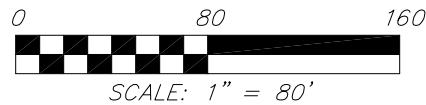


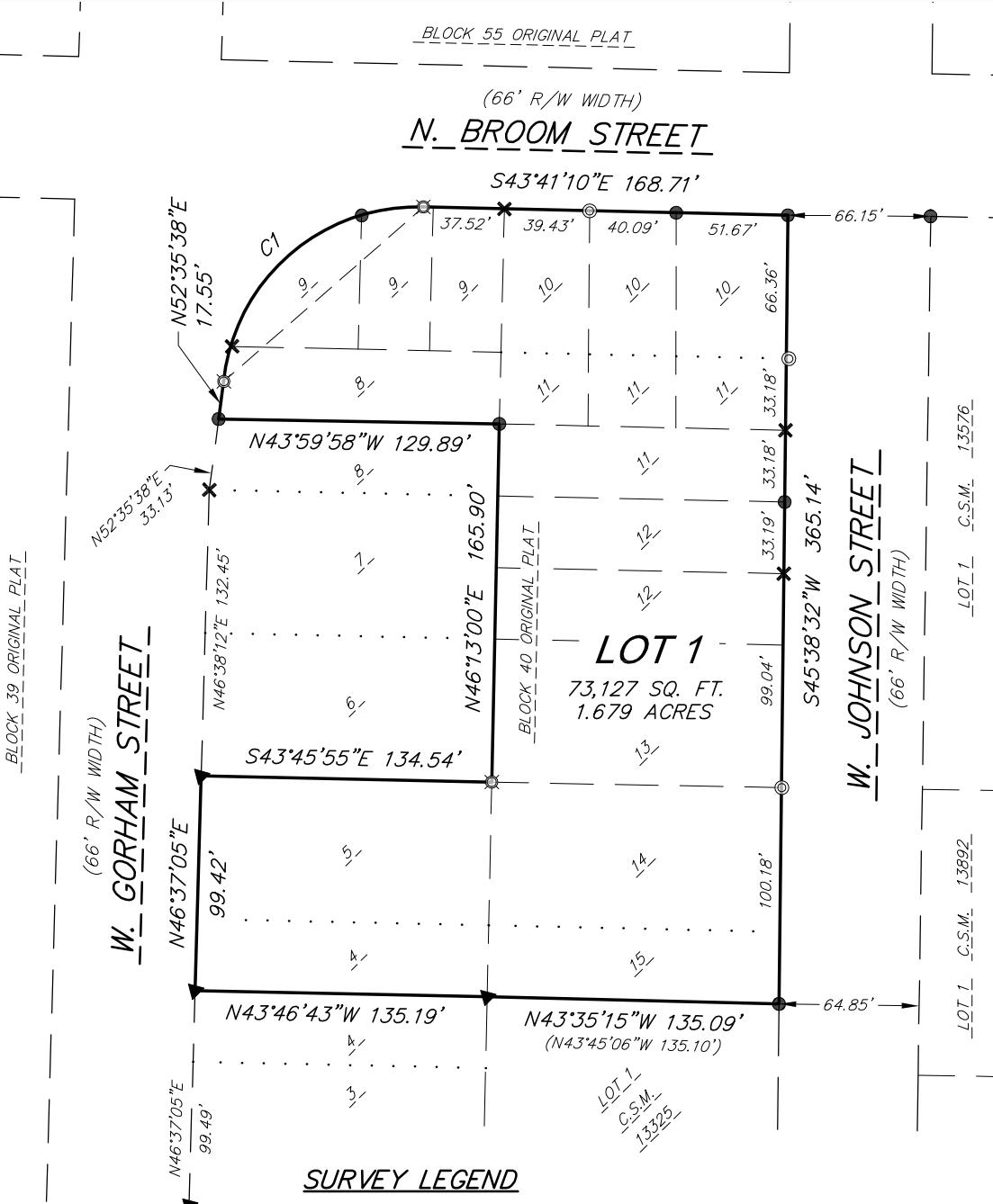
CERTIFIED SURVEY MAP No.

PART OF LOTS 4, 8, 9 AND 15, BLOCK 40 AND ALL OF LOTS 5, 10, 11, 12, 13 AND 14, BLOCK 40, ORIGINAL PLAT OF MADISON AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102 AND LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



NOTE: SEE SHEET 2 FOR THE SECTION LINE DETAIL AND SHEET 3 FOR SITE DETAILS AND EASEMENTS

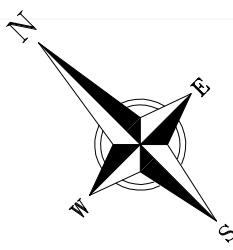
BLOCK 39 ORIGINAL PLAT					
NUMBER	CENTRAL ANGLE	RADIUS	ARC	CHORD BEARING	CHORD
C1	85°57'36"	90.00'	135.03'	S 86°09'26" E	122.71'
					N50°51'46" E
					54°37'38" E



SURVEY LEGEND

- FOUND 1" Ø IRON PIPE (UNLESS OTHERWISE NOTED)
- ▲ FOUND P.K. NAIL
- FOUND 3/4" Ø IRON ROD
- ✖ FOUND CHISELED "X"
- ☒ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT



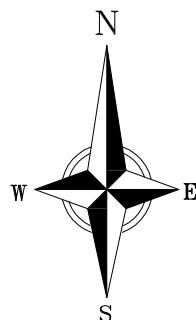
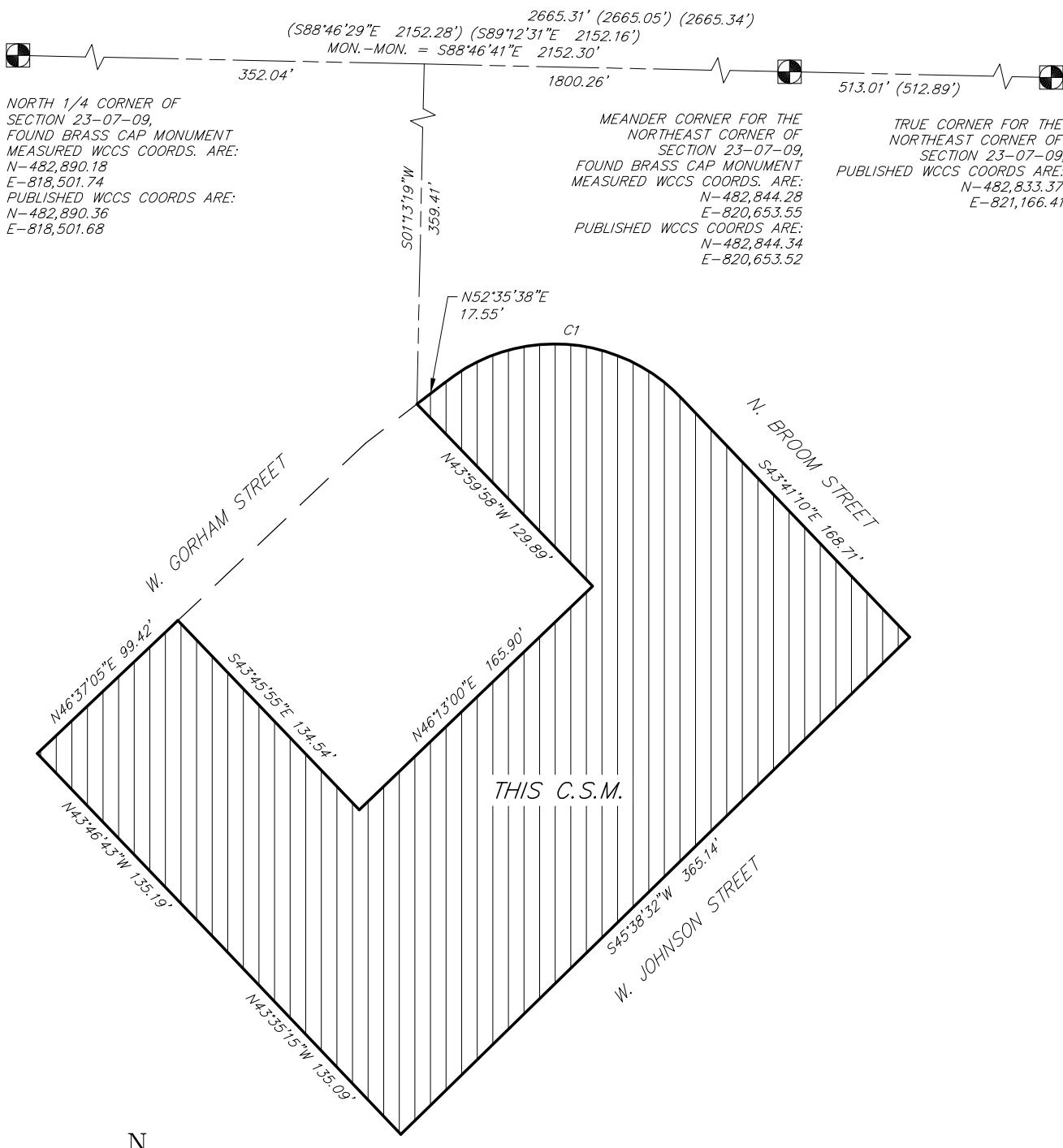
GRID NORTH

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE NORTH LINE OF THE NE 1/4 OF SECTION 23 MEASURED AS BEARING S88°46'41"E



CERTIFIED SURVEY MAP No.

PART OF LOTS 4, 8, 9 AND 15, BLOCK 40 AND ALL OF LOTS 5, 10, 11, 12, 13 AND 14, BLOCK 40, ORIGINAL PLAT OF MADISON AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102 AND LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



SECTION TIE DETAIL

(NOT TO SCALE)

NOTE:

THE U.S. PUBLIC LAND SURVEY MONUMENTS SHOWN ON THIS C.S.M. HAVE BEEN FOUND AND VERIFIED ALONG WITH THEIR CORRESPONDING WITNESS TIES. THE MONUMENTS AND WITNESS TIES CHECK WITH DANIEL RODMAN'S TIE SHEET DATED NOVEMBER 04, 2008 FOR THE MEANDER CORNER FOR THE NORTHEAST CORNER OF SECTION 23-07-09 AND GREGORY JONES TIE SHEET DATED DECEMBER 16, 2008 FOR THE NORTH 1/4 CORNER OF SECTION 23-07-09. THE DATE OF FIELD RECOVERY FOR EACH CORNER WAS JANUARY 24, 2023.

GRID NORTH
BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE NORTH LINE OF THE NE 1/4 OF SECTION 23 MEASURED AS BEARING S88°46'41"E



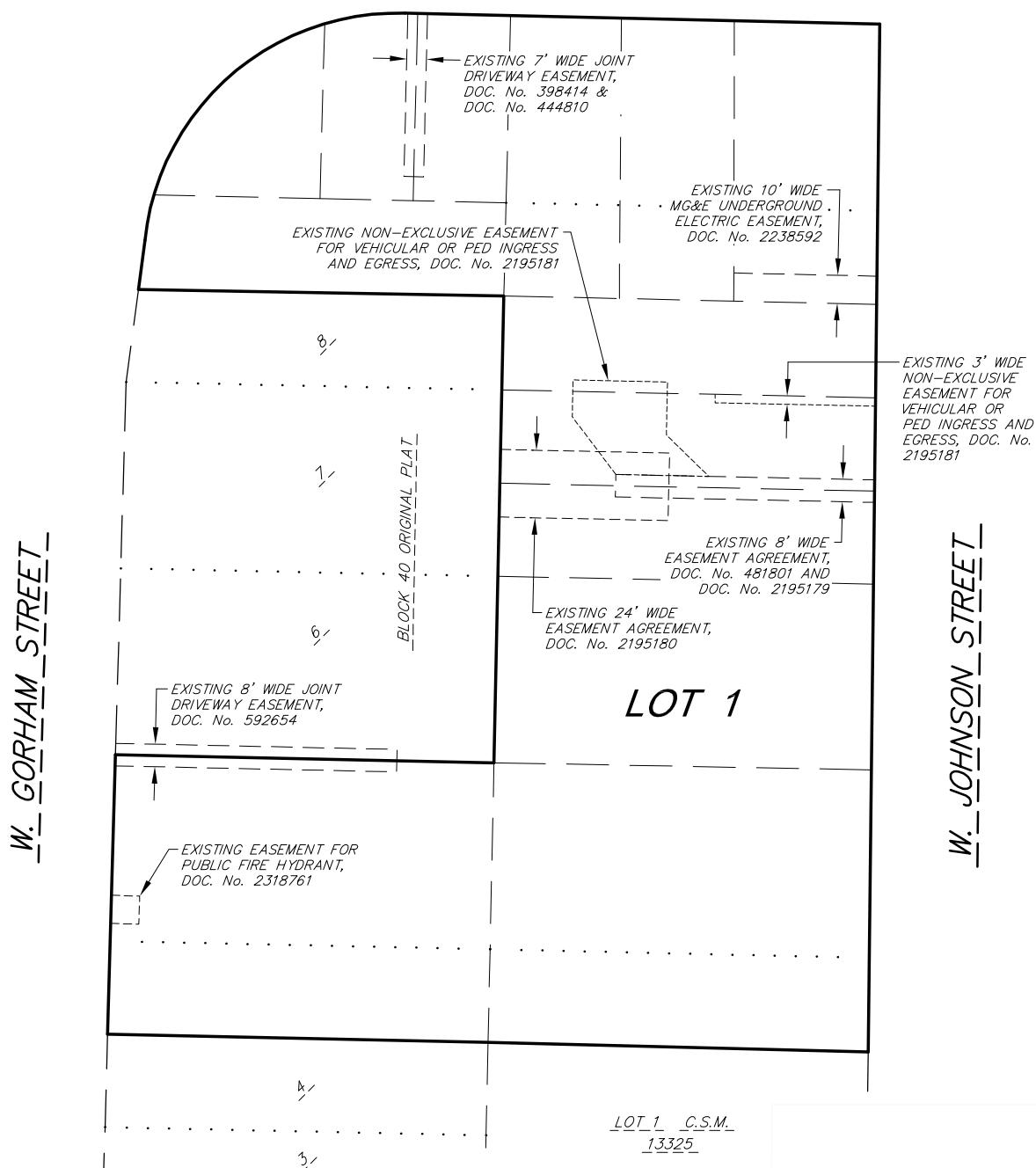
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0 60 120

 SCALE: ONE INCH = SIXTY FEET

N. BROOM STREET

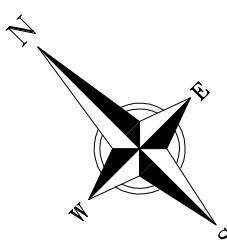


GENERAL NOTES:

1. This Certified Survey Map is subject to the following:

—Airspace Easement and Indemnification Agreement, Doc. No. 4154069.

—Agreement Respecting Airspace and Construction Easements, Doc. No. 5061110.



EXISTING EASEMENTS

vierbicher
 planners | engineers | advisors

Phone: (800) 261-3898



FN: 220322
 DATE: 07/20/2023
 REV:
 Drafted By: MZIE
 Checked By: JZAM

SURVEYED FOR:
 Core Spaces, LLC
 1643 N. Milwaukee Ave.
 5th Floor
 Chicago, IL 60647

C.S.M. No. _____
 Doc. No. _____
 Vol. _____ Page _____

**SHEET
3 OF 7**

CERTIFIED SURVEY MAP No.

PART OF LOTS 4, 8, 9 AND 15, BLOCK 40 AND ALL OF LOTS 5, 10, 11, 12, 13 AND 14, BLOCK 40, ORIGINAL PLAT OF MADISON AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102 AND LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

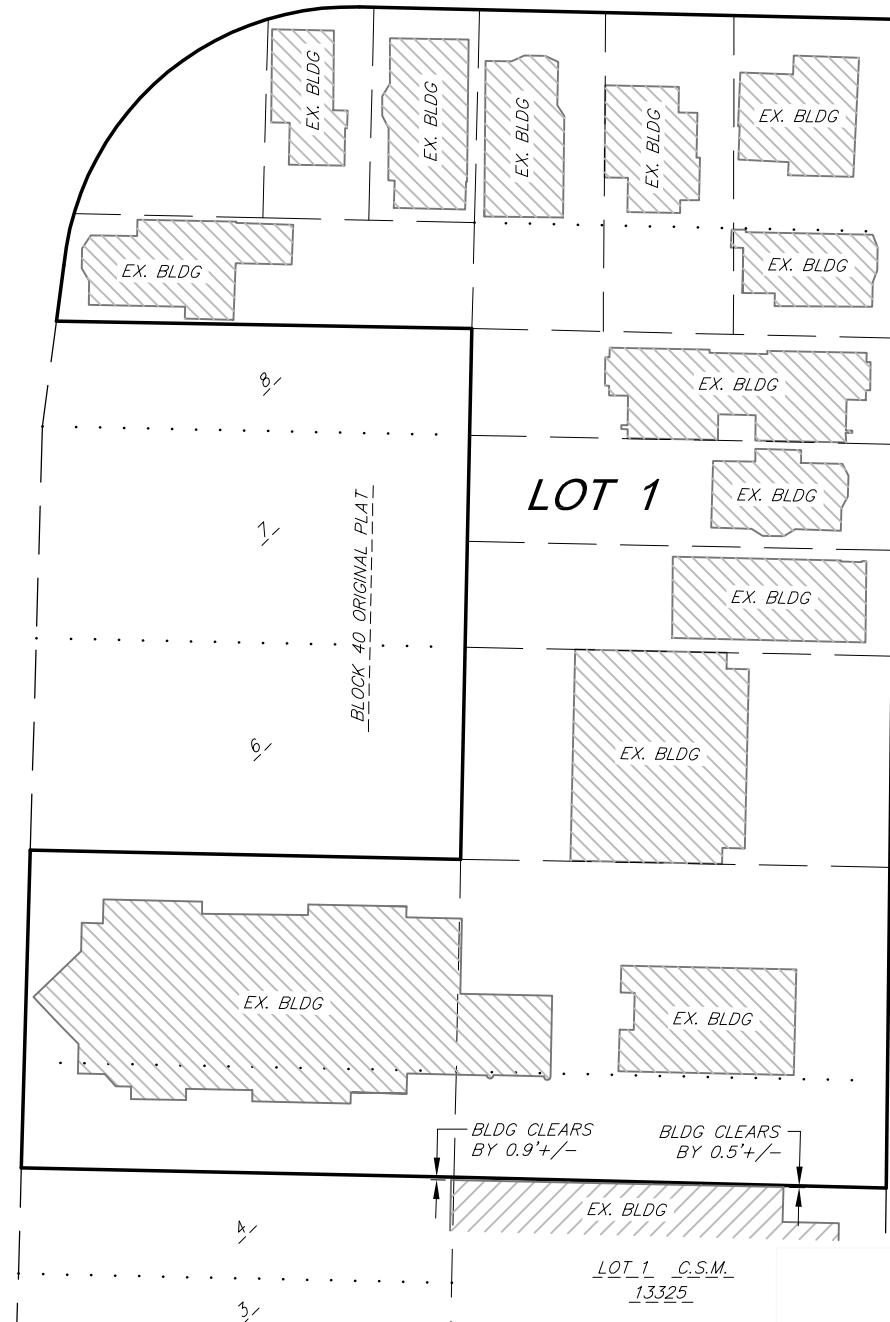
0 60 120

 SCALE: ONE INCH = SIXTY FEET

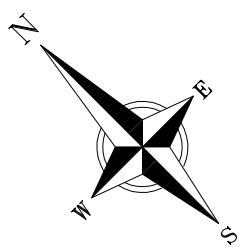
NOTE: ALL EXISTING
 BUILDINGS WITHIN THE
 BOUNDARY OF THIS C.S.M.
 ARE TO BE REMOVED PRIOR
 TO SITE REDEVELOPMENT

N. BROOM STREET

W. GORHAM STREET



EXISTING SITE DETAILS



vierbicher
 planners | engineers | advisors

Phone: (800) 261-3898



FN: 220322
 DATE: 07/20/2023
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 Drafted By: MZIE
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**SHEET
 4 OF 7**

CERTIFIED SURVEY MAP No.

PART OF LOTS 4, 8, 9 AND 15, BLOCK 40 AND ALL OF LOTS 5, 10, 11, 12, 13 AND 14, BLOCK 40, ORIGINAL PLAT OF MADISON AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102 AND LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

Part of Lots 4, 8, 9 and 15, Block 40 and all of Lots 5, 10, 11, 12, 13 and 14, Block 40, Original Plat of Madison as recorded in Volume A of Plats, on Page 3, as Document Number 102 and located in the Northwest Quarter of the Northeast Quarter of Section 23, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the North quarter corner of said Section 23; thence S88°46'41"E, along the north line of the Northeast Quarter of said Section 23, a distance of 352.04 feet; thence S01°13'19"W, 359.41 feet to southeasterly right-of-way line of West Gorham Street and the point of beginning of this description; thence N52°35'38"E, along said southeasterly right-of-way line, 17.55 feet to a point of curvature; thence 135.03 feet along said right-of-way line and the arc of a curve to the right having a radius of 90.00 feet and a chord bearing S86°09'26"E, 122.71 feet; thence S43°41'10"E, along the southwesterly right-of-way line of North Broom Street, 168.71 feet to the intersection with the northwesterly right-of-way line of West Johnson Street; thence S45°38'32"W, along said northwesterly right-of-way line, 365.14 feet; thence N43°35'15"W, 135.09 feet; thence N43°46'43"W, 135.19 feet to the aforementioned southeasterly right-of-way line of West Gorham Street; thence N46°37'05"E, along said southeasterly right-of-way line, 99.42 feet; thence S43°45'55"E, 134.54 feet; thence N46°13'00"E, 165.90 feet; thence N43°59'58"W, 129.89 feet to said southeasterly right-of-way line of West Gorham Street and the point of beginning.

Said description contains 73,127 square feet or 1.679 acres, more or less.



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OWNER'S CERTIFICATE

, as owner(s), we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this _____ day of _____, 2023.

By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2023, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____

Notary Public, State of Wisconsin

CONSENT OF MORTGAGEE

, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____ its _____, at _____, Wisconsin, on this _____ day of _____, 2023.

By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2023, _____, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.

Notary Public, State of Wisconsin

My Commission expires: _____



CERTIFIED SURVEY MAP No.

*PART OF LOTS 4, 8, 9 AND 15, BLOCK 40 AND ALL OF LOTS 5, 10, 11, 12, 13 AND 14,
BLOCK 40, ORIGINAL PLAT OF MADISON AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3,
AS DOCUMENT NUMBER 102 AND LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 23,
TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN*

CITY OF MADISON COMMON COUNCIL RESOLUTION

*Resolved that the certified survey map located in the City of Madison was hereby approved by
Enactment Number _____, File ID Number _____, adopted on the
____ day of _____, 20____, and that said enactment further provided for
the acceptance of those lands dedicated and rights conveyed by said certified survey map to the
City of Madison for public use.*

Dated this _____ day of _____, 20_____.

Maribeth Witzel-Behl, City Clerk, City of Madison

CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

*By: _____ Date: _____
Matthew Wachter,
Secretary of the Plan Commission*

SURVEYOR'S CERTIFICATE

*I, Michael J. Ziehr, Professional Land Surveyor, S-2401, do hereby
certify to the best of my knowledge and belief, that I have surveyed,
divided and mapped the lands described herein and that the map on sheet
one (1) is a correct representation of the exterior boundaries of the land
surveyed and the division of that land in accordance with the information
provided. I further certify that this Certified Survey Map is in full
compliance with Section 236.34 of the Wisconsin State Statutes, Chapter
A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance
of the City of Madison in surveying, dividing and mapping the same.*

*Vierbicher Associates, Inc.
By: Michael J. Ziehr*

*Date: _____
Signed: **"DRAFT"**
Michael J. Ziehr, P.L.S. S-2401*

REGISTER OF DEEDS CERTIFICATE

*Received for recording this _____ day of _____, 2023, at
o'clock _____.m. and recorded in Volume _____ of Certified Survey Maps on
pages _____, as Doc. No. _____.*

*Kristi Chlebowski,
Dane County Register of Deeds*

