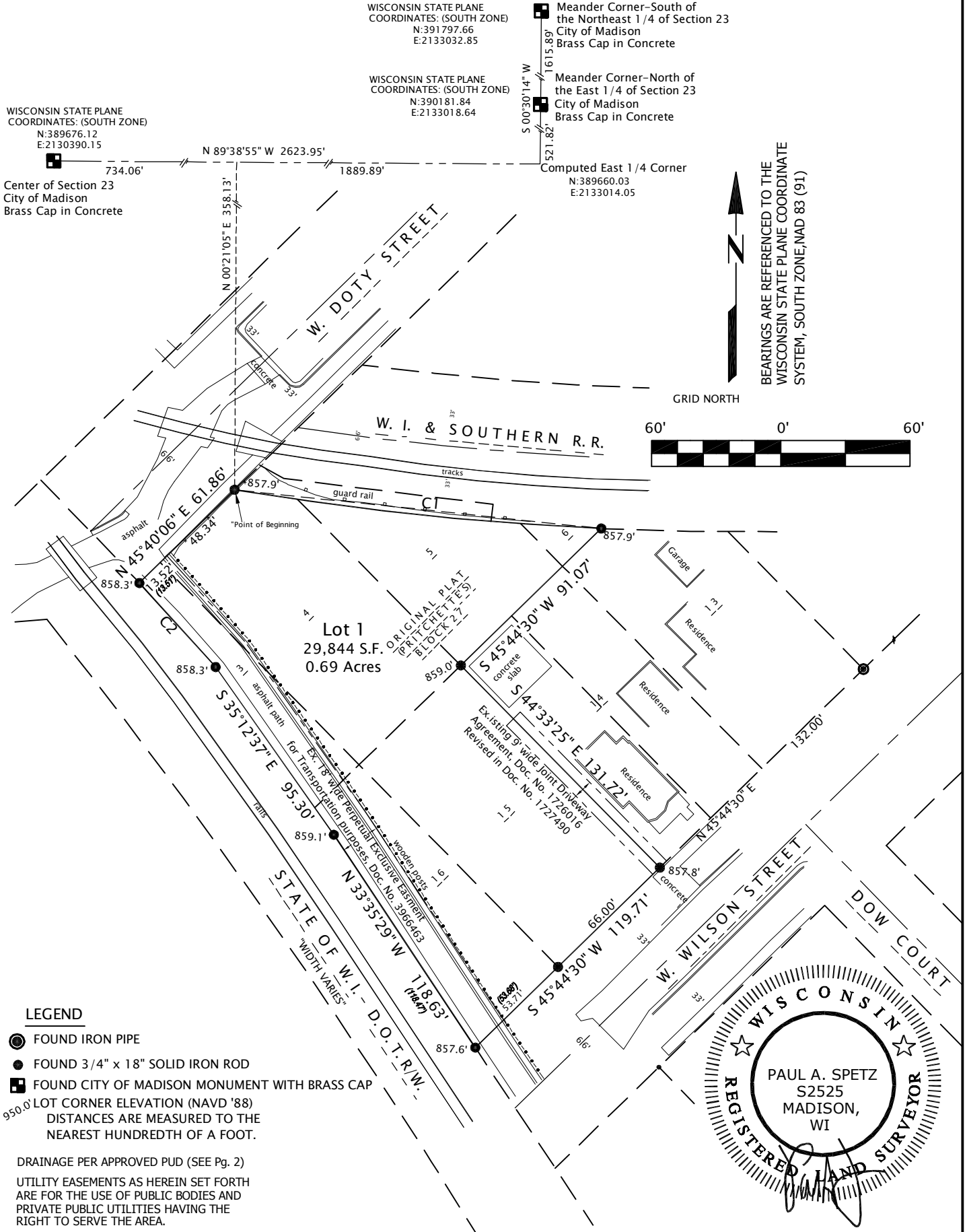


CERTIFIED SURVEY MAP

LOCATED IN LOTS THREE (3), FOUR (4), FIVE (5), SIX (6), FIFTEEN (15) AND SIXTEEN (16), BLOCK 27, IN THE (PRITCHETTE) ORIGINAL PLAT OF MADISON, ALL IN THE NW 1/4 OF THE SE 1/4 OF FRACTIONAL SECTION 23, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN



WISCONSIN STATE PLANE COORDINATES: (SOUTH ZONE)
N:389676.12
E:2130390.15

WISCONSIN STATE PLANE COORDINATES: (SOUTH ZONE)
N:391797.66
E:2133032.85

WISCONSIN STATE PLANE COORDINATES: (SOUTH ZONE)
N:390181.84
E:2133018.64

Meander Corner-South of the Northeast 1/4 of Section 23
City of Madison
Brass Cap in Concrete

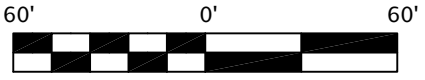
Meander Corner-North of the East 1/4 of Section 23
City of Madison
Brass Cap in Concrete

Computed East 1/4 Corner
N:389660.03
E:2133014.05

Center of Section 23
City of Madison
Brass Cap in Concrete

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (91)

GRID NORTH



LEGEND

- FOUND IRON PIPE
 - FOUND 3/4" x 18" SOLID IRON ROD
 - FOUND CITY OF MADISON MONUMENT WITH BRASS CAP
 - LOT CORNER ELEVATION (NAVD '88)
- DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.

DRAINAGE PER APPROVED PUD (SEE Pg. 2)
UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
ELEVATIONS ARE BASED ON NAVD 88 DATUM

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	171.33'	1452.39'	N 83°58'31" W	171.23'	06°45'32"
C2	52.69'	2184.66'	N 42°13'10" W	52.69' (52.84')	01°22'55"

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____

SURVEYED FOR:
LT McGRATH LLC
c/o LANCE McGRATH
3849 CARIBOU ROAD
VERONA, WI 53593

SURVEYED BY:
ISTHMUS SURVEYING, LLC
450 N. BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com

CERTIFIED SURVEY MAP

LOCATED IN LOTS THREE (3), FOUR (4), FIVE (5), SIX (6), FIFTEEN (15) AND SIXTEEN (16), BLOCK 27, IN THE (PRITCHETTE) ORIGINAL PLAT OF MADISON, ALL IN THE NW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF FRACTIONAL SECTION 23, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of Lance T. McGrath, of LT McGrath LLC, owner of said land, I have surveyed, divided, mapped and dedicated the following parcel(s) of land:

PARCEL I: Part of Lots Three (3) and Sixteen (16), Block Twenty-seven (27), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the monument locating the center of Section 23, Township 7 North, Range 9 East; thence South 70° 57' 55" East, 493.07 feet; thence South 43° 59' 52" East, 331.26 feet to the point of beginning of this description; thence South 44° 08' 31" East, 263.25 feet; thence South 45° 58' 41" West, 53.68 feet; thence North 33° 10' 35" West, 118.47 feet; thence North 34° 47' 43" West, 95.30 feet; thence Northwesterly 52.84 feet along the arc of a curve to the left having a radius of 2184.66 feet and a long chord bearing North 41° 48' 23" West 52.84 feet; thence North 45° 49' 36" East, 13.51 feet to the point of beginning.

PARCEL II: Lot Four (4), Block Twenty-seven (27) Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, EXCEPT that part used for railroad purposes. and That part of Lot Five (5), Block Twenty-seven (27), Madison, according to the recorded plat thereof, in the City of Madison, Dane County

PARCEL III: Lot Fifteen (15), Block Twenty-seven (27), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin.

PARCEL IV: That part of Lot Six (6), Block Twenty-seven (27), Madison, according to the recorded plat thereof, lying South of the railroad right of way, in the City of Madison, Dane County, Wisconsin.

Measured Description as Surveyed (Wisconsin State Plane Coordinate System-South Zone):

A parcel of land being parts of Lots 3, 4, 5, 6, 15 and 16, Block 27, Pritchette Original Plat of Madison, located in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the Fractional Section 23, T7N, R9E, in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

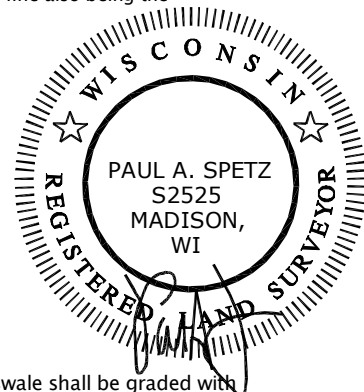
Commencing at the Meander Corner North of the East $\frac{1}{4}$ Corner of Section 23, said point lies S 00°30'14" W, 1615.89 feet from the Meander Corner, lying South of the NE $\frac{1}{4}$ Corner of said Fractional Section 23, thence S 00°30'14" W, along the East line of the NE $\frac{1}{4}$ of said Section 23 extended, 521.82 feet to the Computed East $\frac{1}{4}$ Corner thereof; thence N 89°38'55" W, along the North line of the SE $\frac{1}{4}$ of said Fractional Section 23, 1889.89 feet; thence S 00°21'05" W, along a random line, 358.13 feet to a point on the North line of Lot 4, Block 27, where it intersects with the Southwesterly right-of-way line of the Wisconsin & Southern Railroad, said point also being the point of beginning of this Description; thence 171.33 feet along the arc of a 1452.39 foot radius curve to the left, along the Southwesterly platted right-of-way line of said Wisconsin & Southern Railroad, with a chord bearing S 83°58'31" E, 171.23 feet, and an interior angle of 6°45'32"; thence S 45°44'30" W, along the southeasterly platted boundary line of said Lots 6 and 5, Block 27, 91.07 feet; thence S 44°33'25" E, along the Northeasterly platted boundary line of said Lot 15, Block 27, 131.72 feet; thence S 45°44'30" W, along the Southeasterly platted boundary line of Lots 15 and 16, Block 27, said line also being the northwesterly platted right-of-way line of West Wilson Street, 119.71 feet; thence N 33°35'29" W, along the northeasterly boundary of right-of-way line of the State of Wisconsin Department of Transportation, 118.63 feet; thence N 35°12'37" W, along aforementioned right-of-way line, 95.30 feet; thence 52.69 feet along the arc of a curve to the left, with a radius of 2184.66 feet, and a chord bearing of N 42°13'10" W, 52.69 feet, and an interior angle of 1°22'55"; thence N 45°40'06" E, along the northwesterly platted boundary line of Lots 3 and 4, Block 27, said line also being the Southeasterly right-of-way line of West Doty Street, 61.86 feet, to the point of beginning,

This Description contains 29,844 square feet, or 0.69 acres.

I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes and the Land Division Ordinance of the City of Madison in surveying, dividing, mapping and dedicating the same.

Dated this _____ day of _____, 2012.

Paul A. Spetz, S 2525



1. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and said drainage swale maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by lot owner.

2. All lots within this survey are subject to a public easement for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easement shall be 12-feet in width on the perimeter of the certified survey map. Easements shall not be required on property lines shared with green ways or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping are permitted without the prior written approval of the City Engineer.

NOTE: In the event of the City of Madison Plan Commission and/or Common Council approve re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivisions. THIS PARCEL WILL BE SUBJECT TO APPROVED PLANNED UNIT DEVELOPMENT AND APPROVED DRAINAGE STORM WATER MANAGEMENT PLAN.

3. 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.

4. Lands in this Certified Survey Map are subject to the following Recorded instruments: Doc. No. 3817835, 3817836.

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

SURVEYED FOR:

LT McGRATH LLC
c/o LANCE McGRATH
3849 CARIBOU ROAD
VERONA, WI 53593

SURVEYED BY:

ISTHMUS SURVEYING, LLC
450 N. BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com

CERTIFIED SURVEY MAP

LOCATED IN LOTS THREE (3), FOUR (4), FIVE (5), SIX (6), FIFTEEN (15) AND SIXTEEN (16), BLOCK 27, IN THE (PRITCHETTE) ORIGINAL PLAT OF MADISON, ALL IN THE NW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF FRACTIONAL SECTION 23, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNERS CERTIFICATE:

I, Lance T. McGrath, of LT McGRATH LLC, hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Map hereon. I further certify that this Certified Survey Map is required by Chapter 236.34 of the State Statutes and to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this _____ day of _____, 2012.

By: _____,
Lance T. McGrath, authorized representative

State of Wisconsin)
)ss
County of Dane)

Personally came before me this _____ day of _____, 2012, the above named Lance T. McGrath, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____
Notary Public, State of Wisconsin

CONSENT OF MORTGAGEE CERTIFICATE:

Bank, 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, mapping and dedicating of the lands described on this Certified Survey Map, and does hereby consent to the owner's Certificate.

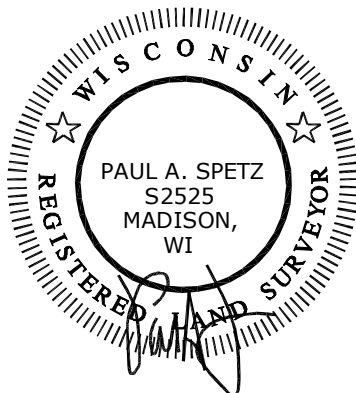
IN WITNESS WHEREOF, the said _____ Bank, has caused these presents to be signed below,

signed: _____ dated: _____
signed: _____ dated: _____

State of Wisconsin)ss
County of Dane)

Personally came before me this _____ day of _____, 2012, the above named _____, and _____ to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____ Signed: _____
Notary Public, State of Wisconsin



MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____

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c/o LANCE McGRATH
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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 _____, 2012, 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 _____, 2012.

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.

Signed: _____
Steven R. Cover, Secretary Plan Commission

REGISTER OF DEEDS CERTIFICATE

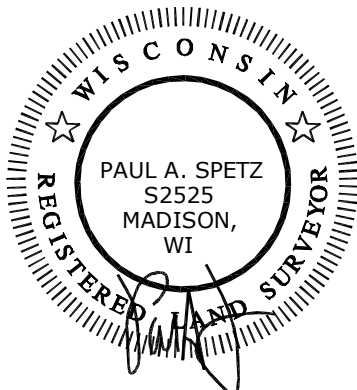
Received for recording on this _____ day of _____, 2012, at _____ o'clock _____ . m. and recorded in recorded in Volume _____ . of Certified Survey Maps on pages _____ ..

Kristi Chlebowski, Dane County Register of Deeds

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____



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c/o LANCE McGRATH
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Architectural Survey

Legal Description Provided:

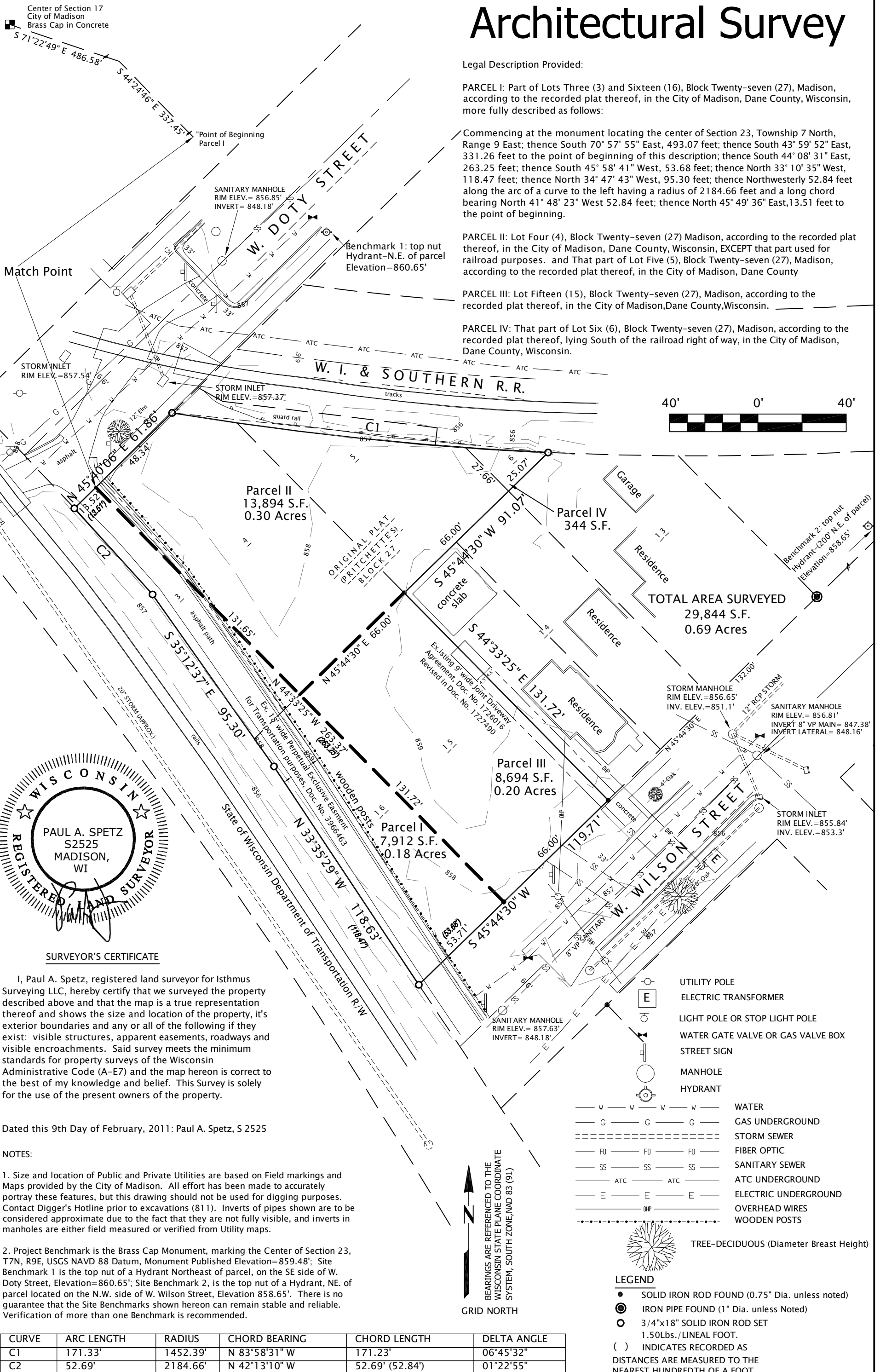
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Center of Section 17
City of Madison
Brass Cap in Concrete

Match Point

"Point of Beginning
Parcel I

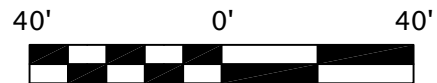
SANITARY MANHOLE
RIM ELEV. = 856.85'
INVERT = 848.18'

Benchmark 1: top nut
Hydrant-N.E. of parcel
Elevation=860.65'

STORM INLET
RIM ELEV.=857.54'

STORM INLET
RIM ELEV.=857.37'

W. I. & SOUTHERN R.R.
tracks



Parcel II
13,894 S.F.
0.30 Acres

Parcel IV
344 S.F.

TOTAL AREA SURVEYED
29,844 S.F.
0.69 Acres

STORM MANHOLE
RIM ELEV.=856.65'
INV. ELEV.=851.1'

SANITARY MANHOLE
RIM ELEV. = 856.81'
INVERT 8" VP MAIN = 847.38'
INVERT LATERAL = 848.16'

Parcel III
8,694 S.F.
0.20 Acres

Parcel I
7,912 S.F.
0.18 Acres

STORM INLET
RIM ELEV.=855.84'
INV. ELEV.=853.3'



SURVEYOR'S CERTIFICATE

I, Paul A. Spetz, registered land surveyor for Isthmus Surveying LLC, hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, it's exterior boundaries and any or all of the following if they exist: visible structures, apparent easements, roadways and visible encroachments. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property.

Dated this 9th Day of February, 2011: Paul A. Spetz, S 2525

NOTES:

1. Size and location of Public and Private Utilities are based on Field markings and Maps provided by the City of Madison. All effort has been made to accurately portray these features, but this drawing should not be used for digging purposes. Contact Digger's Hotline prior to excavations (811). Inverts of pipes shown are to be considered approximate due to the fact that they are not fully visible, and inverts in manholes are either field measured or verified from Utility maps.
2. Project Benchmark is the Brass Cap Monument, marking the Center of Section 23, T7N, R9E, USGS NAVD 88 Datum, Monument Published Elevation=859.48'; Site Benchmark 1 is the top nut of a Hydrant Northeast of parcel, on the SE side of W. Doty Street, Elevation=860.65'; Site Benchmark 2, is the top nut of a Hydrant, NE. of parcel located on the N.W. side of W. Wilson Street, Elevation 858.65'. There is no guarantee that the Site Benchmarks shown hereon can remain stable and reliable. Verification of more than one Benchmark is recommended.

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	171.33'	1452.39'	N 83°58'31" W	171.23'	06°45'32"
C2	52.69'	2184.66'	N 42°13'10" W	52.69' (52.84')	01°22'55"

- UTILITY POLE
- ELECTRIC TRANSFORMER
- LIGHT POLE OR STOP LIGHT POLE
- WATER GATE VALVE OR GAS VALVE BOX
- STREET SIGN
- MANHOLE
- HYDRANT
- WATER
- GAS UNDERGROUND
- STORM SEWER
- FIBER OPTIC
- SANITARY SEWER
- ATC UNDERGROUND
- ELECTRIC UNDERGROUND
- OVERHEAD WIRES
- WOODEN POSTS
- TREE-DECIDUOUS (Diameter Breast Height)

LEGEND

- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
 - ⊙ IRON PIPE FOUND (1" Dia. unless Noted)
 - 3/4"x18" SOLID IRON ROD SET
1.50lbs./LINEAL FOOT.
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.