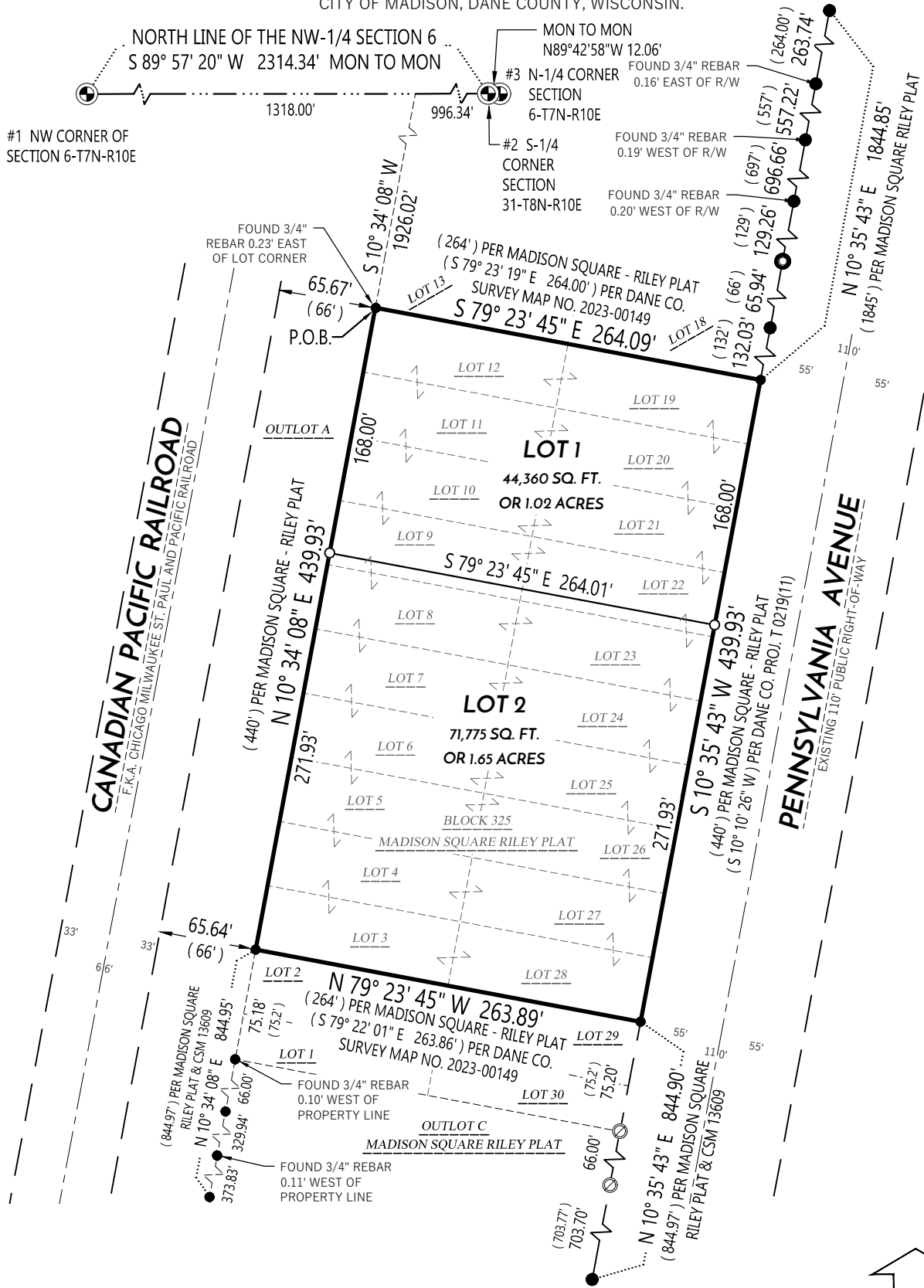


CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF LOTS 3-12 AND 19-28, BLOCK 325, MADISON SQUARE RILEY PLAT, RECORDED ON JULY 16, 1903 IN VOLUME 3 OF PLATS ON PAGES 9-9A AS DOCUMENT NO. 253138, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWN 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

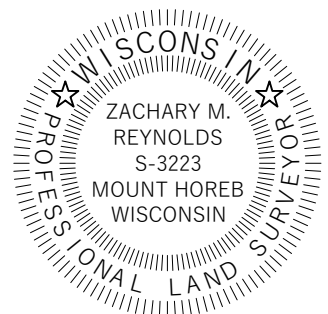
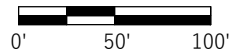


LEGEND

- SECTION CORNER
- FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- FOUND RAILROAD SPIKE
- 3/4" REBAR SET 1.50 LB/FT
- CSM BOUNDARY
- LOT BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- () RECORDED INFORMATION

NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON JUNE 12 AND 13, 2023.
2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCONS DANE, NAD 83 (2011), GRID NORTH. THE WESTERLY RIGHT-OF-WAY OF PENNSYLVANIA AVENUE BEARS S 10° 35' 43" W
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEET 2 OF 6 FOR FURTHER DETAILS ON EXISTING IMPROVEMENTS AND EASEMENTS.
5. SEE SHEET 3 OF 6 FOR NEW EASEMENT DETAIL.



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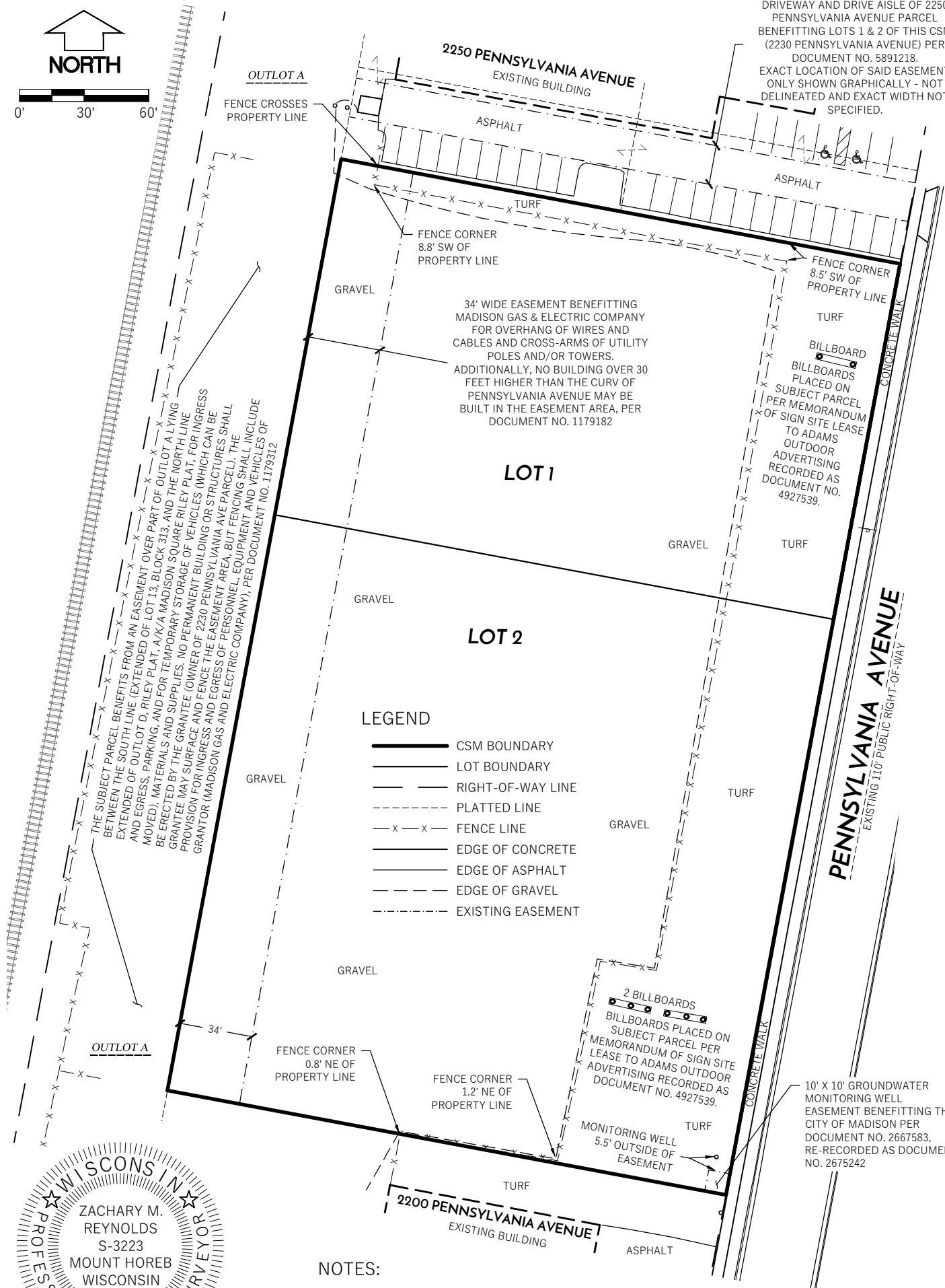
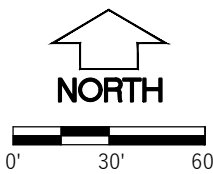
WYSER ENGINEERING	PREPARED BY: WYSER ENGINEERING 300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: MADISON SQUARE STORAGE LLC 902 WILLIAMSON STREET MADISON, WI 53703	SURVEYED BY: MAL DRAWN BY: ZMR APPROVED BY: ZMR	PROJECT NO: 231081 SHEET NO: 1 of 6	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

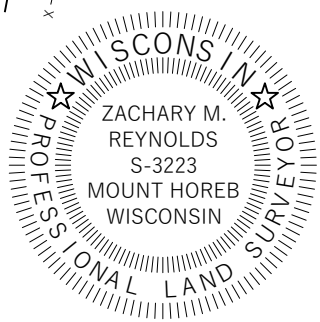
A CONSOLIDATION OF LOTS 3-12 AND 19-28, BLOCK 325, MADISON SQUARE RILEY PLAT, RECORDED ON JULY 16, 1903 IN VOLUME 3 OF PLATS ON PAGES 9-9A AS DOCUMENT NO. 253138, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWN 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

EXISTING IMPROVEMENTS AND EASEMENTS DETAIL

APPROXIMATE LOCATION OF TEMPORARY ACCESS EASEMENT ACROSS EXISTING DRIVEWAY AND DRIVE AISLE OF 2250 PENNSYLVANIA AVENUE PARCEL BENEFITTING LOTS 1 & 2 OF THIS CSM (2230 PENNSYLVANIA AVENUE) PER DOCUMENT NO. 5891218. EXACT LOCATION OF SAID EASEMENT ONLY SHOWN GRAPHICALLY - NOT DELINEATED AND EXACT WIDTH NOT SPECIFIED.



THE SUBJECT PARCEL BENEFITS FROM AN EASEMENT OVER PART OF OUTLOT A LYING BETWEEN THE SOUTH LINE (EXTENDED OF LOT 13, BLOCK 313, AND THE NORTH LINE AND EGRESS, PARKING, AND FOR TEMPORARY STORAGE OF VEHICLES (WHICH CAN BE MOVED), MATERIALS AND SUPPLIES, NO PERMANENT BUILDING OR STRUCTURES SHALL BE ERECTED BY THE GRANTEE (OWNER OF 2230 PENNSYLVANIA AVE PARCEL), THE GRANTEE MAY SURFACE AND FENCE THE EASEMENT AREA, BUT FENCING SHALL INCLUDE PROVISION FOR INGRESS AND EGRESS OF PERSONNEL, EQUIPMENT AND VEHICLES OF GRANTOR (MADISON GAS AND ELECTRIC COMPANY), PER DOCUMENT NO. 1179312



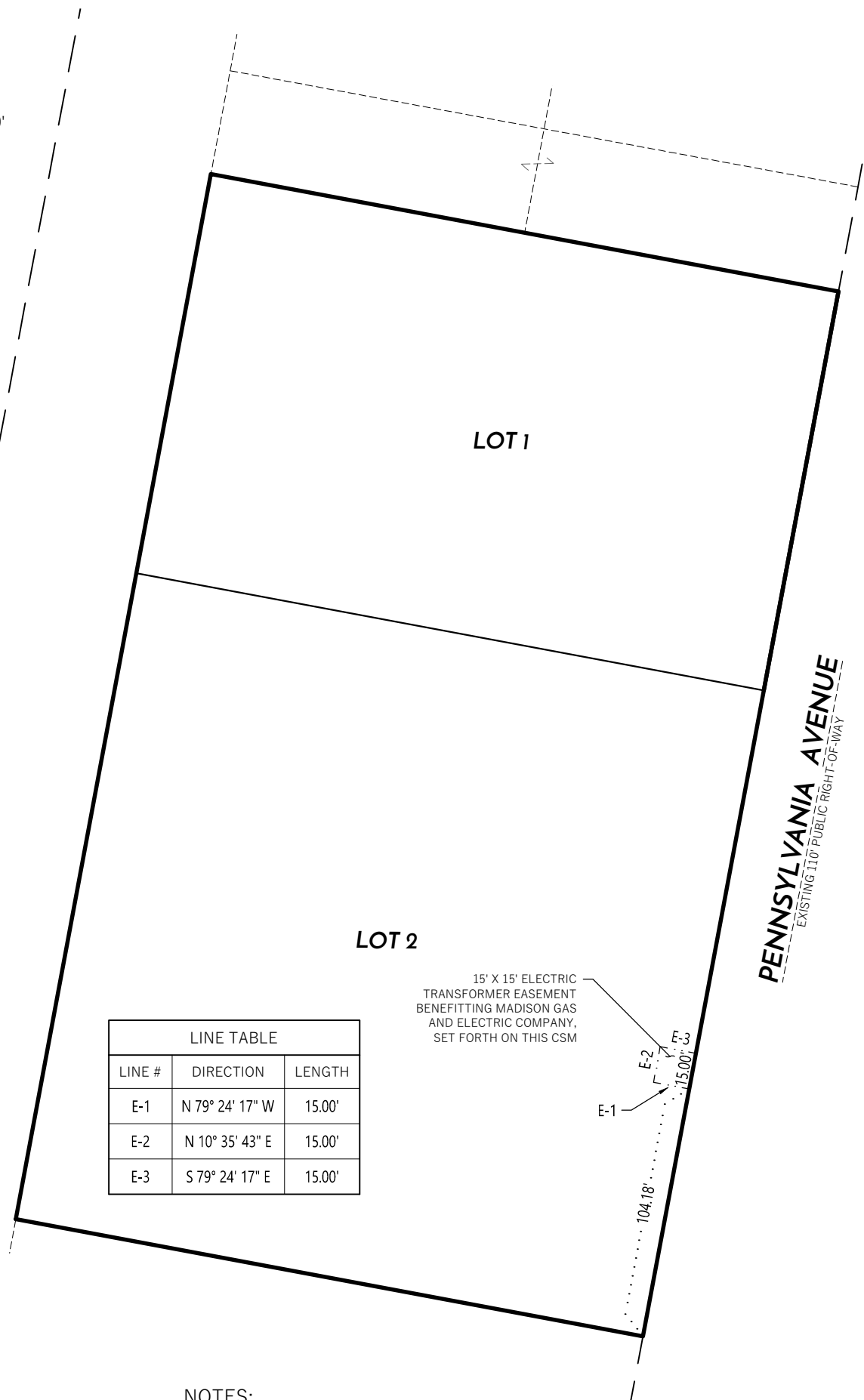
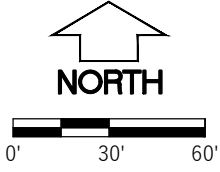
File: W:\2023\231081_Butcher - 2230 Pennsylvania Ave.dwg\23-1081_CSM.dwg Layout: CSM 2 OF 6 User: Zach Plotted: Jan 28, 2024 - 11:01pm

WYSER ENGINEERING	PREPARED BY: WYSER ENGINEERING 300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: MADISON SQUARE STORAGE LLC 902 WILLIAMSON STREET MADISON, WI 53703	SURVEYED BY: MAL DRAWN BY: ZMR APPROVED BY: ZMR	VOL. _____ PAGE _____
			PROJECT NO: 231081 SHEET NO: 2 of 6	DOC. NO. _____ C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF LOTS 3-12 AND 19-28, BLOCK 325, MADISON SQUARE RILEY PLAT, RECORDED ON JULY 16, 1903 IN VOLUME 3 OF PLATS ON PAGES 9-9A AS DOCUMENT NO. 253138, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWN 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

EXISTING IMPROVEMENTS AND EASEMENTS DETAIL



LINE TABLE		
LINE #	DIRECTION	LENGTH
E-1	N 79° 24' 17" W	15.00'
E-2	N 10° 35' 43" E	15.00'
E-3	S 79° 24' 17" E	15.00'

15' X 15' ELECTRIC TRANSFORMER EASEMENT BENEFITTING MADISON GAS AND ELECTRIC COMPANY, SET FORTH ON THIS CSM

LEGEND

- CSM BOUNDARY
- LOT BOUNDARY
- RIGHT-OF-WAY LINE
- PLATTED LINE
- NEW EASEMENT

NOTES:

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

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PREPARED BY:
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902 WILLIAMSON STREET
MADISON, WI 53703

SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 231081
SHEET NO: 3 of 6

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DOC. NO. _____
C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF LOTS 3-12 AND 19-28, BLOCK 325, MADISON SQUARE RILEY PLAT, RECORDED ON JULY 16, 1903 IN VOLUME 3 OF PLATS ON PAGES 9-9A AS DOCUMENT NO. 253138, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWN 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

PLSS SECTION CORNER MONUMENT TABLE		
MON. #	DESCRIPTION	DANE COUNTY COORDINATES NAD 83 (2011)
1	FOUND 1-1/4" REBAR	N: 494,547.56 E: 826,576.98
	NW CORNER OF SECTION 6 - T7N - R10E	(N: 494,547.46 E: 826,576.89)
2	COMPUTED LOCATION (SEE BELOW**)	N: 494,549.35 E: 828,891.32
	S1/4 CORNER OF SECTION 31-T8N-R10E	(N: 494,549.42 E: 828,891.17)
3	FOUND BRASS CAP MONUMENT	N: 494,549.29 E: 828,903.38
	N1/4 CORNER OF SECTION 6-T7N-R10E	(N: 494,549.24 E: 828,903.26)

() RECORD COORDINATES ARE ALL PER 2004 SANDSNES TIE SHEETS (WCCS DANE 83 1991)
 ** I FOUND AN INACCESSIBLE MONUMENT BOX REPRESENTING THE S1/4 CORNER OF SECTION 31-T8N-R10E. LOCATION WAS COMPUTED USING 5 FOUND TIES PER 2011 ZIEHR TIE SHEET

LEGAL DESCRIPTION

A CONSOLIDATION OF LOTS 3-12 AND 19-28, BLOCK 325, MADISON SQUARE RILEY PLAT, RECORDED ON JULY 16, 1903 IN VOLUME 3 OF PLATS ON PAGES 9-9A AS DOCUMENT NO. 253138, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWN 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF AFORESAID SECTION 6, THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, 1318.00 FEET; THENCE, SOUTH 10 DEGREES 34 MINUTES 08 SECONDS WEST, 1926.02 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 12, BLOCK 325, AND THE POINT OF BEGINNING;

THENCE, ALONG THE NORTHERLY LINE OF SAID LOT 12 AND THEN AFORESAID LOT 19, BLOCK 325, SOUTH 79 DEGREES 23 MINUTES 45 SECONDS EAST, 264.09 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF PENNSYLVANIA AVENUE, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 19; THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY AND THE EASTERLY LINE OF AFORESAID BLOCK 325, SOUTH 10 DEGREES 35 MINUTES 43 SECONDS WEST, 439.93 FEET TO THE SOUTHEAST CORNER OF AFORESAID LOT 28, BLOCK 325; THENCE, ALONG THE SOUTHERLY LINE OF SAID LOT 28 AND THEN AFORESAID LOT 3, BLOCK 325, NORTH 79 DEGREES 23 MINUTES 45 SECONDS WEST, 263.89 FEET TO A POINT ON THE EASTERLY LINE OF OUTLOT A, AFORESAID MADISON SQUARE RILEY PLAT, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 3; THENCE, ALONG SAID EASTERLY LINE OF OUTLOT A AND THE WESTERLY LINE OF AFORESAID BLOCK 325, NORTH 10 DEGREES 34 MINUTES 08 SECONDS EAST, 439.93 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 116,135 SQUARE FEET OR 2.67 ACRES.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF MADISON SQUARE STORAGE, LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON AND DANE COUNTY, WISCONSIN.

 ZACHARY M. REYNOLDS, S-3223
 WISCONSIN PROFESSIONAL LAND SURVEYOR

 DATE



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PREPARED BY:
 WYSER ENGINEERING
 300 EAST FRONT STREET
 MOUNT HOREB, WI 53572
 www.wyserengineering.com

PREPARED FOR:
 MADISON SQUARE STORAGE LLC
 902 WILLIAMSON STREET
 MADISON, WI 53703

SURVEYED BY: MAL
 DRAWN BY: ZMR
 APPROVED BY: ZMR

PROJECT NO: 231081
 SHEET NO: 4 of 6

VOL. _____ PAGE _____
 DOC. NO. _____
 C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

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OWNER'S CERTIFICATE

MADISON SQUARE STORAGE, LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

BY: _____

MANAGING MEMBER, MADISON SQUARE STORAGE, LLC

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024, THE ABOVE NAMED

MANAGING MEMBER FOR MADISON SQUARE STORAGE, LLC, _____, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES

CONSENT OF LESSEE

ADAMS OUTDOOR ADVERTISING LP, A LIMITED PARTNERSHIP EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTAGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

BY: _____

DEVIN RENNER
REAL ESTATE MANAGER
ADAMS OUTDOOR ADVERTISING LP

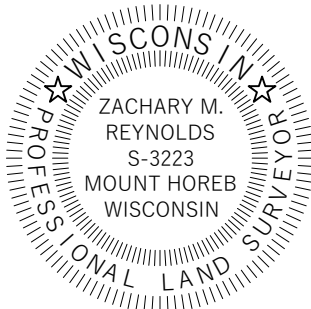
STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024, THE ABOVE

NAMED LIMITED PARTNERSHIP, ADAMS OUTDOOR ADVERTISING, REAL ESTATE MANAGER, DEVIN RENNER, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES



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PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
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www.wyserengineering.com

PREPARED FOR:
MADISON SQUARE STORAGE LLC
902 WILLIAMSON STREET
MADISON, WI 53703

SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 231081
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CERTIFIED SURVEY MAP NO. _____

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CONSENT OF MORTGAGEE

_____, A BANKING ASSOCIATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

BY: _____
AUTHORIZED MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024, THE ABOVE NAMED BANKING ASSOCIATION, _____, AUTHORIZED MEMBER,

_____ TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

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 THIS _____ DAY OF _____, 2024. DATED THIS _____ DAY OF _____, 2024.

MARIBETH WITZEL-BEHL, CITY CLERK,
CITY OF MADISON

CITY OF MADISON PLAN COMMISSION CERTIFICATE

APPROVED FOR RECORDING PER THE SECRETARY OF THE CITY OF MADISON PLAN COMMISSION.

MATTHEW WACHTER, SECRETARY OF THE PLAN COMMISSION DATE: _____



OFFICE OF THE REGISTER OF DEEDS

COUNTY, WISCONSIN
RECEIVED FOR RECORD _____
20 ____ AT _____ O'CLOCK ____ M AS
DOCUMENT # _____
IN VOL. _____ OF CERTIFIED SURVEY
MAPS ON PAGE(S) _____

KRISTI CHLEBOWSKI, REGISTER OF DEEDS



PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
MADISON SQUARE STORAGE LLC
902 WILLIAMSON STREET
MADISON, WI 53703

SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 231081
SHEET NO: 6 of 6

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