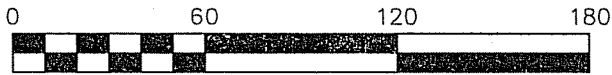


CERTIFIED SURVEY MAP No. _____

PART OF LOTS 14 AND 19 AND ALL OF LOTS 1, 2, 3, 4, 5, 11, 12 AND 13, (WELLS) PLAT OF BLOCK 9 UNIVERSITY ADDITION TO MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 10, AS DOCUMENT NUMBER 179027, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

GRID NORTH BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)



SCALE : ONE INCH = SIXTY FEET

NOTES:

- 1) SEE SHEET 2 BUILDING DETAILS AND LEGEND.
- 2) SEE SHEET 3 FOR ADDITIONAL NOTES.
- 3) LOT 1 AREA=70,702 SQ. FT. OR 1.6231 ACRES.

FOUND BRASS CAP MONUMENT AT THE MEANDER CORNER FOR THE WEST QUARTER CORNER OF SECTION 13-07-09

MON TO MON S01°10'55"W 1553.17'

FOUND CITY OF MADISON BRASS CAP MONUMENT AT THE MEANDER CORNER FOR THE SOUTHWEST CORNER OF SECTION 13-07-09

S01°10'55"W 503.82'

FOUND CITY OF MADISON BRASS CAP MONUMENT AT THE SOUTH QUARTER CORNER OF SECTION 14-07-09

MON TO TRUE CORNER N88°47'02"W 2665.21'

S01°22'20"W 34.41'

N88°37'40"W 151.04'

MAG FOUND 2.00' NORTH OF LOT CORNER BUILDING IS 1.1' NORTH OF LOT LINE

S88°37'40"E 250.21'

BUILDING IS 0.1' NORTH OF LOT LINE

BUILDING A

BUILDING IS 0.3' NORTH OF LOT LINE

BUILDING B

LOT 1

BUILDING CORNER IS ON LOT LINE

BUILDING CORNER IS 0.1' WEST OF LOT LINE

S01°27'49"W 132.00'

BUILDING CORNER IS 0.5' WEST OF LOT LINE

TRUE SOUTHWEST CORNER OF SECTION 13-07-09

S88°37'40"E 7.37'

WELLS PLAT

OF LOT 9

UNIVERSITY

ADDITION TO MADISON

BUILDING IS 1.7' EAST OF LOT LINE

BUILDING C

N88°41'59"W 62.88'

S46°16'05"W 161.52'

N44°08'10"W 132.27'

BUILDING LINE IS ON LOT LINE

S43°51'50"E 86.49'

BUILDING 10 TO BUILDING CORNER 84.14'

NORTH FRANCES STREET

6' 33"

6' 33"

3 1/4'

40.00'

1 9

1 6

1 7

IRON FOUND 1.00' SOUTHEAST OF LOT CORNER

50.06'

SURVEYED BY :

Burse

surveying & engineering llc

1400 E. Washington Ave, Suite 158
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: mburse@BSE-INC.net
www.hursesurveying.com

SURVEYED FOR :
CORE CAMPUS
2234 WEST NORTH AVE.
CHICAGO IL, 60647

MAP NO. _____

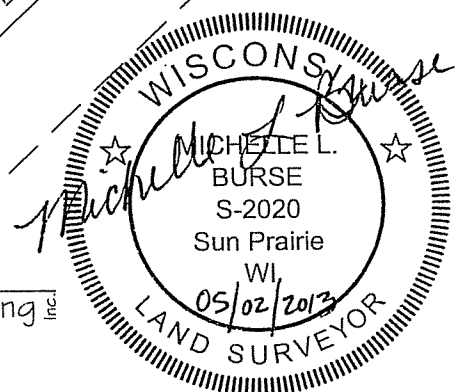
DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: 05-02-2013

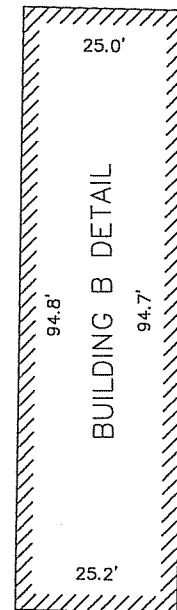
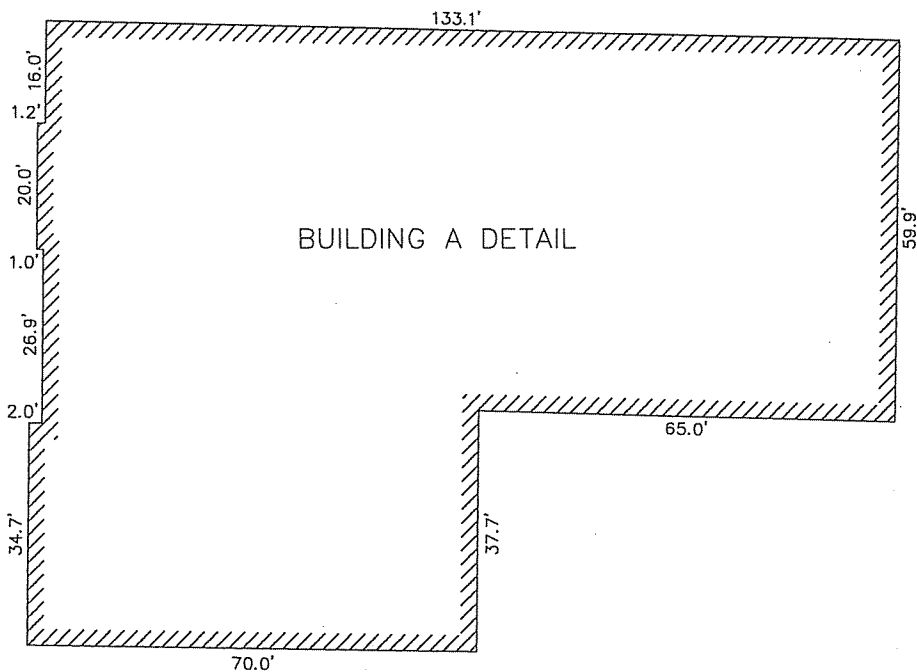
Plot View: csm

PROJECTS\BSE1627\csm\BSE1627CSM.DWG



CERTIFIED SURVEY MAP No. _____

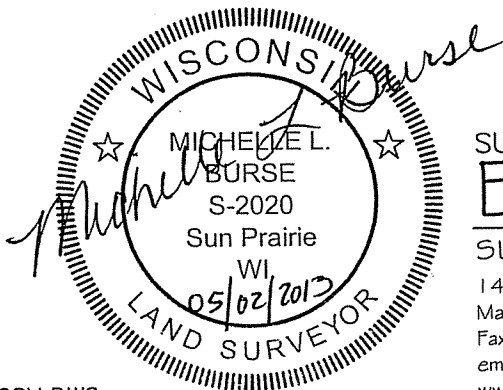
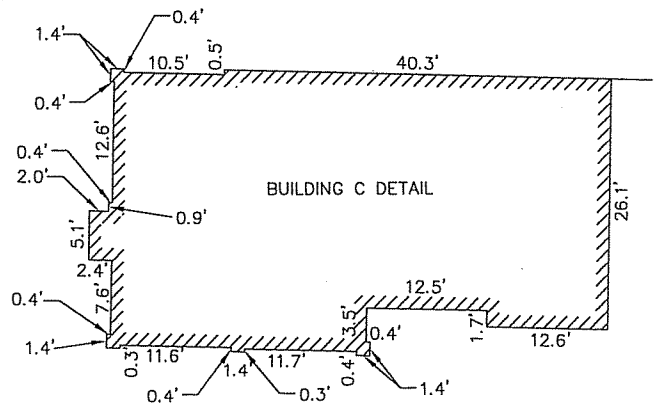
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LEGEND

- 3/4" DIAMETER SOLID IRON ROD FOUND
- X CUT CROSS FOUND
- ⊙ IRON PIPE FOUND SIZE NOTED
- ⊗ MAG NAIL FOUND
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.



SURVEYED BY :
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 surveying & engineering ^{INC}
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NOTES:

- 1) Date of field work: 04-11-2013 and 04-15-2013
- 2) LOT 1 AREA=70,702 SQ. FT. OR 1.6231 ACRES.
- 3) In the event of the City of Madison Plan Commission and/or Common Council approve re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.
- 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts. Surveyor was provided with a Title Commitment Number NCS-598024-MAD dated April 11, 2013 from First American Title Insurance Company, which references the following (numbers in parenthesis match items in Schedule B Section Two of Commitment):
(12) Airspace Easement and Indemnification Agreement recorded January 18, 2006, as Document No. 4154069.

LEGAL DESCRIPTION:

Part of Lots 14 and 19 and all of Lots 1, 2, 3, 4, 5, 11, 12 and 13, (Wells) Plat of Block 9 University Addition to Madison, as recorded in Volume A of Plats, on page 10, as Document Number 179027, Dane County Registry, located in the Northeast Quarter of the Northwest Quarter of Section 23, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

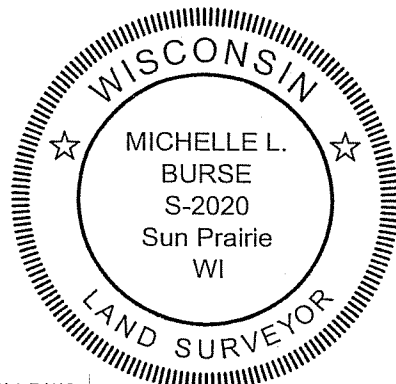
Commencing at the South Quarter corner of Section 14; thence South 01 degree 22 minutes 20 seconds West, 34.41 feet to a point on the south right of way line of State Street; thence North 88 degrees 37 minutes 40 seconds West along said south right of way line, 151.04 feet to the point of beginning; thence South 01 degree 27 minutes 49 seconds West, 132.00 feet; thence South 88 degrees 37 minutes 40 seconds East, 7.37 feet; thence South 43 degrees 51 minutes 50 seconds East, 86.49 feet to a point on the northwest right of way line of West Gilman Street; thence South 46 degrees 22 minutes 07 seconds West along said northwest right of way line, 167.05 feet; thence North 44 degrees 08 minutes 10 seconds West, 132.27 feet; thence South 46 degrees 16 minutes 05 seconds West, 61.52 feet; thence North 88 degrees 41 minutes 59 seconds West, 62.88 feet to a point on the east right of way line of North Frances Street; thence North 01 degree 22 minutes 20 seconds East along said east right of way line, 262.00 feet to a point on the aforementioned south right of way line of State Street; thence South 88 degrees 37 minutes 40 seconds East along said south right of way line, 250.21 feet to the point of beginning. This description contains 70701.77 square feet or 1.62 acres.

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Registered Land Surveyor No. 2020, hereby certify that I have surveyed, divided, mapped and dedicated the above described lands under the direction of The Regents of the Core Campus Investment Partners, LLC, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed and the division of that land, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this 2nd day of MAY, 2013

Signed: Michelle L. Burse
Michelle L. Burse, R.L.S. No. 2020



MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____

Date: 05-02-2013

Plot View: csm

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SURVEYED BY :

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OWNER'S CERTIFICATE

Core Campus Investment Partners, 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 limited liability company caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map.

Core Campus Investment Partners, LLC, does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and City of Madison Code of Ordinances to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said Core Campus Investment Partners, LLC has caused these presents to be signed by _____, its managing member on this _____ day of _____, 20__.

Core Campus Investment Partners, LLC

By: _____
managing member

STATE OF WISCONSIN)
County of Dane)ss

Personally came before me this _____ day of _____, 20__, _____, managing member of the above named Limited Liability Company to me known to be the person who executed the foregoing instrument, and to me known to be such managing member of said Limited Liability Company, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

Notary Public, Wisconsin _____ My commission expires _____

CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File I.D. Number _____, adopted on the ____ day of _____, 2010, 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 _____, 20__.

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

CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording by the Secretary of the City of Madison Planning Commission.

Dated this ____ day of _____, 20__.

Steven R. Cover, Secretary of Planning Commission.

SURVEYED BY :
Burse
surveying & engineering ^{INC.}
1400 E. Washington Ave, Suite 158
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
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Office of the Register of Deeds
_____ County, Wisconsin
Received for Record
_____, 20__ at _____ o'clock ___M as
Document No. _____
in _____

Register of Deeds



MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____
Date: 05-02-2013
Plot View: csm
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