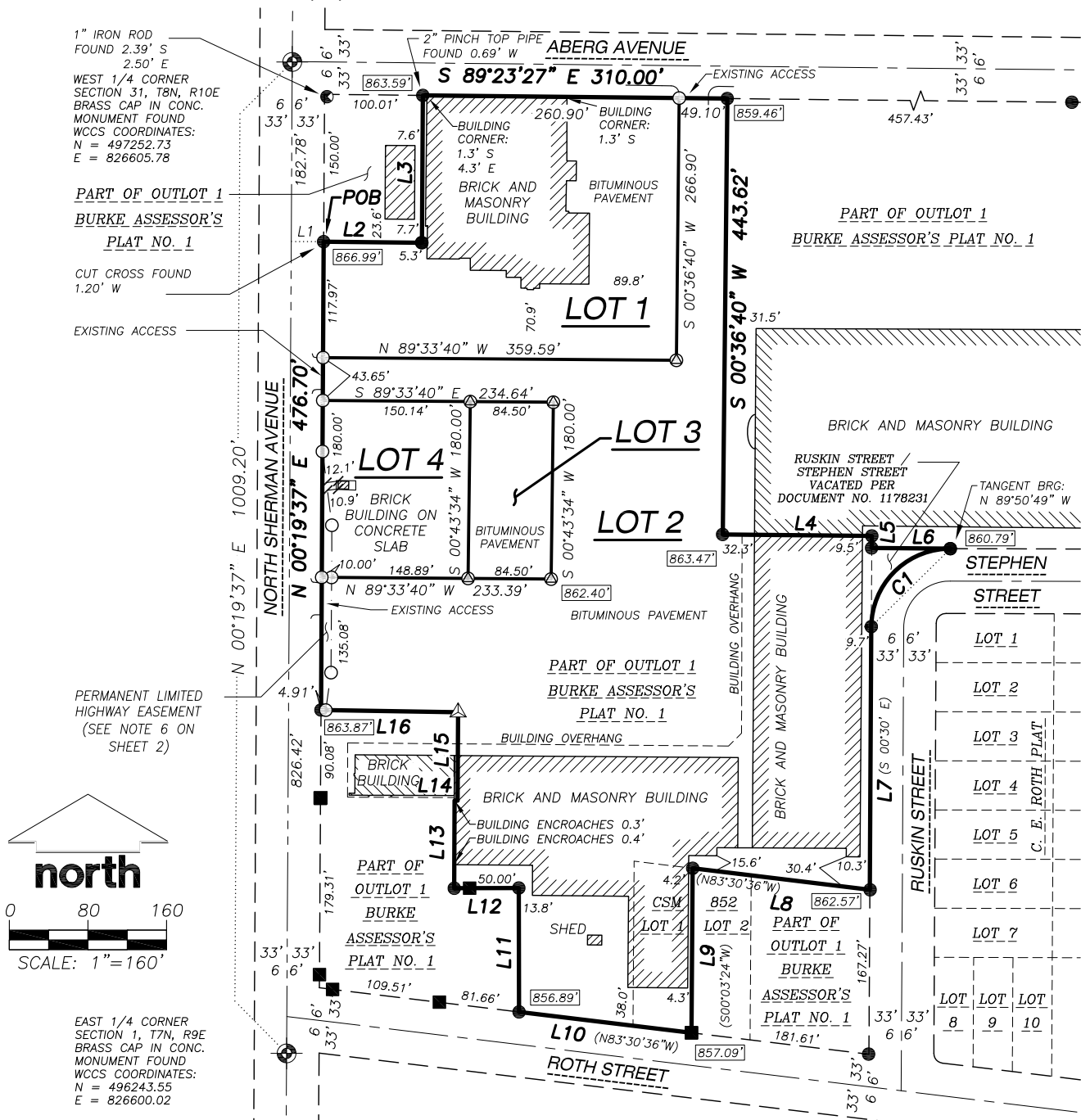


CERTIFIED SURVEY MAP NO.

A REDIVISION OF LOT ONE (1), CERTIFIED SURVEY MAP NO. 852, PART OF OUTLOT 1 OF BURKE ASSESSOR'S PLAT NO. 1, AND PART OF RUSKIN STREET AND STEPHEN STREET, NOW VACATED, ALL LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY-ONE (31), TOWN EIGHT (8) NORTH, RANGE TEN (10) EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR SET (1.50 LBS/LF)
- MAG NAIL SET
- CUT CROSS SET
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- IRON PIPE FOUND (SIZE NOTED)
- 1 1/4" REBAR FOUND
- PK/MAG NAIL FOUND
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- BUILDING
- ELEVATION AT LOT CORNER
- RECORDED INFORMATION

NOTES

- BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, 2007.
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF MARCH 16, 2009.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- SEE SHEET 2 OF 5 FOR EASEMENT DETAILS.
- SEE SHEET 3 OF 5 FOR DRAINAGE EASEMENT DETAILS.

TABLE OF LOT AREAS

LOT	SQUARE FEET	ACRES
1	81,342	1.867
2	244,048	5.603
3	15,210	0.349
4	26,913	0.618

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	125.34'	80.23'	89°30'50"	112.98'	S 45°23'46" W

LINE TABLE

LINE	LENGTH	BEARING
L1	33.00'	S 89°40'23" E
L2	100.00'	S 89°23'27" E
L3	150.00'	N 00°19'50" E
L4	151.65'	S 89°24'38" E
L5	12.26'	S 00°18'57" W
L6	80.00'	S 89°31'25" E
L7	267.85'	S 00°18'57" W
L8	181.62'	N 83°05'13" W
L9	167.44'	S 00°24'04" W
L10	176.75'	N 83°06'14" W
L11	126.10'	N 00°07'14" W
L12	65.83'	S 89°50'49" W
L13	89.19'	N 00°19'37" E
L14	3.00'	S 89°05'30" E
L15	90.00'	N 00°19'37" E
L16	139.50'	N 89°05'23" W

PREPARED BY:

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

PREPARED FOR:

NORTHGATE VENTURES LLC
145 E. BADGER ROAD, #200
MADISON, WI 53713

PROJECT NO: 09-3564

FILE NO: B-155

FIELDBOOK/PG: 216/143

SHEET NO: 1 OF 6

SURVEYED BY: MSO

DRAWN BY: SO/JK/PRK

CHECKED BY: JK

APPROVED BY: HPJ

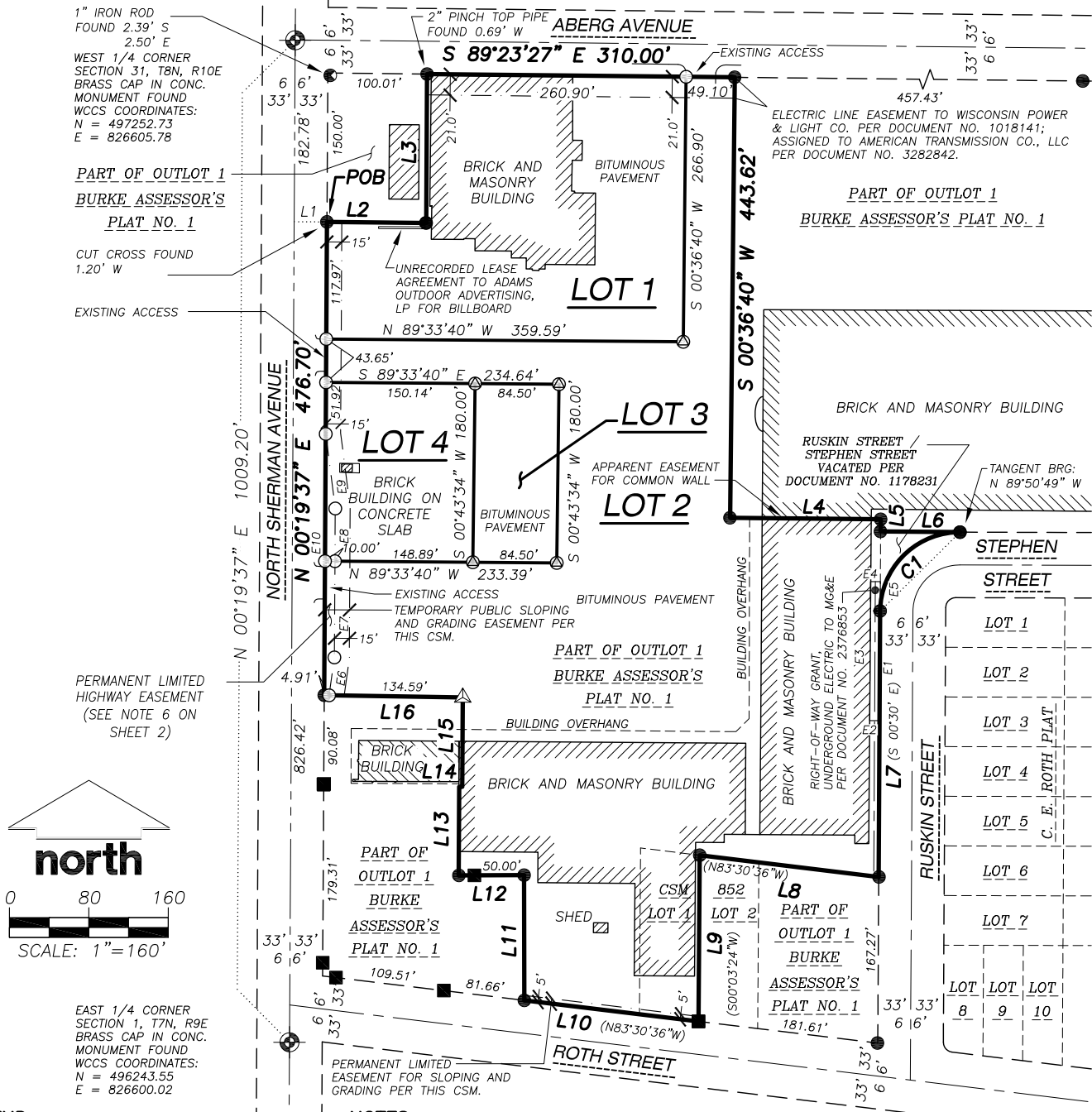
VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

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LEGEND

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- ELEVATION AT LOT CORNER
- RECORDED INFORMATION

NOTES

- BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, 1991.
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF MARCH 16, 2009.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- SEE SHEET 1 OF 5 FOR LOT DIMENSIONS.
- THIS PROPERTY IS SUBJECT TO DECLARATION OF PARKING AND ACCESS EASEMENT AS CONTAINED IN DOCUMENT NO. 4500321. SAID EASEMENT IS NOT PLOTTABLE.
- PER THE CITY OF MADISON: "THE PERMANENT LIMITED HIGHWAY EASEMENT AREA CREATED BY THIS CSM SHALL BE DEDICATED FEE SIMPLE TO THE CITY OF MADISON AT NO COST UPON REQUEST BY THE CITY ENGINEER WHEN SITE CONTAMINANTS ARE CLEAN. THERE SHALL BE NO PRIVATE CONSTRUCTION OF BUILDINGS OR IMPROVEMENTS PERMITTED BY THE CITY OF MADISON WITHIN THIS EASEMENT AREA PRIOR TO DEDICATION."
- THE TEMPORARY PUBLIC SLOPING AND GRADING EASEMENT SHALL TERMINATE UPON COMPLETION OF NORTH SHERMAN AVENUE ROAD IMPROVEMENTS.

EASEMENT LINE TABLE

LINE	LENGTH	BEARING
E1	110.45'	S 00°18'57" W
E2	10.00'	N 89°50'49" W
E3	140.00'	N 00°18'57" E
E4	10.00'	S 89°50'49" E
E5	29.55'	S 00°18'57" W
E6	38.53'	N 07°55'20" E
E7	96.92'	N 00°19'39" E
E8	53.08'	N 00°19'39" E
E9	75.68'	N 07°16'01" W
E10	263.16'	N 00°19'42" E

EASEMENT DETAILS

PREPARED BY:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

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VERONA, WISCONSIN 53593
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PREPARED FOR:

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145 E. BADGER ROAD, #200
MADISON, WI 53713

PROJECT NO: 09-3564

FILE NO: B-155

FIELDBOOK/PG: 216/143

SHEET NO: 2 OF 6

SURVEYED BY: MSO

DRAWN BY: SO/JK/PRK

CHECKED BY: JK

APPROVED BY: HPJ

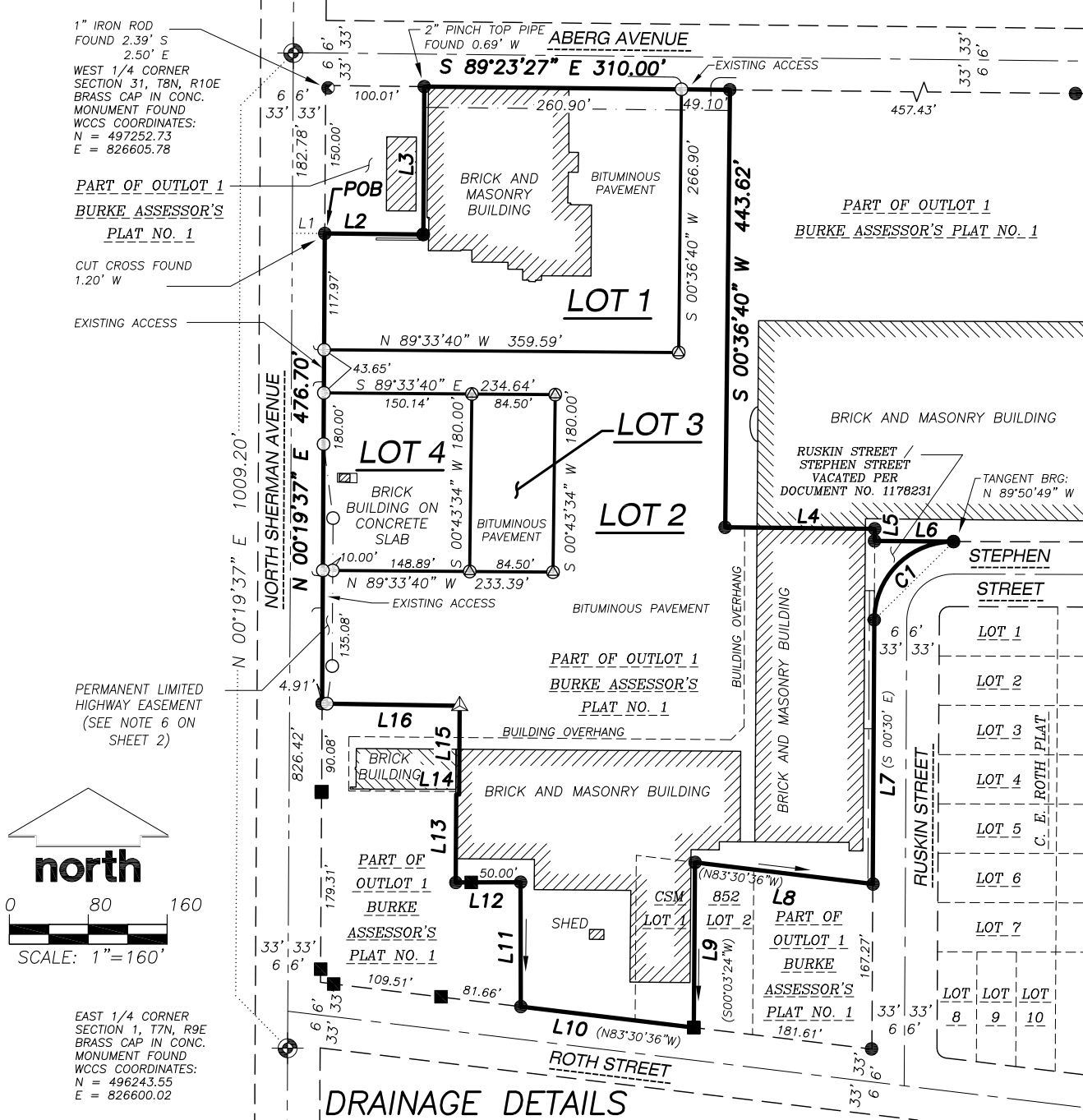
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LEGAL DESCRIPTION

A REDIVISION OF LOT ONE (1), CERTIFIED SURVEY MAP NO. 852, PART OF OUTLOT 1 OF BURKE ASSESSOR’S PLAT NO. 1, AND PART OF RUSKIN STREET AND STEPHEN STREET, NOW VACATED, ALL LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY–ONE (31), TOWN EIGHT (8) NORTH, RANGE TEN (10) EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE W 1/4 CORNER OF SAID SECTION 31; THENCE SOUTH 00°19’37” WEST ALONG THE CONNECTING LINE BETWEEN THE SAID W1/4 CORNER AND THE E1/4 CORNER OF SECTION 1, T7N, R9E, 182.78 FEET; THENCE SOUTH 89°40’23” EAST, 33.00 FEET TO THE EAST RIGHT–OF–WAY LINE OF NORTH SHERMAN AVENUE AND THE POINT OF BEGINNING; THENCE SOUTH 89°23’27” EAST, 100.00 FEET; THENCE NORTH 00°19’50” EAST, 150.00 FEET TO THE SOUTH RIGHT–OF–WAY LINE OF ABERG AVENUE; THENCE SOUTH 89°23’27” EAST ALONG THE SAID SOUTH RIGHT–OF–WAY LINE, 310.00 FEET; THENCE SOUTH 00°36’40” WEST, 443.62 FEET; THENCE SOUTH 89°24’38” EAST, 151.65 FEET; THENCE SOUTH 00°18’57” WEST, 12.26 FEET; THENCE SOUTH 89°31’25” EAST, 80.00 FEET TO A POINT OF NON–TANGENT CURVE ON THE NORTH RIGHT–OF–WAY LINE STEPHEN STREET; THENCE SOUTHWESTERLY 125.34 FEET ALONG THE ARC OF AN 80.23 FOOT RADIUS CURVE TO THE LEFT SUBTENDED BY A LONG CHORD BEARING SOUTH 45°23’46” WEST, 112.98 FEET TO THE WEST RIGHT–OF–WAY LINE OF RUSKIN STREET; THENCE SOUTH 00°18’57” WEST ALONG THE SAID WEST RIGHT–OF–WAY LINE, 267.85 FEET; THENCE NORTH 83°05’13” WEST, 181.62 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00°24’04” WEST ALONG THE EAST LINE OF SAID LOT 1, 167.44 FEET TO THE NORTH RIGHT–OF–WAY LINE OF ROTH STREET; THENCE NORTH 83°06’14” WEST ALONG THE SAID NORTH RIGHT–OF–WAY LINE, 176.75 FEET; THENCE NORTH 00°07’14” WEST, 126.10 FEET; THENCE SOUTH 89°50’49” WEST, 65.83 FEET; THENCE NORTH 00°19’37” EAST, 89.19 FEET; THENCE SOUTH 89°05’30” EAST, 3.00 FEET; THENCE NORTH 00°19’37” EAST; 90.00 FEET; THENCE NORTH 89°05’23” WEST, 139.50 FEET TO THE EAST RIGHT–OF–WAY LINE OF NORTH SHERMAN AVENUE; THENCE NORTH 00°19’37” EAST ALONG THE SAID EAST RIGHT–OF–WAY LINE, 476.70 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 367,513 SQUARE FEET OR 8.437 ACRES.

SURVEYOR’S CERTIFICATE

I, HANS P. JUSTESON, WISCONSIN LAND SURVEYOR S–2363, DO HEREBY CERTIFY THAT BY DIRECTION OF NORTHGATE VENTURES LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION 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.

HANS P. JUSTESON, S–2363 DATE
WISCONSIN LAND SURVEYOR

CORPORATE OWNER’S CERTIFICATE

NORTHGATE VENTURES LLC, A LIMITED LIABILITY 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 AND DEDICATED AS REPRESENTED HEREON AND ALSO CAUSED SUCH RIGHTS AND INTERESTS OF THE PUBLIC AS SHOWN HEREON TO BE CONVEYED. 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 NORTHGATE VENTURES LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THE PRESIDENT OF THE ALEXANDER COMPANY, INCORPORATED, THIS _____DAY OF _____, 201____.

NORTHGATE VENTURES LLC

BY: _____
JOSEPH M. ALEXANDER, PRESIDENT,
THE ALEXANDER COMPANY, INCORPORATED

STATE OF WISCONSIN) ss
COUNTY OF DANE) ss

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____, 201____,
THE ABOVE NAMED JOSEPH M. ALEXANDER, PRESIDENT OF THE ABOVE NAMED
ALEXANDER COMPANY, INCORPORATED TO ME KNOWN TO BE THE PERSON WHO
EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES

PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848–5060	PREPARED FOR: NORTHGATE VENTURES LLC 145 E. BADGER ROAD, #200 MADISON, WI 53713	PROJECT NO: 09–3564	SURVEYED BY: MSO	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
		FILE NO: B–155	DRAWN BY: SO/JK	
		FIELDBOOK/PG: 216/143	CHECKED BY: DRS	
		SHEET NO: 4 OF 6	APPROVED BY: HPJ	

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MORTGAGEE’S CERTIFICATE

WBEDF SUBSIDIARY CDE I, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATING AS REPRESENTED HEREON AND ALSO CONSENTS TO THE CONVEYANCE OF SUCH RIGHTS AND INTERESTS OF THE PUBLIC AS SHOWN HEREON, OVER THE LAND DESCRIBED IN THE FOREGOING AFFIDAVIT OF HANS P. JUSTESON, WISCONSIN LAND SURVEYOR, AND CONSENTS TO THE ABOVE CERTIFICATE OF THE OWNERS.

IN WITNESS WHEREOF, WBEDF SUBSIDIARY CDE I, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY JAMES H. HEGENBARTH, PRESIDENT OF PARK BANK, WHICH IS THE MANAGING MEMBER OF DEVELOPMENT FUND, LLC, WHICH IS THE MANAGING MEMBER OF WBEDF SUBSIDIARY CDE I, LLC, THIS _____ DAY OF _____, 201__.

WBEDF SUBSIDIARY CDE I, LLC

(SIGNATURE) JAMES H. HEGENBARTH,
PRESIDENT, PARK BANK
STATE OF WISCONSIN) ss
COUNTY OF DANE) ss

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 201__, THE ABOVE NAMED JAMES H. HEGENBARTH, PRESIDENT OF PARK BANK AND TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS THE MANAGING MEMBER OF SAID WBEDF SUBSIDIARY CDE I, LLC, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

CONSENT OF CORPORATE LESSEE

ADAMS OUTDOOR ADVERTISING LLP, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, LESSEE, HAVING A LEASEHOLD INTEREST IN THE PROPERTY LOCATED IN THIS CERTIFIED SURVEY MAP HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATING OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF NORTHGATE VENTURES LLC, OWNER.

IN WITNESS WHEREOF, THE SAID ADAMS OUTDOOR ADVERTISING LLP. HAS CAUSED THESE PRESENTS TO BE SIGNED BY RICHARD STEELE, ITS VICE PRESIDENT OF ASSET MANAGEMENT AND DEVELOPMENT, THIS _____ DAY OF _____, 201__.

RICHARD STEELE, VICE PRESIDENT OF ASSET MANAGEMENT AND DEVELOPMENT

STATE OF WISCONSIN)
DANE COUNTY) SS
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 201__, RICHARD STEELE, VICE PRESIDENT OF ASSET MANAGEMENT AND DEVELOPMENT OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH VICE PRESIDENT OF ASSET MANAGEMENT AND DEVELOPMENT OF SAID CORPORATION, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC, _____
WISCONSIN (Seal)

MY COMMISSION EXPIRES _____

PREPARED BY:



161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848–5060

PREPARED FOR:

NORTHGATE VENTURES LLC
145 E. BADGER ROAD, #200
MADISON, WI 53713

PROJECT NO: 09–3564

FILE NO: B–155

FIELDBOOK/PG: 216/143

SHEET NO: 5 OF 6

SURVEYED BY: MSO

DRAWN BY: SO/JK

CHECKED BY: DRS

APPROVED BY: HPJ

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

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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–09–00621, FILE ID NUMBER 15233, ADOPTED ON THE 7TH DAY OF JULY, 2009, 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 _____, 201____.

CITY CLERK
CITY OF MADISON, DANE COUNTY WISCONSIN

CITY OF MADISON PLAN COMMISSION CERTIFICATE

APPROVED FOR RECORDING PER SECRETARY OF THE CITY OF MADISON PLAN COMMISSION.

MARK A. OLINGER
SECRETARY, CITY OF MADISON PLAN COMMISSION

DATE

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

PREPARED BY:

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848–5060

PREPARED FOR:

NORTHGATE VENTURES LLC
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#200
MADISON, WI 53713

PROJECT NO: 09–3564

FILE NO: B–155

FB/PG: 216/143

SHEET NO: 6 OF 6

SURVEYED BY: MSO

DRAWN BY: SO/JK

CHECKED BY: DRS

APPROVED BY: HPJ

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