

LAKE EDGE SHOPPING CENTER

Located at 4100-4126 Monona Drive, in the City of Madison, Dane County, Wisconsin.

Parcel A:

Lot One (1), Block One (1), Quaker Heights, in the City of Madison, Dane County, Wisconsin, EXCEPT for property conveyed in Warranty Deed recorded as Document No. 4842661.

Parcel B:

Lot Twenty (20), Block One (1), Quaker Heights, in the City of Madison, Dane County, Wisconsin, EXCEPT for property conveyed in Warranty Deed recorded as Document No. 4842661.

Parcel C:

Certified Survey Map No. 211, as recorded in the Dane County Registry on September 30, 1965, in Vol. 1 of Certified Survey Maps, page 211, Document No. 1143628. (Being a part of Lot 2, Block 1, Quaker Heights, in the City of Madison, Dane County, Wisconsin.)

Prepared for: Sara Investment Real Estate LLC

Survey No. 166221-RMK

- A. **Basis of Bearings**
Bearings are based on the South line of Buckeye Road, which is assumed to bear South 42°02'00" East.
- B. **Title Commitment**
This survey was prepared based on First American Title Insurance Company title commitment number NCS-695932-MAD, effective date of October 14, 2014, which lists the following easements and/or restrictions from schedule B-I:
1-3, 5, 11. **Visible evidence shown, if any.**
4, 6-10, 21. **Not survey related.**
12. Easement to Town of Blooming Grove recorded in Volume 258 of Misc., Page 149, as Document No. 854427. **Affects site by location - shown.**
13. Easement to Town of Blooming Grove recorded in Volume 258 of Misc., Page 180, as Document No. 854429. **Affects site by location - shown.**
14. Easement to Town Sanitary District No. 6 of the Town of Blooming Grove recorded in Volume 262 of Misc., Page 304, as Document No. 861698. **Affects site by location - shown.**
15. Right of Way Grant to Madison Gas and Electric Company recorded in Volume 451 of Records, Page 513, as Document No. 1370175. **Affects site by location - shown.**
16. Right of Way Grant for Underground Electric to Madison Gas and Electric Company recorded in Volume 10520 of Records, Page 24, as Document No. 2041532. **Affects site by location - shown.**
17. Easement to Wisconsin Bell Telephone Company db/a Ameritech Wisconsin recorded April 9, 2001, as Document No. 3305436. **Affects site by location - shown.**
18. Building setback line as disclosed on the Plat. **Affects site by location - shown.**
19. Conveyance of Rights in Land recorded December 6, 2011, as Document No. 4820024. **Does not affect site by location - not shown.**
20. Easement contained in Warranty Deed recorded February 14, 2012, as Document No. 4842661. **Does not affect site by location - easement is a temporary limited easement and the road has been constructed.**
- C. **Flood Note**
According to flood insurance rate map of the City of Madison, community panel number 55025C0429H, effective date of September 17, 2014, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)
- D. **Parking Spaces**
There are 103 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 NMX Neighborhood Mixed-Use district
Front setback - For buildings and additions exceeding fifty percent (50%) of floor area, the maximum front yard setback shall be twenty-five (25) feet unless designated otherwise on the zoning map. Front yard setbacks on the zoning map may be designated as a specific location (build to line) or as a range.
Side yard setback:
Where buildings abut residentially-zoned lots at side lot line: Minimum side yard required in the adjacent residential district
Side yard setback: Where proposed buildings or abutting buildings have window openings in side wall(s) within 6 feet of lot line:
One-story: 5
Two-story or higher: 6
Lot width <40: 10% lot width
Side yard setback: other cases (i.e., Infill between party wall storefront buildings): None unless needed for access
Rear yard setback - 20'
Maximum height - 3 stories / 40'
- F. **Notes**
There is no observable evidence of current earth moving work, building construction or building additions as of the field date of this survey.
There are no changes in street right of way lines if information is available from the controlling jurisdiction as of the field date of this survey.
There is no observable evidence of recent street or sidewalk construction or repairs as of the field date of this survey.
There is no observable evidence of site used as a solid waste dump, sump or sanitary landfill as of the field date of this survey.
Parcel C above is a part of Lot 2, Block 1, Quaker Heights. There is a Survey Plat recorded as Document No. 1143628 which has Map #211 hand written on it and is being considered as Certified Survey Map No. 211 in the Title Commitment. The Dane County GIS website has an abbreviated legal description for this Parcel and it is described as a metes & bounds description and not as a Certified Survey Map.

To: Sara Investment Real Estate LLC and First American Title Insurance Company

This is to certify that this map or plat 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 NSPS and includes items 1, 2, 3, 4, 6(a), 7(a), 7(c), 8, 9, 11(b), 12, 13, 14, 15, 16, 17, 18 and 21 of Table A thereof. The field work was completed on October 23, 2014.

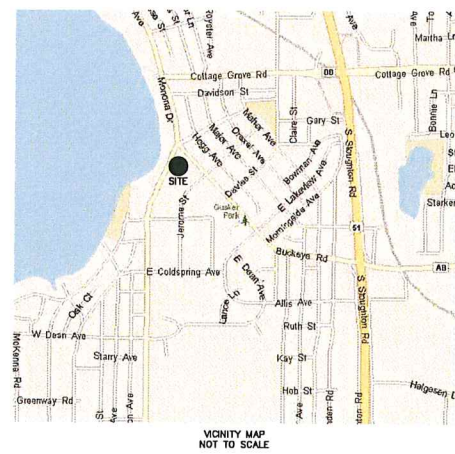
Date of Plat or Map: October 29, 2014

Stephan G. Southwell
Professional Land Surveyor
Registration Number 1939

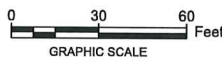
R.A. Smith National, Inc.

Beyond Surveying
and Engineering

16746 W. Silverwood Road, Brookfield WI 53005-5938
262-781-1000 Fax 262-797-7373, www.ra-smith.com
Appleton, WI Orange County, CA Pittsburgh, PA
S:\166221\Drawg\AS101D30.dwg\1 MONONA DR



LOCALITY MAP
NOT TO SCALE



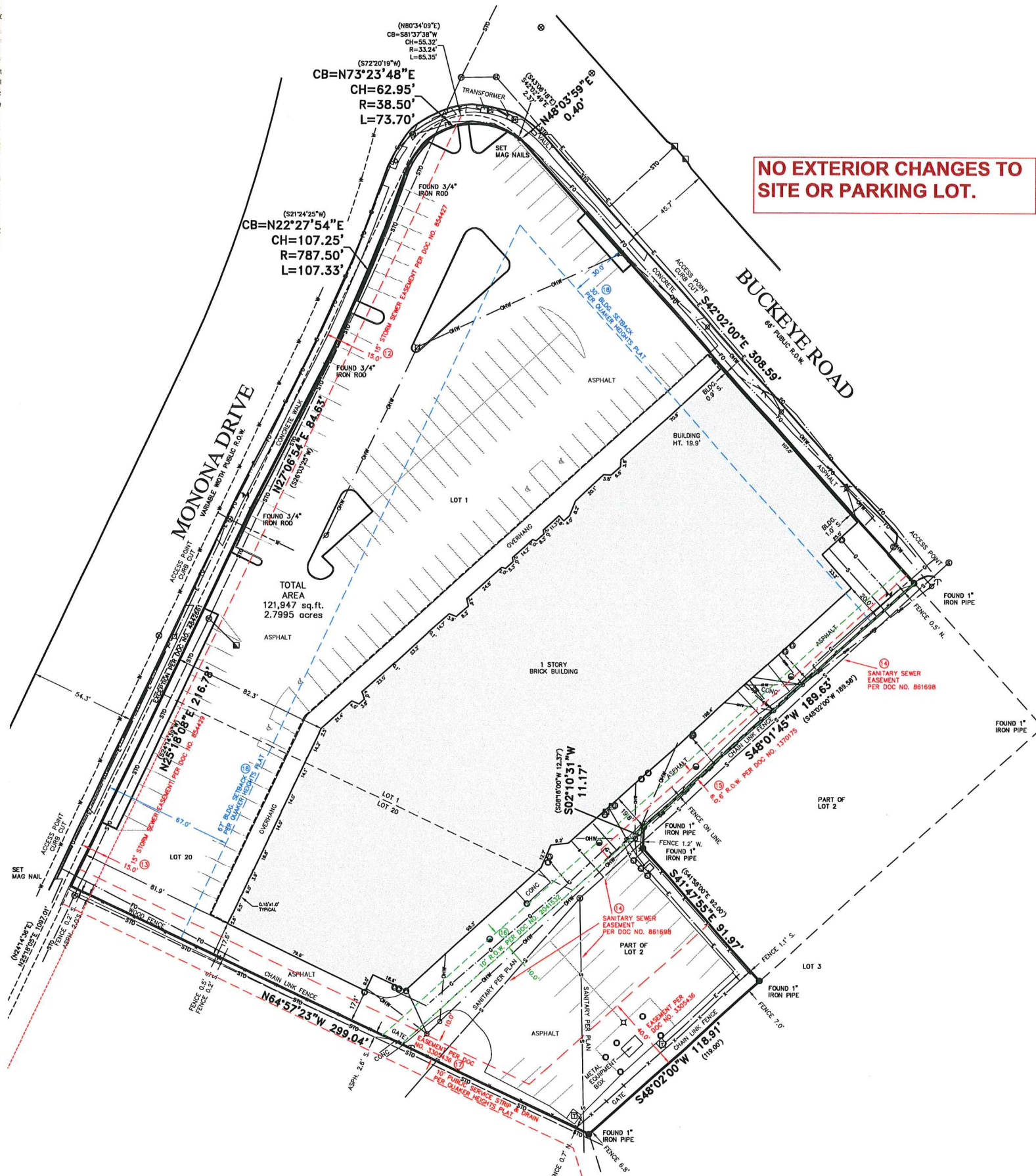
LEGEND

- () INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
- BOLLARD
- ⊕ SOIL BORING/MONITORING WELL
- ⚡ FLAGPOLE
- ✉ MAILBOX
- SIGN
- BILLBOARD
- ⊞ AIR CONDITIONER
- ⊞ CONTROL BOX
- ⊞ TRAFFIC SIGNAL
- ⊞ RAILROAD CROSSING SIGNAL
- ⊞ CABLE PEDESTAL
- ⊞ POWER POLE
- ⊞ GUY POLE
- ⊞ LIGHT POLE
- ⊞ SPOT/YARD/PEDESTAL LIGHT
- ⊞ HANDICAPPED PARKING
- ⊞ ELECTRIC MANHOLE
- ⊞ ELECTRIC PEDESTAL
- ⊞ ELECTRIC METER
- ⊞ ELECTRIC TRANSFORMER
- ⊞ TELEPHONE MANHOLE
- ⊞ TELEPHONE PEDESTAL
- ⊞ MARKED FIBER OPTIC
- ⊞ GAS VALVE
- ⊞ GAS METER
- ⊞ GAS WARNING SIGN
- ⊞ STORM MANHOLE
- ⊞ ROUND INLET
- ⊞ SQUARE INLET
- ⊞ STORM SEWER END SECTION
- ⊞ SANITARY MANHOLE
- ⊞ SANITARY CLEANOUT OR SEPTIC VENT
- ⊞ SANITARY INTERCEPTOR MANHOLE
- ⊞ MISCELLANEOUS MANHOLE
- ⊞ WATER VALVE
- ⊞ HYDRANT
- ⊞ WATER SERVICE CURB STOP
- ⊞ WATER MANHOLE
- ⊞ WELL
- ⊞ WATER SURFACE
- ⊞ WETLANDS FLAG
- ⊞ MARSH
- ⊞ CONIFEROUS TREE
- ⊞ DECIDUOUS TREE
- ⊞ SHRUB
- EDGE OF TREES
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- BUREAU ELEC. SERV.
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- INDICATES EXISTING CONTOUR ELEVATION
- INDICATES EXISTING SPOT ELEVATION

DIGGERS HOTLINE TICKET NO. 2014-41-12171

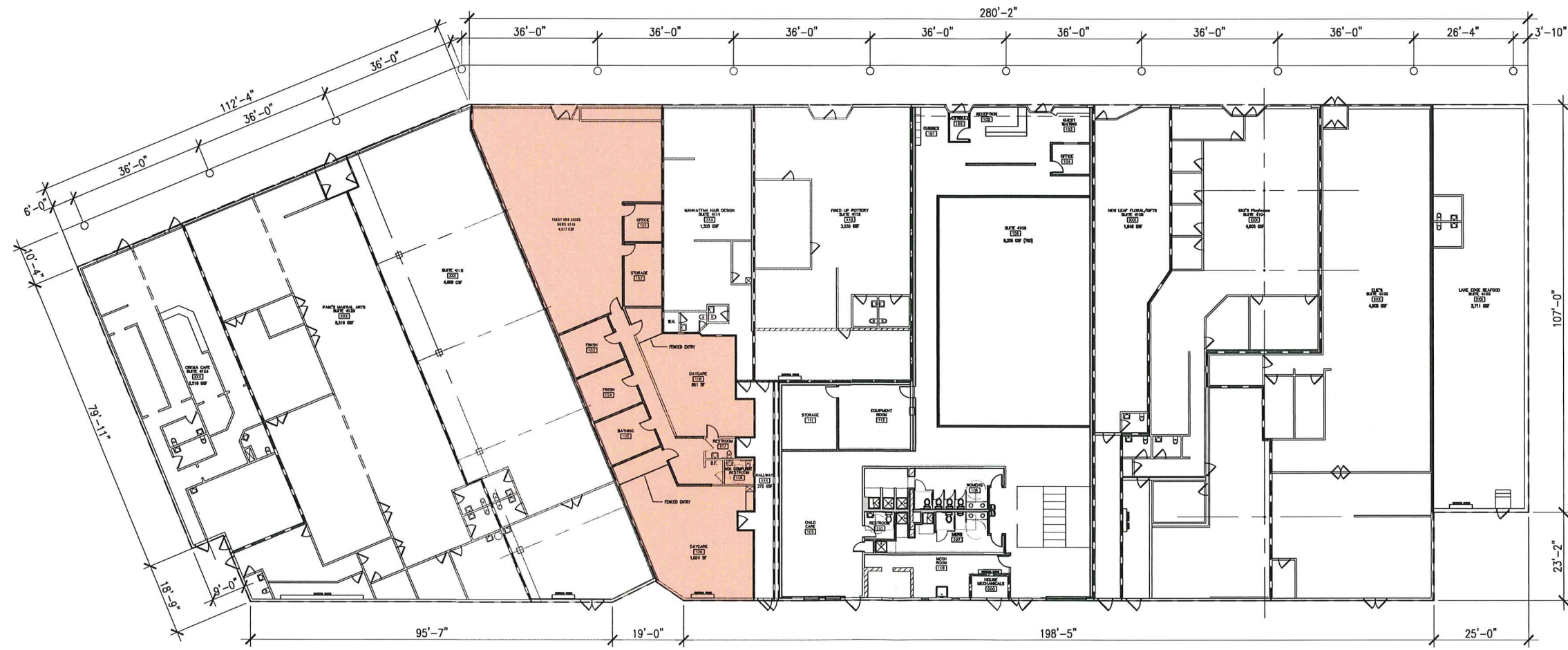
THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.



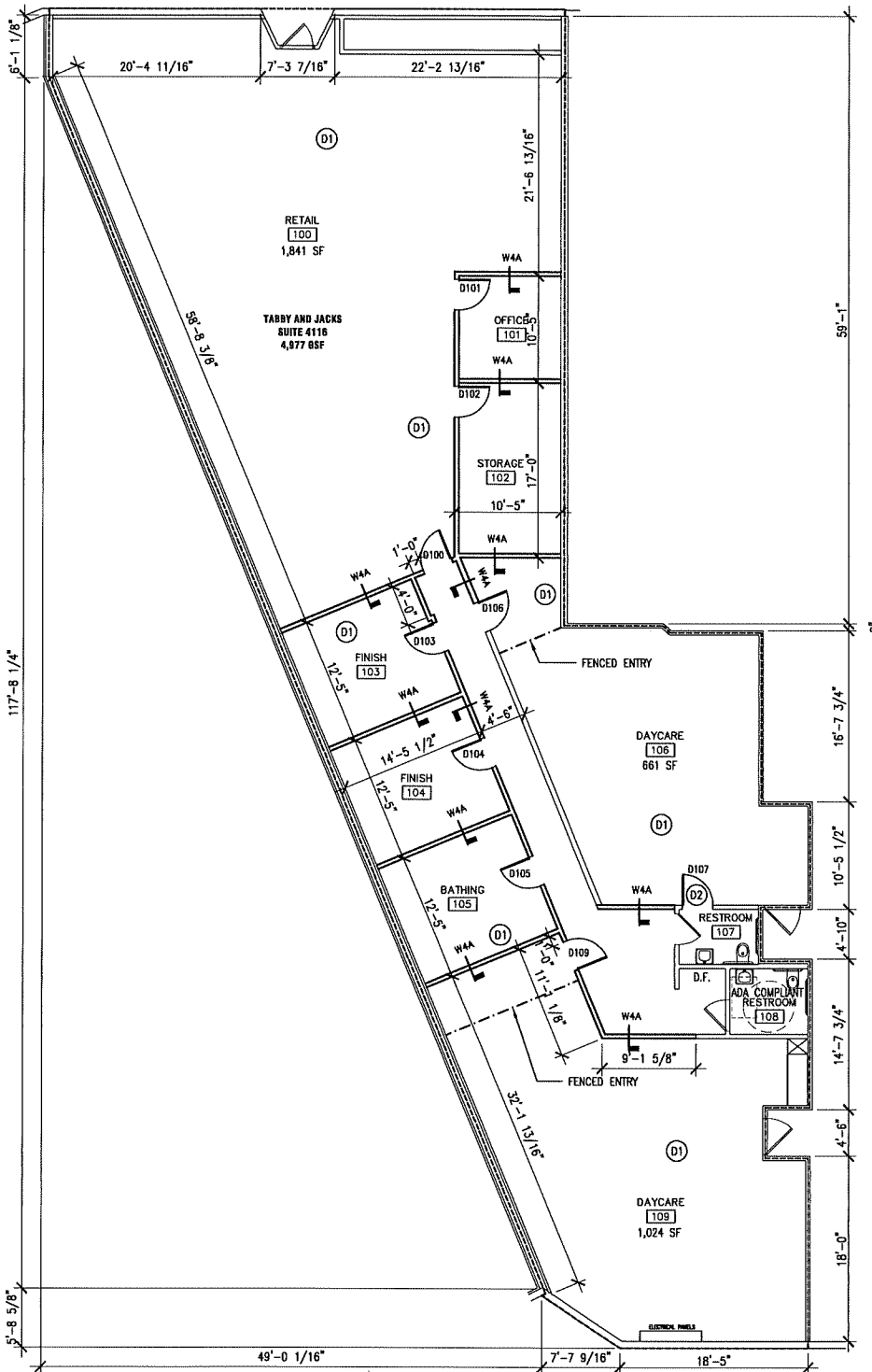
NO EXTERIOR CHANGES TO SITE OR PARKING LOT.

R.A. Smith National, Inc.



1 SITE PLAN
1/16"=1'-0"

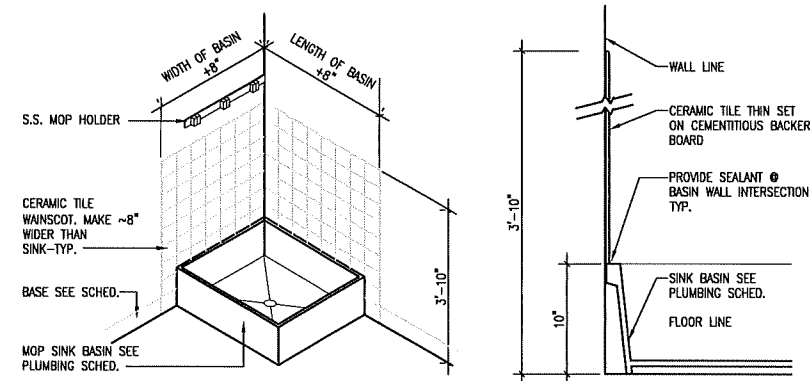
NORTH PLAN
NORTH TRUE



1 FLOOR PLAN
1/8"=1'-0"

INTERIOR DOOR SCHEDULE

NO.	DOOR				FRAME			FIRE RATING	REMARKS	
	SIZE	TYPE	MATERIAL	FINISH	GLASS	TYPE	MATERIAL			FINISH
D100	3'-0" x 7'-0"	2	WOOD	STAIN	X" TEMP.	A	HOL. MTL.	PAINT	1 HR	PASSAGE LOCKSET, CLOSER
D101	3'-0" x 7'-0"	2	WOOD	STAIN	X" TEMP.	A	HOL. MTL.	PAINT	1 HR	OFFICE LOCKSET
D102	3'-0" x 7'-0"	2	WOOD	STAIN	X" TEMP.	A	HOL. MTL.	PAINT	1 HR	OFFICE LOCKSET
D103	3'-0" x 7'-0"	1	WOOD	STAIN	-	A	HOL. MTL.	PAINT	1 HR	PRIVACY LOCKSET, CLOSER
D104	3'-0" x 7'-0"	1	WOOD	STAIN	-	A	HOL. MTL.	PAINT	1 HR	PUBLIC RESTROOM LOCKSET, CLOSER
D105	3'-0" x 7'-0"	1	WOOD	STAIN	-	A	HOL. MTL.	PAINT	1 HR	PUBLIC RESTROOM LOCKSET, CLOSER
D106	3'-0" x 7'-0"	1	WOOD	STAIN	-	A	HOL. MTL.	PAINT	1 HR	PUBLIC RESTROOM LOCKSET, CLOSER
D107	3'-0" x 7'-0"	1	WOOD	STAIN	-	A	HOL. MTL.	PAINT	1 HR	PUBLIC RESTROOM LOCKSET, CLOSER
D109	3'-0" x 7'-0"	1	WOOD	STAIN	-	A	HOL. MTL.	PAINT	1 HR	STORAGE LOCKSET



2 MOP SINK DETAIL
1/8"=1'-0"

ALL INTERIOR PARTITION WALLS TO BOTTOM OF DECK UNO

MARK	FW4A			W4A		
	FW4A	FW4A-B	FW4A-B1	W4A	W4A-B	W4A-B1
GWB TYPE	STANDARD	STANDARD	TYPE "C"	STANDARD	STANDARD	TYPE "C"
INSULATION	N/A	BATT	BATT	N/A	BATT	BATT
FIRE RATING	N/A	N/A	1 HOUR	N/A	N/A	1 HOUR
FIRE TEST	N/A	N/A	UL# U305	N/A	N/A	UL# U305
STC RATING	N/A	N/A	N/A	48	60-62	60-62
STC TEST	N/A	N/A	N/A	BBN700725	BS3440-9	BS3440-9

3 PARTITION TYPES
1"=1'-0"

FLOOR PLAN GENERAL NOTES

- A. MECHANICAL, ELECTRICAL AND PLUMBING IMPROVEMENTS TO BE DESIGN-BUILD. DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. MEP DESIGN-BUILD CONTRACTOR(S) RESPONSIBLE FOR ENSURING CODE-COMPLIANT CONSTRUCTION OF NEW SYSTEMS IN TENANT SPACE.
- B. PROVIDE ACCESSIBLE TOILET ROOM FIXTURES AND ACCESSORIES PER MOUNTING HEIGHTS INDICATED ON SHEET AD-2.
- C. PROVIDE ADA APPROVED THRESHOLDS AT ALL NEW FLOOR TRANSITIONS AND DOORWAYS.
- D. DIMENSIONS ARE TO FACE OF WALL OR TO COLUMN CENTERLINE UNLESS OTHERWISE NOTED. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- E. CONTRACTOR SHALL NOTIFY ARCHITECT, ENGINEER AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED STRUCTURAL CONDITIONS OR DISCREPANCIES WITH PROPOSED MODIFICATIONS.
- F. GENERAL CONTRACTOR TO SECURE CONSTRUCTION AREA DURING CONSTRUCTION WORK. SEAL ALL DOORS AS REQUIRED, CONSTRUCT AND MAINTAIN A FLOOR TO CEILING DUST BARRIER, TO PROVIDE SEPARATION FOR DUST, DEBRIS AND SOUND.
- G. GENERAL CONTRACTOR TO MAINTAIN PATH THROUGH PORTIONS OF THE CONSTRUCTION AREA FOR ACCESS TO EGRESS ROUTES.
- K. SUBMIT ALL FINISHES TO THE ARCHITECT FOR APPROVAL.

FLOOR PLAN KEYED NOTES

- 1 CLEARESTORY WINDOWS ABOVE, SEE ELEVATIONS
- 2 GLASS ENTRY DOORS
- 3 MOP SINK
- 4 ELECTRIC WATER COOLER (EWC) WITH BOTTLE FILLER ELKAY LZ210WSLX OR EQUAL
- 5 VERIFY DIMENSIONS WITH OWNER
- 6 BENCH SEAT
- 7 EXISTING 2 HOUR MASONRY WALL TO REMAIN
- 8 ADD PANIC HARDWARE TO THIS DOOR
- 9 DESK DESIGN AND INSTALLATION BY OWNER

DEMOLITION PLAN GENERAL NOTES

- (FED) (2) 2A FIRE EXTINGUISHERS IN RECESS CABINETS
- A. SALVAGE AND TURN OVER TO OWNER ALL EXISTING LIGHT FIXTURES, DOORS, TRIM, FRAMES, EQUIPMENT, CEILING TILES AND GRID, AND HARDWARE FOR REUSE WHERE APPLICABLE.
- B. SALVAGE AND TURN OVER TO OWNER ALL CASEWORK.
- C. REMOVE ALL "DASHED" WALLS (DEMO'D) FLOOR TO DECK, WHERE EXISTING MECHANICAL, PLUMBING, ELECTRICAL OR DATA CONNECTIONS ARE ABANDONED DUE TO DEMOLITION WORK OR REMOVAL OF FIXTURES AND ACCESSORIES, CAP EXISTING CONNECTIONS AS REQUIRED PER CODE OR PROVIDE CONNECTOR FOR NEW FIXTURES AND ACCESSORIES WHERE APPLICABLE.
- D. EXISTING EXTERIOR WALLS, STRUCTURE AND FLOORS SHALL REMAIN INTACT AND UNDISTURBED, WHERE MODIFICATION IS NECESSARY, RESTORE TO EXISTING CONDITION, INCLUDING EXISTING AIR/VAPOR BARRIERS AND THERMAL ENVELOPE DESIGN.
- E. AREAS OF CONCEALED EXISTING BUILDING STRUCTURE TO BE EXPOSED AND EXAMINED DURING DEMOLITION TO VERIFY PROPOSED STRUCTURAL MODIFICATIONS ARE SUFFICIENT. COORDINATE CONSTRUCTION SCHEDULE WITH ARCHITECT AND ENGINEER TO ALLOW ACCESS FOR VERIFICATION. CONTRACTOR SHALL NOTIFY ARCHITECT, ENGINEER AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED STRUCTURAL CONDITIONS OR DISCREPANCIES WITH PROPOSED MODIFICATIONS.
- F. PATCH AND REPAIR ADJACENT WALLS AND FLOOR SURFACES TO PROVIDE A UNIFORM FINISH WHERE NECESSARY AT AREAS OF DEMOLITION, LOCATIONS OF REMOVED ACCESSORIES OR HARDWARE, AND ANY NEW OR RELOCATED WALLS. MATCH EXISTING FLOOR FINISHES, WALL FINISHES AND BASE MATERIALS UNLESS OTHERWISE SPECIFIED IN FINISH NOTES, FINISH PLANS, PARTITION TYPE DETAILS OR ELSEWHERE ON PLANS.
- G. REMOVE ALL CEILING AND FLOORING IN ALL SPACES BEING DEMO'D. PREP FLOORING FOR NEW FINISHES PER MANUFACTURER SUGGESTIONS.
- H. PREPARE ALL EXISTING AREAS INVOLVED WITH DEMOLITION TO RECEIVE NEW WORK OR NEW FINISHES PER PLANS, ROOM FINISH SCHEDULE AND SPECIFICATIONS. CONTACT ARCHITECT OR ENGINEER BEFORE BEGINNING NEW WORK IF THERE ARE ANY DISCREPANCIES OR QUESTIONS REGARDING EXISTING CONDITIONS NOT CLEARLY DEFINED ON THE DRAWINGS THAT AFFECT NEW CONSTRUCTION.
- I. GENERAL CONTRACTOR TO SECURE CONSTRUCTION AREA DURING CONSTRUCTION WORK. SEAL ALL DOORS AS REQUIRED, CONSTRUCT AND MAINTAIN A FLOOR TO CEILING DUST BARRIER, TO PROVIDE SEPARATION FOR DUST, DEBRIS AND SOUND.
- J. GENERAL CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULE TO MINIMIZE IMPACT ON EXISTING BUILDING OPERATIONS AND PLANNED EVENTS. CONSTRUCTION SPACE MUST BE CLEAN AND AVAILABLE FOR USE PERIODICALLY PER OWNER'S REQUEST. VERIFY SCHEDULED EVENTS WITH OWNER PRIOR TO CONSTRUCTION START AND ARRANGE CONSTRUCTION SCHEDULE TO MEET OWNER'S NEEDS. COORDINATE SYSTEMS AND UTILITY SHUT-DOWNS WITH OWNER PRIOR TO COMMENCEMENT OF WORK.
- K. GENERAL CONTRACTOR TO MAINTAIN PATH THROUGH PORTIONS OF THE CONSTRUCTION AREA FOR ACCESS TO EGRESS ROUTES.

DEMO PLAN KEYED NOTES

- (D1) DEMO EXISTING WALL AS INDICATED (DASHED), INCLUDING ALL POWER, CONDUIT AND ACCESSORIES
- (D2) DEMO WALL SECTION FOR NEW OPENING, SEE STRUCTURAL

HATCH PATTERNS KEY:

	NEW CONSTRUCTION
	NEW CONSTRUCTION PARTIAL HEIGHT WALL
	EXISTING CONSTRUCTION
	DEMOLITION