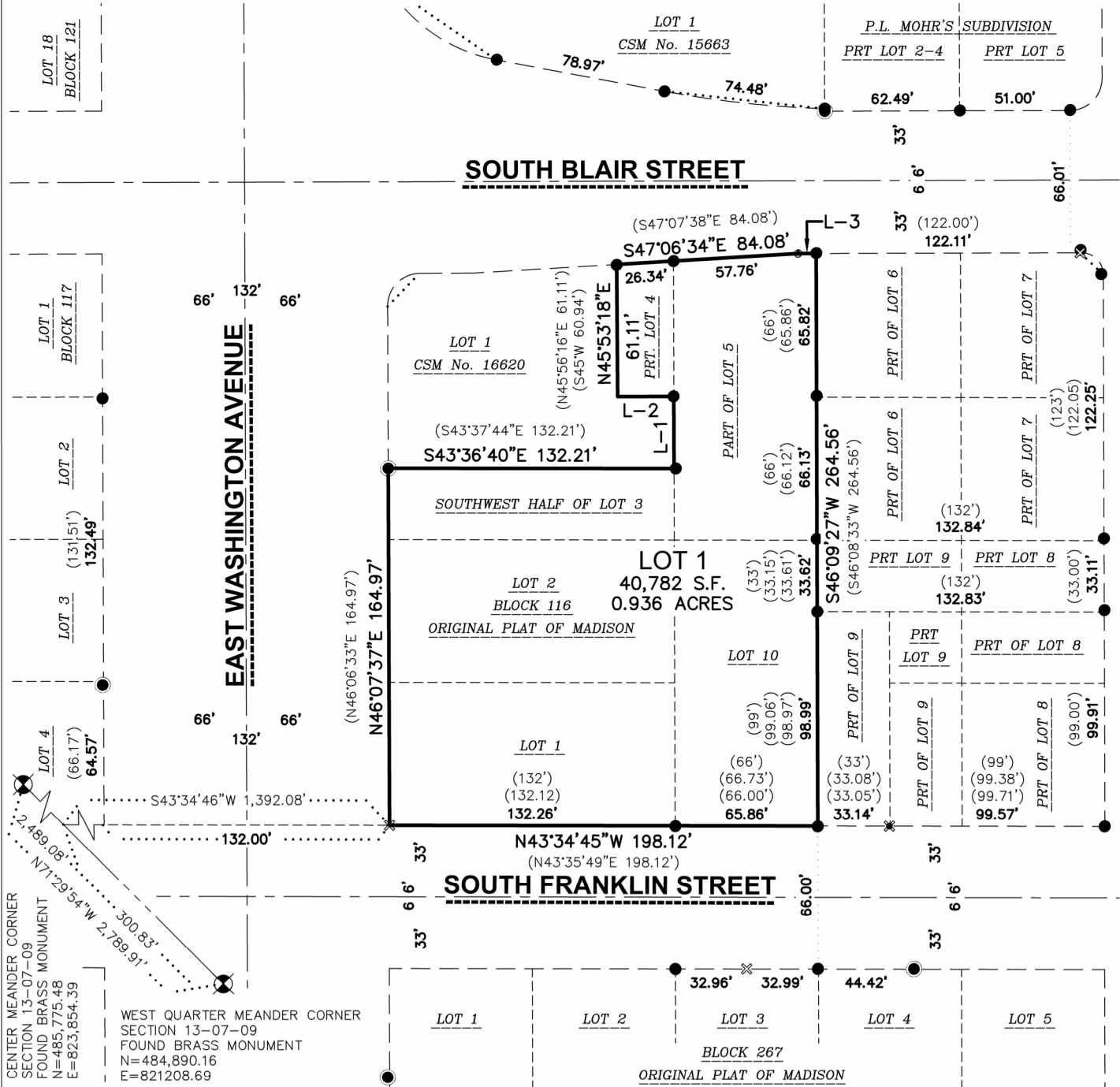


PRELIMINARY

CERTIFIED SURVEY MAP NO.

LOT ONE (1), LOT TWO (2), THE SOUTHWEST HALF (1/2) OF LOT THREE (3), THE SOUTHEAST TWENTY-SIX (26) FEET OF LOT FOUR (4) EXCEPT THAT PART CONVEYED TO CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION IN VOLUME 6122 OF RECORDS, PAGE 93, DOCUMENT NO. 1852491, LOT FIVE (5) EXCEPT THAT PART CONVEYED TO CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION IN VOLUME 6122 OF RECORDS, PAGE 93, DOCUMENT NO. 1852491, AND LOT TEN (10), ALL IN BLOCK ONE HUNDRED SIXTEEN (116), ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON. DANE COUNTY, WISCONSIN.

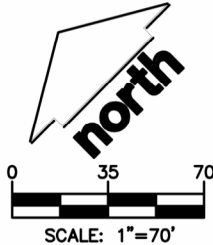


LEGEND

- GOVERNMENT CORNER
- MAG NAIL SET
- CHISELED 'X' FOUND
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE

NOTES

- FIELD WORK PERFORMED ON FEBRUARY 27, 28, MARCH 3, 7, 19, AND 24 2025.
- BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH MEANDER LINE OF THE SOUTHWEST QUARTER OF SECTION 13-T07N-R09E, BEARS S71°29'54"E.
- SEE SHEET 3 FOR EXISTING IMPROVEMENTS AND SHEET 4 FOR EXISTING EASEMENTS.



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N46°09'16"E	33.32'
L-2	N43°50'23"W	26.00'
L-3	S43°48'55"E	8.34'



File: \\SDINC\projects2\2024\2414891\DWG\Survey Sheets\2414891 P-CSM.dwg Layout: -S1 User: colton.darwin Plotted: Apr 24, 2025 -- 3:44pm

SURVEYED BY:



SURVEYED FOR:

BEAR DEVELOPMENT,
LLC
501 EAST WASHINGTON
AVENUE, MADISON, WI.

PROJECT NO:

24-14891

FIELDBOOK/PG:

434/64

SHEET NO:

1 OF 6

SURVEYED BY:

RAC/CBM

DRAWN BY:

CMD

VOL. _____ PAGE _____

DOC. NO. _____

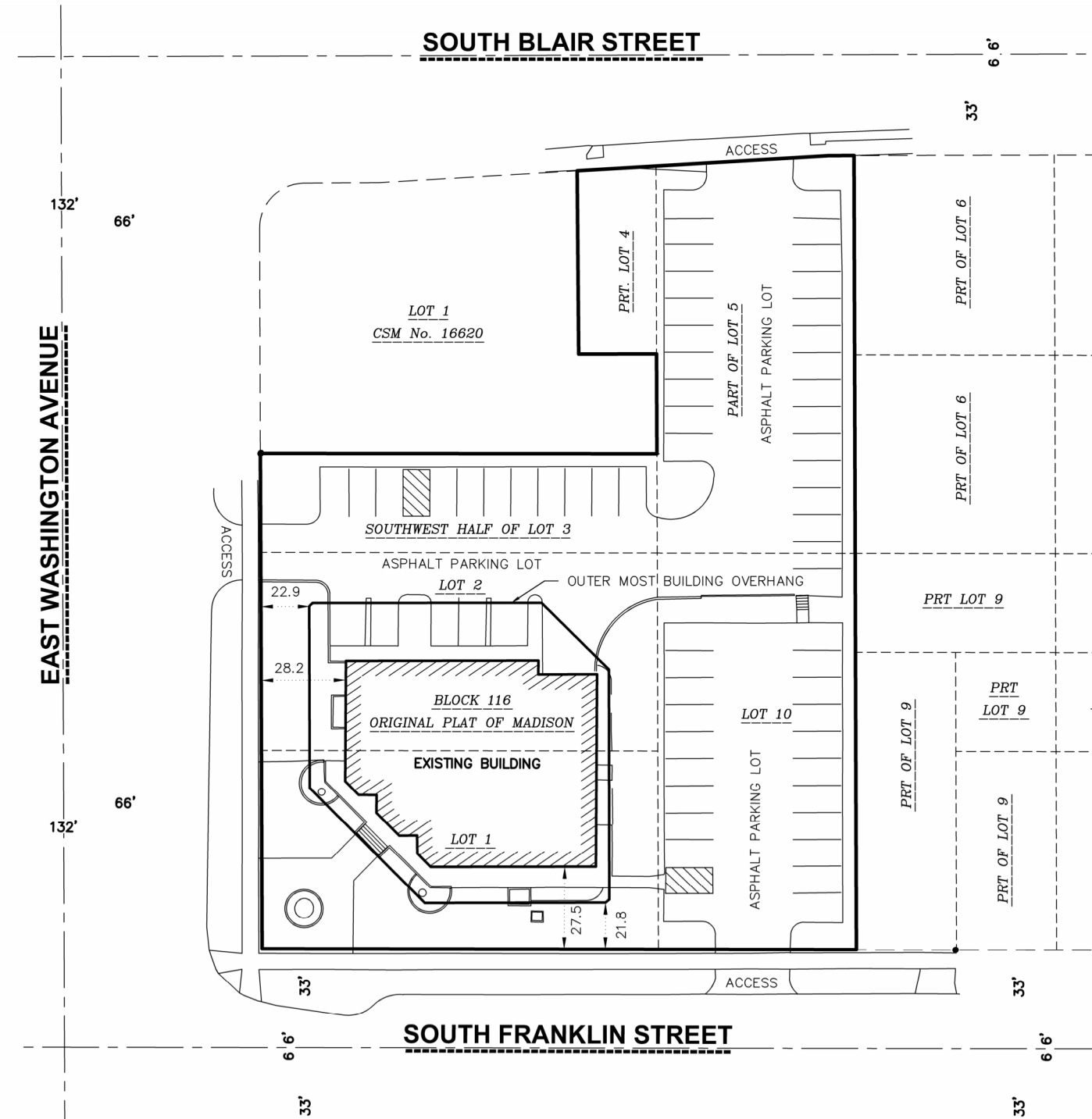
C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOT ONE (1), LOT TWO (2), THE SOUTHWEST HALF (1/2) OF LOT THREE (3), THE SOUTHEAST TWENTY-SIX (26) FEET OF LOT FOUR (4) EXCEPT THAT PART CONVEYED TO CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION IN VOLUME 6122 OF RECORDS, PAGE 93, DOCUMENT NO. 1852491, LOT FIVE (5) EXCEPT THAT PART CONVEYED TO CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION IN VOLUME 6122 OF RECORDS, PAGE 93, DOCUMENT NO. 1852491, AND LOT TEN (10), ALL IN BLOCK ONE HUNDRED SIXTEEN (116), ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON. DANE COUNTY, WISCONSIN.

EXISTING IMPROVEMENTS

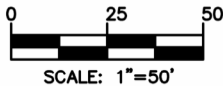


LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE

NOTES

- BUILDINGS TO BE RAZED.



SURVEYED BY:



MADISON REGIONAL OFFICE
507 W. VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:

BEAR DEVELOPMENT,
LLC
501 EAST WASHINGTON
AVENUE, MADISON, WI.

PROJECT NO: 24-14891

FIELDBOOK/PG: 434/64

SHEET NO: 2 OF 6

SURVEYED BY: RAC/CBM

DRAWN BY: CMD

VOL. _____ PAGE _____

DOC. NO. _____

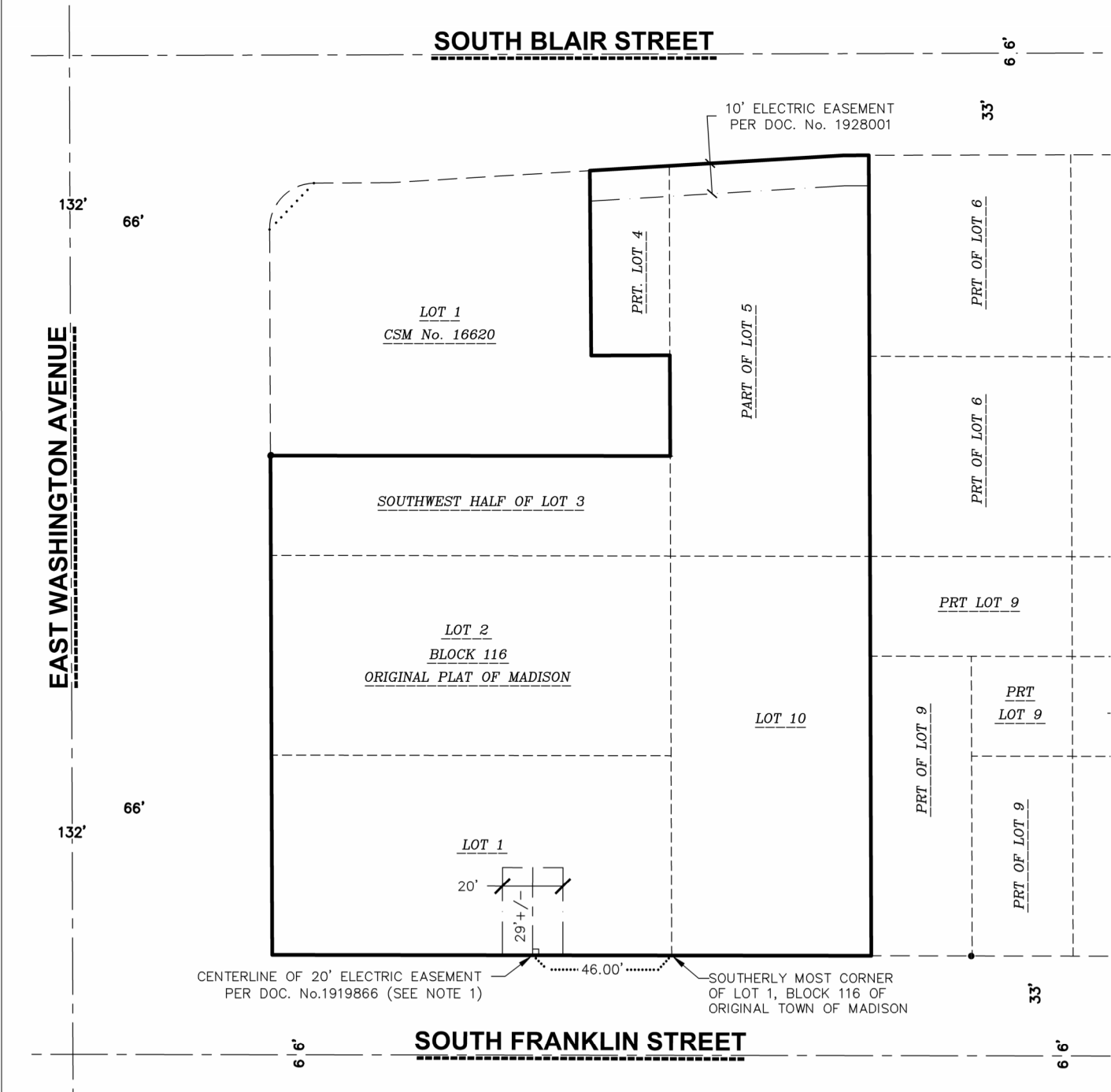
C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOT ONE (1), LOT TWO (2), THE SOUTHWEST HALF (1/2) OF LOT THREE (3), THE SOUTHEAST TWENTY-SIX (26) FEET OF LOT FOUR (4) EXCEPT THAT PART CONVEYED TO CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION IN VOLUME 6122 OF RECORDS, PAGE 93, DOCUMENT NO. 1852491, LOT FIVE (5) EXCEPT THAT PART CONVEYED TO CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION IN VOLUME 6122 OF RECORDS, PAGE 93, DOCUMENT NO. 1852491, AND LOT TEN (10), ALL IN BLOCK ONE HUNDRED SIXTEEN (116), ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON. DANE COUNTY, WISCONSIN.

EXISTING BUILDINDS AND EASEMENTS



LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE

NOTES

- CENTERLINE OF ELECTRIC EASEMENT IS "PERPENDICULAR TO SAID SOUTH FRANKLIN RIGHT-OF-WAY LINE, 29 FEET MORE OR LESS, TO THE POINT OF TERMINATION AT THE NORTHEASTERLY WALL OF A TRANSFORMER VAULT AND THE SOUTHWESTERLY WALL OF AN EXISTING BUILDING" PER DOCUMENT No. 1919866



SURVEYED BY:



MADISON REGIONAL OFFICE
507 W. VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:

BEAR DEVELOPMENT,
LLC
501 EAST WASHINGTON
AVENUE, MADISON, WI.

PROJECT NO: 24-14891

FIELDBOOK/PG: 434/64

SHEET NO: 3 OF 6

SURVEYED BY: RAC/CBM

DRAWN BY: CMD

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOT ONE (1), LOT TWO (2), THE SOUTHWEST HALF (1/2) OF LOT THREE (3), THE SOUTHEAST TWENTY-SIX (26) FEET OF LOT FOUR (4) EXCEPT THAT PART CONVEYED TO CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION IN VOLUME 6122 OF RECORDS, PAGE 93, DOCUMENT NO. 1852491, LOT FIVE (5) EXCEPT THAT PART CONVEYED TO CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION IN VOLUME 6122 OF RECORDS, PAGE 93, DOCUMENT NO. 1852491, AND LOT TEN (10), ALL IN BLOCK ONE HUNDRED SIXTEEN (116), ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON. DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

LOT ONE (1), LOT TWO (2), THE SOUTHWEST HALF (1/2) OF LOT THREE (3), THE SOUTHEAST TWENTY-SIX (26) FEET OF LOT FOUR (4) EXCEPT THAT PART CONVEYED TO CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION IN VOLUME 6122 OF RECORDS, PAGE 93, DOCUMENT NO. 1852491, LOT FIVE (5) EXCEPT THAT PART CONVEYED TO CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION IN VOLUME 6122 OF RECORDS, PAGE 93, DOCUMENT NO. 1852491, AND LOT TEN (10), ALL IN BLOCK ONE HUNDRED SIXTEEN (116), ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON. DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE WEST QUARTER MEANDER CORNER OF SECTION 13, AFORESAID; THENCE N71°29'54"W, ALONG THE NORTH-SOUTH SAID SECTION A DISTANCE OF 300.83 FEET; THENCE S43°34'46"E 1,392.08 FEET TO THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF SOUTH FRANKLIN STREET AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST WASHINGTON AVENUE AND THE POINT OF BEGINNING; THENCE N46°07'37"E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 164.97 FEET TO THE NORTHWEST CORNER OF LOT 1, CERTIFIED SURVEY MAP No. 16620; THENCE S43°36'40"E ALONG A SOUTHWEST LINE OF SAID CSM, 132.21 FEET TO THE SOUTHERLY MOST CORNER OF CSM, AFORESAID; THENCE N46°09'01"E ALONG A SOUTHEASTERLY LINE OF SAID CSM, 33.32 FEET; THENCE N45°53'18"W ALONG A SOUTHEASTERLY LINE, 26.00 FEET; THENCE N45°53'18"E ALONG A SOUTHEASTERLY LINE OF CSM, AFORESAID, 61.11 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTH BLAIR STREET; THENCE CONTINUE ALONG A SAID RIGHT-OF-WAY LINE S47°06'34"E, 84.08 FEET; THENCE S43°48'55"E ALONG SAID RIGHT-OF-WAY, 8.34 FEET TO THE NORTHEAST CORNER OF PART OF LOT 6 BLOCK 116, ORIGINAL PLAT OF MADISON; THENCE S46°09'27"W ALONG THE NORTHWESTERLY LINE OF LOTS 6 AND 9 BLOCK 116, AFORESAID, 264.56 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 9, ALSO BEING A POINT OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOUTH FRANKLIN STREET; THENCE N43°34'45"W ALONG SAID RIGHT-OF-WAY LINE, 198.12 FEET TO POINT OF BEGINNING.

SAID PARCEL CONTAINS 40,782 SQUARE FEET OR 0.936 ACRES.

SURVEYOR'S CERTIFICATE


I, TODD J. BUHR, PROFESSIONAL LAND SURVEYOR S-2614, DO HEREBY CERTIFY THAT BY DIRECTION OF WMC FOUNDATIONS, INC., I HAVE SURVEYED, DIVIDED, MAPPED, THE LANDS DESCRIBED HEREON, AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND THE DIVISION THEREOF, 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 STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

DATE



File: \\SDINC\projects2\2024\2414891\DWG\Survey Sheets\2414891 P-CSM.dwg Layout: -S4 User: colton.darwin Plotted: Apr 24, 2025 - 3:47pm

<div>SURVEYED BY:</div> <div></div> <div>MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060</div>	<div>SURVEYED FOR:</div> <div>BEAR DEVELOPMENT, LLC</div> <div>501 EAST WASHINGTON AVENUE, MADISON, WI.</div>	PROJECT NO: 24-14891	<div>SURVEYED BY: RAC/CBM</div> <div>DRAWN BY: CMD</div>
		FIELDBOOK/PG: 434/64	
		SHEET NO: 4 OF 6	

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOT ONE (1), LOT TWO (2), THE SOUTHWEST HALF (1/2) OF LOT THREE (3), THE SOUTHEAST TWENTY-SIX (26) FEET OF LOT FOUR (4) EXCEPT THAT PART CONVEYED TO CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION IN VOLUME 6122 OF RECORDS, PAGE 93, DOCUMENT NO. 1852491, LOT FIVE (5) EXCEPT THAT PART CONVEYED TO CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION IN VOLUME 6122 OF RECORDS, PAGE 93, DOCUMENT NO. 1852491, AND LOT TEN (10), ALL IN BLOCK ONE HUNDRED SIXTEEN (116), ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON. DANE COUNTY, WISCONSIN.

CORPORATE OWNER’S CERTIFICATE

WMC FOUNDATION, INC., A WISCONSIN NON-STOCK CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID WMC FOUNDATION, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2025.

WMC FOUNDATION, INC.

[_____] , MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED [_____] TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

CONSENT OF CORPORATE MORTGAGEE

BMO HARRIS BANK N.A., A NATIONAL BANKING ASSOCIATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF TODD J BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-2614, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF [_____] , OWNER.

WITNESS THE HAND AND SEAL OF BMO HARRIS BANK N.A., MORTGAGEE, THIS _____ DAY OF _____, 2025.

[_____] , VICE PRESIDENT


STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED [_____] TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____



File: \\SDINC\projects2\2024\2414891\DWG\Survey Sheets\2414891 P-CSM.dwg Layout: -S5 User: colton.darwin Plotted: Apr 24, 2025 - 3:47pm

<div>SURVEYED BY:</div> <div></div> <div>MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060</div>	<div>SURVEYED FOR:</div> <div>BEAR DEVELOPMENT, LLC</div> <div>501 EAST WASHINGTON AVENUE, MADISON, WI.</div>	<div>PROJECT NO: 24-14891</div> <div>FIELDBOOK/PG: 434/64</div> <div>SHEET NO: 5 OF 6</div>	<div>SURVEYED BY: RAC/CBM</div> <div>DRAWN BY: CMD</div>	<div>VOL. _____ PAGE _____</div> <div>DOC. NO. _____</div> <div>C.S.M. NO. _____</div>
---	---	---	--	--

CERTIFIED SURVEY MAP NO. _____

LOT ONE (1), LOT TWO (2), THE SOUTHWEST HALF (1/2) OF LOT THREE (3), THE SOUTHEAST TWENTY-SIX (26) FEET OF LOT FOUR (4) EXCEPT THAT PART CONVEYED TO CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION IN VOLUME 6122 OF RECORDS, PAGE 93, DOCUMENT NO. 1852491, LOT FIVE (5) EXCEPT THAT PART CONVEYED TO CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION IN VOLUME 6122 OF RECORDS, PAGE 93, DOCUMENT NO. 1852491, AND LOT TEN (10), ALL IN BLOCK ONE HUNDRED SIXTEEN (116), ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON. DANE COUNTY, WISCONSIN.

CITY OF MADISON PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION ACTION OF _____, 2025.

MATTHEW WACHTER,
SECRETARY,
CITY OF MADISON PLAN COMMISSION

DATE

CITY OF MADISON COMMON COUNCIL APPROVAL CERTIFICATE


RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT NUMBER RES _____, FILE ID NUMBER _____, ADOPTED ON THE _____ DAY OF _____, 2025, 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 _____, 2025

MICHAEL HAAS, ACTING CITY CLERK
CITY OF MADISON



OFFICE OF THE REGISTER OF DEEDS	
_____ COUNTY, WISCONSIN	
RECEIVED FOR RECORD _____	
20 ____	AT _____ O'CLOCK ____ M
AS DOCUMENT # _____	
IN VOL. _____ OF CERTIFIED	
SURVEY MAPS ON PAGE(S) _____	
REGISTER OF DEEDS	

<div>SURVEYED BY:</div> <div></div> <div>MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060</div>	<div>SURVEYED FOR:</div> <div>BEAR DEVELOPMENT</div> <div>501 EAST WASHINGTON AVE.</div>	PROJECT NO: 24-14891	SURVEYED BY: RAC/CBM
		FB/PG: 434/64	DRAWN BY: CMD
		SHEET NO: 6 OF 6	