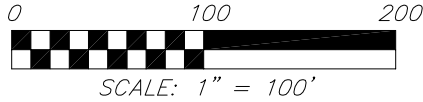


CERTIFIED SURVEY MAP No. _____

ALL OF LOTS 3 AND 4, CERTIFIED SURVEY MAP NUMBER 8914 AS RECORDED IN VOLUME 49 OF CERTIFIED SURVEY MAPS, ON PAGES 290-294, AS DOCUMENT NUMBER 2970459, DANE COUNTY REGISTRY AND LOCATED IN THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTE:

1. SEE SHEET 3 FOR SECTION MONUMENT TIES, SEE SHEETS 4 AND 5 FOR EASEMENTS, AND SEE SHEET 6 FOR EXISTING SITE DETAILS.



TOWN OF MADISON

ASSESSOR'S PLAT No. 5 TOWN OF MADISON
6 7 8 9 10

PRI. Q.E. 11 HARMONY PARK CONDO

S 89°08'31" E 660.00'
(S 89°33'11" E)

(S00°57'06"E)
S00°32'26"E
33.00'

SURVEY LEGEND

- ⊙ FOUND 1" ϕ IRON PIPE (UNLESS OTHERWISE NOTED)
- FOUND 3/4" ϕ IRON ROD
- ⊗ FOUND RAILROAD SPIKE
- ⊗ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

CITY OF MADISON CORPORATE BOUNDARY LINE

LOT 1

281,691 SQ. FT.
6.467 AC.

LOI 3

C. S. M. 8914

SEE SHEET 2

LANDS

N 00°07'20" W 612.43'

(N 00°32'00" W)

(N 00°02'21" W)

S 00°22'19" W
270.48'

LOI 1
C. S. M.
8914

(N89°27'33"W)
N89°02'53"W
54.33'

(S 89°17'38" E)
N 88°52'58" W 460.90'

LOI 2
C. S. M.
8914

(S77°33'15"W)
S77°57'55"W
48.88'

(S76°59'47"W)
S77°24'27"W
173.87'

(N00°10'29"E)
N00°35'09"E
218.32'

(S00°10'29"W)
S00°35'09"W
150.00'

LANDS

04 Apr 2017 - 8:51p M:\Hendricks Commercial Properties\160351 ABC Site - Madison\CADD\160351_CSM.dwg by: mzie

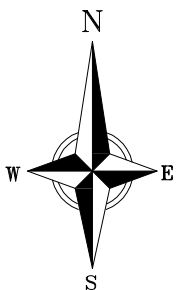
50'

ANN

50'

STREET

U.S.H. 12, 14, 18 & 151
(WEST BELTLINE HWY.)



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE SOUTH LINE OF THE SW 1/4 OF SECTION 35, MEASURED AS BEARING N89°02'40"W

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planners | engineers | advisors



FN: 160351
DATE: 03/31/2017
REV:
Drafted By: MZIE
Checked By: MMAR

SURVEYED FOR:
Hendricks Commercial Properties, LLC
525 3rd Street
Suite 300
Beloit, WI 53511

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

SHEET
1 OF 9

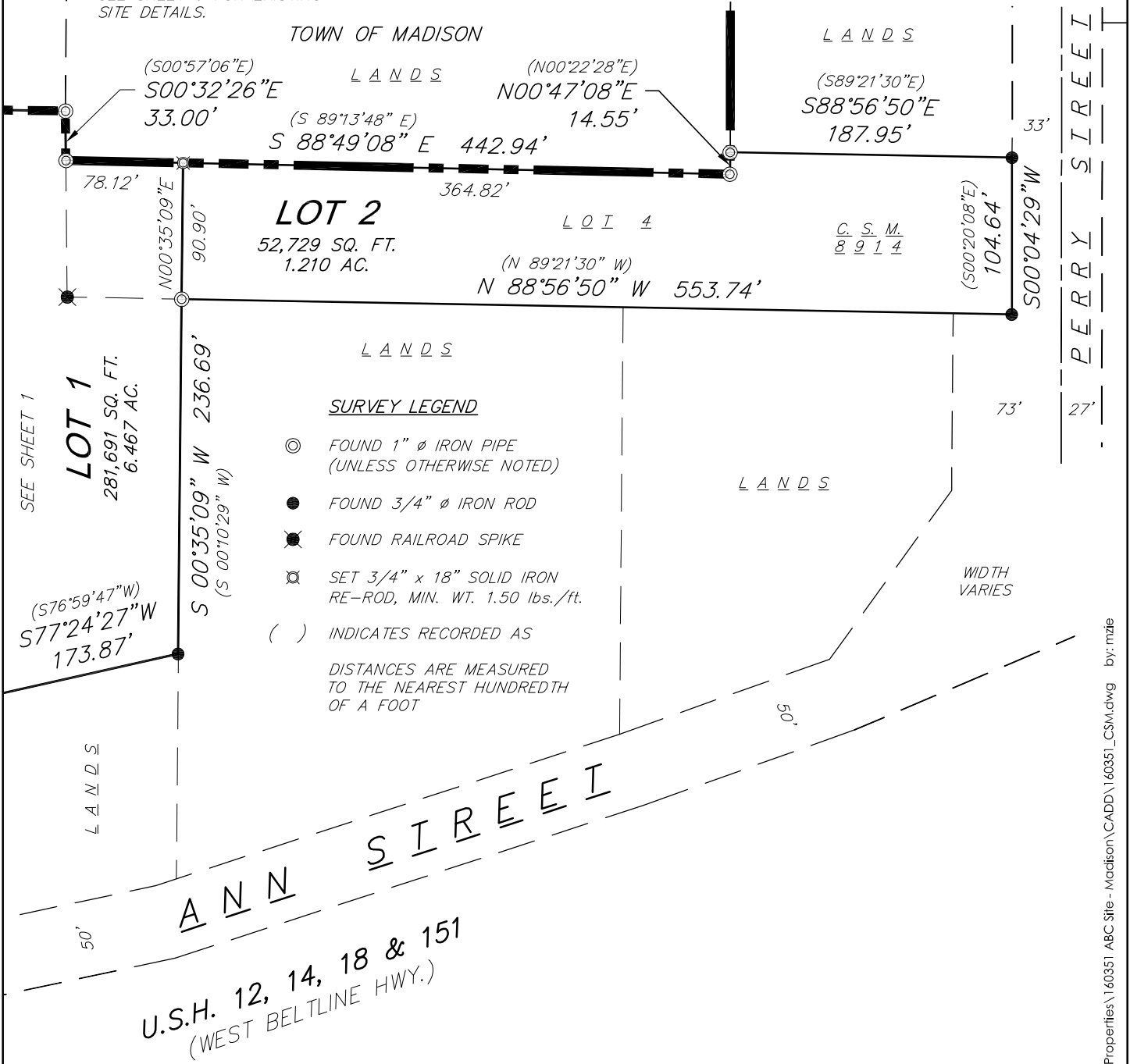
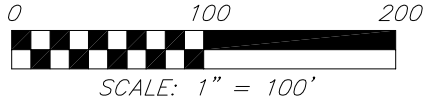
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999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 824-0532 Fax: (608) 824-0530

CERTIFIED SURVEY MAP No. _____

ALL OF LOTS 3 AND 4, CERTIFIED SURVEY MAP NUMBER 8914 AS RECORDED IN VOLUME 49 OF CERTIFIED SURVEY MAPS, ON PAGES 290-294, AS DOCUMENT NUMBER 2970459, DANE COUNTY REGISTRY AND LOCATED IN THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

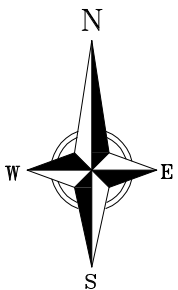
NOTE:

- SEE SHEET 3 FOR SECTION MONUMENT TIES, SEE SHEETS 4 AND 5 FOR EASEMENTS, AND SEE SHEET 6 FOR EXISTING SITE DETAILS.



SURVEY LEGEND

- ⊙ FOUND 1" Ø IRON PIPE (UNLESS OTHERWISE NOTED)
 - FOUND 3/4" Ø IRON ROD
 - ⊗ FOUND RAILROAD SPIKE
 - ⊗ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE SOUTH LINE OF THE SW 1/4 OF SECTION 35, MEASURED AS BEARING N89°02'40"W

04 Apr 2017 - 8:52p M:\Hendricks Commercial Properties\160351 ABC Site - Madison\CADD\160351_CSM.dwg by: mzie

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Drafted By: MZIE
Checked By: MMAR

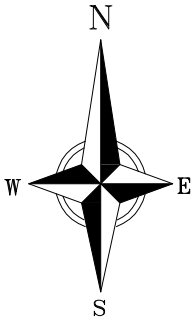
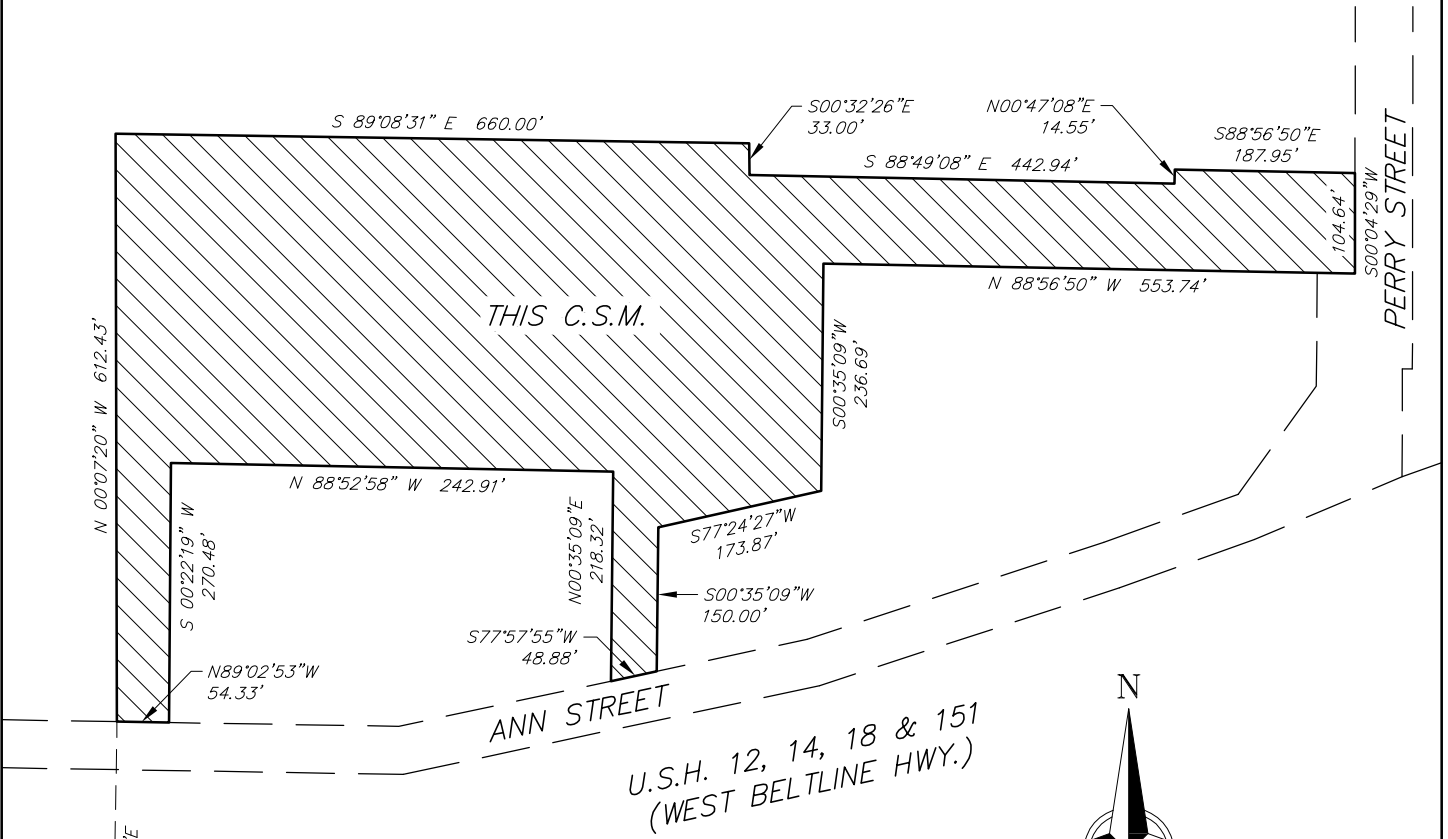
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Doc. No. _____
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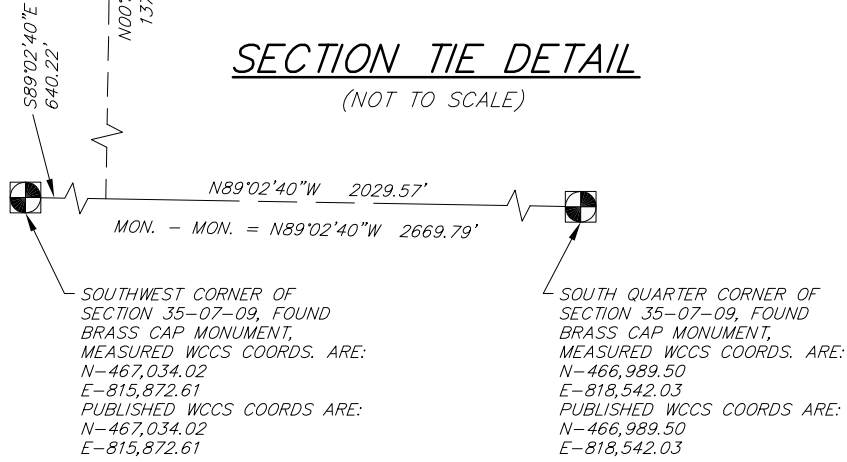
SHEET
2 OF 9

CERTIFIED SURVEY MAP No. _____

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SECTION TIE DETAIL (NOT TO SCALE)



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE SOUTH LINE OF THE SW 1/4 OF SECTION 35, MEASURED AS BEARING N 89°02'40" W

04 Apr 2017 - 8:54p M:\Hendricks Commercial Properties\160351 ABC Site - Madison\CADD\160351_CSM.dwg by: mzie

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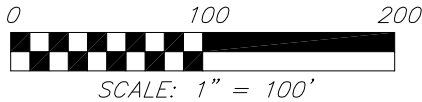
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Doc. No. _____
Vol. _____ Page _____

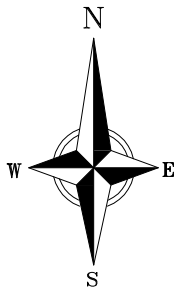
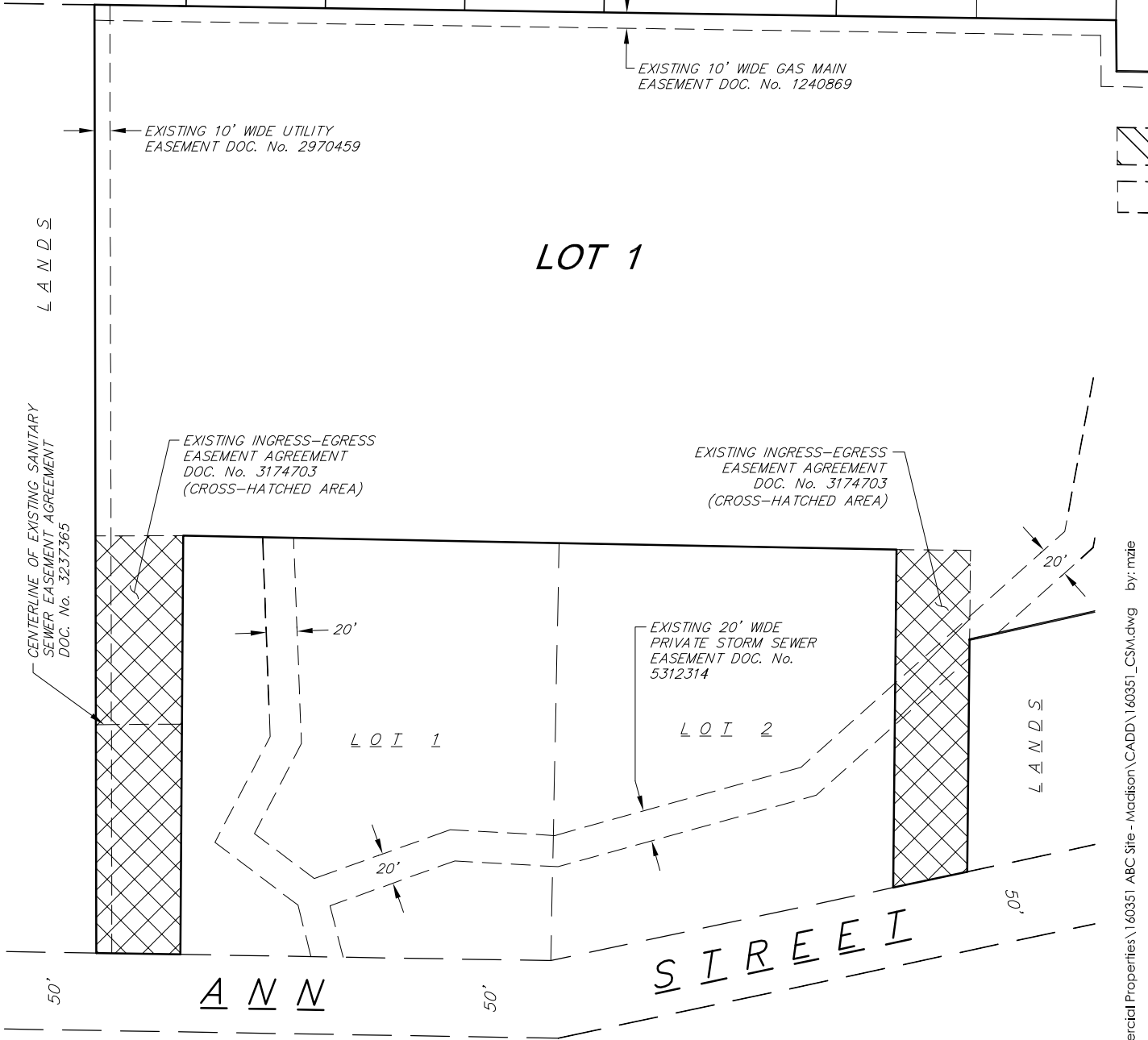
**SHEET
3 OF 9**

CERTIFIED SURVEY MAP No. _____

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ASSESSOR'S PLAT No. 5 TOWN OF MADISON P.R.I. OF HARMONY
 6 Z 8 9 10 11 PARK CONDO



U.S.H. 12, 14, 18 & 151
 (WEST BELTLINE HWY.)

EASEMENT DETAILS

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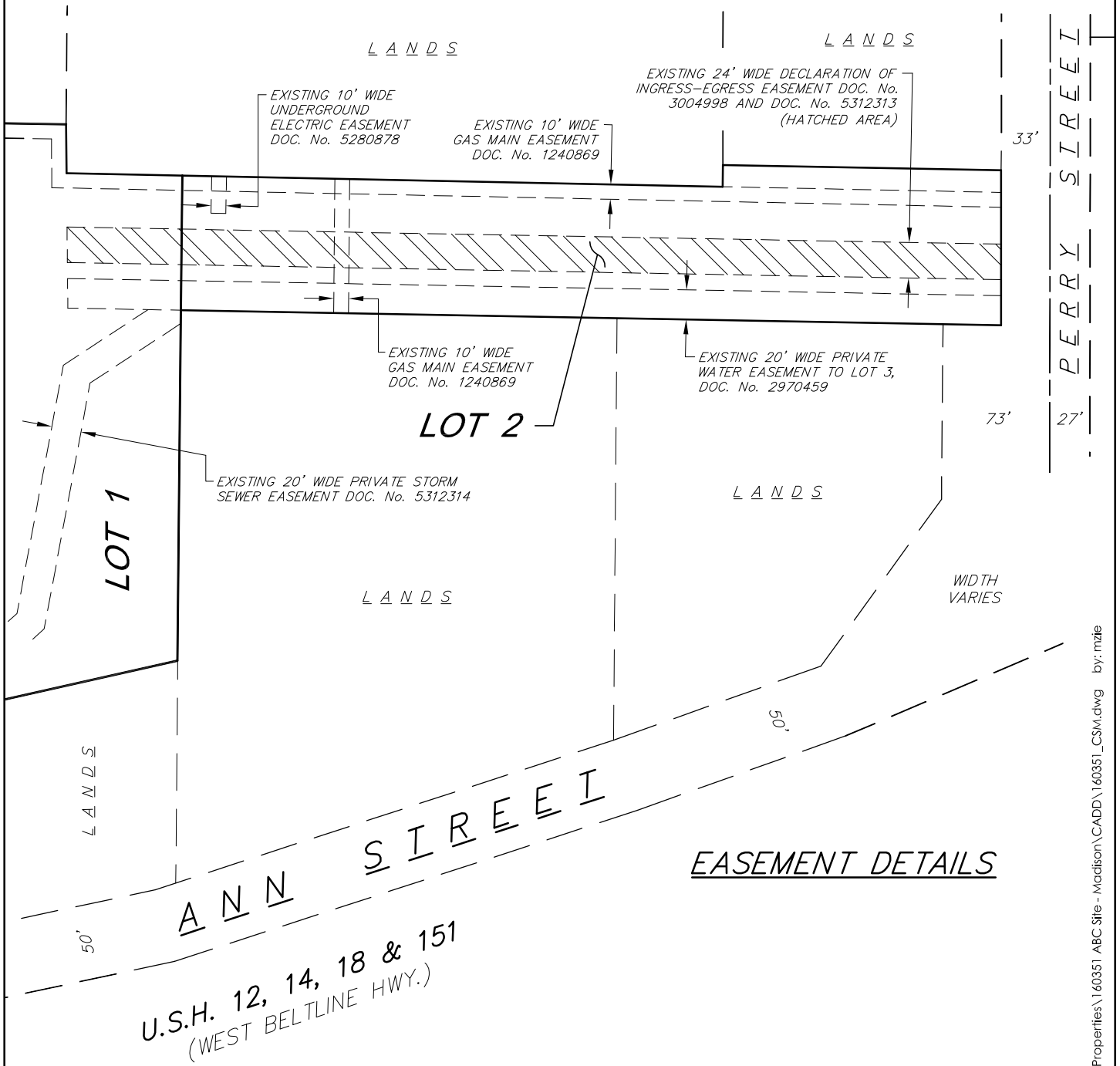
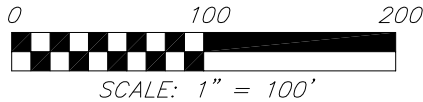
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Doc. No. _____
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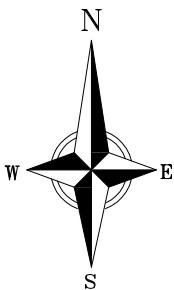
SHEET
4 OF 9

CERTIFIED SURVEY MAP No. _____

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ANN STREET
 U.S.H. 12, 14, 18 & 151
 (WEST BELTLINE HWY.)



04 Apr 2017 - 8:55p M:\Hendricks Commercial Properties\160351 ABC Site - Madison\CADD\160351_CSM.dwg by: mzie

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FN: 160351
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 Drafted By: MZIE
 Checked By: MMAR

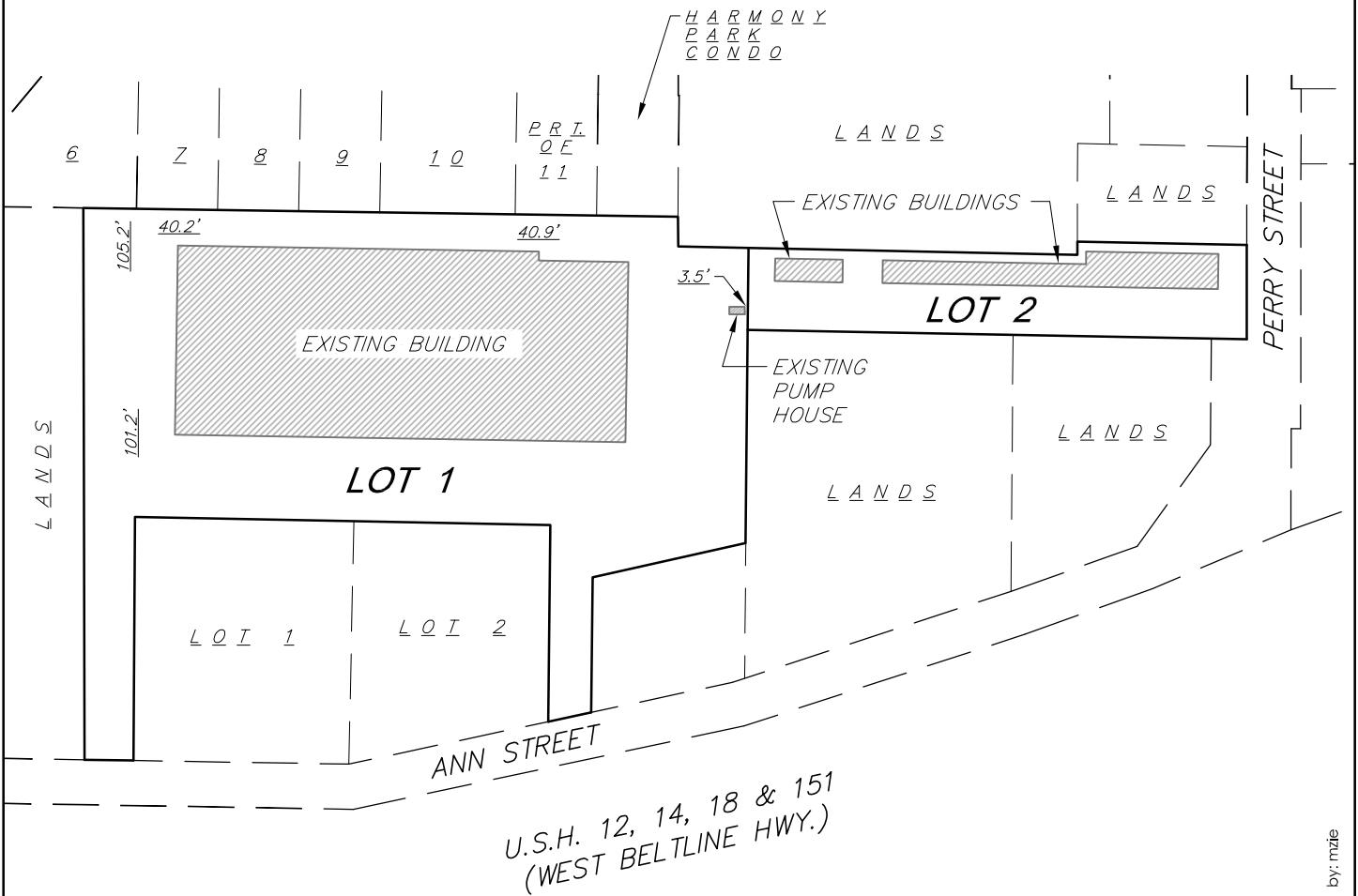
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C.S.M. No. _____
 Doc. No. _____
 Vol. _____ Page _____

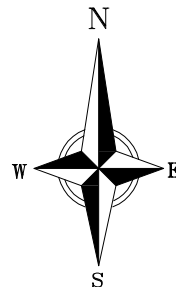
SHEET
5 OF 9

CERTIFIED SURVEY MAP No. _____

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EXISTING SITE DETAILS
(1"=200')



SCALE: 1" = 200'

04 Apr 2017 - 8:55p M:\Hendricks Commercial Properties\160351 ABC Site - Madison\CADD\160351_CSM.dwg by: mzie

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Beloit, WI 53511

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

SHEET
6 OF 9

CERTIFIED SURVEY MAP No. _____

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OWNER'S CERTIFICATE

Hendricks Commercial Properties, LLC, as owner(s), we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this _____ day of _____, 2017.

Hendricks Commercial Properties, LLC

By: _____
Diane M. Hendricks, Manager and Chairperson of the Board

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2017, the above named Diane M. Hendricks, Manager and Chairperson of the Board to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____

Notary Public, State of Wisconsin

CONSENT OF MORTGAGEE

_____, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____ its _____, at _____, Wisconsin, on this _____ day of _____, 2017.

By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2017, _____, 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: _____

04-Apr-2017 - 8:56p M:\Hendricks Commercial Properties\160351-ABC Site - Madison\CADD\160351_CSM.dwg by: mzie

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FN: 160351
DATE: 03/31/2017
REV:
Drafted By: MZIE
Checked By: MMAR

SURVEYED FOR:
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Properties, LLC
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Suite 300
Beloit, WI 53511

C.S.M. No. _____
Doc. No. _____
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**SHEET
7 OF 9**

CERTIFIED SURVEY MAP No. _____

ALL OF LOTS 3 AND 4, CERTIFIED SURVEY MAP NUMBER 8914 AS RECORDED IN VOLUME 49 OF CERTIFIED SURVEY MAPS, ON PAGES 290-294, AS DOCUMENT NUMBER 2970459, DANE COUNTY REGISTRY AND LOCATED IN THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

McGanser Holdings LLC, as owner(s), we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this _____ day of _____, 2017.

McGanser Holdings LLC

By: _____
Steve Ganser, President/Member

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2017, the above named Steve Ganser, President/Member to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission expires: _____

CONSENT OF MORTGAGEE

_____, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____ its _____, at _____, Wisconsin, on this _____ day of _____, 2017.

By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2017, _____, 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: _____

04-Apr-2017 - 8:56p M:\Hendricks Commercial Properties\160351-ABC Site - Madison\CADD\160351_CSM.dwg by: mzie



CERTIFIED SURVEY MAP No. _____

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CITY OF MADISON COMMON COUNCIL RESOLUTION

Resolved that the 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

CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____ Date: _____
Natalie Erdman,
Secretary of the Plan Commission

LEGAL DESCRIPTION

All of Lots 3 and 4, Certified Survey Map Number 8914 as recorded in Volume 49 of Certified Survey Maps, on pages 290-294, as Document Number 2970459, Dane County Registry and located in the Northwest Quarter and Northeast Quarter of the Southwest Quarter of Section 35, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin. Containing approximately 334,420 square feet or 7.677 acres more or less.

SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, S-2401, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein 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 Chapter 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 J. Ziehr

Date: _____

Signed: _____
Michael J. Ziehr, P.L.S. S-2401

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20____,
at _____ o'clock _____m. and recorded in Volume _____ of Certified
Survey Maps on pages _____, as Doc. No. _____.

Kristi Chlebowski,
Dane County Register of Deeds

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SHEET
9 OF 9