

CERTIFIED SURVEY MAP

LOT 1, CERTIFIED SURVEY MAP NO. 12245, LOCATED IN PART OF THE SW ¼ OF THE SW ¼ OF SECTION 34, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Paul R. Knudson, registered land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, and under the direction of Arbor Gate Development, LLC, owner of said land, I have surveyed, divided, mapped and dedicated the Certified Survey; that such Certified Survey correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land being all of Lot 1 of Certified Survey Map Number 12245, located in part of the SW ¼ of the SW ¼ of Section 34, T7N, R9E, City of Madison, Dane County, Wisconsin, described as follows:

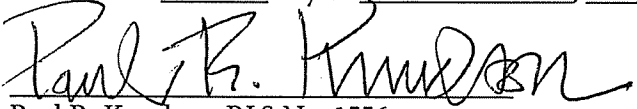
Commencing at the Southwest corner of said Section 34; thence N00°05'33"E along the west line of the SW ¼ of said Section 34, 912.56 feet; thence S89°54'27"E, 259.48 feet to the southwest corner of Lot 2, Certified Survey Map Number 8548 and the Point of Beginning; thence S89°36'13"E along the south line of Lot 2, CSM No. 8548, 157.35 feet to the southeast corner thereof; thence N00°12'41"E along the east line of Lot 2, CSM No. 8548, 100.00 feet to the northeast corner thereof; thence N89°36'13"W along the north line of Lot 2, CSM No. 8548, 157.05 feet to the northwest corner thereof; thence N00°22'58"E along the west line of Lot 1, CSM No. 12245 and the easterly right-of-way of Todd Drive, 147.35 feet to the intersection with a curve; thence Northeasterly, 62.67 feet along the arc of a curve to the right and said easterly right-of-way, having a radius of 542.96 feet and a chord bearing N09°42'54"E, 62.63 feet to the intersection with the southerly right-of-way of the West Beltline Highway Frontage Road; thence S87°20'37"E along the southerly right-of-way of the West Beltline Highway Frontage Road, 537.47 feet to a point of curvature; thence Southeasterly, 153.90 feet along the arc of a curve to the right and said southerly right-of-way, having a radius of 1875.86 feet and a chord bearing S84°59'36"E, 153.86 feet to the northeast corner of Lot 1, CSM No. 12245; thence S00°13'30"W along the east line of said Lot 1, 207.29 feet; thence N87°31'14"W, 330.08 feet; thence S00°13'39"W, 292.28 feet to the southeast corner of said Lot 1; thence N89°37'15"W along the south line of said Lot 1, and the northerly right-of-way of McDivitt Road, 357.07 feet to a point of curvature; thence Northwesterly, 23.56 feet along the arc of a curve to the right, having a radius of 15.00 feet and a chord bearing N44°37'08"W, 21.21 feet to the point of tangency thereof; thence N00°22'58"E along the west line of said Lot 1 and the easterly right-of-way of Todd Drive, 197.08 feet to the Point of Beginning. Containing 245,236 square feet, more or less.

Vierbicher Associates, Inc.
By Paul R. Knudson

Dated this 7th day of DECEMBER, 2007.

Revised this _____ day of _____.

Revised this _____ day of _____.


Paul R. Knudson, RLS No. 1556



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OWNER'S CERTIFICATE - LIMITED LIABILITY COMPANY

Arbor Gate Development, LLC, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner, does hereby certify that said company caused the land described herein to be surveyed, divided, mapped and dedicated as represented on this certified survey. Said Arbor Gate Development, LLC, also certifies that this certified survey is required to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said Arbor Gate Development, LLC, has caused these presents to be signed by _____, _____, at Madison, Wisconsin, and its seal to be hereunto affixed on this _____ day of _____, 2008.

In the Presence of:

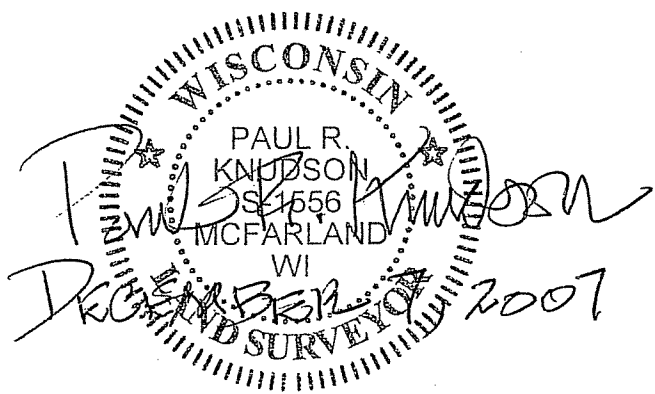
ARBOR GATE DEVELOPMENT, LLC

Name, Title

STATE OF WISCONSIN)
) SS
COUNTY OF DANE)

Personally came before me this _____ day of _____, 2008, _____, Arbor Gate Development, LLC, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ of said company, and acknowledged that they executed the foregoing instrument as such member as the deed of said company by its authority.

Notary Public
_____ County, Wisconsin
My commission expires: _____



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CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

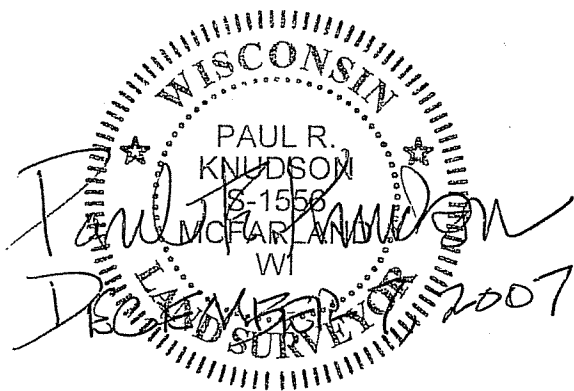
_____ Date: _____
Mark A. Olinger, Secretary, Plan Commission

CITY OF MADISON COMMON COUNCIL 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 _____, 2008, 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__.

_____, City Clerk
City of Madison, Dane County, Wisconsin



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REGISTER OF DEEDS CERTIFICATE

RECEIVED FOR RECORDING THIS _____ DAY OF _____, _____, AT _____ O'CLOCK IN THE ____M.
AND RECORDED IN VOLUME _____ OF CERTIFIED SURVEYS OF DANE COUNTY ON PAGE(S) _____.

DOCUMENT NUMBER _____

CERTIFIED SURVEY MAP NUMBER _____

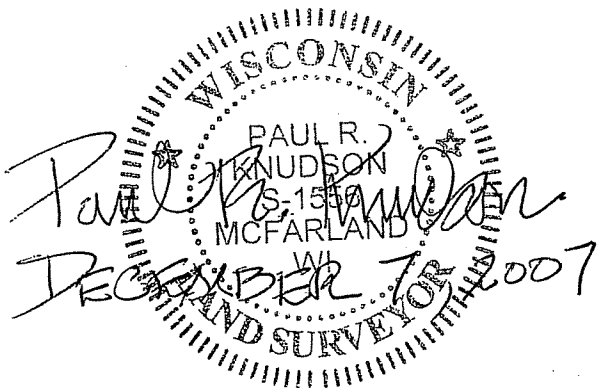
REGISTER OF DEEDS, DANE COUNTY, WISCONSIN

NOTES:

1. Drainage arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer.
2. Utility easements as herein set forth are for the use of public bodies and private public utilities having the right to serve the area.
3. Bearings are referenced to the West line of the SW ¼ of Section 34, bearing N00°05'33"E, Assumed North; Wisconsin County Coordinate System of Dane County, 83/91 Adjustment.
4. Lots 1 and 2 of this certified survey shall not have direct vehicular access to United States Highway No. 12, 14, 18, & 151 (West Beltline Highway) per the limitations set forth in a finding, determination, and declaration by the State Highway Commission of Wisconsin, recorded in Volume 232 of Miscellaneous, page 204 as Document Number 802720. Said highway is designated as a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statutes.

Lot 1 of this certified survey shall have direct vehicular access to the West Beltline Highway Frontage Road.

Lot 2 of this certified survey shall have access to the West Beltline Highway Frontage Road via Todd Drive.
5. Lots 1 and 2 of this certified survey are subject to the redevelopment plan for the Todd Drive Redevelopment District per Document Number 4286829.
6. Lots 1 and 2 of this certified survey are subject to a stormwater utility service agreement per Document Number 4343112.
7. Lots 1 and 2 of this certified survey are subject to a declaration of conditions, covenants and restrictions for maintenance of stormwater management measures per Document Number 4351947.



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