



Letter of Transmittal

999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
(608) 826-0532 phone
(608) 826-0530 FAX
www.vierbicher.com

Date: January 24, 2022

Project No. 210406

Re: 630 East Washington Avenue CSM
Submittal (Salvation Army Site)

File:

Attn: Tim Parks
To: Dept. of Planning & Community & Economic Development
215 Martin Luther King Jr Blvd., Suite 17
Madison, WI 53703

WE ARE SENDING YOU:

Attached

Under separate cover via _____ the following items:

Shop Drawings

Prints

Plans

Samples

Specifications

Copy of Letter

Change Order

Report

Copies	Date	No.	Description
1	01/24/2022		2-Lot CSM
1	01/24/2022		Subdivision Application Form, Check for Review Fees (\$650) mailed today
1	01/24/2022		Letter of Intent
1	01/24/2022		60 Year Title Report

THESE ARE TRANSMITTED AS CHECKED BELOW:

For approval

Approved as submitted

Resubmit _____ copies for approval

For your use

Approved as noted

Submit _____ copies for distribution

As requested

Returned for corrections

Return _____ corrected prints

For review & comment

For your file

FOR BIDS DUE: _____ (Date)

RETURNED AFTER LOAN TO US

REMARKS:

An electronic copy of this submittal was sent this morning to pcapplications@cityofmadison.com

Please contact us if you need any more information or if you have any questions. Thank you

Copy to _____ Signed Michael J. Ziehr, P.L.S.

If enclosures are not as noted, kindly notify us at once.

SUBDIVISION APPLICATION

**** Please read both pages of the application completely and fill in all required fields ****

For a digital copy of this form with fillable fields, please visit:

<https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf>

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

City of Madison
 Planning Division
 Madison Municipal Building, Suite 017
 215 Martin Luther King, Jr. Blvd.
 P.O. Box 2985
 Madison, WI 53701-2985
 (608) 266-4635



NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (M.G.O. Sec. 2.40). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1. Application Type

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

If a Plat, Proposed Subdivision Name: _____

2. Review Fees

- For Preliminary and/or Final Plats, an application fee of \$250, plus \$50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of \$250 plus \$200 per lot and outlot contained on the CSM.

Make checks payable to "City Treasurer" and mail it to the following address: City of Madison Building Inspection; P.O. Box 2984; Madison, WI 53701-2984. Please include a cover page with the check which includes the project address, brief description of the project, and contact information.

3. Property Owner and Agent Information

Name of Property Owner: The Salvation Army **Representative, if any:** Major Andrew Shiels
Street address: 630 & 648 East Washington Avenue **City/State/Zip:** Madison, WI 53703
Telephone: _____ **Email:** andrew.shiels@usc.salvationarmy.org

Firm Preparing Survey: Vierbicher Associates **Contact:** Mike Ziehr / John Kastner
Street address: 999 Fourier Drive, Suite 201 **City/State/Zip:** Madison, WI 53717
Telephone: 608-821-3962 **Email:** mzie@vierbicher.com / jkas@vierbicher.com

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

4. Property Information for Properties Located within Madison City Limits

Parcel Addresses: 630 & 648 East Washington Ave & 12 North Blount Street
Tax Parcel Number(s): 0709-133-0801-5, 0709-133-0809-9 & 0709-133-0810-6
Zoning District(s) of Proposed Lots: TE - WP-24 **School District:** Madison

- Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.

4a. Property Information for Properties Located Outside the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): N/A
Date of Approval by Dane County: N/A **Date of Approval by Town:** N/A

- For an extraterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.

5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	1		
Retail/Office	1		
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use):			
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS			

6. Required Submittal Materials

Digital (PDF) copies of all items listed below (if applicable) are required. Applicants are to submit each of these documents as *individual PDF files* in an e-mail sent to PCapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant. Note that *an individual email cannot exceed 20MB* and it is the *responsibility of the applicant* to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are *not* allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at Planning@cityofmadison.com or (608) 266-4635 for assistance.

A Completed Subdivision Application Form (i.e. both sides of this form)

Map Copies (prepared by a Registered Land Surveyor):

- For Preliminary Plats, the drawings must be drawn to scale and are required to provide all information as set forth in [M.G.O. Sec. 16.23 \(7\)\(a\)](#).
- For Final Plats, the drawings must be drawn to scale and drawn to the specifications of [§236.20, Wis. Stats.](#)
- For Certified Survey Maps (CSMs), the drawings shall include all of the information set forth in [M.G.O. Secs. 16.23 \(7\)\(a\) and \(d\)](#), including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.

For Plat & CSMs, in addition to the PDF copy, a digital CADD file shall also be submitted in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the plat, preliminary plat or CSM as submitted: a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; f) Easement lines (i.e. all in title and shown on the plat or CSM including wetland & floodplain boundaries.)

Letter of Intent: One copy of a letter describing the proposed subdivision or land division in detail including, but not limited to:

- The number and type/use of the lots and outlots proposed with this subdivision or land division, including any outlots to be dedicated to the public;
- Existing conditions and uses of the property;
- Phasing schedule for the project, and;
- The names of persons involved (property owner(s), subdivider, surveyor, civil engineer, etc.).

* *The letter of intent for a subdivision or land division may be the same as the letter of intent submitted with a concurrent Land Use Application for the same property.*

** *A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.*

Report of Title and Supporting Documents: One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in [M.G.O. Sec. 16.23](#) and as satisfactory to the Office of Real Estate Services. Note:

- *The Report of Title must have been completed within three (3) months of the submittal date of this application. Title insurance or a title commitment policy are NOT acceptable* (i.e. a Preliminary Title Report or a Record Information Certificate).
- The electronic PDF submittal shall include images of the vesting deeds and all documents listed in the Report of Title.
- *Do not email these files to the City's Office of Real Estate Services.* Send them instead to the email address noted at the top of this page.

For Surveys Outside the Madison City Limits: One copy of the approval letters from the town where the property is located *and* Dane County shall be submitted with your request. The Plan Commission may not consider an application within its extraterritorial jurisdiction without prior approval from the town and Dane County.

7. Applicant Declarations:

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

Applicant's Printed Name: Michael J. Ziehr Signature: _____

Date: January 24, 2022 Interest In Property On This Date: Land Surveyor



JLA
ARCHITECTS

August 14, 2019

City of Madison
215 Martin Luther King Jr. Blvd
Madison, WI 53703

Re: Letter of Intent
Salvation Army Redevelopment
630 E. Washington Ave
Madison, WI 53703

The following is submitted together with an application and associated plans for review by the Urban Design Commission for and Information presentation.

Project Organizational Structure:

Owner: Salvation Army Dane County
630 E. Washington Ave
Madison, WI 53703
608-513-5226
Contact: Major Andrew Shiels
andrew.shiels@usc.salvationarmy.org

Architect: JLA Architects + Planners
2418 Crossroads Drive, Suite 2300
Madison, WI 53718
608-442-3823
Contact: Marc Ott
mott@jla-pa.com

Introduction:

The Salvation Army of Dane County is proposing a redevelopment of their current and adjacent property at 630 E. Washington Avenue. Currently the Salvation Army operates a women and family homeless shelter and services at the site in an adapted former catholic school building. The proposed redevelopment would raze the current building and adjacent parking lots to the east and construction a new campus.

The campus would consist of a purposefully designed and built homeless shelter. The shelter will contain supportive services including clinics, case management, foodservice, recreational space, pay-to-stay, medical respite, and SRO (single room occupancy). The campus would also include a standalone Low-Income Housing Tax Credit apartment complex with a range of qualified income levels. All new buildings would contain underground parking.

Site:

The proposed project site consists of three separate lots which encompass approx half of the east 600 block from E. Washington Ave back to E. Miffilin, and from mid block east to N. Blount Street. Lot 630 E. Washington currently houses the Salvation Army Women's and Family Homeless Shelter. Lots 648 E. Washington Avenue and 12 N. Blount which are currently owned by Schlimgen Properties, LLC. Those properties have an accepted offer to purchase by the Salvation Army. Currently those properties are being used for a small used car dealership, and a parking lot respectively. The three parcels will be combined with a new CSM and will have a total of approx. 97,977 s.f. (2.25 acres). The redevelopment of these properties would required the razing of the current two story Salvation Army facility, as well as the small single story Steve's Auto office building.

Neighborhood Input:

A public neighborhood meetings were held on June 6, 2019, and July 1, 2019 at Lapham Elementary School. The proposed development master plan was presented and discussed. The current submitted master plan design was revised to reflect the feedback received. The project team will continue to meet on an as-needed basis with the neighborhood and steering committee as the final details of the project are worked thru.

Zoning:

The three parcels are currently zone TE (Traditional Employment District) and are in the 2nd Aldermanic District, represented by Patrick Heck.

The proposed concept and masterplan were presented to and reviewed by the City of Madison DAT committee, and city zoning staff. Current staff feedback is that the proposed uses for the redevelopment fall within the current TE zoning so a rezoning request will not be required. However some of the uses for the site will require conditional use approval.

Clinic / Health	Permitted Use
Professional Office / General Office	Permitted Use
Playground	Permitted Use
Place of Worship	Permitted Use
Indoor Recreation	Conditional Use
Multi-Family Dwelling	Conditional Use
Dwelling Units in Mixed-Used Building	Conditional Use
Shelter	Conditional Use
Counseling / Community Services	Conditional Use

Architecture & Design Standards:

The proposed project is located within Urban Design District 8. Capitol Gateway Corridor Blocks and Sub Blocks. The project site layout, design, and building exterior composition will conform to the Urban Design District # 8 guidelines, city zoning requirement, and committee feedback.

Project Schedule:

August 14, 2019:	Land Use Application
August 1, 2020:	Start Demolition/Construction
October 30, 2021:	Certificate of Occupancy

Thank you for your time in reviewing our proposal.

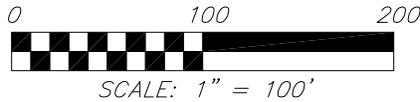
Sincerely,



Marc Ott
Project Manager
JLA ARCHITECTS + PLANNERS
2418 Crossroads Drive - Suite 2300
Madison, Wisconsin 53718
www.jla-ap.com

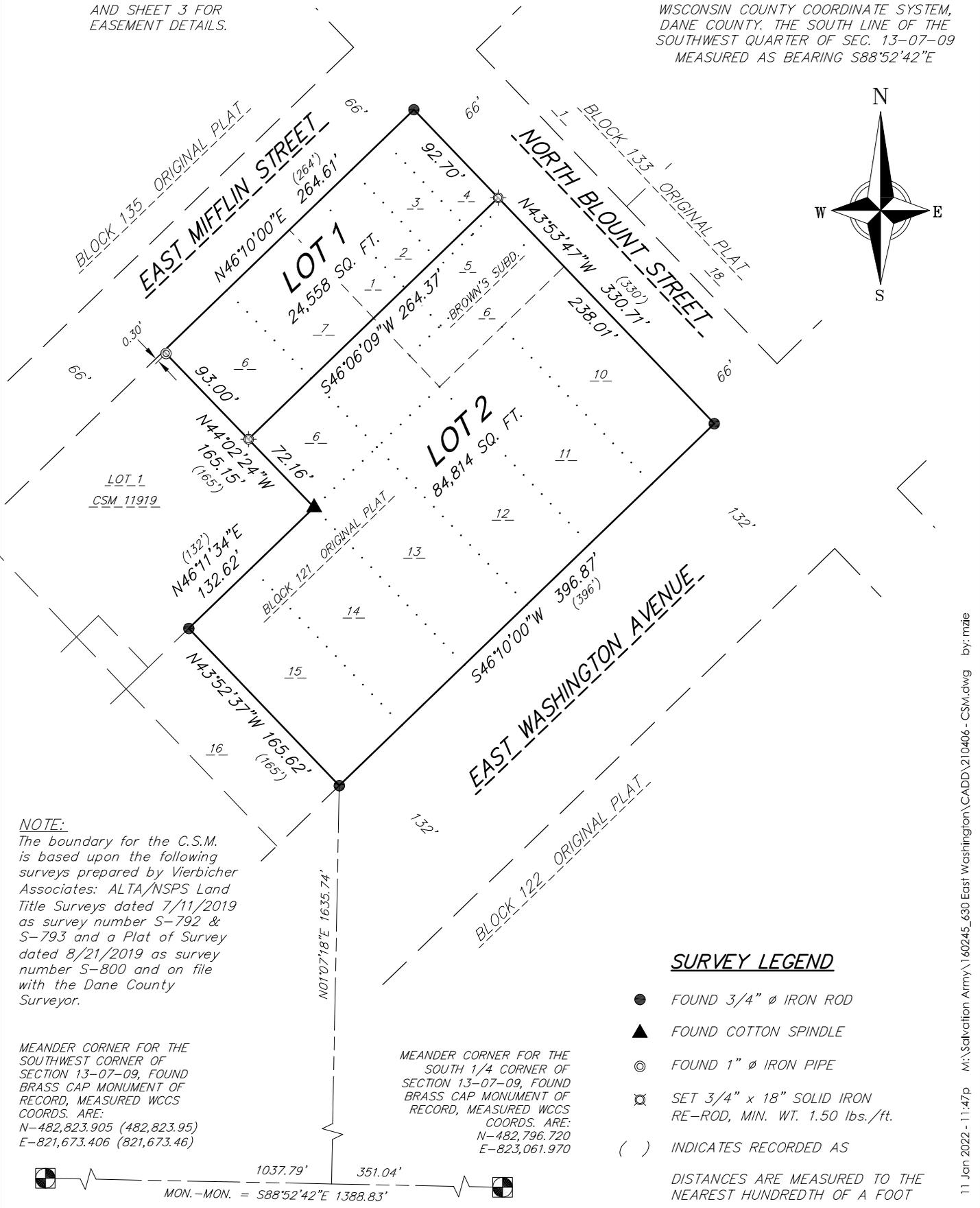
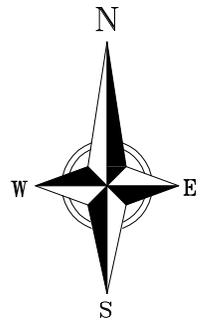
CERTIFIED SURVEY MAP No. _____

ALL OF LOTS 6, 7 AND LOTS 10-15, INCLUSIVE, BLOCK 121, ORIGINAL PLAT AND LOTS 1-6, INCLUSIVE, BROWN'S SUBDIVISION AND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



NOTE: SEE SHEET 2 FOR EXISTING SITE DETAILS AND SHEET 3 FOR EASEMENT DETAILS.

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SEC. 13-07-09 MEASURED AS BEARING S88°52'42"E



NOTE:
The boundary for the C.S.M. is based upon the following surveys prepared by Vierbicher Associates: ALTA/NSPS Land Title Surveys dated 7/11/2019 as survey number S-792 & S-793 and a Plat of Survey dated 8/21/2019 as survey number S-800 and on file with the Dane County Surveyor.

MEANDER CORNER FOR THE SOUTHWEST CORNER OF SECTION 13-07-09, FOUND BRASS CAP MONUMENT OF RECORD, MEASURED WCCS COORDS. ARE:
N-482,823.905 (482,823.95)
E-821,673.406 (821,673.46)

MEANDER CORNER FOR THE SOUTH 1/4 CORNER OF SECTION 13-07-09, FOUND BRASS CAP MONUMENT OF RECORD, MEASURED WCCS COORDS. ARE:
N-482,796.720
E-823,061.970

SURVEY LEGEND

- FOUND 3/4" Ø IRON ROD
- ▲ FOUND COTTON SPINDLE
- ⊙ FOUND 1" Ø IRON PIPE
- ⊗ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

11 Jan 2022 - 11:47p M:\Salvation Army\160245_630 East Washington\CADD\210406 - CSM.dwg by: mzie

vierbicher
planners | engineers | advisors



FN: 210406
DATE: 01/10/2022
REV:
Drafted By: MZIE
Checked By: MMAR

SURVEYED FOR:
The Salvation Army of
Dane County
3030 Darbo Drive
Madison, WI 53714

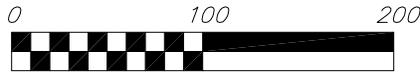
C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

SHEET
1 OF 5

Phone: (800) 261-3898

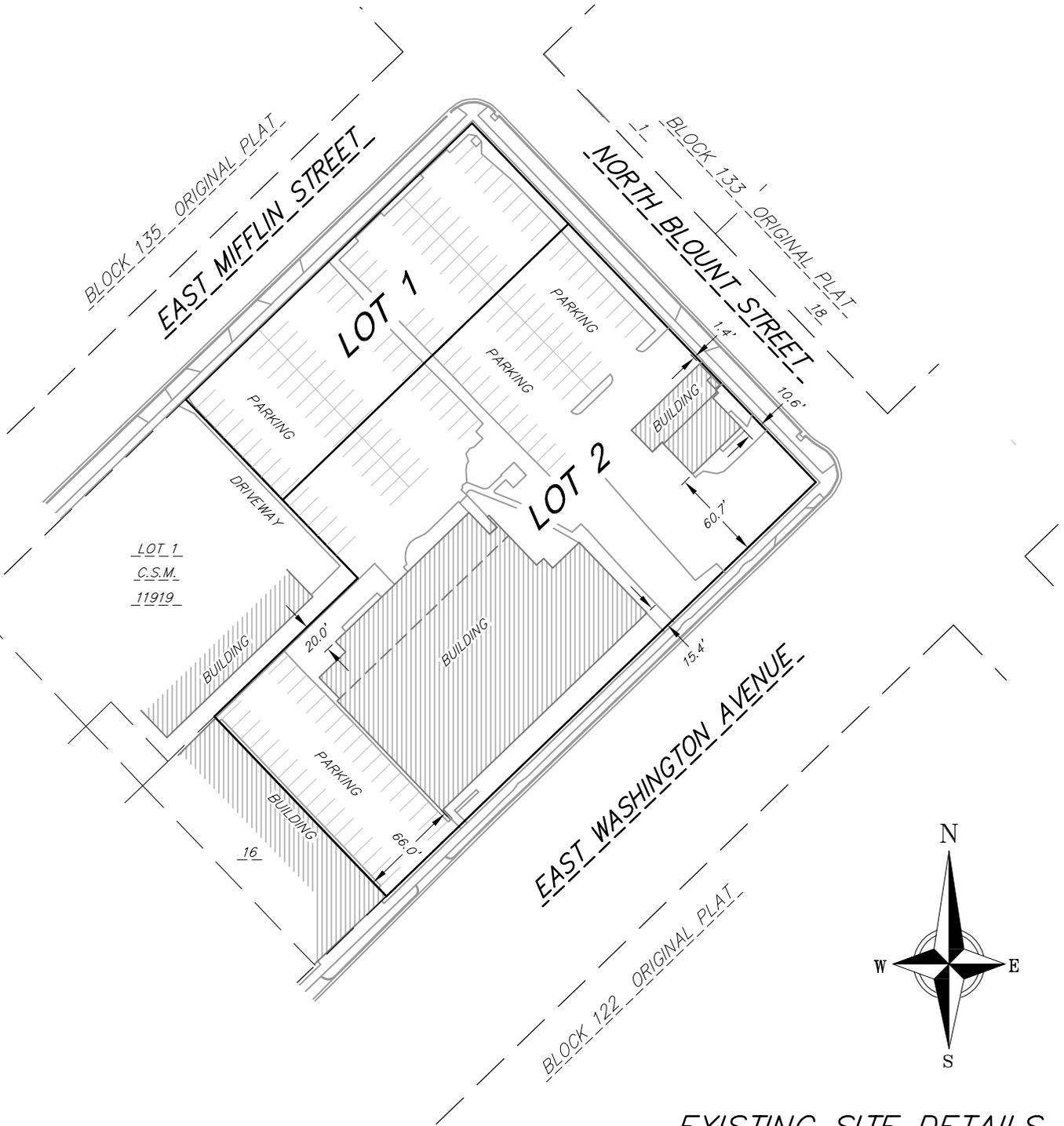
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SCALE: 1" = 100'

NOTE: SEE SHEET 3 FOR EASEMENT DETAILS.



EXISTING SITE DETAILS

11 Jan 2022 - 11:47p M:\Salvation Army\160245_630 East Washington\CADD\210406 - CSM.dwg by: mzie

vierbicher
planners | engineers | advisors



Phone: (800) 261-3898

FN: 210406
DATE: 01/10/2022
REV:
Drafted By: MZIE
Checked By: MMAR

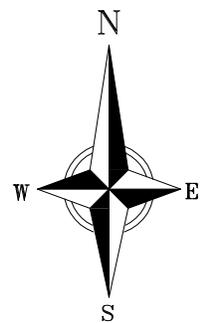
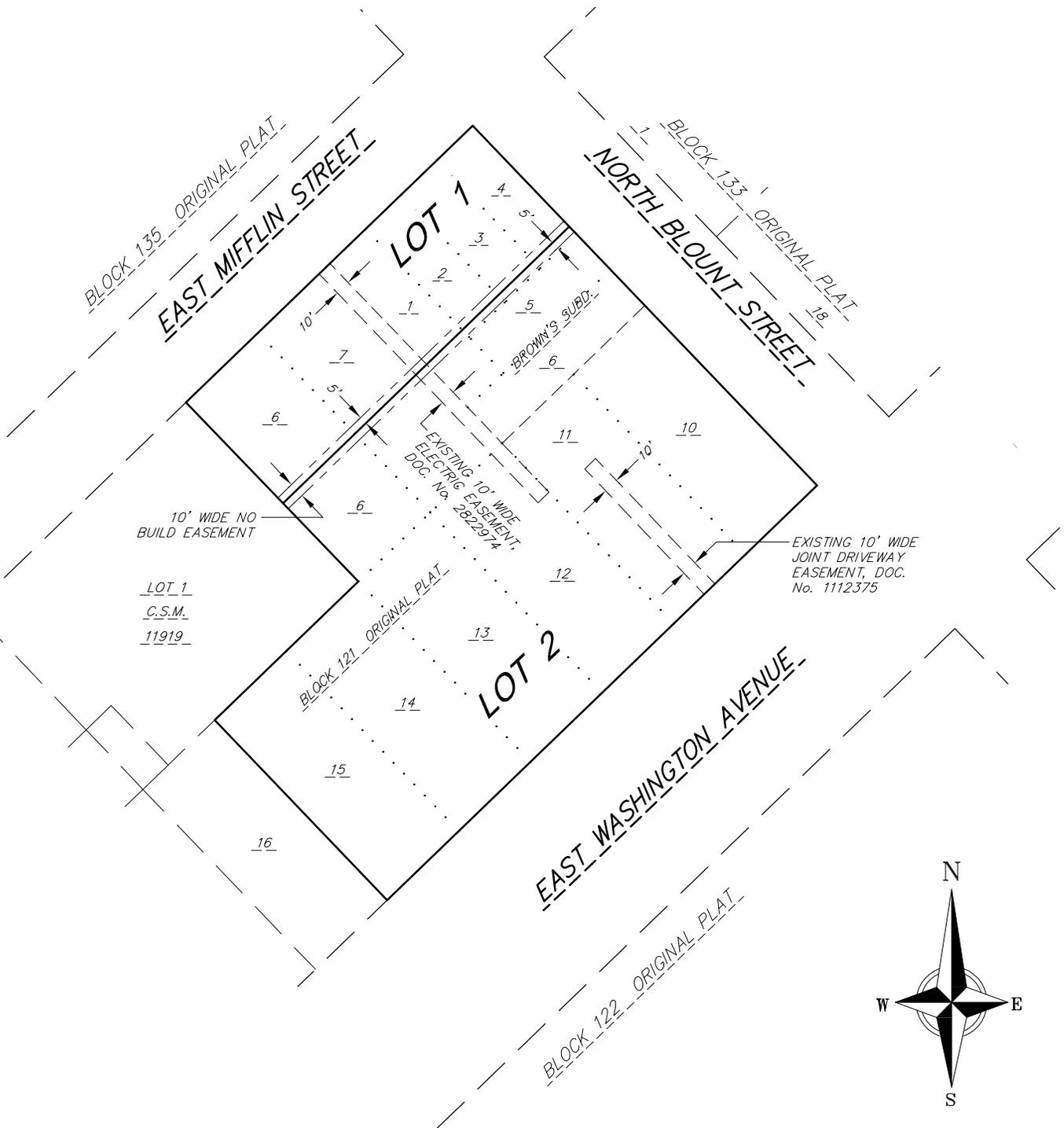
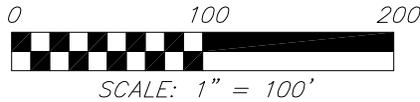
SURVEYED FOR:
The Salvation Army of
Dane County
3030 Darbo Drive
Madison, WI 53714

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

**SHEET
2 OF 5**

CERTIFIED SURVEY MAP No. _____

ALL OF LOTS 6, 7 AND LOTS 10-15, INCLUSIVE, BLOCK 121, ORIGINAL PLAT AND LOTS 1-6, INCLUSIVE, BROWN'S SUBDIVISION AND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



EASEMENT DETAILS

NOTE:
 THE U.S. PUBLIC LAND SURVEY MONUMENTS SHOWN ON THIS C.S.M. HAVE BEEN FOUND AND VERIFIED ALONG WITH THEIR CORRESPONDING WITNESS TIES. THE MONUMENTS AND WITNESS TIES CHECK WITH CARL SANDSNES MONUMENT RECORDS, DATED 03/21/2007, FOR THE MEANDER CORNER FOR THE SW 1/4 OF SECTION 13 AND DATED 02/16/2004 FOR THE MEANDER CORNER FOR THE S 1/4 CORNER OF SECTION 13. THE DATE OF FIELD RECOVERY FOR EACH CORNER WAS DECEMBER 20, 2021.

11 Jan 2022 - 11:46p M:\Salvation Army\160245_630 East Washington\CADD\210406 - CSM.dwg by: mzie

vierbicher
 planners | engineers | advisors



FN: 210406
 DATE: 01/10/2022
 REV:
 Drafted By: MZIE
 Checked By: MMAR

SURVEYED FOR:
 The Salvation Army of
 Dane County
 3030 Darbo Drive
 Madison, WI 53714

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

SHEET
3 OF 5

Phone: (800) 261-3898

CERTIFIED SURVEY MAP No. _____

ALL OF LOTS 6, 7 AND LOTS 10-15, INCLUSIVE, BLOCK 121, ORIGINAL PLAT AND LOTS 1-6, INCLUSIVE, BROWN'S SUBDIVISION AND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CITY OF MADISON COMMON COUNCIL RESOLUTION

Resolved that the 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 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

CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

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

LEGAL DESCRIPTION

All of Lots 6, 7 and Lots 10-15, inclusive, Block 121, Original Plat and Lots 1-6, inclusive, Brown's Subdivision and located in the Northeast Quarter of the Southwest Quarter of Section 13, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin.

Said description contains 109,371 square feet or 2.511 acres.

SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, S-2401, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: Michael J. Ziehr

Date: _____

Signed: _____
Michael J. Ziehr, P.L.S. S-2401

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 Doc. No. _____.

Kristi Chlebowski,
Dane County Register of Deeds

07 Jan 2022 - 2:15p M:\Salvation Army\160245_630 East Washington\CADD\210406 - CSM.dwg by: mzie





First American

Commitment

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1099116-STLO

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, ***First American Title Insurance Company***, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Dennis J. Gilmore, President

Greg L. Smith, Secretary

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company’s only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company’s agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company’s agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1099116-STLO

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National Commercial Services

Issuing Office: 8182 Maryland Ave., Suite 400, St. Louis, MO 63105

Commitment No.: NCS-1099116-STLO

Phone: (800)449-8792

Property Address: 630, 622 and 648 East Washington Avenue, 12 North Blount Street, 637 and 655 East Mifflin Street, Madison, WI 53703

Issuing Office File No.: NCS-1099116-STLO

Revision No.:

Title Officer:

Kevin T. Twellman

Phone:

(800)449-8792

Email:

ktwellman@firstam.com

Escrow Officer:

Kevin T. Twellman

Phone:

(800)449-8792

SCHEDULE A

1. Commitment Date: November 16, 2021 at 7:30 AM
2. Policy to be issued:

(a) ALTA® Policy

Proposed Insured: None

Proposed Policy Amount: \$0.00

(b) ALTA® Loan Policy

Proposed Insured:None

Proposed Policy Amount: \$0.00

(c) ALTA® Policy

Proposed Insured: None

Proposed Policy Amount: \$0.00

3. The estate or interest in the Land described or referred to in this Commitment is

Fee Simple

4. The Title is, [at the Commitment Date, vested in:](#)

The Salvation Army, an Illinois corporation

5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof

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First American

Schedule BI & BII

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1099116-STLO

Commitment No.: NCS-1099116-STLO

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Mortgage from The Salvation Army, an Illinois corporation to Lender in recordable form.
6. Furnish a certified copy of a resolution by the Board of Directors of The Salvation Army, an Illinois corporation, attested to by its secretary, authorizing this transaction and naming the officers authorized to execute the instruments necessary to complete this transaction.
7. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.

NEW CONSTRUCTION : As a condition to issuance of the policy you must advise the Company in writing if any construction has occurred within the past 180 days or is contemplated or will occur on the Land. Additional information will be required by the Company. Your failure to notify us and to accurately provide information that we request may void any coverage for any lien or right to a lien for services, labor or materials in connection with the construction or renovation of improvements on the Land.

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First American

Schedule BI & BII (Cont.)

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1099116-STLO

Commitment No.: NCS-1099116-STLO

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
2. Easements, claims of easements or encumbrances that are not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflict in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
4. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
6. Special taxes, assessments or charges, if any.

NOTE: Said exception will be removed only if the Company receives written evidence from the municipality that there are no special assessments against the land, or that all such items have been paid in full within 30 days of closing.

7. Taxes, general and special for the year 2021, not now due and payable.

Tax Parcel No. 251/0709-133-0801-5 and 251/0709-133-0809-9 and 251/0709-133-0810-6 and 251/0709-133-0805-7

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8. General and special taxes and assessments for the fiscal year 2020 are exempt. If the exempt status is terminated an additional tax may be levied. A.P. No.: 251/0709-133-0801-5.
9. General taxes for the year 2020 in the amount of \$4,297.65 are paid in full.
(Affects Tax Parcel No. 251/0709-133-0809-9)
10. General taxes for the year 2020 in the amount of \$7,829.53 are paid in full.
(Affects Tax Parcel No. 251/0709-133-0810-6)
11. General taxes for the year 2020 in the amount of \$4,055.00 are paid in full.
(Affects Tax Parcel No. 251/0709-133-0805-7)
12. Public or private rights in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway, and or alley purposes.
13. Right of Way contained in Warranty Deed recorded June 09, 1938 as Document No. [609337](#).
14. Driveway Agreement contained in Warranty Deed recorded August 02, 1944 as Document No. [690785](#).
15. Right-of-Way Grant Underground Electric granted to Madison Gas and Electric Company, a Wisconsin corporation, recorded January 02, 1997 as Document No. [2822974](#).
16. Encroachment Agreement recorded May 6, 2004 as Document No. [3908868](#).
17. A Resolution approving the creation of the Redevelopment Plan and District Boundary for the East Washington Avenue Redevelopment District, recorded February 20, 2012 as Document No. [4844375](#).
18. Memorandum of Leasehold Interest, from R & S Partnership, a Wisconsin partnership, Landlord, and United States Postal Service, Lessee, recorded September 23, 1998 as Document No. [3022078](#).

Memorandum of Assignment of Leasehold Interest recorded November 01, 2019 as Document No. [5536633](#).

(Affects Parcel C, D and Other Property)
19. Rights of tenants in possession under unrecorded leases.

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First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: NCS-1099116-STLO

File No.: NCS-1099116-STLO

PARCEL A:

LOT FIFTEEN (15), BLOCK ONE HUNDRED TWENTY-ONE (121), ORIGINAL PLAT OF MADISON, DANE COUNTY, WISCONSIN.

PARCEL B:

LOTS SIX (6), SEVEN (7), TWELVE (12), THIRTEEN (13), FOURTEEN (14), AND THE SOUTHWEST 1/2 OF THE SOUTHEAST 120 FEET OF LOT ELEVEN (11), ALL IN BLOCK ONE HUNDRED TWENTY-ONE (121), OF THE ORIGINAL PLAT, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

PARCEL C:

LOTS 1, 2, 3, 4, 5, AND 6, BROWNS SUBDIVISION OF LOT 8, AND 9, BLOCK 121, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

PARCEL D:

ALL OF LOT 10, AND THE NORTHWEST 45 FEET OF LOT 11, AND THE NORTHEAST 33 FEET OF THE SOUTHEAST 120 FEET OF LOT 11, BLOCK 121, ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

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