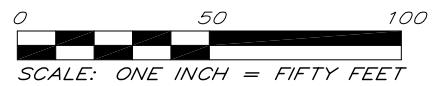


CERTIFIED SURVEY MAP No.

PART OF LOTS 3, 4, 5, AND 6, AND THE SOUTHWEST TWO FEET (2') OF THE NORTHWEST ONE HUNDRED FEET (100') OF LOT 7, ALL IN BLOCK 106, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102, DANE COUNTY REGISTRY, LOCATED IN THE FRACTIONAL $NE_4^1 - NW_4^1$ AND THE FRACTIONAL $NW_4^1 - NW_4^1$ OF SECTION 24, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEY LEGEND

- FOUND 3/4" Ø SOLID IRON RE-ROD
- ✗ FOUND CHISELED "X"
- ◎ SET 3/4"Ø x 18" SOLID IRON RE-ROD, WT. 1.50 lbs./ft. MIN.
- ☒ SET MAGNAIL IN CUT CROSS
- () RECORDED AS INFORMATION



Q R / Q Q N A L P L A T Q E M A D I S O N
 Q S M #1 5 8 5 6
 Q L Q T 2 2
 E W L L S Q N S I R E E I
 R/W = 66'

(N45°44'05"E 266.34') (266')
 N46°05'38"E 266.33'

(97.84')
 (98.00')
 97.89'
 (97.84')
 (98.00')
 97.86'

CROSS HATCHING DEPICTS LIMITS OF
 EXISTING JOINT ACCESS EASEMENT,
 DOC. #2250794 *SEE NOTES ON
 SHEET 4 & DETAIL ON SHEET 5*

N43°52'49"W 183.78'
 (N44°17'W 183.56') (N44°14'50"W 183.53')
 (N44°17'22"W 183.80')
 N43°53'58"W 190.21'
 (N44°15'35"W 190.46') (N44°15'27"W 189.93')
 S. P L I N C N E Y S I R E E I

M A R I N A C O N D O M I N I U M S
 O R I G I N A L P L A T O F M A D I S O N
 B L O C K 1 0 6 - P R I L O I Z
 CORNER FALLS WITHIN
 EXISTING BUILDING FOUNDATION
 OF ADJACENT BUILDING. NO
 (S44°18'52"E) CORNER SET.
 (100.02')

EXISTING 2' WIDE
 EASEMENT AGREEMENT,
 DOC. #3891841

SET WITNESS CORNER
 S46°15'01"W 2.00'

S43°46'35"E
 100.00'
 S43°46'35"E
 70.93'
 (S44°18'52"E 70.55')
 (S44°11'35"E 70.97')

(S46°13'06"W 2.00')
 S46°15'01"W
 2.00'

LOT 1
 47,050 Sq. Ft.
 1.080 Acres

Q P R 1
 Q P R 1
 Q P R 1
 Q P R 1

S43°18'21"W 264.34'
 (S42°56'11"W 264.38')
 S I A T E Q E W L S C O N S I L N D Q I.
 RAILROAD LINE CURRENTLY OPERATED BY THE
 WISCONSIN & SOUTHERN RAILROAD
 R/W WIDTH VARIES

3' SETBACK REQUIREMENT,
 DOC. #2250794

132.23'
 (132.14')
 (132.12')
 (132.)

C.S.M. No. _____
 Doc. No. _____
 Vol. _____ Page _____

SHEET
 1 OF 6



FN: 210341
 DATE: 08/22/2022
 REV:
 Drafted By: MMAR
 Checked By: MZIE

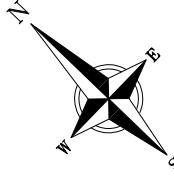
SURVEYED FOR:
 Quad Capital Partners
 attn: Zachary Skarzynski
 115 Depot Street
 Ann Arbor, MI 48104

CERTIFIED SURVEY MAP No.

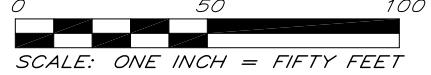
PART OF LOTS 3, 4, 5, AND 6, AND THE SOUTHWEST TWO FEET (2') OF THE NORTHWEST ONE HUNDRED FEET (100') OF LOT 7, ALL IN BLOCK 106, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102, DANE COUNTY REGISTRY, LOCATED IN THE FRACTIONAL NE₄¹—NW₄¹ AND THE FRACTIONAL NW₄¹—NW₄¹ OF SECTION 24, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

MEANDER CORNER FOR THE N 1/4 CORNER
OF SECTION 24-07-09, BRASS CAPPED
MONUMENT OF RECORD FOUND IN MONUMENT BOX
MEASURED COORDS: N=482,796.662E =823,062.192
PUBLISHED COORDS: N=482,796.72 E=821,061.97
SEE NOTES

TRUE CORNER LOCATION FOR
THE N $\frac{1}{4}$ CORNER OF
SECTION 24-07-09,
NO MONUMENT
PUBLISHED COORDS:
N=482,782.02 E=823,822.12



BEARINGS ARE BASED UPON THE
WISCONSIN COUNTY COORDINATE
SYSTEM, DANE COUNTY, THE NORTH
LINE OF THE FRACTIONAL NW $\frac{1}{4}$ OF
SECTION 24-07-09 MEASURED
AS BEARING 588°53'32"E



SECTION TIE & ADDITIONAL EASEMENTS DETAIL

M A R I N A C O N D O M I N I U M S
O R I G I N A L P L A I O F M A D I S O N
B L O C K 1 0 6 - P R I L O I Z
CORNER FALLS WITHIN (S47°57'43" W
EXISTING BUILDING FOUNDATION (S46°13'06" W
OF ADJACENT BUILDING. NO (S46°15'01" S
(S44°18'52"E) CORNER SET.
(S44°18'52"E)

S46°15'01" W
2.00'
S43°46'35" E
70.93'
(S44°18'52"E 70.55')
(S44°11'35"E 70.97')

LOT 1
47,050 Sq. Ft.
1.080 Acres

S43°18'21" W 264.34' (5425611 W 264.38')
 S E C N D N O R T H
 RAILROAD LINE CURRENTLY OPERATED BY THE
 WISCONSIN & SOUTHERN RAILROAD
 R/W WIDTH VARIES

EXISTING 20'x40
R/W GRANT
DOC, 2329088
1

RETAINING WALL EASEMENT
ALONG THIS PROPERTY LINE.
SEE NOTES.

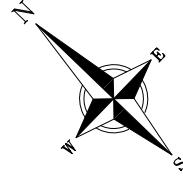
8
N43°52'49" W 183.78'
(N44°17' W 183.56') (N44°14'50" W 183.53')
(N44°17'22" W 183.80')

ORIGINAL PLATE - OF MADISON
BLOCK 105 - LOI 2

M:\Potter Lawson\210341_121 E Wilson Street\cadd\210341-CSM.dwg by: mmir

CERTIFIED SURVEY MAP No.

PART OF LOTS 3, 4, 5, AND 6, AND THE SOUTHWEST TWO FEET (2') OF THE NORTHWEST ONE HUNDRED FEET (100') OF LOT 7, ALL IN BLOCK 106, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102, DANE COUNTY REGISTRY, LOCATED IN THE FRACTIONAL $NE_4^1 - NW_4^1$ AND THE FRACTIONAL $NW_4^1 - NW_4^1$ OF SECTION 24, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



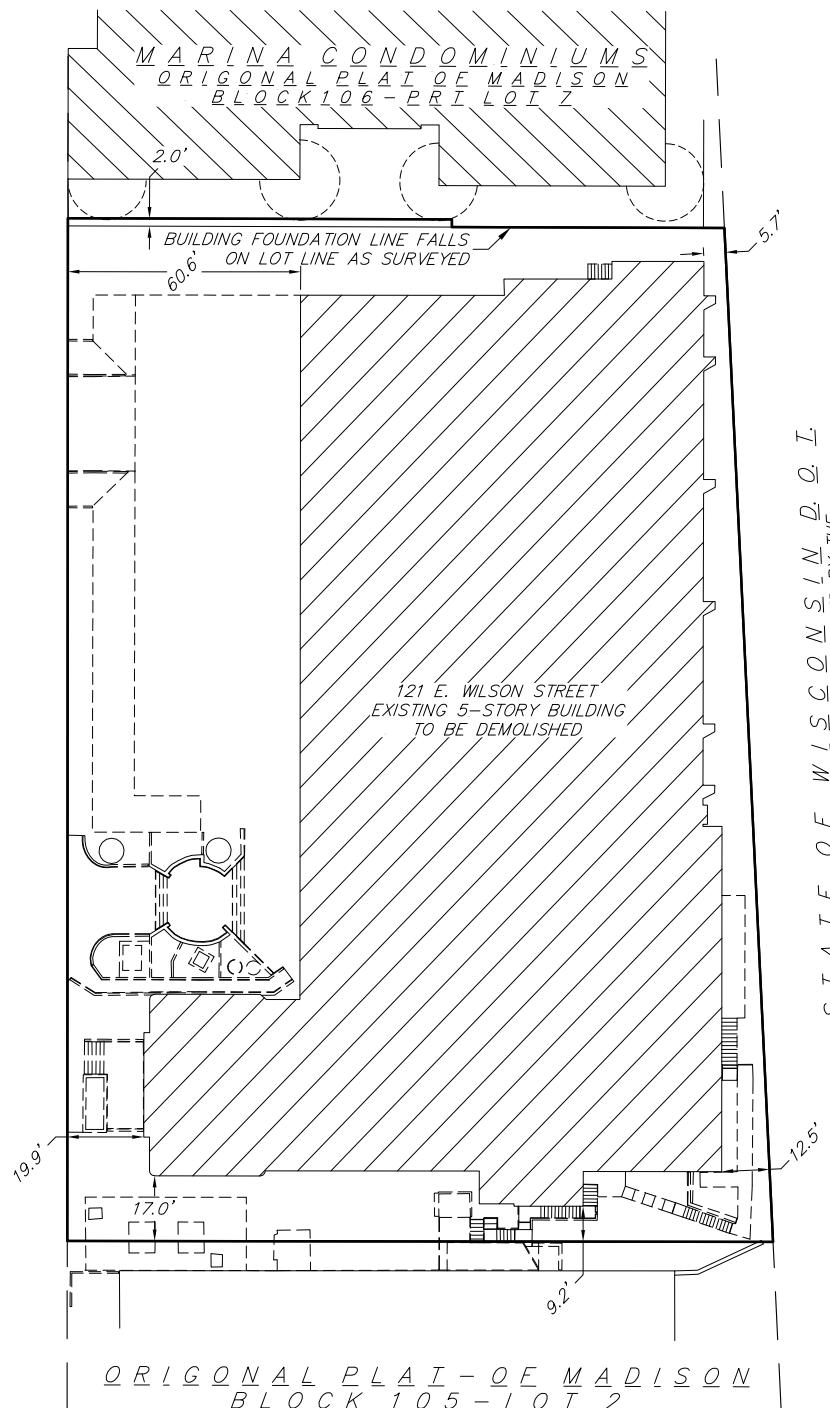
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF THE FRACTIONAL NW $1/4$ OF SECTION 24-07-09 MEASURED AS BEARING S88°53'32"E

0 50 100
SCALE: ONE INCH = FIFTY FEET

EXISTING IMPROVEMENTS DETAIL

Q R / Q Q N A L P L A T Q E M A D I S Q N
Q L Q Q C K 1 Q 5

E W / L S Q N S I R E E I
R/W = 66'



S I A T E Q E W L S C Q N S I N D Q I
RAILROAD LINE CURRENTLY OPERATED BY THE
WISCONSIN & SOUTHERN RAILROAD
R/W WIDTH VARIES



FN: 210341
DATE: 08/22/2022
REV:
Drafted By: MMAR
Checked By: MZIE

SURVEYED FOR:
Quad Capital Partners
attn: Zachary Skarzynski
115 Depot Street
Ann Arbor, MI 48104

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

**SHEET
3 OF 6**

CERTIFIED SURVEY MAP No.

PART OF LOTS 3, 4, 5, AND 6, AND THE SOUTHWEST TWO FEET (2') OF THE NORTHWEST ONE HUNDRED FEET (100') OF LOT 7, ALL IN BLOCK 106, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102, DANE COUNTY REGISTRY, LOCATED IN THE FRACTIONAL NE $\frac{1}{4}$ -NW $\frac{1}{4}$ AND THE FRACTIONAL NW $\frac{1}{4}$ -NW $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES:

1. I found a brass capped monument and ties representing the East Meander Corner for the Northwest Corner of Section 24, T07N, R09E, City of Madison, Dane County, Wisconsin, as established on tie sheet by Bob O'Neill, dated January 24, 2008, and that the points as referenced on said tie sheet are still intact. The date of field survey and monument recovery was July 30, 2022.
2. I found a brass capped monument and two (2) of the four (4) ties representing the North $\frac{1}{4}$ Corner of Section 24, T07N, R09E, as established on tie sheet by Carl M. Sandsness, dated February 16, 2004, 2004 and revised July 20, 2007. John Nolen drive was under reconstruction at the time the field survey work was completed. A new tie sheet was prepared and is on file with the Dane County Surveyor's Office and the City of Madison. The date of field survey and monument recovery was July 30, 2022.
3. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
4. All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.
5. No changes to the existing drainage shall be allowed without the approval of the City Engineer.
6. This CSM is subject to a blanket easement for retaining walls that are shown on Survey Map No. C-8303-1 of Warzyn Engineering dated February 16, 1983 and on file at the Dane County Surveyor's Office. Said Easement is recorded in Volume 6646 of Records, on Page 47, as Document No. 1873888, Dane County Registry. The easement for steps referenced in this Document has been released by Release of Easement recorded in Volume 15556 of Records, on Page 40, as Document No. 2250796, Dane County Registry.
7. This CSM is subject to easements for access and setbacks per Document No. 2250794. Said easements are subject to parking restrictions as set forth in Document No. 3703923.
8. This CSM is subject to a Fiber Optic License Agreement per Document No. 3703924, a Chilled Water Sales Contract per Document No. 3703925, and Declaration of Covenants per Document No. 3785848.
9. This CSM is subject to an Easement Agreement recorded as Document No. 3891841.
10. This CSM is subject to an Easement Deed by Court Order recorded as Document No. 4965434.
11. This CSM is located within Wellhead Protection District WP-17. The Proposed use is allowed in this District. Any proposed changes in use shall be approved by the Water Utility General Manager or the Manager's designee.

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 _____, 202____; that said enactment 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 _____, 202____.

Signed:

Maribeth Witzel-Behl, City Clerk, City of Madison
Dane County, Wisconsin

MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the City of Madison Plan Commission.

Dated this _____ day of _____, 202____.

Signed:

Matthew Wachter, Secretary
City of Madison Plan Commission



FN: 210341
DATE: 08/22/2022
REV:
Drafted By: MMAR
Checked By: MZIE

SURVEYED FOR:
Quad Capital Partners
attn: Zachary Skarzynski
115 Depot Street
Ann Arbor, MI 48104

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

**SHEET
4 OF 6**

CERTIFIED SURVEY MAP No.

PART OF LOTS 3, 4, 5, AND 6, AND THE SOUTHWEST TWO FEET (2') OF THE NORTHWEST ONE HUNDRED FEET (100') OF LOT 7, ALL IN BLOCK 106, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102, DANE COUNTY REGISTRY, LOCATED IN THE FRACTIONAL $NE\frac{1}{4}$ - $NW\frac{1}{4}$ AND THE FRACTIONAL $NW\frac{1}{4}$ - $NW\frac{1}{4}$ OF SECTION 24, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

Part of Lots 3, 4, 5, and 6, and the Southwest two feet (2') of the Northwest one hundred feet (100') of Lot 7, all in Block 106, Original Plat of Madison, as recorded in Volume A of Plats, on Page 3, as Document Number 102, Dane County Registry, located in the fractional $NE\frac{1}{4}$ - $NW\frac{1}{4}$ and the fractional $NW\frac{1}{4}$ - $NW\frac{1}{4}$ of Section 24, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, being more fully described as follows:

Commencing at the true corner for the Northwest corner of said Section 24; thence N88°53'32"E along the North line of the Northwest Quarter of said Section 24, 507.33 feet to the East Meander Corner for the said Northwest corner of Section 24; thence continuing N88°53'32"E along said North line, 899.30 feet; thence S01°06'28"W, 184.77 feet to the Southeasterly right-of-way line of E. Wilson Street, said point also being the Northerly most corner of the Southwest two feet (2') of the Northwest one hundred feet (100') of said Lot 7 and the point of beginning; thence S43°46'35"E along the Northeast line of the said Southwest two feet (2') of the Northwest one hundred feet (100') of Lot 7, 100.00 feet; thence S46°15'01"W along the Southeast line of the said Southwest two feet (2') of the Northwest one hundred feet (100') of Lot 7, 2.00 feet to the Northeast line of said Lot 6; thence S43°46'35"E along said Northeast line of Lot 6, 70.93 feet to the Northwesterly right-of-way line of the Wisconsin Department of Transportation railroad, a railroad line operated by the Wisconsin & Southern Railroad; thence S43°18'21"W along said Northwesterly right-of-way line, 264.34 feet to the Southwest line of said Lot 3; thence N43°52'49"W along said Southwest line, 183.78 feet to the Southeasterly right-of-way line of said E. Wilson Street; thence N46°05'38"E along said Southeasterly right-of-way line, 266.33 feet to the point of beginning.

Containing 47,050 square feet or 1.080 acres, more or less.

SURVEYOR'S CERTIFICATE

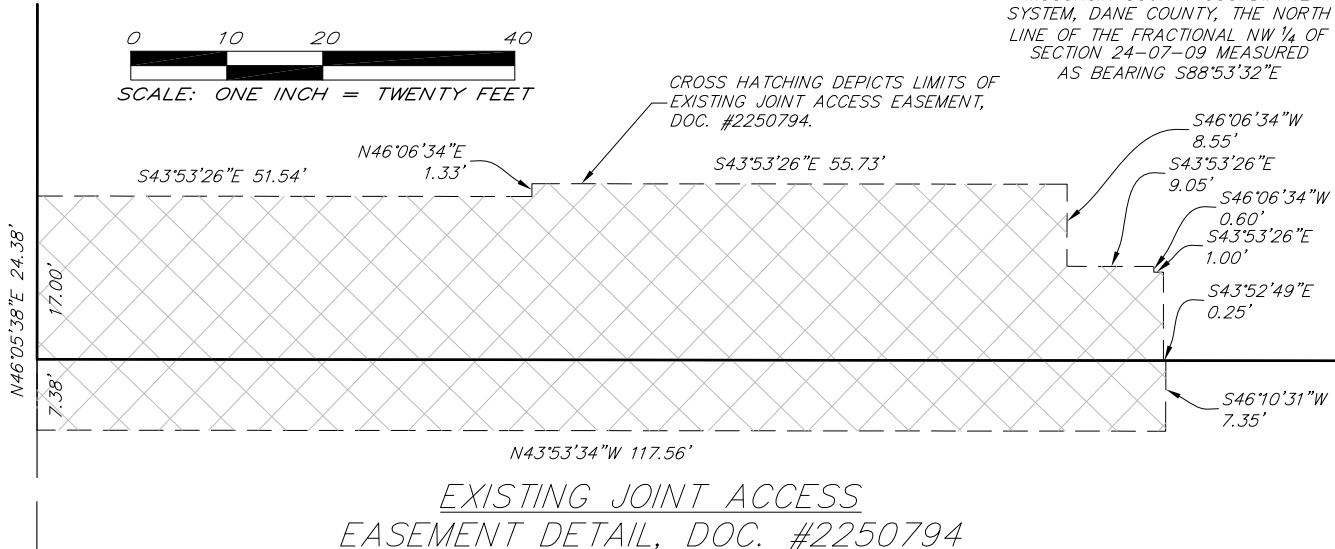
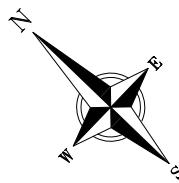
I, Michael S. Marty, Professional Land Surveyor, No. S-2452, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein under the direction of Quad Capital Partners, Owner, and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: Michael S. Marty

Dated this 22nd day of August, 2022

Signed:

Michael S. Marty, P.L.S. No. S-2452



CERTIFIED SURVEY MAP No.

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OWNER'S CERTIFICATE

By: Quad Capital Partners,

By: Quad Capital Partners,
By: Zachary Skarzynski, Vice President of Development

Personally came before me this _____ day of _____, 202_____, Zachary Skarzynski, Vice President of Development, to me known to be the person who executed the foregoing instrument, and acknowledged the same.

Notary Public, _____ County, Michigan

My Commission Expires: _____

CONSENT OF MORTGAGEE

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by
_____, _____, at _____, _____,
on this ____ day of _____, 202____.

By: _____

State of _____)
County of _____)
ss.

Personally came before me this _____ day of _____, 202_____, _____, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.

Notary Public, State of Wisconsin

My Commission expires: _____

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 202____, at
o'clock _____.m. and recorded in Volume _____ of Certified Survey Maps on
pages _____, as Doc. No. _____.

Kristi Chlebowski, Dane County Register of Deed