



CSM Name
West Towne CSM

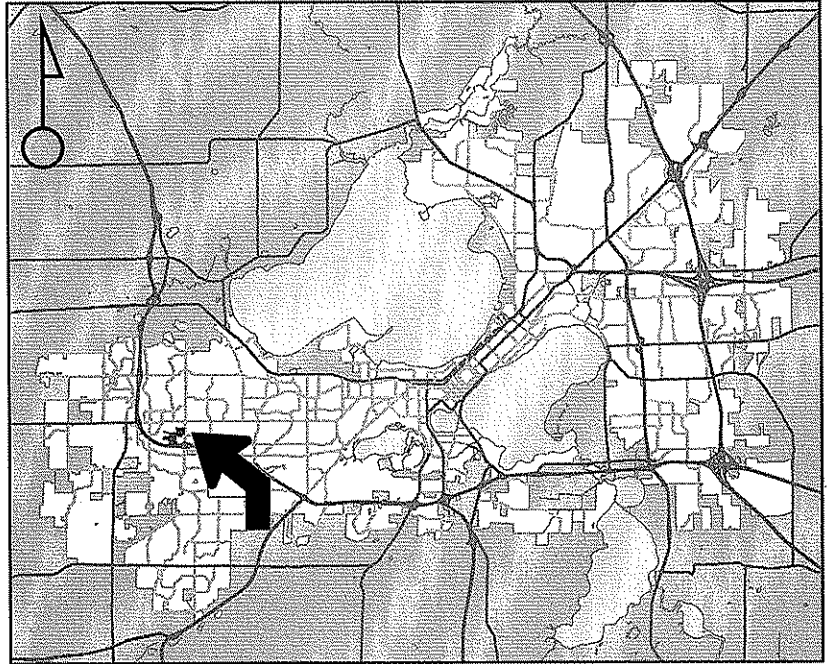
Location
66 West Towne Mall, 7357 West Towne Way and 448 South Gammon Road

Applicant
Robert Snetman – CBL & Associates Properties, Inc/Robert Talarczyk – R.A. Smith National, Inc

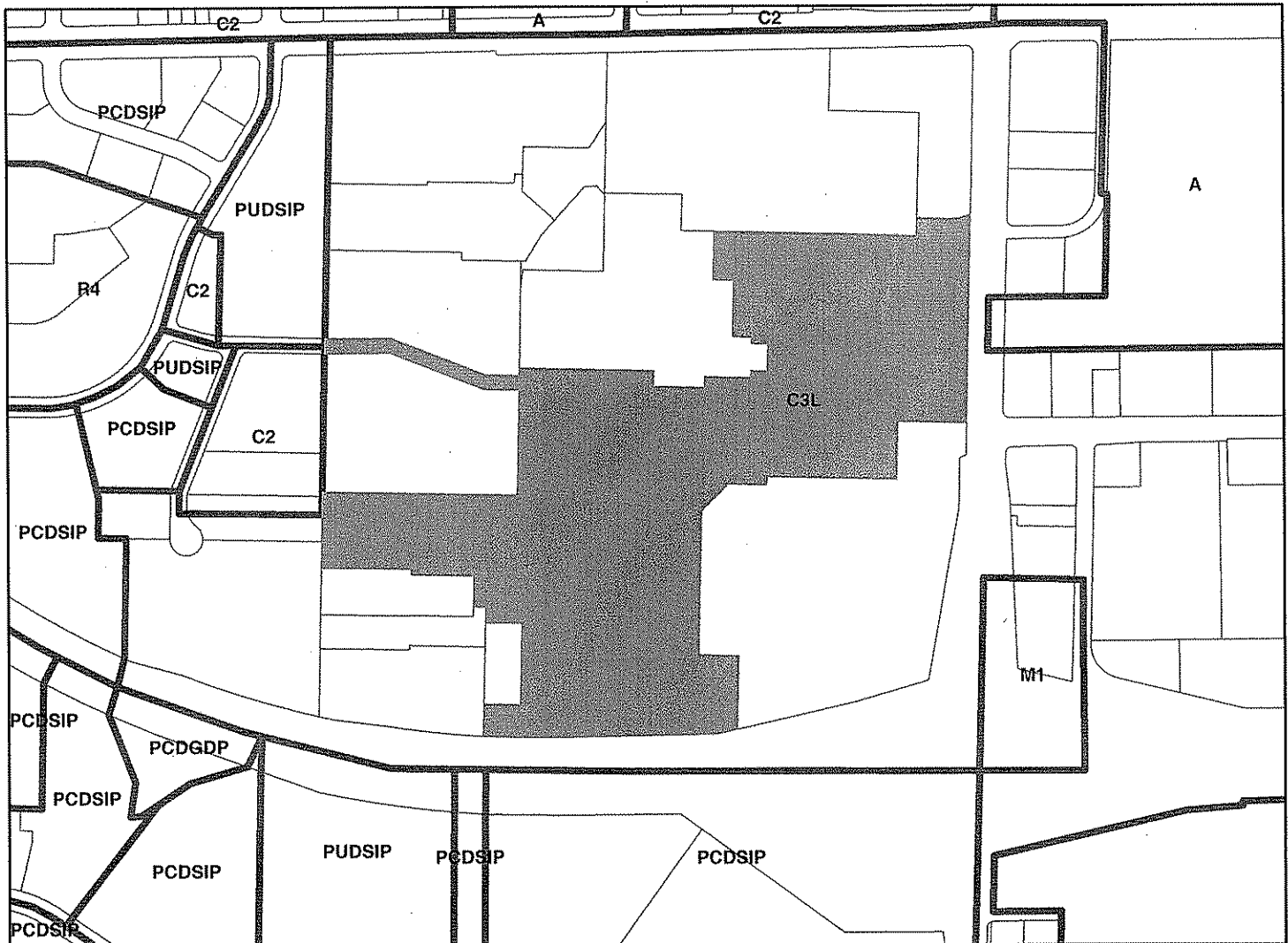
Within City Outside City

Proposed Use
4 Retail/Office Lots

Public Hearing Date
Plan Commission
26 January 2009
Common Council
03 February 2009

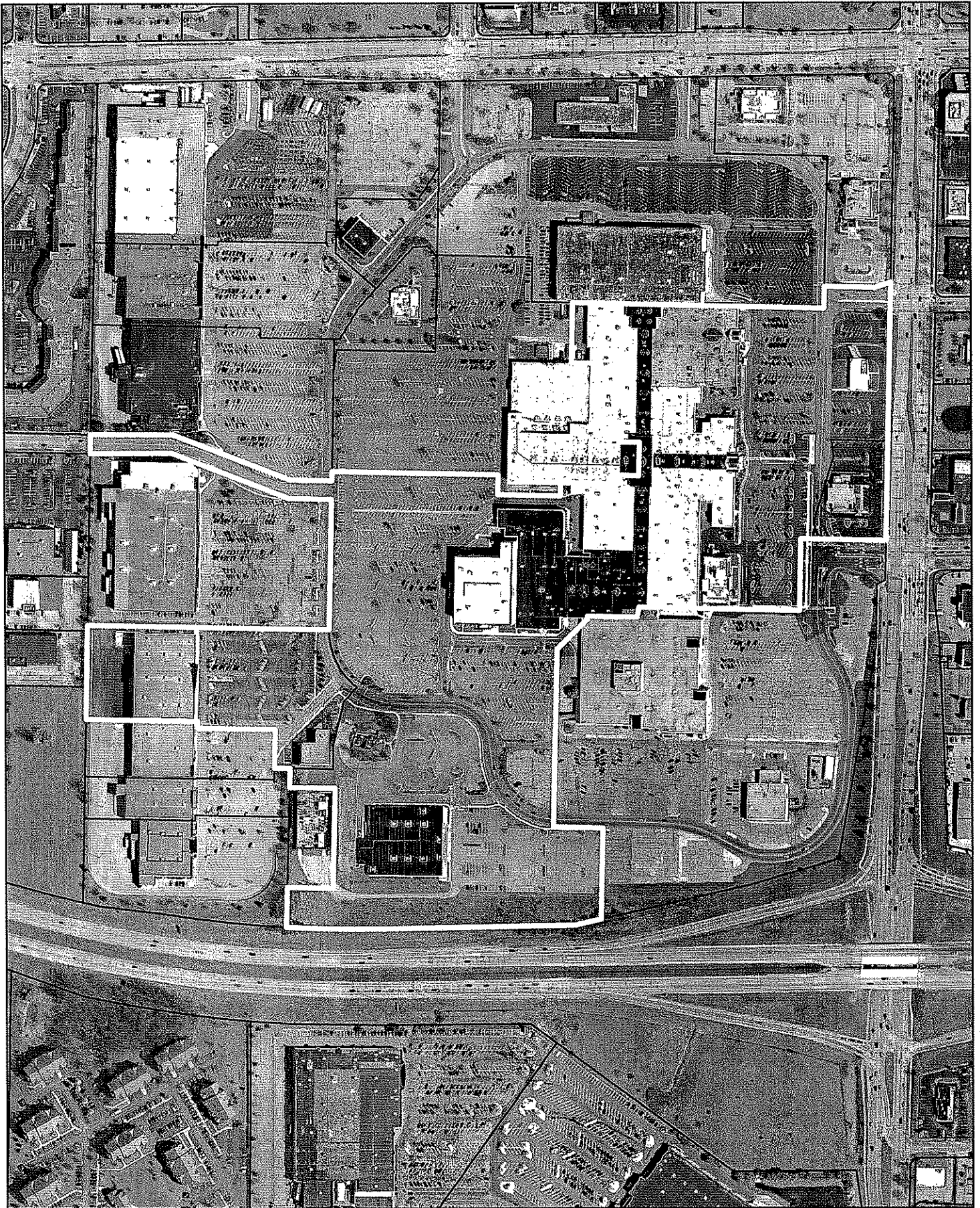


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 600'

City of Madison, Planning Division : RPJ : Date : 12 January 2009





SUBDIVISION APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.267.8739

Code Stamp

**** Please read both pages of the application completely and fill in all required fields****
This application form may also be completed online at www.cityofmadison.com/planning/plan.htm

1a. Application Type. (Choose ONE)

- Preliminary Subdivision Plat Final Subdivision Plat Land Division/ Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: _____

1b. Review Fees. Make checks payable to "City Treasurer."

- For Preliminary and Final Plats, an application fee of \$200, plus \$35 per lot and outlot contained on the plat drawing.
 For Certified Survey Maps, an application fee of \$200 plus \$150 per lot and outlot contained on the certified survey map.

2. Applicant Information.

Name of Property Owner: CBL & Associates Properties, Inc. Representative, if any: Robert Snetman
 Street Address: 2030 Hamilton Place Blvd., Suite 500 City/State: Chattanooga, Tennessee Zip: 37421-6000
 Telephone: (423) 490-8333 Fax: (423) 893-4220 Email: robert_snetman@cblproperties.com

Firm Preparing Survey: R.A. Smith National, Inc. Contact: Robert Talarczyk
 Street Address: 14 West Mifflin Street City/State: Madison, WI Zip: 53703-2568
 Telephone: (608) 441-0014 Fax: (608) 441-1305 Email: robert.talarczyk@rasmithnational.com

Check only ONE – ALL Correspondence on this application should be sent to: Property Owner Survey Firm

3a. Project Information.

Parcel Address: 66 W Towne Mall, 7357 W Towne Way, 448 S Gamm. in the City or Town of: Madison, WI
 Tax Parcel Number(s): 070826100988, 070826100954, 070826100821 School District: Madison
 Existing Zoning District(s): C3L Development Schedule: Unknown
 Proposed Zoning District(s) (if any): _____ Provide a Legal Description of Site on Reverse Side

3b. For Surveys Located Outside the Madison City Limits and in the City's Extraterritorial Jurisdiction:

Date of Approval by Dane County: _____ Date of Approval by Town: _____

In order for an exterritorial request to be accepted, a copy of the approval letters from both the town and Dane County must be submitted.

Is the subject site proposed for annexation? No Yes If YES, approximate timeframe: _____

4. Survey Contents and Description. Complete table as it pertains to the survey; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential			
Retail/Office	4		46.28
Industrial			
Outlots Dedicated to City			
Homeowner Assoc. Outlots			
Other (state use)			
TOTAL			

Describe the use of the lots and outlots on the survey
Lot 1 - Two dilapidated buildings and surface parking.
Lot 2 - Surface parking.
Lot 3 - Mall and surface parking.
Lot 4 - Bank and surface parking.

OVER →

5. Required Submittals. Your application is required to include the following (check all that apply):

- Surveys** (prepared by a Registered Land Surveyor):
 - For Preliminary Plats, **eighteen (18) copies** of the drawing drawn to scale are required. The drawing is required to provide all information as it pertains to the proposed subdivision as set forth in Section 16.23 (7)(a) of the Madison General Ordinances. The drawings shall include, but are not limited to, a description of existing site conditions and natural features, delineation of all public and private utilities that serve the site (denote field located versus record drawings), the general layout of the proposed subdivision, the dimensions of lots and outlots, widths of existing and proposed rights of way, topographic information, and any other information necessary for the review of the proposed subdivision.
 - For Final Plats, **sixteen (16) copies** of the drawing are required to be submitted. The final plat shall be drawn to the specifications of Section 236.20 of the Wisconsin Statutes.
 - • For Certified Survey Maps (CSM), **sixteen (16) copies** of the drawing are required. The drawings shall include all of the information set forth in Sections 16.23 (7)(a) and (d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed land division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.
 - • All surveys submitted with this application are required to be collated, stapled and folded so as to fit within an 8 1/2" X 14" case file. In addition, an **8-1/2 X 11 inch reduction of each sheet** must also be submitted.

Report of Title and Supporting Documents: All plats and certified surveys submitted to the City of Madison for approval shall include a Report of Title satisfactory to the Real Estate Division as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of the City of Madison standard 60/30 year Report of Title shall be obtained from a local, reputable title insurance company. **Title insurance or a title commitment policy is NOT acceptable** (i.e. a Preliminary Title Report or a Record Information Certificate). The owner or applicant must deliver a **third copy** of the Report of Title to the survey firm preparing the plat or CSM. The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.

App. says title company will deliver.

For Residential Preliminary Plats ONLY: If the proposed project will result in **ten (10) or more dwelling units**, it is required to comply with the City's Inclusionary Zoning requirements under Section 28.04 (25) of the Zoning Ordinance. A separate *INCLUSIONARY ZONING DWELLING UNIT PLAN APPLICATION* explaining the project's conformance with these ordinance requirements shall be submitted with your application.

For Surveys Creating Residential Lots: The applicant shall include a certified copy of the accepted option or offer, including all terms of the purchase and any other information that may be deemed necessary by the Real Estate Division to assist them in determining Fair Market Value for the purpose of establishing park fees.

For Surveys Outside the Madison City Limits: A copy of the approval letters from both the town in which the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without it first having been approved by the **town and Dane County**.

For Surveys Conveying Land to the Public: A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Real Estate Division at 267-8719, ext. 305 for a determination as soon as possible.

Completed application and required Fee (from Section 1b on front): \$ 800 Make all checks payable to "City Treasurer."

Electronic Application Submittal: All applicants are required to submit a copy of the completed application form, legal description and preliminary and/or final plats or certified survey map as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Unit at 266-4635 for assistance.

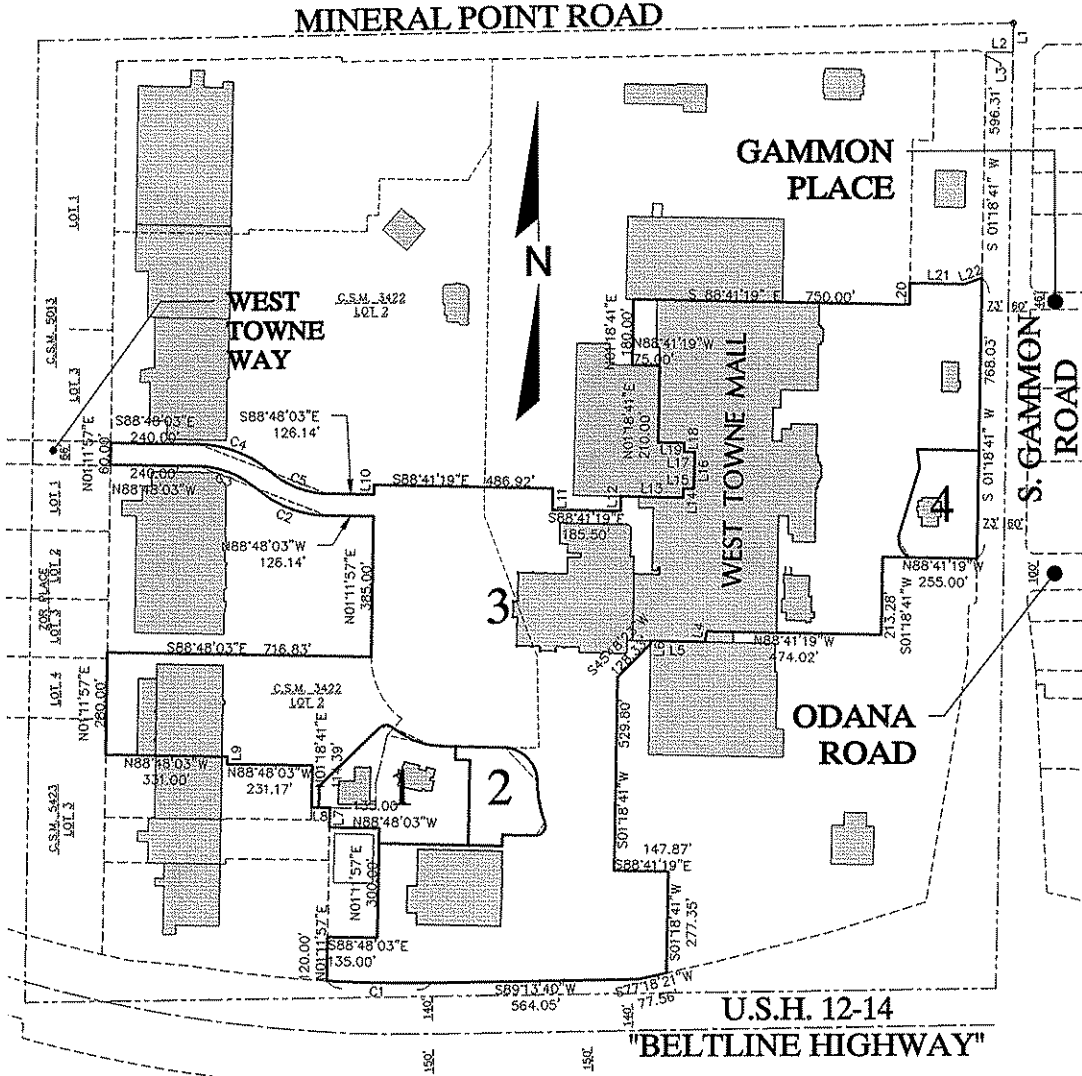
The signer attests that this application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name Robert A. Talarczyk **Signature** *Robert A. Talarczyk*
Date November 3, 2008 **Interest In Property On This Date** Surveyor

For Office Use Only	Date Rec'd: _____	PC Date: _____	Alder, District: _____	Amount Paid: \$ _____
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CERTIFIED SURVEY MAP NO. _____

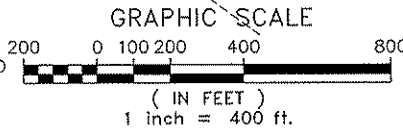
PART OF LOT 2 OF DANE COUNTY CERTIFIED SURVEY MAP NUMBER 3422 AND PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



*SEE SHEET 2 FOR LOT 1 AND 2 DETAIL

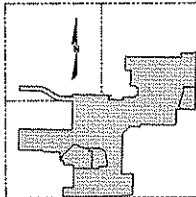
*SEE SHEET 3 FOR LOT 4 DETAIL

*SEE SHEET 3 FOR LEGEND, LINE TABLE AND CURVE TABLE INFORMATION



PARCEL INFORMATION		
LOT	SQ. FT.	ACRES
1	98455	2.2602
2	48318	1.1092
3	1813844	41.6401
4	55175	1.2666
TOTAL	2015792	46.2761

LOCATION MAP
NORTHEAST 1/4
OF SECTION 26, T 7 N, R 8 E



SCALE: 1" = 2000'

R.A. Smith National, Inc.

*Beyond Surveying
and Engineering*

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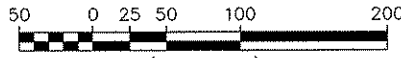
SHEET 1 OF x SHEETS

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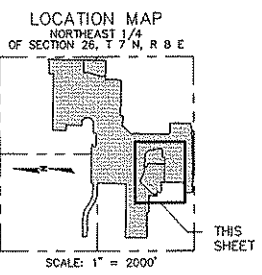
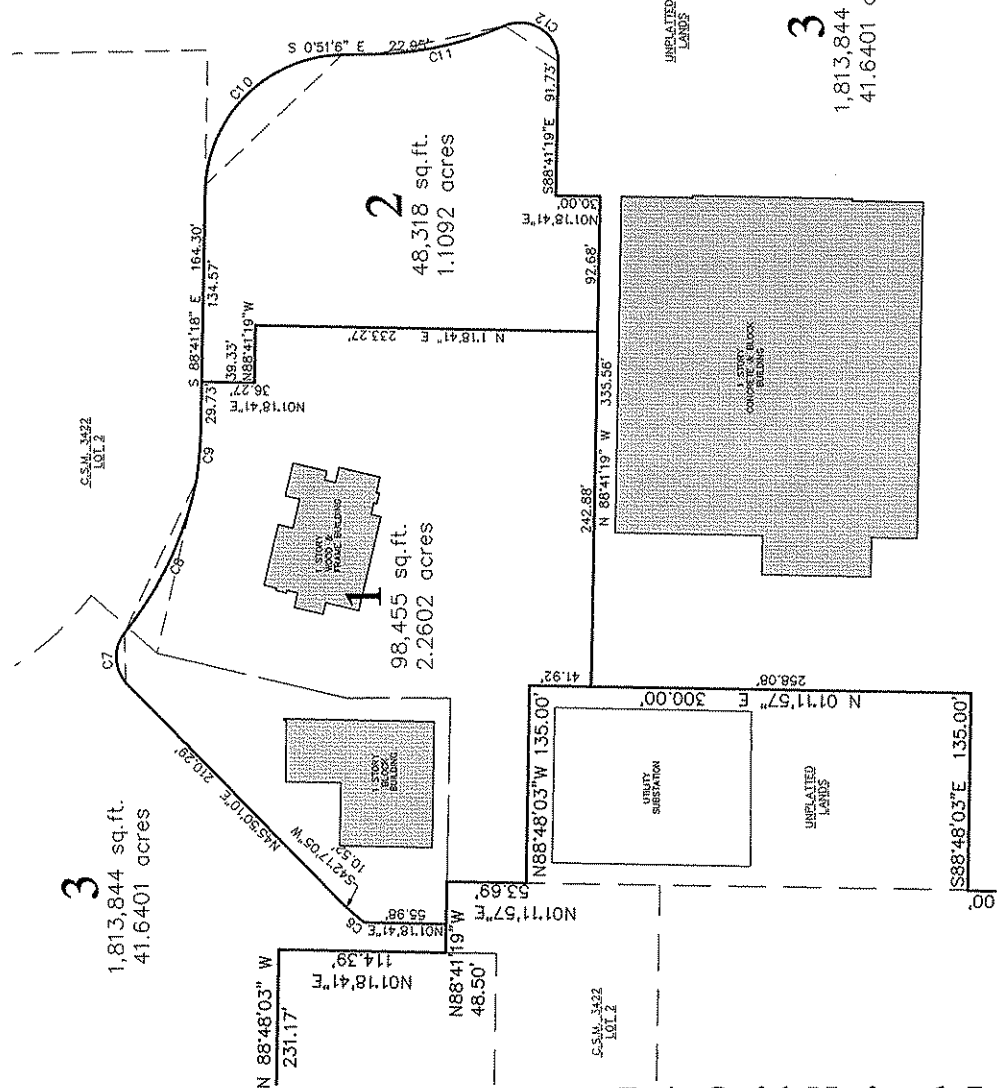


GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

*SEE SHEET 3 FOR LEGEND, LINE TABLE AND CURVE TABLE INFORMATION



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SHEET 2 OF x SHEETS

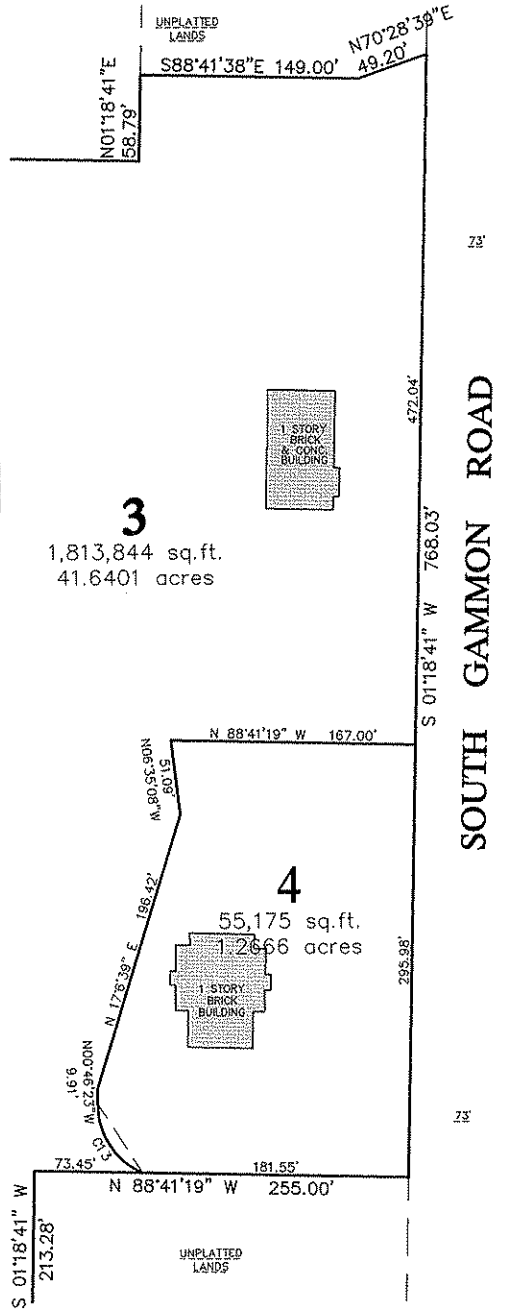
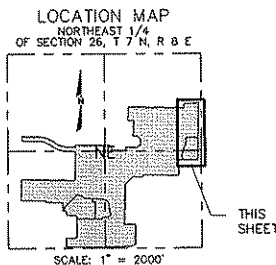
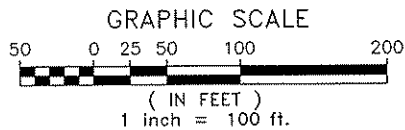
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- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
 - INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.
- ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE.
THE E. LINE OF THE NE 1/4 OF SECTION 26, T 7 N, R 8 E, IS MEASURED TO BEAR S 01°18'41" W.

LOT CURVE TABLE						
CURVE	ARC	RADIUS	CHORD	CHORD BRG	DELTA ANGLE	TANGENT
C1	285.13'	3679.42'	285.06'	S88°38'45.8"E	4°26'24"	142.64
C2	212.05'	300.00'	207.66'	S68°33'06.2"E	40°29'55"	110.67
C3	169.64'	240.00'	166.13'	N68°33'05.9"W	40°29'54"	88.54
C4	212.05'	300.00'	207.66'	N68°33'06.2"W	40°29'55"	110.67
C5	169.64'	240.00'	166.13'	S68°33'05.9"E	40°29'54"	88.54
C6	10.63'	96.00'	10.63'	S38°06'40.2"W	8°20'49"	5.32
C7	36.73'	26.00'	33.75'	S88°39'16.0"W	80°56'53"	22.19
C8	116.55'	244.00'	115.45'	S64°33'20.2"E	27°22'06"	59.41
C9	38.10'	300.00'	38.07'	S65°03'00.5"E	7°16'34"	19.07
C10	142.16'	96.00'	129.52'	N43°18'29.2"W	84°50'46"	87.73
C11	90.51'	229.00'	89.93'	S12°10'30.0"E	22°38'48"	45.86
C12	52.10'	26.00'	43.81'	N33°54'23.8"E	114°48'35"	40.66
C13	59.64'	50.00'	56.17'	S32°51'35.1"E	68°20'49"	33.95

LINE TABLE		
LINE	LENGTH	BEARING
L1	79.67	S01°18'41"W
L2	73.00	N88°41'19"W
L3	22.04	S01°18'41"W
L4	29.79	S11°18'41"W
L5	146.67	N88°41'19"W
L6	8.54	S01°18'41"W
L7	53.69	N01°11'57"E
L8	46.50	N88°41'18"W
L9	20.68	N01°11'57"E
L10	26.13	N01°11'57"E
L11	58.77	S01°18'41"W
L12	40.00	N01°18'41"E
L13	170.00	S88°41'19"E
L14	25.00	N01°18'41"E
L15	29.03	S88°41'19"E
L16	100.00	N01°21'31"E
L17	29.11	N88°41'19"W
L18	25.00	N01°18'41"E
L19	70.00	N88°41'19"W
L20	58.79	N01°18'41"E
L21	149.00	S88°41'38"E
L22	49.20	N70°28'39"E



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SHEET 3 OF x SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 2 OF DANE COUNTY CERTIFIED SURVEY MAP NUMBER 3422 AND PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN EASEMENTS AND RESTRICTIONS PER PREFERRED TITLE, CITY OF MADISON REPORT, FILE NO. P08101983 AMD 1, DATED SEPTEMBER 19, 2008

01. Easements to The American Telephone and Telegraph Company of Wisconsin recorded in Vol. 92 of Misc., page 300, as #518065; and assigned to Wisconsin Telephone Company in Vol. 453 of Misc., page 383, as #1172678.
02. Easement, Restrictions and Operating Agreement (ERO) recorded in Vol. 100 of Records, page 396, as #1239177, as supplemented in Vol. 283 of Records, page 238, as #1303874, in Vol. 243 of Records, page 140, as #1288279, in Vol. 425 of Records, page 512, as #1359322, in Vol. 1667 of Records, page 35, as #1657737, in Vol. 3863 of Records, page 25, as #1752610, in Vol. 4628 of Records, page 33, as #1786646, and in Vol. 12447 of Records, page 4, as #2124846.
03. Easement, Restriction and Operating Agreement (ERO) recorded in Vol. 7326 of Records, page 40, as #1902238; amended in Vol. 12447 of Records, page 30, as #2124847; amended in Vol. 29169 of Records, page 10, as #2654695; amended as #4001570.
04. Storm Sewer Easement to City of Madison recorded in Vol. 100 of Records, page 242, as #1239096, the use of which has been extended to Wisconsin Power and Light Company by virtue of the consent recorded in Vol. 2182 of Records, page 28, as #1677835.
05. Easement to Wisconsin Power and Light Company recorded in Vol. 198 of Records, page 498, as #1272585; modified in Vol. 12881 of Records, page 7, as #2142936; modified by partial release recorded as #2890668; modified by partial release recorded as #3250638; and as #3250639; modified by partial release recorded as #4198529.
06. Sanitary Sewer Easement to City of Madison recorded in Vol. 225 of Records, page 83, as #1281760, the use of which has been extended to Wisconsin Power and Light Company by virtue of the consent recorded in Vol. 2182 of Records, page 28, as #1677835; modified in Vol. 12862 of Records, page 92, as #2142191; re-recorded in Vol. 12949 of Records, page 7, as #2145961.
07. Easement to Madison Gas and Electric Company recorded in Vol. 239 of Records, page 375, as #1286931; modified in Vol. 12827 of Records, page 31, as #2140691; modified in Vol. 15565 of Records, page 49, as #2251108.
08. Easement to Madison Gas and Electric Company recorded in Vol. 12827 of Records, page 31, as #2140691.
09. Easement to Madison Gas and Electric Company recorded in Vol. 359 of Records, page 357, as #1333086.
10. Sanitary Sewer Easement to City of Madison recorded in Vol. 416 of Records, page 326, as #1355553, the use of which has been extended to Wisconsin Power and Light Company by virtue of the consent recorded in Vol. 2182 of Records, page 28, as #1677835; modified in Vol. 12862 of Records, page 92, as #2142191; re-recorded in Vol. 12949 of Records, page 7, as #2145961.
11. Easement recorded in Vol. 453 of Records, page 35, as #1370667; modified in Vol. 12863 of Records, page 1, as #2142192; re-recorded in Vol. 12949 of Records, page 13, as #2145962; modified as #2929234; amended as #3215583; modified as #3233486; modified as #3259078.
12. Relocated Perpetual Easement for Public Water Main Purposes recorded as #3024324.
13. Sanitary Sewer Easement, 10 feet in width - as shown on Certified Survey Map 3422, as modified by Affidavit recorded in Vol. 1918 of Records, page 22, as #1665646, the use of which has been extended to Wisconsin Power and Light Company by virtue of the consent recorded in Vol. 2182 of Records, page 28, as #1677835.
14. Easement to Mid-Plains Telephone Company recorded in Vol. 1667 of Records, page 26, as #1657736.
15. Easement and rights of parties other than Madison Joint Venture under that certain Amended and Restated Easement, Restriction and Operating Agreement recorded in Vol. 3600 of Records, page 1, as #1740913; amended in Vol. 27741 of Records, page 53, as #2610739.

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SHEET 4 OF x SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 2 OF DANE COUNTY CERTIFIED SURVEY MAP NUMBER 3422 AND PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN
EASEMENTS AND RESTRICTIONS (CONTINUED) PER PREFERRED TITLE,
CITY OF MADISON REPORT, FILE NO. P08101983 AMD 1, DATED SEPTEMBER 19, 2008

16. Easement to Wisconsin Power and Light Company recorded in Vol. 2096 of Records, page 14, as #1673482.
17. Telephone Easement to Mid-Plains Telephone Company recorded in Vol. 2173 of Records, page 17, as #1677424.
18. Underground telephone cable easement, 10 feet in width, Storm and Water Line Easements - as shown on Certified Survey Map 3422.
19. Gas Easement Agreement recorded in Vol. 3860 of Records, page 1, as #1752484.
20. Telephone Easement recorded in Vol. 6794 of Records, page 78, as #1879749.
21. Access Easement recorded in Vol. 3599 of Records, page 84, as #1740909; re-recorded in Vol. 3697 of Records, page 14, as #1745348.
22. Water Main Easement to City of Madison recorded in Vol. 8914 of Records, page 36, as #1969825.
23. Public Water Main Easement recorded in Vol. 3860 of Records, page 59, as #1752513.
24. Easement to Wisconsin Power and Light Company recorded in Vol. 12881 of Records, page 9, as #2142937.
25. Easement, Restriction and Operating Agreement recorded in Vol. 20024 of Records, page 55, as #2388740 and Agreement Assuming Certain Obligations Under Easement, Restriction and Operating Agreement recorded May 18, 1992, in Vol. 20025 of Records, page 26, as #2388741.
26. Easement, Restriction and Operating Agreement recorded in Vol. 16976 of Records, page 1, as #2297282 and Agreement Assuming Certain Obligations Under Easement, Restriction and Operating Agreements recorded in Vol. 16976 of Records, page 39, as #2297283.
27. Limitations as to access to U.S. Highway 12 as set forth in Vol. 820 of Deeds, page 96, as #1163530, as noted on the Survey of National Survey & Engineering, dated February 25, 1997, No. 157574-LMS.
28. The effect of the Planned Commercial Site recorded in Vol. 12148 of Records, page 42, as #2112324.
29. Easement to Wisconsin Power and Light Company recorded as #3250643.
30. Easement to Wisconsin Power and Light Company recorded as #3250642.
31. Rights and responsibilities in Construction and Operating Agreement recorded March 16, 2000, as #3198523.
32. The effect of the Planned Commercial Site recorded March 16, 2000, as #3198520.
33. Certified Survey Map 3422, recorded in Vol. 13 of Certified Survey Maps, page 250, as #1657742.
34. Subordination, Non-Disturbance and Attornment Agreement recorded as #3878111.
35. Underground Electric Transmission Line Easement recorded as #3884495.
36. Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures recorded as #4195268.
37. Easement for Underground Electric Line Facilities to Wisconsin Power and Light Company recorded as #4198528.
38. Restrictions contained in Notice of Lease (Sublease) recorded as #4463859.

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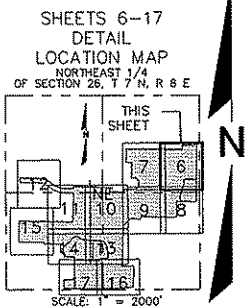
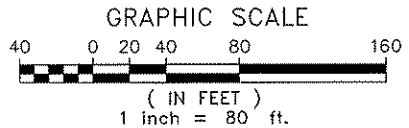
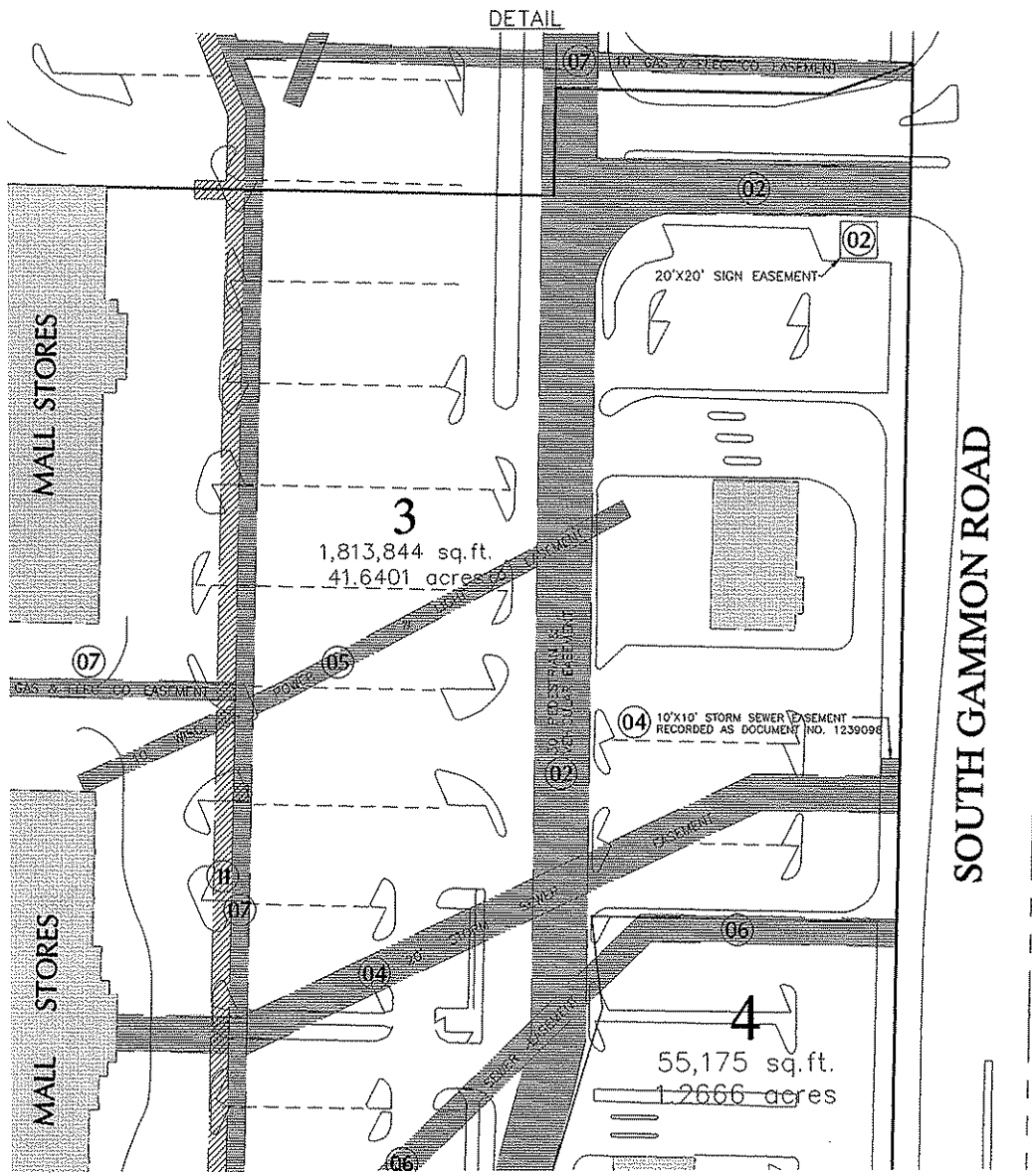
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SHEET 5 OF x SHEETS

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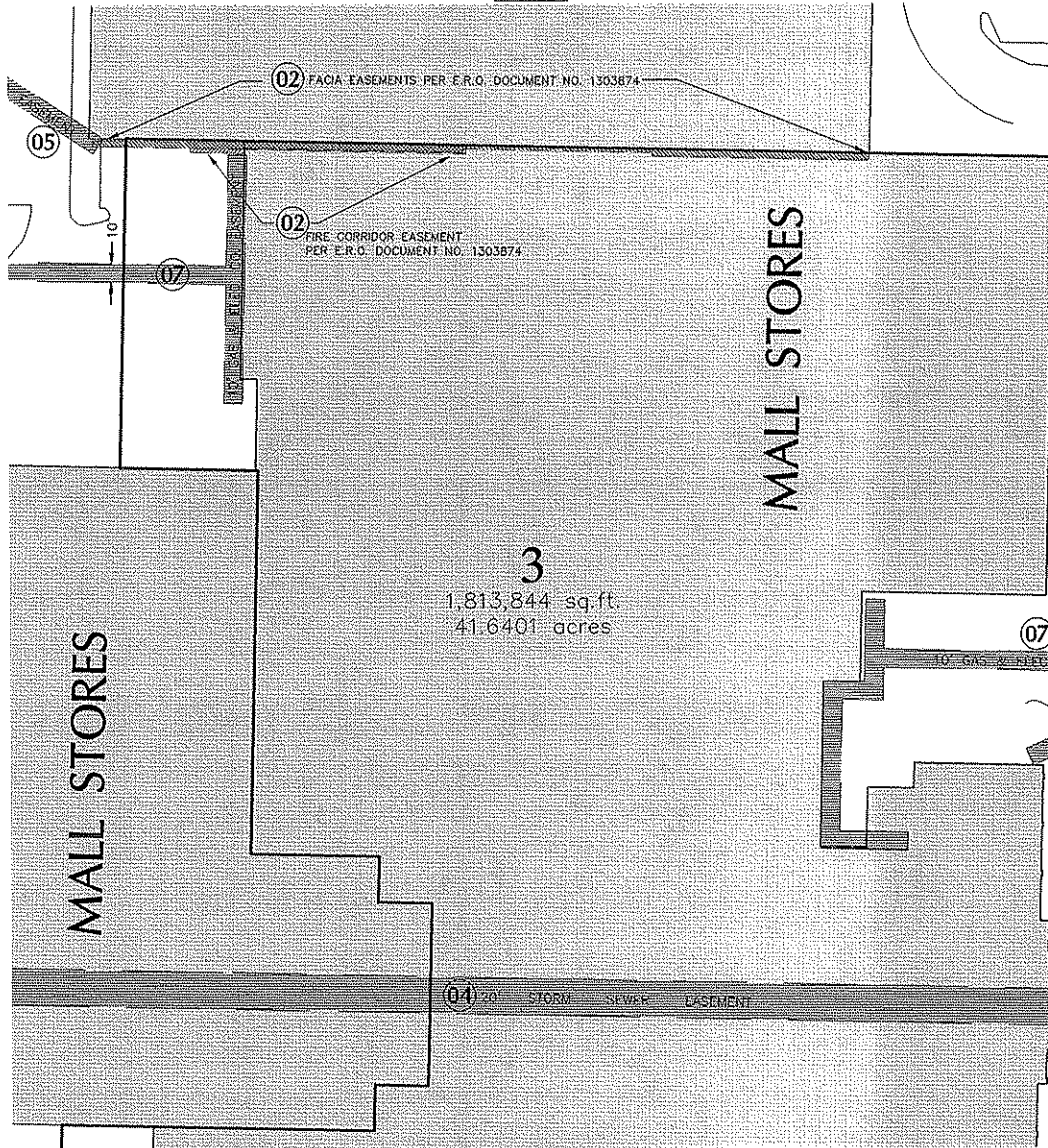
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SHEET 6 OF x SHEETS

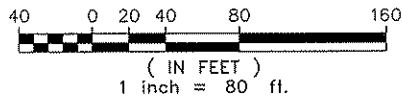
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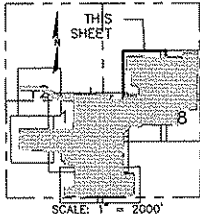
DETAIL



GRAPHIC SCALE



SHEETS 6-17
DETAIL
LOCATION MAP
NORTHEAST 1/4
OF SECTION 26, T 7 N, R 8 E



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and Engineering*

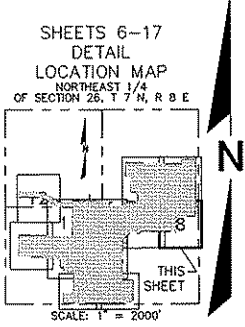
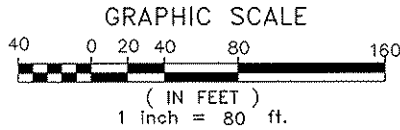
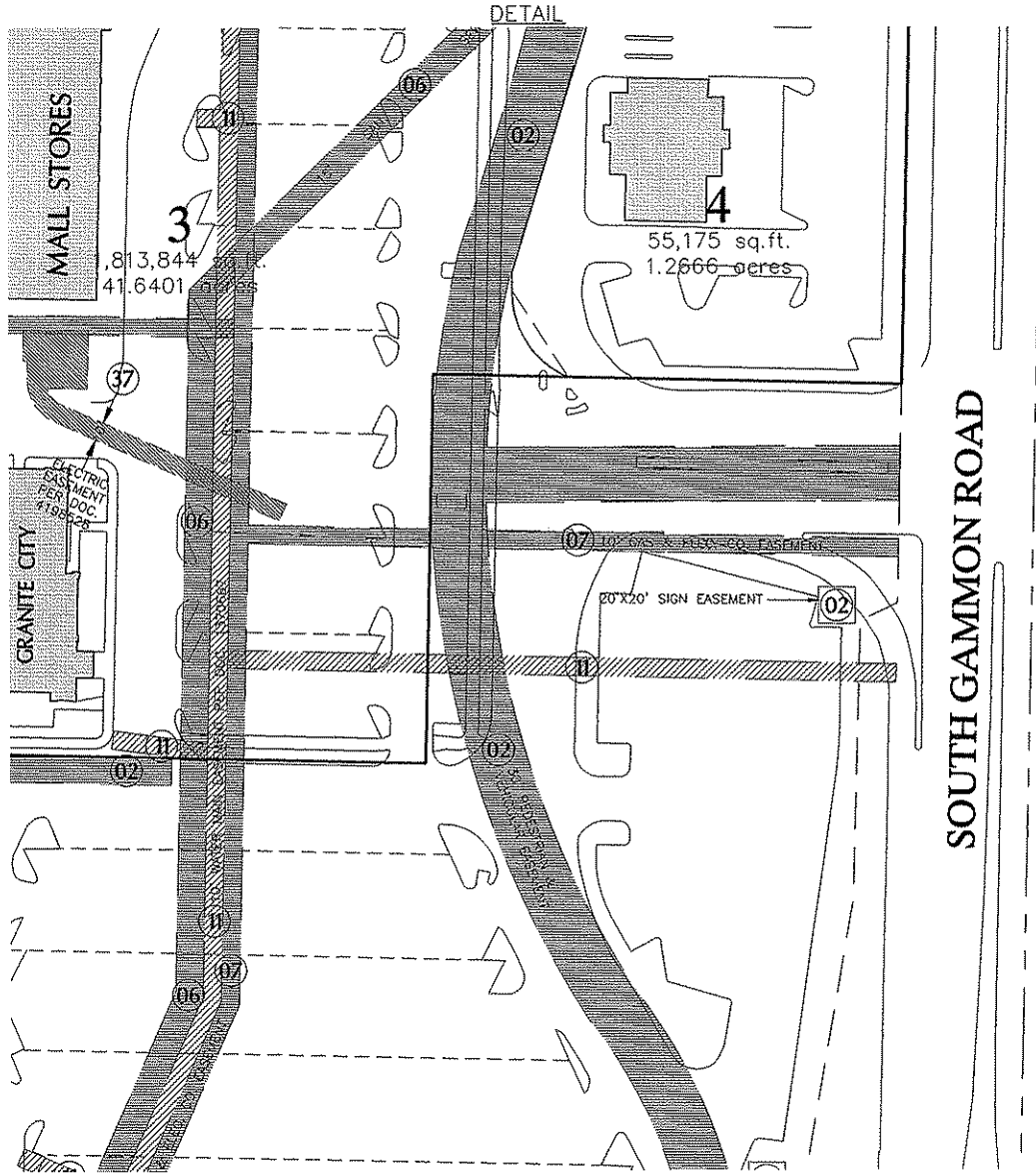
14 West Mifflin Street, Suite 220, Madison WI 53703
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SHEET 7 OF x SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 2 OF DANE COUNTY CERTIFIED SURVEY MAP NUMBER 3422 AND PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



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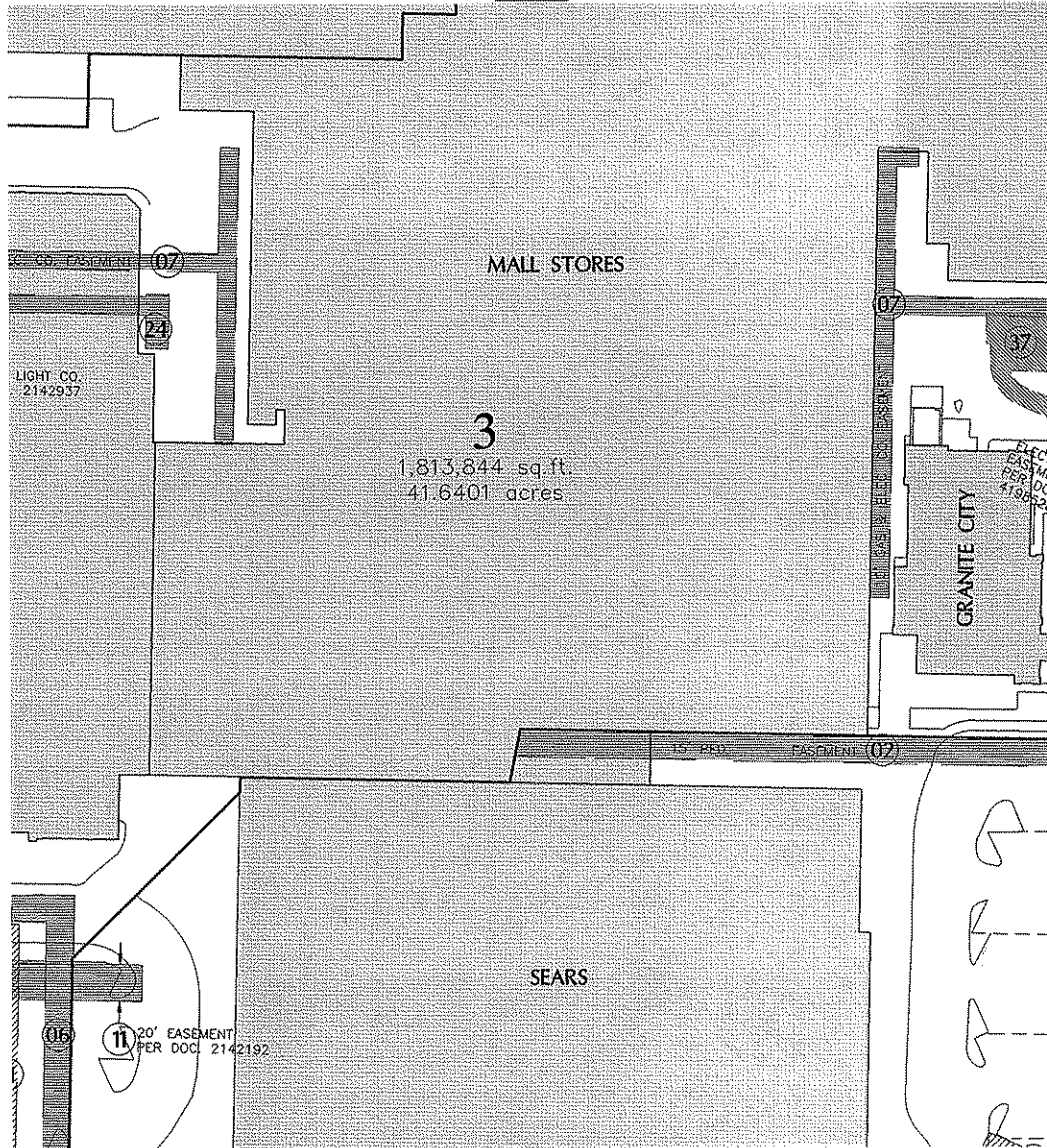
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SHEET 8 OF x SHEETS

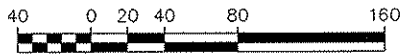
CERTIFIED SURVEY MAP NO. _____

PART OF LOT 2 OF DANE COUNTY CERTIFIED SURVEY MAP NUMBER 3422 AND PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

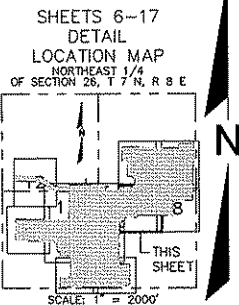
DETAIL



GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.



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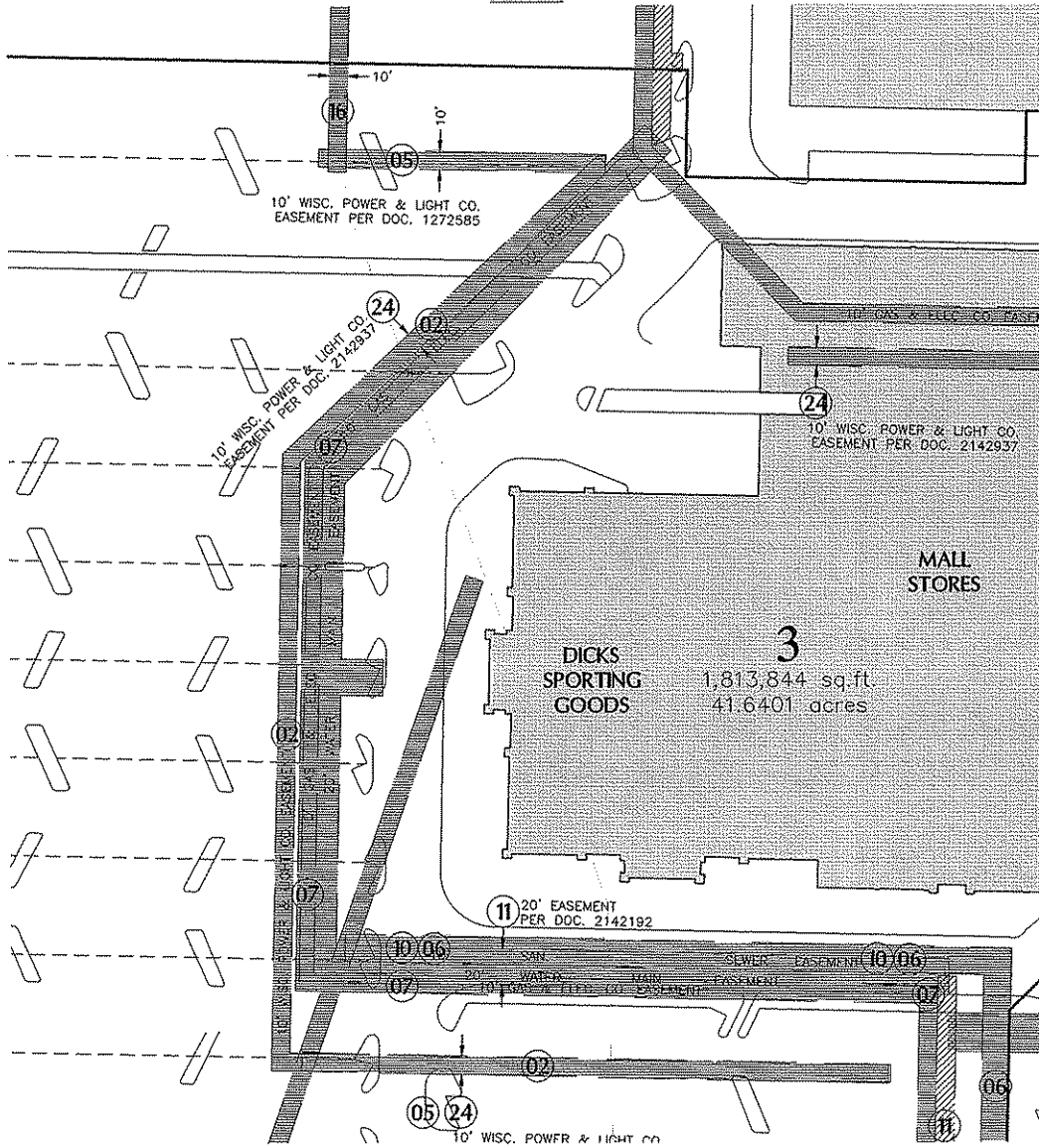
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SHEET 9 OF x SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 2 OF DANE COUNTY CERTIFIED SURVEY MAP NUMBER 3422 AND PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

DETAIL

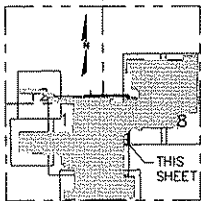


GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

SHEETS 6-17
DETAIL
LOCATION MAP
NORTHEAST 1/4
OF SECTION 26, T 7 N, R 8 E



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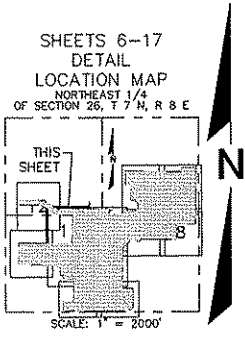
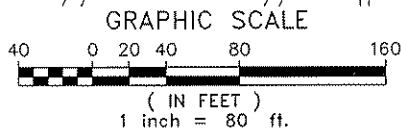
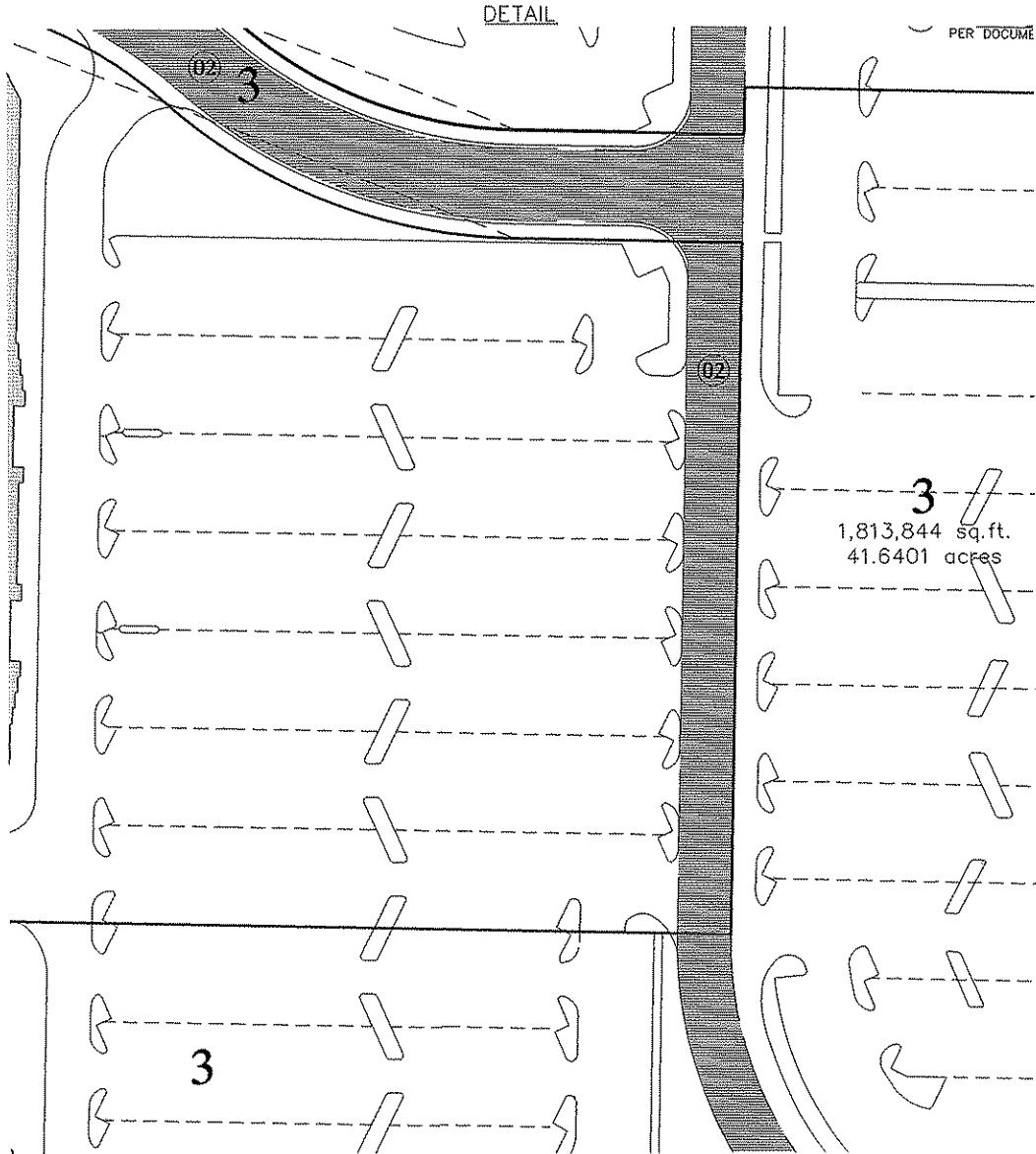
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SHEET 100F SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 2 OF DANE COUNTY CERTIFIED SURVEY MAP NUMBER 3422 AND PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



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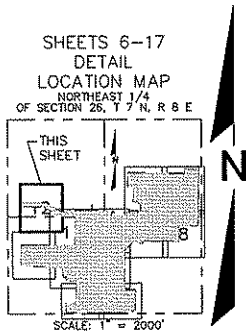
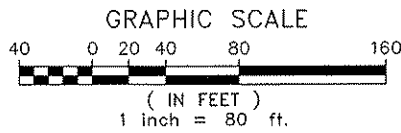
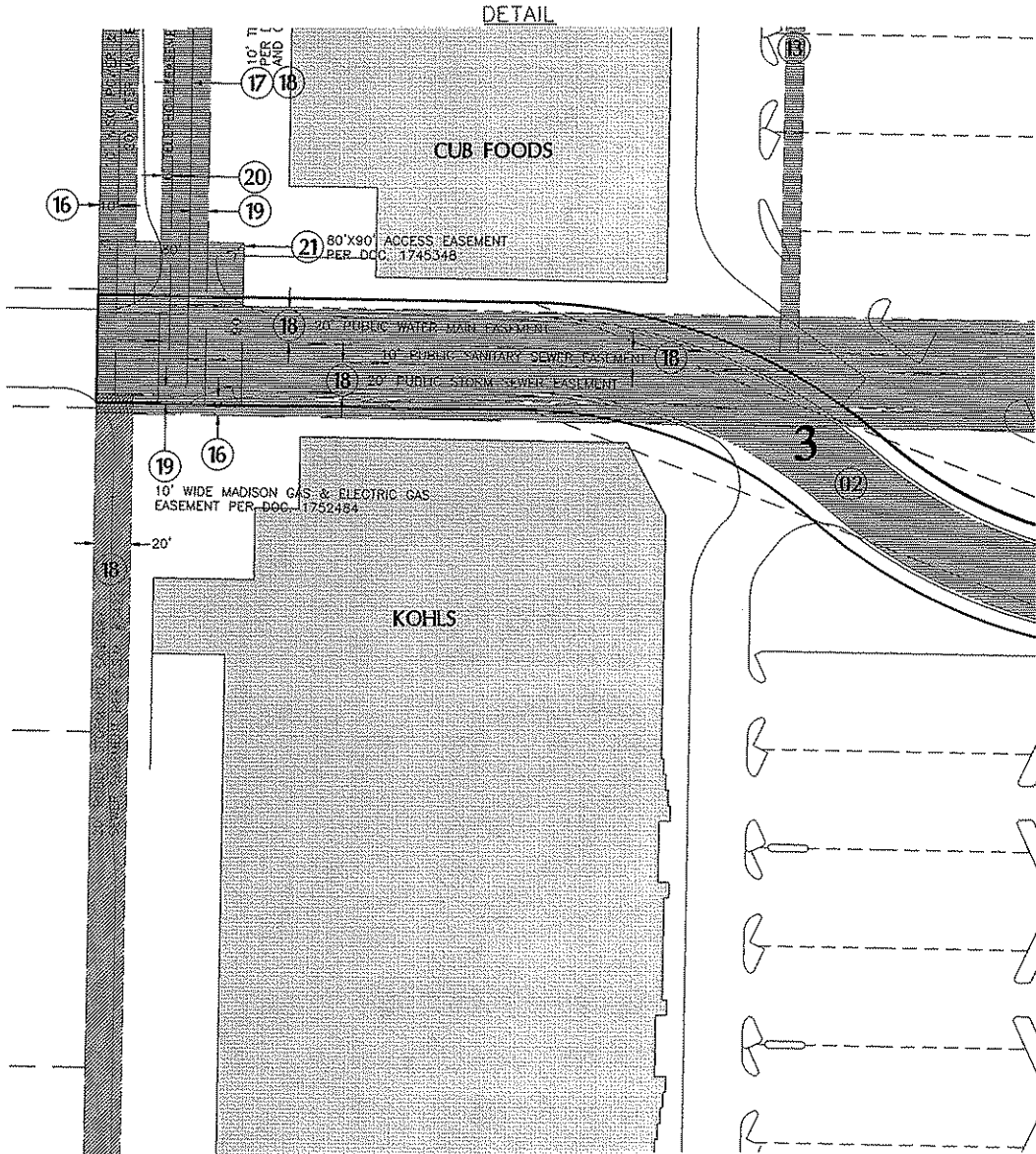
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SHEET 11 OF X SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 2 OF DANE COUNTY CERTIFIED SURVEY MAP NUMBER 3422 AND PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



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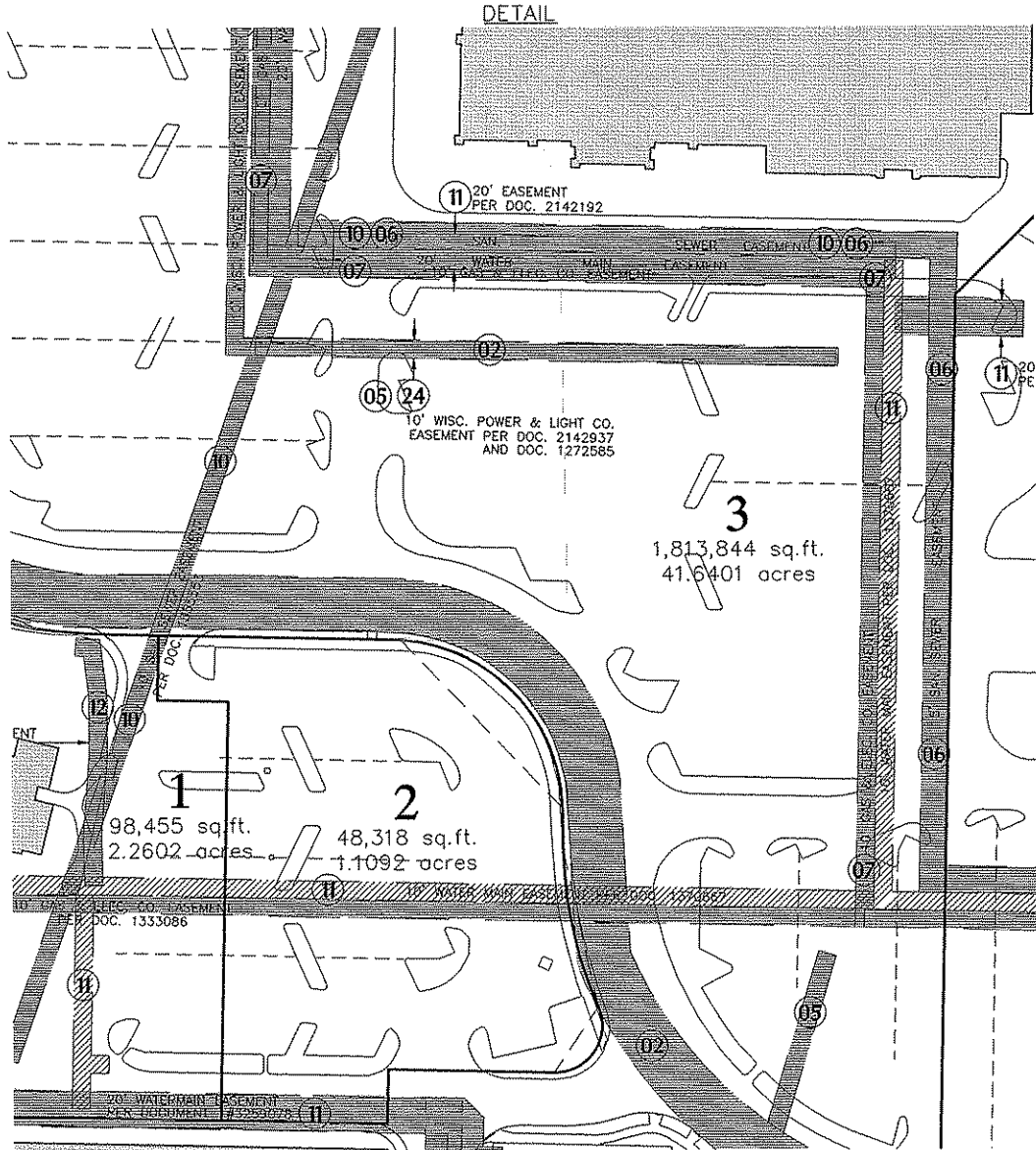
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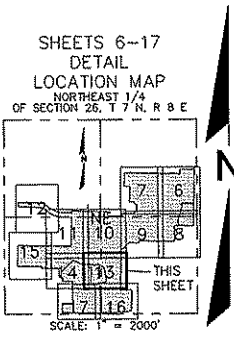
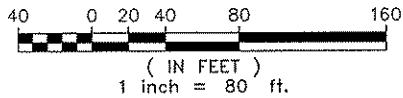
SHEET 120F x SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 2 OF DANE COUNTY CERTIFIED SURVEY MAP NUMBER 3422 AND PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



GRAPHIC SCALE



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and Engineering*

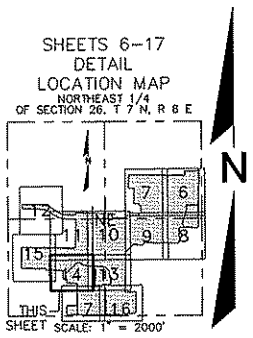
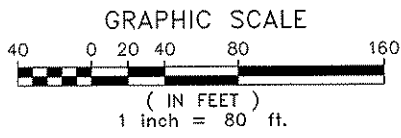
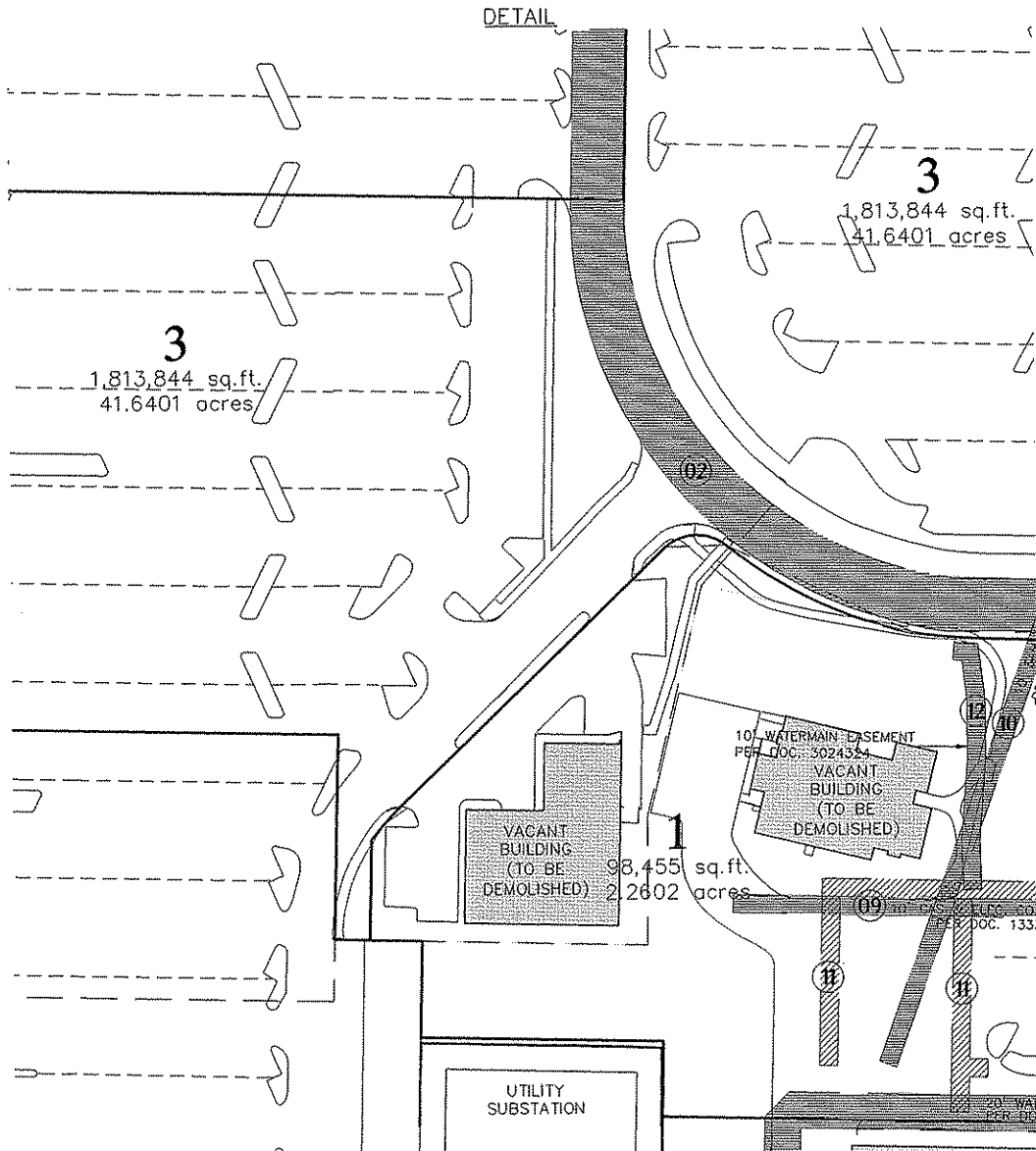
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SHEET 13 OF x SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 2 OF DANE COUNTY CERTIFIED SURVEY MAP NUMBER 3422 AND PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



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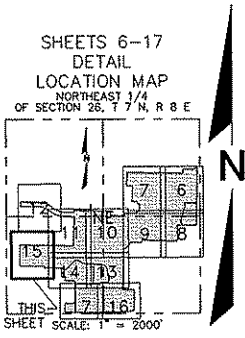
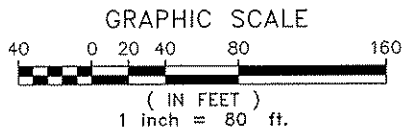
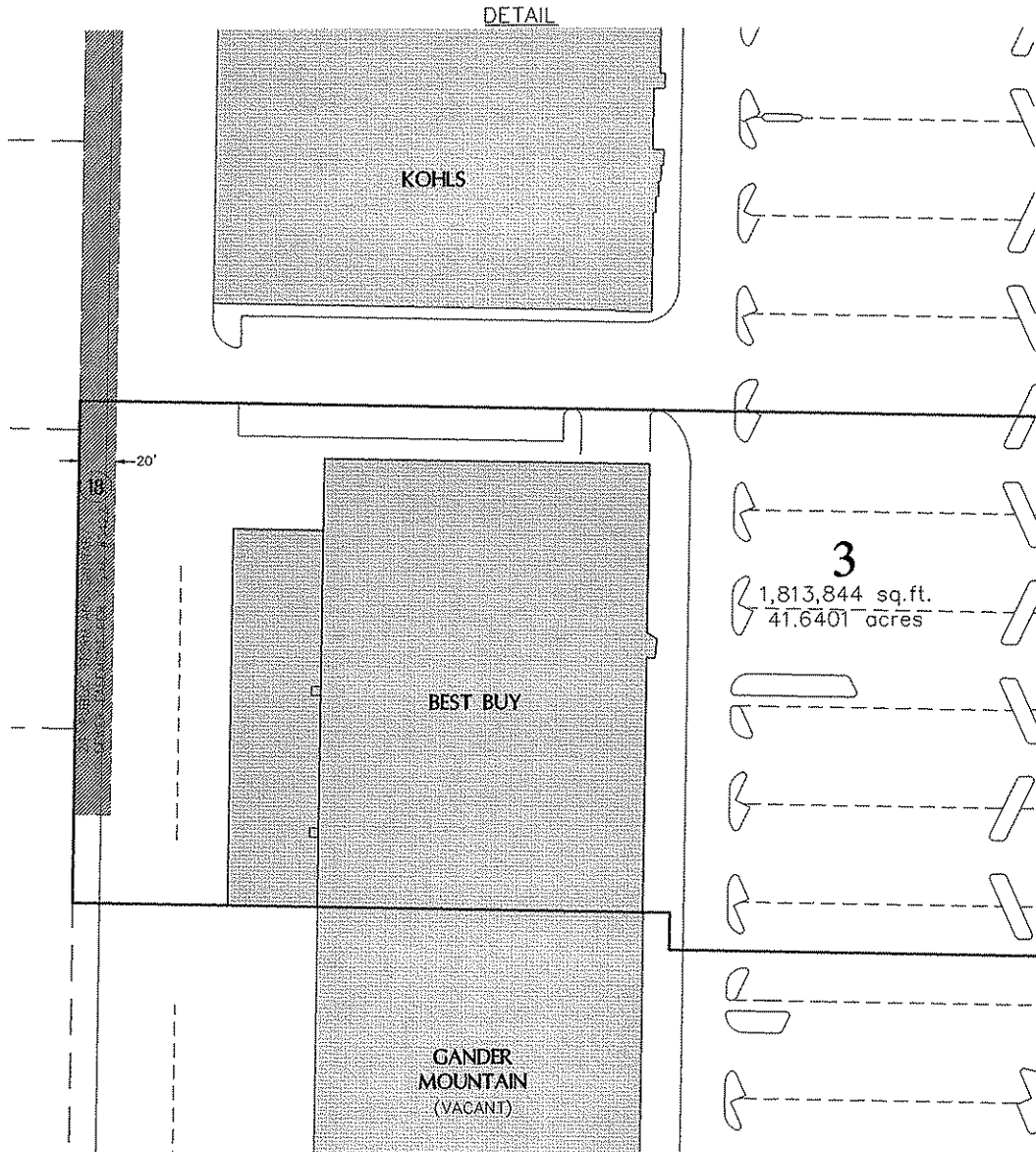
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SHEET 140F x SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 2 OF DANE COUNTY CERTIFIED SURVEY MAP NUMBER 3422 AND PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



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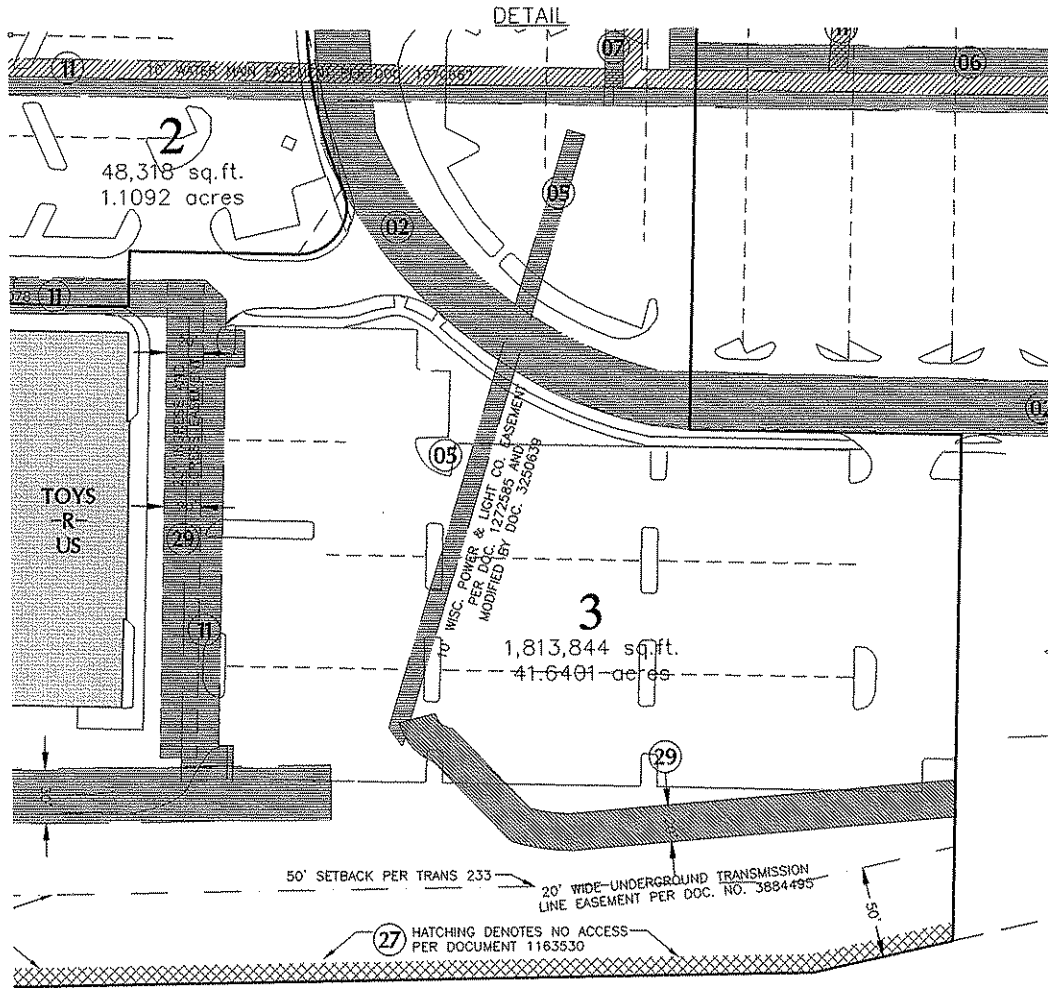
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SHEET 15OF x SHEETS

CERTIFIED SURVEY MAP NO. _____

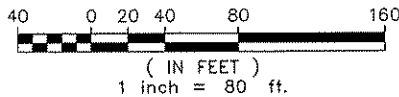
PART OF LOT 2 OF DANE COUNTY CERTIFIED SURVEY MAP NUMBER 3422 AND PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



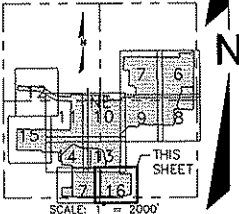
U.S.H. 12 & 14

BELTLINE HIGHWAY

GRAPHIC SCALE



SHEETS 6-17
DETAIL
LOCATION MAP
NORTHEAST 1/4
OF SECTION 26, T 7 N, R 8 E



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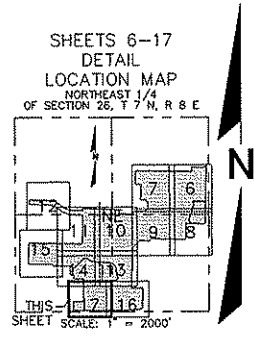
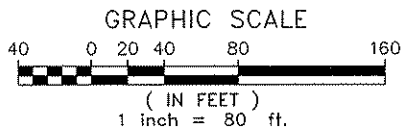
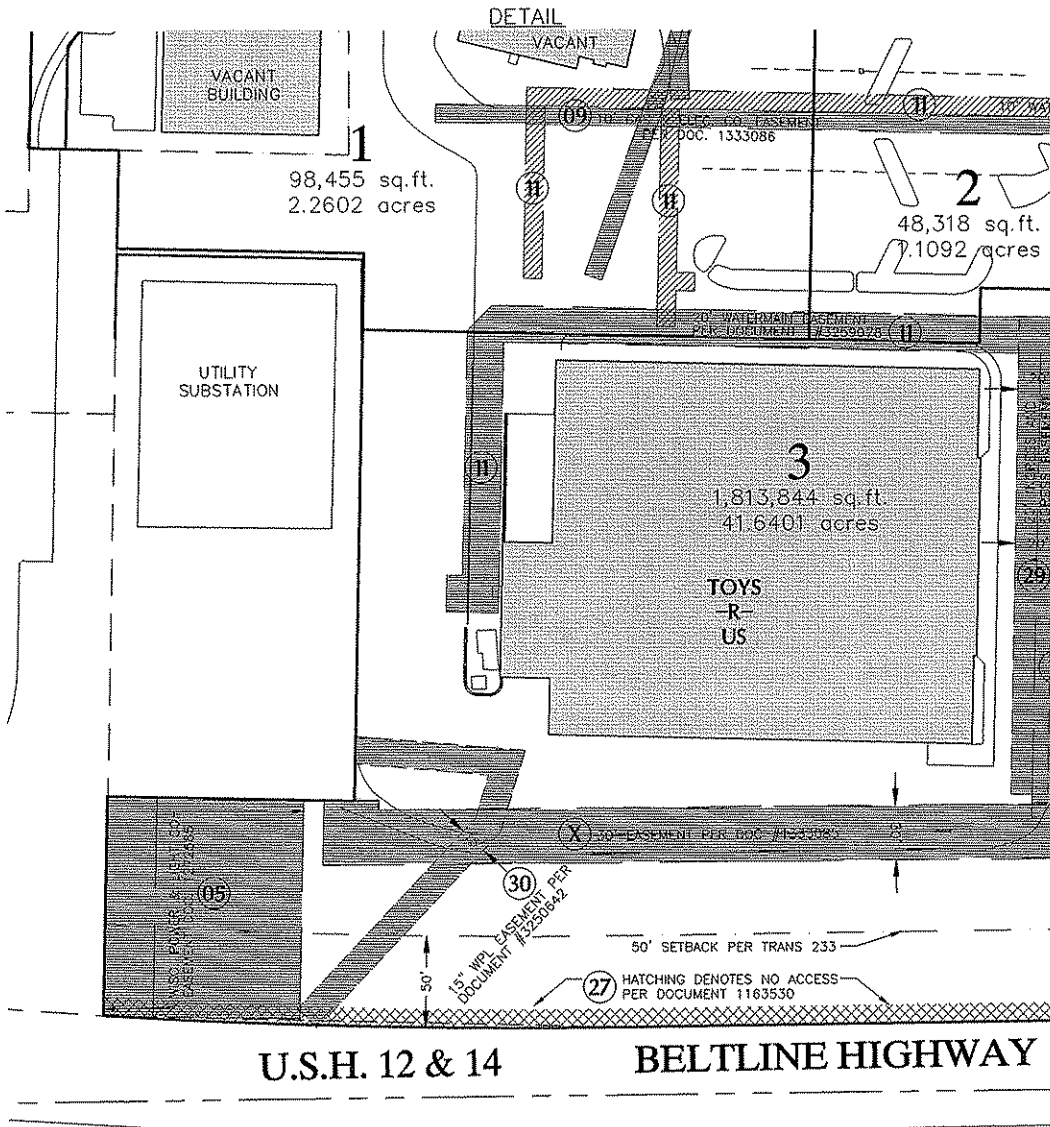
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SHEET 160F x SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 2 OF DANE COUNTY CERTIFIED SURVEY MAP NUMBER 3422 AND PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



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SHEET 17OF x SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 2 OF DANE COUNTY CERTIFIED SURVEY MAP NUMBER 3422 AND PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 }SS
DANE COUNTY }

I, ROBERT A. TALARCZYK, Registered Land Surveyor, do hereby certify:

THAT I have surveyed part of Lot 2 of Dane County Certified Survey Map number 3422 and part of the Northeast quarter of Section 26, Town 7 North, Range 8 East, City of Madison, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said section 26; thence South 01°18'41" West along the east line of said section 79.67 feet to a point; thence North 88°41'19" West 73.00 feet to a point; thence South 01°18'41" West 22.04 feet to a point on the westerly right-of-way line of gammon road; thence continuing South 01°18'41" West 596.31 feet to the point of beginning of lands herein described; thence continuing along said westerly right-of-way line South 01°18'41" West 768.03 feet to a point; thence North 88°41'19" West 255.00 feet to a point; thence South 01°18'41" West 213.28 feet to a point; thence North 88°41'19" West 474.02 feet to a point; thence South 11°18'41" West 29.79 feet to a point; thence North 88°41'19" West 146.67 feet to a point; thence South 01°18'41" West 8.54 feet to a point; thence South 45°18'23" West 128.33 feet to a point; thence South 01°18'41" West 529.80 feet to a point; thence South 88°41'19" East 147.87 feet to a point; thence South 01°18'41" West 277.35 feet to a point on the northerly right-of-way line of u.s. highways 12 and 14; thence along said line South 77°18'21" West 77.56 feet to a point; thence continuing along said line South 89°13'40" West 564.05 feet to a point of curve; thence continuing westerly 285.13 feet along said northerly right-of-way and the arc of a curve to the right whose center lies to the North, whose radius is 3679.42 feet, and whose chord bears North 88°38'46" West 285.06 feet to a point on the East line of said lot 2 of certified survey map number 3422; thence North 01°11'57" East along said easterly line 120.00 feet to a point; thence South 88°48'03" East 135.00 feet to a point; thence North 01°11'57" East 300.00 feet to a point; thence North 88°48'03" West 135.00 feet to a point on said easterly line of lot 2; thence North 01°11'57" East along said easterly line 53.69 feet to a point; thence North 88°41'19" West 48.50 feet to a point; thence North 01°18'41" East 114.39 feet to a point; thence North 88°48'03" West 231.17 feet to a point; thence North 01°11'57" East 20.68 feet to a point; thence North 88°48'03" West 331.00 feet to a point on the westerly line of said lot 2; thence North 01°11'57" East along said westerly line 280.00 feet to a point; thence South 88°48'03" East 716.83 feet to a point; thence North 01°11'57" East 385.00 feet to a point; thence North 88°48'03" West 126.14 feet to a point of curve; thence westerly 212.05 feet along the arc of a curve to the right whose center lies to the North, whose radius is 300.00 feet and whose chord bears North 68°33'06" West 207.66 feet to a point of reverse curve; thence westerly 169.64 feet along the arc of a curve to the left whose center lies to the South, whose radius is 240.00 feet and whose chord bears North 68°33'06" West 166.13 feet to a point; thence North 88°48'03" West 240.00 feet to a point on said westerly line of lot 2; thence along said westerly line North 01°11'57" East 60.00 feet to a point; thence South 88°48'03" East 240.00 feet to a point of curve; thence easterly 212.05 feet along the arc of a curve to the right whose center lies to the South, whose radius is 300.00 feet and whose chord bears South 68°33'06" East 207.66 feet to a point of reverse curve; thence easterly 169.64 feet along the arc of a curve to the left whose center lies to the North, whose radius is 240.00 feet and whose chord bears South 68°33'06" East 166.13 feet to a point; thence South 88°48'03" East 126.14 feet to a point; thence North 01°11'57" East 26.13 feet to a point; thence South 88°41'19" East 486.92 feet to a point; thence South 01°18'41" West 58.77 feet to a point; thence South 88°41'19" East 185.50 feet to a point; thence North 01°18'41" East 40.00 feet to a point; thence South 88°41'19" East 170.00 feet to a point; thence North 01°18'41" East 25.00 feet to a point; thence South 88°41'19" East 29.03 feet to a point; thence North 01°21'31" East 100.00 feet to a point; thence North 88°41'19" West 29.11 feet to a point; thence North 01°18'41" East 25.00 feet to a point; thence North 88°41'19" West 70.00 feet to a point; thence North 01°18'41" East 210.00 feet to a point; thence North 88°41'19" West 75.00 feet to a point; thence North 01°18'41" East 180.00 feet to a point; thence South 88°41'19" East 750.00 feet to a point; thence North 01°18'41" East 58.79 feet to a point; thence South 88°41'38" East 149.00 feet to a point; thence North 70°28'39" East 49.20 feet to the point of beginning. Containing 2,015,792 square feet or 46.2762 acres.

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SHEET 180F x SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 2 OF DANE COUNTY CERTIFIED SURVEY MAP NUMBER 3422 AND PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE (CONTINUED)

NOTES:

- 1) Distances are ground and measured to the nearest hundredth of a foot.
- 2) All lots created by this certified survey map are individually responsible for compliance with chapter 37 of the Madison General Ordinances in regard to storm water detention at the time they develop.
- 3) Bearings are referenced to the Wisconsin County Coordinate System, Dane County zone (NAD83(97)). The East Line of the Northeast 1/4 of Section 26, T 7 N, R 8 E, is measured to bear S 01°18'41" W.

THAT I have made such survey map by the order and direction of CBL/MADISON I LLC and MADISON JOINT VENTURE, owner(s).

THAT such map is a correct representation of all the exterior boundaries of the land surveyed.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the Ordinances of the City of Madison in surveying, dividing and mapping the same.

DATE

ROBERT A. TALARCZYK, (SEAL)
REGISTERED LAND SURVEYOR S-2323

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SHEET 190F x SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 2 OF DANE COUNTY CERTIFIED SURVEY MAP NUMBER 3422 AND PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE
(CBL MADISON I LLC)

CBL MADISON I LLC., a limited liability company duly organized and existing under and by virtue of the laws of the State of Delaware, as owner, certifies that said company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the provisions of Ordinances of the City of Madison.

CBL MADISON I LLC, as owner, does further certify that this map is required by S.236.20 or 236.12 to be submitted to the following for approval or objection: City of Madison, Wisconsin Department of Transportation.

IN witness whereof, CBL MADISON I LLC, has caused these presents to be signed by

_____, its _____ at _____,
(name) (title) (city) (state)

this _____ day of _____, 20 ____.

CBL MADISON I LLC,

(signature)

STATE OF _____ }
 } :SS
_____ COUNTY }

PERSONALLY came before me this _____ day of _____, 20 ____.

_____ of the above named CBL MADISON I LLC, to me known

as the person who executed the foregoing instrument, and to me know to be the _____ of the corporation, and acknowledged that he/she executed the foregoing instrument as such officer as the deed of the corporation, by its authority.

Notary Public, State of _____ (SEAL)
My commission expires _____
My commission is permanent.

R.A. Smith National, Inc.

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and Engineering*

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SHEET 20DF x SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 2 OF DANE COUNTY CERTIFIED SURVEY MAP NUMBER 3422 AND PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE
(MADISON JOINT VENTURE)

MADISON JOINT VENTURE, a general partnership duly organized and existing under and by virtue of the laws of the State of Ohio, as owner, certifies that said partnership caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the provisions of Ordinances of the City of Madison.

MADISON JOINT VENTURE, as owner, does further certify that this map is required by S.236.20 or 236.12 to be submitted to the following for approval or objection: City of Madison

IN witness whereof, MADISON JOINT VENTURE, has caused these presents to be signed by

_____, its _____ at _____,
(name) (title) (city) (state)

this _____ day of _____, 20____.

MADISON JOINT VENTURE,

(signature)

STATE OF _____ }
 } :SS
_____ COUNTY }

PERSONALLY came before me this _____ day of _____, 20____.

_____ of the above named MADISON JOINT VENTURE, to me

known as the person who executed the foregoing instrument, and to me know to be the _____ of the corporation, and acknowledged that he/she executed the foregoing instrument as such officer as the deed of the partnership, by its authority.

_____(SEAL)
Notary Public, State of _____
My commission expires _____
My commission is permanent.

R.A. Smith National, Inc.

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and Engineering*

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SHEET 21OF x SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 2 OF DANE COUNTY CERTIFIED SURVEY MAP NUMBER 3422 AND PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CONSENT OF CORPORATE MORGAGEE

BANK OF AMERICA CORPORATION, a corporation duly organized and existing under and by virtue of the laws of the State of Delaware, 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 BANK OF AMERICA CORPORATION, owner.

IN witness whereof, the said BANK OF AMERICA CORPORATION, has caused these presents to be signed by

_____, its _____, and countersigned by
(name) (title)

_____, its _____, and its corporate seal to be hereunto affixed this
(name) (title)

this _____ day of _____, 20_____.

BANK OF AMERICA CORPORATION,

(signature)

(signature)

STATE OF _____ }
 } :SS
_____ COUNTY }

PERSONALLY came before me this _____ day of _____, 20_____.

_____, its _____ and _____, its _____
(name) (title) (name) (title)

of the above named corporation, and to me know to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of the corporation, by its authority.

Notary Public, State of _____ (SEAL)
My commission expires _____
My commission is permanent.

R.A. Smith National, Inc.

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and Engineering*

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SHEET 22OF x SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 2 OF DANE COUNTY CERTIFIED SURVEY MAP NUMBER 3422 AND PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

COMMON COUNCIL RESOLUTION

RESOLVED that this Certified Survey Map, located in the City of Madison, was hereby approved by Resolution No. _____, ID No. _____, adopted on this _____ day of _____, 20____, and further resolved that the conditions of said approval are fulfilled on _____ and that said Resolution further provides for the acceptance of those lands and rights dedicated by said Certified Survey Map to the City for public use.

CITY CLERK

CITY OF MADISON PLAN COMMISSION APPROVAL

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

CITY OF MADISON PLAN COMMISSION

Dated: _____

CITY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
: SS
DANE COUNTY)

I, David M. Gawenda, being the duly elected, qualified and acting City Treasurer of the City of Madison, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____ on any of the land included in this Certified Survey Map.

Date

City Treasurer

Office of the Register of Deeds
Dane County, Wisconsin
Received for Record _____, 2008
at _____ o'clock ____ M as
document # _____ in

Register of Deeds

THIS INSTRUMENT WAS DRAFTED BY CURTIS A. SAUSER
WISCONSIN REGISTERED LAND SURVEYOR S-2422

R.A. Smith National, Inc.
*Beyond Surveying
and Engineering*

14 West Mifflin Street, Suite 220, Madison WI 53703
608-441-0014 Fax 608-441-1305
www.rasmithnational.com

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SHEET 23OF x SHEETS