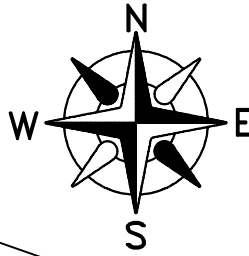


DANE COUNTY CERTIFIED SURVEY MAP NO. _____

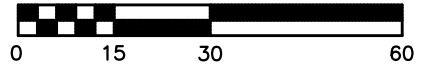
BEING PART OF LOTS 14, 15 & 16, BLOCK 1, HIGHLAND PARK; LOCATED IN PART OF THE NW 1/4 OF THE NE 1/4, SECTION 21, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

DOCUMENT NO. _____



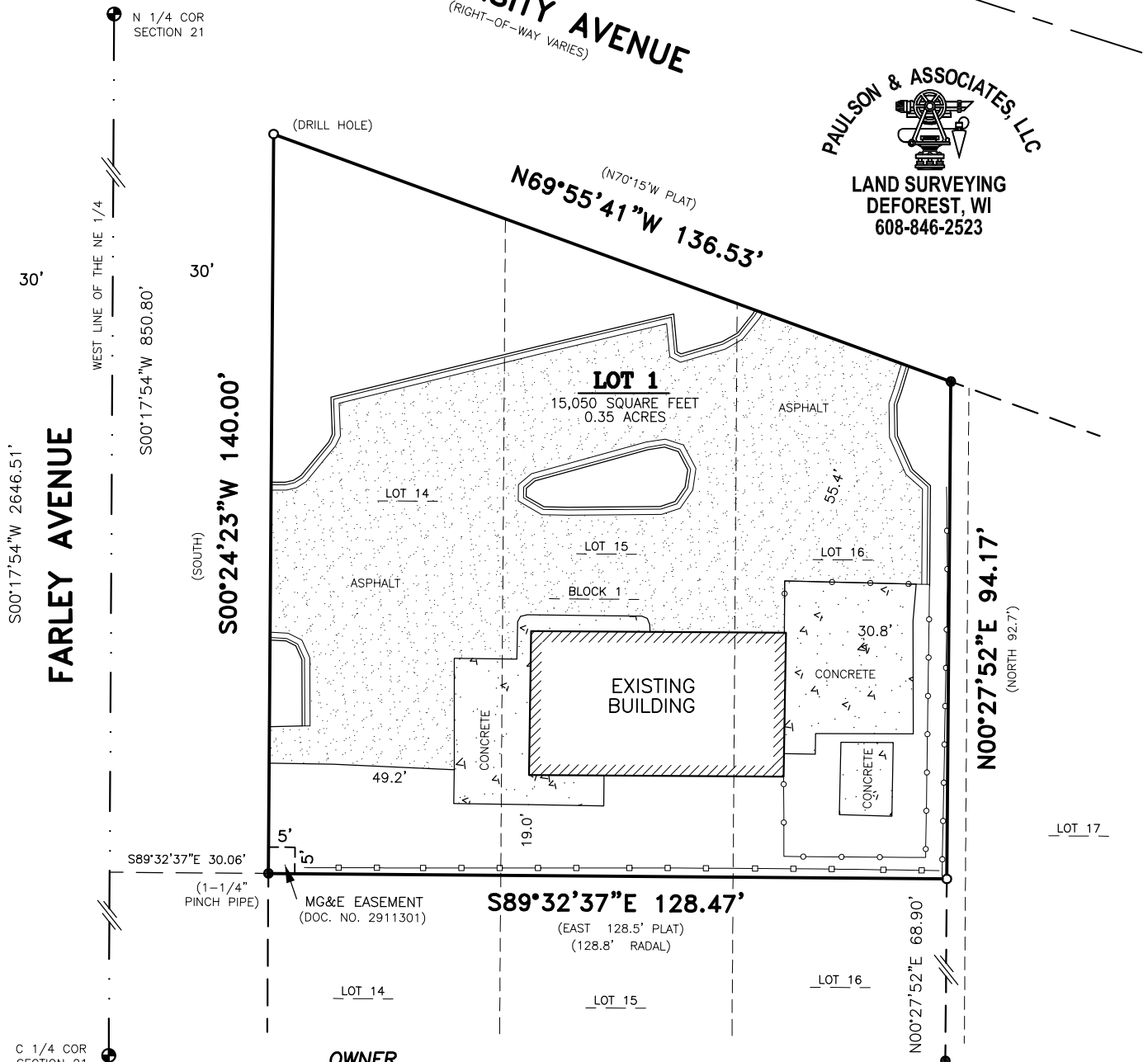
BASIS OF BEARINGS
THE WEST LINE OF THE NE 1/4 IS ASSUMED TO BEAR S00°17'54"W.

SCALE
1" = 30'



REFERENCE LINE PROJECT ID 5430-2-21

UNIVERSITY AVENUE
(RIGHT-OF-WAY VARIES)



OWNER
TRS 2635 UNIVERSITY AVENUE LLC
Thomas R. & Ellen M. Steinhauer
2725 Marshall Court
Madison, WI 53705

CLIENT
FCM CORPORATION
William Simpson
133 S. Butler Street
Madison, WI 53703
bsimpson@fcmcorp.com

SURVEYOR
PAULSON & ASSOCIATES, LLC
Daniel A. Paulson
136 W. Holum Street
DeForest, WI 53532
dan@paulsonllc.net

LEGEND

- CITY OF MADISON BRASS CAP/MON
- 3/4" x 24" ROUND IRON RE-BAR WEIGHING 1.50 LBS/LF (SET) (UNLESS NOTED)
- 3/4" IRON RE-BAR (FOUND) (UNLESS NOTED)
- STEEL FENCE
- WOOD FENCE
- () "RECORDED AS" INFORMATION

SURVEYOR'S CERTIFICATE

I, Daniel A Paulson, Registered Land Surveyor **DO HERBY CERTIFY** that by the direction of William Simpson, representative for FCM Corporation, I have surveyed, divided, monumented, and mapped a part of Lots 14, 15 & 16, Block 1, Highland Park; located in the NW ¼ of the NE ¼, Section 21, Town 07 North, Range 10 East, City of Madison, Dane County, Wisconsin, described as follows:

COMMENCING at the North Quarter Corner of Section 21;
thence S00°17'54"W, 850.80 feet along the west line of the NE ¼ of Section 21;
thence S89°32'37"E, 30.06 feet to the west line of Lot 14, Block 1, Highland Park and the **POINT OF BEGINNING**;
thence continuing S89°32'37"E, 128.47 feet (recorded as East, 128.5 feet and 128.8 feet);
thence N00°27'52"E, 94.17 feet (recorded as North, 92.7 feet) to the north line of Block 1, Highland Park;
thence N69°55'41"W (recorded as N70°15'W), 136.53 feet along the north line of Block 1, Highland Park to the northwest corner of said Block 1;
thence S00°24'23"W (recorded as South), 140.00 feet along the west line of Block 1, Highland Park to the **POINT OF BEGINNING**.

Containing 70,100 square feet, 1.61 acres.

Subject to an MG&E Easement as per Document Number 2911301.
Subject to all other easements recorded and unrecorded.

I do hereby certify that to the best of my knowledge and belief this map/CSM is a correct representation of the boundaries of land surveyed and the division of that land and that I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the City of Madison Code of Ordinances in surveying and mapping the same.

Daniel A. Paulson RLS-1699

Date:

CERTIFICATE OF THE DANE COUNTY REGISTER OF DEEDS

Received for recording this _____ day of _____, 2013, at _____ o'clock ____ M.
and recorded in Volume ____ of Certified Survey Maps of Dane County, Pages _____.

DOCUMENT NO. _____
Kristi Chlebowski, Dane Co Register of Deeds

MADISON COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map located in the City of Madison was herby approved by Enactment Number _____, File ID Number _____, adopted on the _____ day of _____, 2013, and that 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 _____, 2013.

Maribeth L. Witzel-Behl, City Clerk
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.

Steven Cover, Secretary
City of Madison Plan Commission

Date

OWNERS CERTIFICATE

TRS 2635 University Avenue, LLC a 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 company caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map in accordance with the provisions of the City of Madison General Ordinances.

In witness whereof, said TRS 2635 University Avenue, LLC a Limited Liability Company, has caused these presents to be signed by its General Partnership officer's listed below on this _____ day of _____, 2013..

TRS 2635 University Avenue, LLC a Limited Liability Company

BY: _____
Thomas R. Steinhauer

&

BY: _____
Ellen M. Steinhauer

STATE OF WISCONSIN)
_____ **COUNTY)**)SS

Personally came before me this _____ day of _____, 2012, the named Thomas R. & Ellen M. Steinhauer, Owners of TRS 2635 University Avenue, LLC a Limited Liability Cop, known to me to be the persons who executed the above and foregoing instrument and acknowledged that they executed the foregoing instrument as such Owners as the deed of such Limited Liability Company, by its authority.

(Print or Type name)
My commission expires: _____

CONSENT OF MORTGAGEE

I, Kevin J. Mahaney, representative of the State Bank of Cross Plains, as mortgagee of the above described land, do hereby consent to the surveying, dividing and mapping of the land described on this map.

Dated this _____ day of _____, 2013.

Authorized Representative

STATE OF WISCONSIN)
_____ **COUNTY)**)SS

Personally came before me this _____ day of _____, 2013, the above Kevin J. Mahaney to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public _____, Wisconsin
My commission expires: _____