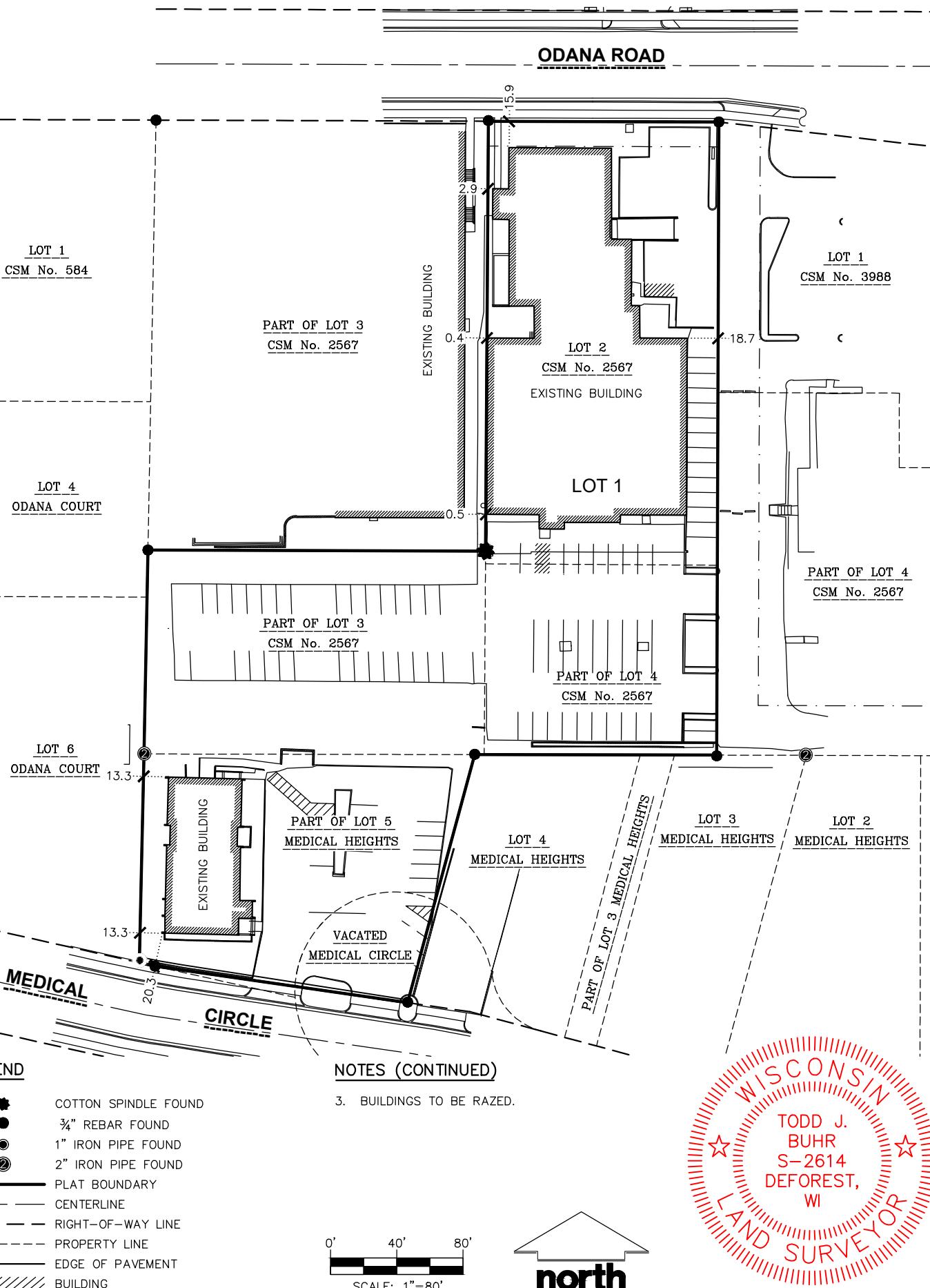


PRELIMINARY

CERTIFIED SURVEY MAP NO.

LOT 2, PART OF LOT 3 AND 4, CERTIFIED SURVEY MAP No. 2567, RECORDED IN VOLUME 10 OF CERTIFIED SURVEYS, PAGE 139-143, AS DOCUMENT No. 1536975, LOT 5, MEDICAL HEIGHTS, EXCEPT THAT PORTION DEEDED TO THE CITY OF MADISON FOR HIGHWAY PURPOSES RECORDED IN VOLUME 335 OF RECORDS, PAGE 177, AS DOCUMENT NO. 1323404. TOGETHER WITH THAT PART OF VACATED MEDICAL CIRCLE DESCRIBED IN RESOLUTION RECORDED IN VOLUME 380 OF RECORDS, PAGE 236 AS DOCUMENT NO. 1341365, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

EXISTING IMPROVEMENTS

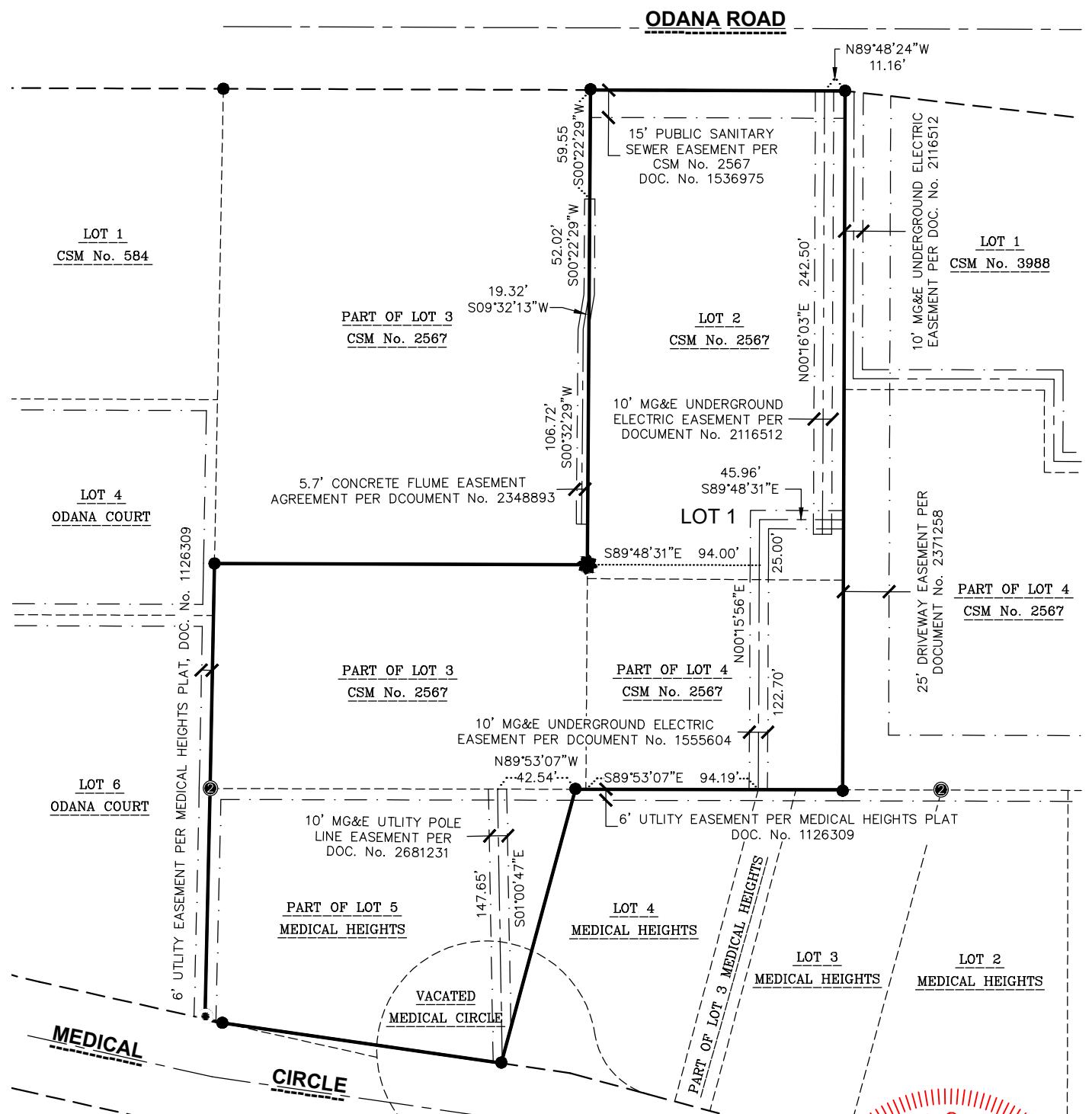


SURVEYED BY: JSD MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: BEAR DEVELOPMENT, LLC 4011 88TH STREET KENOSHA, WI 53142-4955	PROJECT NO: 25-15509 FIELDBOOK/PG: — sheet NO: 2 OF 9	SURVEYED BY: CBM DRAWN BY: CMD	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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EXISTING EASEMENTS

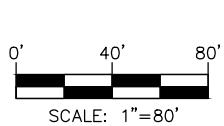


LEGEND

A legend containing six entries. The first three entries are preceded by a small circle containing a symbol: a cross for 'COTTON SPINDLE FOUND', a circle for '3/4" REBAR FOUND', and a circle with a dot for '1" IRON PIPE FOUND'. The next three entries are preceded by a horizontal line segment: a solid line for 'PLAT BOUNDARY', a dashed line for 'CENTERLINE', a dash-dot line for 'RIGHT-OF-WAY LINE', a long-dashed line for 'PROPERTY LINE', and a dash-dot-dot line for 'EASEMENT LINE'.

NOTE

4. ALL EASEMENT BEARINGS AND DISTANCES REFERENCED ON THIS SHEET ARE DESCRIBED AND MEASURED TO CENTERLINE OF EASEMENT.



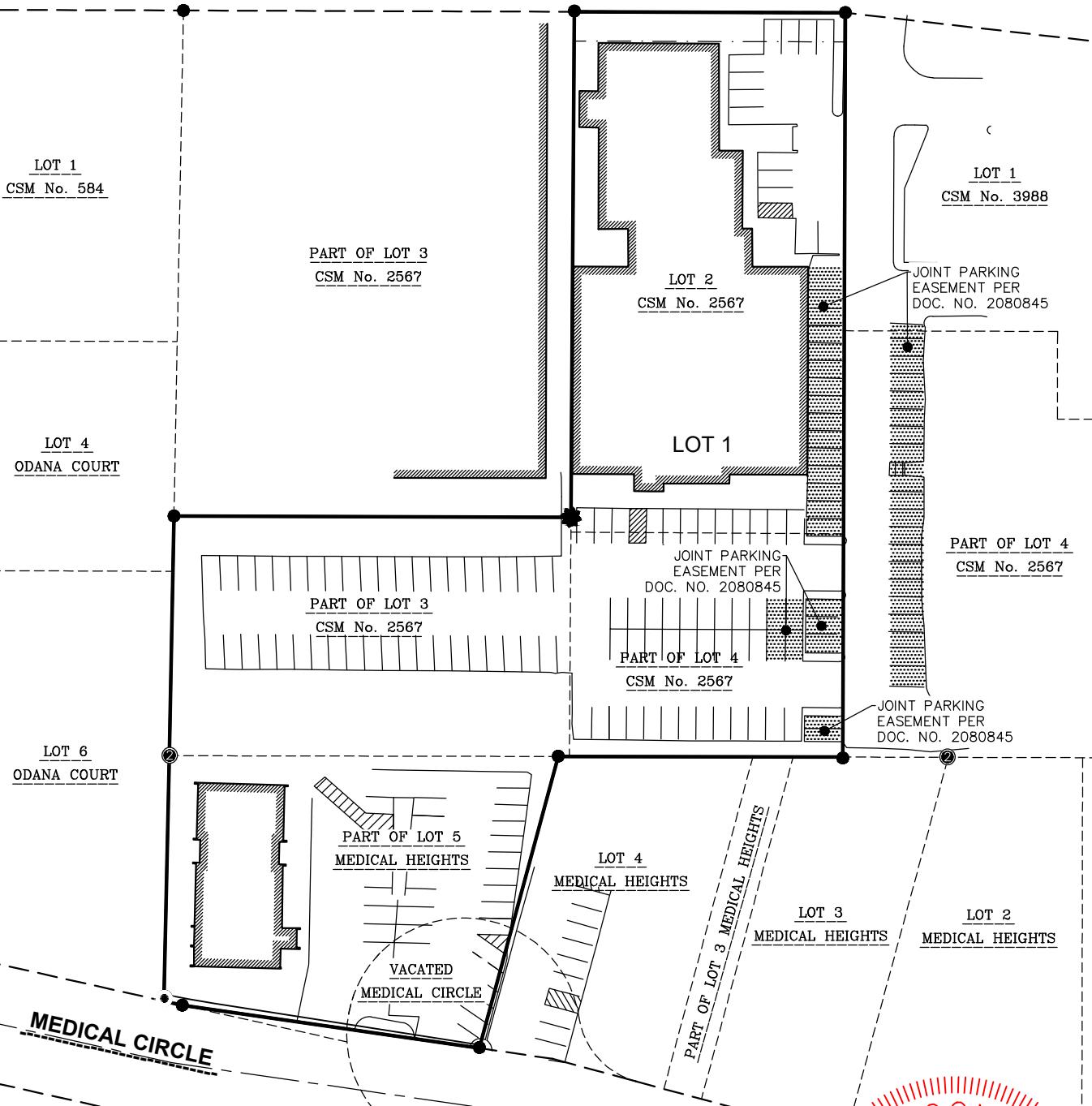
SURVEYED BY: JSD MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: BEAR DEVELOPMENT, LLC 4011 88TH STREET KENOSHA, WI 53142-4955	PROJECT NO: 25-15509 FIELDBOOK/PG: - SHEET NO: 3 OF 9	SURVEYED BY: CBM DRAWN BY: CMD	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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**PRELIMINARY
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QUARTER OF SECTION 30, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

EXISTING EASEMENTS

ODANA ROAD

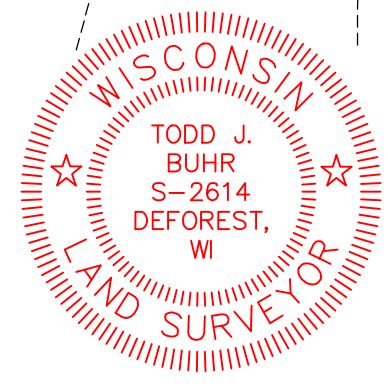


LEGEND

The legend consists of a vertical list of symbols and their corresponding labels. From top to bottom, the entries are:

- A solid black circle: COTTON SPINDLE FOUND
- A solid black circle with a vertical line through it: $\frac{3}{4}$ " REBAR FOUND
- A circle with a horizontal line through it: 1" IRON PIPE FOUND
- A circle with a diagonal line through it: 2" IRON PIPE FOUND
- A thick black horizontal line: PLAT BOUNDARY
- A thin black horizontal line with a dash in the center: CENTERLINE
- A thin black horizontal line with three dashes: RIGHT-OF-WAY LINE
- A thin black horizontal line with four dashes: PROPERTY LINE
- A thick black horizontal line with a wavy pattern: JOINT PARKING EASEMENT AREA

SCALE: 1"=80'



SURVEYED BY: JSD MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.448.5060	SURVEYED FOR: BEAR DEVELOPMENT, LLC 4011 88TH STREET KENOSHA, WI 53142-4955	PROJECT NO: 25-15509 FIELDBOOK/PG: - SHEET NO: 4 OF 9	SURVEYED BY: CBM DRAWN BY: CMD	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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NEW EASEMENTS

ODANA ROAD

LOT 1
CSM No. 584

LOT 1
CSM No. 3988

PART OF LOT 3
CSM No. 2567

LOT 2
CSM No. 2567

LOT 4
ODANA COURT

PART OF LOT 4
CSM No. 2567

PART OF LOT 3
CSM No. 2567

PART OF LOT 4
CSM No. 2567

LOT 6
ODANA COURT

PART OF LOT 5
MEDICAL HEIGHTS

LOT 4
MEDICAL HEIGHTS

LOT 3
MEDICAL HEIGHTS

LOT 2
MEDICAL HEIGHTS

MEDICAL CIRCLE

NEW PUBLIC SIDEWALK AND
BIKE PATH EASEMENT
(SEE SHEET 6 FOR
TERMS AND CONDITIONS)

VACATED
MEDICAL CIRCLE

138.95'
154.11'

N81°07'44"W
S81°45'50"E

E-1
EC-1
E-3
E-2

LEGEND

- COTTON SPINDLE FOUND
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND

— PLAT BOUNDARY

— CENTERLINE

— RIGHT-OF-WAY LINE

— PROPERTY LINE

— EASEMENT LINE

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E-1	S01°18'53"W	3.44'
E-2	N15°08'32"E	1.68'

north

0' 40' 80'
SCALE: 1"=80'

EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
EC-1	25.48'	484.93'	3°00'37"	25.47'	N79°37'37"W



SURVEYED BY:
JSD
MADISON REGIONAL OFFICE
507 W. VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:
BEAR
DEVELOPMENT, LLC
4011 88TH STREET
KENOSHA, WI 53142-4955

PROJECT NO: 25-15509
FIELDBOOK/PG: —
sheet NO: 5 OF 9

SURVEYED BY: CBM
DRAWN BY: CMD

VOL. _____ PAGE _____
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NEW EASEMENTS

ODANA ROAD

LOT 1
CSM No. 584

LOT 1
CSM No. 3988

PART OF LOT 3
CSM No. 2567

LOT 2
CSM No. 2567

LOT 4
ODANA COURT

LOT 1

PART OF LOT 4
CSM No. 2567

PART OF LOT 3
CSM No. 2567

PART OF LOT 4
CSM No. 2567

LOT 6
ODANA COURT

PART OF LOT 5
MEDICAL HEIGHTS

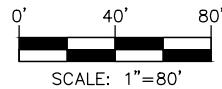
LOT 4
MEDICAL HEIGHTS

LOT 3
MEDICAL HEIGHTS

LOT 2
RADICAL HEIGHTS

TODD J.
BUHR
S-2614
DEFOREST
WI

LEGEND



north

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____



JSD
SURVEYED BY:
MADISON REGIONAL OFFICE
507 W. VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CERTIFIED SURVEY MAP NO.

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LEGAL DESCRIPTION

LOT 2, PART OF LOT 3 AND 4, CERTIFIED SURVEY MAP No. 2567, RECORDED IN VOLUME 10 OF CERTIFIED SURVEYS, PAGE 139-143, AS DOCUMENT No. 1536975, LOT 5, MEDICAL HEIGHTS, EXCEPT THAT PORTION DEEDED TO THE CITY OF MADISON FOR HIGHWAY PURPOSES RECORDED IN VOLUME 335 OF RECORDS, PAGE 177, AS DOCUMENT NO. 1323404. TOGETHER WITH THAT PART OF VACATED MEDICAL CIRCLE DESCRIBED IN RESOLUTION RECORDED IN VOLUME 380 OF RECORDS, PAGE 236 AS DOCUMENT NO. 1341365, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 30, AFORESAID; THENCE S89°51'19" W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER 662.36 FEET;
THENCE N00°08'41" W 765.03 FEET TO THE NORTH RIGHT OF WAY LINE OF MEDICAL CIRCLE AND THE POINT OF BEGINNING;
THENCE N81°45'50" W ALONG SAID NORTHERLY RIGHT OF WAY LINE, 154.11 FEET;
THENCE N77°25'23" W CONTINUING ALONG NORTHERLY RIGHT OF WAY LINE AFORESAID, 9.70 FEET TO THE SOUTHEAST CORNER OF LOT 6, ODANA COURT, ; THENCE N01°18'53" E ALONG THE EAST LINE OF SAID LOT 6, 126.00 FEET;
THENCE N01°04'53" E, 123.08 FEET;
THENCE S89°49'00" E, 203.93 FEET TO THE WEST LINE OF LOT 2, AFORESAID;
THENCE N00°22'29" E ALONG SAID WEST LINE, 259.54 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ODANA ROAD;
THENCE S89°48'24" E ALONG SAID SOUTHERLY RIGHT OF WAY, 139.16 FEET TO THE NORTHWEST CORNER OF LOT 1, CSM No. 3988;
THENCE S00°11'29" W, 382.17 FEET TO NORTHERLY LINE OF MEDICAL HEIGHT PLAT;
THENCE N89°53'07" W ALONG SAID NORTHERLY LINE, 146.20 FEET TO THE NORTHWEST CORNER OF LOT 4, MEDICAL HEIGHTS PLAT;
THENCE S15°08'32" W ALONG THE WEST LINE OF SAID LOT 4, MEDICAL HEIGHTS PLAT, 155.14 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 103,845 SQUARE FEET OR 2.384 ACRES.

SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, PROFESSIONAL LAND SURVEYOR S-2614, DO HEREBY CERTIFY THAT BY DIRECTION OF BEAR DEVELOPMENT, LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON, AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND THE DIVISION THEREOF, 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.

TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

DATE



PUBLIC SIDEWALK AND BIKE PATH EASEMENTS

CREATION OF EASEMENT RIGHTS: A PERMANENT EASEMENT OVER, ACROSS A PORTION OF THE PROPERTY (THE "EASEMENT AREA") IS ESTABLISHED, MEMORIALIZED, RESERVED BY, GRANTED, CONVEYED, TRANSFERRED AND ASSIGNED TO THE CITY OF MADISON FOR THE USES AND PURPOSES HEREINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY THE CITY OF MADISON FOR PUBLIC SIDEWALK AND BIKE PATH PURPOSES. CITY OF MADISON AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE PUBLIC SIDEWALK AND BIKE PATH WITHIN THE EASEMENT AREA. CITY OF MADISON SHALL HAVE THE FURTHER RIGHT OF INGRESS AND EGRESS TO AND FROM THE EASEMENT AREA IN ORDER TO EXERCISE ITS RIGHTS AND PRIVILEGES HEREUNDER, AND TO CUT AND REMOVE TREES, VEGETATION AND OTHER IMPEDIMENTS IN THE EASEMENT AREA WHICH MAY OBSTRUCT OR INTERFERE WITH THE ACTUAL OR POTENTIAL USE OF THE EASEMENT AREA FOR THE FOREGOING PURPOSES.

PROPERTY RESTORATION: CITY OF MADISON SHALL REPAIR ANY DAMAGE CAUSED TO ANY PAVEMENT, CONCRETE OR TURF LOCATED WITHIN THE EASEMENT AREA AND/OR THE PROPERTY AS A RESULT OF THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF THE CITY OF MADISON AS PROVIDED HEREIN. FOLLOWING COMPLETION OF ANY EXCAVATION WORK, CITY OF MADISON SHALL PROMPTLY RESTORE THE AREA AFFECTED BY THE WORK TO THE ORIGINAL GRADE AND SURFACE CONDITION INCLUDING THE REPAIR OR REPLACEMENT OF PAVEMENT, CONCRETE AND TURF.

LIMITATIONS ON USE OF EASEMENT AREA: THE OWNER OF THE PROPERTY SHALL HAVE THE RIGHT TO USE THE EASEMENT AREA FOR ANY PURPOSE, PROVIDED SUCH USE SHALL NOT INTERFERE WITH THE EASEMENT RIGHTS OF THE CITY OF MADISON HEREUNDER. NO BUILDINGS OR STRUCTURES OR FENCES UNRELATED TO THE PUBLIC USE SHALL BE CONSTRUCTED IN AND NO GRADE CHANGE SHALL BE MADE TO THE EASEMENT AREA WITHOUT THE WRITTEN CONSENT OF THE CITY OF MADISON'S ENGINEERING DIVISION CITY ENGINEER.

BINDING EFFECT: THIS EASEMENT SHALL RUN WITH THE LAND DESCRIBED HEREIN AND SHALL BE BINDING UPON THE OWNERS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

RELEASE OF RIGHTS TO EASEMENTS CREATED BY PLAT: ANY RELEASE OF RIGHTS THAT WERE PLACED ON PLATTED LAND WHICH WAS REQUIRED BY A PUBLIC BODY OR WHICH NAMES A PUBLIC BODY OR PUBLIC UTILITY AS GRANTEE SHALL BE RELEASED BY RECORDING A SEPARATE EASEMENT RELEASE DOCUMENT WITH THE DANE COUNTY REGISTER OF DEEDS IN ACCORDANCE WITH SS236.293.

SURVEYED BY:
JSD
MADISON REGIONAL OFFICE
507 W. VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:
BEAR
DEVELOPMENT, LLC
4011 88TH STREET
KENOSHA, WI 53142-4955

PROJECT NO: 25-15509
FIELDBOOK/PG: -
SHEET NO: 7 OF 9

SURVEYED BY: CBM
DRAWN BY: CMD

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

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QUARTER OF SECTION 30, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

BHP 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, MAPPED, [AND DEDICATED] 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 BHP LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES
THIS _____ DAY OF _____, 2025.

BHP LLC

[_____], MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025, THE ABOVE NAMED
REPRESENTATIVES OF THE ABOVE NAMED [_____] TO ME KNOWN TO BE THE PERSONS WHO
EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

CONSENT OF CORPORATE MORTGAGEE

ONE COMMUNITY BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-2614, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF BHP LLC, OWNER.

WITNESS THE HAND AND SEAL OF BHP LLC, MORTGAGEE, THIS _____ DAY OF _____, 2025.

[REDACTED], VICE PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025, THE ABOVE NAMED
REPRESENTATIVES OF THE ABOVE NAMED [REDACTED] TO ME KNOWN TO BE THE PERSONS WHO
EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES



SURVEYED BY: JS MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: BEAR DEVELOPMENT, LLC 4011 88TH STREET KENOSHA, WI 53142-4955	PROJECT NO: 25-15509 FIELDBOOK/PG: - SHEET NO: 8 OF 9	SURVEYED BY: CBM DRAWN BY: CMD	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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QUARTER OF SECTION 30, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

SUPREME ATHLETIC CLUB, INC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-2614, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF SUPREME ATHLETIC CLUB, INC., OWNER.

WITNESS THE HAND AND SEAL OF SUPREME ATHLETIC CLUB, INC., MORTGAGEE, THIS ____ DAY
OF _____, 2025.

[REDACTED], VICE PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025, THE ABOVE NAMED
REPRESENTATIVES OF THE ABOVE NAMED [REDACTED] TO ME KNOWN TO BE THE PERSON WHO
EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

CITY OF MADISON PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION ACTION OF _____, 2025.

MATTHEW WATCHER, SECRETARY
CITY OF MADISON PLAN COMMISSION

DATE

CITY OF MADISON COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT NUMBER _____, FILE ID NUMBER _____, ADOPTED ON THE _____ DAY OF _____, 2025, 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 _____, 2025

LYDIA McCAMON, CITY CLERK
CITY OF MADISON



OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN

RECEIVED FOR RECORD _____,

20 AT O'CLOCK M

AS DOCUMENT # _____

IN VOL. _____ OF CERTIFIED

REGISTER OF DEEDS

SURVEYED BY: JSD MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060		SURVEYED FOR: BEAR DEVELOPMENT, LLC 4011 88TH STREET KENOSHA, WI 53142-4955	PROJECT NO: 25-15509 FB/PG: -	SURVEYED BY: CBM DRAWN BY: CMD
		SHEET NO: 9 OF 9		