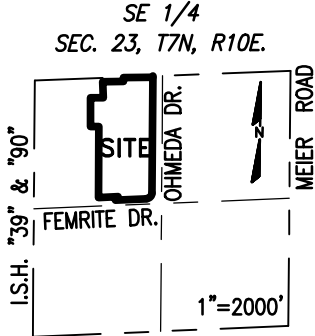


CERTIFIED SURVEY MAP NO. _____

A division of Lot 2 and Lot 3 of Certified Survey Map No. 15956 recorded as Document No. 5820103, being part of the Northwest 1/4 of the Southeast 1/4 of Section 23, Town 7 North, Range 10 East, in the City of Madison, Dane County, Wisconsin.

VICINITY MAP



- Indicates found 1" iron pipe.
- Indicates set 1.315" O.D. iron pipe 18" in length, weighing 1.68 lbs. per lineal foot.

All lots created by this C.S.M. are individually responsible for compliance with the requirements of MGO chapter 37 at the time of development.

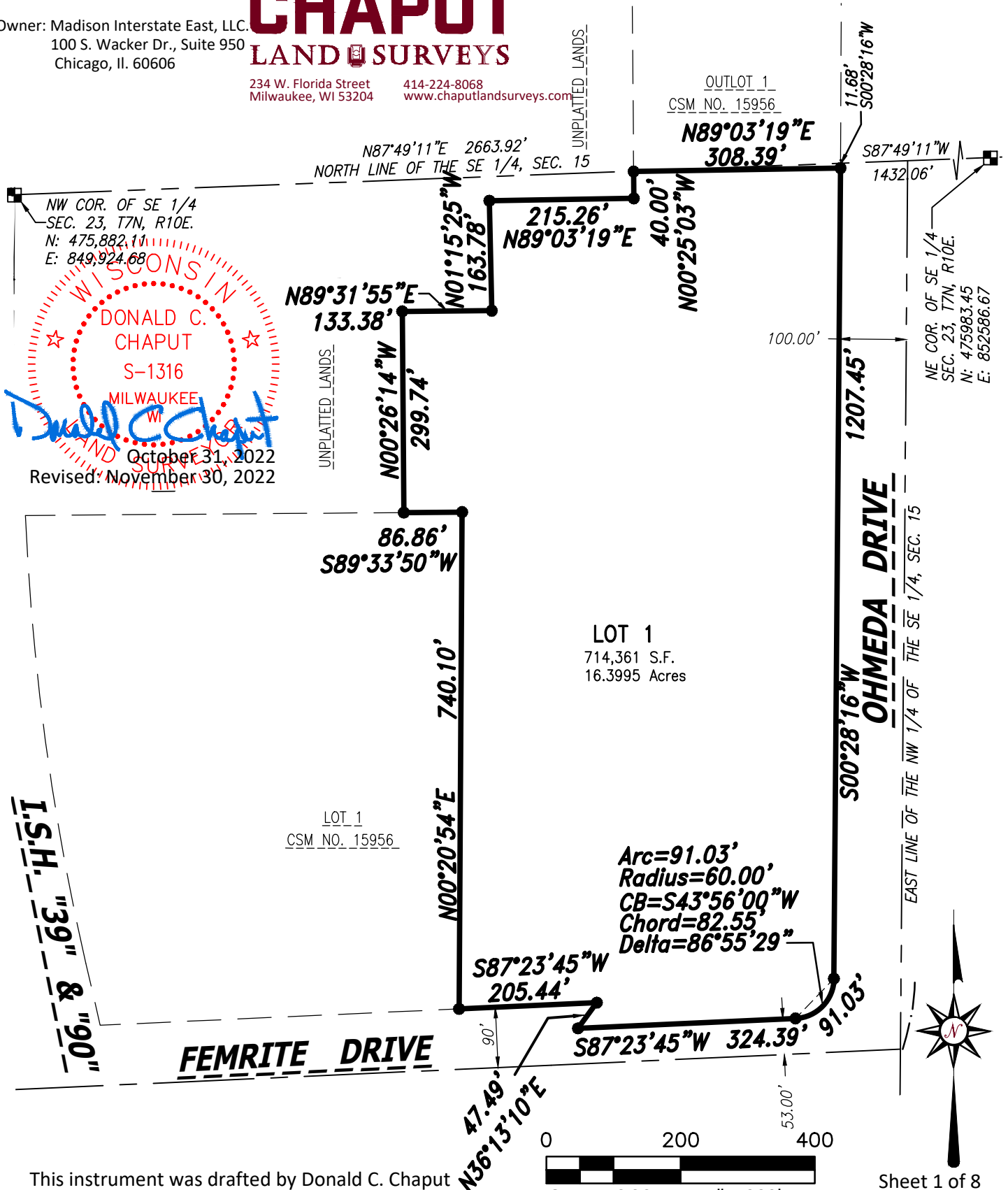
Bearings are referenced to the Wisconsin County Coordinate System (WCCS) Dane Zone 83, 1997 Feet, in which the North line of the SE 1/4 of Section 23 bears N87°49'11"E.

See sheet 2, 3 & 4 for easement information and detail.

Owner: Madison Interstate East, LLC.
100 S. Wacker Dr., Suite 950
Chicago, IL 60606

CHAPUT LAND SURVEYS

234 W. Florida Street Milwaukee, WI 53204 414-224-8068 www.chaputlandsurveys.com



CERTIFIED SURVEY MAP NO. _____

A division of Lot 2 and Lot 3 of Certified Survey Map No. 15956 recorded as Document No. 5820103, being part of the Northwest 1/4 of the Southeast 1/4 of Section 23, Town 7 North, Range 10 East, in the City of Madison, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
:SS
MILWAUKEE COUNTY}

I, DONALD C. CHAPUT, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of Lot 2 and Lot 3 of Certified Survey Map No. 15956 recorded as Document No. 5820103, being part of the Northwest 1/4 of the Southeast 1/4 of Section 23, Town 7 North, Range 10 East, in the City of Madison, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Southeast 1/4 Section; thence South 87°49'11" West along the North line of said 1/4 Section 1432.06 feet to a point on the West line of Ohmeda Drive; thence South 00°28'16" West long said West line 11.68 feet to the point of beginning of lands hereinafter described; thence South 00°28'16" West continuing along said West line 1207.45 feet to a point; thence Southwesterly 91.03 feet continuing along said West line and arc of a curve, whose center lies to the Northwest, whose radius is 60.00 feet and whose chord bears South 43°56'00" West 82.55 feet to a point on the North line of Femrite Drive; thence South 87°23'45" West along said North line 324.39 feet to a point; thence North 36°13'10" East continuing along said North line 47.49 feet to a point; thence South 87°23'45" West continuing along said North line 205.44 feet to a point at the Southeast corner of Lot 1 of Certified Survey Map No. 15956; thence North 00°20'54" East along the East line of said Lot 740.10 feet to the Northeast corner of said Lot; thence South 89°33'50" West along the North line of said Lot 86.86 feet to a point; thence North 00°26'14" West 299.74 feet to a point; thence North 89°31'55" East 133.38 feet to a point; thence North 01°15'25" West 163.78 feet to a point; thence North 89°03'19" East 215.26 feet to a point; thence North 00°25'03" West 40.00 feet to the Southwest corner of Outlot 1 of Certified Survey Map No. 15956; thence North 89°03'19" East along the South line of said Outlot 308.39 feet to the point of beginning.

Said lands as described contains 714,361 square feet or 16.3995 Acres.

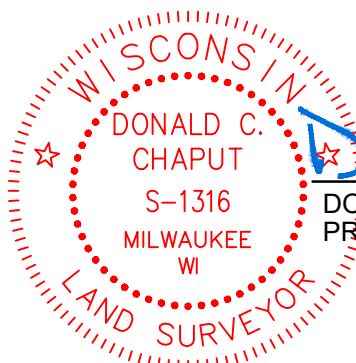
THAT I have made the survey, land division and map by the direction of Madison Interstate East, LLC a Wisconsin limited liability company, owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and Land Division Ordinances of the City of Madison in surveying, dividing and mapping the same.

October 31, 2022

Revised: November 30, 2022



Donald C. Chaput

DONALD C. CHAPUT
PROFESSIONAL LAND SURVEYOR S-1316

CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Sheet 5 of 8
Drawing No. 3420-AJS

CERTIFIED SURVEY MAP NO. _____

A division of Lot 2 and Lot 3 of Certified Survey Map No. 15956 recorded as Document No. 5820103, being part of the Northwest 1/4 of the Southeast 1/4 of Section 23, Town 7 North, Range 10 East, in the City of Madison, Dane County, Wisconsin.

NOTES REQUIRED BY THE CITY OF MADISON

1. All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison general Ordinances in regard to storm water management at the time they develop.

2. All lots created by this Certified Survey Map are individually responsible for the compliance with Chapter 34 of the Madison General Ordinances in regard to Fire Apparatus Access and Fire Protection Water Supply.

This CSM is subject to conditions in the Following Documents of Title:

- a. Right of Way Grant Underground Electric granted to Madison Gas and Electric Company dated February 27, 1998 and recorded October 7, 1998 as Document No. 3027843.
- b. 20 foot wide private storm sewer easement for the benefit of Lots 1 and 2 of C.S.M. No. 15956 recorded as Document No. 5820103.
- c. 15 foot wide temporary public easement for sloping and grading as shown on C.S.M. No. 15956 recorded as Document No. 5820103.
- d. 52 foot wide private access easement for the benefit of Lot 1 C.S.M. No. 15956 as shown on C.S.M. No. 15956 recorded as Document No. 5820103.
- e. 37 foot wide public sanitary sewer, public storm water drainage and public sidewalk easement as shown on C.S.M. No. 15956 recorded as Document No. 5820103.
- f. Reciprocal storm water easement for the benefit of Lots 1 and 2 of C.S.M. No. 15956 as shown on C.S.M. No. 15956 recorded as Document No. 5820103.
- g. Public utility easement by Document No. _____ .

3. Public Sanitary Sewer, Public Storm Water Drainage and Public Sidewalk Easement

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 City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public underground sanitary sewer purposes and public sidewalk purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Sanitary Sewer Facilities, Storm Water Drainage Facilities and Sidewalk Facilities, collectively the "Facilities", 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 Facilities 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.

4. Temporary Public Easement for Sloping and Grading:

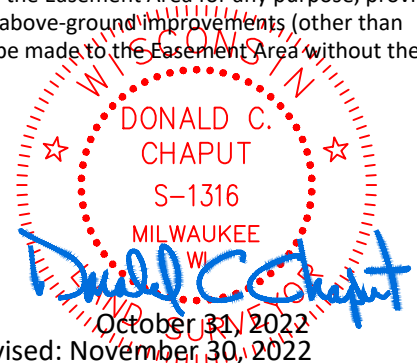
Creation of Easement Rights: A temporary easement over, across a portion of the property (the "Easement Area") is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public sloping and grading purposes for the construction of improvements within the adjacent public sidewalk and street improvements. The City of Madison and its employees, agents and contractors shall have the further right of ingress and egress to and from the Easement Area and the right to operate necessary equipment thereon 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 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 required final grade and surface condition including the repair or replacement of pavement 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 above-ground improvements (other than driveway or pedestrian access crossings) 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.

Term: The easement shall terminate upon the completion of the construction of the adjacent Public Sidewalk and Street Improvements.



Revised: November 30, 2022

CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Sheet 6 of 8
Drawing No. 3420-AJS

CERTIFIED SURVEY MAP NO. _____

A division of Lot 2 and Lot 3 of Certified Survey Map No. 15956 recorded as Document No. 5820103, being part of the Northwest 1/4 of the Southeast 1/4 of Section 23, Town 7 North, Range 10 East, in the City of Madison, Dane County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

Madison Interstate East, LLC, as owner certifies that said corporation caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of Chapter 236.34 of the Wisconsin State Statutes and provisions of the Ordinance of the City of Madison in surveying, dividing and mapping the same.

This agreement shall be binding on the undersigned and assigns.

Madison Interstate East, LLC, has caused these presents to be signed by _____

_____, its _____ on this _____ day of _____, 2022.

Madison Interstate East, LLC

By : _____

Name: _____

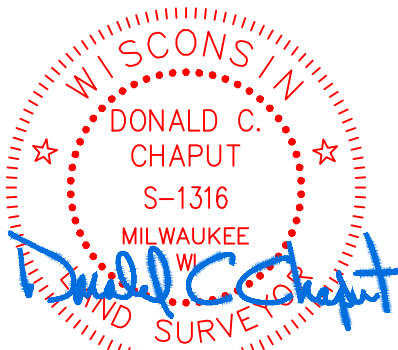
Title: _____

STATE OF _____ }
 :SS
_____ COUNTY }

Personally came before me this ___ day of _____, 2022, _____ of the above named corporation to me known as the person who executed the foregoing instrument and to me known as the _____ of the corporation and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

(Notary Seal)

Notary Public
State of _____
My commission expires. _____
My commission is permanent.



October 31, 2022

Revised: November 30, 2022

CHAPUT
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Sheet 7 of 8
Drawing No. 3420-AJS

CERTIFIED SURVEY MAP NO. _____

A division of Lot 2 and Lot 3 of Certified Survey Map No. 15956 recorded as Document No. 5820103, being part of the Northwest 1/4 of the Southeast 1/4 of Section 23, Town 7 North, Range 10 East, in the City of Madison, Dane County, Wisconsin.

CITY OF MADISON COMMON COUNCIL CERTIFICATE

Resolved that this certified survey map located in the City of Madison was hereby approved by Enactment Number, _____ File I.D. Number _____, adopted on the day of _____, 2022, and that said resolution 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 _____, 2022.

Maribeth Witzel-Behl, City Clerk
Clerk of the City of Madison, Dane County Wisconsin

CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

By: _____
Matthew Wachter, Secretary of the Plan Commission

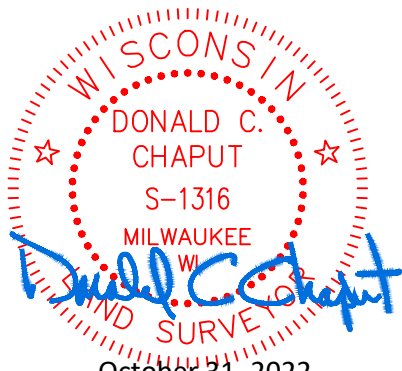
Date: _____

OFFICE OF THE REGISTER OF DEEDS

Dane County, Wisconsin

Received for Record this _____ day of _____, 2022 at _____ o'clock _____ M and recorded in Volume _____ of Certified Survey Maps on pages _____.

Kristi Chlebowski, Dane County Register of Deeds



October 31, 2022

Revised: November 30, 2022

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MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Sheet 8 of 8
Drawing No. 3420-AJS