	37°05'08"	9.39'	17.81'	N 40°19'44" E

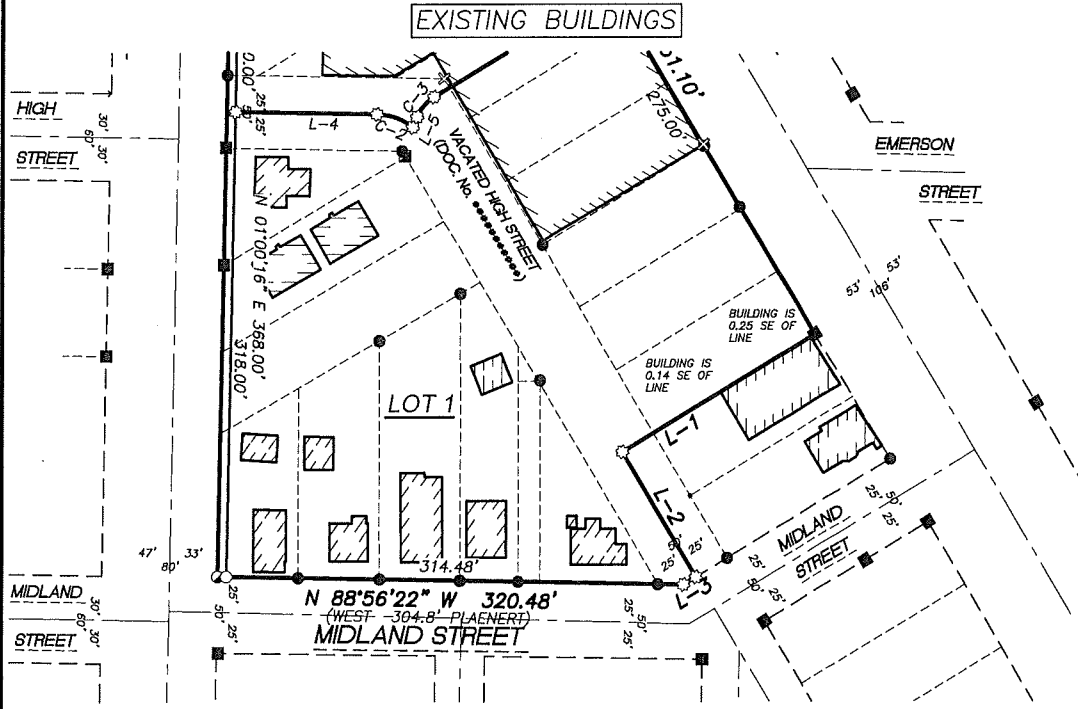


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PREPARED BY: JSD Professional Services, Inc. <small>Engineers • Surveyors • Planners</small> 181 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)846-3060	PREPARED FOR: GHIDORZI COMPANIES 2100 STEWART AVENUE, SUITE 300 WAUSAU, WI 54401	PROJECT NO: <u>11-4627</u> FILE NO: <u>B-189</u> FIELDBOOK/PG: <u>246/119</u> SHEET NO: <u>2 OF 7</u>	SURVEYED BY: <u>MAD</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>DRS</u> APPROVED BY: <u>HPJ</u>
VOL. _____ PAGE _____		DOC. NO. _____	
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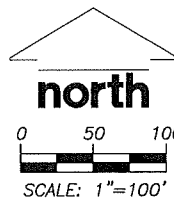
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L-4	S 88°56'22" E	96.94'
L-5	N 24°18'42" E	14.11'
L-6	N 59°09'40" E	136.74'

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C-2	28.95'	40.00'	41°28'14"	15.14'	28.32'	S 68°12'50" E
C-3	17.36'	27.57'	36°05'14"	6.98'	17.08'	N 42°22'42" E

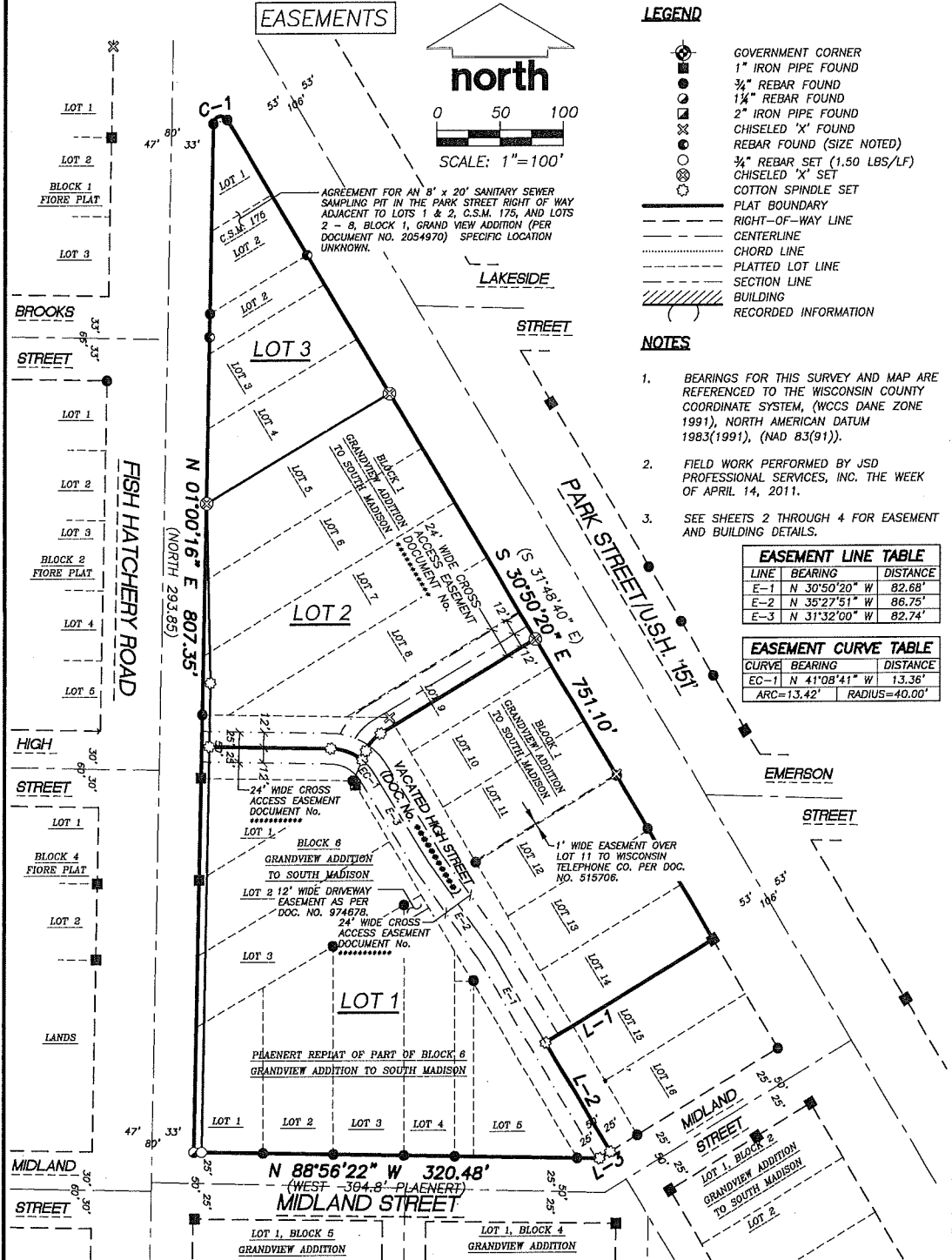


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EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-1	N 30°50'20" W	82.68'
E-2	N 35°27'51" W	86.75'
E-3	N 31°32'00" W	82.74'

EASEMENT CURVE TABLE		
CURVE	BEARING	DISTANCE
EC-1	N 41°08'41" W	13.38'
ARC=13.42'		RADIUS=40.00'

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<p>PREPARED BY:</p> <p>JSD Professional Services, Inc. Engineers • Surveyors • Planners</p> <p>161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060</p>	<p>PREPARED FOR:</p> <p>GHIDORZI COMPANIES 2100 STEWART AVENUE, SUITE 300 WAUSAU, WI 54401</p>	<p>PROJECT NO: 11-4627</p> <p>FILE NO: B-189</p> <p>FIELDBOOK/PG: 246/119</p> <p>SHEET NO: 4 OF 7</p>	<p>SURVEYED BY: MAD</p> <p>DRAWN BY: JK</p> <p>CHECKED BY: DRS</p> <p>APPROVED BY: HPJ</p>
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COMMENCING AT THE CENTER OF SECTION 26, AFORESAID; THENCE NORTH 54 DEGREES 24 MINUTES 52 SECONDS WEST, 1,101.47 FEET TO THE EASTERLY CORNER OF LOT 14, BLOCK 1, GRANDVIEW ADDITION TO SOUTH MADISON, SAID POINT BEING ON THE SOUTHWEST LINE OF PARK STREET, BEING THE POINT OF BEGINNING; THENCE SOUTH 58 DEGREES 43 MINUTES 34 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 14 A DISTANCE OF 155.01 FEET TO THE CENTERLINE OF VACATED HIGH STREET; THENCE SOUTH 30 DEGREES 50 MINUTES 20 SECONDS EAST ALONG SAID CENTERLINE, 99.67 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MIDLAND STREET; THENCE SOUTH 58 DEGREES 43 MINUTES 34 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 9.97 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 88 DEGREES 56 MINUTES 22 SECONDS WEST, 320.48 FEET TO THE SOUTHEAST CORNER OF LOT 1, PLAENERT REPLAT OF PART OF BLOCK 6, GRANDVIEW ADDITION TO SOUTH MADISON, ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF FISH HATCHERY ROAD; THENCE NORTH 01 DEGREES 00 MINUTES 16 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 807.35 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 15.51 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 6.00 FEET, THE CHORD BEARING NORTH 75 DEGREES 04 MINUTES 58 SECONDS EAST, 11.54 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PARK STREET; THENCE SOUTH 30 DEGREES 50 MINUTES 20 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 751.10 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 189,122 SQUARE FEET OR 4.341 ACRES.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF CRAB TREE RIDGE, 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

CRAB TREE RIDGE, 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 CRAB TREE RIDGE, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2011.

CRAB TREE RIDGE, LLC

BY: _____
CHARLES A. GHIDORZI, PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2011,
THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED CRAB TREE RIDGE, LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

PREPARED BY:

JSD Professional Services, Inc.
* Engineers * Surveyors * Planners
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (808)848-5060

PREPARED FOR:

GHIDORZI COMPANIES
2100 STEWART AVENUE,
SUITE 300
WAUSAU, WI 54401

PROJECT NO: 11-4627

FILE NO: B-189

FIELDBOOK/PG: 248/119

SHEET NO: 5 OF 7

SURVEYED BY: MAD

DRAWN BY: JK

CHECKED BY: DRS

APPROVED BY: HPJ

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 175, RECORDED IN VOLUME 1, PAGE 175 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 1120857, PART OF LOTS 2 THROUGH 14, BLOCK 1, LOTS 1 THROUGH 3, BLOCK 6 OF GRANDVIEW ADDITION TO SOUTH MADISON, LOTS 1 THROUGH 5, PLAENERT REPLAT OF PART OF BLOCK 6, GRANDVIEW ADDITION TO SOUTH MADISON AND VACATED HIGH STREET, ALL BEING IN PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

WINGRA POINT, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF DELAWARE, 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 WINGRA POINT, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2011.

WINGRA POINT, LLC

BY: _____
JAMES M. KURTZWEIL, PRINCIPAL

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2011, THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED WINGRA POINT, LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

CONSENT OF CORPORATE MORTGAGEE CERTIFICATE

THE PRIVATE BANK, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF ILLINOIS, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING AND MAPPING OF THE LAND DESCRIBED IN THIS CERTIFIED SURVEY MAP, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF WINGRA POINT, LLC, OWNER.

IN WITNESS WHEREOF, THE SAID THE PRIVATE BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2011.

BY: _____
PRINT NAME AND DATE SIGN NAME

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2011, THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED THE PRIVATE BANK, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

J:\2011\114627.dwg\114627-csm West Line Change.dwg

PREPARED BY: JSD Professional Services, Inc. <small>• Engineers • Surveyors • Planners</small> 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)948-5060	PREPARED FOR: GHIDORZI COMPANIES 2100 STEWART AVENUE, SUITE 300 WAUSAU, WI 54401	PROJECT NO: 11-4627 FILE NO: B-189 FB/PG: 246/119 SHEET NO: 6 OF 7	SURVEYED BY: MAD DRAWN BY: JK CHECKED BY: DRS APPROVED BY: HPJ
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CERTIFIED SURVEY MAP NO. _____

LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 175, RECORDED IN VOLUME 1, PAGE 175 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 1120857, PART OF LOTS 2 THROUGH 14, BLOCK 1, LOTS 1 THROUGH 3, BLOCK 6 OF GRANDVIEW ADDITION TO SOUTH MADISON, LOTS 1 THROUGH 5, PLAENERT REPLAT OF PART OF BLOCK 6, GRANDVIEW ADDITION TO SOUTH MADISON AND VACATED HIGH STREET, ALL BEING IN PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT NUMBER RES-**-*****, ADOPTED ON THE *st DAY OF *****, 2011, 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 _____, 2011.

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

CITY OF MADISON PLAN COMMISSION

APPROVED FOR RECORDING PER THE SECRETARY OF THE CITY OF MADISON PLAN COMMISSION.

BY: STEVEN R. COVER,
SECRETARY PLAN COMMISSION

DATE

CERTIFICATE OF CITY TREASURER

BEING THE DULY ELECTED QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF MADISON, I HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ ON ANY OF THE LAND INCLUDED IN THIS CERTIFIED SURVEY MAP.

CITY OF MADISON TREASURER

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

PREPARED BY:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

PREPARED FOR:

GHIDORZI COMPANIES
2100 STEWART AVENUE,
SUITE 300
WAUSAU, WI 54401

PROJECT NO: 11-4627

FILE NO: B-189

FB/PG: 246/119

SHEET NO: 7 OF 7

SURVEYED BY: MAD

DRAWN BY: JK

CHECKED BY: DRS

APPROVED BY: HPJ



City of Madison

Legislative File ID 23764

display
original
version

print

email

Type: **Demolition Permit** Status: **Approved**
 Enactment Date: Enactment No.:
 Title: **Consideration of a demolition permit to allow a former dairy, 8 residential structures, and an electrical substation to be demolished as part of a proposed Planned Unit Development rezoning at 1002-1102 South Park Street, 906-918 Midland Street, and 1101-1109 Fish Hatchery Road; 13th Ald. Dist.**
 Controlling Body: **PLAN COMMISSION**
 Introduced: **8/30/2011** Version: **1**
 Final Action: **9/19/2011** Contact: **tparks@cityofmadison.com**
 Name: **Wingra Clinic demolition**
 Extra Date 1:
 Requester:
 Sponsors:

Attachments: Legislative File Text
 Demolition photo binder.pdf
 Link Vacation File 23790
 Link CSM File 23944
 Ellingson comments_09-18-11.pdf
 Bay Creek NA comments_09-18-11.pdf
 Approval Letter.pdf

Legislative History

Date	Acting Body	Action Taken	Motion
9/19/2011	PLAN COMMISSION	A motion was made by Olson, seconded by Rewey, to Approve. The motion passed by voice vote/other.	Pass
<p><i>Notes: The Plan Commission found that the standards were met and granted approval of the demolition of the existing principal structures on the subject site subject to the Common Council's approval of the related Planned Unit Development zoning map amendment (ID 23743) and the comments and conditions contained in the Plan Commission materials.</i></p>			

powered by Daystar Computer Systems, Inc.

CROSS-EASEMENT AGREEMENT

Return to:
Jesse S. Ishikawa
Reinhart Boerner Van Deuren s.c.
P.O. Box 2018
Madison, WI 53701-2018

See Exhibits A, B, C, D, E, F
Parcel Numbers

CROSS-EASEMENT AGREEMENT

THIS CROSS-EASEMENT AGREEMENT (the "Agreement") is executed this _____ day of _____, 2011, by and among WINGRA POINT, LLC ("Lot 2 and 3 Owner"), 1102 SOUTH PARK LLC ("Lot 1 Owner"), Marc R. Wolfman ("Lot 15 Owner") and the R. F. and C. A. Reneau Living Trust ("Lot 16 Owner"). **[note: proper names subject to verification following review of title]**

RECITALS:

A. Lot 1 Owner is the owner of that certain property more particularly described on Exhibit A attached hereto and made a part hereof located in the City of Madison, Wisconsin ("Lot 1").

B. Lot 2 and 3 Owner is the owner of that certain property more particularly described on Exhibit B attached hereto and made a part hereof ("Lot 2") and of that certain property more particularly described on Exhibit C attached hereto and made a part hereof ("Lot 3"), both being in the City of Madison, Wisconsin.

C. Lot 15 Owner is the owner of certain property more particularly described on Exhibit D attached hereto and made a part hereof ("Lot 15").

D. Lot 16 Owner is the owner of certain property more particularly described on Exhibit E attached hereto and made a part hereof ("Lot 16").

F. Lot 1 Owner, Lot 2 and 3 Owner, Lot 15 Owner and Lot 16 Owner desire to create certain easements which shall be in effect in perpetuity.

G. Lot 1 Owner, Lot 2 and 3 Owner, Lot 15 Owner and Lot 16 Owner are collectively referred to as "Owners" and individually as an "Owner."

NOW, THEREFORE Lot 1 Owner, Lot 2 and 3 Owner, Lot 15 Owner and Lot 16 Owner do hereby agree as follows:

1. Creation of Driveway Easement.

(a) Grant by Lot 2 and 3 Owner. Lot 2 and 3 Owner hereby grants to the other Owners a perpetual easement and right-of-way for the benefit of the other Owners over that portion of Lot 2 more particularly described on Exhibit F to use such portion of Lot 2 as part of a joint driveway for vehicular and pedestrian ingress and egress connecting Fish Hatchery Road, South Park Street and Midland Street

(b) Grant by Lot 1 Owner. Lot 1 Owner hereby grants to the other Owners a perpetual easement and right-of-way for the benefit of the other Owners over that portion of Lot 1 more particularly described on Exhibit G to use such portion of Lot 1 as part of a joint driveway for vehicular and pedestrian ingress and egress connecting Fish Hatchery Road, South Park Street and Midland Street.

(c) Grant by Lot 15 Owner. Lot 15 Owner hereby grants to the other Owners a perpetual easement and right-of-way for the benefit of the other Owners over that portion of Lot 15 more particularly described on Exhibit H to use such portion of Lot 15 as part of a joint driveway for vehicular and pedestrian ingress and egress connecting Fish Hatchery Road, South Park Street and Midland Street.

(d) Grant by Lot 16 Owner. Lot 16 Owner hereby grants to the other Owners a perpetual easement and right-of-way for the benefit of the other Owners over that portion of Lot 16 more particularly described on Exhibit I to use such portion of Lot 16 as part of a joint driveway for vehicular and pedestrian ingress and egress connecting Fish Hatchery Road, South Park Street and Midland Street.

(e) Driveway Easement. The easements and rights of way collectively granted by the Owners to each other under Sections 1(a), 1(b), 1(c) and 1(d) are referred to as the "Driveway Easement." The actual driveway constructed under Section 3 within the Driveway Easement is referred to as the "Driveway." The Driveway Easement shall be in effect in perpetuity. Attached as Exhibit J is a map depicting the location of the Driveway Easement.

2. Permitted Users. The easements granted under Section 1 are for the benefit of the Owners and their respective tenants, employees, customers and invitees.

3. Initial Construction.

(a) Portion Located on Lot 1 and Lot 2. The portion of the Driveway that is located to either side of the boundary between Lot 1 and Lot 2, and that connects Fish Hatchery Road to South Park Street, shall initially be constructed by Lot 1 Owner. Lot 2 and 3 Owner shall pay one-half of the cost of such initial construction (which one-half portion shall not exceed \$70,000) within ten (10) days of the date Lot 1 Owner furnishes Lot 2 and 3 Owner with proof of Lot 1 Owner's costs of construction.

(b) Remaining Portion. Lot 1 Owner shall construct the remainder of the Driveway (i.e., the portion that connects Midland Street to the portion of the driveway described in Section 3(a)) at Lot 1 Owner's sole cost and expense.

4. Maintenance, Repair, Replacement. At all times, the Driveway and Driveway Easement shall be maintained in a neat and orderly condition, and in good condition and repair. Unless Lot 1 Owner and Lot 2 and 3 Owner otherwise agree, all maintenance, repair, replacement and snow removal shall be performed by Lot 1 Owner, and Lot 2 and 3 Owner shall reimburse one-half of the costs of such maintenance, repair, replacement and snow removal within ten (10) days of the date Lot 1 Owner furnishes Lot 2 and 3 Owner with proof of Lot 1 Owner's costs of the same. Neither Lot 15 Owner nor Lot 16 Owner shall have any responsibility for maintenance, repair, replacement or snow removal (except to the extent the same is required because of the wrongful acts of Lot 15 Owner or Lot 16 Owner).

5. Interference Prohibited. No party having the right to use the Driveway or Driveway Easement shall unreasonably interfere with any other party's rights to use of the same.

6. Notices. Any notice given in connection with this Agreement shall be in writing and shall be personally delivered or mailed to the recipient at its address for receiving property tax bills, first class, United States mail, postage prepaid. Notice by mail shall be deemed effective upon the third day following deposit in the United States mail.

7. Indemnification. Each Owner shall indemnify and defend the other Owners and their respective officers, agents, and employees from all liability, suits, actions, claims, costs, damages, and expenses of every kind and description, including court costs and legal fees, for claims of any character, including liability and expenses in connection with the loss of life, personal injury, or damage to property, brought because of any injuries or damages received or sustained by any person, persons, or property on account of or arising out of the exercise of any easement rights hereunder by the Insuring Owner (as defined below) or its agents, contractors, subcontractors, invitees, tenants, or employees.

8. Insurance. Each Owner (the "Insuring Owner") shall maintain in effect at all times during the term of this Agreement a policy of commercial general liability insurance naming the other Owners (the "Insured Owners") as insureds, to insure against injury to property, person, or loss of life arising out of the Insuring Owner's use, occupancy, or maintenance of the Insured Owners' property, with limits of coverage that are at levels customarily maintained by businesses in Dane County, Wisconsin, and shall provide the Insured Owners with a copy of the insurance policy endorsement or wording showing that the Insured Owners have been added as additional insureds. The policy shall contain a supplemental endorsement covering contractual liability voluntarily assumed by the insured under this Agreement. Insurance required under this Agreement shall be written by companies duly qualified to do business in the State of Wisconsin. Each Insuring Owner shall use diligent efforts to obtain the agreement of its insurer that no such policy shall be

cancelable or subject to reduction of coverage or modification except after thirty (30) days' prior written notice to the Insured Owners. At least thirty (30) days before the expiration of the Insuring Owner's policies, the Insuring Owner shall furnish the Insured Owners with renewals or "binders" of the policies, or the Insured Owners may order such insurance and charge the cost to the Insuring Owner. The Insuring Owner shall not do or permit anything to be done that will invalidate the insurance policies furnished by the Insuring Owner. The Insured Owners may from time to time require that the policy limits of any or all such insurance be increased to reflect the effects of inflation and changes in normal commercial insurance practice.

9. Successors and Assigns. All of the terms and conditions in this Agreement, including the benefits and burdens, shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by Lot 1 Owner, Lot 2 and 3 Owner, Lot 15 Owner and Lot 16 Owner and their respective successors and assigns as owners of Lot 1, Lot 2, Lot 3, Lot 15 and Lot 16, respectively. The specific parties named as Owners in this Agreement, and each of their respective successors and assigns as fee simple owners of Lot 1, Lot 2, Lot 3, Lot 15 and Lot 16,, or any portion of any such Lot, shall cease to have further liability under this Agreement with respect to facts or circumstances first arising after the party has transferred its fee simple interest in such Lot, except, however, for obligations that accrued during the party's period of ownership of title. If any of the Lots is further divided, the obligations under this Agreement appurtenant to such Lot shall be divided among the lots resulting from the division that have use of the Driveway, whether directly or indirectly.

10. Governing Law. This Agreement shall be construed and enforced in accordance with the internal laws of the State of Wisconsin.

11. Waivers. No delay or omission by any party in exercising any right or power arising out of any default under any of the terms or conditions of this Agreement shall be construed to be a waiver of the right or power. A waiver by a party of any of the obligations of the other party shall not be construed to be a waiver of any breach of any other terms or conditions of this Agreement.

12. Enforcement. Enforcement of this Agreement may be by proceedings at law or in equity against any person or persons violating or attempting or threatening to violate any term or condition in this Agreement, either to restrain or prevent the violation or to obtain any other relief. If a suit is brought to enforce this Agreement, the prevailing party shall be entitled to recover its costs, including reasonable attorney fees, from the nonprevailing party.

13. No Dedication. Nothing in this Agreement shall be deemed to be a gift or dedication of any portion of the easement granted under this Agreement to the general public or for any public purpose whatsoever. The Owners agree to cooperate with each

other and to take such measures as may be necessary to prevent the dedication to the public of the Driveway, whether by express grant, implication, or prescription, including, without limitation, the posting of "Private Drive" or "No Trespassing" signs. Such measures shall not, however, unreasonably interfere with the easement rights granted under this Agreement.

14. Amendment. This Agreement may be amended or terminated by a written recorded instrument signed by all of the Owners.

15. Contingency. This Agreement shall not take effect until a certified survey map creating Lots 1, 2 and 3 as lots within such certified map is recorded with the Dane County Register of Deeds. If such certified survey map has not been recorded by April 1, 2012, then this Agreement shall automatically be void and of no further force or effect whatsoever.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the Owners have executed this Agreement as of the date first above written.

WINGRA POINT, LLC
("Lot 2 and 3 Owner")

By: _____
Name: _____
Title: _____

1102 SOUTH PARK LLC ("Lot 1 Owner")

By: _____
Name: _____
Title: _____

Marc R. Wolfman ("Lot 15 Owner")

The R. F. and C. A. Reneau Living Trust ("Lot 16
Owner").

By: _____
Name: _____
Title: _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this ____ day of _____, 2011, _____
_____, who executed the above instrument and acknowledged the same.

Name: _____
Notary Public, State of Wisconsin
My Commission: _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this ____ day of _____, 2011, _____
_____, who executed the above instrument and acknowledged the same.

Name: _____
Notary Public, State of Wisconsin
My Commission: _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this ____ day of _____, 2011, Marc R. Wolfman, who executed the above instrument and acknowledged the same.

Name: _____
Notary Public, State of Wisconsin
My Commission: _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this ____ day of _____, 2011, _____, who executed the above instrument and acknowledged the same.

Name: _____
Notary Public, State of Wisconsin
My Commission: _____

CONSENT OF MORTGAGEE OF LOT 1

_____, the holder of a mortgage secured by Lot 1, hereby consents to the above Agreement and agrees that its right, title and interest in and to Lot 1 shall be subject to the terms thereof.

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENT

STATE OF _____)

) ss.

COUNTY OF _____)

Personally came before me this ____ day of _____, 2011, _____, known to me to be the _____ of _____, who executed the above instrument and acknowledged the same.

Name: _____

Notary Public, State of Wisconsin

My Commission: _____

CONSENT OF MORTGAGEE OF LOTS 2 AND 3

_____, the holder of a mortgage secured by Lot 2 and Lot 3, hereby consents to the above Agreement and agrees that its right, title and interest in and to Lot 3 shall be subject to the terms thereof.

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENT

STATE OF _____)
) ss.
COUNTY OF _____)

Personally came before me this ____ day of _____, 2011,
_____, known to me to be the _____ of
_____, who executed the above instrument and acknowledged the
same.

Name: _____

Notary Public, State of Wisconsin

My Commission: _____

CONSENT OF MORTGAGEE OF LOT 15

_____, the holder of a mortgage secured by Lot 15, hereby consents to the above Agreement and agrees that its right, title and interest in and to Lot 15 shall be subject to the terms thereof.

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENT

STATE OF _____)
) ss.
COUNTY OF _____)

Personally came before me this ____ day of _____, 2011,
_____, known to me to be the _____ of _____
_____, who executed the above instrument and acknowledged the same.

Name: _____

Notary Public, State of Wisconsin

My Commission: _____

CONSENT OF MORTGAGEE OF LOT 16

_____, the holder of a mortgage secured by Lot 16, hereby consents to the above Agreement and agrees that its right, title and interest in and to Lot 16 shall be subject to the terms thereof.

By: _____
Name: _____
Title: _____

ACKNOWLEDGMENT

STATE OF _____)
) ss.
COUNTY OF _____)

Personally came before me this ____ day of _____, 2011,
_____, known to me to be the _____ of _____
_____, who executed the above instrument and acknowledged the same.

Name: _____
Notary Public, State of Wisconsin
My Commission: _____

This document was drafted by,
and should be returned to:

Jesse S. Ishikawa
Reinhart Boerner Van Deuren s.c.
22 East Mifflin Street
P.O. Box 2018
Madison, WI 53701-2018
(608) 229-2200

EXHIBIT A

Legal Description of Lot 1

The Southeasterly One Half of Lot 9, Lots 10 through 14, Block 1 and Lots 1 through 3, Block 6 of Grandview Addition to South Madison together with Lots 1 through 5, Plaenert Replat of part of Block 6, Grandview Addition to South Madison and part of Vacated High Street, all being in part of the Southeast Quarter of the Northwest of Section 26, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Center of Section 26, aforesaid; thence North 54 degrees 24 minutes 52 seconds West, 1,101.47 feet to the Easterly corner of Lot 14, Block 1, Grandview Addition to South Madison, said point being on the Southwest line of Park Street, being the Point of Beginning; thence South 58 degrees 43 minutes 34 seconds West along the Southeasterly line of said Lot 14 a distance of 155.01 feet to the centerline of vacated High Street; thence South 30 degrees 50 minutes 20 seconds East along said centerline, 99.67 feet to the Northerly right-of-way line of Midland Street; thence South 58 degrees 43 minutes 34 seconds West along said right-of-way line, 9.97 feet; thence continuing along said right-of-way line North 88 degrees 56 minutes 22 seconds West, 314.48 feet; thence North 01 degrees 00 minutes 16 seconds East, 318.00 feet; thence South 88 degrees 56 minutes 57 seconds East, 98.12 feet to a point of curve; thence Southeasterly 27.82 feet along a curve to the right, having a radius of 40.00 feet, the chord bearing South 69 degrees 01 minutes 33 seconds East, 27.26 feet; thence North 24 degrees 18 minutes 42 seconds East, 12.51 feet to a point of curve; thence Northeasterly 16.89 feet along a curve to the right, having a radius of 28.00 feet, the chord bearing North 41 degrees 35 minutes 30 seconds East, 16.63 feet; thence North 58 degrees 52 minutes 18 seconds East, 137.90 feet to the Southwesterly right-of-way line of Park Street; thence South 30 degrees 50 minutes 20 seconds East along said right-of-way line, 275.00 feet to the point of beginning.

Parcel contains 114,818 square feet or 2.635 acres.

Tax Parcel Numbers:

0709-262-1207-1
0709-262-1208-9
0709-262-1201-3
0709-262-1202-1
0709-262-1204-7
0709-262-1205-5

EXHIBIT B

Legal Description of Lot 2

Lots 5 through 8, and the Northwest one-half of lot 9, Block 1, Grandview Addition to South Madison and part of Vacated High Street, all being in part of the Southeast Quarter of the Northwest of Section 26, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Center of Section 26, aforesaid; thence North 54 degrees 24 minutes 52 seconds West, 1,101.47 feet to the Easterly corner of Lot 14, Block 1, Grandview Addition to South Madison, said point being on the Southwest line of Park Street; thence North 30 degrees 50 minutes 20 seconds West along said right-of-way line, 275.00 feet to the Point of Beginning; thence South 58 degrees 52 minutes 18 seconds West, 137.90 feet to a point of curve; thence Southwesterly 16.89 feet along an arc of a curve to the left, having a radius of 28.00 feet, the chord bearing South 41 degrees 35 minutes 30 seconds West, 16.63 feet; thence South 24 degrees 18 minutes 42 seconds West, 12.51 feet to a point on a curve; thence Northwesterly 27.82 feet along an arc of a curve to the left, having a radius of 40.00 feet, the chord bearing North 69 degrees 01 minutes 33 seconds West, 27.26 feet; thence North 88 degrees 56 minutes 57 seconds West, 98.12 feet to the East right-of-way line of Fish Hatchery Road; thence North 01 degrees 00 minutes 16 seconds East along said right-of-way, 50.00 feet; thence North 01 degrees 17 minutes 10 seconds West, 140.74 feet; thence North 59 degrees 15 minutes 55 seconds East, 168.38 feet to the Southwesterly right-of-way line of Park Street; thence South 30 degrees 50 minutes 20 seconds East along said right-of-way line, 225.00 feet to the point of beginning.

Parcel contains 48,756 square feet or 1.119 acres.

Tax Parcel Number: 0709-262-0807-0

EXHIBIT C

Legal Description of Lot 3

Lots 1 and 2, Certified Survey Map No. 175, recorded in Volume 1, Page 175 of Certified Survey Maps of Dane County as Document No. 1120857 and Part of Lot 2 through 4, Block 1, Grandview Addition to South Madison, all being in part of the Southeast Quarter of the Northwest of Section 26, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Center of Section 26, aforesaid; thence North 54 degrees 24 minutes 52 seconds West, 1,101.47 feet to the Easterly corner of Lot 14, Block 1, Grandview Addition to South Madison, said point being on the Southwest line of Park Street; thence North 30 degrees 50 minutes 20 seconds West along said right-of-way line, 500.00 feet to the Point of Beginning; thence South 59 degrees 15 minutes 55 seconds West, 168.38 feet to the East right-of-way line of Fish Hatchery Road; thence North 01 degrees 17 minutes 10 seconds West, 9.38 feet; thence North 01 degrees 00 minutes 16 seconds East, 289.35 feet to a point of curve; thence Northeasterly 15.51 feet along an arc of a curve to the right, having a radius of 6.00 feet, the chord bearing North 75 degrees 04 minutes 58 seconds East, 11.54 feet to the Southwesterly right-of-way line of Park Street; thence South 30 degrees 50 minutes 20 seconds East along said right-of-way line, 251.10 feet to the point of beginning.

Parcel contains 22,890 square feet or 0.525 acres.

Tax Parcel Number: 0709-262-0807-0

EXHIBIT D

Legal Description of Lot 15

Lot 15, Block 1, Grandview Addition to South Madison, together with:

That part of Vacated High Street adjacent to Lot 15, Block 1, Grandview Addition to South Madison, all being in part of the Southeast Quarter of the Northwest of Section 26, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin more particularly described as follows:

Commencing at the Center of Section 26, aforesaid; thence North 54 degrees 24 minutes 56 seconds West, 1,101.47 feet to the Northerly corner of Lot 15, Block 1, Grandview Addition to South Madison, said point being on the Southwesterly right-of-way line of Park Street; thence South 58 degrees 43 minutes 34 seconds West along the Northwesterly line of said Lot 15 a distance of 130.01 feet to the point of beginning; thence South 30 degrees 50 minutes 20 seconds East along the Southwesterly line of Lot 15 a distance of 50.00 feet to the Southerly corner of said Lot 15; thence South 58 degrees 43 minutes 34 seconds West on an extension of the Southeasterly line of said Lot a distance of 25 feet to the centerline of vacated High Street; thence North 30 degrees 50 minutes 20 seconds West along said centerline, 50.00 feet to the extension of the Northwesterly line of Lot 15, aforesaid; thence North 58 degrees 43 minutes 34 seconds East along said line 25.00 feet to the point of beginning. Said parcel contains 1,250 square feet or 0.028 acres.

Tax Parcel Number: 0709-262-0802-0

EXHIBIT E

Legal Description of Lot 16

Lot 16, Grandview Addition to South Madison, in the City of Madison, Dane County, Wisconsin, together with:

That part of Vacated High Street adjacent to Lot 16, Block 1, Grandview Addition to South Madison, all being in part of the Southeast Quarter of the Northwest of Section 26, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin more particularly described as follows:

Commencing at the Center of Section 26, aforesaid; thence North 54 degrees 24 minutes 56 seconds West, 1,101.47 feet to the Northerly corner of Lot 15, Block 1, Grandview Addition to South Madison, said point being on the Southwesterly right-of-way line of Park Street; thence South 58 degrees 43 minutes 34 seconds West along the Northwesterly line of said Lot 15 a distance of 130.01 feet; thence South 30 degrees 50 minutes 20 seconds East along the Southwesterly line of Lot 15 a distance of 50.00 feet to the Southerly corner of said Lot 15, also being the Westerly corner of Lot 16, and the point of beginning; thence continuing South 30 degrees 50 minutes 20 seconds East along the Southwesterly line of Lot 16 a distance of 49.67 feet to the Southerly corner of Lot 16, also being a point on the Northwesterly right-of-way line of Midland Street; thence South 58 degrees 43 minutes 34 seconds West on an extension of the Southeasterly line of said Lot 16 a distance of 25.00 feet to the centerline of vacated High Street; thence North 30 degrees 50 minutes 20 seconds West along said centerline, 49.67 feet to the Southwesterly extension of the Northwesterly line of Lot 16, aforesaid; thence North 58 degrees 43 minutes 34 seconds East along said line 25.00 feet to the point of beginning. Said parcel contains 1,241 square feet or 0.028 acres.

Tax Parcel Number: 0709-262-0802-0

EXHIBIT F

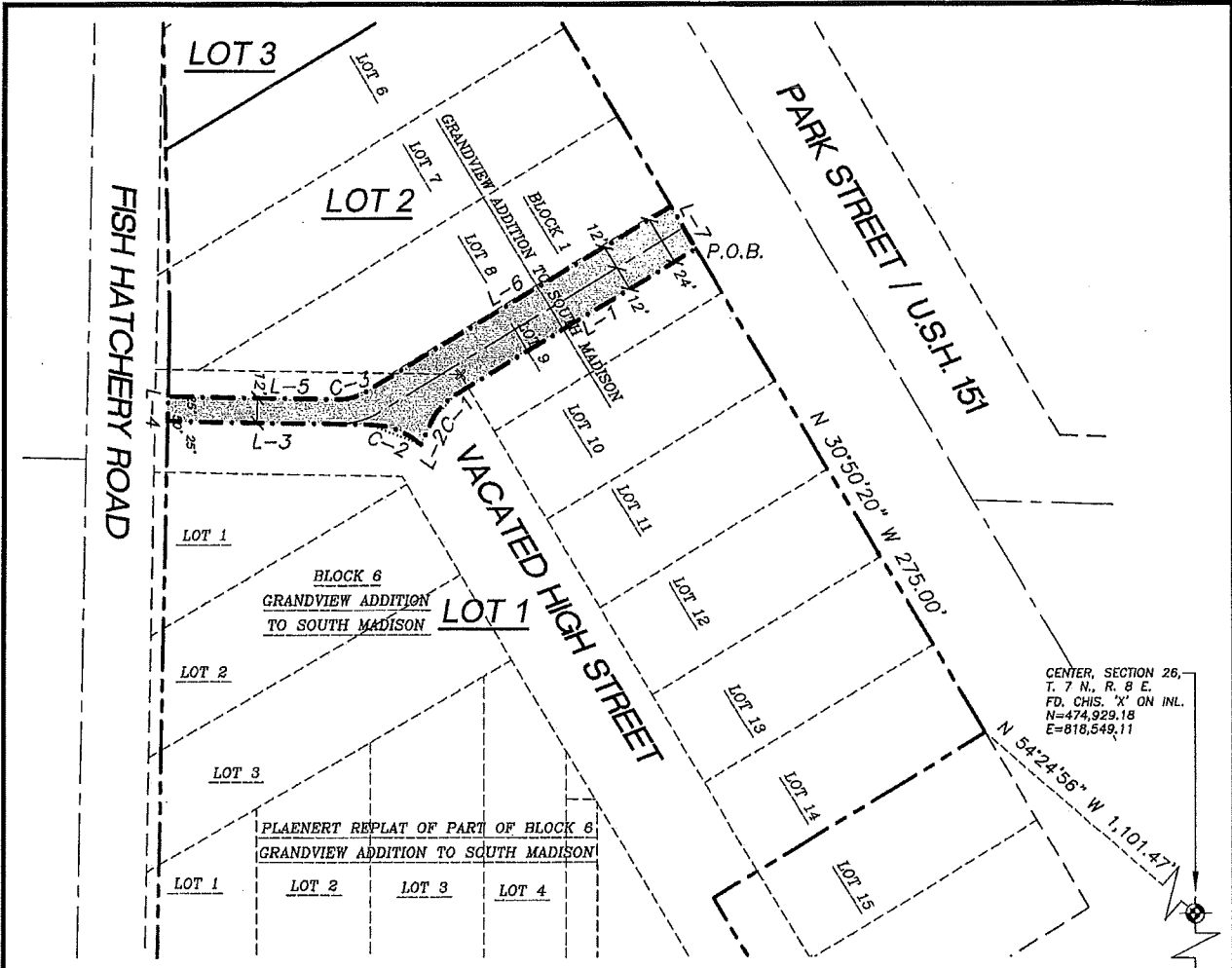
Legal Description of Portion of Easement Located on Lot 2

Part of Lot 2, of proposed Certified Survey Map, and part of Vacated High Street, all being in part of the Southeast Quarter of the Northwest of Section 26, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Center of Section 26, aforesaid; thence North 54 degrees 24 minutes 56 seconds West, 1,101.47 feet to the Easterly corner of Lot 14, Block 1, Grandview Addition to South Madison, said point being on the Southwesterly right-of-way line of Park Street; thence North 30 degrees 50 minutes 20 seconds West along said right-of-way line, 275.00 feet to the point of beginning; thence South 58 degrees 52 minutes 18 seconds West, 137.90 feet to a point of curve; thence Southwesterly 16.89 feet along an arc of a curve to the left, having a radius of 28.00 feet, the chord bearing South 41 degrees 35 minutes 30 seconds West, 16.63 feet; thence South 24 degrees 18 minutes 42 seconds West, 12.51 feet to a point on a curve; thence Northwesterly 27.82 feet along an arc of a curve to the left, having a radius of 40.00 feet, the chord bearing North 69 degrees 01 minutes 33 seconds West, 27.26 feet; thence North 88 degrees 56 minutes 57 seconds West, 98.12 feet to the new Easterly right-of-way line of Fish Hatchery Road; thence North 01 degrees 00 minutes 16 seconds East along said right-of-way, 12.00 feet; thence South 88 degrees 56 minutes 57 seconds East, 81.86 feet to a point of curve; thence Northeasterly 15.73 feet along an arc of a curve to the left, having a radius of 28.00 feet, the chord bearing North 74 degrees 57 minutes 41 seconds East, 15.52 feet; thence North 58 degrees 52 minutes 18 seconds East, 173.42 feet to the Southwesterly right-of-way line of Park Street; thence South 30 degrees 50 minutes 20 seconds East along said right-of-way line 24.00 feet to the point of beginning.

Said easement area contains 5,569 square feet or 0.127 acres.

Tax Parcel Number: 0709-262-0807-0



CENTER, SECTION 26,
T. 7 N., R. 8 E.
FD. CHIS. 'X' ON INL.
N=474,929.18
E=818,549.11

N 00°28'27" E
2,637.16'

S. 1/4 CORNER
SECTION 26-7-8
FOUND BRASS CAP
N=472,292.11
E=818,572.28

LEGEND

- GOVERNMENT CORNER
- EASEMENT LINE
- PLAT BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE

NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 58°52'18" W	137.90
L-2	S 24°18'42" W	12.51'
L-3	N 88°56'57" W	98.12'
L-4	N 01°00'16" E	12.00'
L-5	S 88°56'57" E	81.86'
L-6	N 58°52'18" E	173.42'
L-7	S 30°50'20" E	24.00'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C-1	16.89'	28.00'	34°33'36"	8.71'	16.63'	S 41°35'30" W
C-2	27.82'	40.00'	39°50'47"	14.50'	27.26'	N 69°01'33" W
C-3	15.73'	28.00'	32°10'45"	8.08'	15.52'	N 74°57'41" E

EXHIBIT F

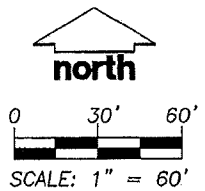
PART OF LOT 2, OF PROPOSED CERTIFIED SURVEY MAP, AND PART OF VACATED HIGH STREET, ALL BEING IN PART OF THE SOUTHEAST QUARTERS OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

PREPARED BY:
JSD Professional Services, Inc.
Engineers • Surveyors • Planners
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

PREPARED FOR:
GHIDORZI COMPANIES
2100 STEWART AVENUE,
SUITE 300
WAUSAU, WI 54401

PROJECT NO: 11-4627
FILE NO: A-202
FIELDBOOK/PG: -
SHEET NO: 1 OF 1

SURVEYED BY: -
DRAWN BY: JK
CHECKED BY: DRS
APPROVED BY: HPJ



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EXHIBIT G

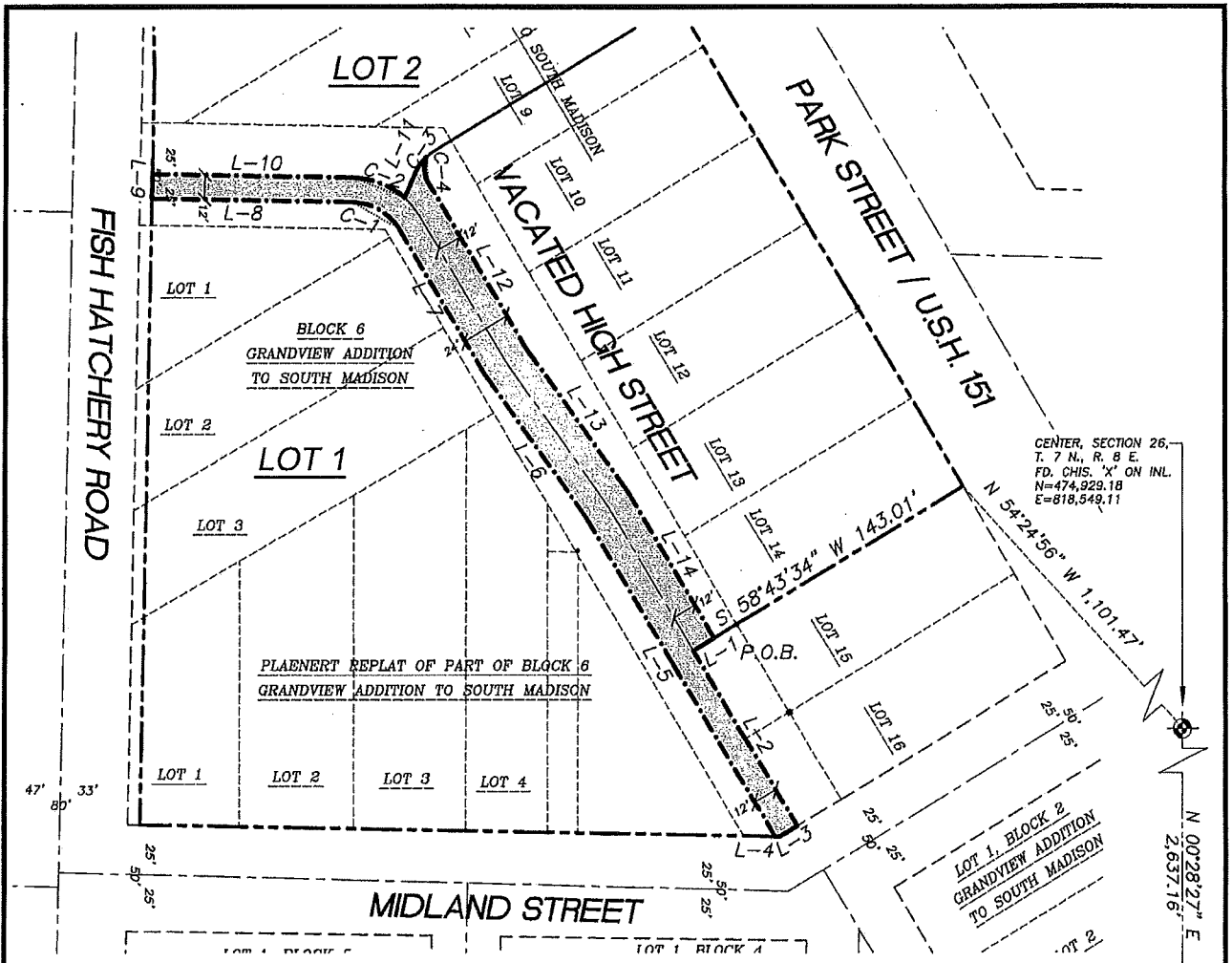
Legal Description of Portion of Easement Located on Lot 1

Part of Lot 1, of proposed Certified Survey Map, and part of Vacated High Street, all being in part of the Southeast Quarter of the Northwest of Section 26, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Center of Section 26, aforesaid; thence North 54 degrees 24 minutes 56 seconds West, 1,101.47 feet to the Easterly corner of Lot 14, Block 1, Grandview Addition to South Madison, said point being on the Southwesterly right-of-way line of Park Street; thence South 58 degrees 43 minutes 34 seconds West along the South line of said Lot 14 a distance of 143.01 feet to the point of beginning; thence continuing South 58 degrees 43 minutes 34 seconds West, 12.00 feet to the centerline of vacated High Street; thence South 30 degrees 50 minutes 20 seconds East along said centerline, 99.67 feet to the Northerly right-of-way line of Midland Street; thence South 58 degrees 43 minutes 34 seconds West along said right-of-way line, 9.97 feet to an angle point in said right-of-way; thence North 88 degrees 56 minutes 22 seconds West, 2.39 feet; thence North 30 degrees 50 minutes 20 seconds West, 180.68 feet; thence North 35 degrees 27 minutes 51 seconds West, 86.75 feet; thence North 30 degrees 51 minutes 00 seconds West, 83.06 feet to a point of curve; thence Northwesterly 27.45 feet along an arc of a curve to the left, having a radius of 28.00 feet, the chord bearing North 60 degrees 51 minutes 44 seconds West, 26.37 feet; thence North 88 degrees 56 minutes 57 seconds West, 98.12 feet to the new Easterly right-of-way line of Fish Hatchery Road; thence North 01 degrees 00 minutes 16 seconds East along said right-of-way line, 12.00 feet; thence South 88 degrees 56 minutes 57 seconds East, 98.12 feet to a point of curve; thence Southeasterly 27.82 feet along an arc of a curve to the right, having a radius of 40.00 feet, the chord bearing South 69 degrees 01 minutes 33 seconds East, 27.26 feet; thence North 24 degrees 18 minutes 42 seconds East, 12.51 feet to a point of curve; thence Northeasterly 10.26 feet along an arc of a curve to the left, having a radius of 28.00 feet, the chord bearing North 34 degrees 48 minutes 42 seconds East, 10.21 feet to a point on a curve; thence Southeasterly 12.95 feet along an arc of a curve to the left, having a radius of 14.02 feet, the chord bearing South 04 degrees 23 minutes 00 seconds East, 12.49 feet; thence South 30 degrees 51 minutes 00 seconds East, 93.85 feet; thence South 35 degrees 27 minutes 51 seconds East, 86.75 feet; thence South 30 degrees 50 minutes 20 seconds East, 83.07 feet to the point of beginning.

Said easement area contains 9,051 square feet or 0.207 acres.

Vacated right-of-way – no tax parcel.



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EXHIBIT H

Legal Description of Portion of Easement Located on Lot 15

The southwesterly 12 feet of that part of Vacated High Street adjacent to Lot 15, Block 1, Grandview Addition to South Madison, all being in part of the Southeast Quarter of the Northwest of Section 26, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin more particularly described as follows:

Commencing at the Center of Section 26, aforesaid; thence North 54 degrees 24 minutes 56 seconds West, 1,101.47 feet to the Northerly corner of Lot 15, Block 1, Grandview Addition to South Madison, said point being on the Southwesterly right-of-way line of Park Street; thence South 58 degrees 43 minutes 34 seconds West along the Northwesterly line of said Lot 15 a distance of 130.01 feet to the point of beginning; thence South 30 degrees 50 minutes 20 seconds East along the Southwesterly line of Lot 15 a distance of 50.00 feet to the Southerly corner of said Lot 15; thence South 58 degrees 43 minutes 34 seconds West on an extension of the Southeasterly line of said Lot a distance of 25 feet to the centerline of vacated High Street; thence North 30 degrees 50 minutes 20 seconds West along said centerline, 50.00 feet to the extension of the Northwesterly line of Lot 15, aforesaid; thence North 58 degrees 43 minutes 34 seconds East along said line 25.00 feet to the point of beginning.

Tax Parcel Number: 0709-262-0802-0

EXHIBIT I

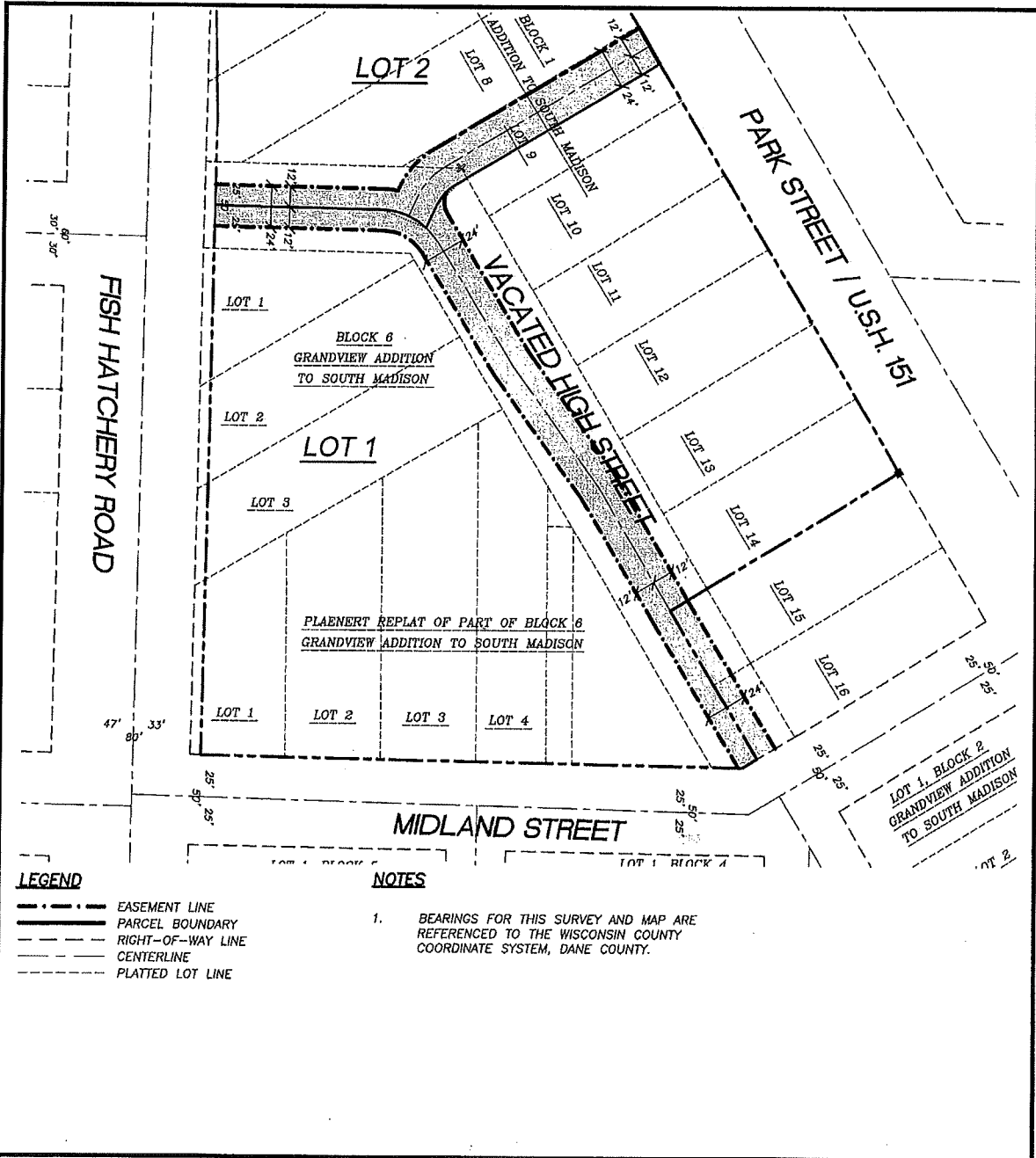
Legal Description of Portion of Easement Located on Lot 16

The southwesterly 12 feet of that part of Vacated High Street adjacent to Lot 16, Block 1, Grandview Addition to South Madison, all being in part of the Southeast Quarter of the Northwest of Section 26, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin more particularly described as follows:

Commencing at the Center of Section 26, aforesaid; thence North 54 degrees 24 minutes 56 seconds West, 1,101.47 feet to the Northerly corner of Lot 15, Block 1, Grandview Addition to South Madison, said point being on the Southwesterly right-of-way line of Park Street; thence South 58 degrees 43 minutes 34 seconds West along the Northwesterly line of said Lot 15 a distance of 130.01 feet; thence South 30 degrees 50 minutes 20 seconds East along the Southwesterly line of Lot 15 a distance of 50.00 feet to the Southerly corner of said Lot 15, also being the Westerly corner of Lot 16, and the point of beginning; thence continuing South 30 degrees 50 minutes 20 seconds East along the Southwesterly line of Lot 16 a distance of 49.67 feet to the Southerly corner of Lot 16, also being a point on the Northwesterly right-of-way line of Midland Street; thence South 58 degrees 43 minutes 34 seconds West on an extension of the Southeasterly line of said Lot 16 a distance of 25.00 feet to the centerline of vacated High Street; thence North 30 degrees 50 minutes 20 seconds West along said centerline, 49.67 feet to the Southwesterly extension of the Northwesterly line of Lot 16, aforesaid; thence North 58 degrees 43 minutes 34 seconds East along said line 25.00 feet to the point of beginning. Said parcel contains 1,241 square feet or 0.028 acres.

EXHIBIT J

Map Showing Location of Driveway Easement




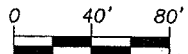
LEGEND

— · — · —	EASEMENT LINE
— — — — —	PARCEL BOUNDARY
— · — · —	RIGHT-OF-WAY LINE
— — — — —	CENTERLINE
— · — · —	PLATTED LOT LINE

NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY.

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EXHIBIT J				 north  SCALE: 1" = 80'
PART OF LOTS 1 AND 2, PROPOSED CERTIFIED SURVEY MAP, LOTS 15 AND 16, BLOCK 1, GRANDVIEW ADDITION TO SOUTH MADISON, AND PART OF VACATED HIGH STREET, ALL BEING IN PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN				
PREPARED BY: JSD Professional Services, Inc. <i>Engineers • Surveyors • Planners</i> 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5080	PREPARED FOR: GHIDORZI COMPANIES 2100 STEWART AVENUE, SUITE 300 WAUSAU, WI 54401	PROJECT NO: 11-4627 FILE NO: A-206 FIELDBOOK/PG: — SHEET NO: 1 OF 1	SURVEYED BY: — DRAWN BY: JK CHECKED BY: DRS APPROVED BY: HPJ	