

TITLE COMMITMENT (PARCEL A):
 ISSUING AGENT: FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES
 COMMITMENT NUMBER: NCS-1195116-MAD
 COMMITMENT DATE: OCTOBER 6, 2023 AT 7:30AM
 PROPERTY ADDRESS: 519 WEST MAIN STREET, MADISON, WI 53703
 TITLE OFFICER: KEVIN NEUBERGER (608) 204-7409
 ESCROW OFFICER: RACHEL SCHROEDER (608) 204-7409

LEGAL DESCRIPTION (BASED ON TITLE COMMITMENT, THIS SHEET):
 THE NORTHEAST 26.9 FEET OF LOT SIX (6) AND THE SOUTHWEST 1/2 OF LOT SEVEN (7), BLOCK THIRTY-ONE (31), ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

PROPERTY ADDRESS: 519 WEST MAIN STREET, MADISON, WI 53703

TAX KEY NUMBER: 251/0709-231-3210-7 (PARCEL A)

CURRENT ZONING: DR2 (DOWNTOWN RESIDENTIAL 2)

TITLE COMMITMENT EXCEPTIONS:
 THE FOLLOWING WERE DISCLOSED AS EXCEPTIONS IN THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, FILE NO. NCS-1195116-MAD WITH COMMITMENT DATE: OCTOBER 6, 2023 AT 7:30AM

ITEMS 1-3 AND 10-13 VISIBLE EVIDENCE SHOWN ON MAP, IF ANY.

ITEMS 4-9 AND 14-16 ARE NOT SURVEY RELATED AND THEREFORE ARE INTENTIONALLY OMITTED.

1. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION OF THE LAND.

2. EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.

3A. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE INCLUDING DISCREPANCIES, CONFLICT IN BOUNDARY LINES, SHORTAGES IN AREA, OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND, AND THAT ARE NOT SHOWN IN THE PUBLIC RECORDS.

10. PUBLIC OR PRIVATE RIGHTS IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MATTER WHATSOEVER, FOR STREET, HIGHWAY, AND OR ALLEY PURPOSES.

11A. TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE DRIVEWAY ACCESS EASEMENT AS SET FORTH IN WARRANTY DEED RECORDED ON JULY 09, 1952 IN VOLUME 580, PAGE 548, AS DOCUMENT NO. 837301.

12. TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE AGREEMENT RECORDED ON NOVEMBER 04, 1964 IN VOLUME 417, PAGE 422, AS DOCUMENT NO. 111683.

13A. UTILITY EASEMENT TO MADISON GAS AND ELECTRIC COMPANY, A WISCONSIN CORPORATION, DATED AUGUST 07, 1989, RECORDED/FILED NOVEMBER 13, 1989 IN VOLUME 1337, PAGE 22 AS DOCUMENT NO. 217188.

TITLE COMMITMENT (PARCEL B):
 ISSUING AGENT: FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES
 COMMITMENT NUMBER: NCS-1209225-MAD
 COMMITMENT DATE: FEBRUARY 15, 2024 AT 7:30AM
 PROPERTY ADDRESS: 521 AND 523 WEST MAIN STREET, MADISON, WI 53703
 TITLE OFFICER: KEVIN NEUBERGER (608) 204-7409
 ESCROW OFFICER: RACHEL SCHROEDER (608) 204-7409

LEGAL DESCRIPTION (BASED ON TITLE COMMITMENT, THIS SHEET):
 THE SOUTHWEST 39.1 FEET OF LOT SIX (6), BLOCK THIRTY-ONE (31), ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

PROPERTY ADDRESS: 521 AND 523 WEST MAIN STREET, MADISON, WI 53703

TAX KEY NUMBER: 251/0709-231-3211-5 (PARCEL B)

CURRENT ZONING: DR2 (DOWNTOWN RESIDENTIAL 2)

TITLE COMMITMENT EXCEPTIONS:
 THE FOLLOWING WERE DISCLOSED AS EXCEPTIONS IN THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, FILE NO. NCS-1209225-MAD WITH COMMITMENT DATE: FEBRUARY 15, 2024 AT 7:30AM

ITEMS 1-3 AND 10-13 VISIBLE EVIDENCE SHOWN ON MAP, IF ANY.

ITEMS 4-8 AND 11-14 ARE NOT SURVEY RELATED AND THEREFORE ARE INTENTIONALLY OMITTED.

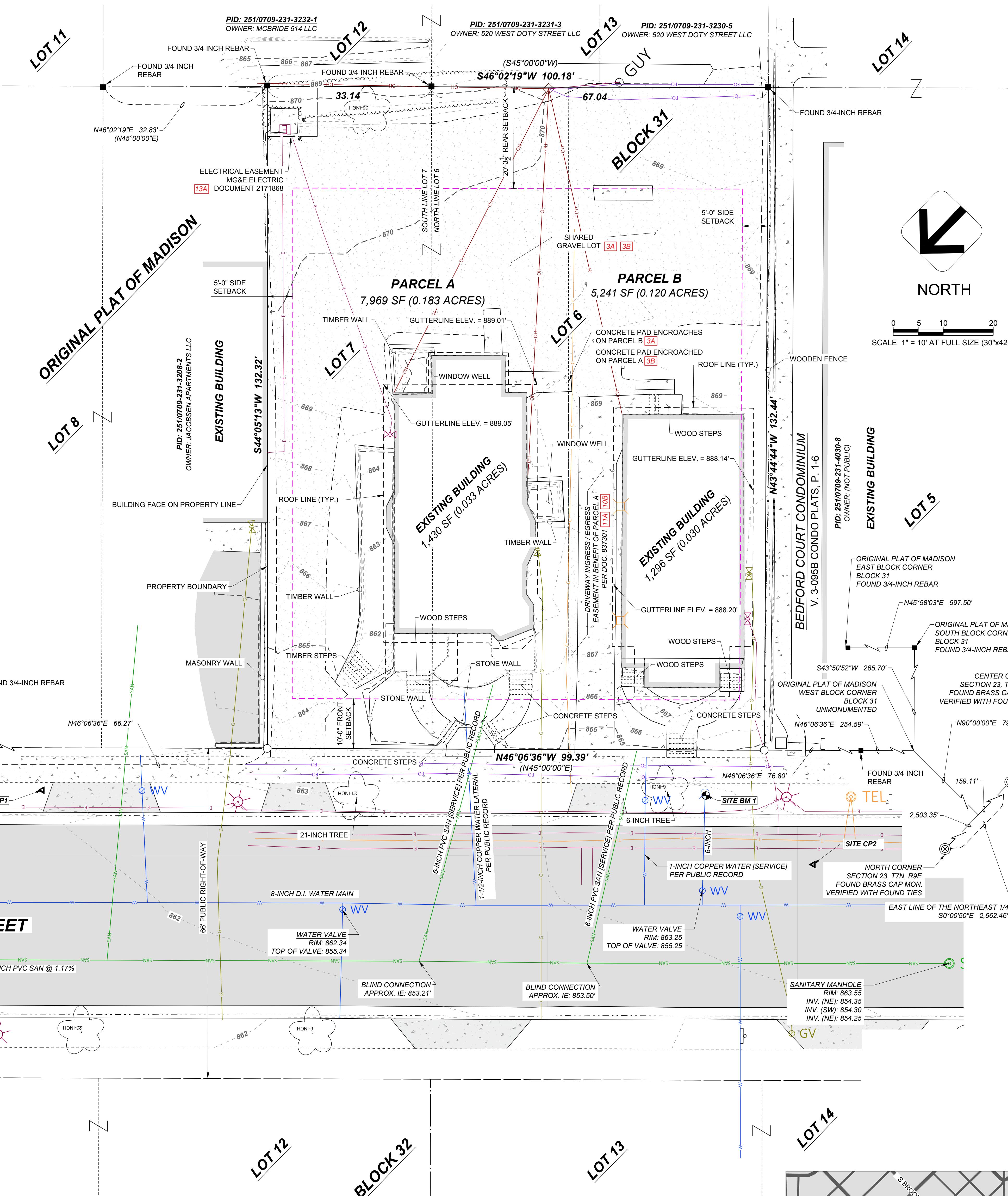
1. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION OF THE LAND.

2. EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.

3B. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE INCLUDING DISCREPANCIES, CONFLICT IN BOUNDARY LINES, SHORTAGES IN AREA, OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND, AND THAT ARE NOT SHOWN IN THE PUBLIC RECORDS.

9. RESERVATIONS FOR EASEMENTS, BUILDING SETBACK LINES AND OTHER MATTERS SHOWN ON THE RECORDED PLAT OR CERTIFIED SURVEY MAP OF THE SUBJECT PROPERTY REFERRED TO IN SCHEDULE A HEREIN.

10B. DRIVEWAY EASEMENT AND RESERVATION CONTAINED IN A DEED RECORDED JULY 9, 1952 IN VOLUME 580, PAGE 548 AS DOCUMENT NO. 837301.



CONTROL / BENCHMARK TABLE				
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
SITE BM 1	480631.287	819539.892	865.37	S HYD BOLT
SITE BM 2 *NE*	480796.048	819710.353	862.82	S HYD BOLT
SITE BM 3 *SW*	480404.100	819305.913	865.31	E HYD BOLT
SITE CP1	480722.850	819635.987	--	CAPPED REB
SITE CP2	480641.488	819552.208	--	CAPPED REB
SITE CP3 *SW*	480502.067	819335.707	--	CAPPED REB

(CONTROL POINTS AND BENCHMARKS WITH * ARE NOT SHOWN ON THIS SHEET, LOCATION FROM SITE SHOWN IN [D])

LEGEND	
MH	GENERAL UTILITY MANHOLE
SAN	SANITARY MANHOLE
SS	STORM MANHOLE
TEL	TELEPHONE MANHOLE
SI	STORM INLET
FH	FIRE HYDRANT
WV	WATER VALVE
GV	GAS VALVE
GM	GAS METER
EM	ELECTRIC METER
EV	ELECTRIC VAULT
CP	COMMUNICATIONS BOX
LP	LIGHT POLE
SP	SIGN
BP	CONTROL POINT
BM	BENCHMARK
NC	PROPERTY CORNER NO MONUMENT
AC	PROPERTY CORNER AS NOTED
AR	AS RECORDED
DT	DECIDUOUS TREE

EXISTING ASPHALT

CONCRETE DRIVEWAY

CONCRETE SIDEWALK

GRAVEL SURFACE

EXISTING ROAD RIGHT-OF-WAY

SUBJECT PROPERTY BOUNDARY

PROPERTY LINE

INTERIOR LOT LINE

SECTION QUARTER LINE

SECTION LINE

EASEMENT LINE

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

TREELINE

EXISTING OVERHEAD UTILITY

EXISTING UNDERGROUND COMMUNICATIONS

EXISTING UNDERGROUND FIBER OPTIC

EXISTING UNDERGROUND ELECTRIC

EXISTING UNDERGROUND SANITARY SEWER

EXISTING UNDERGROUND STORM SEWER

EXISTING UNDERGROUND GAS

EXISTING UNDERGROUND TELEPHONE

EXISTING WATERMAIN

DIGGERS HOTLINE TICKET NUMBERS:
 20234012777 - MARKING LOCATE
 2023406480 - PLANNING/PRINT LOCATE

UTILITIES NOTIFIED:
 TELEPHONE / INTERNET / FIBER OPTIC - AT&T DISTRIBUTION [SBC01]
 TELEPHONE / INTERNET / FIBER OPTIC - CHARTER COMMUNICATIONS [CHC01]
 TELEPHONE / INTERNET / FIBER OPTIC - TDS METROCOM [TDM01]
 TELEPHONE / INTERNET / FIBER OPTIC - US SIGNAL [USA01]
 TELEPHONE / INTERNET / FIBER OPTIC - VERIZON WIRELESS [WEW01]
 FIBER OPTIC - MCI [MC01]
 STORM / SANITARY / WATER - CITY OF MADISON ENGINEERING [MAD01]
 GAS / ELECTRIC - MADISON GAS & ELECTRIC CO [MGE01]
 MISC - WI DEPT OF ADMIN-DIV OF ENTERPRISE TECHNOLOGY [WET01]

NOTES:

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE - NAD83 (2011), WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 23 MEASURED TO BEAR S00°00'50"E

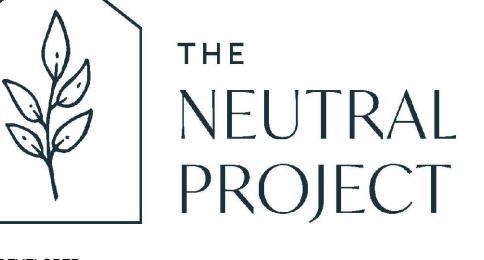
SURVEYOR'S CERTIFICATE:
 To:

i) Villarez Enterprises, a partnership of Victor E. Villarez, Jose A. Villarez and Steven G. Villarez
 ii) The Neutral Project, LLC, a Wisconsin Limited Liability Company
 iii) 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 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 2, 4, 7(a), and 11(b) of Table A thereof. The field work was completed August 2, 4 & 7, 2023.

Dated this 4th day of April, 2024.

James Cappert, S-3044
 Professional Land Surveyor
 JamesC@JT-Engineering.com
 (608) 204-0909



THE NEUTRAL PROJECT

CONTACT: Daniel Glaser

ADDRESS: 25 W Main St, Suite 500

TEL: (608) 231-0699

EMAIL: dglaser@neutralproject.com

ARCHITECT OF RECORD

CONTACT: 25 W Main St, Suite 500

TEL: (608) 231-0699

EMAIL: dglaser@neutralproject.com

NEUTRAL STUDIO

CONTACT: Av. Puerto de la Banda 384,

Madrid, Spain

TEL: 608-731-3054

EMAIL: shawn@neutralstudio.com

DESIGN CONSULTANT

CONTACT: SALA HARS

ADDRESS: 303 E. Erie St., Suite 1000

TEL: (773) 553-1000

EMAIL: shawn@neutralstudio.com

STRUCTURE DESIGNER

CONTACT: FORERIGHT STRUCTURAL ENGINEERS

ADDRESS: 25 W Main St, Suite 300

TEL: (773) 553-1000

EMAIL: shawn@neutralstudio.com

LANDSCAPE ARCHITECT

CONTACT: BERNAU DESIGN

ADDRESS: 303 E. Erie St., Suite 1000

TEL: (773) 553-1000

EMAIL: shawn@neutralstudio.com

MERS - PASSIVE HOUSE

CONTACT: DBHMS

ADDRESS: 303 E. Erie St., Suite 1000

TEL: (773) 553-1000

EMAIL: shawn@neutralstudio.com

MERS DESIGN/BUILD

CONTACT: DAVE JONES

ADDRESS: 2225 Keweenaw Rd

TEL: (608) 231-3054

EMAIL: shawn@neutralstudio.com

CIVIL ENGINEER

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