

EXHIBIT

CLIENT
KSingh and Associates

SITE ADDRESS
975 University Avenue, Madison, WI 53715

LEGAL DESCRIPTION
Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9) and Ten (10), Block Two (2), University Addition to Madison, in the City of Madison, Dane County, Wisconsin. Also, including vacated Conklin Place lying within the boundaries of said Block 2. EXCEPT the following:
1.) Lands conveyed to the City of Madison by Quit Claim Deed recorded in Vol. 283 of Records, Page 531 as Document No. 1304059.
2.) Lands conveyed to the City of Madison by Quit Claim Deed recorded in Vol. 283 of Records, Page 532 as Document No. 1304060.
3.) Lands conveyed to the City of Madison by Quit Claim Deed recorded in Vol. 283 of Records, Page 535 as Document No. 1304063.

HORIZONTAL DATUM
Horizontal Datum is based on Wisconsin County Coordinate System, Dane Zone (1991)

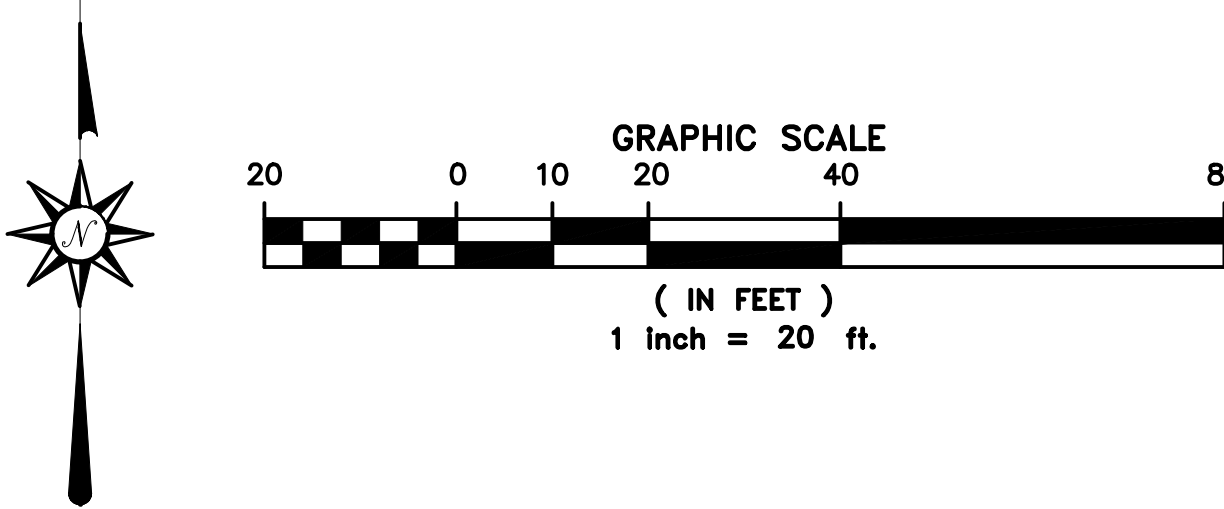
VERTICAL DATUM
-Vertical Datum is based on National American Vertical Datum of 1988 - Geoid 18 (Per NGS data Sheet)
-Starting Benchmark is the NGS Monument DQ4628, Elevation of 864.16 feet.

NOTE
- Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20241919737, 20241919745, 20241919767 & 20241919778. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.
- This survey was prepared based on Knight Barry Title Insurance Company Commitment No. 2275225, effective date of August 12, 2024 which lists the following easements and/or restrictions from schedule B-II:
6 - 8 visible evidence shown, if any.
1 - 5, 9 - 11, 13 - 19 not survey related.
12. Easements, restrictions and other matters shown on the Plat of University Addition to Madison recorded as Document No. 109. Affects property by location.

BENCHMARKS:
Site Benchmark 1:
Northeast flange bolt on fire hydrant, located Westerly of the Northwesterly most corner of the building.
Elevation: 879.66

Site Benchmark 2:
Southwest flange bolt on fire hydrant, located North of the Northeasterly most face of the building and West of a traffic signal pole on South side of University Avenue.
Elevation: 872.94

LEGEND OF SYMBOLS & ABBREVIATIONS			
⊙	SANITARY MANHOLE	⚡	FIBER OPTIC MARKER
⊙	STORM MANHOLE	⚡	FIBER OPTIC MANHOLE/VAULT
⊙	CLEANOUT	⚡	TELEPHONE PEDESTAL
⊙	CURB INLET	⚡	TELEPHONE MANHOLE/VAULT
⊙	STORM INLET	⚡	TELEPHONE MARKER
⊙	CATCH BASIN	⚡	TRANSFORMER
⊙	LATERAL	⚡	ELECTRIC METER/PEDESTAL
⊙	UNKNOWN MANHOLE	⚡	ELECTRIC MANHOLE/VAULT
⊙	WELL	⚡	CABLE TV RISER/BOX CABLE
⊙	HYDRANT	⚡	TV MANHOLE/VAULT
⊙	WATER VALVE	⚡	GAS VALVE
⊙	DOWN SPOUT	⚡	GAS METER
⊙	SPRINKLER VALVE	⚡	GAS MARKER
⊙	WATER SHUT OFF	⚡	AIR CONDITIONING UNIT
⊙	STANDPIPE	⚡	VENT
⊙	WATER MANHOLE	⚡	UTILITY POLE
⊙	FLOOD LIGHT	⚡	GUY WIRE
⊙	LIGHT POLE	⚡	TRAFFIC SIGNAL POLE
⊙	PARKING METER	⚡	BIKE RACK
⊙	ASHTRAY	⚡	TRASH CAN
⊙		⚡	SIGN
⊙		⚡	MAIL BOX
⊙		⚡	FLAG POLE
⊙		⚡	BOLLARD
⊙		⚡	CROSS CUT
⊙		⚡	IRON PIPE
⊙		⚡	IRON REBAR/ROD
⊙		⚡	MAG NAIL
⊙		⚡	SECTION MONUMENT
⊙		⚡	BENCH MARK
⊙		⚡	CONIFER TREE
⊙		⚡	DECIDUOUS TREE
⊙		⚡	BUSH
⊙		⚡	WETLAND SYMBOL
⊙		⚡	DIRECTIONAL ARROW
⊙		⚡	SPOT ELEVATION
⊙		⚡	HANDICAP STALL
⊙		⚡	EMERGENCY FIRE SERVICE
⊙		⚡	DUMPSTER
⊙		⚡	PLANTER BOX
CL	=CENTERLINE	—	SANITARY SEWER
CONC.	=CONCRETE	—	STORM SEWER
EL.	=ELEVATION	—	WATER MAIN
EXT.	=EXISTING	—	FIBER OPTIC LINE
INV.	=INVERT	—	TELEPHONE LINE
MON.	=MONUMENT	—	ELECTRIC LINE
P.O.B.	=POINT OF BEGINNING	—	OVERHEAD WIRES
P.O.C.	=POINT OF COMMENCEMENT	—	CABLE TELEVISION
R.O.W.	=RIGHT OF WAY	—	GAS MAIN
SEC.	=SECTION	—	WETLANDS
SQ. FT.	=SQUARE FEET	—	TREE LINE
W/	=WITH	—	NO ACCESS
(R)	=RECORDED AS	—	SANITARY SEWER - PER PLAN
(D)	=DEEDED AS	—	STORM SEWER - PER PLAN
—	—	—	WATER MAIN - PER PLAN



I certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

Date: August 30, 2024



Allen J. Schneider
Professional Land Surveyor
Registration Number S-2194

CHAPUT
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Date	Revision description	
8/7/25	Removed Doc. #2224302	mem
8/13/25	Datum Notes added	jmb
9/3/25	Added Doc. #2224302 back	mem
9/12/25	Revised Reservation line	jmb

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DRAFTED BY: KGD Drawing No. 5689.00