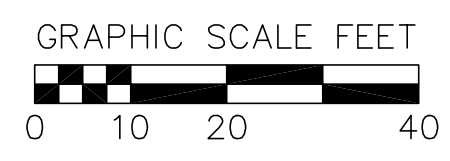
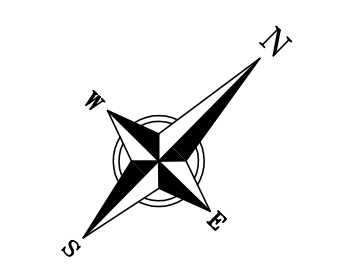


Reference-2: Draft ALTA Survey

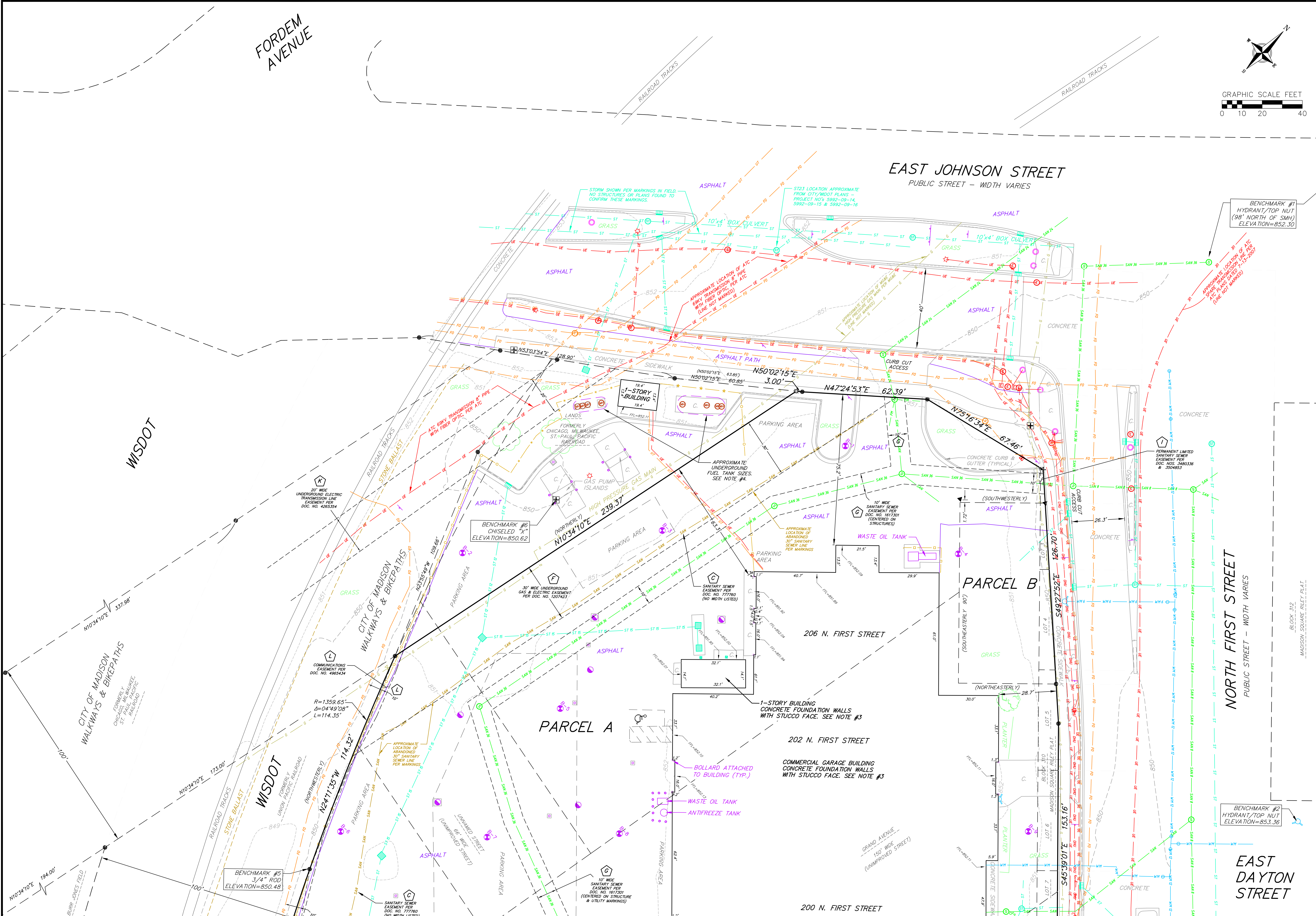
FORDEM AVENUE



EAST JOHNSON STREET
PUBLIC STREET - WIDTH VARIES

NORTH FIRST STREET
PUBLIC STREET - WIDTH VARIES

EAST DAYTON STREET



ALTA/NSPS LAND TITLE SURVEY
PART OF LOTS 3-9, BLOCK 310, MADISON SQUARE RILEY PLAT, PART OF LOT 27 AND BLOCK 276 OF FARWELL'S REPLAT AND ADDITION, AND PART OF THE SW 1/4-SW 1/4 OF SECTION 6, T 7 N. R. 10 E, CITY OF MADISON, DANE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE: 1"=20'

DATE: 1-17-2020

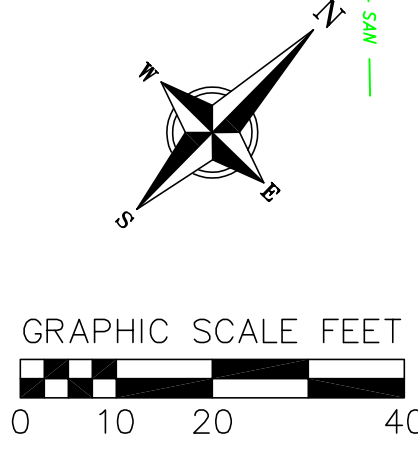
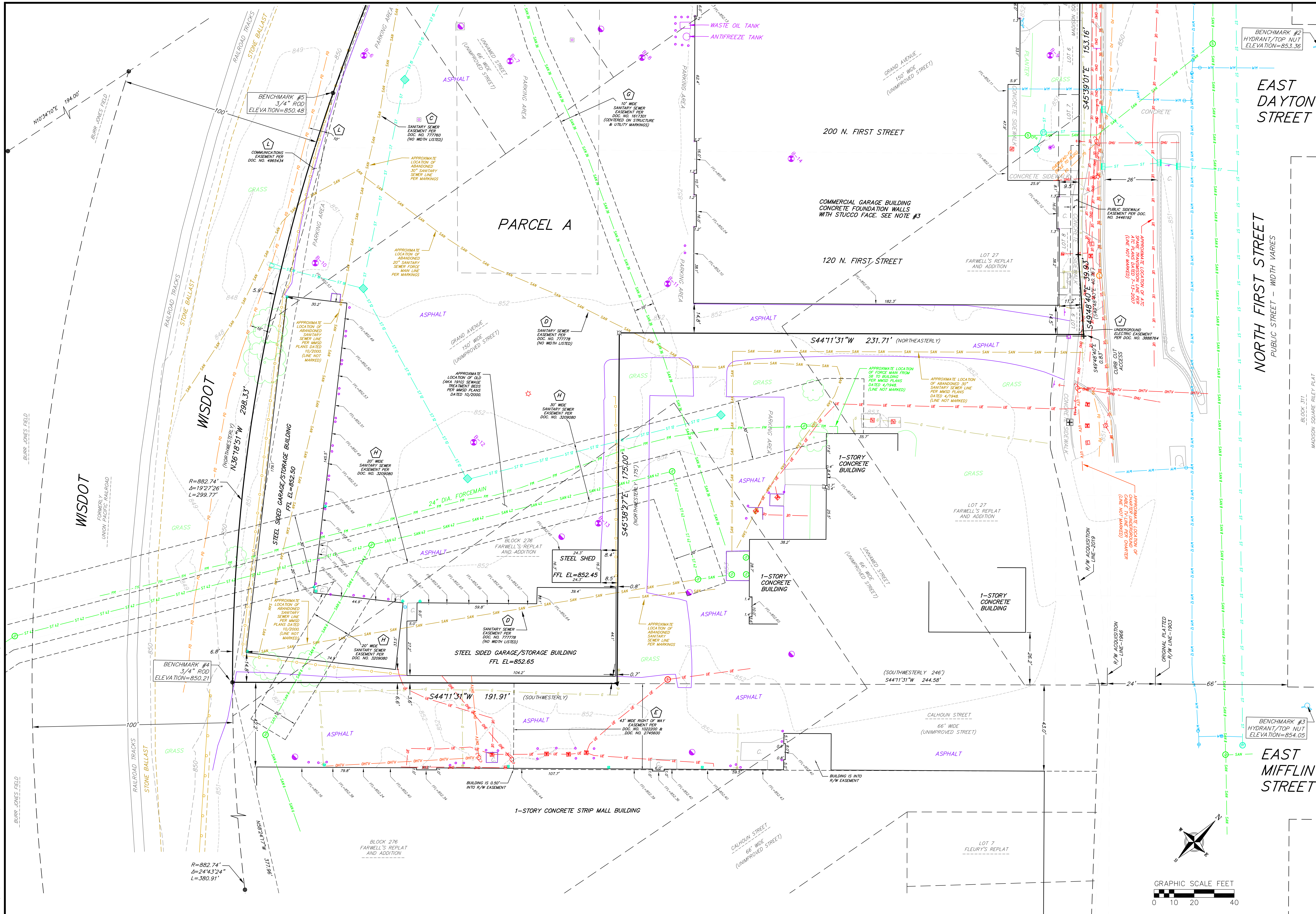
DRAFTER: MKRI, PKNU

CHECKED: MMR, MSCH

PROJECT NO.: 180275

SHEET: 1 OF 3

DWG. NO.: S-823



REVISIONS		NO.	DATE	REMARKS

SCALE
1"=20'

DATE
1-17-2020

DRAFTER
MKRI, PKNU

CHECKED
MMAR, MSCH

PROJECT NO.
180275

SHEET
2 OF 3

DWG. NO.
S-823

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
EXISTING FLAG POLE
EXISTING MONITORING WELL
EXISTING SIGN
EXISTING CURB INLET
EXISTING ENDWALL
EXISTING FIELD INLET RECTANGULAR
EXISTING ROOF DRAIN
EXISTING STORM MANHOLE
EXISTING STORM MANHOLE RECTANGULAR
EXISTING SANITARY CLEANOUT
EXISTING SANITARY MANHOLE
EXISTING FIRE HYDRANT
EXISTING FIRE DEPARTMENT CONNECTION
EXISTING WATER MAIN VALVE
EXISTING WATER MANHOLE
EXISTING GAS VALVE
EXISTING GAS METER
EXISTING AIR CONDITIONING PEDESTAL
EXISTING DOWN GUY
EXISTING ELECTRIC MANHOLE
EXISTING ELECTRIC RECTANGULAR MANHOLE
EXISTING ELECTRIC PEDESTAL
EXISTING TRANSFORMER
EXISTING ELECTRIC METER
EXISTING LIGHT POLE
EXISTING UTILITY POLE
EXISTING TELEPHONE MANHOLE
EXISTING UNIDENTIFIED MANHOLE
EXISTING HANDICAP PARKING
EXISTING TRAFFIC SIGNAL
EXISTING SHRUB
EXISTING CONIFEROUS TREE
EXISTING DECIDUOUS TREE
EXISTING BORING
EXISTING STEEL PIPE IN CONCRETE
EXISTING CONCRETE

TOPOGRAPHIC LINework LEGEND

- EXISTING UNDERGROUND CABLE TV
EXISTING OVERHEAD CABLE TV
EXISTING FIBER OPTIC LINE
EXISTING UNDERGROUND TELEPHONE
EXISTING CHAIN LINK FENCE
EXISTING WROUGHT IRON FENCE
EXISTING WOOD FENCE
EXISTING GAS LINE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING OVERHEAD GENERAL UTILITIES
EXISTING SANITARY FORCE MAIN (SIZE NOTED)
EXISTING SANITARY SEWER LINE (SIZE NOTED)
EXISTING ABANDONED SANITARY SEWER LINE
EXISTING STORM SEWER LINE (SIZE NOTED)
EXISTING WATER MAIN (SIZE NOTED)
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING GUARD RAIL
EXISTING LANDSCAPING EDGE

SURVEY LEGEND

- FOUND CHISELED CROSS
FOUND 3/4" # IRON ROD
FOUND PK NAIL
FOUND CONTROL POINTS ESTABLISHED BY CITY ENGINEERING DEPARTMENT
SET 3/4" # X 18" IRON REBAR, 1.50 LBS. PER LINEAL FOOT
SET COTTON SPINDLE
RECORDED AS INFORMATION PER DEED

EASEMENTS, PUBLIC AND PRIVATE: (AS PROVIDED IN THE REPORT OF TITLE-UPDATE)

- a. Easements, restrictions and other matters shown on the Plat of Madison Square Riley Plat recorded July 16, 1903 as Document No. 253138. DOES NOT AFFECT THE PARCELS SURVEYED. NO EASEMENTS OR RESTRICTIONS DEPICTED OR LISTED ON THE PLAT.
b. Restrictions and other matters contained in the Deed recorded August 31, 1911 in Vol. 208 of Deeds, Page 351 as Document No. 313047. AFFECTS THE PARCELS SURVEYED WITH USE RESTRICTIONS. REFER TO DOCUMENT. NOTHING TO PLOT.
c. Reservation of easements and other matters contained in the Deed recorded March 14, 1949 in Vol. 526 of Deeds, Page 156 as Document No. 777760. AFFECTS PARCEL A AND EASEMENTS ARE PLOTTED ON SHEETS 1 AND 2.
d. Reservation of easements and other matters contained in the Deed recorded March 15, 1949 in Vol. 526 of Deeds, Page 166 as Document No. 777778. AFFECTS PARCEL A AND EASEMENTS ARE PLOTTED ON SHEET 2.
e. Easement and other matters contained in the instrument recorded April 7, 1961 in Vol. 360 of Miscellaneous, Page 187 as Document No. 1022200; Amendment to Easement recorded March 15, 1996 in Vol. 32285 of Records, Page 19 as Document No. 2745600. BENEFITS PARCEL A AND EASEMENT IS PLOTTED ON SHEET 2.
f. Easement for Underground Gas and Electric Utilities granted to Madison Gas and Electric Company and other matters contained in the instrument recorded February 28, 1968 in Vol. 11 of Records, Page 398 as Document No. 1207423. AFFECTS PARCEL A AND EASEMENT IS PLOTTED ON SHEET 1.
g. Sanitary Sewer Easement granted to Madison Metropolitan Sewerage District and other matters contained in the instrument recorded April 18, 1979 in Vol. 1052 of Records, Page 455 as Document No. 1617301. AFFECTS PARCEL A AND EASEMENT IS PLOTTED ON SHEETS 1 AND 2.
h. Grant and Declaration of Sanitary Sewer Easements granted to Madison Metropolitan Sewerage District and other matters contained in the instrument recorded May 1, 2000 as Document No. 3209080. AFFECTS PARCEL A AND EASEMENTS ARE PLOTTED ON SHEET 2.
i. Permanent Limited Easement for Sanitary Sewer Purposes granted to Madison Metropolitan Sewerage District and other matters contained in the instrument recorded April 24, 2002 as Document No. 3480336; modified by Affidavit of Correction recorded June 24, 2002 as Document No. 3504853. AFFECTS PARCEL A AND EASEMENT IS PLOTTED ON SHEET 1.
j. Underground Electric Easement granted to Madison Gas and Electric Company and other matters contained in the instrument recorded March 16, 2004 as Document No. 3884569; superseded by Electric Utility Easement recorded March 26, 2004 as Document No. 3888764. AFFECTS PARCEL A AND EASEMENT IS PLOTTED ON SHEET 2.
k. Permanent Limited Easement for Underground Electric Transmission Line Purposes granted to American Transmission Company LLC and other matters contained in the instrument recorded December 22, 2006 as Document No. 4265354. DOES NOT AFFECT THE PARCELS SURVEYED. HOWEVER, THE EASEMENT DOES AFFECT LANDS OCCUPIED BY THE CITY AND IS PLOTTED ON SHEET 1.
l. Easement to WiTel Communications, Inc. as evidenced by Order and Judgment recorded February 27, 2013 as Document No. 4965434. AFFECTS PARCEL A AND EASEMENT IS PLOTTED ON SHEETS 1 AND 2. EASEMENT WIDTH IS A MAXIMUM OF 10 FEET ON EACH SIDE OF THE COMMUNICATIONS CABLE SYSTEM AS IT EXISTED ON JUNE 5, 2012.
m. Easements, restrictions and other matters shown on Transportation Project Plat No. 5992-09-09 4.02 recorded February 27, 2018 as Document No. 5392054; amended by Affidavit of Correction recorded June 1, 2018 as Document No. 5413546. DOES NOT AFFECT THE PARCELS SURVEYED, AS EASEMENTS HAVE EXPIRED. NOTHING TO PLOT.
n. Easements, restrictions and other matters shown on Transportation Project Plat No. 5992-09-09 4.03 recorded February 27, 2018 as Document No. 5392055. DOES NOT AFFECT THE PARCELS SURVEYED, AS EASEMENTS HAVE EXPIRED. NOTHING TO PLOT.
o. Right of Entry granted by Madison Metropolitan Sewerage District and other matters contained in the instrument recorded June 1, 2018 as Document No. 5413454. DOES NOT AFFECT THE PARCELS SURVEYED, AS RIGHT OF ENTRY HAS TERMINATED. NOTHING TO PLOT.
p. Conveyance of Rights in Land by Madison Metropolitan Sewerage District and other matters contained in the instrument recorded June 1, 2018 as Document No. 5413455. DOES NOT AFFECT THE PARCELS SURVEYED, AS CONVEYANCE LIES OUTSIDE THE SURVEY LIMITS. NOTHING TO PLOT.
q. Right of Entry granted by American Transmission Company, LLC and other matters contained in the instrument recorded June 29, 2018 as Document No. 5421693. DOES NOT AFFECT THE PARCELS SURVEYED, AS RIGHT OF ENTRY HAS TERMINATED. NOTHING TO PLOT.
r. Conveyance of Rights in Land by American Transmission Company, LLC and other matters contained in the instrument recorded June 29, 2018 as Document No. 5421694. DOES NOT AFFECT THE PARCELS SURVEYED, AS CONVEYANCE LIES OUTSIDE THE SURVEY LIMITS. NOTHING TO PLOT.
s. Declaration of Public Street Right of Way and other matters contained in the instrument recorded July 16, 2018 as Document No. 5425437. DOES NOT AFFECT THE PARCELS SURVEYED, AS RIGHT OF WAY LIES OUTSIDE THE SURVEY LIMITS. EASEMENTS HAVE EXPIRED. NOTHING TO PLOT.
t. Conveyance of Rights in Land by Wisconsin Bell, Inc., d/b/a AT&T-Wisconsin and other matters contained in the instrument recorded July 31, 2018 as Document No. 5429832. DOES NOT AFFECT THE PARCELS SURVEYED, AS CONVEYANCE LIES OUTSIDE THE SURVEY LIMITS. NOTHING TO PLOT.
u. Right of Entry granted by Wisconsin Bell, Inc., d/b/a AT&T-Wisconsin and other matters contained in the instrument recorded July 31, 2018 as Document No. 5429833. DOES NOT AFFECT THE PARCELS SURVEYED, AS RIGHT OF WAY ENTRY HAS TERMINATED. NOTHING TO PLOT.
v. Declaration of Public Street Right of Way and other matters contained in the instrument recorded August 8, 2018 as Document No. 5432509; amended by Affidavit of Correction recorded October 2, 2018 as Document No. 5445050. DOES NOT AFFECT THE PARCELS SURVEYED, AS RIGHT OF WAY LIES OUTSIDE THE SURVEY LIMITS. EASEMENTS HAVE EXPIRED. NOTHING TO PLOT.
w. Right of Entry granted by Madison Gas and Electric Company and other matters contained in the instrument recorded September 11, 2018 as Document No. 5440380. DOES NOT AFFECT THE PARCELS SURVEYED, AS RIGHT OF WAY ENTRY HAS TERMINATED. NOTHING TO PLOT.
x. Conveyance of Rights in Land by Madison Gas and Electric Company and other matters contained in the instrument recorded September 11, 2018 as Document No. 5440381. DOES NOT AFFECT THE PARCELS SURVEYED, AS CONVEYANCE LIES OUTSIDE THE SURVEY LIMITS. NOTHING TO PLOT.
y. Declaration of Public Sidewalk Easement and other matters contained in the instrument recorded October 8, 2018 as Document No. 5446192; amended by Affidavit of Correction recorded March 15, 2019 as Document No. 5475002. AFFECTS PARCEL A AND EASEMENT IS PLOTTED ON SHEET 2.

NOTES PERTAINING TO TABLE A REQUIREMENTS:

- ITEM 1: MONUMENTS
As shown on the survey.
ITEM 2: THE ADDRESS OF THE PARCELS SURVEYED IS:
202 North First Street, Madison, Wisconsin
ITEM 4: GROSS LAND AREA:
145,080 square feet, more or less.
ITEM 5: VERTICAL RELIEF:
This information has been shown hereon. Elevations depicted hereon are based upon the NAVD88(1991) datum as provided by the City of Madison Engineering Department control points.
ITEMS 7(a): EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL:
This information has been noted within the building as shown.
ITEM 8: SUBSTANTIAL FEATURES OBSERVED:
This information has been shown hereon.
ITEM 11: LOCATION OF UTILITIES:
Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20194514554, 20194609101, 20194900941 and 20194900957. The location of buried private utilities are not within the scope of this survey.
With regard to Table A, item 11, source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.
ITEM 21a: UTILITY VERIFICATION:
Verification emails from the utility companies listed on the Diggers Hotline Requests have been received and will be provided to the City upon request.
ITEM 21b: APPROXIMATE LOCATION OF UNDERGROUND FUEL TANKS AND FUEL LINES:
The approximate location and size of the underground fuel tanks are shown hereon per the City Plans dated 7-27-1992 and listed as project number 9202600. The fuel lines are not depicted on the City Plans, therefore, no fuel lines are shown hereon.

LOCATION MAP (NOT TO SCALE)



LEGAL DESCRIPTION: (AS PROVIDED IN THE REPORT OF TITLE-UPDATE)

PARCEL A:
A parcel of land located in part of Lots Two (2), Three (3), Five (5), Six (6), Seven (7), Eight (8) and Nine, Block Three Hundred Ten (310), Madison Square Riley Plat, and part of the Southwest 1/4 of Section 6, Township 7 North, Range 10 East, all in the City of Madison, Dane County, Wisconsin, more particularly described as follows: Commencing at the Southeastly right of way line of North First Street with the Southwestly prolongation of the Northwestly right of way line of East Mifflin Street; thence Southwestly along said prolongation a distance of 246 feet, more or less, to the point of beginning; thence continuing Southwestly along said prolongation to the intersection with the Northeastly right of way line of the Chicago & Northwestern Railroad (now owned by the Union Pacific Railroad Company); thence Northwestly along said railroad right of way line to the intersection with the Southeastly right of way line of the Chicago, Milwaukee, St. Paul & Pacific Railroad right of way line (now owned by the City of Madison); thence Northeastly along said right of way line to the intersection with the Southeastly right of way line of East Johnson Street; thence Northeastly along said Southeastly right of way line of East Johnson Street to the intersection with the Southwestly right of way line of North First Street; thence Southeastly along said Southwestly right of way line of North First Street to a point that is 175 feet, more or less, distant Northwestly from the intersection of said right of way line with the Southwestly prolongation of the Northwestly right of way line of East Mifflin Street; thence Southwestly along a line that is parallel to and 175 feet, more or less, distant from the Southwestly prolongation of the Northwestly right of way line of East Mifflin Street a distance of 246 feet, more or less, thence Southeastly along a line parallel to the Southwestly right of way line of North First Street a distance of 175 feet, more or less, to the point of beginning. EXCEPTING THEREFROM the following described parcel: Part of the Southwest 1/4 of the Southwest 1/4 of Section 6, Township 7 North, Range 10 East, including Lot Four (4) and part of Lots Three (3) and Five (5), Block Three Hundred Ten (310), Madison Square Riley Plat, in the City of Madison, Dane County, Wisconsin, being more fully described as follows: Commencing at the most Northerly corner of Block 310, Madison Square Riley Plat; thence Southeastly 117 feet along the Southwest line of North First Street as plotted in said plat to the point of beginning of this description; thence Southwestly at right angles to North First Street 90 feet; thence Southeastly parallel to North First Street 90 feet; thence Northeastly at right angles to last mentioned line 90 feet to the Southwest line of North First Street; thence Northwestly along the Southwest line of North First Street 90 feet to the point of beginning, EXCEPT that part conveyed in the Quit Claim Deed recorded in Vol. 817 of Deeds, Page 456 as Document No. 1159979 and furthering EXCEPTING those lands contained in the Declaration of Public Street Right of Way recorded as Document No. 5432509 and corrected by the Affidavit of Correction recorded as Document No. 5445050.

LEGAL DESCRIPTION: (AS PROVIDED IN THE REPORT OF TITLE-UPDATE)

PARCEL B:
Part of the Southwest 1/4 of the Southwest 1/4 of Section 6, Township 7 North, Range 10 East, including Lot Four (4) and part of Lots Three (3) and Five (5), Block Three Hundred Ten (310), Madison Square Riley Plat, in the City of Madison, Dane County, Wisconsin, being more fully described as follows: Commencing at the most Northerly corner of Block 310, Madison Square Riley Plat; thence Southeastly 117 feet along the Southwest line of North First Street as plotted in said plat to the point of beginning of this description; thence Southwestly at right angles to North First Street 90 feet; thence Southeastly parallel to North First Street 90 feet; thence Northeastly at right angles to last mentioned line 90 feet to the Southwest line of North First Street; thence Northwestly along the Southwest line of North First Street 90 feet to the point of beginning, EXCEPT that part conveyed in the Quit Claim Deed recorded in Vol. 817 of Deeds, Page 456 as Document No. 1159979 and furthering EXCEPTING those lands contained in the Declaration of Public Street Right of Way recorded as Document No. 5425437.

GENERAL SURVEY NOTES:

- 1. This survey was prepared based upon information provided in a Report of Title-Update, File Numbers 820577L and 820574L, dated December 20, 2019 as issued by Knight Barry Title Services LLC, 2450 Rimrock Road, Suite 204, Madison, WI.
2. This survey is based upon field survey work performed on November 13-21 and December 4, 5 and 11, 2019. Any changes in site conditions after December 11, 2019 are not reflected by this survey.
3. No attempt has been made as a part of this survey to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
4. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, deeds or ownership title evidence, or any other facts that the current title search may disclose.
5. Bearings are referenced to Grid North per the Wisconsin County Coordinate System-Dane County Zone, NAD 83(1997) as established from control points provided by the City of Madison Engineering Department.
6. For the purpose of this survey, the street construction projects are completed.
7. The garage buildings are concrete foundation walls with a styrofoam stucco finish which is generally 0.1' thick. The lower accent stucco is 0.17' thick. Buildings were located to the edge of the stucco. Garage building walls and dimensions shown hereon are to the concrete foundation walls. All building ties to the property lines are to the exterior of the buildings.
8. All borings depicted in the soil boring location exhibit prepared by CGC, Inc., Job No. 19051-10, are shown, except for boring numbers 4, 5, 9, 13 & 14 were not found and are shown hereon per the CGC, Inc., exhibit map.
9. The right-of-ways for East Johnson Street and North First Street are based upon the Transportation Project Plat No. 5992-09-09 - 4.02 and 4.03, recorded as Document Numbers 5392054 and 5392055.

ALTA/NSPS CERTIFICATION:

To City of Madison and Knight Barry Title Group:

This is to certify to the best of my knowledge and belief, that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 5, 7(a), 8, 11, 21(a), and 21(b) of Table A thereof. The field work was completed on December 11, 2019.

Vierbicher Associates, Inc.
By: Paul R. Knudson

Dated this 17th day of January, 2020.

Paul R. Knudson, P.L.S. S-1556

SURVEYED FOR:

City of Madison
City Engineering
Room 115, City County Building
210 Martin Luther King Jr., Blvd.
Madison, WI 53703

SURVEYED BY:

Vierbicher Associates, Inc.
999 Fourier Drive,
Suite 201
Madison, WI 53717

Project information block including: vierbicher logo, project title (ALTA/NSPS LAND TITLE SURVEY), location (PART OF LOTS 3-9, BLOCK 310, MADISON SQUARE RILEY PLAT, PART OF LOT 27 AND BLOCK 276 OF FARWELL'S REPLAT AND ADDITION, AND PART OF THE SW 1/4-SW 1/4 OF SECTION 6, T 7 N, R 10 E, CITY OF MADISON, DANE COUNTY, WISCONSIN), revision table, scale (1"=20'), date (1-17-2020), drafter (MKRI, PKNU), checked (MMAR, MSCH), project no. (180275), sheet (3 OF 3), and drawing no. (S-823).