

Wisconsin Youth Symphony Orchestras (WYSO) Operating Plan

Facility

The WYSO Center for Music is an approximately 40,000 square-foot music rehearsal facility that includes:

- Three large rehearsal rooms
- Six studios for small ensemble rehearsals
- Ten small studios for individual/small group practice and lessons
- Administrative suite of offices
- Conference room and workroom
- Music library
- Instrument repair and storage area
- Outdoor patio on second floor

One rehearsal room, located on the first floor, is designed to accommodate r performances. A second rehearsal room is located adjacent to the second-floor patio and is designed to open up onto the patio for small concerts and events. In addition to serving WYSO, the facility will be available for rent to other community music, dance, and art programs.

Capacity

WYSO has eight full time administrative and program staff and approximately twelve part-time music teachers. WYSO currently serves 425 young musicians ages 5-18. The first-floor rehearsal room can accommodate approximately 150 audience members.

Schedule

Administrative and program staff will occupy the building during regular business hours. Rehearsals will generally be scheduled throughout the week from 4 to 9 pm on weekdays and 8 am to 5 pm on weekends. Rehearsal start and finish times will be staggered. Special events and occasional performances will take place in the evenings.

Drop Off and Parking

Covered drop off and pick up lanes will be located on the west side of the facility. The parking lot at 1138 East Washington will also serve as a drop off and pick up area. Parking for staff will be located at 1138 East Washington with a few spaces available for visitors.

Deliveries

A loading dock that accommodates box trucks is located at the rear of the building. It will be used occasionally for the delivery of instruments, catering, and office supplies.

ALTA/ACSM LAND TITLE SURVEY

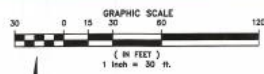
Known as 1128 and 1138 East Washington Avenue, in the City of Madison, Dane County, Wisconsin.

PARCEL A: Lots Fourteen (14), Fifteen (15) and Sixteen (16), Block One Hundred Eighty-eight (188), in the City of Madison, Dane County, WISCONSIN, EXCEPT the Northwest 1/4 part of said lots.

PARCEL B: Lot Twelve (12), Block One Hundred Eighty-eight (188), EXCEPT the Northwest Fifteen (15) feet thereof, Original Plat, in the City of Madison, Dane County, Wisconsin.

Prepared for: Ashley Brynwick, LLP

Survey No. 165125-RWK



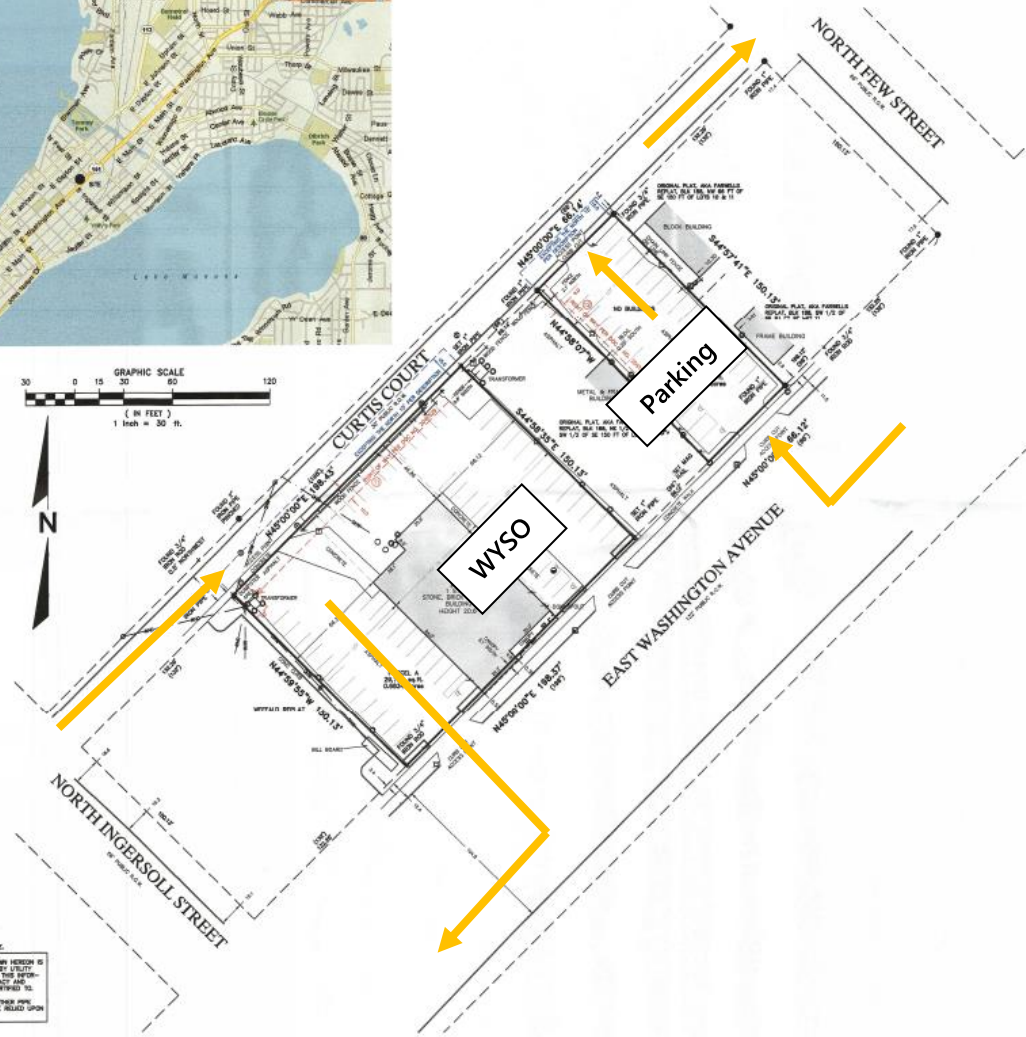
LEGEND

- 1. UNRECORDED RECORDS DIMENSION THESE DIFFERS FROM ACTUAL MEASUREMENT
- 2. 1/4 SECTION OF 1/4 SECTION CORNER AS INDICATED
- 3. 1" x 1" DIMENSION NOTES (UNLESS OTHERWISE NOTED)
- 4. 1" x 1" DIMENSION NOTES, 10' LINDA-SET (UNLESS OTHERWISE NOTED)
- 5. BOLLARDS
- 6. 20' DIA. BOLLARD MONITORING WELL
- 7. FENCE
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UNRECORDED RECORDS NOT CALLED FOR THIS SITE.

THE INFORMATION CONTAINED HEREIN IS BASED UPON INFORMATION FURNISHED BY THE SURVEYOR AND THE LOCAL JURISDICTION. WHILE THE INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR OVERRULED BY ANY OTHER PARTY.

BY REQUESTING THIS SURVEY FOR RECORD PLANS, OWNER AND SURVEYOR ARE ESTABLISHED TO HAVE BEEN ADVISED BY READING UPON WITHOUT FURTHER VERIFICATION.



- A. Basis of Bearings**
Bearings are based on the Northern line of the East Washington Avenue, which is assumed to bear North 40°00'07" East.
- B. Title Commitment**
This survey was prepared based on First American Title Insurance Company file commitment number NCS-48021-MAD, effective date of April 21, 2011, which lists the following assessments and/or restrictions on schedule B-1:
1-3, 5, 10. *Valuable evidence shown, if any.*
4, 6-4, 13-15. *Not survey related.*
11. *Right of Way Grant to Madison Gas and Electric Company recorded August 27, 1967, in Volume 10522 of Records, Page 21, as Document No. 2041028. Affect site by location - shown.*
12. *Right of Way Grant to Madison Gas and Electric Company recorded January 3, 2001, as Document No. 3277212. Affect site by location - shown.*
- C. Flood Note**
According to flood insurance rate map of the City of Madison, community panel number 50235C01290, effective date of January 2, 2005, this site falls in zone A, (area determined to be outside the 0.2% annual chance floodplain).
- D. Parking Spaces**
There are 52 regular and 4 handicapped parking spaces marked on this site.
- E. Municipal Zoning**
Information obtained by surveyor.
The basic zoning information listed below is taken from municipal codes and does not reflect all regulations that may apply - site is zoned C-2.
- Yard Requirements**
In the C2 district, minimum yards shall be provided as follows:
1. A yard shall be provided where the extension of a front or side lot line abutting a street coincides with a front lot line of an adjacent lot located in a residence district. Such yard shall be equal in depth to the minimum front yard required by this ordinance on such adjacent residential lot. Such yard shall be provided along such front or side lot abutting a street for a distance of at least twenty-five (25) feet, including the width of any intervening alley, from each residential lot.
A yard shall be provided where a side lot line abuts a residence district. Such yard along such side lot line shall be equal in dimension 2: to the minimum side and which would be required under this ordinance for any residential use in the adjacent residential district. (En. by Ord. 12,548, 4-7-00)
A yard shall be provided where a rear lot line coincides with an alley right-of-way line or a side lot line or rear lot line of an adjacent 3: parcel. Such yard along such rear lot line shall be ten (10) feet in depth for buildings less than two stories in height, and thirty (30) feet for buildings two (2) stories or more in height. (En. by Ord. 11,382, 1-9-97)
4. For residential cases, there shall be provided side and rear yards as established in the R2 district regulations. For residential uses located above the ground floor, such yards shall begin at a level no higher than the level of the finished floor of the lowest residential unit.

To: East Washington Real Estate, LLC
Avenue Residential, LLC
First American Title Insurance Company

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACISO and includes items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 of Table A thereof. The field work was completed on May 9, 2011.

Date of Plat or Map: May 10, 2011

J. P. Cawick
J. P. Cawick
Registered Land Surveyor
Registration Number 5-2055

R.A. Smith National, Inc.
Beyond Surveying
and Engineering

101 W. Belmont Road, Appleton, WI 54912
800-526-7669 Fax 920-839-0793 www.ra-smith.com
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Loading Dock

