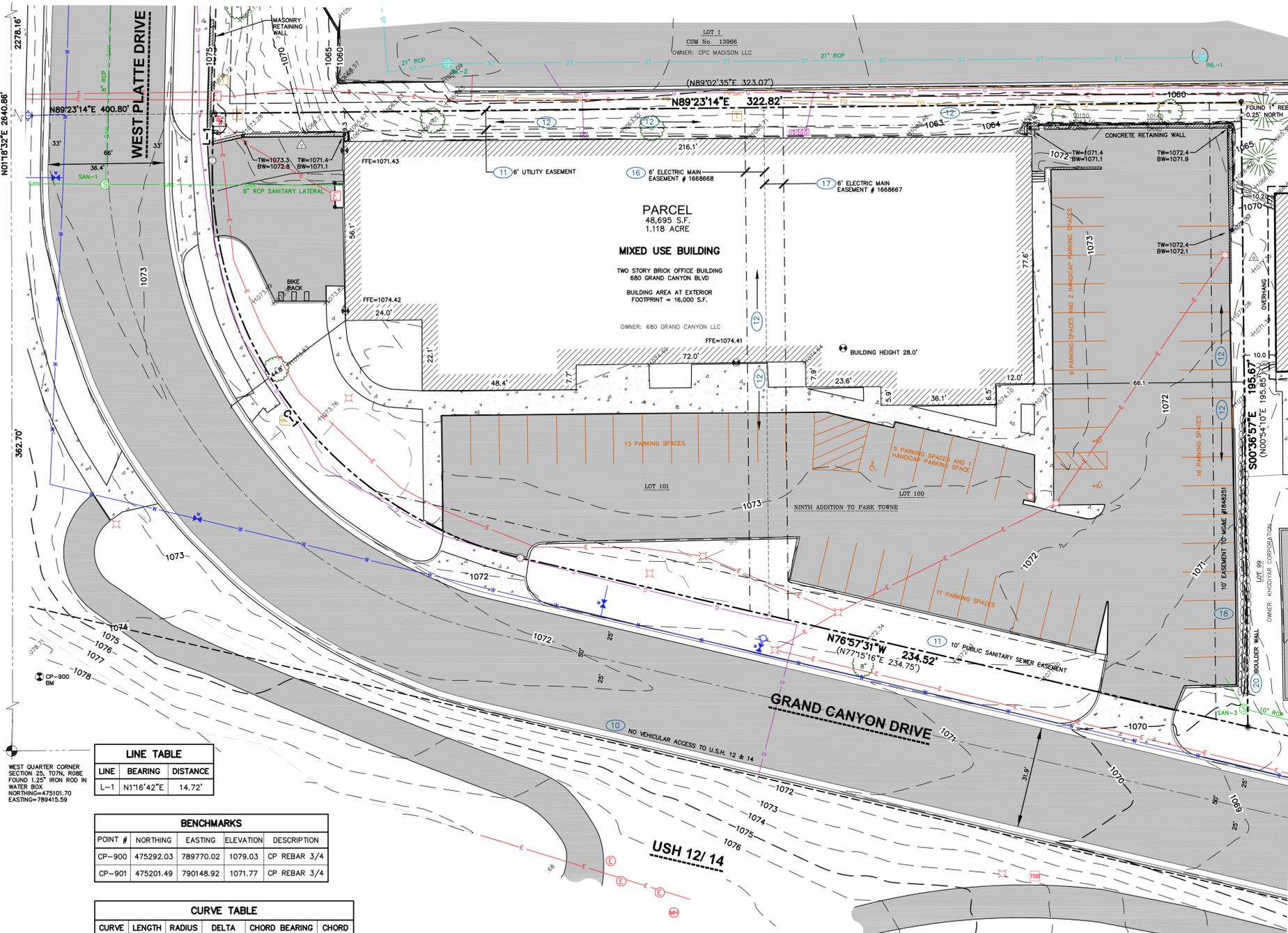


ALTA/NSPS LAND TITLE SURVEY

LOTS 100 AND 101, NINTH ADDITION TO PARK TOWNE, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NORTHWEST CORNER
SECTION 25, T07N, R08E
FOUND CITY OF MADISON
MONUMENT
NORTHING=47741.87
EASTING=78475.92
ELEVATION=1039.49



LINE	BEARING	DISTANCE
L-1	N116°42'E	14.72'

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP-900	475292.03	789770.02	1079.03	CP REBAR 3/4
CP-901	475201.49	790148.92	1071.77	CP REBAR 3/4

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C-1	170.69'	125.00'	78°14'13"	N37°50'24"W	157.73'
()	-	125.00'	78°11'20"	N38°10'34"W	157.65'

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	1073.37	N	1065.10	8"	RCP
		E	1065.42	8"	RCP
		W	1065.25	8"	RCP
SAN-2	1069.02	N	1058.40	8"	RCP
		S	1058.47	8"	RCP
		W	1058.62	8"	RCP
SAN-3	1069.60	NW	1060.50	12"	RCP
		SE	1060.99	10"	RCP
		E	1052.74	12"	RCP
SAN-4	1061.60	N	1053.06	10"	RCP
		W	1052.94	12"	RCP

INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	1057.77	E	1051.23	18"	RCP
INL-2	1057.69	W	1051.39	18"	RCP
		W	1049.75	18"	RCP
		E	1049.79	18"	RCP
		E	1050.34	18"	RCP
		N	1050.34	18"	RCP



VICINITY MAP
NOT TO SCALE

LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- CHISELED 'X' FOUND
- 1" IRON PIPE FOUND
- COTTON SPINDLE SET
- BENCHMARK
- BOLLARD
- SANITARY MANHOLE
- HYDRANT
- WATER OR GAS VALVE
- STORM MANHOLE
- ROUND CASTED INLET
- SQUARE CASTED INLET
- GAS REGULATOR/METER
- ELECTRIC TRANSFORMER
- LIGHT POLE
- HANDICAP PARKING
- ARROWS INDICATE THAT DIRECTION OF SWALE CONSTRUCTION DURING GRADING. DRAINAGE SWALES SHALL BE MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.
- PARCEL BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- BUILDING
- BITUMINOUS PAVEMENT
- RETAINING WALL
- CONCRETE PAVEMENT

NOTES:

- FIELD WORK PERFORMED ON MAY 24-25, 2023.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE WEST LINE OF SECTION 25, T07N, R08E, RECORDED AS N0118°32'E.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A CITY OF MADISON MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 25, T07N, R08E, ELEVATION = 1039.49'
- CONTOUR INTERVAL IS ONE FOOT.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET No.'s 20232020888, 20232020896 AND 20232020904, WITH A CLEAR DATE OF 5/22/2023.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
CITY OF MADISON CHARTER COMMUNICATIONS
MGE (ELECTRIC AND GAS) WISCONSIN DOT
AMERICAN TRANSMISSION (ATC2) DOT SOUTHWEST REGION
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE BENCHMARKS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHALL BE VERIFIED PRIOR TO BEING UTILIZED.
- ROADWAY UTILITY RECORD DRAWINGS WERE REQUESTED FROM THE CITY OF MADISON. THE UTILITIES SHOWN REPRESENT FIELD LOCATED UTILITIES IN COMBINATION WITH THE SUPPLIED CITY RECORDS.
- A PRIVATE UTILITY LOCATE WAS DONE BY GLS UTILITY LLC.

NOTES CORRESPONDING TO TABLE A REQUIREMENTS:

- ITEM 1 COTTON GIN SPINDLES WERE SET, MARKING THE PI OF THE WEST CURVE
- ITEM 2 SURVEYED PROPERTY ADDRESS IS 680 GRAND CANYON DRIVE, MADISON, WI 53703
- ITEM 3 THE SUBJECT PROPERTY LIES IN ZONE X, AREA OF MINIMAL FLOOD HAZARD PER FEMA MAP NUMBER 55025C0395G, EFFECTIVE DATE OF JANUARY 2, 2009.
- ITEM 6(a) CURRENT ZONING CLASSIFICATION IS G2 COMMERCIAL.
- ITEM 9 THERE ARE 54 PARKING SPACES AND 3 HANDICAP SPACES FOR A TOTAL OF 57 PARKING SPACES.
- ITEM 10 THERE ARE NO DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING OWNERS.
- ITEM 11 NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11(a) AND 11(b), INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.6.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, R11 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- ITEM 16 THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
- ITEM 17 THERE ARE NO PROPOSED CHANGES IN THE STREET RIGHT-OF-WAY LINES. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THE SURVEY.

NOTES CORRESPONDING TO SCHEDULE B-II EXCEPTIONS:

- (FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: NCS-1163026-MAD, EFFECTIVE DATE: JANUARY 19, 2023 AT 7:30 A.M.)
- 10 ACCESS RESTRICTIONS NOTE ON THE PLAT OF SUBDIVISION. THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS PLOTTED HEREON
 - 11 EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES DISCLOSED BY PLAT OF SUBDIVISION. THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS PLOTTED HEREON
 - 12 DRAINAGE SWALE REQUIREMENT AS NOTED ON PLAT OF SUBDIVISION. THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS PLOTTED HEREON
 - 13 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON FEBRUARY 04, 1970 IN VOLUME 158 OF RECORDS, PAGE 62 AS DOCUMENT NO. 1258523 AS MODIFIED IN VOLUME 4526 OF RECORDS, PAGE 4, AS DOCUMENT NO. 1781968. THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
 - 14 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON AUGUST 01, 1973 IN VOLUME 460 OF RECORDS, PAGE 122 AS DOCUMENT NO. 1373566 AS MODIFIED IN VOLUME 4526 OF RECORDS, PAGE 4 AS DOCUMENT NO. 1781968. THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
 - 15 DECLARATION OF CONDITIONS AND COVENANTS RECORDED ON NOVEMBER 10, 1978 IN VOLUME 1012 OF RECORDS, PAGE 484 AS DOCUMENT NO. 1598867. THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
 - 16 RIGHT OF WAY GRANT TO MADISON GAS AND ELECTRIC COMPANY RECORDED: JUNE 19, 1980 VOLUME 1990 OF RECORDS, PAGE 86 AS DOCUMENT NO. 1668668. THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - 17 RIGHT OF WAY GRANT TO MADISON GAS AND ELECTRIC COMPANY RECORDED: JUNE 19, 1980 VOLUME 1990 OF RECORDS, PAGE 85 AS DOCUMENT NO. 1668667. THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - 18 GRANT OF EASEMENT TO MADISON GAS AND ELECTRIC COMPANY RECORDED: AUGUST 23, 1984 VOLUME 6021 OF RECORDS, PAGE 76 AS DOCUMENT NO. 1848251. THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - 19 TERMS AND CONDITIONS OF THE MEMORANDUM OF AGREEMENT RECORDED: AUGUST 7, 1987 VOLUME 10445 OF RECORDS, PAGE 94 AS DOCUMENT NO. 2038048. THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
 - 20 BOULDER WALL EASEMENT BOULDER WALL EASEMENT RECORDED: MARCH 26, 2002 AS DOCUMENT NO. 3465513. THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS PLOTTED HEREON.
 - 21 MORTGAGE DATED APRIL 26, 2016 AND RECORDED APRIL 27, 2016 AS DOCUMENT NO. 5229919, MADE BY 680 GRAND CANYON LLC, TO U.S. BANK NATIONAL ASSOCIATION, TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$1,000,000.00, AND THE TERMS AND CONDITIONS THEREOF. THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
 - 22 WE FIND A RELEASE RECORDED AS DOCUMENT NO. 5804217 ON JANUARY 10, 2022 PURPORTING TO RELEASE THE AFORESAID LIEN. NOTE: THE COMPANY WILL REQUIRE SATISFACTORY PROOF OF FULL PAYMENT OF THE DEBT SECURED BY SAID MORTGAGE OR DEED OF TRUST PRIOR TO REMOVING THIS EXCEPTION OR INSURING THE CONTEMPLATED TRANSACTION. THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
 - 23 RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES. THIS ITEM DOES AFFECT SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED)

(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: NCS-1163026-MAD, EFFECTIVE DATE: JANUARY 19, 2023 AT 7:30 A.M.)

LOTS 100 AND 101, NINTH ADDITION TO PARK TOWNE, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY:
ADDRESS: 680 GRAND CANYON DRIVE, MADISON WI
TAX KEY NUMBER: 251/0708-252-0417-9

SURVEYOR'S CERTIFICATE

- TO:
- i) LINCOLN AVENUE CAPITAL MANAGEMENT, LLC,
 - ii) US NATIONAL BANK ASSOCIATION,
 - iii) FIRST AMERICAN TITLE INSURANCE COMPANY,

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, 5, 6(a), 7(a), 7(c), 8, 9, 10, 11(a), 11(b), 12, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 25, 2023.

Todd J. Buhr 06/15/2023
TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR
Email: todd.buhr@jdsinc.com
Website: www.jdsinc.com



JSD
CREATE THE VISION TELL THE STORY
jdsinc.com
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
LINCOLN AVENUE CAPITAL MANAGEMENT, LLC

CLIENT ADDRESS:
**401 WILSHIRE BLVD SUITE 1070
SANTA MONICA, CA 90401**

PROJECT:
LINCOLN AVENUE CAPITAL GRAND CANYON DRIVE DEVELOPMENT

PROJECT LOCATION:
**680 GRAND CANYON DRIVE
MADISON, DANE
WI 53703**

MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Prepared By: SMN 06/05/23
Reviewed By: JK 06/13/23
Approved By: TJB 06/14/23

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

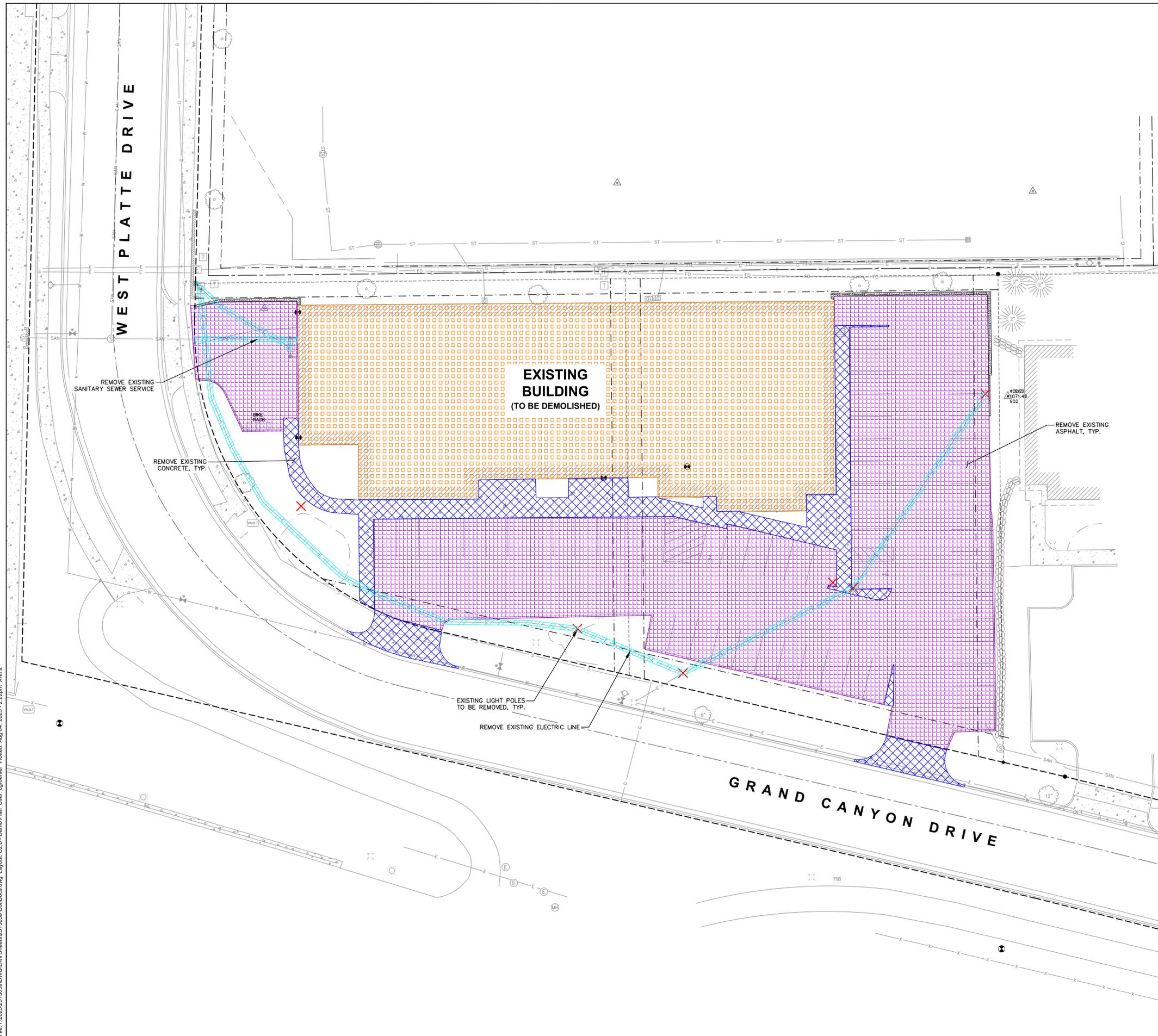
SHEET NUMBER:
1 OF 1

PROJECT NO: 23-13059

File: I:\2023\2313059\DWG\SURVEY\Sheet\2313059 ALTA.dwg Layout: ALTA User: JK PlotDate: Jun 15, 2023 - 4:42pm Xref's:

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: I:\2023\2313059\DWG\Civil Sheets\2313059_ConDocs.dwg Layout: C2.0 - Demo Plan User: cgroemer Plotter: Aug 04, 2023 - 2:22pm Xref's:



LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	DEMOLITION - REMOVAL OF ONSITE CURB SURFACES AND BASE COURSE
	DEMOLITION - PAVEMENT MILL AND OVERLAY
	DEMOLITION - REMOVAL OF RETAINING WALL
	DEMOLITION - REMOVAL OF ASPHALT SURFACES
	DEMOLITION - REMOVAL OF CONCRETE SURFACES
	DEMOLITION - REMOVAL OF BUILDINGS/STRUCTURES
	DEMOLITION - REMOVAL OF UTILITIES
	DEMOLITION - REMOVAL OF LANDSCAPE BEDDING
	TREE REMOVAL
	SHRUB REMOVAL
	PROTECT EXISTING TREE



CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
**LINCOLN AVENUE
CAPITAL
MANAGEMENT, LLC**

CLIENT ADDRESS:
**401 WILSHIRE BLVD., #1070
SANTA MONICA, CA 90401**

PROJECT:
**680 GRAND CANYON
DEVELOPMENT**

PROJECT LOCATION:
**608 GRAND CANYON DRIVE
MADISON, DANE COUNTY
WISCONSIN 53719**

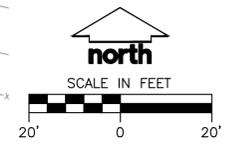
PLAN MODIFICATIONS:

#	Date:	Description:
1	08.07.2023	LAND-USE SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: CHG
Reviewed By: MRH
Approved By: MRH

SHEET TITLE:
DEMO PLAN

SHEET NUMBER:
C2.0



THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

