

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 28.9 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.

- 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.
- EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.
- 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.
- PUBLIC OR PRIVATE RIGHTS IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY, AND OR ALLEY PURPOSES.
- 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.
- 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. 1116863.
- UTILITY EASEMENT TO MADISON GAS AND ELECTRIC COMPANY, A WISCONSIN CORPORATION, DATED AUGUST 07, 1989, RECORDED/FILED NOVEMBER 13, 1989 IN VOLUME 13537, PAGE 22 AS DOCUMENT NO. 2171865.

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 9-10 VISIBLE EVIDENCE SHOWN ON MAP, IF ANY.
 ITEMS 4-8 AND 11-14 ARE NOT SURVEY RELATED AND THEREFORE ARE INTENTIONALLY OMITTED.

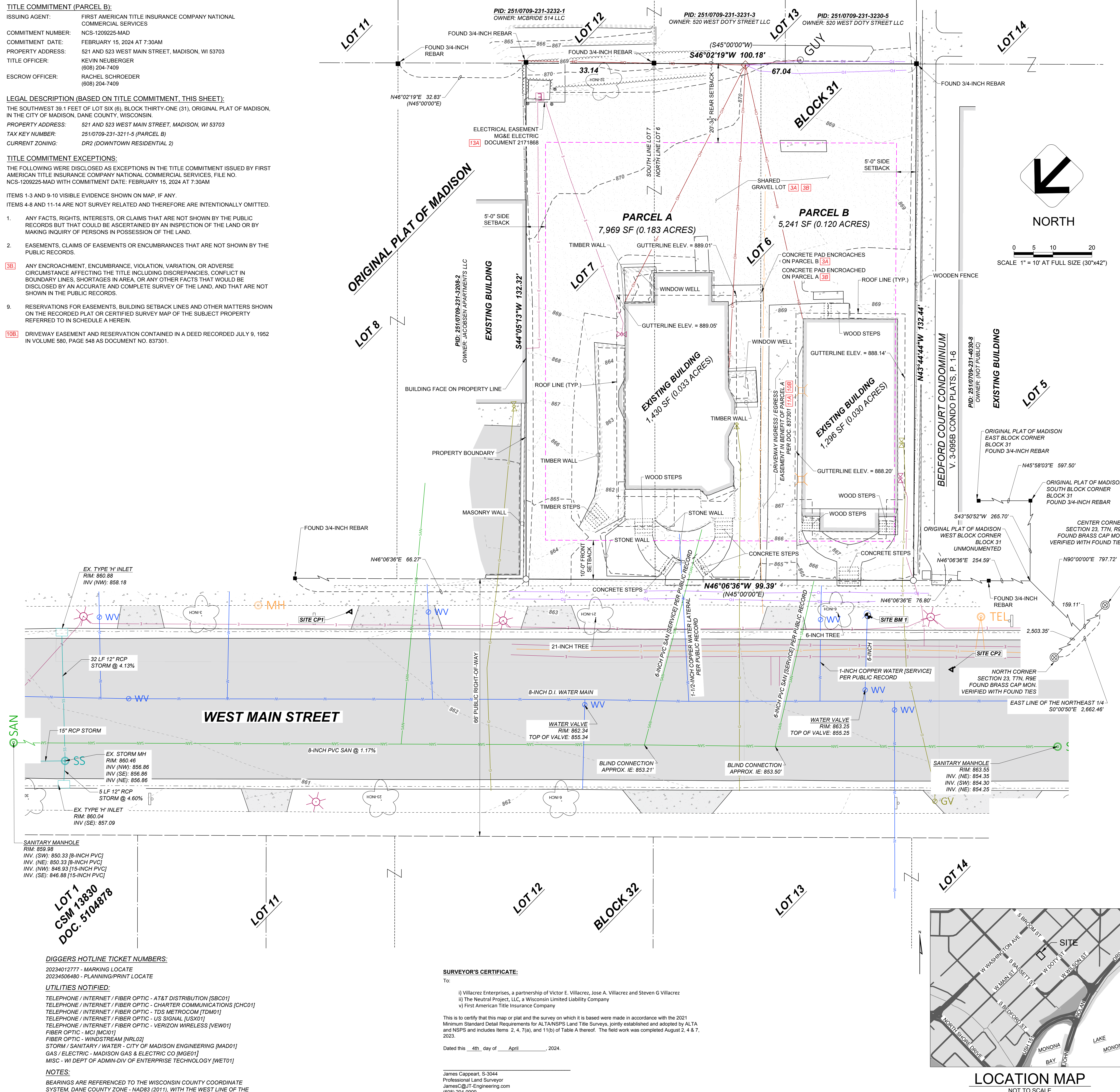
- ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION OF THE LAND.
- EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.
- ANY ENCROACHMENT, 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.
- 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 HEREOF.
- DRIVEWAY EASEMENT AND RESERVATION CONTAINED IN A DEED RECORDED JULY 9, 1952 IN VOLUME 580, PAGE 548 AS DOCUMENT NO. 837301.

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	819635.967	---	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 [DD])

LEGEND

MH	GENERAL UTILITY MANHOLE	CB	COMMUNICATIONS BOX
SAN	SANITARY MANHOLE	UP	UTILITY POLE
SS	STORM MANHOLE	LP	LIGHT POLE
TEL	TELEPHONE MANHOLE	SI	SIGN
SI	STORM INLET	CP	CONTROL POINT
FW	FIRE HYDRANT	BM	BENCHMARK
WV	WATER VALVE	PC	PROPERTY CORNER NO MONUMENT
GV	GAS VALVE	PCN	PROPERTY CORNER AS NOTED
GM	GAS METER	AR	AS RECORDED
EM	ELECTRIC METER	DT	DECIDUOUS TREE
EV	ELECTRIC VAULT		
EA	EXISTING ASPHALT		
CD	CONCRETE DRIVEWAY		
CS	CONCRETE SIDEWALK		
GS	GRAVEL SURFACE		
ER	EXISTING ROAD RIGHT-OF-WAY		
SP	SUBJECT PROPERTY BOUNDARY		
PL	PROPERTY LINE		
IL	INTERIOR LOT LINE		
SL	SECTION QUARTER LINE		
SE	SECTION LINE		
EL	EASEMENT LINE		
EMC	EXISTING MAJOR CONTOUR		
EMNC	EXISTING MINOR CONTOUR		
TL	TREELINE		
OU	EXISTING OVERHEAD UTILITY		
UC	EXISTING UNDERGROUND COMMUNICATIONS		
UO	EXISTING UNDERGROUND FIBER OPTIC		
UE	EXISTING UNDERGROUND ELECTRIC		
US	EXISTING UNDERGROUND SANITARY SEWER		
USW	EXISTING UNDERGROUND STORM SEWER		
UG	EXISTING UNDERGROUND GAS		
UT	EXISTING UNDERGROUND TELEPHONE		
WM	EXISTING WATERMAIN		



DIGGERS HOTLINE TICKET NUMBERS:

20234012777 - MARKING LOCATE
 20234506480 - 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 [USX01]
- TELEPHONE / INTERNET / FIBER OPTIC - VERIZON WIRELESS [VW01]
- FIBER OPTIC - MCI [MCI01]
- FIBER OPTIC - WINDSTREAM [NRL02]
- 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°00'00"E

SURVEYOR'S CERTIFICATE:

To: i) Villacrez Enterprises, a partnership of Victor E. Villacrez, Jose A. Villacrez and Steven G Villacrez
 ii) The Neutral Project, LLC, a Wisconsin Limited Liability Company
 v) 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 Caspeart, S-3044
 Professional Land Surveyor
 JamesC@JT-Engineering.com
 (608) 204-0909



OWNER/DEVELOPER
THE NEUTRAL PROJECT, LLC
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 TEL: 608.442.8888
 EMAIL: d@theneutralproject.com

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FOREFRONT STRUCTURAL ENGINEERS
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 EMAIL: sarah@dbhms.com

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CIVIL ENGINEER
JT ENGINEERING
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GEOTECHNICAL CONSULTANT
TERRACON CONSULTANTS
 CONTACT: Paul J. Homanek
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GENERAL NOTES

- Due to electronic distribution, this drawing may not be printed to the scale indicated on the drawing. Do not scale drawings. Dimensions govern.
- All dimensions shall be verified on site before proceeding with the work.
- All dimensions shall be verified on site before proceeding with the work.
- The Neutral Project shall be notified in writing of any discrepancies.
- Any areas indicated on the sheet are approximate and indicate only.
- No part of this drawing shall be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior written permission. The drawing and design are the intellectual property and all other rights reserved by the property owner.
- All information shown on this drawing is by use of this specific project only and shall not be used otherwise without written permission.

KEY PLAN



NOT TO SCALE

FOR REFERENCE ONLY
 NOT FOR CONSTRUCTION

ISSUANCES / REVISIONS

REV.	DATE	REASON FOR REVISION	CHK.

PROJECT

519-521 W MAIN ST
 519-521 W MAIN ST
 MADISON, WI

SHEET NAME
EXISTING CONDITIONS PLAN

C001

DRAWN BY: SMR
 REVISION BY: DAD
 APPROVED BY: DAD

DRAWING SCALE: SEE SHEET
 PAGE FORMAT: ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	Current Revision	04/04/2024

