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N/5, 200 BRICKSTONE SQUARE, ANDOVER MA 01810  
THORNTON TOMASETTI, 222 E. ERIE ST. SUITE 380, MILWAUKEE WI 53202

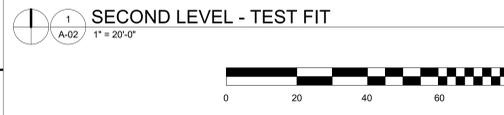
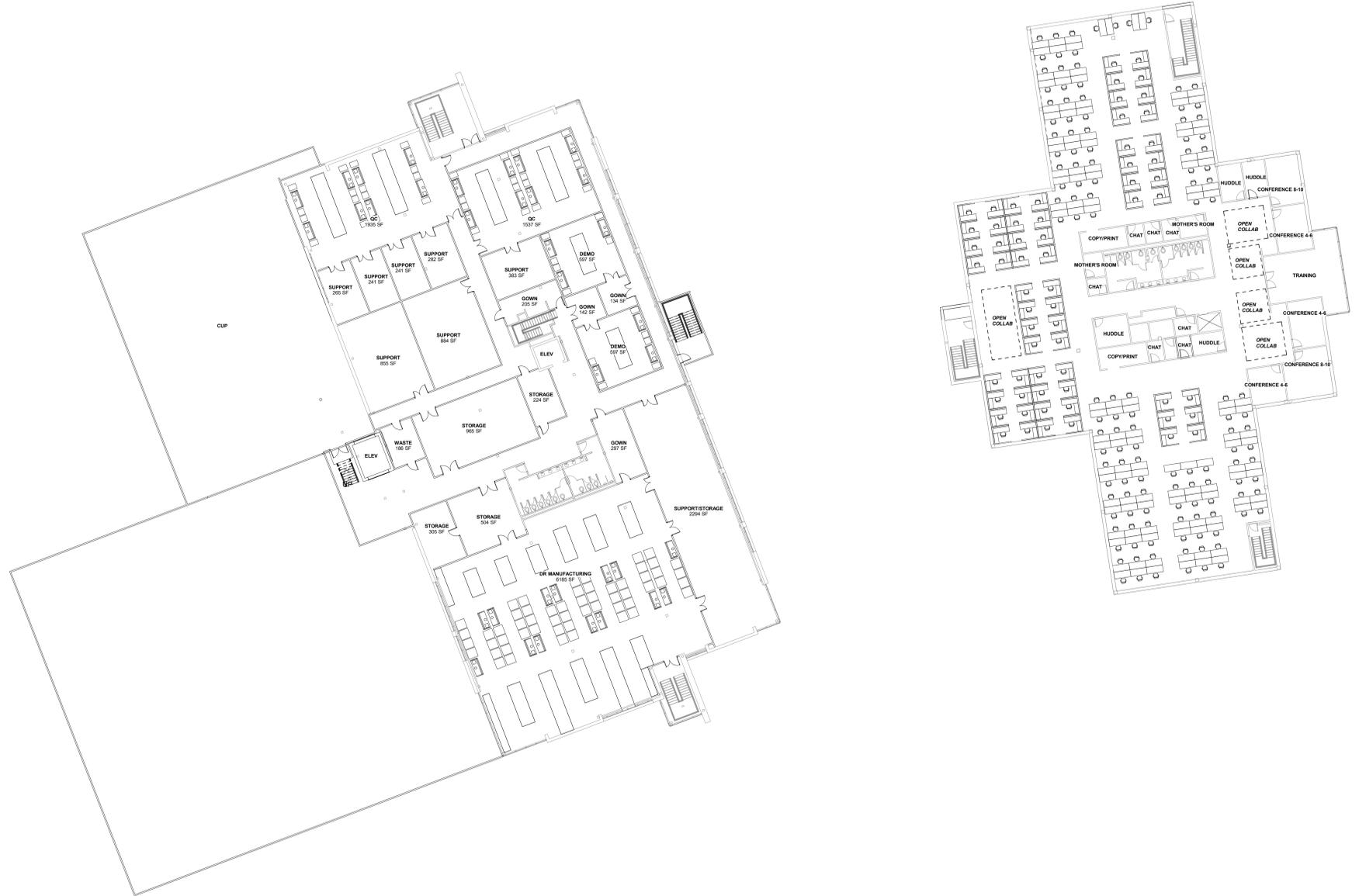
FCDJ  
977 DEMING WAY / 8402 EXCELSIOR DR.  
MADISON, WI 53717  
GROUND LEVEL - TEST FIT

CONTRACT DOCUMENT  
PROGRESS SET

NOT FOR CONSTRUCTION

Project Manager  
Drawn  
Checked  
Issue/Drawn Date  
2022 10 03  
Project Number  
FUJ01.03

**A-01**



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Issue/Revision/Submission  
Date  
No.

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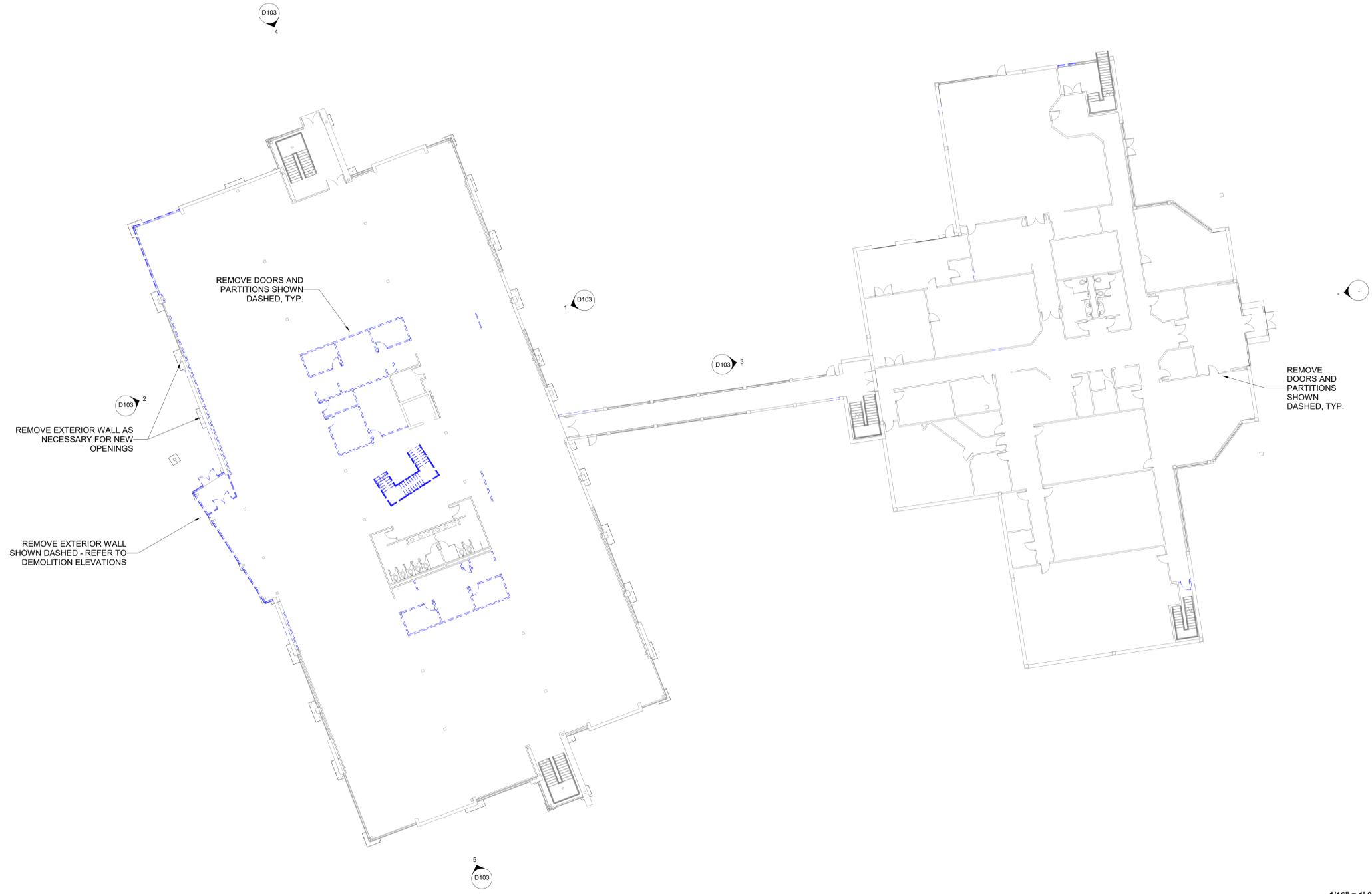
FCDJ  
917 DEMING WAY / 8402 EXCELSIOR DR.  
MADISON, WI 53717  
SECOND LEVEL - TEST FIT

CONTRACT DOCUMENT  
PROGRESS SET

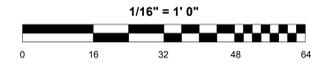
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Project Manager  
Drawn  
Checked  
Issue/Revision/Date  
2022 10 03  
Project Number  
FUJ01.03

**A-02**



1 DEMOLITION PLAN LEVEL 1  
D101 1/16" = 1'-0"



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PHONE 704.377.1800

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977 DEMING WAY / 8402 EXCELSIOR DR.  
MADISON, WI 53717  
FIRST FLOOR DEMOLITION PLAN

CONTRACT DOCUMENT  
PROGRESS SET

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Project Manager  
MZ  
Drawn  
MH  
Checked  
Issue/Revision/Date  
2022 10 03  
Project Number  
FUJ01.03

**D101**  
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 1  
D102 1/16" = 1'-0"

**DEMOLITION PLAN LEVEL 2**



Issue/Revision/Submission  
No.  
Date

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THORNTON TOMASETTI, 222 E. ERIE ST. SUITE 380, MILWAUKEE WI 53202

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917 DEMING WAY / 8402 EXCELSIOR DR.  
MADISON, WI 53717  
SECOND FLOOR DEMOLITION PLAN

CONTRACT DOCUMENT  
PROGRESS SET

NOT FOR CONSTRUCTION

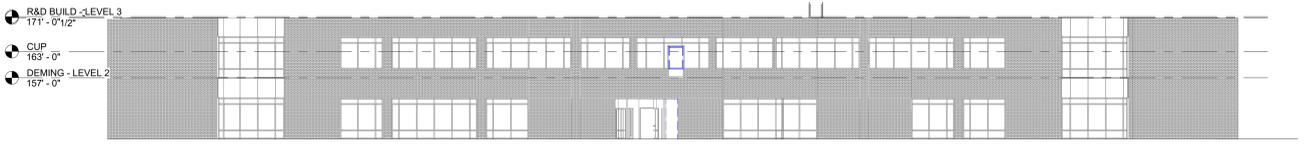
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Issue/Revision/Date  
2022 10 03  
Project Number  
FUJ01.03

**D102**

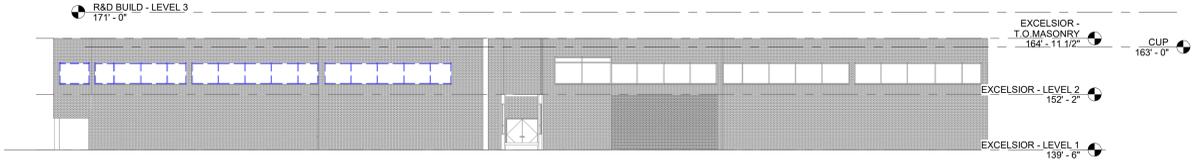
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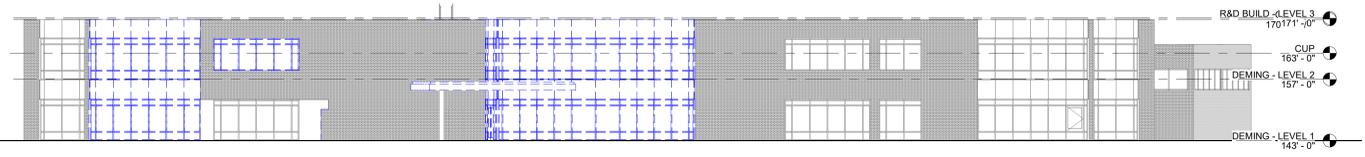
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1 DEMING EAST ELEVATION  
1/16" = 1'-0"



3 EXCELSIOR WEST ELEVATION  
1/16" = 1'-0"



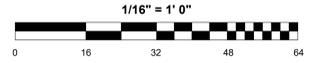
2 DEMING WEST ELEVATION  
1/16" = 1'-0"



5 SOUTH ELEVATION  
1/16" = 1'-0"



4 NORTH ELEVATION  
1/16" = 1'-0"



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THORNTON TOMASETTI, 222 E. ERIE ST. SUITE 380, MILWAUKEE WI 53202

FCDI  
917 DEMING WAY / 8402 EXCELSIOR DR.  
MADISON, WI 53717  
ELEVATION DEMOLITION PLANS

CONTRACT DOCUMENT  
PROGRESS SET

NOT FOR CONSTRUCTION

Project Manager  
MZ  
Drawn  
MH  
Checked  
Issue/Revision/Date  
2022.10.03  
Project Number  
FUJ01.03

**D103**



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FCDJ  
 917 DEMING WAY / 8402 EXCELSIOR DR.  
 MADISON, WI 53717  
 PROPOSED DEMOLITION PLAN

CONTRACT DOCUMENT  
 PROGRESS SET

NOT FOR CONSTRUCTION

Project Manager  
 MZ  
 Drawn  
 JTK  
 Checked  
 JPL  
 Initial Drawing Date  
 05.10.2022  
 Project Number  
 FUJ01.02

**C100**

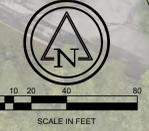
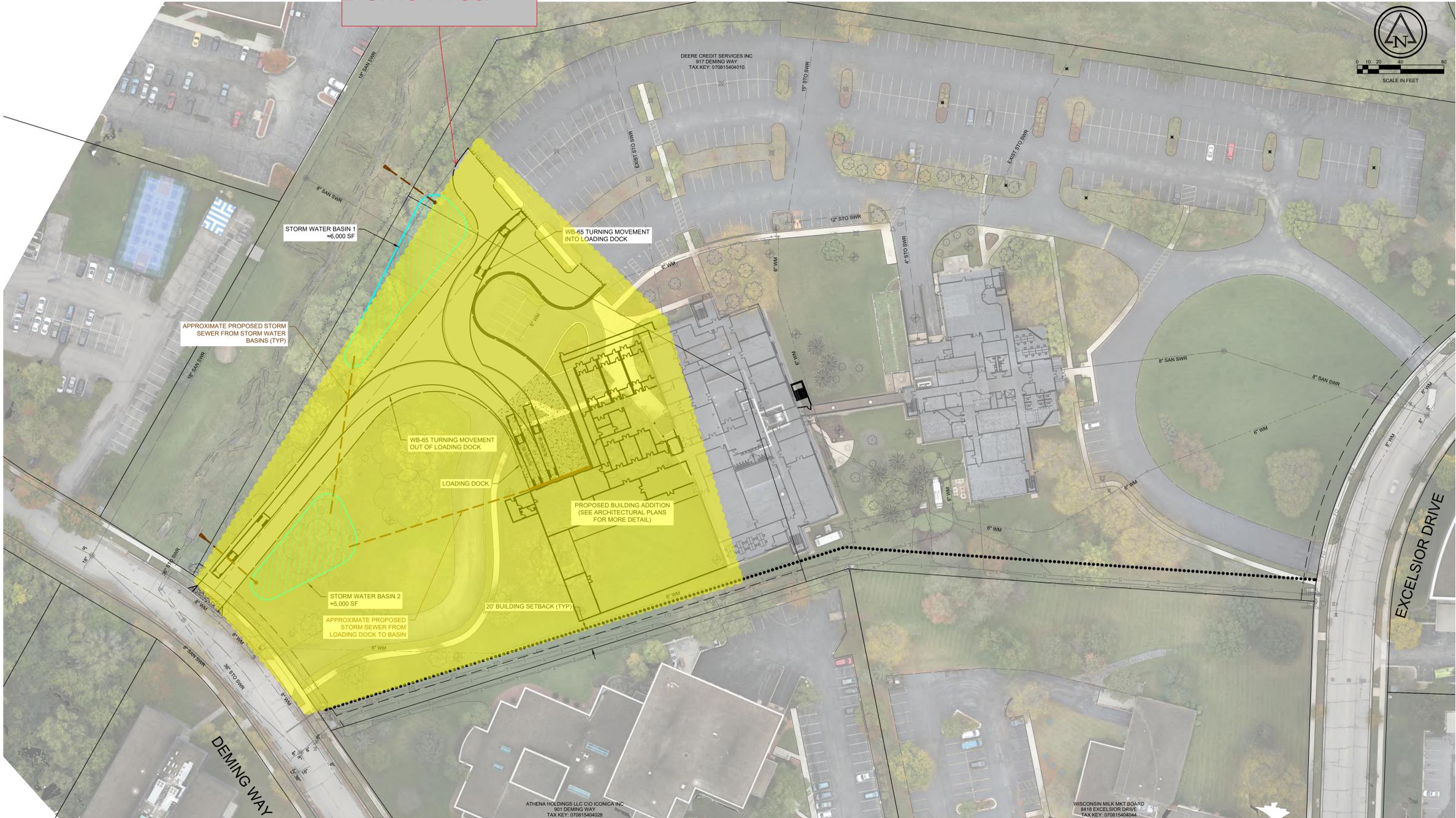
No. Issue/Revision/Submission Date



RUEKERT & MIELKE, INC. 4001 MAKOOSA TRAIL STE 200, MADISON, WI 53714  
 1405 200 BRICKSTONE SQUARE ANDOVER, MA 01810  
 THORNTON TOMASETTI, 222 E. ERIE ST. SUITE 360, MILWAUKEE, WI 53202

# Phase 1

Demo Area



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 PHONE 919.271.7400

FCDJ  
 917 DEMING WAY / 8402 EXCELSIOR DR.  
 MADISON, WI 53717  
 PROPOSED SITE PLAN

CONTRACT DOCUMENT  
 PROGRESS SET

NOT FOR CONSTRUCTION

Project Manager  
 MZ  
 Drawn  
 JTK  
 Checked  
 JPL  
 Initial Drawing Date  
 05.10.2022  
 Project Number  
 FUJ01.02

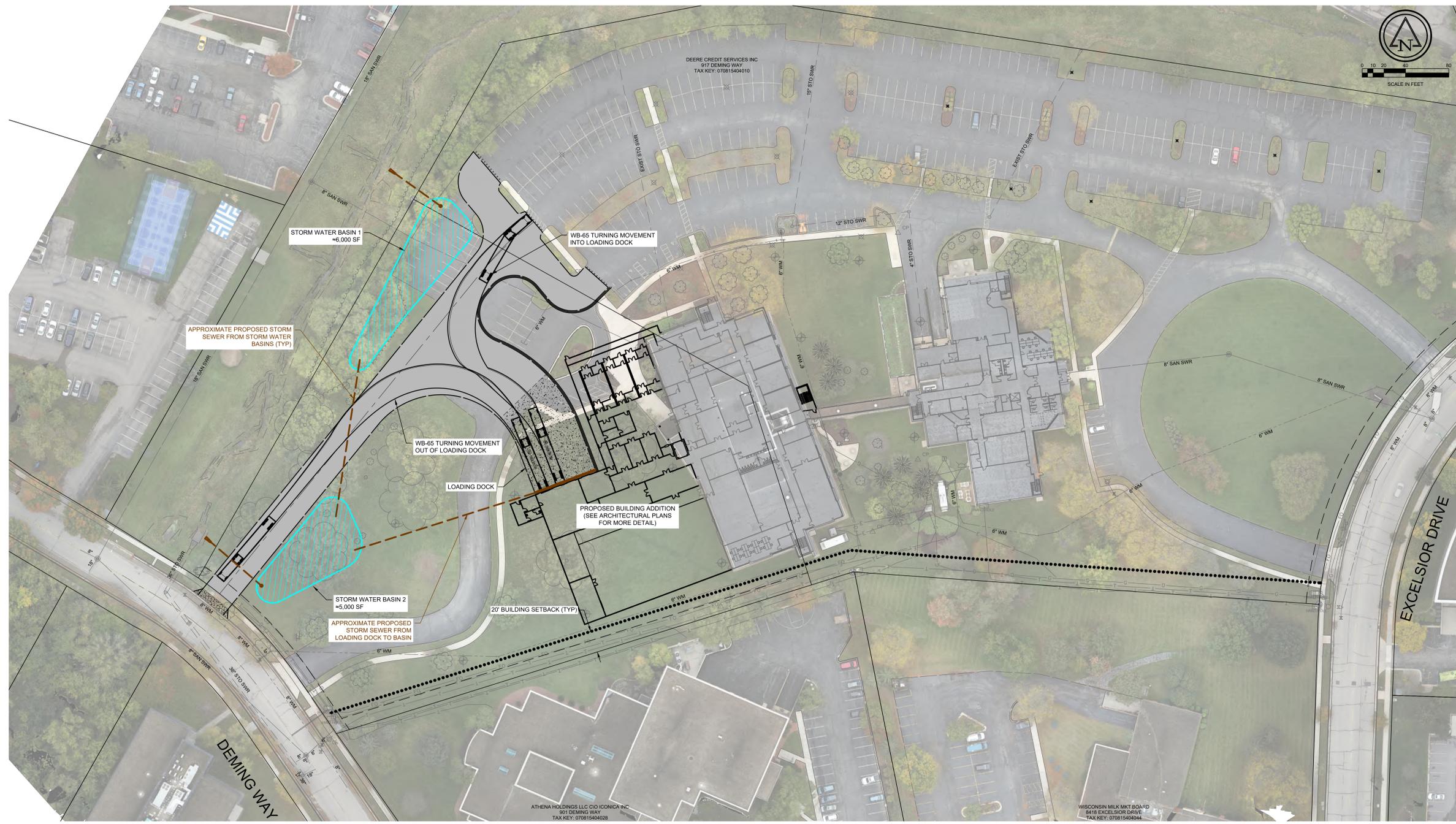
**C101**



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 1100 BRICKSTONE SQUARE, ANDOVER, MA 01810  
 THORNTON TOMASETTI, 222 E. ERIE ST., SUITE 360, MILWAUKEE, WI 53202

PRELIMINARY DRAFT

# Phase 1



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 NV6, 200 BRICKSTONE SQUARE, ANDOVER MA, 01810  
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FCDJ  
 917 DEMING WAY / 8402 EXCELSIOR DR.  
 MADISON, WI 53717  
 PROPOSED SITE PLAN

CONTRACT DOCUMENT  
PROGRESS SET

NOT FOR CONSTRUCTION

Project Manager  
MZ  
 Drawn  
JTK  
 Checked  
JPL  
 Initial Drawing Date  
05.10.2022  
 Project Number  
FUJ01.02

# C101

PRELIMINARY DRAFT

# Future Phase



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11/6, 200 BRICKSTONE SQUARE, ANDOVER MA, 01810  
THORNTON TOMASETTI, 222 E. ERIE ST. SUITE 360, MILWAUKEE WI, 53202

**Ruekert Mielke**

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917 DEMING WAY / 8402 EXCELSIOR DR.  
MADISON, WI 53717  
PROPOSED SITE PLAN

CONTRACT DOCUMENT  
PROGRESS SET

NOT FOR CONSTRUCTION

Project Manager  
MZ  
Drawn  
JTK  
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JPL  
Initial Drawing Date  
05.10.2022  
Project Number  
FUJ01.02

**C101**

PRELIMINARY DRAFT

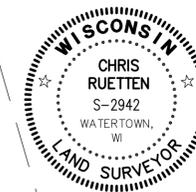
# ALTA/NSPS LAND TITLE SURVEY

Lots Twenty-Two (22) and Twenty-Six (26), Old Sauk Trails Park First Addition, located in parts of the Northwest 1/4 of the Southeast 1/4, and the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin.

## SURVEYOR'S CERTIFICATE

To: First American Title Insurance Company, Fujifilm Cellular Dynamics, Inc., a Wisconsin corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7a, 8, 9, 13, 16, and 19 of Table A thereof, and in accordance with the Wisconsin Administrative Code, Chapter A-7, Minimum Standards for Property Surveys. The field work was completed in November 2021, and January and March of 2022.



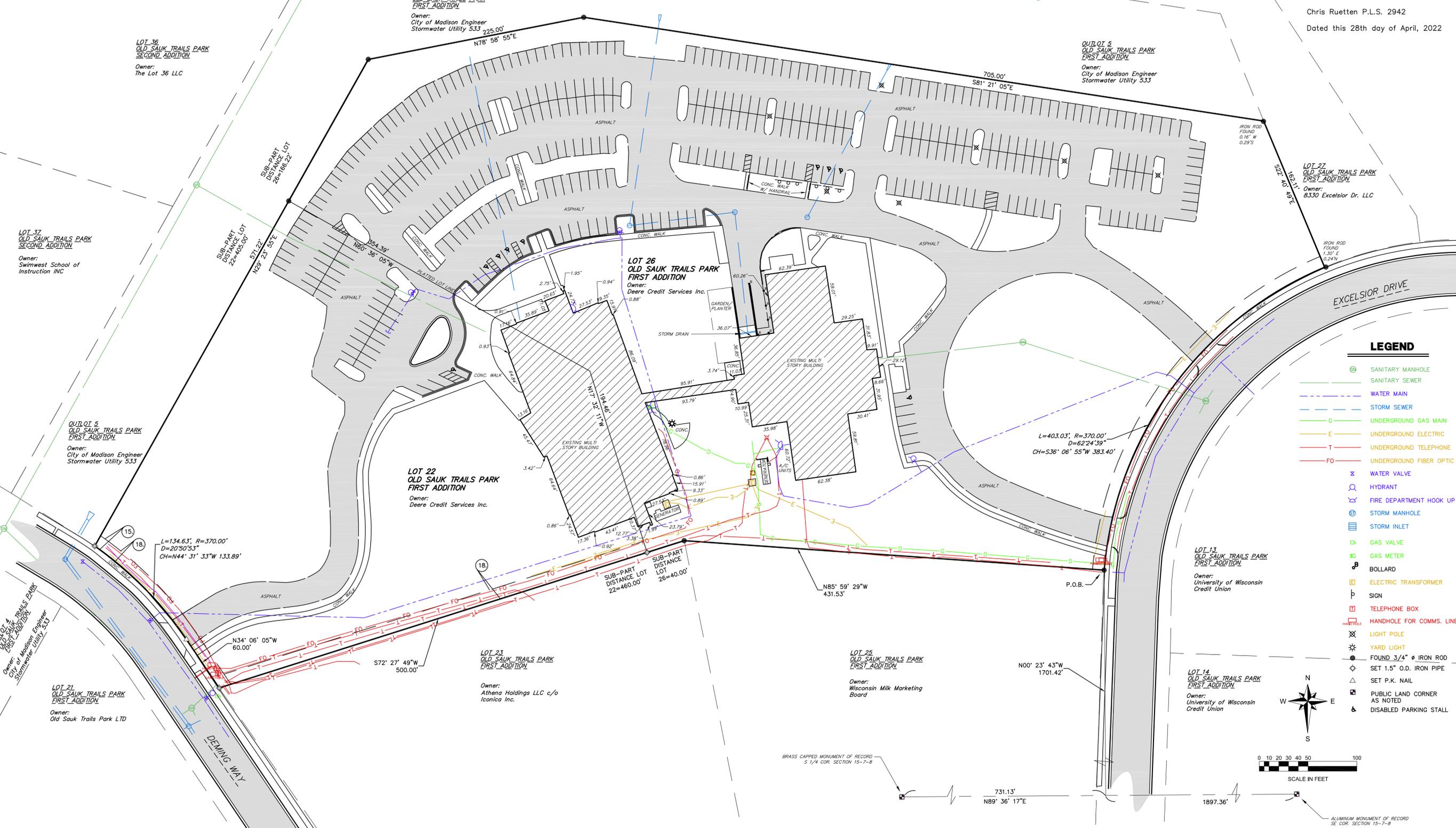
*Chris Ruetten*

Chris Ruetten P.L.S. 2942

Dated this 28th day of April, 2022

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TOWN: 7 N RANGE: 8 E SECTIONS: 15



### LEGEND

- SANITARY MANHOLE
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- UNDERGROUND GAS MAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER OPTIC
- WATER VALVE
- HYDRANT
- FIRE DEPARTMENT HOOK UP
- STORM MANHOLE
- STORM INLET
- GAS VALVE
- GAS METER
- BOLLARD
- ELECTRIC TRANSFORMER
- SIGN
- TELEPHONE BOX
- HANDHOLE FOR COMMS. LINES
- LIGHT POLE
- YARD LIGHT
- 
- 
- SET P.K. NAIL
- PUBLIC LAND CORNER AS NOTED
- DISABLED PARKING STALL



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ALTA/NSPS LAND TITLE SURVEY  
 FUJIFILM CELLULAR DYNAMICS, INC.  
 LOTS 22 AND 26 OLD SAUK TRAILS PARK FIRST ADDITION  
 CITY OF MADISON  
 DANE COUNTY, WISCONSIN

© COPYRIGHT 2022 RUEKERT & MIELKE INC.
DESIGNED BY:
DRAFTED BY: CJR
CHECKED BY: JMS
DATE: APRIL 28, 2022
FILE NO. <b>5490-10000</b>
SHEET NO. <b>1 OF 2</b>

Apr. 28, 2022 10:26am PLOTTED BY: CRUETTEN SAVED BY: CRUETTEN  
 G:\C3D\_2018\5490\_BHPD\10000 West Madison Site Development\dwg\ALTA\BHPD-ALTA.dwg SHEET 1  
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 XREFS: RML000-BRANCH OFFICES

# ALTA/NSPS LAND TITLE SURVEY

Lots Twenty-Two (22) and Twenty-Six (26), Old Sauk Trails Park First Addition, located in parts of the Northwest 1/4 of the Southeast 1/4, and the Northeast 1/4 of the of the Southwest 1/4 of Section 15, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin.

## SCHEDULE B – PART II EXCEPTIONS

Exceptions 1–9 are not survey related.

10. Covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions in the document recorded January 21, 1986 in Volume 7716, Page 23 as Document No. 1918427 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. (nothing to map)

The right to levy certain charges or assessments against the land which shall become a lien if not paid as set forth in the above declaration of restrictions, and is conferred upon Old Sauk Trails Business Association. (nothing to map)

Modification and/or amendment by instrument: First Amendment to the Declarations of Covenants, Conditions and Restrictions of Old Sauk Trails Park  
Recording Information: September 09, 1994 in Volume 28395, Page 35 as Document No. 2630945. (nothing to map)

Modification and/or amendment by instrument: Second Amendment to the Declaration of Covenants, Conditions and Restriction of Old Sauk Trails Park  
Recording Information: May 22, 1996 in Volume 32955, Page 15 as Document No. 2764523. (nothing to map)

11. Utility Easement to Wisconsin Power and Light Company, dated August 11, 1986, recorded/filed August 25, 1986 in Volume 8672, Page 71 as Document No. 1959148. (does not affect the subject property)

12. Utility Easement to Mid–Plains Telephone, Inc., a Wisconsin corporation, dated August 11, 1986, recorded/filed August 25, 1986 in Volume 8674, Page 14 as Document No. 1959224. (does not affect the subject property)

13. Sewer Easement to the City of Madison, a municipal corporation, dated January 22, 1987, recorded/filed March 06, 1987 in Volume 9630, Page 87 as Document No. 2001816. (does not affect the subject property)

14. Utility Easement to Mid–Plains Telephone, Inc., a Wisconsin corporation, dated August 11, 1986, recorded/filed May 22, 1987 in Volume 10047, Page 47 as Document No. 2019722. (does not affect the subject property)

15. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Old Sauk Trails Park First Addition, as recorded in June 03, 1987 in Volume 56–26A of Plats, Page 70 as Document No. 2022704, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (12' easement shown on map)

As Amended by Affidavit of Correction recorded on July 25, 1988 in Volume 11731, Page 43 as Document No. 2094639. (does not affect the subject property)

16. Covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions in the document recorded June 23, 1987 in Volume 10216, Page 20 as Document No. 2027436 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. (nothing to map)

17. Utility Easement to Wisconsin Power and Light Company and Mid–Plains Telephone Company, dated October 09, 1987, recorded/filed October 26, 1987 in Volume 10743, Page 79 as Document No. 2051322. (does not affect the subject property)

18. Utility Easement to Wisconsin Power and Light Company and Mid–Plains Telephone Company, dated February 05, 1988, recorded/filed October 26, 1987 in Volume 11416, Page 73 as Document No. 2080800. (12' easement shown on map)

19. Covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions in the document recorded January 16, 1998 as Document No. 2924735 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. (nothing to map)

20. Rights of tenants in possession under unrecorded leases. (nothing to map)

## GENERAL NOTES and TABLE A ITEMS

- Table A item 1 shown in Legend.
- Table A item 2, Property Address– 917 Deming Way, and 8402 Excelsior Drive, Madison, WI 53717
- Table A item 3, part of the lands surveyed are determined be in Zone "X" per FEMA flood map number 55025C0383G, and map number 55025C0384C.
- Table A item 4, the land area is 548,876 sq. ft.±, or 12.60 acres±.
- Table A item 7(a)(1), exterior dimensions of all buildings at ground level, shown on map.
- Table A item 8, substantial features – shown on map.
- Table A item 9, parking stalls are shown on the map. (9 disabled, and 371 regular)
- Table A item 13, names of adjoining owners. (shown on map)
- Table A item 16, there was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- Table A item 19, Ruekert & Mielke carries a Professional Liability insurance policy of 2 million dollars.
- Existing underground utilities have been shown based upon observed evidence.
- No platted setback lines appeared on the documents provided to the surveyor.
- The following improvements that are shown, but not limited to, pavement, utilities, relief, and other improvements may exceed the Relative Positional Accuracy under Section 3.E.v. of the 2021 Minimum Standard Detail requirements for ALTA/NSPS Land Title Surveys. This is due to the variations in the improvements listed above and soil erosion.
- Width of traveled way (face of curb to face of curb) of Deming Way is 43.5' feet, and for Excelsior Dr. is 43.8'.
- No observable evidence of site being used as a solid waste dump, sump or sanitary landfill.
- There are no gaps, gores or strips on the parcel.

## LEGAL DESCRIPTION

LEGAL DESCRIPTION per a First American Title Insurance Company, ALTA Owner's Policy COMMITMENT ORDER NO. NCS-1105312-MAD, COMMITMENT DATE December 30, 2021.

Lots Twenty-two (22) and Twenty-six (26), Old Sauk Trails Park First Addition, in the City of Madison, Dane County, Wisconsin.

## LEGAL DESCRIPTION OF THIS SURVEY PURSUANT TO CHAPTER 236, WI STATUTES

I, Chris Ruetten, of Ruekert & Mielke, Professional Land Surveyor, do hereby certify that at the direction of Fujifilm Cellular Dynamics, Inc. a Wisconsin corporation, that I have surveyed and mapped Lots 22 and 26 of Old Sauk Trails Park First Addition, located in parts of the Northwest 1/4 of the Southeast 1/4, and the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 7 North, Range 8 East, City of Madison, Dane County, bounded and described as follows:

Commencing at the South Quarter Corner of Section 15, Township 7 North, Range 8 East; thence bearing N89°36'17"E along the South line of the Southeast 1/4, a distance of 731.13 feet; thence bearing N00°23'43"W, a distance of 1701.42 feet to the Southeast corner of Lot 26 of Old Sauk Trails Park First Addition and the Point of Beginning; thence bearing N85°59'29"W, along the South line of said Lot 26, a distance of 431.53 feet; thence bearing S72°27'49"W along the South line of Lots 26 and 22 of said Plat, a distance of 500.00 feet to the Northeasterly line of Deming Way; thence bearing N34°06'05"W along said line, a distance of 60.00 feet; thence 134.63 feet along an arc of curve to the left, whose radius is 370.00 feet, and whose chord bears N44°31'33"W, a distance of 133.89 feet; thence bearing N29°23'55"E along the Northwesterly lines of Lots 26 and 22 of said Plat, a distance of 571.22 feet; thence N78°58'55"E along the North line of said Lot 26, a distance of 225.00 feet; thence S81°21'05"E along the North line of said Lot 26, a distance of 705.00 feet; thence S22°40'49"E, along the East line of said Lot 26, a distance of 162.11 feet to the Northwesterly line of Excelsior Drive; thence 403.03 feet along the arc of a curve to the left, whose radius is 370.00 feet, and whose chord bears S36°06'55"W, a distance of 383.40 feet to the Point of Beginning.

Containing 12.60± acres (548,876± Sq. Ft.) more or less of land. Subject to covenants, conditions, restrictions and easements of record.

That I have made this survey and map by the direction of Fujifilm Cellular Dynamics, Inc. a Wisconsin corporation Owner(s) of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 or the Wisconsin Statutes.

## SURVEYOR'S CERTIFICATE

To: First American Title Insurance Company, Fujifilm Cellular Dynamics, Inc., a Wisconsin corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7a, 8, 9, 13, 16, and 19 of Table A thereof, and in accordance with the Wisconsin Administrative Code, Chapter A-E7, Minimum Standards for Property Surveys. The field work was completed in November 2021, and January and March of 2022.



*Chris Ruetten*

Chris Ruetten P.L.S. 2942

Dated this 27th day of April, 2022

7	6	5	4	3	2	1
TOWN: 7 N						
RANGE: 8 E						
SECTIONS: 15						

**Ruekert • Mielke**  
 Waukesha • Kenosha • Madison  
 Global Water Center • Fox Valley  
[www.ruekertmielke.com](http://www.ruekertmielke.com)

ALTA/NSPS LAND TITLE SURVEY  
 FUJIFILM CELLULAR DYNAMICS, INC.  
 LOTS 22 AND 26 OLD SAUK TRAILS PARK FIRST ADDITION  
 CITY OF MADISON  
 DANE COUNTY, WISCONSIN

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 RUEKERT & MIELKE INC.

DESIGNED BY:

DRAFTED BY: CJR

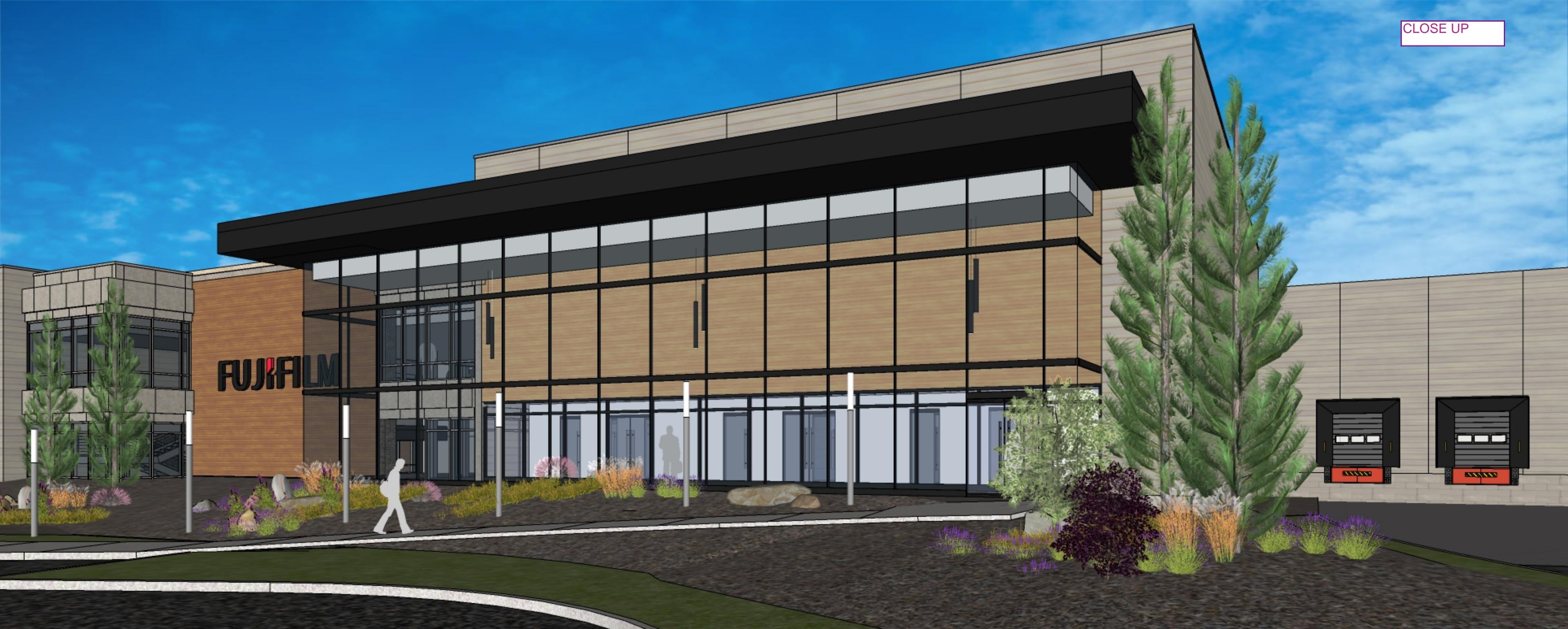
CHECKED BY: JMS

DATE: APRIL 28, 2022

FILE NO.  
**5490-10000**

SHEET NO.  
**1 OF 2**

CLOSE UP



LOADING DOCK  
ANGLE



FUJIFILM

FUJIFILM



PARKING LOT



FUJIFILM



LOADING DOCK



FUJIFILM





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