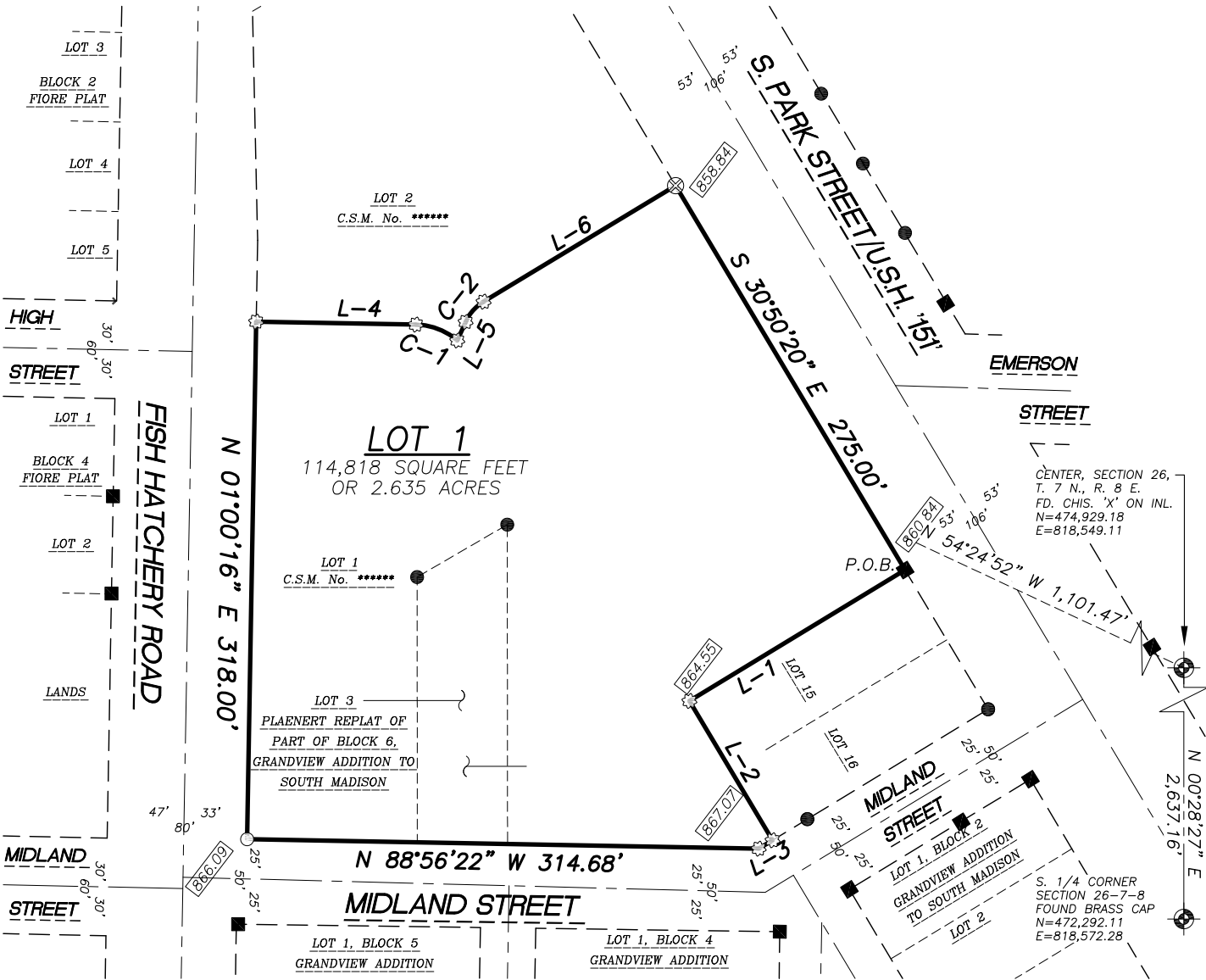


CERTIFIED SURVEY MAP NO. _____

LOT 1, CERTIFIED SURVEY MAP NO. *****, RECORDED IN VOLUME **, PAGE *** OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. *****, AND LOT 3, PLAENERT REPLAT OF PART OF BLOCK 6, GRANDVIEW ADDITION TO SOUTH MADISON, BEING IN PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



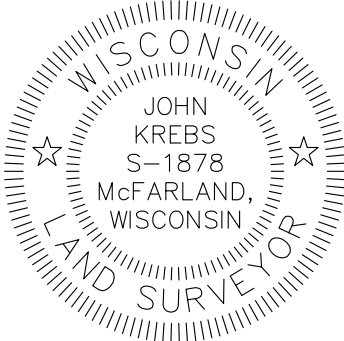
LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- 1 1/4" REBAR FOUND
- 2" IRON PIPE FOUND
- CHISELED 'X' FOUND
- REBAR FOUND (SIZE NOTED)
- 3/4" REBAR SET (1.50 LBS/LF)
- CHISELED 'X' SET
- COTTON SPINDLE SET
- PLAT BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- CHORD LINE
- PLATTED LOT LINE
- SECTION LINE
- BUILDING
- RECORDED INFORMATION

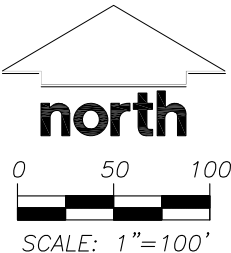
NOTES

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- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF APRIL 14, 2011.
- SEE SHEETS 2 THROUGH 4 FOR EASEMENT AND BUILDING DETAILS.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 58°43'34" W	155.01'
L-2	S 30°50'20" E	99.67'
L-3	S 58°43'34" W	9.97'
L-4	S 88°56'57" E	98.12'
L-5	N 24°18'42" E	12.51'
L-6	N 58°52'18" E	137.90'



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C-1	27.82'	40.00'	39°50'47"	14.50'	27.26'	S 69°01'33" E
C-2	16.89'	28.00'	34°33'36"	8.71'	16.63'	N 41°35'30" E



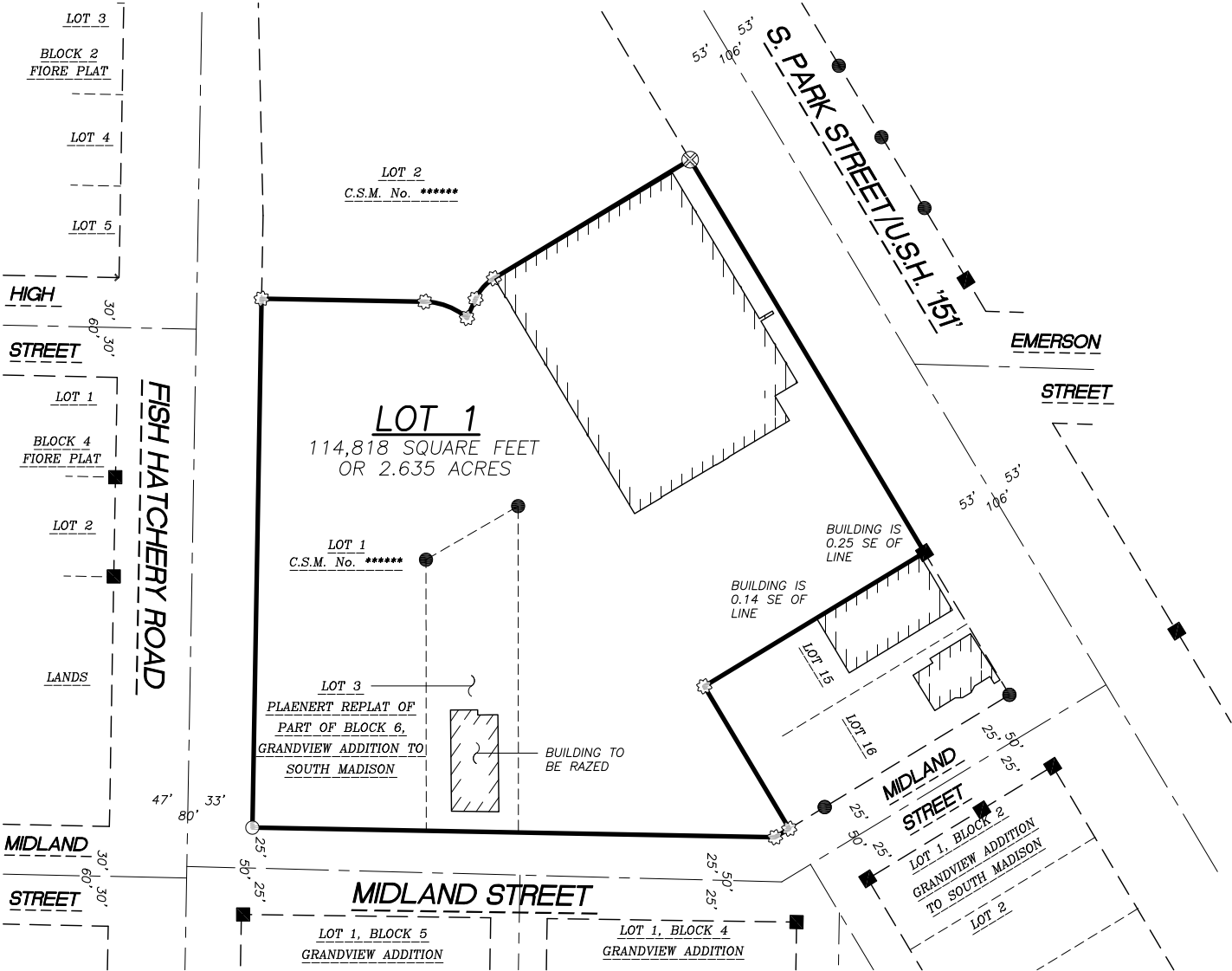
PREPARED BY: JSD Professional Services, Inc. Engineers • Surveyors • Planners 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: GHIDORZI COMPANIES 2100 STEWART AVENUE, SUITE 300 WAUSAU, WI 54401	PROJECT NO: 11-4627 FILE NO: B-189 FIELDBOOK/PG: 246/119 SHEET NO: 1 OF 6	SURVEYED BY: MAD DRAWN BY: JK CHECKED BY: DRS APPROVED BY: HPJ	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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EXISTING BUILDINGS



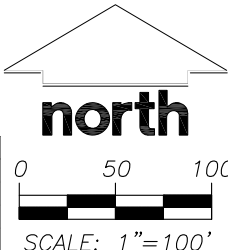
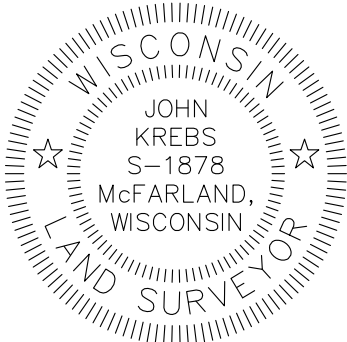
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PREPARED BY:
JSD Professional Services, Inc.
Engineers • Surveyors • Planners
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

PREPARED FOR:
GHIDORZI COMPANIES
2100 STEWART AVENUE,
SUITE 300
WAUSAU, WI 54401

PROJECT NO: 11-4627
FILE NO: B-189
FIELDBOOK/PG: 246/119
SHEET NO: 2 OF 6

SURVEYED BY: MAD
DRAWN BY: JK
CHECKED BY: DRS
APPROVED BY: HPJ

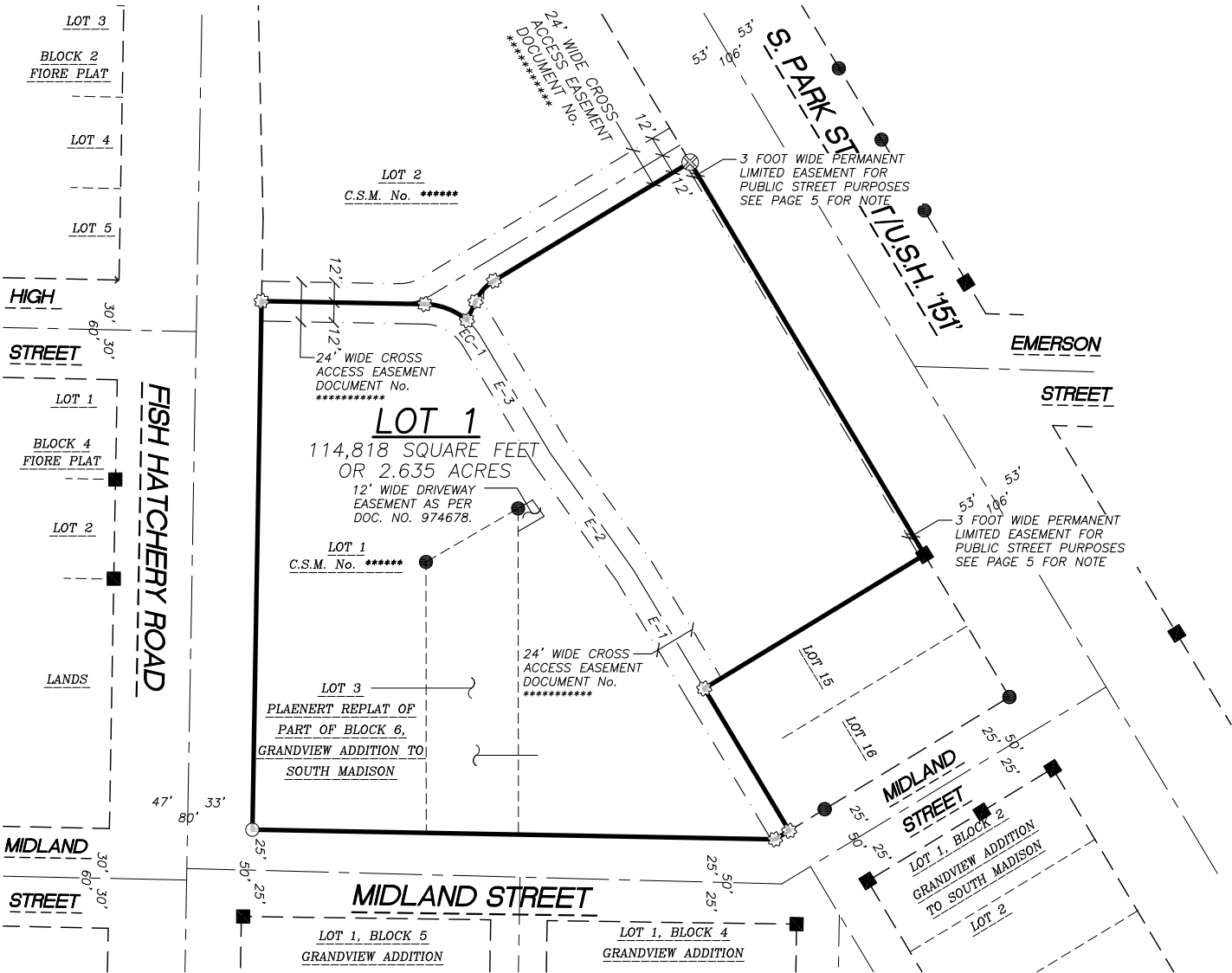
VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

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EASEMENTS



LEGEND

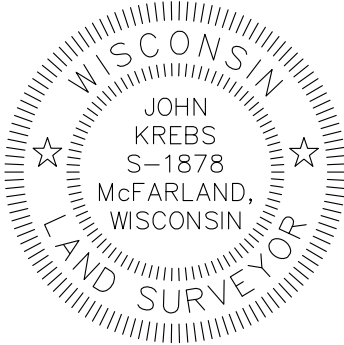
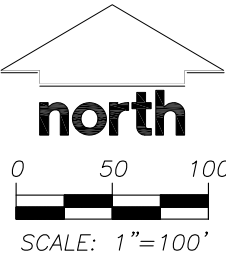
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- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF APRIL 14, 2011.
- SEE SHEETS 2 THROUGH 4 FOR EASEMENT AND BUILDING DETAILS.
- ALL BUILDINGS TO BE REMOVED.

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-1	N 30°50'20" W	82.68'
E-2	N 35°27'51" W	86.75'
E-3	N 30°51'00" W	82.76'

EASEMENT CURVE TABLE		
CURVE	BEARING	DISTANCE
EC-1	N 40°46'54" W	11.58'
ARC=11.62'		RADIUS=40.00'



PREPARED BY: JSD Professional Services, Inc. Engineers • Surveyors • Planners 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: GHIDORZI COMPANIES 2100 STEWART AVENUE, SUITE 300 WAUSAU, WI 54401	PROJECT NO: 11-4627 FILE NO: B-189 FIELDBOOK/PG: 246/119 SHEET NO: 3 OF 6	SURVEYED BY: MAD DRAWN BY: JK CHECKED BY: DRS APPROVED BY: HPJ	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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PUBLIC STREET EASEMENTS

CREATION OF EASEMENT RIGHTS:

A PERMANENT EASEMENT OVER, ACROSS AND WITHIN THE EASEMENT AREA IS ESTABLISHED, MEMORIALIZED, RESERVED BY, GRANTED, CONVEYED, TRANSFERRED AND ASSIGNED TO THE CITY OF MADISON FOR THE USES AND PURPOSES HEREINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY THE CITY OF MADISON FOR PUBLIC STREET PURPOSES. CITY OF MADISON AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE PUBLIC STREET WITHIN THE EASEMENT AREA. CITY OF MADISON SHALL HAVE RIGHT OF INGRESS AND EGRESS TO AND FROM THE EASEMENT AREA IN ORDER TO EXERCISE ITS RIGHTS AND PRIVILEGES HEREUNDER, AND TO CUT AND REMOVE TREES, VEGETATION AND OTHER IMPEDIMENTS IN THE EASEMENT AREA WHICH MAY OBSTRUCT OR INTERFERE WITH THE ACTUAL OR POTENTIAL USE OF THE EASEMENT AREA FOR THE FOREGOING PURPOSES.

PROPERTY RESTORATION:

CITY OF MADISON SHALL REPAIR ANY DAMAGE CAUSED TO THE EASEMENT AREA AND/OR THE PROPERTY AS A RESULT OF THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF THE CITY OF MADISON AS PROVIDED HEREIN. FOLLOWING COMPLETION OF ANY EXCAVATION WORK, CITY OF MADISON SHALL PROMPTLY RESTORE THE AREA AFFECTED BY THE WORK TO THE ORIGINAL GRADE AND VEGETATION OR SURFACE CONDITION, INCLUDING REPAIR OR REPLACEMENT OF FENCES, PAVEMENT AND CONCRETE.

LIMITATIONS ON USE OF EASEMENT AREA:

THE OWNER OF THE PROPERTY SHALL HAVE THE RIGHT TO USE THE EASEMENT AREA FOR ANY PURPOSE, PROVIDED SUCH USE SHALL NOT INTERFERE WITH THE EASEMENT RIGHTS OF THE CITY OF MADISON HEREUNDER. NO BUILDINGS OR STRUCTURES OR FENCES UNRELATED TO THE PUBLIC USE SHALL BE CONSTRUCTED IN AND NO GRADE CHANGE SHALL BE MADE TO THE EASEMENT AREA WITHOUT THE WRITTEN CONSENT OF THE CITY OF MADISON’S ENGINEERING DIVISION CITY ENGINEER.

BINDING EFFECT:

THIS EASEMENT SHALL RUN WITH THE LAND DESCRIBED HEREIN AND SHALL BE BINDING UPON THE OWNERS OF THE PROPERTY, THE CITY OF MADISON, AND THEIR RESPECTIVE SUCCESSORS IN INTEREST.

RELEASE; AMENDMENT:

THIS EASEMENT IS FOR THE BENEFIT OF THE CITY OF MADISON AND MAY BE RELEASED BY THE CITY OF MADISON. THIS EASEMENT MAY BE AMENDED BY AN AMENDMENT EXECUTED BY THE CITY OF MADISON AND THE OWNERS OF THE PROPERTY.

MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT NUMBER RES-**-*****, ADOPTED ON THE *st DAY OF *****, 2012, AND THAT SAID ENACTMENT FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS DEDICATED AND/OR RIGHTS CONVEYED BY SAID CERTIFIED SURVEY MAP TO THE CITY OF MADISON FOR PUBLIC USE.

DATED THIS_____DAY OF _____, 2012.

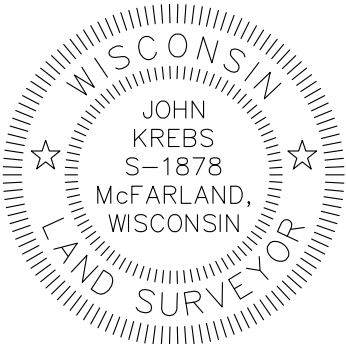
MARIBETH WITZEL-BEHL, CITY CLERK
CITY OF MADISON, DANE COUNTY, WISCONSIN


CITY OF MADISON PLAN COMMISSION

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

BY: STEVEN R. COVER,
SECRETARY PLAN COMMISSION

DATE



PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: GHIDORZI COMPANIES 2100 STEWART AVENUE, SUITE 300 WAUSAU, WI 54401	PROJECT NO: 11-4627 FILE NO: B-189 FIELDBOOK/PG: 246/119 SHEET NO: 4 OF 6	SURVEYED BY: MAD DRAWN BY: JK CHECKED BY: DRS APPROVED BY: HPJ	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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LEGAL DESCRIPTION

LOT 1, CERTIFIED SURVEY MAP NO. *****, RECORDED IN VOLUME **, PAGE *** OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. *****, AND LOT 3, PLAENERT REPLAT OF PART OF BLOCK 6, GRANDVIEW ADDITION TO SOUTH MADISON, BEING IN PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 26, AFORESAID; THENCE NORTH 54 DEGREES 24 MINUTES 52 SECONDS WEST, 1,101.47 FEET TO THE EASTERLY CORNER OF LOT 1 OF CERTIFIED SURVEY MAP No. *****, AFORESAID, BEING THE POINT OF BEGINNING; THENCE SOUTH 58 DEGREES 43 MINUTES 34 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 A DISTANCE OF 155.01 FEET; THENCE SOUTH 30 DEGREES 50 MINUTES 20 SECONDS EAST, 99.67 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MIDLAND STREET; THENCE SOUTH 58 DEGREES 43 MINUTES 34 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 9.97 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 88 DEGREES 56 MINUTES 22 SECONDS WEST, 314.48 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF FISH HATCHERY ROAD; THENCE NORTH 01 DEGREES 00 MINUTES 16 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 318.00 FEET; THENCE SOUTH 88 DEGREES 56 MINUTES 57 SECONDS EAST, 98.12 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 27.82 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THE CHORD BEARING SOUTH 69 DEGREES 01 MINUTES 33 SECONDS EAST, 27.26 FEET; THENCE NORTH 24 DEGREES 18 MINUTES 42 SECONDS EAST, 12.51 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 16.89 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 28.00 FEET, THE CHORD BEARING NORTH 41 DEGREES 35 MINUTES 30 SECONDS EAST, 16.63 FEET; THENCE NORTH 58 DEGREES 52 MINUTES 18 SECONDS EAST, 137.90 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PARK STREET; THENCE SOUTH 30 DEGREES 50 MINUTES 20 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 275.00 FEET TO THE POINT OF BEGINNING.

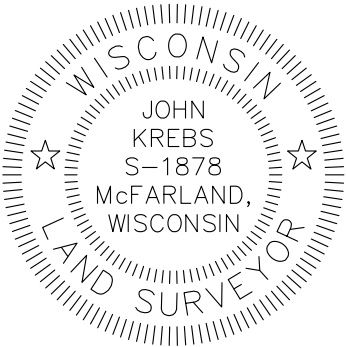
SAID PARCEL CONTAINS 114,818 SQUARE FEET OR 2.635 ACRES.

SURVEYOR’S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF CRAB TREE RIDGE, LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE



CORPORATE OWNER’S CERTIFICATE

1102 SOUTH PARK, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID 1102 SOUTH PARK, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 201__.


1102 SOUTH PARK, LLC

BY: _____
CHARLES A. GHIDORZI, MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 201__,
THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED 1102 SOUTH PARK, LLC, TO
ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES

PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: GHIDORZI COMPANIES 2100 STEWART AVENUE, SUITE 300 WAUSAU, WI 54401	PROJECT NO: 11-4627 FILE NO: B-189 FIELDBOOK/PG: 246/119 SHEET NO: 5 OF 6	SURVEYED BY: MAD DRAWN BY: JK CHECKED BY: DRS APPROVED BY: HPJ	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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CONSENT OF CORPORATE MORTGAGEE CERTIFICATE

THE PRIVATE BANK, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF ILLINOIS, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING AND MAPPING OF THE LAND DESCRIBED IN THIS CERTIFIED SURVEY MAP, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF WINGRA POINT, LLC, OWNER.

IN WITNESS WHEREOF, THE SAID THE PRIVATE BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____DAY OF _____, 2012.

BY: _____
JAMES TURNER, _____ DATE _____

STATE OF WISCONSIN) SS
DANE COUNTY) SS

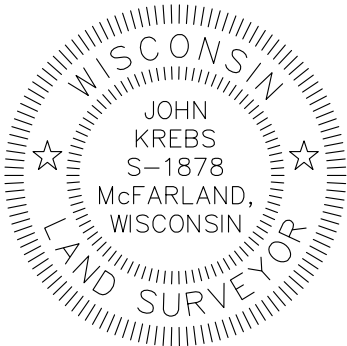
PERSONALLY CAME BEFORE ME THIS _____DAY OF _____, 201____, THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED THE PRIVATE BANK, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

CERTIFICATE OF CITY TREASURER

BEING THE DULY ELECTED QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF MADISON, I 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.

CITY OF MADISON TREASURER DATE _____



OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN

RECEIVED FOR RECORD _____,

20__ AT _____ O'CLOCK ____ M AS

DOCUMENT # _____

IN VOL. _____ OF CERTIFIED SURVEY

MAPS ON PAGE(S) _____ .

REGISTER OF DEEDS

PREPARED BY:	PREPARED FOR:	PROJECT NO:	SURVEYED BY:
JSD Professional Services, Inc. • Engineers • Surveyors • Planners	GHIDORZI COMPANIES 2100 STEWART AVENUE, SUITE 300 WAUSAU, WI 54401	11-4627	MAD
161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060		FILE NO: B-189	DRAWN BY: JK
		FB/PG: 246/119	CHECKED BY: DRS
		SHEET NO: 6 OF 6	APPROVED BY: HPJ

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