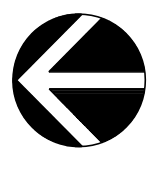
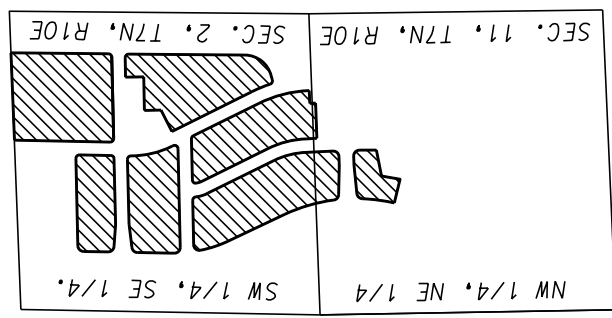
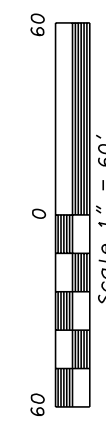


SECOND ADDITION TO GRANDVIEW COMMONS

A REPLAT OF LOTS 7-18, 41-56, 62-79, 80-96, 112-129, 134-154, 157, OUTLOTS 1-3 AND OUTLOTS 5-9, GRANDVIEW COMMONS, AS RECORDED IN VOLUME 58-0054 OF PLATS, ON PAGES 19-33, AS DOCUMENT NUMBER 3583911, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11 AND IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



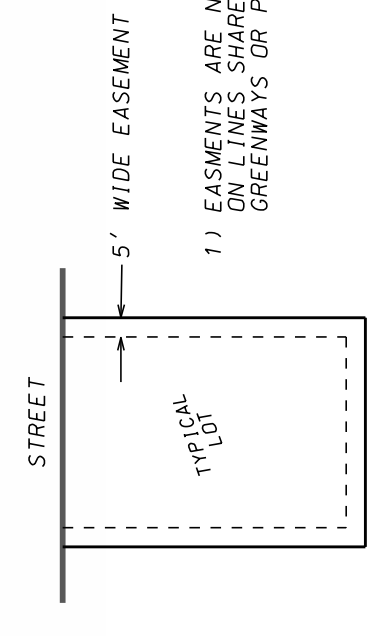
BEARINGS REFERENCED TO THE WEST LINE OF THE NE 1/4 OF SECTION 11, T7N, R10E, WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE, BEARING N00°57'41"W



LEGEND AND NOTES

- Found Section Corner Monument (Type noted)
- Found 1-1/4" diameter solid round iron stake.
- Found 3/4" diameter solid round iron stake.
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- Public utility easement (5' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.

1. All lots (653-759) within this plat are subject to public easements for drainage purposes which shall be 5 feet in width measured from the property line to the interior of each lot. Easements shall not be required on property lines shared with outlots or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.
2. Outlot 34 is dedicated to the public for storm water detention.
3. Outlots 35 and 37 are private open spaces.
4. Outlots 36 and 38 are dedicated to the public for alley purposes.
5. Notes on Grandview Commons Plat:
 - All buildings and outdoor recreation area shall comply with MGD Sec. 16.23(3)(d) - Highway Noise Land Use Provisions policies and ordinance.
 - Subsoil information indicates that basements of structures with the plat may encounter bedrock. The sub-surface conditions report, dated November 11, 2011 is on file with the City Engineer.
 - Upon review and approval of each conditional use proposal for multi-family lots, provisions for off-street parking are expected to exceed the minimum R4 requirements of the zoning ordinance.
 - As of the date of plat recordation there is an active quarry operation on the lands located to the north and west of this plat.
6. This plat is subject to the following recorded instruments:
 - Declaration of Conditions, Covenants and Restrictions recorded as Document Number 3867658, 3867659, 4704670 and 4897648.
 - Declaration of Conditions, Covenants and Restrictions recorded as Document Number 3632743 and modified as Document Number 4228343.
 - Planned Unit Development (COP and SIP) recorded as Document Number 3589157 and amended as Document Numbers 3624540, 3638593, 3693378 and 4261331.
7. Distances shown along curves are chord lengths.



1) EASEMENTS ARE NOT REQUIRED ON LINES SHARED WITH GREENWAYS OR PUBLIC STREETS.

NON-EXCLUSIVE DRAINAGE EASEMENT TO SECT. 11, SEE NOTE 1.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

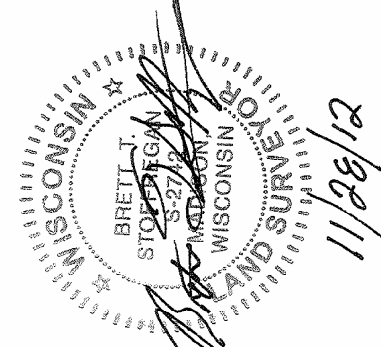
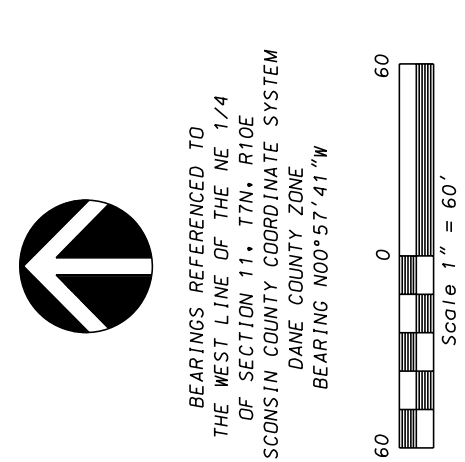
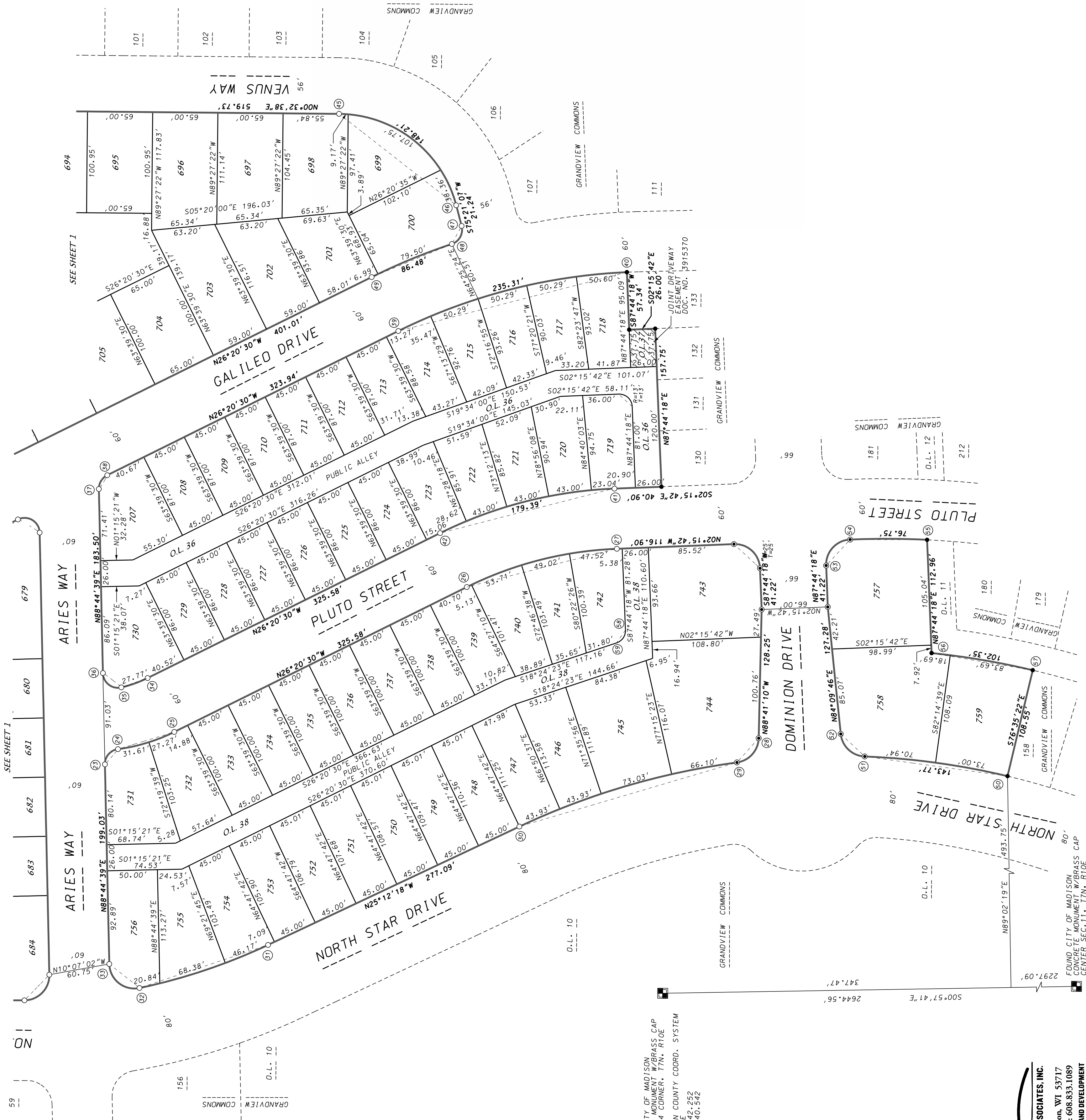
Department of Administration

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

This instrument was drafted by D'Onofrio, Kottke & Associates, Inc. FN: 12-07-107

SECOND ADDITION TO GRANDVIEW COMMONS

A REPLAT OF LOTS 7-18, 41-56, 62-79, 80-96, 112-129, 134-154, 157, OUTLOTS 1-3 AND OUTLOTS 5-9, GRANDVIEW COMMONS, AS RECORDED IN VOLUME 58-0054 OF PLATS, ON PAGES 19-33, AS DOCUMENT NUMBER 3583911, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11 AND IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified _____, 20____
Department of Administration

FOUND CITY OF MADISON CONCRETE MONUMENT W/BRASS CAP NORTH 1/4 CORNER, T7N., R10E WISCONSIN COUNTY COORD. SYSTEM DANE ZONE N: 489,842,292 E: 849,840,342

D'ONOFRIO KOTKKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

SECOND ADDITION TO GRANDVIEW COMMONS

A REPLAT OF LOTS 7-18, 41-56, 62-79, 80-96, 112-129, 134-154, 157, OUTLOTS 1-3 AND OUTLOTS 5-9, GRANDVIEW COMMONS, AS RECORDED IN VOLUME 58-0054 OF PLATS, ON PAGES 19-33, AS DOCUMENT NUMBER 3583911, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11 AND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2		15.00	20.87	23.08	S44°37'03.5"W	088°09'51"	
3-4		15.00	21.64	24.18	M45°07'53"W	092°21'16"	
5-6		25.00	34.62	38.24	M44°52'07"E	087°38'44"	
7-8		15.00	21.64	24.18	S45°07'53"E	092°21'16"	
9-10		15.00	20.77	22.95	S44°52'07"W	087°38'44"	
11-12		25.00	34.37	37.90	M42°22'58"W	086°51'26"	14-N00°24'31"W
13-14		25.00	35.62	39.64	M45°49'56"W	090°50'50"	
14-15		580.00	14.72	14.72	N00°19'07"E	001°27'16"	
16-17		25.00	32.85	35.84	M42°07'12"E	082°08'54"	
18-19		15.00	21.57	24.07	S45°20'50.5"E	091°55'21"	19-S00°36'50"W
19-20		400.00	186.45	186.45	S12°51'50"E	026°57'20"	
		400.00	53.52	53.52	S07°39'28"E	009°09'28"	
		678	53.86	53.86	S22°38'54"E	007°03'19"	
		679	20.31	30.13	S31°12'04.5"W	115°05'09"	
21-22		15.00	20.01	21.91	S49°24'58.5"E	083°40'45"	24-S07°34'36"E
23-24		180.00	58.69	58.95	S16°57'33"E	018°45'54"	
24-25		180.00	31.61	31.65	S12°36'52"E	010°04'32"	
		180.00	27.27	27.30	S21°59'49"E	008°41'25"	
		732	154.36	155.50	S14°18'06"E	024°04'48"	
26-27		370.00	5.13	5.13	S25°56'40"E	000°47'40"	
		740	53.71	53.76	S21°23'06"E	008°19'28"	
		741	49.02	49.06	S13°25'28"E	007°35'48"	
		742	47.56	47.56	S05°56'38"E	007°21'52"	
28-29		25.00	32.49	35.37	M48°09'20"W	081°03'40"	29-N07°37'30"W
29-30		740.00	226.16	227.05	M16°24'54"W	017°34'48"	
		740.00	66.10	66.12	M10°11'05"W	005°07'10"	
		745	73.03	73.06	M15°34'22"W	005°39'24"	
		746	43.94	43.94	M20°06'08"W	003°24'08"	
		747	43.93	43.93	M23°30'15"W	003°24'06"	
31-32		580.00	135.14	135.45	M18°30'53.5"W	013°22'49"	32-N11°49'29"W
		580.00	46.17	46.18	M22°55'26"W	004°33'44"	
		580.00	68.38	68.42	M17°15'48"W	006°45'32"	
		580.00	20.84	20.84	M12°51'15.5"W	002°03'33"	
32-33		25.00	38.46	43.88	M38°27'35"E	100°34'08"	
34-35		15.00	23.28	27.77	M19°41'52"W	013°17'16"	35-N13°03'14"W
35-36		15.00	23.28	26.65	M37°50'42.5"E	101°47'53"	
37-38		15.00	16.10	16.99	S58°47'55.5"E	064°54'51"	
39-40		570.00	235.31	237.01	S14°25'46"E	023°49'28"	40-S02°31'02"E
		570.00	35.47	35.48	S24°33'31"E	003°33'58"	
		715	50.29	50.31	S20°14'50"E	005°03'24"	
		716	50.29	50.31	S10°08'02"E	005°03'24"	
		717	50.29	50.31	S10°08'02"E	005°03'24"	
		718	50.60	50.62	S05°03'41"E	005°05'18"	
41-42		430.00	179.39	180.72	M14°18'06"W	024°04'48"	
		430.00	23.04	23.04	M03°47'48"W	003°04'12"	
		430.00	43.00	43.02	M08°11'51"W	005°43'54"	
		430.00	43.00	43.02	M13°55'46"W	005°43'56"	
		430.00	43.00	43.02	M19°39'42"W	005°46'50"	
		430.00	28.62	28.62	M26°26'05"E	003°46'50"	
43-44		135.00	21.35	24.05	S17°22'56.3"E	091°31'29"	
45-46		135.00	19.27	19.29	S02°41'51"W	004°18'29"	
		698	107.75	111.60	S31°03'23"W	052°24'58"	
		698	38.36	38.52	S66°18'27"W	018°05'30"	
		700	20.48	22.56	M61°33'33.5"W	086°10'39"	48-N18°28'14"W
47-48		15.00	86.48	86.55	M22°24'22"W	007°52'16"	
48-49		630.00	79.50	79.55	M22°05'17"W	007°14'06"	
		701	6.99	6.99	M26°01'25"W	000°38'10"	
		701	143.77	144.00	M07°50'11"E	011°08'58"	50-S13°24'40"W
50-51		740.00	73.03	73.03	M10°35'02"E	005°39'16"	51-N02°15'42"E
		740.00	70.94	70.97	M05°00'33"E	005°29'42"	
		758	35.74	35.74	M43°12'44"E	081°54'04"	
51-52		25.00	35.31	39.21	S47°19'47"E	089°51'50"	54-S02°23'52"E
53-54		845.00	76.75	76.78	S00°12'19"W	005°12'22"	55-S02°48'30"W
54-55		800.00	102.35	102.42	S09°36'04"W	007°20'06"	56-S05°56'01"W
56-57		800.00	18.69	18.69	S06°36'10"W	001°20'18"	
		758	83.69	83.73	S10°16'13"W	005°59'48"	57-S13°16'07"W
58-59		13.00	15.62	16.76	N55°20'02.5"W	073°51'19"	

LOT	AREA (SQ. FT.)	LOT	AREA (SQ. FT.)
653	6,900	709	3,915
654	6,900	710	3,915
655	7,522	711	3,915
656	7,522	712	3,915
657	7,522	713	3,915
658	6,900	714	3,915
659	6,900	715	4,310
660	6,900	716	4,253
661	8,300	717	4,201
662	8,567	718	4,361
663	5,096	719	4,338
664	5,605	720	4,504
665	5,364	721	4,170
666	5,031	722	4,040
667	5,015	723	4,010
668	5,015	724	3,870
669	5,048	725	3,870
670	5,017	726	3,870
671	5,841	727	3,870
672	5,038	728	3,870
673	5,078	729	3,870
674	5,015	730	6,095
675	5,015	731	5,754
676	5,030	732	5,020
677	7,769	733	4,500
678	7,441	734	4,500
679	10,264	735	4,500
680	6,719	736	4,500
681	6,710	737	4,500
682	6,716	738	4,500
683	7,722	739	4,522
684	7,722	740	4,765
685	6,944	741	4,326
686	7,131	742	4,480
687	6,628	743	10,793
688	6,667	744	12,848
689	6,667	745	8,910
690	6,667	746	5,465
691	7,698	747	5,154
692	6,966	748	4,386
693	6,966	749	4,306
694	6,966	750	4,306
695	6,966	751	4,306
696	7,441	752	4,826
697	7,006	753	4,785
698	6,571	754	5,156
699	5,630	755	5,316
700	6,752	756	5,709
701	6,070	757	10,738
702	6,070	758	11,508
703	8,235	759	8,371
704	6,500	O.L.34	104,350
705	6,500	O.L.35	34,974
706	6,500	O.L.36	17,980
707	5,881	O.L.37	982
708	3,915	O.L.38	17,619

1/28/12

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
 Certified _____, 20____
 Department of Administration

SECOND ADDITION TO GRANDVIEW COMMONS

A REPLAT OF LOTS 7-18, 41-56, 62-79, 80-96, 112-129, 134-154, 157, OUTLOTS 1-3 AND OUTLOTS 5-9, GRANDVIEW COMMONS, AS RECORDED IN VOLUME 58-0054 OF PLATS, ON PAGES 19-33, AS DOCUMENT NUMBER 3583911, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11 AND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregen, Registered Land Surveyor, S-2742, do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Madison and under the direction of the owners listed below, I have surveyed, divided and mapped "SECOND ADDITION TO GRANDVIEW COMMONS" and that such plat correctly represents all exterior boundaries of the land surveyed and Outlots 1-3 and Outlots 5-9, Grandview Commons, as recorded in Volume 58-0054 of Plats, on pages 19-33, as Document Number 3583911, Dane County Registry, located in the Northwest Quarter of the Northeast Quarter of Section 11 and in the Southwest Quarter of the Southeast Quarter of Section 2, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin contains 805.031 square feet (18.48 acres)

Dated this 28th day of November, 2012


Brett T. Stoffregen, Registered Land Surveyor, S-2742



OWNER'S CERTIFICATE

MREC VH Madison, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of Wisconsin, as owner, does hereby certify that the above named Grandview Commons Homeowners Association, Inc. to be known to be the person(s) who executed the foregoing instrument and acknowledged the same, divided, mapped and dedicated as represented on this plat.

MREC VH Madison, LLC, does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
Common Council, City of Madison
Dane County Zoning and Land Regulation Committee

In witness whereof, MREC VH Madison, LLC, has caused these presents to be signed by officer(s) of said limited liability company of Madison, Wisconsin, this _____ day of _____, 2012.

MREC VH Madison, LLC

My Commission _____ Notary Public, Dane County, Wisconsin

STATE OF WISCONSIN

COUNTY OF DANE) S.S.

Personally came before me this _____ day of _____, 2012, the above named officer(s) of the above named MREC VH Madison, LLC, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission _____ Notary Public, Dane County, Wisconsin

OWNER'S CERTIFICATE

MREC VH Madison Investors, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

MREC VH Madison Investors, LLC, does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
Common Council, City of Madison
Dane County Zoning and Land Regulation Committee

In witness whereof, MREC VH Madison Investors, LLC, has caused these presents to be signed by officer(s) of said limited liability company at Madison, Wisconsin, this _____ day of _____, 2012.

MREC VH Madison Investors, LLC

My Commission _____ Notary Public, Dane County, Wisconsin

STATE OF WISCONSIN

COUNTY OF DANE) S.S.

Personally came before me this _____ day of _____, 2012, the above named officer(s) of the above named MREC VH Madison Investors, LLC, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission _____ Notary Public, Dane County, Wisconsin

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

OWNER'S CERTIFICATE

Grandview Commons Homeowners Association, Inc., a Wisconsin 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 caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Grandview Commons Homeowners Association, Inc., does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
Common Council, City of Madison
Dane County Zoning and Land Regulation Committee

In witness whereof, Grandview Commons Homeowners Association, Inc., has caused these presents to be signed by officer(s) of said association at Madison, Wisconsin, this _____ day of _____, 2012.

Grandview Commons Homeowners Association, Inc.

My Commission _____ Notary Public, Dane County, Wisconsin

STATE OF WISCONSIN

COUNTY OF DANE) S.S.

Personally came before me this _____ day of _____, 2012, the above named officer(s) of the above named Grandview Commons Homeowners Association, Inc. to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission _____ Notary Public, Dane County, Wisconsin

OWNER'S CERTIFICATE

The City of Madison, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, does hereby certify that said corporation caused the lands described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

The City of Madison does further certify that this plat is required by S.236.10 or approval or objection:

Department of Administration
Common Council, City of Madison
Dane County Zoning and Land Regulation Committee

In witness whereof, the said City of Madison has caused these presents to be signed by Paul R. Soglin, Mayor and Maribeth Witzel-Behi, City Clerk of Madison, Wisconsin and its corporate seal to be hereunto affixed on this _____ day of _____, 2012.

City of Madison

By: Paul R. Soglin, Mayor By: Maribeth Witzel-Behi, City Clerk

STATE OF WISCONSIN

COUNTY OF DANE) S.S.

Personally came before me this _____ day of _____, 2012, the above named Paul R. Soglin, Mayor of the City of Madison, acting in said capacity and known to me to be the person who executed the foregoing instrument and acknowledged the same.

My Commission _____ Notary Public, Dane County, Wisconsin

STATE OF WISCONSIN

COUNTY OF DANE) S.S.

Personally came before me this _____ day of _____, 2012, the above named Maribeth Witzel-Behi, City Clerk of the City of Madison, acting in said capacity and known to me to be the person who executed the foregoing instrument and acknowledged the same.

My Commission _____ Notary Public, Dane County, Wisconsin

MORTGAGEE CERTIFICATE

BMO Harris Bank N.A., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of lands contained in this plat, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedication of the lands described on this plat.

In witness whereof, said BMO Harris Bank N.A., has caused these presents to be signed by its corporate officer(s) listed below on this _____ day of _____, 2012.

BMO Harris Bank N.A.

STATE OF WISCONSIN

COUNTY OF DANE) S.S.

Personally came before me this _____ day of _____, 2012, the above named officer(s) of the above named BMO Harris Bank N.A., to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission _____ Notary Public, Dane County, Wisconsin

COUNTY TREASURER'S CERTIFICATE

I, David Worzala, being duly elected, qualified and acting Treasurer of the City of Dane, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this _____ day of _____, 2012 affecting the land included in the "SECOND ADDITION TO GRANDVIEW COMMONS".

David Worzala, Treasurer, Dane County, Wisconsin

CITY OF MADISON TREASURER'S CERTIFICATE

I, David M. Gowenda, being duly appointed, qualified and acting Treasurer of the City of Madison, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 2012 affecting the land included in the "SECOND ADDITION TO GRANDVIEW COMMONS".

David M. Gowenda, City Treasurer, City of Madison, Dane County, Wisconsin

CITY OF MADISON TREASURER'S CERTIFICATE

"Resolved that this plat known as "SECOND ADDITION TO GRANDVIEW COMMONS" located in the City of Madison adopted on this _____ day of _____, 2012 and that said enactment further provided for the acceptance of those lands dedicated and conveyed by said plat to the City of Madison for public use."

Dated this _____ day of _____, 2012.

Maribeth Witzel-Behi, City Clerk, City of Madison, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2012 at _____ o'clock _____ M., and recorded in Volume _____ of _____ of plats on pages _____ document number _____.

Kristi Chelbowski, Dane County Register of Deeds

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration