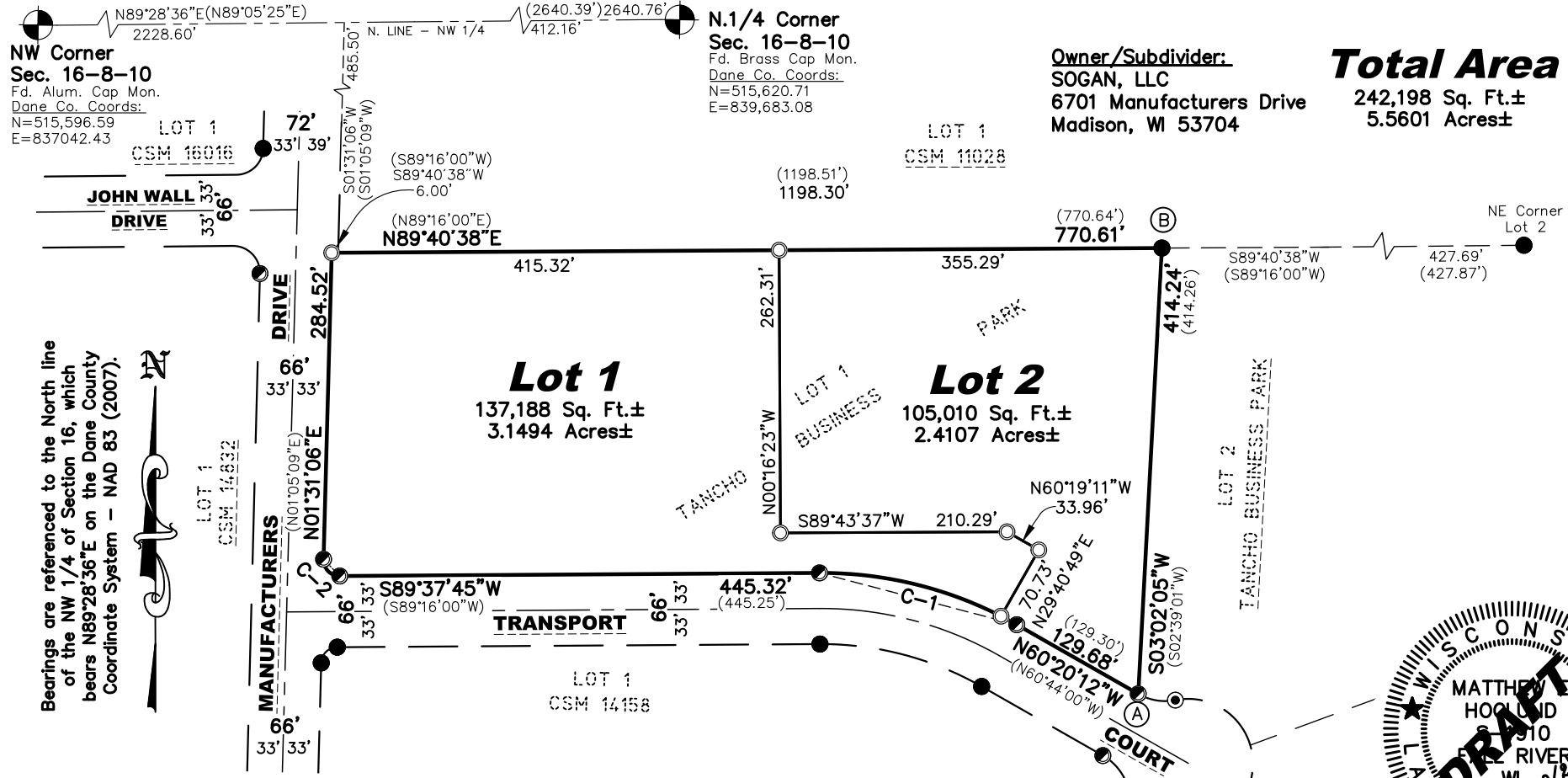


DANE COUNTY CERTIFIED SURVEY MAP

Lot 1, Tancho Business Park, being a part of the NE 1/4 of the NW 1/4 & the NW 1/4 of the NE 1/4, Section 16, T.8N., R.10E., City of Madison, Dane County, Wisconsin.

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

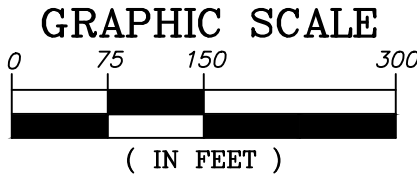


NOTES

- See Sheet 2 for Easements.
- See Sheet 3 for Buildings & Surface Details.

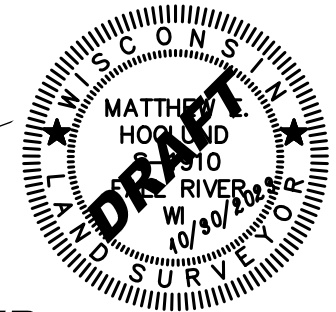
- (A) Also a fd. 1" iron pipe lies S89°39'27"W, 0.38' from the corner.
 (B) The fd. 3/4" rebar lies S03°02'05"W, 0.08' from the corner.
 Also a fd. 1" iron pipe lies S31°47'01"W, 0.21' from the corner.

CURVE DATA TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	Tangent Bearings
C1	366.00'	29°58'55"	191.52'	N75°18'04"W - 189.34'	N60°18'37"W - S89°42'29"W
Lot 1	366.00'	27°22'28"	174.86'	N76°36'18"W - 173.21'	
Lot 2	366.00'	02°36'27"	16.66'	N61°36'50"W - 16.66'	
C2	15.00'	92°25'30"	24.20'	N44°04'10"W - 21.66'	S89°43'05"W - N02°08'35"E



LEGEND

- Found 3/4" Rebar
- Found 1-1/4" Rebar
- Found 1" Iron Pipe
- Set 3/4" by 24" Iron Rebar Weighing 1.5 lbs./ft.
- (110.50') Record Data (if different)
- Boundary Lines per this Survey
- - - Lot/Survey Line of Record
- Existing R/W Line
- - - Section Line
- Center Line
- - - - - Platted Setback line



Owner/Subdivider:
SOGAN, LLC
6701 Manufacturers Drive
Madison, WI 53704

Total Area
242,198 Sq. Ft.±
5.5601 Acres±

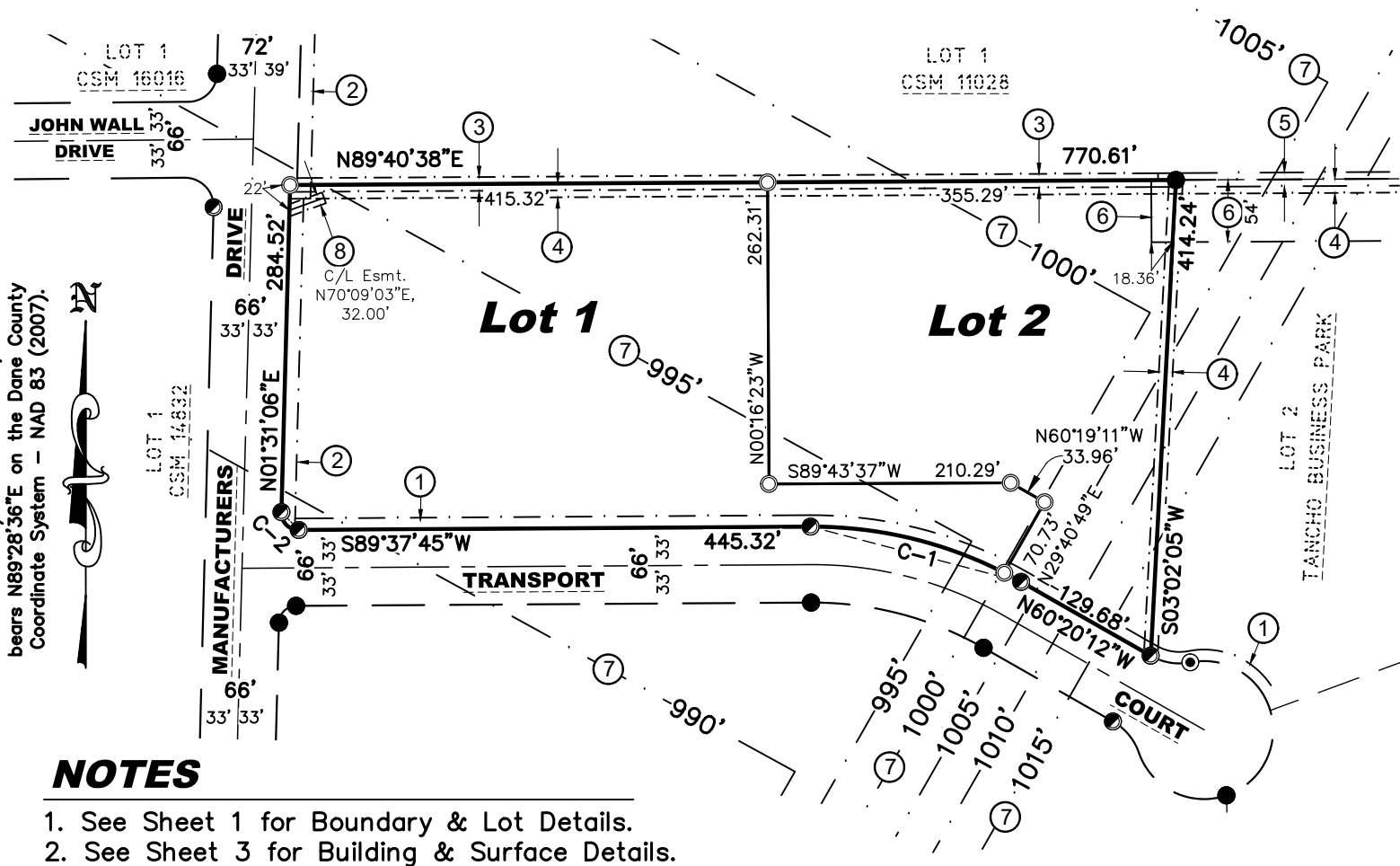
QUAM ENGINEERING, LLC
4604 SIGGLEKOW ROAD - SUITE A McFARLAND, WI 53558
608-838-7750 www.quamengineering.com
Project # BD-14-23
SHEET 1 OF 7

DANE COUNTY CERTIFIED SURVEY MAP

Lot 1, Tancho Business Park, being a part of the NE 1/4 of the NW 1/4 & the NW 1/4 of the NE 1/4, Section 16, T.8N., R.10E., City of Madison, Dane County, Wisconsin.

EASEMENTS DETAILS

Bearings are referenced to the North line of the NW 1/4 of Section 16, which bears N89°28'36"E on the Dane County Coordinate System - NAD 83 (2007).



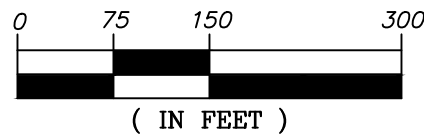
NOTES

1. See Sheet 1 for Boundary & Lot Details.
2. See Sheet 3 for Building & Surface Details.

EASEMENTS

- ① 10' Public Utility Easement per Tancho Business Park.
- ② 12' Public Utility Easement per CSM 11028.
- ③ 12' Public Drainage Easement per CSM 11028.
- ④ 12' Public Drainage Easement per Note 5)(a) per Tancho Business Park.
- ⑤ 12' Public Drainage Easement per Note 5)(b) per CSM 11028.
- ⑥ Private Drainage Easement per Document No. 3899799.
- ⑦ Avigation Easement per Document No. 2794376 (NAVD'29 Datum)
- ⑧ 10' MG&E Electric Easement per Document No. 4145433

GRAPHIC SCALE

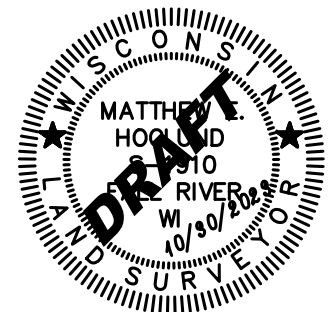


Lots 1 and 2 are subject to the the Deed Restrictions recorded as Document No. 3899797 (and as amended by Affidavit of Correction recorded as Document No. 4022153)

LEGEND

- Found 3/4" Rebar
- Found 1-1/4" Rebar
- Found 1" Iron Pipe
- Set 3/4" by 24" Iron Rebar Weighing 1.5 lbs./ft.
- (110.50') Record Data (if different)
- Boundary Lines per this Survey
- - - Lot/Survey Line of Record
- Existing R/W Line
- Section Line
- - - Center Line
- - - - - Platted Setback line

Owner/Subdivider:
SOGAN, LLC
6701 Manufacturers Drive
Madison, WI 53704



C.S.M. No. _____

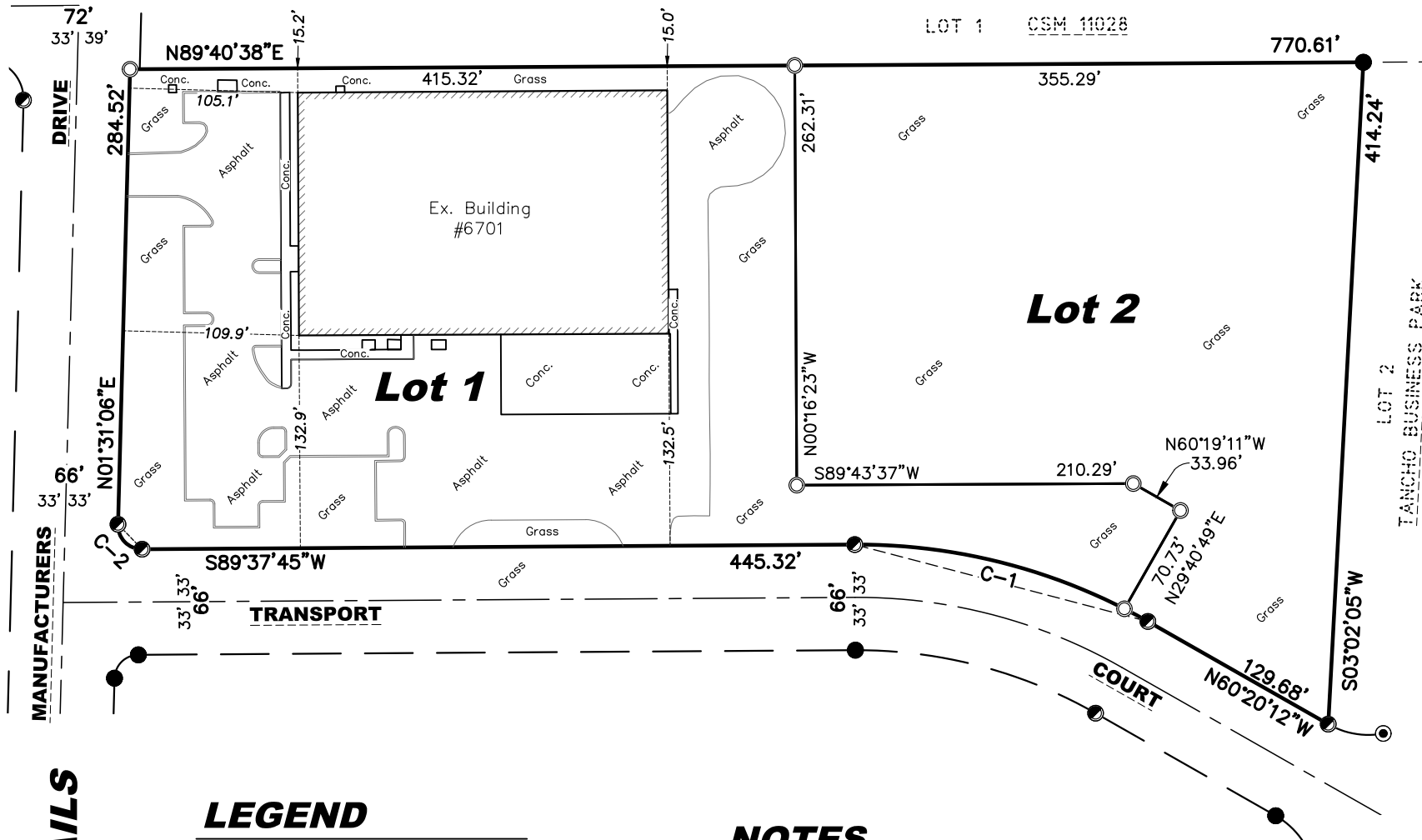
Doc. No. _____

Vol. _____ Page _____

DANE COUNTY CERTIFIED SURVEY MAP

Lot 1, Tancho Business Park, being a part of the NE 1/4 of the NW 1/4 & the NW 1/4 of the NE 1/4, Section 16, T.8N., R.10E., City of Madison, Dane County, Wisconsin.

BUILDING & SURFACE DETAILS



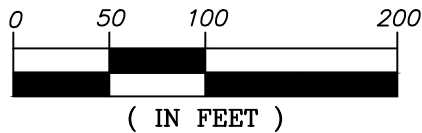
LEGEND

- Found 3/4" Rebar
- Found 1-1/4" Rebar
- Found 1" Iron Pipe
- Set 3/4" by 24" Iron Rebar Weighing 1.5 lbs./ft.
- Boundary Lines per this Survey
- - - Lot/Survey Line of Record
- - - Existing R/W Line
- - - Section Line
- - - Center Line
- - - Bldg. Dimension Line (right angles to Boundary)

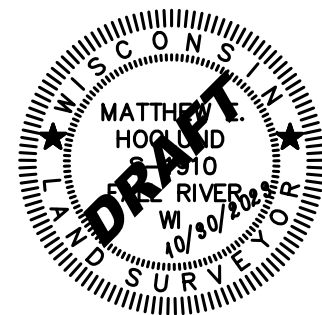
NOTES

1. See Sheet 1 for Boundary & Lot Details.
2. See Sheet 2 for Easement Details.

GRAPHIC SCALE



Owner/Subdivider:
SOGAN, LLC
6701 Manufacturers Drive
Madison, WI 53704



Bearings are referenced to the North line of the NW 1/4 of Section 16, which bears N89°28'36"E on the Dane County Coordinate System - NAD 83 (2007).



C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

Drawn By: MEH
Project # BD-14-23

**DANE COUNTY
CERTIFIED SURVEY MAP # _____**

Lot 1, Tancho Business Park, being a part of the NE 1/4 of the NW 1/4 & the NW 1/4 of the NE 1/4, Section 16, T.8N., R.10E., City of Madison, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE:

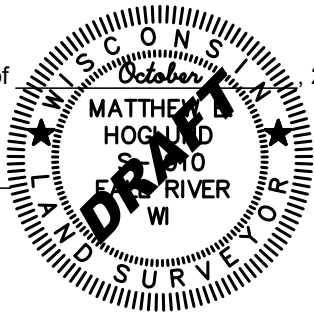
I, Matthew E. Hoglund, Professional Land Surveyor, do hereby certify to the best of my knowledge and belief that I have surveyed, divided, and mapped the following Certified Survey of Lot 1 of Tancho Business Park, recorded in Volume 58-075B of Plats on Pages 381 and 382 as Document No. 4052274, being located in the Northeast one-quarter of the Northwest one-quarter and the Northwest one-quarter of the Northeast one-quarter, Section 16, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin.

Said parcel contains 242,198 square feet or 5.5601 acres, more or less, and is subject to all easements and agreements, if any, of record and/or fact.

I further certify, to the best of my knowledge and belief, that this map is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made; that I have made such survey, land division, and map by the direction of Neil Peters-Michaud of SOGAN, LLC, the owner of said land; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the City of Madison Subdivision Regulations in surveying, dividing, and mapping the same.

Dated this 30th day of October, 2023.

Quam Engineering, LLC
By: Matthew E. Hoglund
P.L.S. S-1910



CITY PLAN COMMISSION CERTIFICATE:

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

By: Matthew Wachter, Date _____
Secretary of the Plan Commission

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 ID Number _____, adopted on the ____ day of _____, 20____, and said Enactment 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 _____, 20____.

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

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

Drawn By: MEH
Project # BD-14-23

DANE COUNTY
CERTIFIED SURVEY MAP # _____

Lot 1, Tancho Business Park, being a part of the NE 1/4 of the NW 1/4 & the NW 1/4 of the NE 1/4, Section 16, T.8N., R.10E., City of Madison, Dane County, Wisconsin.

OWNER'S CERTIFICATE:

SOGAN, 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 it caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this map. SOGAN, LLC does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said SOGAN, LLC has caused these presents to be

signed by _____, its _____ and _____, its _____ at _____, _____, on this _____, day of _____, 20__.

In the presence of: _____ Title: _____
Print Name:
_____ Title: _____
Print Name:

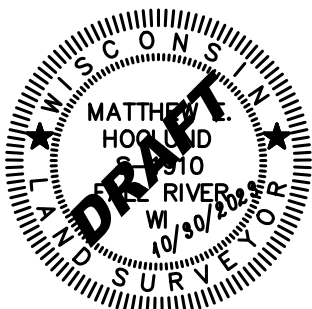
STATE OF WISCONSIN)
COUNTY DANE) SS

Personally came before me this ___ day of _____, 20__, _____,

and _____ of the above named Company, to me known to be the person(s) who executed the foregoing instrument, and to me known to be the _____ and _____ of said Company and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of said Company, by its authority.

(Notary Seal) _____ Notary Public, _____, Wisconsin

My commission expires _____.



C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

Drawn By: MEH
Project # BD-14-23

DANE COUNTY
CERTIFIED SURVEY MAP # _____

Lot 1, Tancho Business Park, being a part of the NE 1/4 of the NW 1/4 & the NW 1/4 of the NE 1/4, Section 16, T.8N., R.10E., City of Madison, Dane County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE:

Oak Bank, a bank duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the above-described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of SOGAN, LLC, owner.

IN WITNESS WHEREOF, the said Oak Bank has caused these presents to be signed by its

authorized representative listed below at _____, Wisconsin and its

corporate seal affixed on the _____ day of _____, 20____.

By: _____ Title: _____

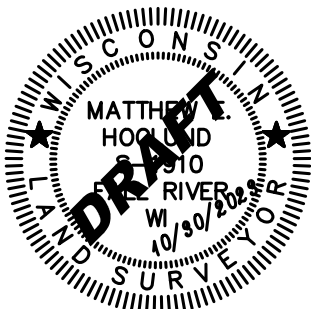
STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this ____ day of _____, 20____,

_____, its _____ of the above named corporation, to me known to be the person(s) who executed the foregoing instrument, and to me known to be such authorized representative of said corporation, and acknowledged that _____ executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

(Notary Seal) _____ Notary Public, _____, Wisconsin

My commission expires _____.



C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

Drawn By: MEH
Project # BD-14-23

**DANE COUNTY
CERTIFIED SURVEY MAP # _____**

Lot 1, Tancho Business Park, being a part of the NE 1/4 of the NW 1/4 & the NW 1/4 of the NE 1/4, Section 16, T.8N., R.10E., City of Madison, Dane County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE:

Pacific Coast Bankers' Bank (dba PCBB), a bank duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the above-described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of SOGAN, LLC, owner.

IN WITNESS WHEREOF, the said Pacific Coast Bankers' Bank has caused these presents to be signed by its authorized representative(s) listed below at

_____, _____ and its

corporate seal affixed on the _____ day of _____, 20__.

Pacific Coast Bankers' Bank (dba PCBB)

By: _____ Title: _____

By: _____ Title: _____

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this ___ day of _____, 20__,

_____, its _____ and

_____, its _____ of the above named corporation, to me known to be the person(s) who executed the foregoing instrument, and to me known to be such authorized representative of said corporation, and acknowledged that _____ executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

(Notary Seal) _____ Notary Public, _____.

My commission expires _____.



REGISTER OF DEEDS CERTIFICATE:

Received for recording this ___ day of _____, 20__, at _____ o'clock __M. and

recorded in Volume _____ of Certified Survey Maps on Pages _____

as Document No. _____.

C.S.M. No. _____

Kristi Chlebowski, Dane County Register of Deeds

Doc. No. _____

Vol. _____ Page _____