

JC PENNEY OVERALL LEGAL DESCRIPTION:

The following legal description is as shown on First American Title Insurance Company Commitment No. NCS-586059-11-SNAT, dated January 13, 2013.

That part of the West 1/2 of Section 27, and the East 1/2 of Section 28, Township 8 North, Range 10 East, in the City of Madison, bounded and described as follows:

Commencing at the Southwest corner of said Section 27; thence North 87°30'12" East along the South line of Section 27, 1440.44 feet; thence North 87°24'44" West, 1270.60 feet; thence North 45°59'05" West 504.24 feet; thence North 23°49'30" East, 277.01 feet; thence North 45°55'15" West, 480.50 feet to the point of beginning; thence South 47°17'31" West, 381.15 feet; thence South 80°30'00" West, 547.71 feet; thence North 69°30'00" West, 584.22 feet; thence Northwesterly 17.46 feet along the arc of a curve to the right whose radius is 326.97 feet and whose chord is 17.46 feet and bears North 44°27'14" East; thence North 45°59'05" East, 336.55 feet; thence Northwesterly 127.24 feet along the arc of a curve to the right whose radius is 652.55 feet and whose chord is 127.17 feet and bears North 52°01'51" East; thence North 58°04'41" East, 150.00 feet; thence Northwesterly 144.22 feet along the arc of a curve to the right whose radius is 683.56 feet and whose chord is 144.03 feet and bears North 52°01'51" East; thence North 45°59'05" East, 262.14 feet; thence Easterly 38.41 feet along the arc of a curve to the right whose radius is 25.00 feet and whose chord is 34.74 feet and bears North 89°59'58" East; thence South 45°59'05" East, 763.23 feet to the point of beginning.

TOPOGRAPHY AND IMPROVEMENT LOCATION OVER THOSE PORTIONS OF THE SUBJECT PROPERTY INTENDED FOR SALE AND FUTURE PLANNING. SEE SHEET 2 OF 3 SHEETS.

PROPOSED FIRESTONE PARCEL: (SUBJECT PROPERTY)

(THE FOLLOWING LEGAL DESCRIPTION IS NOT OF RECORD. BEARING SYSTEM NOTED TO MATCH CURRENT COUNTY COORDINATE SYSTEM. MATHEMATICAL ANGLES ARE THE SAME AS IN THE DESCRIPTION OF RECORD FOR THE OVERALL JC PENNEY PARCEL.)

That part of the West 1/2 of Section 27, and the East 1/2 of Section 28, Township 8 North, Range 10 East, in the City of Madison, bounded and described as follows:

Commencing at the southwest corner of said Section 27; thence on an assumed bearing of North 87°30'12" East along the south line of said Section 27, 1440.44 feet; thence North 0°02'00" West, 1,270.60 feet; thence North 45°59'05" West, 504.24 feet; thence North 23°49'30" East, 277.01 feet; thence North 45°55'15" West, 480.50 feet; thence South 47°17'31" West, 381.15 feet; thence South 80°30'00" West, 547.71 feet; thence North 69°30'00" West, 584.22 feet; thence Northwesterly 17.46 feet along a non tangential curve concave to the southeast having a radius of 326.97 feet and a chord which bears North 44°27'14" East, 17.46 feet; thence North 45°59'05" East, 336.55 feet; thence Northwesterly 127.17 feet along a tangential curve concave to the southeast having a radius of 652.55 feet and a chord which bears North 52°01'51" East, 262.14 feet; thence Easterly 38.41 feet along a tangential curve concave to the northwest having a radius of 25.00 feet and a chord which bears North 89°59'58" East, 34.74 feet; thence South 45°59'05" East, 763.23 feet to the point of beginning.

SCHEDULE B-2 NOTES:

- The following easements are as shown on First American Title Insurance Company Commitment No. NCS-586059-11-SNAT, dated January 13, 2013.
- Easement to Wisconsin Power & Light Company per Document No. 921854. (NOT SHOWN ON SURVEY) (EASEMENT GENERAL IN NATURE, AFFECTS SUBJECT PROPERTY)
- Declaration of Restrictions and Future Annexation per Volume 156, Page 591 in Document No. 1293141. (NOT SHOWN ON SURVEY) (EASEMENT GENERAL IN NATURE, AFFECTS SUBJECT PROPERTY)
- Road Agreement per Volume 164, Page 73 in Document No. 1260543. (ROAD LOCATION AS SHOWN ON SURVEY)
- Terms, provisions, conditions and limitations of an agreement per Volume 164, Page 90 through 107 in Document No. 1260543. (ROAD LOCATION AS SHOWN ON SURVEY)
- Terms, provisions, conditions and limitations of Easement, Restriction and Operating Agreement per Volume 164, Page 125 in Document No. 1260550, Volume 182, Page 78 in Document No. 1266611, Volume 426, Page 57 in Document No. 1336464, Volume 476, Page 19 in Document No. 1381349, Volume 1761, Page 19 in Document No. 1606347, Volume 4235, Page 74 in Document No. 1766058, Volume 4624, Page 87 in Document No. 1828123. (NOT SHOWN ON SURVEY) (EASEMENTS AS SHOWN ON SURVEY, OTHER CONDITIONS AND LIMITATIONS NOT SHOWN)
- Easement Agreement Madison Gas & Electric Company per Volume 224, Page 239 in Document No. 1281541. (DOES NOT AFFECT SUBJECT PROPERTY)
- Terms, provisions, conditions, and limitations of Limited Warranty Deed to Madison Gas & Electric Company per Volume 274, Page 315 in Document No. 1281542. (DOES NOT AFFECT SUBJECT PROPERTY)
- Sanitary Sewer Easement per Volume 307, Page 230 in Document No. 1387597. (AS SHOWN ON SURVEY)
- Sanitary Sewer Easement per Volume 226, Page 19 in Document No. 1387597. (DOES NOT AFFECT SUBJECT PROPERTY)
- Terms, provisions, conditions and limitations per Volume 226, Page 118 in Document No. 1282103. (DOES NOT AFFECT SUBJECT PROPERTY)
- Declaration of Restriction per Volume 478, Page 440 in Document No. 1381350 and Volume 4235, Page 68 in Document No. 1766057. (NOT SHOWN ON SURVEY)
- Easement per Volume 588, Page 375 in Document No. 1432746. (AS SHOWN ON SURVEY)
- Right of Way Grant to Madison Gas & Electric Company per Volume 6225, Page 92 in Document No. 1828123. (AS SHOWN ON SURVEY)
- Permanent Limited Easement for Public Pedestrian Walk/Path Purposes per Document No. 4681766. (DOES NOT AFFECT SUBJECT PROPERTY)
- Electric Transmission Line Easement per Document No. 4802546. (DOES NOT AFFECT SUBJECT PROPERTY)
- Electric Transmission Line Easement per Document No. 4802541. (DOES NOT AFFECT SUBJECT PROPERTY)

AREAS:

OVERALL JC PENNEYS PARCEL AREA = 653,476.50 SQ. FT. / 15.00 ACRES
 PROPOSED FIRESTONE AREA = 83,677 SQ. FT. / 1.91 ACRES
 REMAINING JC PENNEYS AREA = 569,799 SQ. FT. / 13.08 ACRES

ALTA NOTES:

- THERE WAS NO EVIDENCE OF CURRENT CONSTRUCTION ON THE SITE.
- THERE WAS NO EVIDENCE OF RIGHT OF WAY CHANGES.
- THERE WAS NO VISIBLE EVIDENCE THAT THIS SITE WAS USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- NO WETLANDS WERE DELINEATED ON THE SUBJECT PARCELS.

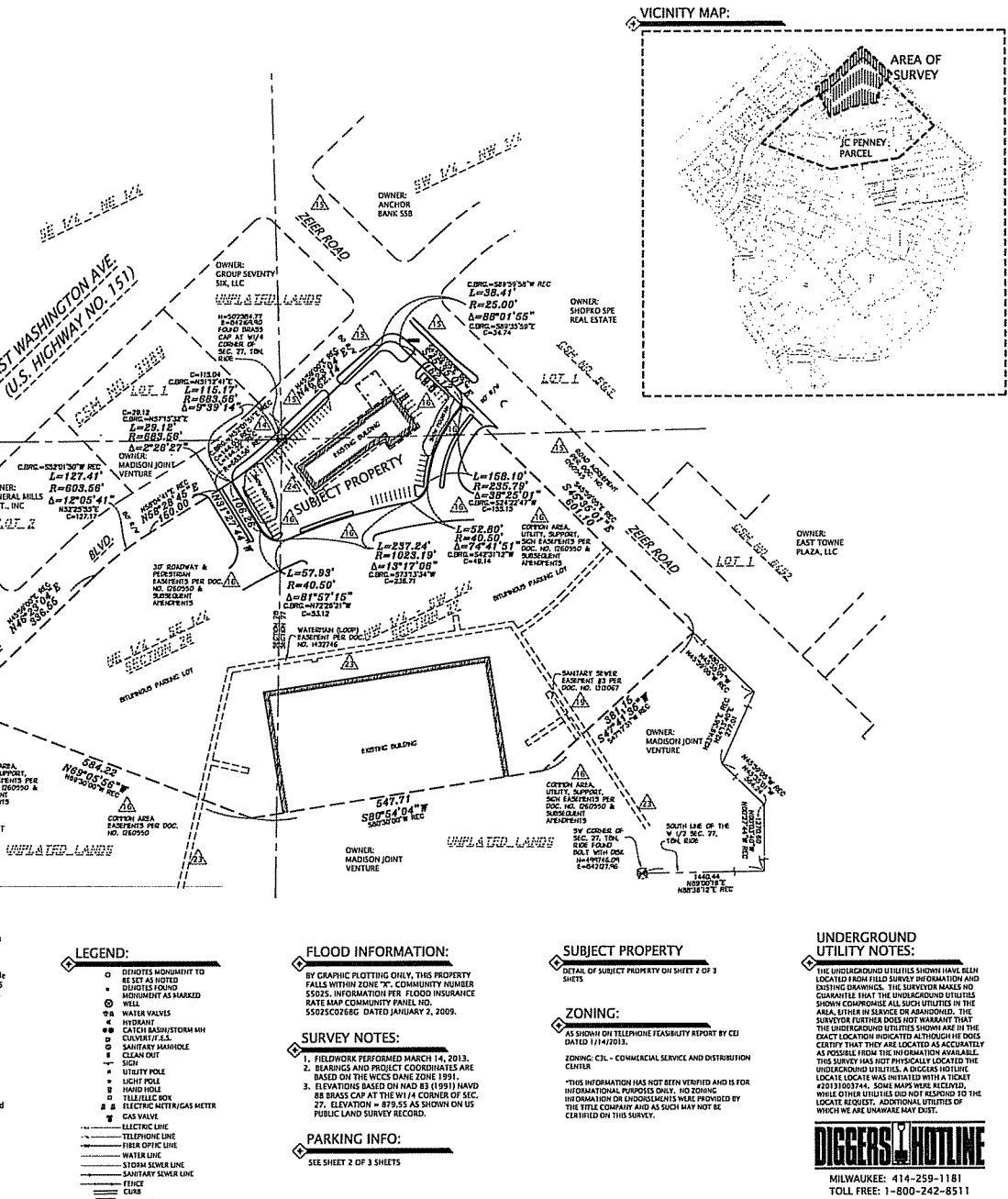
TOPOGRAPHY AND IMPROVEMENT LOCATION OVER THOSE PORTIONS OF THE SUBJECT PROPERTY INTENDED FOR SALE AND FUTURE PLANNING. SEE SHEET 2 OF 3 SHEETS.

PROPOSED FIRESTONE PARCEL: (SUBJECT PROPERTY)

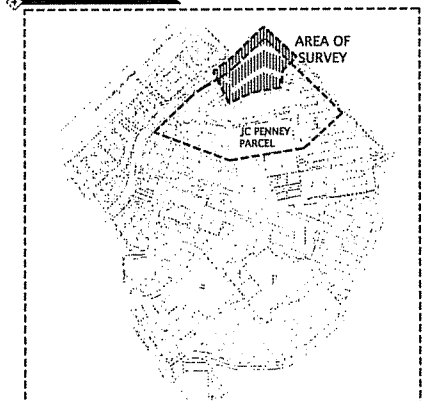
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VICINITY MAP:



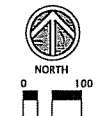
EAST TOWN MALL FIRESTONE

MADISON WISCONSIN

CONTACT:
 CHARLES ASHLEY
 CEI
 3715 Northside Parkway
 100 North Creek, Suite 100
 Atlanta, GA 30327
 Phone: 404-816-6800
 Cell: 770-365-1073

COUNTY:
DANE COUNTY

REVISIONS:
 DATE REVISION
 4-16-13 PRELIMINARY ISSUE



PROJECT LOCATION:
135 EAST TOWN MALL
PID#081027300970

LEGEND:

- BENCHMARK MONUMENT TO BE SET AS NOTED
- SURVEYS FOUND
- MONUMENT AS MARKED
- WELL
- WATER VALVES
- HYDRANT
- CATCH BASIN/STORM CULVERTS
- SANITARY MANHOLE
- CLEAR OUT
- SIGN
- UTILITY POLE
- LIGHT POLE
- HAND HOLE
- TELEPHONE POLE
- ELECTRIC METER/GAS METER
- GAS VALVE
- ELECTRICAL LINE
- TELEPHONE LINE
- FIBER OPTIC LINE
- WATER LINE
- STORM SEWER LINE
- SANITARY SEWER LINE
- FENCE
- CONCRETE
- CURB
- 1 FOOT CONTOUR INTERVAL

FLOOD INFORMATION:

BY GRAPHIC PLOTTING ONLY. THIS PROPERTY FALLS WITHIN ZONE "X" COMMUNITY NUMBER 50025. INFORMATION PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 50025C0566 DATED JANUARY 2, 2009.

SURVEY NOTES:

- FIELDWORK PERFORMED MARCH 14, 2013.
- BEARINGS AND PRODUCT COORDINATES ARE BASED ON THE WCCS DANE ZONE 1991.
- ELEVATIONS BASED ON MAD 83 (1991) NAVD 83 BENCH MARK AT THE W/4 CORNER OF SEC. 27. ELEVATION = 879.55 AS SHOWN ON US PUBLIC LAND SURVEY RECORD.

PARKING INFO:

SEE SHEET 2 OF 3 SHEETS

SUBJECT PROPERTY

DETAIL OF SUBJECT PROPERTY ON SHEET 2 OF 3 SHEETS

ZONING:

AS SHOWN ON TELEPHONE FEASIBILITY REPORT BY CEI DATED 11/17/2013.
 ZONING: C1L - COMMERCIAL SERVICE AND DISTRIBUTION CENTER
 *THIS INFORMATION HAS NOT BEEN VERIFIED AND IS FOR INFORMATIONAL PURPOSES ONLY. NO ZONING INFORMATION ON UNDERGROUND UTILITIES WAS PROVIDED BY THE TITLE COMPANY AND AS SUCH MAY NOT BE CERTIFIED ON THIS SURVEY.

UNDERGROUND UTILITY NOTES:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. A DIGGING HOLE/LOCATE LOCATE UNIT WAS INITIATED WITH A TICKET #0313003144. SOME MAPS WERE RECEIVED. INFORMATION ON UNDERGROUNDS WERE PROVIDED BY THE TITLE COMPANY AND AS SUCH MAY NOT BE CERTIFIED ON THIS SURVEY.



MILWAUKEE: 414-259-1181
 TOLL FREE: 1-800-242-8511

CORNERSTONE LAND SURVEYING, INC.

FILE NAME: SURVEYS
 PROJECT NO.: C13589
CERTIFICATE OF SURVEY
 SHEET 1 OF 3 SHEETS

**EAST TOWN MALL
FIRESTONE**

**MADISON
WISCONSIN**

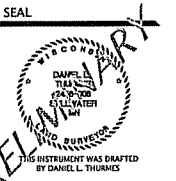
CONTACT:
CHARLES ASHLEY
CEI
3715 Northside Parkway
100 North Creek, Suite 100
Atlanta, GA 30327
Phone: 404-816-6800
Cell: 770-365-1073

COUNTY:
DANE COUNTY

REVISIONS:
DATE REVISION
4-10-13 PRELIMINARY ISSUE



0 20
SCALE

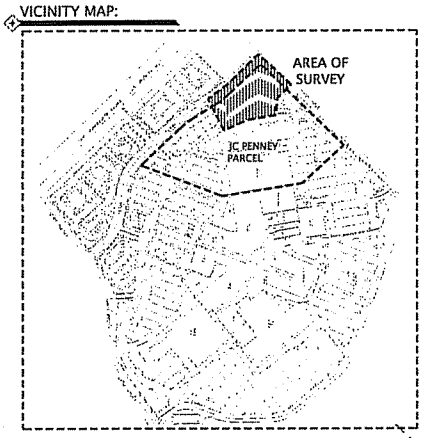


PROJECT LOCATION:
T 35
EAST TOWN MALL
PID#081027300970

Site #1
8750 Shwater Blvd. N.
Shwater, MN 55082
Phone 651-275-9990
Fax 651-275-8976
dan@cornstone.net

**CORNERSTONE
LAND SURVEYING, INC**

FIL NAME: CEI13019
PROJECT NO.: CEI13019
SURVEYS
CERTIFICATE OF SURVEY
SHEET 2 OF 3 SHEETS



FLOOD INFORMATION:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY FALLS WITHIN ZONE "X", COMMUNITY NUMBER 55025. INFORMATION PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 13025025C DATED JANUARY 2, 2005.

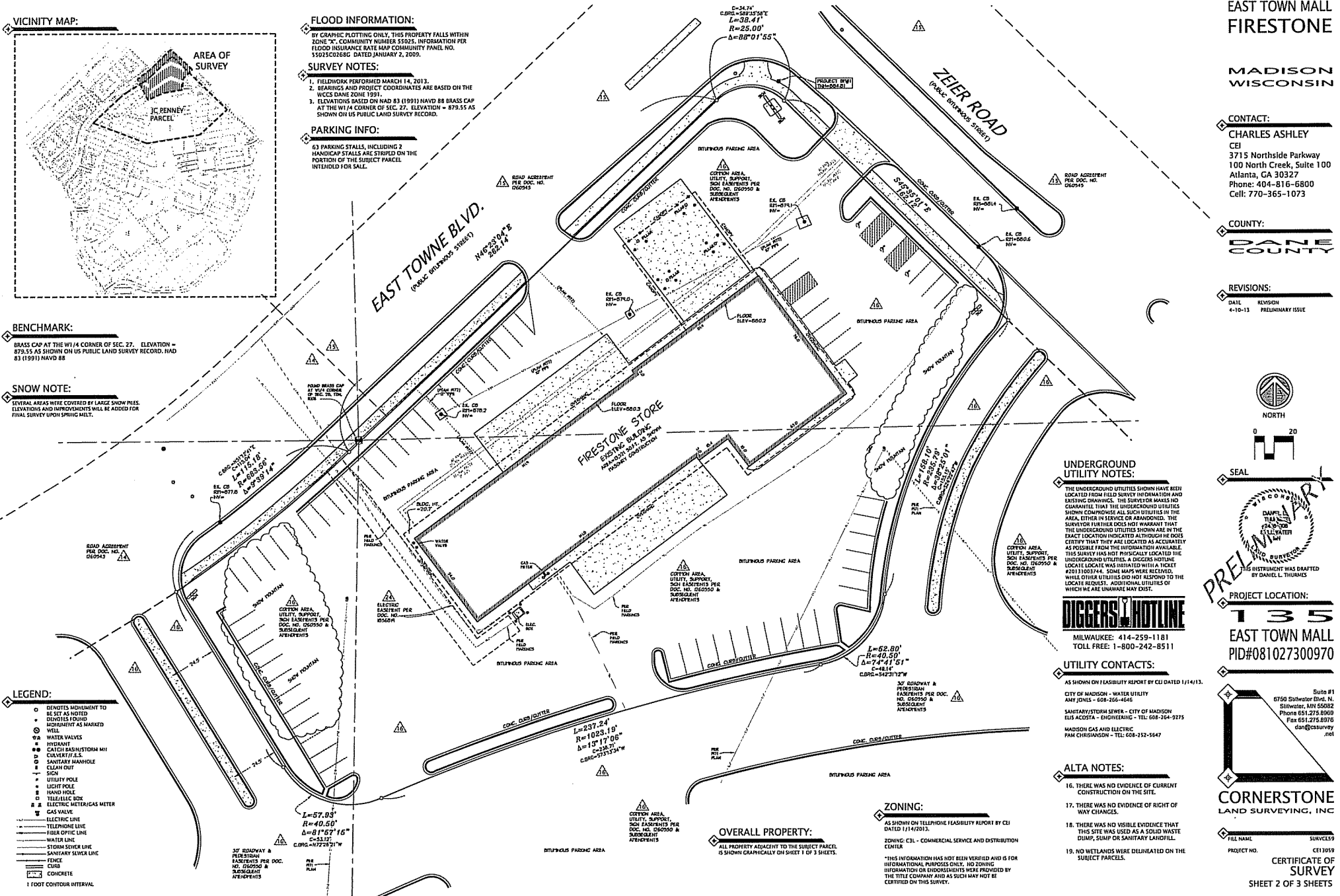
SURVEY NOTES:
1. FIELDWORK PERFORMED MARCH 14, 2013.
2. BEARINGS AND PROJECT COORDINATES ARE BASED ON THE WCCS DANE ZONE 1991.
3. ELEVATIONS BASED ON NAD 83 (1991) NAVD 88 BRASS CAP AT THE W 1/4 CORNER OF SEC. 27. ELEVATION = 879.55 AS SHOWN ON US PUBLIC LAND SURVEY RECORD.

PARKING INFO:
63 PARKING STALLS, INCLUDING 2 HANDICAP STALLS ARE STRIPPED ON THE PORTION OF THE SUBJECT PARCEL INTENDED FOR SALE.

BENCHMARK:
BRASS CAP AT THE W 1/4 CORNER OF SEC. 27. ELEVATION = 879.55 AS SHOWN ON US PUBLIC LAND SURVEY RECORD. NAD 83 (1991) NAVD 88

SNOW NOTE:
SEVERAL AREAS WERE COVERED BY LARGE SNOW PILES. ELEVATIONS AND IMPROVEMENTS WILL BE ADDED FOR FINAL SURVEY UPON SPRING MELT.

- LEGEND:**
- DENOTES MONUMENT TO BE SET AS NOTED
 - DENOTES FOUND MONUMENT AS MARKED
 - WATER VALVES
 - HYDRANT
 - CATCH BASIN/STORM MI
 - CONVEYERS
 - SANITARY MANHOLE
 - CLEAN OUT
 - SIGN
 - UTILITY POLE
 - LIGHT POLE
 - HAND HOLE
 - TELE/ELC BOX
 - E ELECTRIC METER/GAS METER
 - GAS VALVE
 - ELECTRIC LINE
 - TELEPHONE LINE
 - TUBER OPTIC LINE
 - WATER LINE
 - STORM SEWER LINE
 - SANITARY SILEVER LINE
 - FENCE
 - CURB
 - CONCRETE
 - 1 FOOT CONTOUR INTERVAL



UNDERGROUND UTILITY NOTES:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FOR THESE DOCS NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. A DIGGERS HOTLINE LOCATE LOCATE WAS INITIATED WITH A TICKET #2031003744. SOME HOPS WERE RECEIVED, WHILE OTHER UTILITIES DID NOT RESPOND TO THE LOCATE REQUEST. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST.

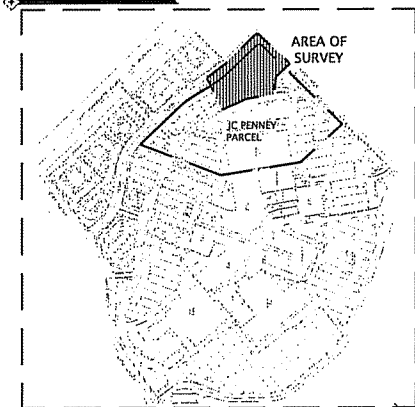
DIGGERS HOTLINE
MILWAUKEE: 414-259-1181
TOLL FREE: 1-800-242-8511

UTILITY CONTACTS:
AS SHOWN ON FEASIBILITY REPORT BY CEI DATED 1/14/13.
CITY OF MADISON - WATER UTILITY
ANE JONES - 608-266-6446
SANITARY/STORM SEWER - CITY OF MADISON
EUS ACOSTA - ENGINEERING - TEL: 608-264-9275
MADISON GAS AND ELECTRIC
PAM CHRISTIANSON - TEL: 608-252-5647

ALTA NOTES:
16. THERE WAS NO EVIDENCE OF CURRENT CONSTRUCTION ON THE SITE.
17. THERE WAS NO EVIDENCE OF RIGHT OF WAY CHANGES.
18. THERE WAS NO VISIBLE EVIDENCE THAT THIS SITE WAS USED AS A SOLD WASTE DUMP, SLURF OR SANITARY LANDFILL.
19. NO WETLANDS WERE DELINEATED ON THE SUBJECT PARCELS.

OVERALL PROPERTY:
ALL PROPERTY ADJACENT TO THE SUBJECT PARCEL IS SHOWN GRAPHICALLY ON SHEET 1 OF 3 SHEETS.
ZONING:
AS SHOWN ON TELEPHONE FEASIBILITY REPORT BY CEI DATED 1/14/2013.
ZONING: C3L - COMMERCIAL SERVICE AND DISTRIBUTION CENTER
*THIS INFORMATION HAS NOT BEEN VERIFIED AND IS FOR INFORMATIONAL PURPOSES ONLY. NO ZONING INFORMATION OR ENFORCEMENTS WERE PROVIDED BY THE TITLE COMPANY AND AS SUCH MAY NOT BE CERTIFIED ON THIS SURVEY.

VICINITY MAP:



FLOOD INFORMATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY FALLS WITHIN ZONE "X", COMMUNITY NUMBER 55025. INFORMATION PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 550250205C DATED JANUARY 2, 2009.

SURVEY NOTES:

1. FIELDWORK PERFORMED MARCH 14, 2013.
2. BEARINGS AND PROJECT COORDINATES ARE BASED ON THE WCCS DANE ZONE 1991.
3. ELEVATIONS BASED ON NAVD 83 (1991) NAVD 83 BRASS CAP AT THE W1/4 CORNER OF SEC. 27. ELEVATION = 879.55 AS SHOWN ON US PUBLIC LAND SURVEY RECORD.

PARKING INFO:

57 PARKING STALLS, INCLUDING 2 HANDICAP STALLS ARE STRIPED ON THE PORTION OF THE SUBJECT PARCEL INTENDED FOR SALE.

BENCHMARK:

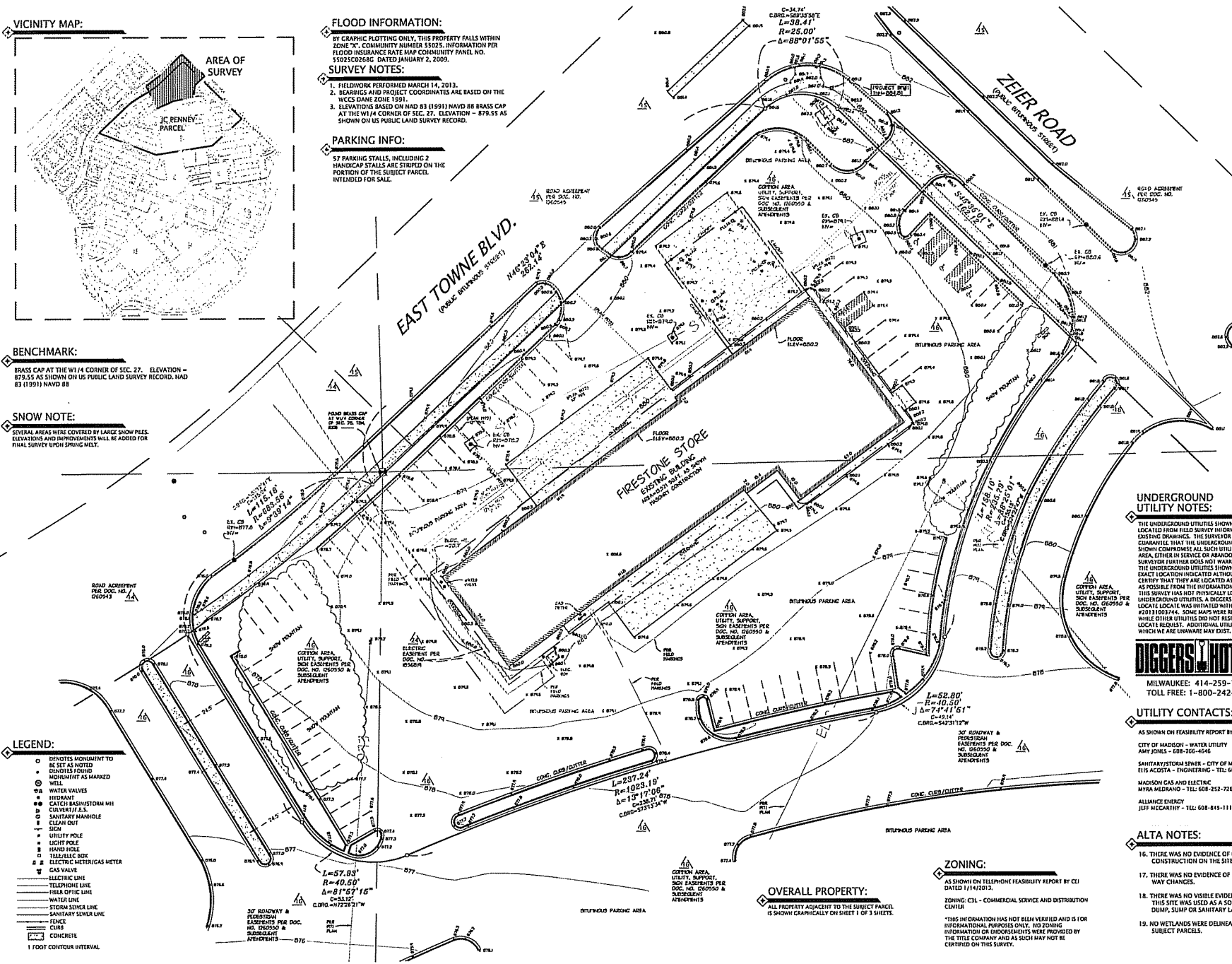
BRASS CAP AT THE W1/4 CORNER OF SEC. 27. ELEVATION = 879.55 AS SHOWN ON US PUBLIC LAND SURVEY RECORD. NAVD 83 (1991) NAVD 83

SNOW NOTE:

SEVERAL AREAS WERE COVERED BY LARGE SNOW PILES. ELEVATIONS AND IMPROVEMENTS WILL BE ADDED FOR FINAL SURVEY UPON SPRING MELT.

LEGEND:

- DENOTES MONUMENT TO BE SET AS NOTED
 - DENOTES FOUND MONUMENT AS MARKED
 - WELL
 - WATER VALVES
 - HYDRANT
 - CATCH BASIN/STORM MI
 - CURBVERT/I.S.S.
 - SANITARY MANHOLE
 - CLEAN OUT
 - SIGN
 - UTILITY POLE
 - LIGHT POLE
 - HAND HOLE
 - TELEMETRIC BOX
 - ELECTRIC METRIC GAS METER
 - GAS VALVE
 - ELECTRIC LINE
 - TELEPHONE LINE
 - FIBER OPTIC LINE
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 - STORM SEWER LINE
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 - CONCRETE
- 1 FOOT CONTOUR INTERVAL



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MILWAUKEE: 414-259-1181
TOLL FREE: 1-800-242-8511

UTILITY CONTACTS:

- AS SHOWN ON FEASIBILITY REPORT BY CDI DATED 1/14/13.
- CITY OF MADISON - WATER UTILITY
AMY JONES - 608-766-6146
 - SANITARY/STORM SEWER - CITY OF MADISON
ELIZABETH A. ENGLISH - TEL: 608-244-9275
 - MADISON GAS AND ELECTRIC
MYRA MEDRANO - TEL: 608-252-7207
 - ALLIANCE ENERGY
JOP MCCARTHY - TEL: 608-845-1112

ALTA NOTES:

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19. NO WETLANDS WERE DELINEATED ON THE SUBJECT PARCELS.

OVERALL PROPERTY:

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ZONING:

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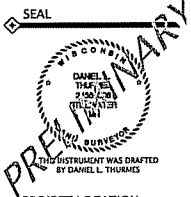
EAST TOWN MALL
FIRESTONE

MADISON
WISCONSIN

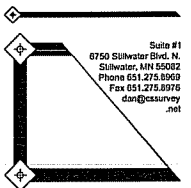
CONTACT:
CHARLES ASHLEY
CEI
3715 Northside Parkway
100 North Creek, Suite 100
Atlanta, GA 30327
Phone: 404-816-6800
Cell: 770-365-1073

COUNTY:
DANE COUNTY

REVISIONS:
DATE REVISION
4-10-13 PRELIMINARY ISSUE



PROJECT LOCATION:
135
EAST TOWN MALL
PID#081027300970



CORNERSTONE
LAND SURVEYING, INC

FIRM NAME SURVLSR
PROJECT NO. CEI3059
CERTIFICATE OF SURVEY
SHEET 2 OF 3 SHEETS