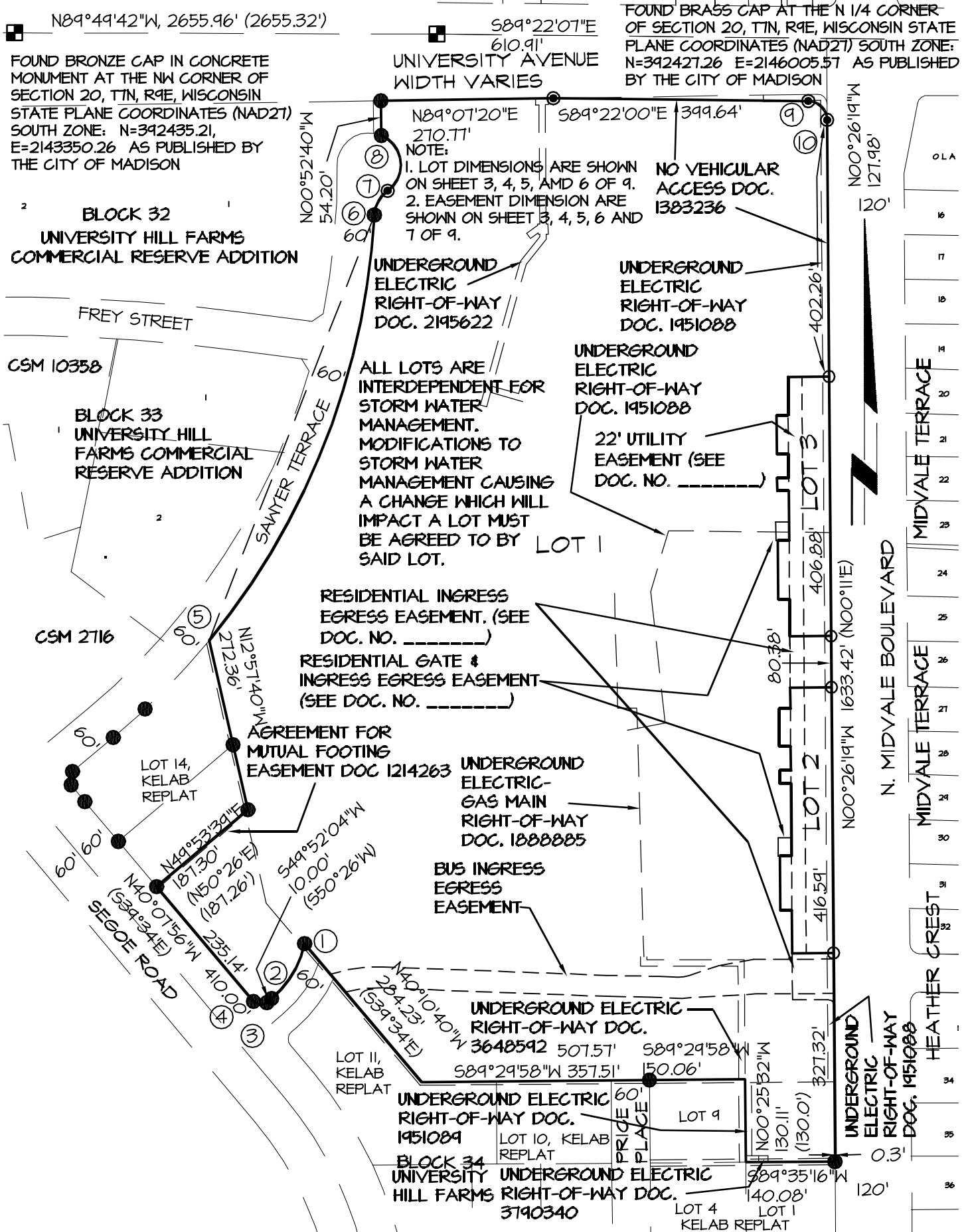


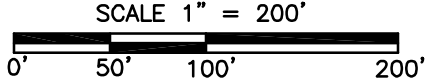
CERTIFIED SURVEY MAP

OUTLOTS A & B, BLOCK 34, UNIVERSITY HILL FARMS - COMMERCIAL RESERVE ADDITION AND LOTS 8, 12 & 13, KELAB REPLAT, BEING PART OF NE 1/4 & SE 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 & SW 1/4 OF THE NE 1/4 OF SECTION 20, T1N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.



ARNOLD & O'SHERIDAN, INC.
 1111 DEMING WAY
 MADISON, WI. 53717

SURVEYED FOR:
 HILLDALE BUILDING LLC
 JOSEPH FREED AND ASSOCIATES, LLC
 220 N. SMITH STREET SUITE 300
 PALATINE, IL 60067



GRID NORTH. ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NW 1/4, SECTION 20, T1N, R9E, PUBLISHED AS N89°49'42"W.

APRIL 25, 2005 050193
 CERTIFIED SURVEY MAP _____
 DOCUMENT NO. _____
 SHEET 1 OF 9

CERTIFIED SURVEY MAP

OUTLOTS A & B, BLOCK 34, UNIVERSITY HILL FARMS - COMMERCIAL RESERVE ADDITION AND LOTS 8, 12 & 13, KELAB REPLAT, BEING PART OF NE 1/4 & SE 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 & SW 1/4 OF THE NE 1/4 OF SECTION 20, T1N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

LAND SURVEYOR CERTIFICATE

I, Francis R. Thousand, registered land surveyor, hereby certify that in full compliance with the provisions of Chapter 236, Wisconsin Statutes and the subdivision regulations of the City of Madison and according to the instructions and descriptions furnished to me by the owners listed hereon, I have surveyed this property and that such plat correctly represents all exterior boundaries and subdivision of the land surveyed and is described as:

A parcel of land consisting of Outlots A and B, Block 34, University Hill Farms - Commercial Reserve Addition and part of Kelab Replat, including in said parcel of land (and formerly described as a part of said Outlots A and B) all of lots 8, 12, and 13, Kelab Replat, being part of the NE 1/4 & SE 1/4 of the NW 1/4 and part of the NW 1/4 & SW 1/4 of the NE 1/4 of Section 20, T1N, R9E, in the City of Madison, Dane County, Wisconsin, to-wit: Commencing at the NW corner of the said NW 1/4, S89°22'07"E, 610.91 feet to the west line of Midvale Boulevard extended; thence along said west line, S00°26'19"W, 127.98 feet to the point of beginning; thence continuing S00°26'19"W, 1633.42 feet; thence S89°35'16"W, 140.08 feet; thence N00°25'32"W, 130.11 feet; thence S89°29'58"W, 507.57 feet; thence N40°10'40"W, 284.23 feet to a point on a curve; thence southwesterly along a curve to the left which has a radius of 155.00' and a chord which bears S31°00'21"W, 100.22 feet; thence S49°52'04"W, 10.00 feet to a point of curve; thence northwesterly along a curve to the right which has a radius of 15.00 feet and a chord which bears N85°07'56"W, 21.21 feet; thence N40°07'56"W, 235.14 feet; thence N49°53'39"E, 187.30 feet; thence N12°57'40"W, 272.36 feet to a point of curve; thence northeasterly along a curve to the left which has a radius of 1150.00 feet and a chord which bears N21°13'12"E, 716.02 feet to a point of reverse curve; thence northeasterly along a curve to the right which has a radius of 50.00 feet and a chord which bears N28°40'45"E, 43.20 to a point of reverse curve; thence northwesterly along a curve to the left which has a radius of 50.00 feet and a chord which bears N06°28'19"W, 87.25 feet; thence N00°52'40"W, 54.20 feet; thence N89°07'20"E, 270.77 feet; thence S89°22'00"E, 399.64 feet to a point of curve; thence southeasterly along a curve to the right which has a radius of 30.00 feet and a chord which bears S44°54'10"E, 42.03 feet to the point of beginning. This parcel contains 1,307,285 sq. ft.. - 30.01 acres.

Dated this _____ day of _____, 200__.

Madison, Wisconsin _____
 Francis R. Thousand
 Land Surveyor S-1363

CURVE TABLE						
CURVE	RADIUS	CHORD	CHORD BEARING	I-ANGLE	TANGENT BEARING	ARC
1-2	155.00'	100.22'	S31°00'21"W	37°43'26"	1=S12°08'38"W	102.05'
					2=S49°52'04"W	
3-4	15.00'	21.21'	N85°07'56"W	90°00'00"	3=S49°52'04"W	23.56'
					4=N40°07'56"W	
5-6	1150.00'	716.02'	N21°13'12.5"E	36°16'37"	5=N39°21'31"E	728.13'
6-7	50.00'	43.20'	N28°40'45.5"E	51°11'43"	6=N03°04'54"E	44.68'
7-8	50.00'	87.25'	N06°28'18.5"W	121°29'51"	7=N54°16'37"E	106.03'
					8=N67°13'14"W	
9-10	30.00'	42.03'	S44°54'09.5"E	88°55'41"	9=S89°22'00"E	46.56'
					10=S00°26'19"E	

ARNOLD & O'SHERIDAN, INC.
 1111 DEMING WAY
 MADISON, WI. 53717

SURVEYED FOR:
 HILLDALE BUILDING LLC
 JOSEPH FREED AND ASSOCIATES, LLC
 220 N. SMITH STREET SUITE 300
 PALATINE, IL 60067

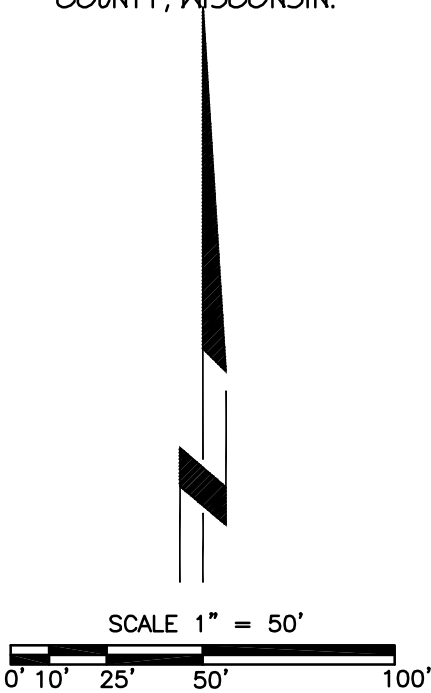
APRIL 25, 2005
 050193

CERTIFIED SURVEY MAP _____

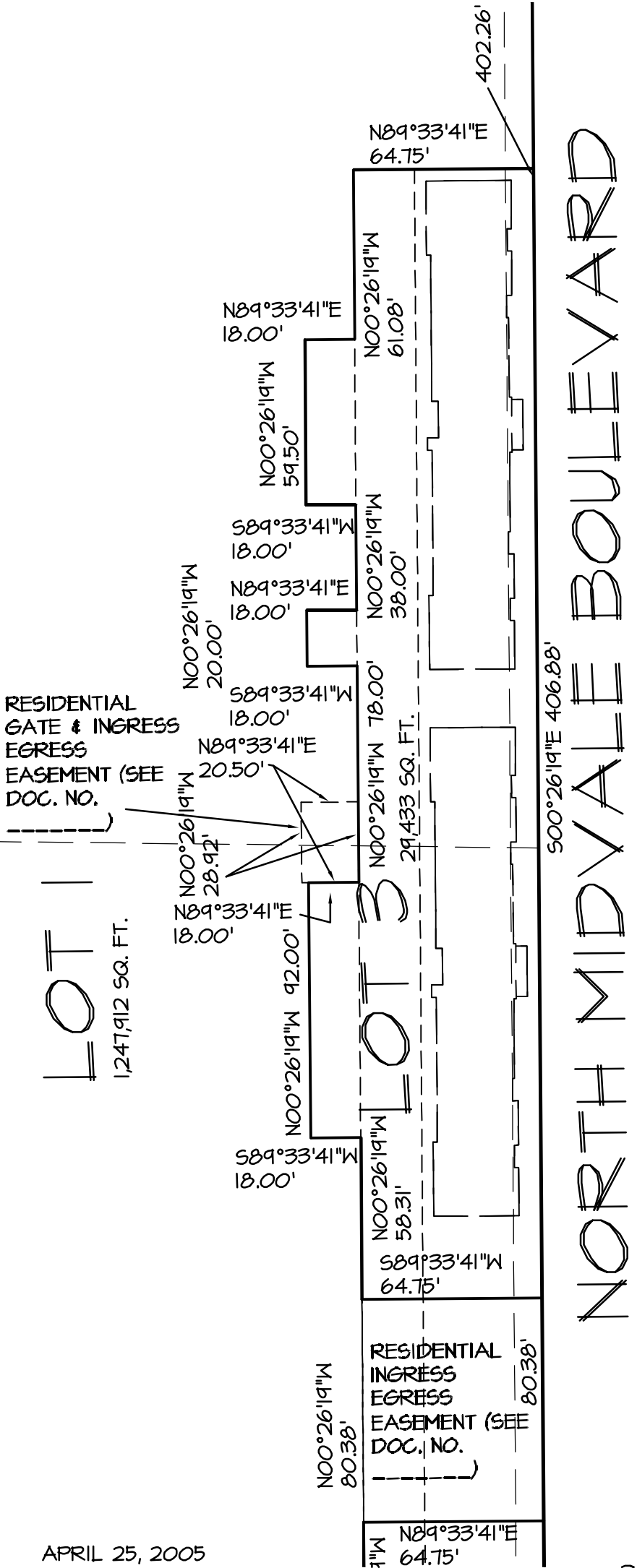
DOCUMENT NO. _____

CERTIFIED SURVEY MAP

OUTLOTS A & B, BLOCK 34,
UNIVERSITY HILL FARMS -
COMMERCIAL RESERVE
ADDITION AND LOTS 8, 12 & 13,
KELAB REPLAT, BEING PART
OF NE 1/4 & SE 1/4 OF THE NW
1/4 AND PART OF THE NW 1/4 &
SW 1/4 OF THE NE 1/4 OF
SECTION 20, T7N, R9E, IN THE
CITY OF MADISON, DANE
COUNTY, WISCONSIN.



LOT LAYOUT BELOW
ELEVATION 55.00
CITY OF MADISON
DATUM



ARNOLD & O'SHERIDAN, INC.
1111 DEMING WAY
MADISON, WI. 53717

SURVEYED FOR:
HILDALE BUILDING LLC
JOSEPH FREED AND ASSOCIATES, LLC
220 N. SMITH STREET SUITE 300
PALATINE, IL 60067

APRIL 25, 2005
050193

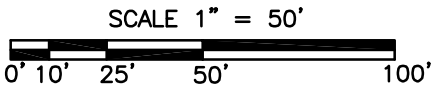
CERTIFIED SURVEY MAP

DOCUMENT NO.

SHEET 4 OF 9

CERTIFIED SURVEY MAP

OUTLOTS A & B, BLOCK 34,
UNIVERSITY HILL FARMS -
COMMERCIAL RESERVE
ADDITION AND LOTS 8, 12 & 13,
KELAB REPLAT, BEING PART
OF NE 1/4 & SE 1/4 OF THE NW
1/4 AND PART OF THE NW 1/4 &
SW 1/4 OF THE NE 1/4 OF
SECTION 20, T7N, R9E, IN THE
CITY OF MADISON, DANE
COUNTY, WISCONSIN.



LEGEND

- BRASS CAP IN CONCRETE FOUND
- IRON STAKE FOUND
- 1 1/4" X 30" REBAR
4.30 LBS/FT PLACED
(263.56') RECORDED AS DATA
263.51' MEASURED DATA
- ▨ EXISTING BUILDING

APRIL 25, 2005
050193

LOT LAYOUT
ABOVE ELEVATION
55.00 CITY OF
MADISON DATUM

ARNOLD & O'SHERIDAN, INC.
1111 DEMING WAY
MADISON, WI. 53717

SURVEYED FOR:
HILLDALE BUILDING LLC
JOSEPH FREED AND ASSOCIATES, LLC
220 N. SMITH STREET SUITE 300
PALATINE, IL 60067

LOT 1
1252524 SQ. FT.

N00°26'19"W 20.00'
N89°33'41"E 18.00'
S89°33'41"W 18.00'

N00°26'19"W 20.00'
N89°33'41"E 18.00'
S89°33'41"W 18.00'

RESIDENTIAL
INGRESS
EGRESS
EASEMENT (SEE
DOC. NO.)

N89°33'41"E
64.75'

N00°26'19"W 130.31'

LOT 2
27694 SQ. FT.

N00°26'19"W 114.00'

N00°26'19"W 132.28'

S89°33'41"W
64.75'

RESIDENTIAL
INGRESS
EGRESS
EASEMENT
(SEE DOC. NO.)

BUS
INGRESS
EGRESS
EASEMENT

S00°26'19"E 416.59'

NORTH MIDVALE BOULEVARD

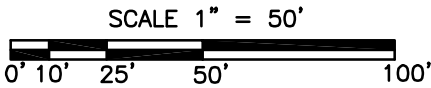
CERTIFIED SURVEY MAP

DOCUMENT NO.

SHEET 5 OF 9

CERTIFIED SURVEY MAP

OUTLOTS A & B, BLOCK 34,
UNIVERSITY HILL FARMS -
COMMERCIAL RESERVE
ADDITION AND LOTS 8, 12 & 13,
KELAB REPLAT, BEING PART
OF NE 1/4 & SE 1/4 OF THE NW
1/4 AND PART OF THE NW 1/4 &
SW 1/4 OF THE NE 1/4 OF
SECTION 20, T7N, R9E, IN THE
CITY OF MADISON, DANE
COUNTY, WISCONSIN.



LEGEND

- BRASS CAP IN CONCRETE FOUND
- IRON STAKE FOUND
- 1 1/4" X 30" REBAR
4.30 LBS/FT PLACED
(263.56') RECORDED AS DATA
263.51' MEASURED DATA
- ▨ EXISTING BUILDING

APRIL 25, 2005
050193

LOT LAYOUT
ABOVE ELEVATION
55.00 CITY OF
MADISON DATUM

ARNOLD & O'SHERIDAN, INC.
1111 DEMING WAY
MADISON, WI. 53717

SURVEYED FOR:
HILDALE BUILDING LLC
JOSEPH FREED AND ASSOCIATES, LLC
220 N. SMITH STREET SUITE 300
PALATINE, IL 60067

LOT 1

1,252,524 SQ. FT.

N00°26'19"W 20.00'
N89°33'41"E 18.00'
S89°33'41"W 18.00'

N00°26'19"W 20.00'
N89°33'41"E 18.00'
S89°33'41"W 18.00'

N00°26'19"W 158.58'

LOT 3

N00°26'19"W 78.00'

N00°26'19"W 130.31'

S89°33'41"W 64.75'

RESIDENTIAL
INGRESS
EGRESS
EASEMENT (SEE
DOC. NO.)

N89°33'41"E 64.75'

N89°33'41"E 64.75'

27,066 SQ. FT.

S00°26'19"E 406.88'

NORTH MIDVALE BOULEVARD

CERTIFIED SURVEY MAP _____

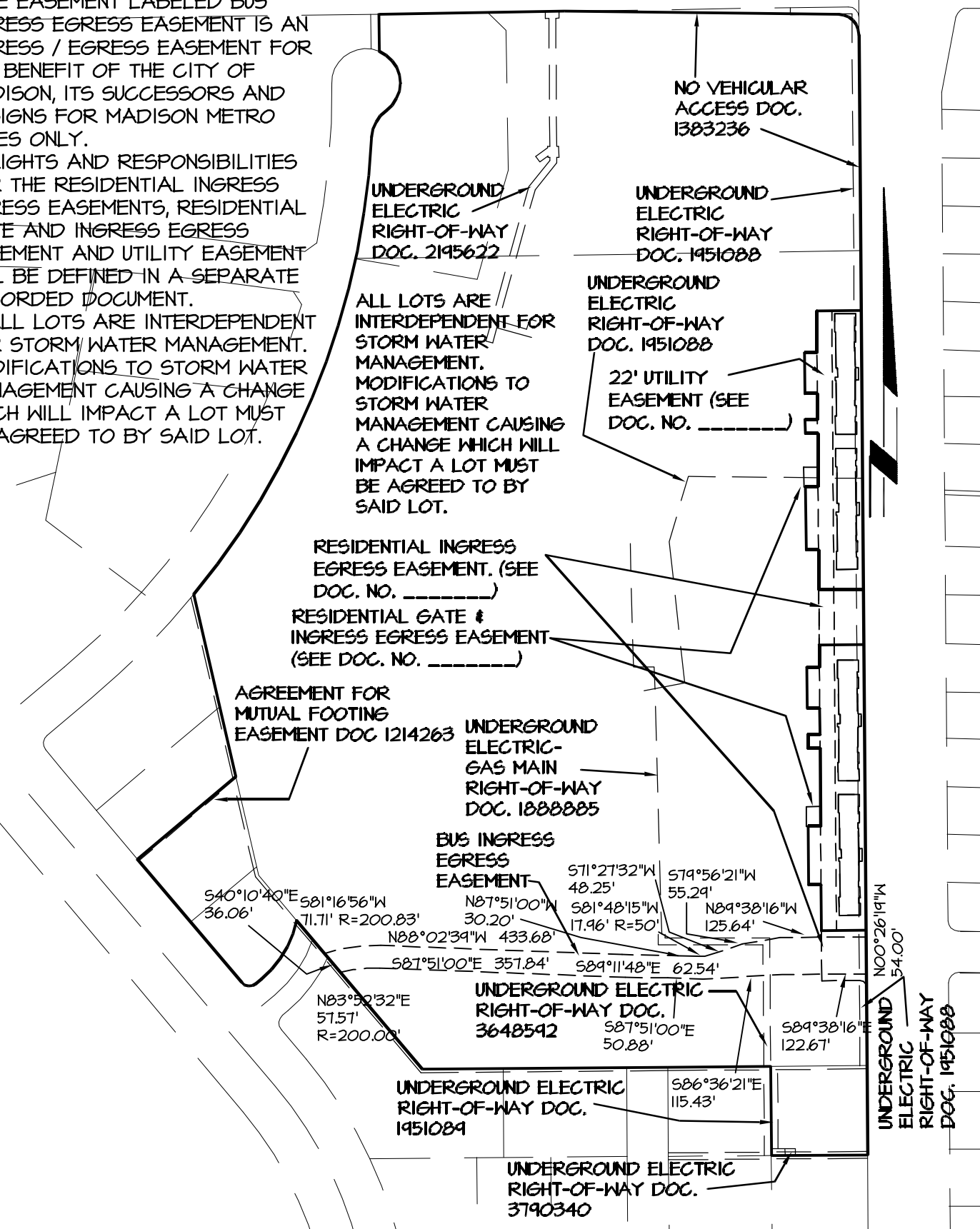
DOCUMENT NO. _____

CERTIFIED SURVEY MAP

OUTLOTS A & B, BLOCK 34, UNIVERSITY HILL FARMS - COMMERCIAL RESERVE ADDITION AND LOTS 8, 12 & 13, KELAB REPLAT, BEING PART OF NE 1/4 & SE 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 & SW 1/4 OF THE NE 1/4 OF SECTION 20, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

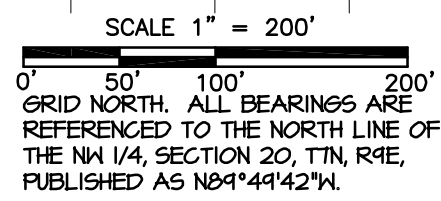
EASEMENT NOTES:

1. THE EASEMENT LABELED BUS INGRESS EGRESS EASEMENT IS AN INGRESS / EGRESS EASEMENT FOR THE BENEFIT OF THE CITY OF MADISON, ITS SUCCESSORS AND ASSIGNS FOR MADISON METRO BUSES ONLY.
2. RIGHTS AND RESPONSIBILITIES FOR THE RESIDENTIAL INGRESS EGRESS EASEMENTS, RESIDENTIAL GATE AND INGRESS EGRESS EASEMENT AND UTILITY EASEMENT WILL BE DEFINED IN A SEPARATE RECORDED DOCUMENT.
3. ALL LOTS ARE INTERDEPENDENT FOR STORM WATER MANAGEMENT. MODIFICATIONS TO STORM WATER MANAGEMENT CAUSING A CHANGE WHICH WILL IMPACT A LOT MUST BE AGREED TO BY SAID LOT.



ARNOLD & O'SHERIDAN, INC.
1111 DEMING WAY
MADISON, WI. 53717

SURVEYED FOR:
HILLDALE BUILDING LLC
JOSEPH FREED AND ASSOCIATES, LLC
220 N. SMITH STREET SUITE 300
PALATINE, IL 60067



APRIL 25, 2005 050193
CERTIFIED SURVEY MAP _____
DOCUMENT NO. _____
SHEET 7 OF 9

CERTIFIED SURVEY MAP

OUTLOTS A & B, BLOCK 34, UNIVERSITY HILL FARMS - COMMERCIAL RESERVE ADDITION AND LOTS 8, 12 & 13, KELAB REPLAT, BEING PART OF NE 1/4 & SE 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 & SW 1/4 OF THE NE 1/4 OF SECTION 20, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNERS CERTIFICATE:

As owners, we hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the City of Madison for approval.

Witness the hand and seal of said Owner this _____ day of _____ 200__.

STATE OF WISCONSIN) S.S.
COUNTY OF DANE)

Personally came before me this _____ day of _____, 20____, the above named owners, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, Wisconsin
My Commission Expires _____

"Approved for recording by the Secretary of the Plan Commission of the City of Madison, Dane County, Wisconsin this _____ day of _____, 20____".

Mark Olinger, Secretary Plan Commission

Madison Common Council Certificate

"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____.

Ray Fisher, City Clerk
City of Madison, Dane County Wisconsin

"Received for recording this _____ day of _____, 20____, at _____ o'clock __.M., and recorded in Volume _____ of Certified Surveys, pages _____"

Jane Licht, Register of Deeds

ARNOLD & O'SHERIDAN, INC.
1111 DEMING WAY
MADISON, WI. 53717

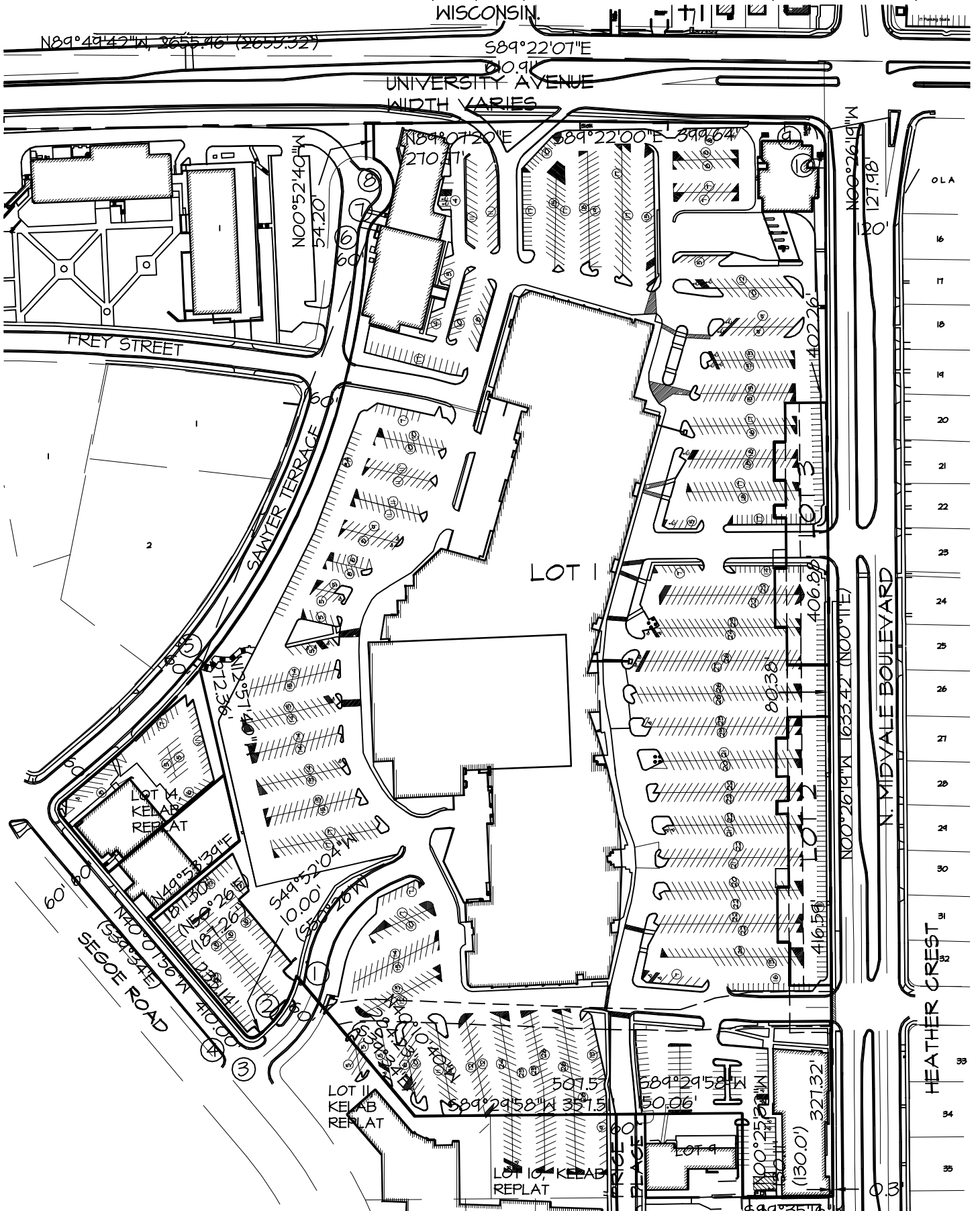
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CERTIFIED SURVEY MAP _____

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EXISTING SITE PLAN

ARNOLD & O'SHERIDAN, INC.
1111 DEMING WAY
MADISON, WI. 53717

SURVEYED FOR:
HILDALE BUILDING LLC
JOSEPH FREED AND ASSOCIATES, LLC
220 N. SMITH STREET SUITE 300
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APRIL 25, 2005
050193
CERTIFIED SURVEY MAP

DOCUMENT NO. _____

SHEET 9 OF 9