



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-10 and 15, Interstate Commerce Park and vacated and Discontinued Commerce Park Dr. per City of Madison Resolution RES-19-00186. File ID No. 54383, as Doc. No. 5482732 and Resolution Res-_____, File ID No. _____, as Doc. No. _____

PREPARED FOR:

2020 MADISON, LLC
4605 DOVETAIL DR
MADISON, WI 53704

WEST 1/4
SEC. 9-8-10
FND. ALUM. MON.
N. 518278.61
E. 837061.89

LOT 1
C. S. M.
7 4 4 1

LOT 2
C. S. M.
4 9 2 4

SEE SHEET 2

LOT 2
C. S. M.
9 6 9 0

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1 1/4" REBAR
- ⊕ = FOUND SECTION CORNER
(TYPE NOTED)
- (##) = RECORDED AS

LOT 1
2,703,971 SQ. FT.
OR 62.07 ACRES

SEE SHEET 4

LOT 2
C. S. M.
9 6 9 0

SEE SHEET 3

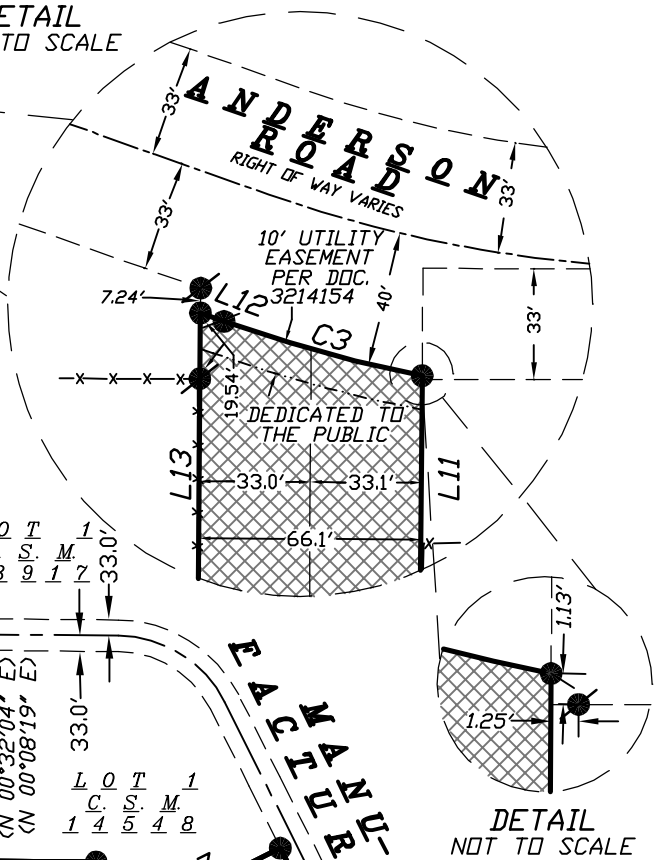
SW CORNER
SEC. 9-8-10
FND. ALUM. MON.
N. 515596.59
E. 837042.43

SCALE 1" = 400'



DOCUMENT NO. _____
CERTIFIED SURVEY MAP NO. _____

DETAIL
NOT TO SCALE



DETAIL
NOT TO SCALE

U. S. H. "5.1"
(RIGHT OF WAY VARIES)

U. S. H. "5.1"
(RIGHT OF WAY VARIES)
NO VEHICULAR ACCESS
DEDICATED TO THE PUBLIC

NO VEHICULAR ACCESS
DEDICATED TO THE PUBLIC

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NO VEHICULAR ACCESS
DEDICATED TO THE PUBLIC

HOEPKER
ROAD

WCCS - DANE COUNTY ZONE
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SW 1/4 OF SECTION 9, T8N,
R10E. LINE TO BEAR = N 89°28'36" E

SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS

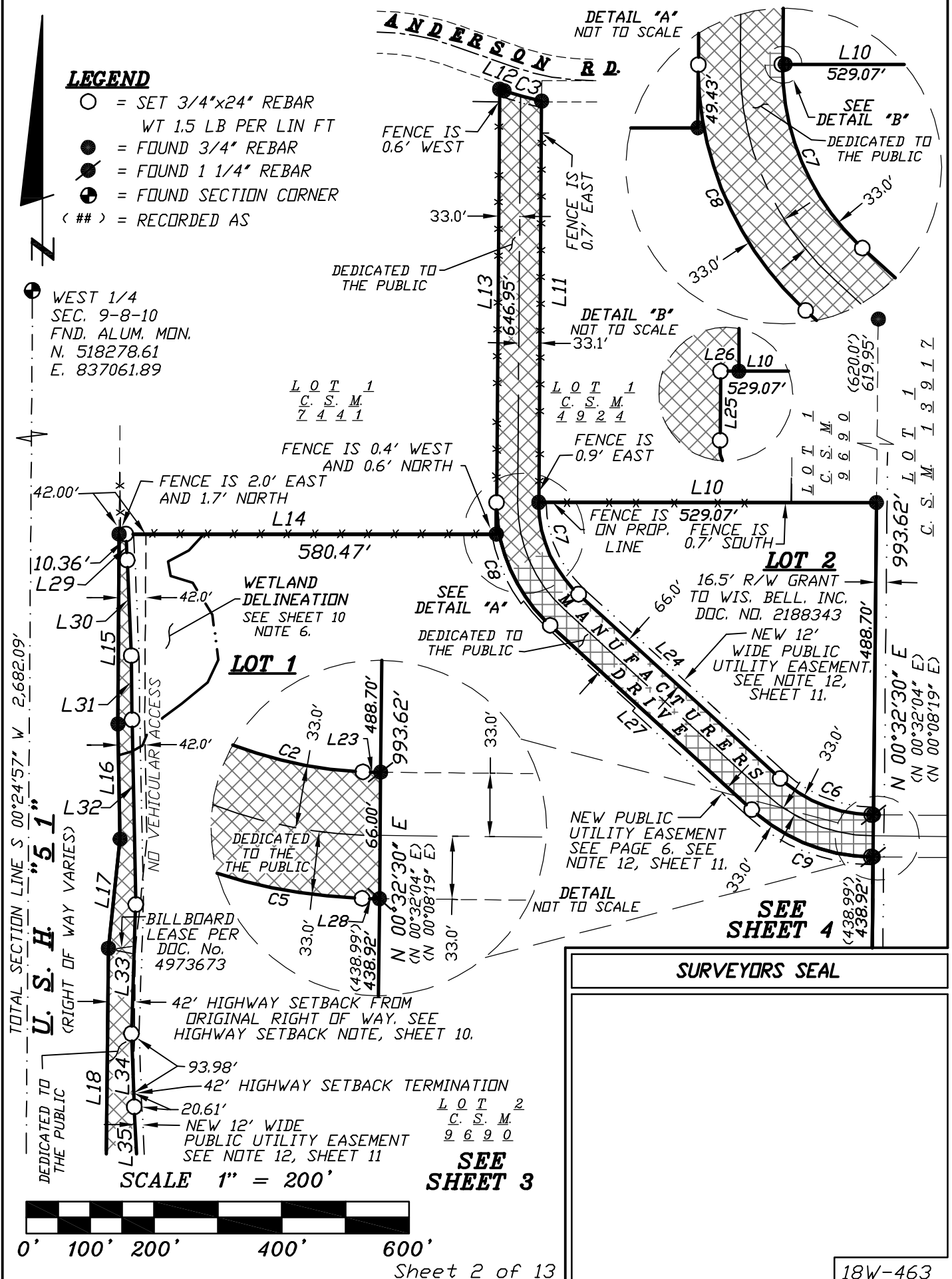
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LEGEND

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- ⊕ = FOUND SECTION CORNER
- (##) = RECORDED AS

WEST 1/4
SEC. 9-8-10
FND. ALUM. MON.
N. 518278.61
E. 837061.89



LOT 1
C. S. M.
7 4 4 1

LOT 1
C. S. M.
4 9 2 4

LOT 1
C. S. M.
9 6 9 0

LOT 1
C. S. M.
1 3 9 1 7

LOT 1
C. S. M.
9 6 9 0

LOT 2
C. S. M.
9 6 9 0

SEE SHEET 3

SURVEYORS SEAL





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SEE SHEET 2

42' HIGHWAY SETBACK FROM ORIGINAL RIGHT OF WAY. SEE HIGHWAY SETBACK NOTE, SHEET 10.

93.98'
42' HIGHWAY SETBACK TERMINATION
20.61'

LOT 1

2,703,971 SQ. FT.
OR 62.07 ACRES



SCALE 1" = 200'



U. S. H. "51"
(RIGHT OF WAY VARIES)

TOTAL SECTION LINE S 00°24'57" W 2,682.09'

DEDICATED TO THE PUBLIC
NO VEHICULAR ACCESS

LOT 2
C.S.M.
9690

LEGEND

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- = FOUND 3/4" REBAR
- ⊙ = FOUND 1 1/4" REBAR
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- (##) = RECORDED AS

SEE SHEET 4

NEW 12' WIDE PUBLIC UTILITY EASEMENT. SEE NOTE 12, SHEET 11.

NEW 12' WIDE PUBLIC UTILITY EASEMENT, SEE PAGE 7, SEE NOTE 12, SHEET 11.

NEW 6' WIDE PUBLIC UTILITY EASEMENT, SEE PAGE 7, SEE NOTE 12, SHEET 11.

NO VEHICULAR ACCESS
N 89°28'36" E 1546.44

N 89°28'36" E 1596.51
(N 89°04'49" E) (1596.53)
(N 89°28'34" E)

SW CORNER
SEC. 9-8-10
FND. ALUM. MON.
N. 515596.59
E. 837042.43

TOTAL SECTION LINE
N 89°28'36" E 2640.76'

HOEPKER ROAD
(RIGHT OF WAY VARIES)

SURVEYORS SEAL

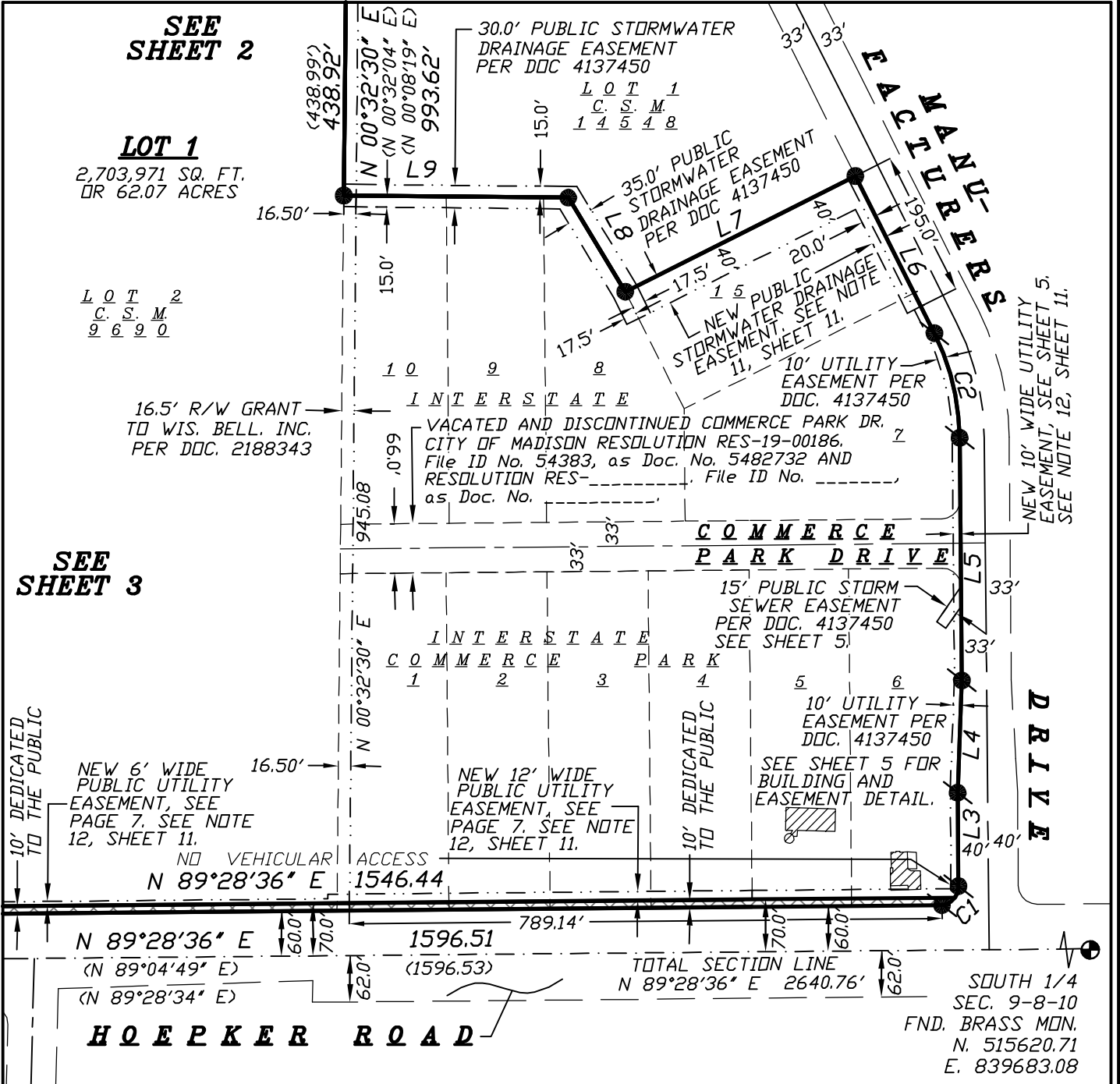


CERTIFIED SURVEY MAP

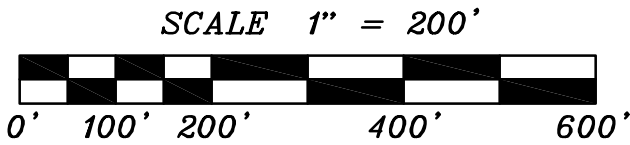
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NOTE:
 LOTS 1-10, 15 AND VACATED COMMERCE PARK DRIVE ARE SUBJECT TO THE AVIGATION EASEMENT PER PER DDC. No. 411035 AND DDC. No. 4121457. CORRECTION ADDIDAVIT PER DOCUMENT No. 4128118.



SURVEYORS SEAL

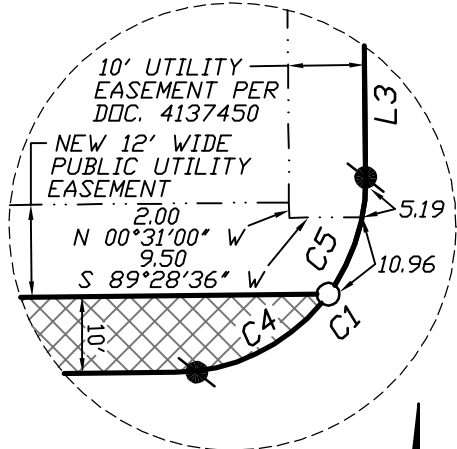
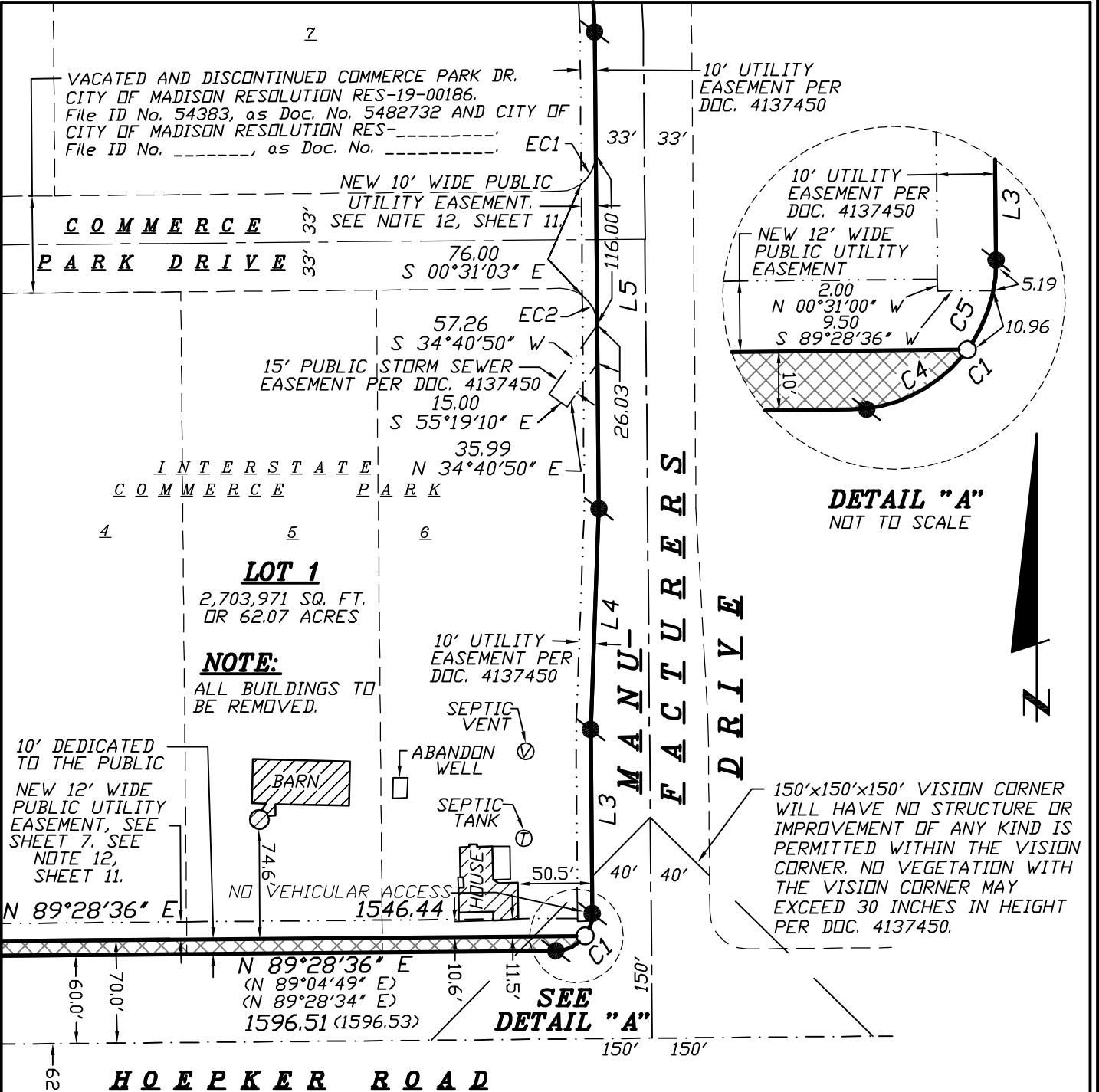


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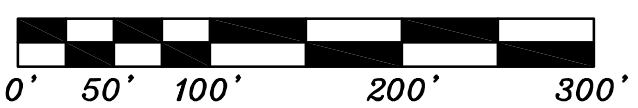
DETAIL "A"
NOT TO SCALE



EASEMENT CURVE TABLE

| EC# | ARC | DELTA | RADIUS | CHORD BEARING | ARC |
|-----|--------|-----------|--------|---------------|--------|
| EC1 | 23.18' | 53°06'49" | 25.00' | S 26°03'09" W | 22.35' |
| EC2 | 23.18' | 53°08'36" | 25.00' | S 27°04'51" E | 22.37' |

SCALE 1" = 100'



SURVEYORS SEAL



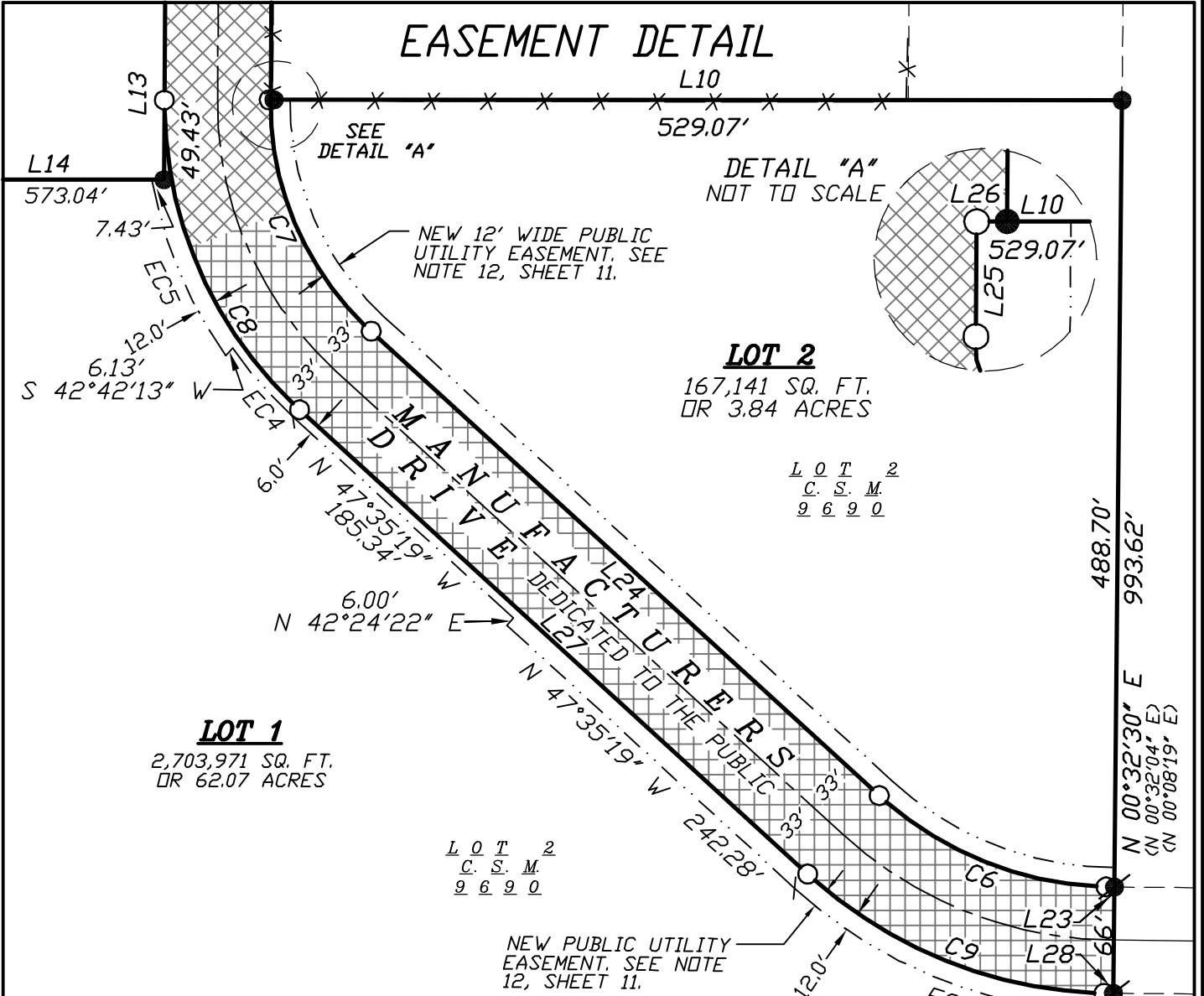
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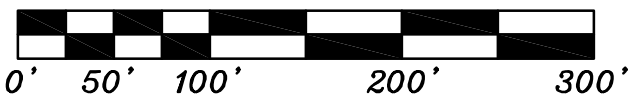
EASEMENT CURVE TABLE

| EC# | ARC | DELTA | RADIUS | CHORD BEARING | ARC |
|-----|---------|-----------|---------|---------------|---------|
| EC3 | 217.50' | 42°14'36" | 295.00' | N 68°42'36" W | 212.61' |
| EC4 | 57.02' | 12°22'27" | 264.00' | N 41°24'05" W | 56.91' |
| EC5 | 119.41' | 25°20'23" | 270.00' | N 22°49'01" W | 118.44' |

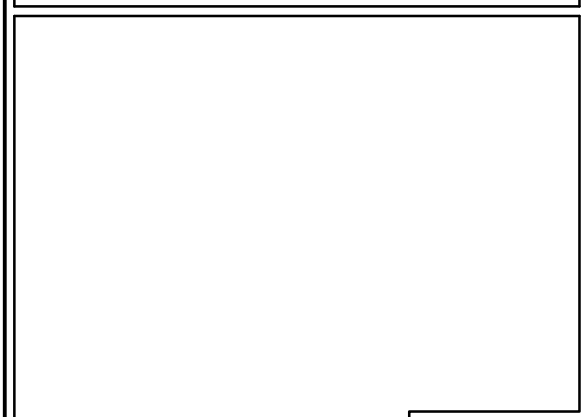
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SURVEYORS SEAL





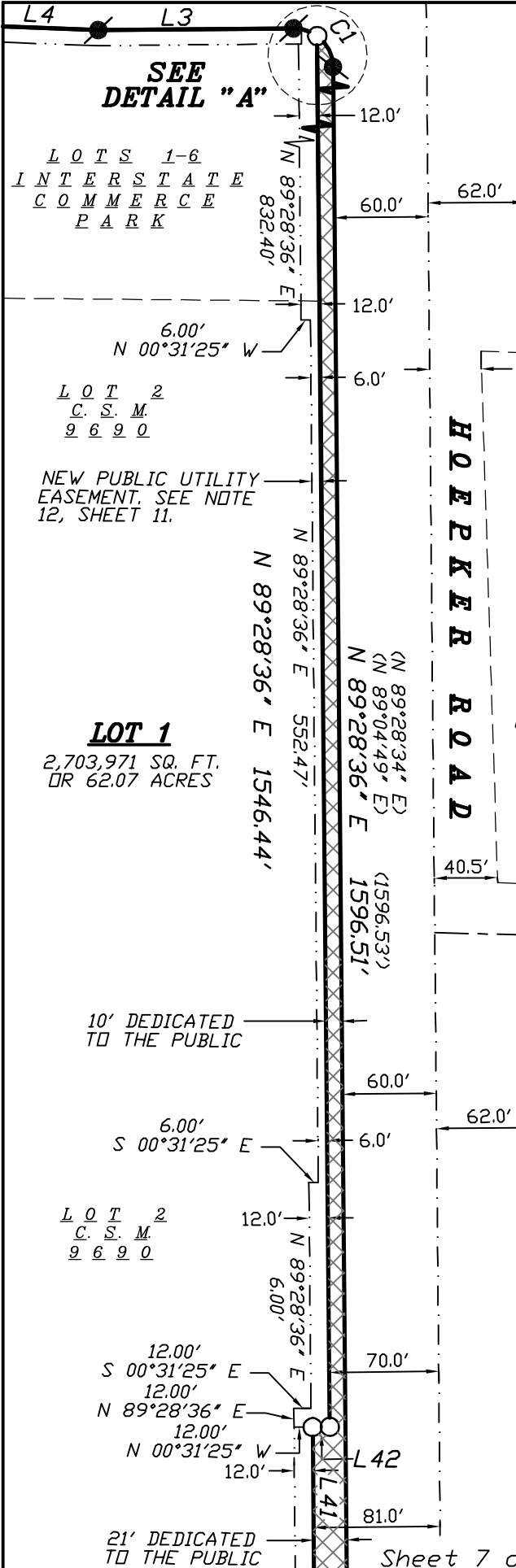
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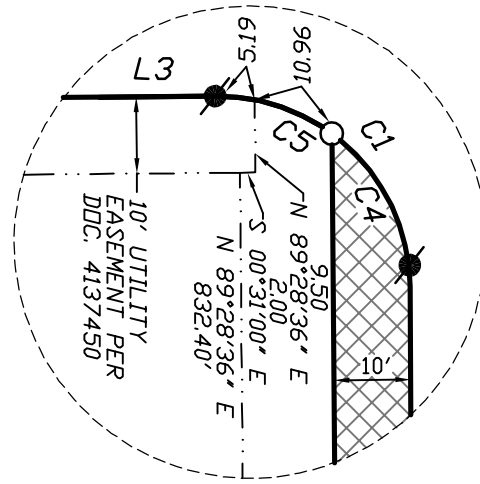
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EASEMENT DETAIL

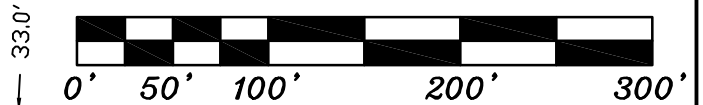


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SCALE 1" = 100'



RONALD REAGAN AVENUE

SURVEYORS SEAL

18W-463



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CURVE TABLE

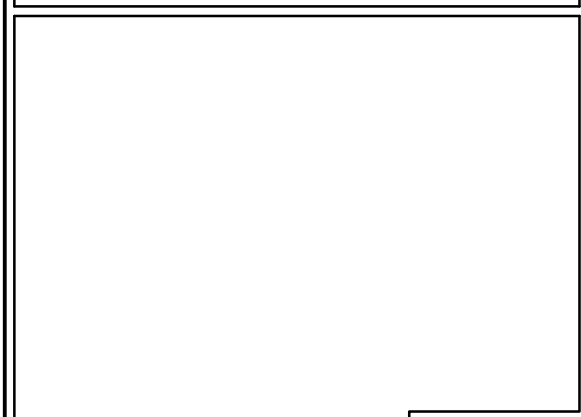
| C# | ARC | DELTA | RADIUS | CHORD BEARING | TANGENT BEARING |
|----|--------------------|--------------------------|---------|--|----------------------------------|
| C1 | <39.27'> 39.43' | <90°00'00"> 90°21'50" | 25.00' | <N 44°28'34" E 35.36'> N 44°18'36" E 35.47' | N 89°29'31" E |
| C2 | 144.82' | 26°10'34" | 317.00' | <N 13°36'43" W> N 13°36'17" W 143.57' | N 00°30'59" W |
| C3 | <61.37'> 61.19' | <08°24'22"> 08°22'55" | 418.28' | <N 75°03'34" W 61.31'> N 74°40'57" W 61.14' | <S 79°15'45" E> N 78°52'24" W |
| C4 | 23.19' | 53°08'58" | 25.00' | N 62°55'02" E 22.37' | N 89°29'31" E |
| C5 | 16.24' | 37°12'52" | 25.00' | N 17°44'07" E 15.95' | N 36°20'33" E |
| C6 | 158.58' | 41°52'15" | 217.00' | N 68°31'26" W 155.07' | N 89°27'33" W |
| C7 | 160.86' | 48°00'07" | 192.00' | N 23°35'15" W 156.19' | N 47°35'19" W |
| C8 | 216.15' | 48°00'07" | 258.00' | S 23°35'15" E 209.88' | S 00°24'49" W |
| C9 | 206.81' | 41°52'15" | 283.00' | S 68°31'26" E 202.24' | S 47°35'19" E |

LINE TABLE:

| L# | BEARING | DISTANCE |
|-----|---|-----------------------------------|
| L1 | N 89°28'36" E | 160.00' |
| L2 | N 00°31'24" W | 60.00' |
| L3 | <N 00°31'30" W> N 00°31'00" W | 125.00' |
| L4 | <N 02°08'53" E> N 02°09'19" E | 150.16' |
| L5 | <N 00°31'30" W> N 00°31'00" W | 324.12' |
| L6 | <N 26°42'00" W> N 26°41'34" W | 235.04' |
| L7 | <S 63°18'39" W> <S 63°18'00" W> S 63°18'25" W | <344.18'> <344.20'> 344.13' |
| L8 | <N 31°11'38" W> <N 31°12'17" W> N 31°13'33" W | <146.88'> 146.83' |
| L9 | <N 89°27'17" W> <N 89°27'56" W> N 89°26'08" W | <300.00'> 300.02' |
| L10 | <S 89°39'13" W> <S 89°38'37" W> N 89°57'41" W | <528.58'> 528.95' |
| L11 | <N 00°01'10" E> <N 00°01'14" E> N 00°24'49" E | <627.82'> 628.10' |
| L12 | <N 70°51'23" W> N 70°29'20" W | <7.15'> 7.45' |
| L13 | <S 00°01'10" W> <S 00°01'14" W> S 00°24'49" W | <636.38'> 696.38' |
| L14 | <S 89°39'13" W> <S 89°38'37" W> S 89°59'50" W | <591.00'> <591.11'> 590.83 |
| L15 | <S 00°01'14" W> S 00°22'21" W | <297.14'> 297.32' |
| L16 | <S 01°25'18" E> S 01°06'23" E | <180.18'> 180.06' |
| L17 | <S 05°39'58" W> S 06°07'16" W | <171.88'> 172.04' |
| L18 | <S 00°10'50" W> S 00°37'55" W | <457.53'> 457.86' |
| L19 | <S 00°07'51" W> S 00°34'06" W | <629.71'> 629.43' |
| L20 | <S 08°40'25" E> S 08°12'02" E | 176.48' |

| | | |
|-----|----------------------------------|----------------------|
| L21 | <N 89°04'49" E> N 89°28'36" E | <219.18'> 219.93' |
| L22 | S 00°31'24" E | 60.00' |
| L23 | N 89°27'25" W | 1.92' |
| L24 | N 47°35'19" W | 427.63' |
| L25 | S 00°24'49" W | 0.69' |
| L26 | N 89°57'41" W | 0.12' |
| L27 | S 47°35'19" E | 427.63' |
| L28 | S 89°27'25" E | 1.92' |
| L29 | S 03°09'39" E | 40.82' |
| L30 | S 02°25'18" E | 149.65' |
| L31 | S 00°38'42" E | 100.38' |
| L32 | S 01°10'17" E | 289.16' |
| L33 | S 01°55'03" W | 202.21' |
| L34 | S 02°07'34" E | 114.59' |
| L35 | S 02°43'33" E | 332.13' |
| L36 | S 04°16'29" E | 493.74' |
| L37 | S 06°09'49" E | 63.28' |
| L38 | S 12°53'14" E | 31.51' |
| L39 | S 19°49'33" E | 41.39' |
| L40 | S 09°34'19" E | 35.74' |
| L41 | N 89°28'36" E | 337.02' |
| L42 | S 00°31'25" E | 11.00' |

SURVEYORS SEAL





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NOTES:

1.) THIS SURVEY WAS PREPARED WITH A SUBDIVISION APPROVAL REPORT, 30/60 TITLE SEARCH, PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO: NCS-937252-MAD.

- C.S.M. is subject to right of Way Grant to Wisconsin Bell Inc recorded March 9, 1990, in Volume 13932, Page 34, as Document No. 2188343.
- C.S.M. is subject to Avigation Easement recorded September 22, 2005, as Document No. 4111035.
- C.S.M. is subject to Avigation Easement recorded October 17, 2005, as Document No. 4121457. Affidavit recorded November 2, 2005, as Document No. 4128118.
- C.S.M. is subject to Plat of Interstate Commerce Park recorded November 29, 2005, as Document No. 4137450. (SEE NOTE 3 BELOW)
- C.S.M. is subject to Declaration of Covenants, Conditions and Restrictions recorded November 30, 2005, as Document No. 4137948. First Amendment to Declaration of Covenants, Conditions and Restrictions for Interstate Commerce Park dated May 8, 2019 and recorded May 28, 2019 as Document No. 5491046.
- C.S.M. is subject to Declaration of Covenants, Conditions, and Restrictions recorded February 28, 2019, as Document No. 5472325.
- C.S.M. is subject to Certified Survey Map No. 9690. (SEE NOTE 4, SHEET 10)
- C.S.M. is subject to affidavit, relating to Well Abandonment Ordinance and Well Head Protection Ordinance, recorded December 28, 1993 in Volume 2606, Page 43, as Document No. 2559856.
- C.S.M. is subject to rights for entrance to, maintenance, construction, or repair of any utility structures, improvements or services which may be under the surface of the portion of the insured premises lying within vacated Commerce Park Drive, as evidenced in Street Vacation recorded April 23, 2019, as Document No. 5482732, pursuant to Section 66.1005(2)(a) Wisconsin Statutes.
- C.S.M. is subject to Deed Restriction recorded September 28, 2005, as Document No. 4113494.

2.) EASEMENTS, SETBACKS, NOTES, AND ALL OTHER MATTERS DISCLOSED BY PLAT OF INTERSTATE COMMERCE PARK RECORDED NOVEMBER 29, 2005 AS DOCUMENT NO. 4137450

- 30' Public Stormwater Drainage Easement
- 20' Permanent Limited Public Grading Easement
- Areas of no vehicular access
- Utility Easement(s)

NOTES:

- Lands contained within this plat are subject to Dane County Height Limitation zoning requirements.
- Utility Easements: all utility facilities within this subdivision shall be installed underground. no pedestals, transformers or buried cables are to be placed such that the installation would disturb any survey stake, or obstruct vision along any lot line or street line. utility easements as herein set forth are for the use of public bodies and private public utilities having the right to serve the area.
- the disturbance of any survey stake by anyone is a violation of Section 236.32, Wisconsin Statutes.
- the intra-block drainage easements shall be graded with the construction of each principal structure in accordance with the approved storm water drainage plan on file with the city engineer and zoning administrator, as amended in accordance with Madison General Ordinances.

CONTINUE NOTES ON SHEET 10

SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-10 and 15, Interstate Commerce Park and vacated and Discontinued Commerce Park Dr. per City of Madison Resolution RES-19-00186. File ID No. 54383, as Doc. No. 5482732 and Resolution Res-_____. File ID No. _____, as Doc. No. _____.

NOTES CONTINUED:

3.) NOTES AS DISCLOSED BY CERTIFIED SURVEY MAP NO. 9690.

-Forty-two (42) foot wide highway setback line as set forth on Certified Survey Map No. 9690 recorded May 18, 2000 as Document No. 3214154.

-Twelve (12) foot utility easement as set forth on Certified Survey Map No. 9690 recorded May 18, 2000 as Document No. 3214154.

-Ten (10) foot utility easement as set forth on Certified Survey Map No. 9690 recorded May 18, 2000 as Document No. 3214154.

-Fifteen (15) foot wide permanent limited easement for grading and sloping as set forth on Certified Survey Map No. 9690 recorded May 18, 2000 as Document No. 3214154.

-Any future development of Lot 2 of C.S.M. No. 9690 will not increase the current rate of drainage onto U.S.H. "51" right-of-way.

-All lots created by this survey are individually responsible for compliance with Chapter 37 of the Madison General Ordinances regarding storm water detention at the time they develop.

-Refer to building site information contained in Dane County Soil Survey.

-Further development and dedication of streets and ped-bike easements of Lot 2 of C.S.M. No. 9690 shall occur consistent with the city's plan for the Hanson Road Neighborhood Development Plan and development requirements.

-A 15 foot public ped-bike easement shall be dedicated from Anderson Street to the south to a public street to be dedicated upon further subdivision and / or development of Lot 2.

-There will be no further development or redevelopment on Lot 2 C.S.M. No. 9690 until public services are available or unless approved by the City of Madison Plan Commission.

HIGHWAY SETBACK RESTRICTION NOTE:

No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but not limited to signs, parking areas, driveways, wells, septic systems, drainage facilities, building and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in Section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department for more information. The phone number may be obtained by contacting the County Highway Department.

4.) Lots/buildings within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.

5.) All lots created by this certified survey map are individually responsible for compliance with chapter 37 of the Madison general ordinances in regards to storm water detention at the time they develop.

6.) WDNR found the wetlands shown on this map to be exempt from state wetland regulations in accordance with the letter dated Sept. 28, 2018.

7.) No changes in drainage patterns associated with development on any or all lots within this CSM shall be allowed without prior approval of the City Engineer.

8.) Public Utility Easements as herein set forth are for the use by Public Bodies and Private Public Utilities having the right to serve the area.

9.) Utility Easement and Permanent Limited Easement for grading and sloping per Document No. 3214154 to be released per separate document. Utility Easement, Stormwater Drainage Easement, and Permanent Limited Public Grading Easement per Document No. 4137450 to be released per separate document.

10.) Section corner and ties sheets for the South 1/4 corner, SW corner, and West 1/4 corner of Section 9, T8N, R10E have been check and verified per latest tie sheet on recorded at the Dane County Surveyors Office.

CONTINUE NOTES ON SHEET 11

SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-10 and 15, Interstate Commerce Park and vacated and Discontinued Commerce Park Dr. per City of Madison Resolution RES-19-00186. File ID No. 54383, as Doc. No. 5482732 and Resolution Res-_____. File ID No. _____, as Doc. No. _____.

11.) Public Storm Water Drainage 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 City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public storm water drainage purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Storm Water Drainage Facilities within the Easement Area. City of Madison shall have the further 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 any pavement, concrete or turf located within 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 surface condition including the repair or replacement of pavement, concrete and turf.

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 Storm Water Drainage Facilities 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, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

12.) Public Utility 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, and all other public utility companies registered to do business in the City of Madison, for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison, and all other public utility companies registered to do business in the City of Madison, for the transmission of electrical, gas, telephone, cable, communication, video, and information services, together with the right of ingress and egress across the Easement Areas for the purpose of access to and use of these facilities. The City of Madison, and all other public utility companies registered to do business in the City of Madison, and their employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the utility facilities within the Easement Area. City of Madison, and all other public utility companies registered to do business in the City of Madison, shall have the further 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 any pavement, concrete or turf located within 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 surface condition including the repair or replacement of pavement, concrete and turf.

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, and all other public utility companies registered to do business in the City of Madison, hereunder. No buildings or structures or fences unrelated to the public utility facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison, and all other public utility companies registered to do business in the City of Madison, having rights to the easement area.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-10 and 15, Interstate Commerce Park and vacated and Discontinued Commerce Park Dr. per City of Madison Resolution RES-19-00186. File ID No. 54383, as Doc. No. 5482732 and Resolution Res-_____, File ID No. _____, as Doc. No. _____.

SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, Chapter 37 of the City of Madison General Ordinance, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, recorded in the Dane County Register of Deeds Office in Volume 56 of Certified Survey Maps, Page 38-42, as Document No. 3214154 and Lots 1-4 and 8-10, Interstate Commerce Park recorded in the Dane County Register of Deeds Office in Volume 58-095A of Plats, Page 485-487, as Document No. 4137450 and vacated and discontinued Commerce Park Dr. per City of Madison Resolution RES-19-00186. File ID No. 54383, as Doc. No. 5482732 and Resolution Res-_____. File ID No. _____, as Doc. No. _____, being more particularly described as follows:

Commencing at the Southwest corner of said Section 9, thence N 89°28'36" E along the South line of the Southwest 1/4, 370.40 feet to the point of beginning.

thence continue N 89°28'36" E, 160.00 feet; thence N 00°31'24" W, 60.00 feet to the North right-of-way of Hoepker Road; thence N 89°28'36" E along said North right-of-way, 1596.51 feet; thence along an arc of a curve concaved westerly having a radius of 25.00 feet and a long chord bearing of N 44°18'36" E, 35.47 feet to the West right-of-way of Manufacturers Drive; thence along said West right-of-way for the next 5 courses N 00°31'00" W, 125.00 feet; thence N 02°09'19" E, 150.16 feet; thence N 00°31'00" W, 324.12 feet; thence along an arc of a curve concaved southwesterly having a radius of 317.00 feet and a long chord bearing of N 13°36'17" W, 143.57 feet; thence N 26°41'34" W, 235.04 feet; thence S 63°18'25" W, 344.13 feet; thence N 31°13'33" W, 146.83 feet; thence N 89°26'08" W, 300.02 feet; thence N 00°32'30" E, 993.62 feet; thence N 89°57'41" W, 528.95 feet; thence N 00°24'49" E, 628.10 feet to the South right-of-way of Anderson Road; thence along said Anderson Road for the next 2 courses along an arc of a curve concaved northerly having a radius of 418.28 feet and a long chord bearing of N 74°40'57" W, 61.14 feet; thence N 70°29'18" W, 7.45 feet; thence S 00°24'49" W, 696.38 feet; thence S 89°59'50" W, 590.83 feet to the East right-of-way of United States Highway "51"; thence along said East right-of-way 6 courses S 00°22'21" W, 297.32 feet; thence S 01°06'23" E, 180.06 feet; thence S 06°07'16" W, 172.04 feet; thence S 00°37'55" W, 457.86 feet; thence S 00°34'06" W, 629.43 feet; thence S 08°12'02" E, 176.48 feet to the North right-of-way of Hoepker Road; thence N 89°28'36" E along said North right-of-way, 219.93 feet; thence S 00°31'24" E, 60.00 feet to the point of beginning. This parcel contains 3,101,849 sq. ft. or 71.21 acres thereof.

Date _____
Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams
Noa T. Prieve S-2499
Professional Land Surveyor

OWNERS' CERTIFICATE:

2020 Madison, LLC, a Wisconsin limited liability company, duly organized and existing under and by the laws of the State of Wisconsin, as owners, does hereby certify that said company caused the land described on this certified survey map to be surveyed, divided, dedicated and mapped as represented on the certified survey map. 2020 Madison, LLC does further certify that this certified survey map is required to be submitted to the City of Madison for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

STATE OF WISCONSIN) _____
DANE COUNTY) Carl Ruedebusch, Manager

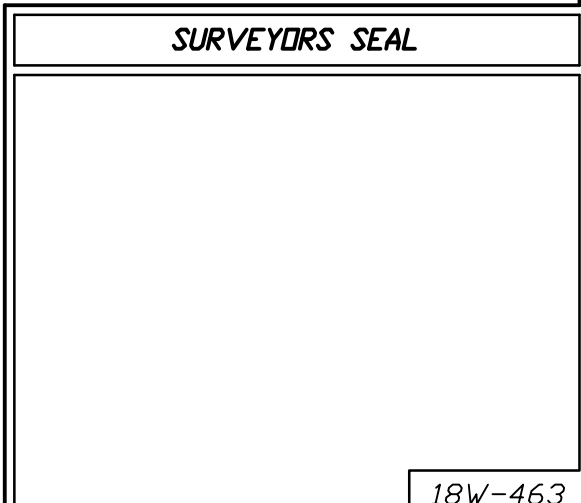
Personally came before me this _____ day of _____, 20____, Carl Ruedebusch, Manager of 2020 Madison, LLC, and known by me to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name



SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

A parcel of land located in part of the SW 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 9, T8N, R10E, City of Madison, Dane County, Wisconsin. Including all of Lot 2, Certified Survey Map No. 9690, and Lots 1-10 and 15, Interstate Commerce Park and vacated and Discontinued Commerce Park Dr. per City of Madison Resolution RES-19-00186. File ID No. 54383, as Doc. No. 5482732 and Resolution Res-_____. File ID No. _____, as Doc. No. _____.

CONSENT OF MORTGAGEE:

First Financial Bank, NA, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said First Financial Bank, NA,, has caused these presents to be signed by its corporate officer listed below at _____, Wisconsin and its corporate seal hereunto affixed on this ___ day of _____, 20__.

First Financial Bank, NA

STATE OF _____)
_____ COUNTY)

*Dan Laughner
Vice President First Financial Bank, NA*

Personally came before me this ___ day of _____, 20__, Dan Laughner its Vice President of the above named corporation, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

_____ County, Wisconsin.

Notary Public

My commission expires _____

CITY OF MADISON COMMON COUNCIL:

Resolved that this 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, Dane County, Wisconsin

CITY OF MADISON PLAN COMMISSION:

Approved for recording per Secretary, Madison Planning Commission action of _____ day of _____, 20__

Secretary Plan Commission City of Madison, Dane County, Wisconsin

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20__ at ___ o'clock __.M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

*Kristi Chlebowski
Register of Deeds*

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL