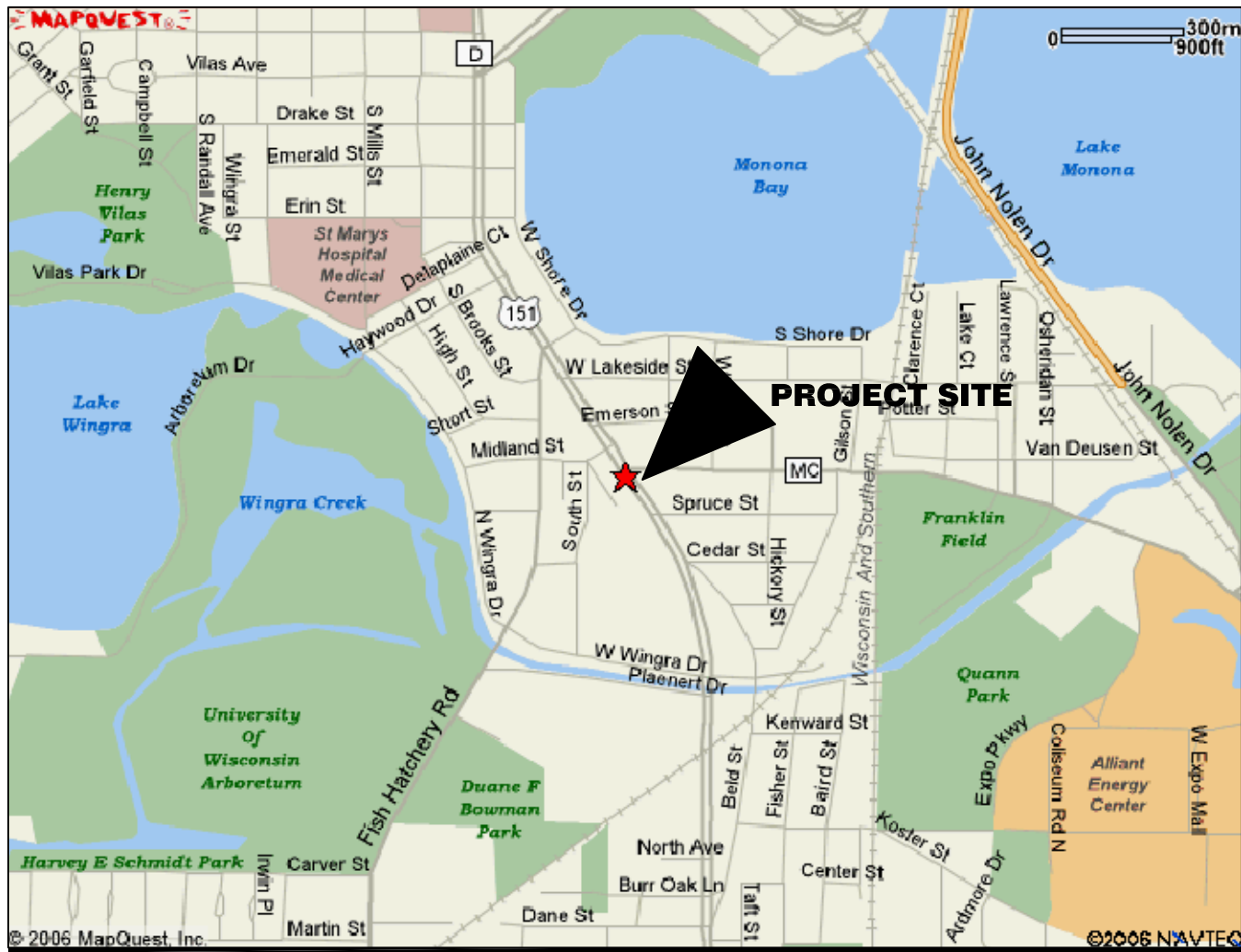


# SARA INVESTMENT REAL ESTATE

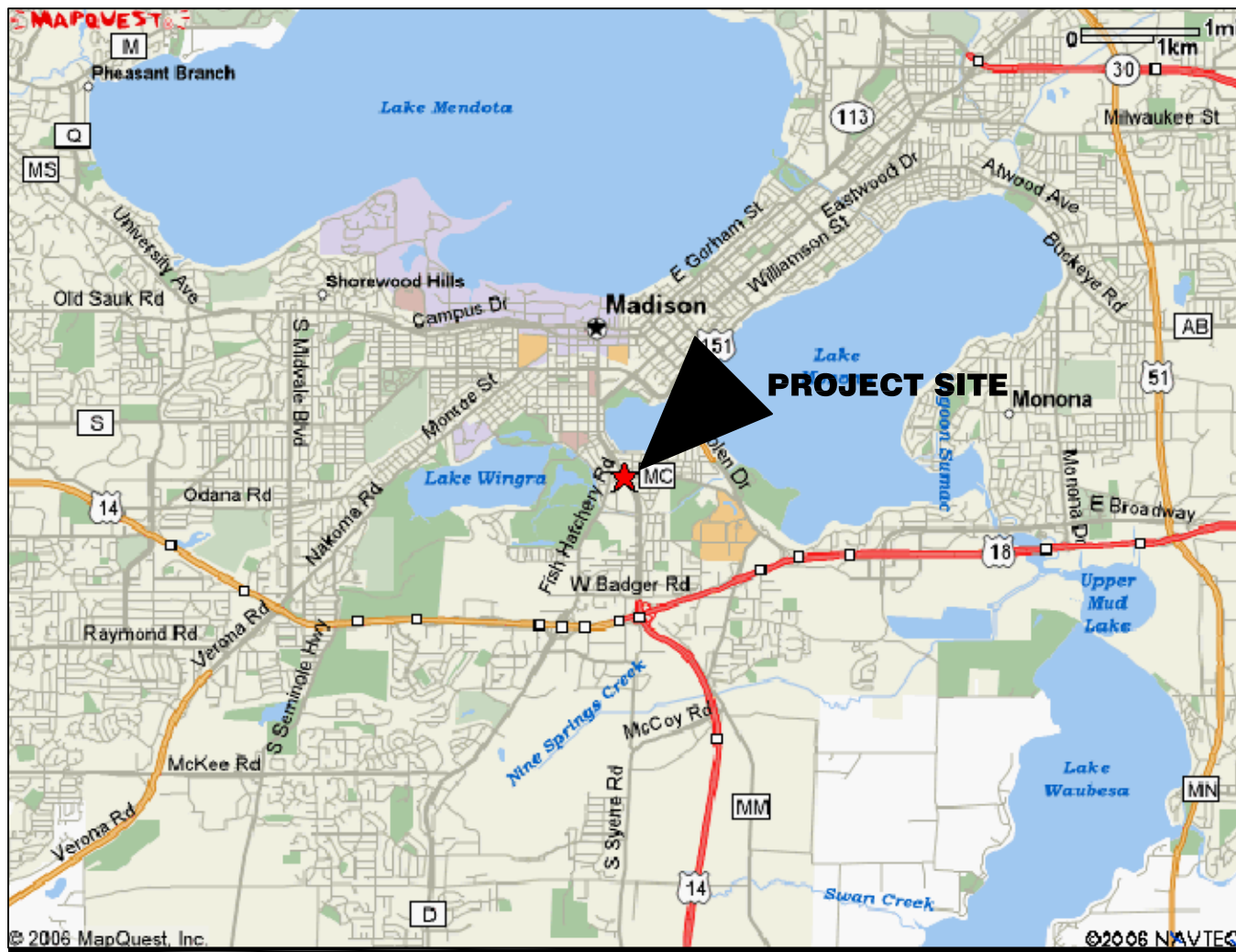
## 1244 SOUTH PARK STREET

### MADISON, WISCONSIN

## CONSTRUCTION DOCUMENTS



1216 SOUTH PARK ST. 📍



CITY OF MADISON 📍

### ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT
A.F.F.	ABOVE FINISHED FLOOR
AL	ALUMINUM
AP	ACCESS PANEL
CG	CORNER GUARD
CJ	CONTROL JOINT
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CPT	CARPET
CT	CERAMIC TILE
CUH	CABINET UNIT HEATER
EJ	EXPANSION JOINT
EWC	ELECTRIC WATER COOLER
FD	FLOOR DRAIN
FO	FOUNDATION DRAIN SYSTEM FLUSHOUT
FRT	FIRE TREATED
FX-#	FIRE EXTINGUISHER AND TYPE
GWB	GYPSON WALL BOARD
HM	HOLLOW METAL
MB	MARKER BOARD
TB	TACK BOARD
BB	BULLETIN BOARD
M.O.	MASONRY OPENING
N.I.C.	NOT IN CONTRACT
OPP	OPPOSITE
P.LAM.	PLASTIC LAMINATE
REV	REVERSE
R.O.	ROUGH OPENING
S.S.	STAINLESS STEEL
TZO	TERRAZZO
U.N.O.	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
WD	WOOD
WP	WORK POINT

### INDEX OF DRAWINGS

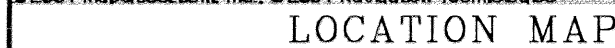
GENERAL	
G1.0	COVER SHEET AND INDEX OF DRAWINGS
CIVIL	
C1.0	PARTIAL SITE PLAN, ELEVATIONS AND DETAILS
LANDSCAPE	
L1.0	LANDSCAPE PLAN

### ARCHITECTURAL SYMBOLS AND LEGEND

X/XXX	DETAIL REFERENCE
XXX	SHEET REFERENCE
XXX	DETAIL NUMBER
X/XXX	WALL SECTION REFERENCE
XXX	SHEET REFERENCE
XXX	DETAIL NUMBER
X/XXX	WALL SECTION REFERENCE
XXX	SHEET REFERENCE
XXX	DETAIL NUMBER
X	WALL SECTION REFERENCE
XXXX	SHEET REFERENCE
XXXX	DETAIL NUMBER
X	ELEVATION REFERENCE
X	PARTITION TYPE REF. SEE SHEET A7.0
X	NEW WALLS
X	EXISTING WALLS
X	WINDOW TYPES SEE A7.0
X	1 HOUR FIRE RATED WALL
X	2 HOUR FIRE RATED WALL
X	DOOR SWING w/NUMBER. SEE A7.0
X	REVISIONS
FX-1	RECESSED FIRE EXTINGUISHER
FX-2	SURFACE MOUNT FIRE EXTINGUISHER
x70-1	SPOT ELEVATION (FEET-INCHES)
x70.83	SPOT ELEVATION (FEET.DECIMAL)
OFFICE	ROOM NAME & NUMBER
B12	SEE ROOM FIN SCHED SHEET A9.0







NOTES:

There are 27 "regular" parking stalls and 2 "handicapped" stalls.

Bench mark elevations are referenced to City of Madison Datum, add 845.80' to get to USGS Datum.

Parcel ID No.0709-262-0901-0

Property address is 1224 South Park Street.

Property is zoned C-2 - General Commercial.

Current Owner Park Square Associates LLP.

REFERENCE BENCHMARK: TOP NUT OF HYDRANT IN THE NORTHEAST  
QUADRANT OF WINGRA AND PARK STREET  
ELV.-11.54' AS PER CITY OF MADISON

SITE BENCHMARK (BM #1): FOUND CHISELED CROSS AT THE SOUTHEAST  
PROPERTY CORNER ELV.-23.17'

NOTE:  
UPON REVIEW OF THE FEMA MAP, PANEL NO. 55025C0417 F  
EFFECTIVE DATE JUNE 17, 2003, THAT THE PARCEL LIES  
WITHIN FLOODZONE "X" AND NOT WITHIN THE CONFINES OF  
A FLOOD PLAIN AS DEFINED BY FEMA.

- 
- The seal is circular with a double-lined border. The top half of the border contains the word "WISCONSIN" and the bottom half contains "LAND SURVEYOR", separated by two stars on the left and right. In the center, the text reads: "RICHARD L. THOM, JR.", "S-1484", "JANESVILLE, WI".

To Sara Investment Real Estate LLC

This is to certify that said survey was actually made upon the ground, that it and the other information, courses and distances shown hereon are according to the original field notes and linear measurements of name; that the property "closed" by engineering calculation; that this survey correctly shows the size and location of all buildings, structures and other improvements on the above described lots; that the boundaries have shown or noted as recorded easements or rights-of-way listed in the title report, Land Title Insurance Policy No. 10-168790, dated 10-1-1998, contain no observable evidence of easements on the ground; that there are no encroachments upon or party walls with the property by any building, structure or other improvement; that no outstanding liens or claims exist against the property have been completed and dedicated and there is access between such streets and the property.

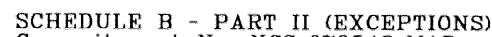
This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date of completion of this survey.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.

This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 2006 and meets the accuracy requirements of Urban Survey as defined therein.

Dated this 19th day of August, 2008

Richard L. Thom Jr., Professional Land Surveyor, S-1484  
1120 Dallas Street  
Sauk City, WI 53583  
(608) 643-4100



Items 1. - 8. NOT SURVEY ITEMS

Item 9. Reservation contained in Deed Recorded : December 11, 1947  
Volume 507 of Deeds, page 393, as Document No. 756803  
DEPICTED ON SURVEY

Item 10. Rights contained in Deed Recorded : March 26, 1948  
Volume 512 of Deeds, page 107 as Document No.761623  
DOES NOT APPLY

Items 11. - 12. NOT SURVEY ITEMS

Diggers Ticket •9155993  
February 17th, 2004 10:

NOTE: THE LOCATION AND SIZE OF THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN HAVE BEEN LOCATED TO A REASONABLE DEGREE OF ACCURACY, BUT THE ENGINEER DOES NOT GUARANTEE THEIR EXACT LOCATION OR THE LOCATION OF OTHERS NOT SHOWN.

**CALL DIGGERS HOTLINE**  
TOLL FREE 1-800-242-8511

WIS. STATUTE 182.0175 (1974)  
REQUIRES MIN. OF 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE.



SCALE



24" x 36" - 1" = 20'

11" x 17" - Not to Scale



LOTS 9, 10, and 11 of Block 2 of GRAND VIEW ADDITION  
TO SOUTH MADISON, CITY OF MADISON, DANE COUNTY

SHEET TITLE  
EXISTING SITE PLAN AND  
TOPOGRAPHIC SURVEY

DRAWN BY: DJE

CHECKED BY: RLT

DATE: 06/23/0

SCALE: 1"=20'

JOB NUMBER: 746

SHEET NUMBER

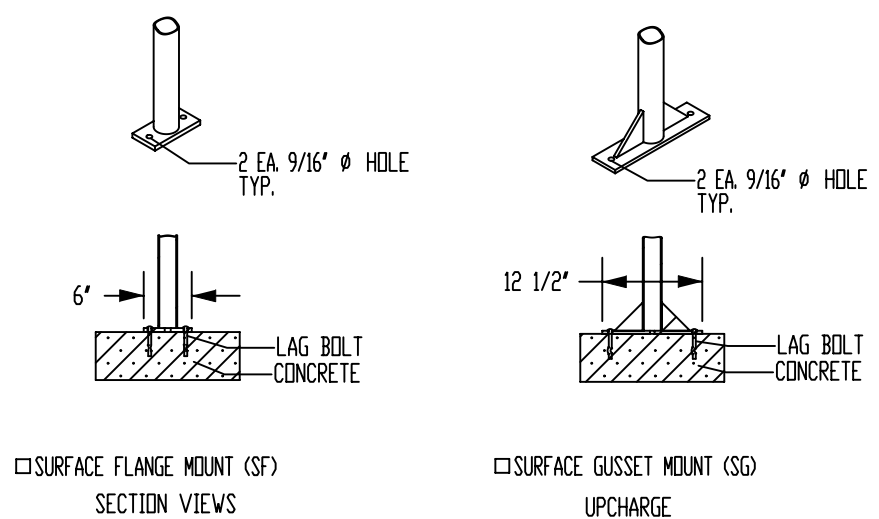
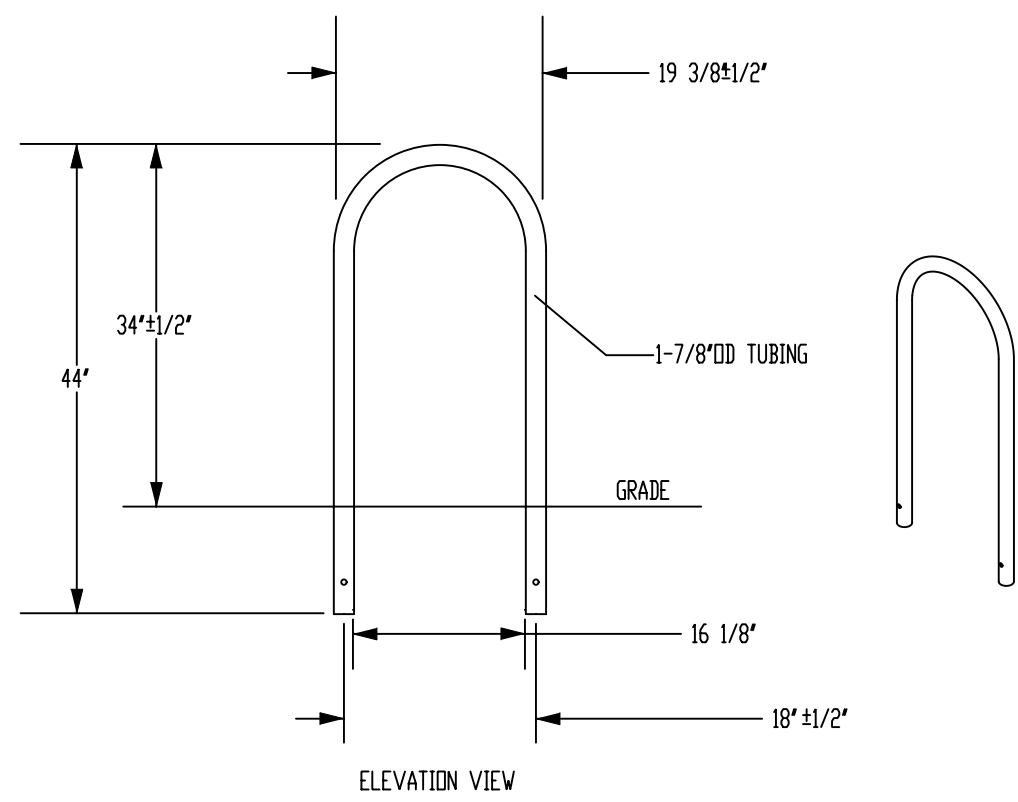
$$1 \quad \text{OF} \quad 1$$

This document contains confidential or proprietary information of Rancker & Associates, Inc. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part except as authorized by Rancker & Associates.

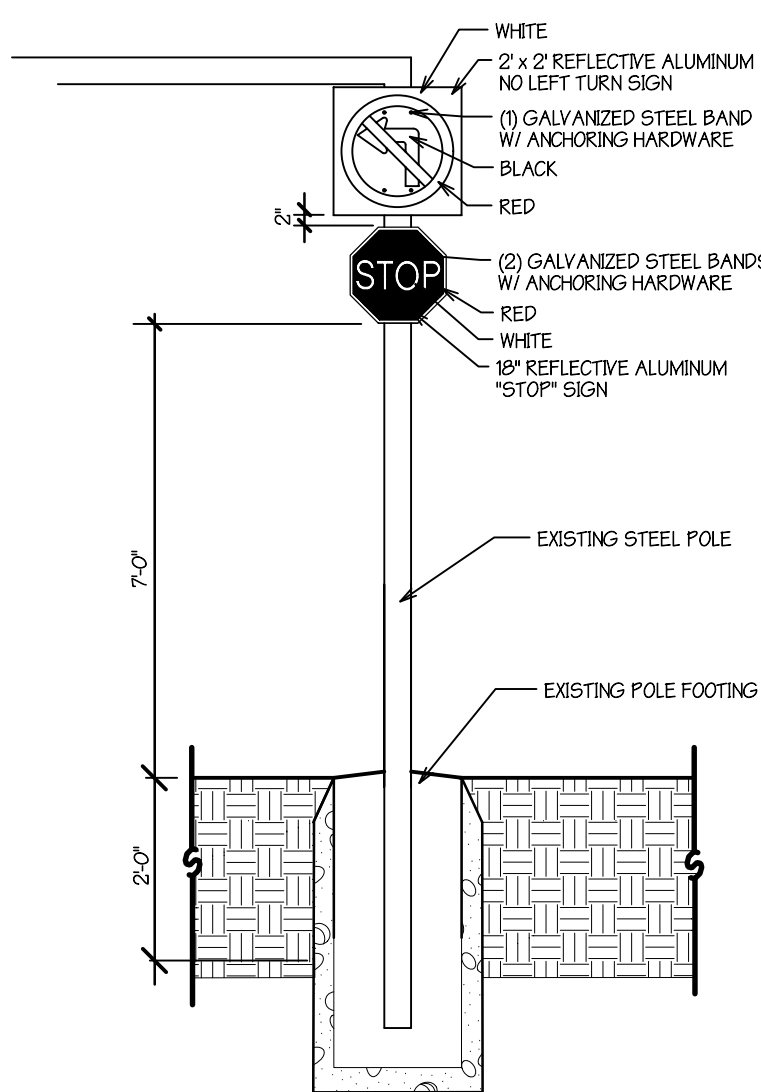
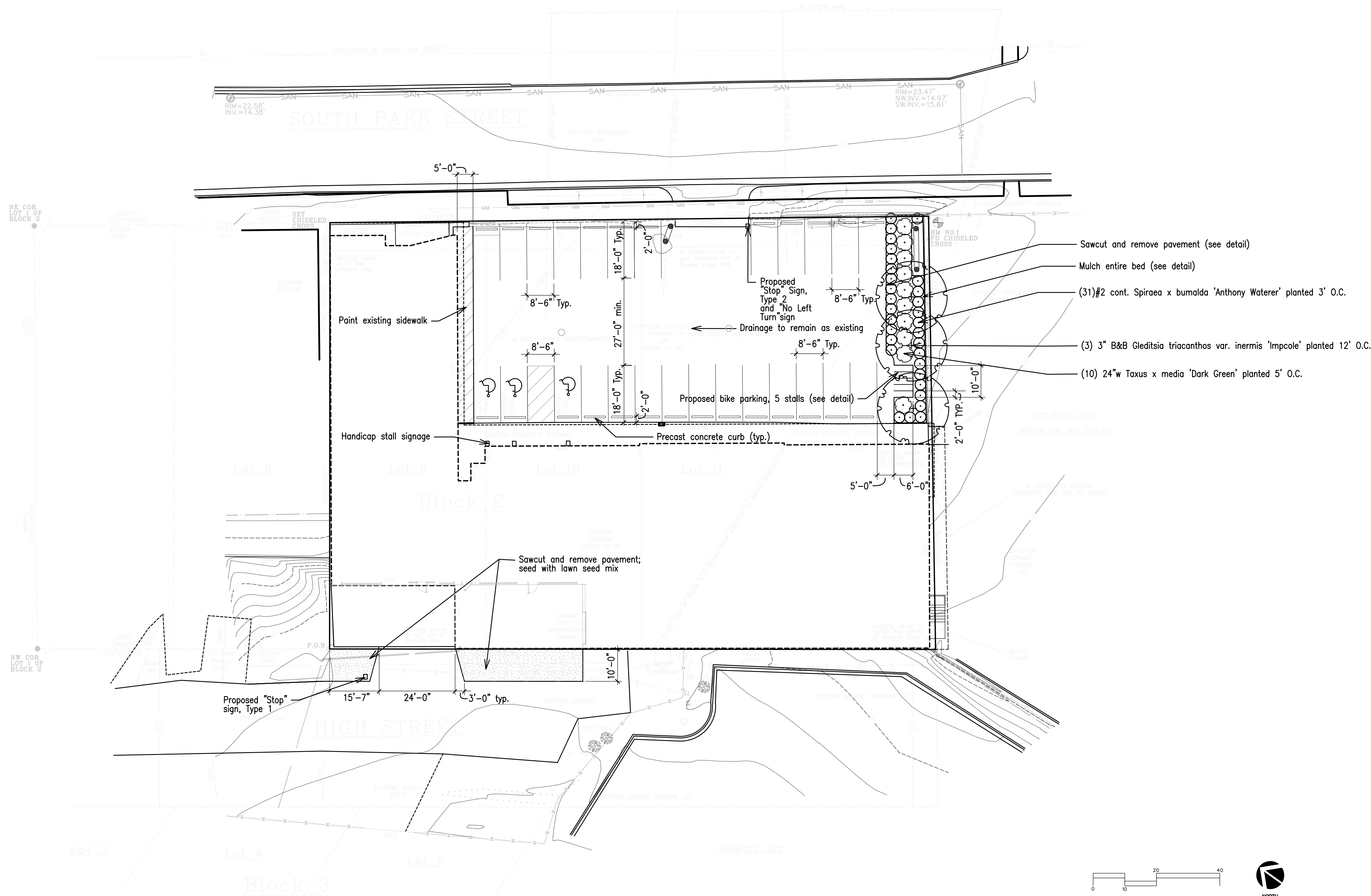
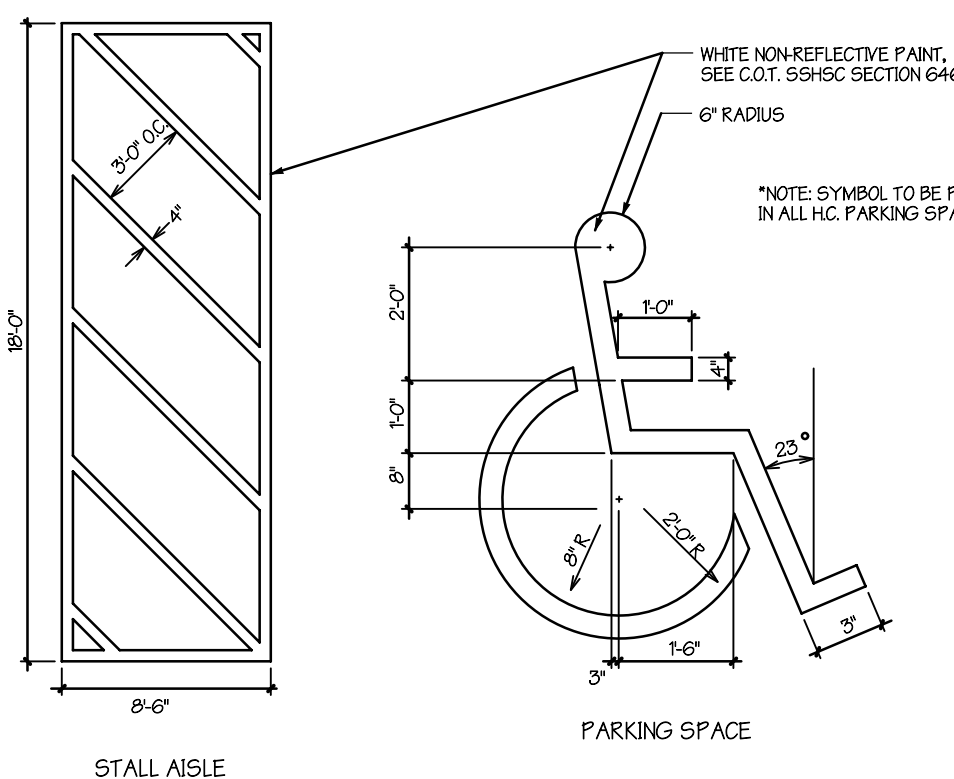


Architecture  
PlanningDorschnerAssociates, Inc.  
849 E. Washington Ave., Ste 112  
Madison, Wisconsin 53703

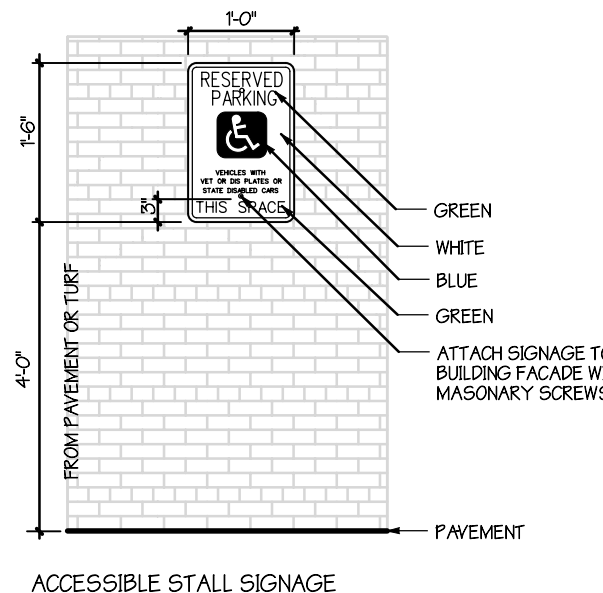
ISSUED



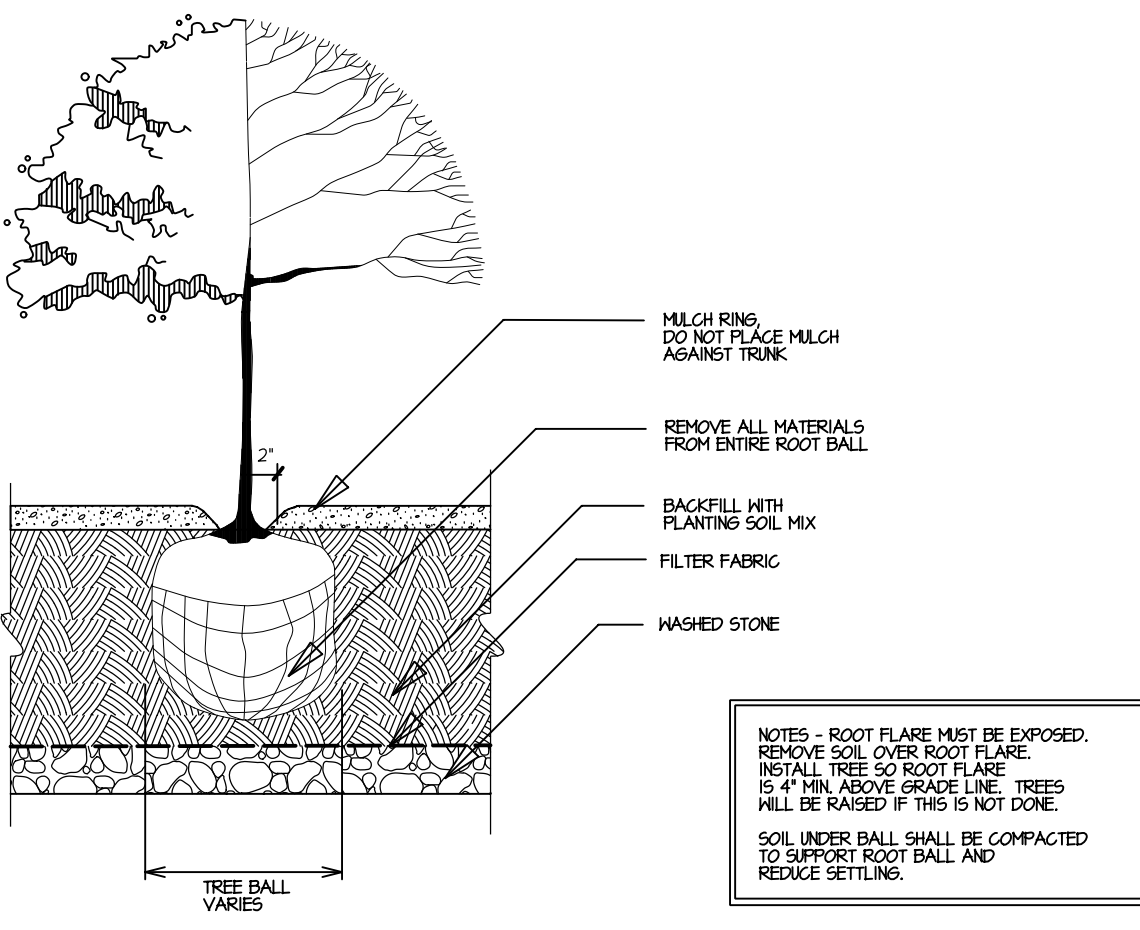
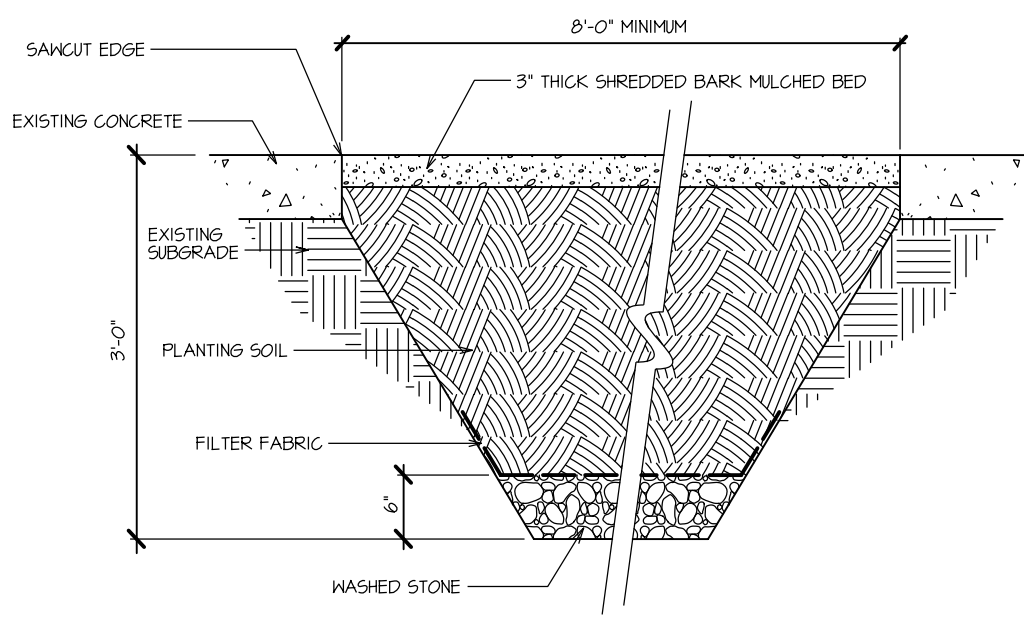
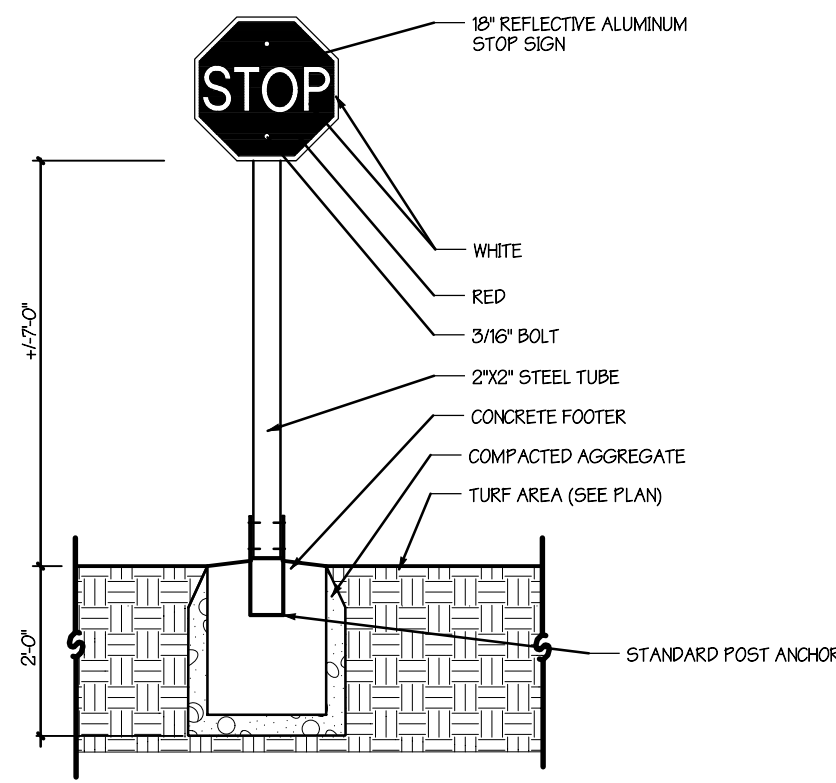
NOTES:  
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.  
2. CONSULTANT TO SELECT COLOR/FINISH. SEE MANUFACTURER'S SPECIFICATIONS.  
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

**7 BIKE RACK**  
N.T.S.**6 STOP SIGN, TYPE 2 & NO LEFT TURN SIGN**  
N.T.S.**1 SITE PLAN**  
1" = 20'-0"**2 ACCESSIBLE PARKING MARKING**  
N.T.S.**3 RESERVED PARKING SIGNAGE**  
N.T.S.

\*NOTE: THE ACCESSIBLE STALL SIGN MUST BE A WHITE RECTANGLE WITH LONGER DIMENSION VERTICAL HAVING A GREEN MESSAGE AND A BLUE AND WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE RESERVED PARKING SIGNAGE HAS A BLACK MESSAGE. THE SIGNS MAY BE EITHER REFLECTIVE OR NON-REFLECTIVE.



\*NOTE: THE ACCESSIBLE STALL SIGN MUST INCLUDE THE WORDS "RESERVED PARKING" AND THE WORDS "VEHICLES WITH VET OR DIS PLATES OR STATE DISABLED CARD" OR OTHER WORDS WITH A SIMILAR MEANING.

**4 DECIDUOUS TREE PLANTING**  
N.T.S.**5 DITCH FILL & PLANTING PREPARATION**  
N.T.S.**6 STOP SIGN, TYPE 1**  
N.T.S.**PROJECT**  
SITE IMPROVEMENTS  
1244 SOUTH PARK STREET  
MADISON, WISCONSIN  
53703SARA INVESTMENT  
REAL ESTATE  
1612 N. HIGH POINT ROAD, STE. 201  
MIDDLETON, WISCONSIN  
53562**DRAWING**  
LANDSCAPE PLAN**DATE**  
09.08.08

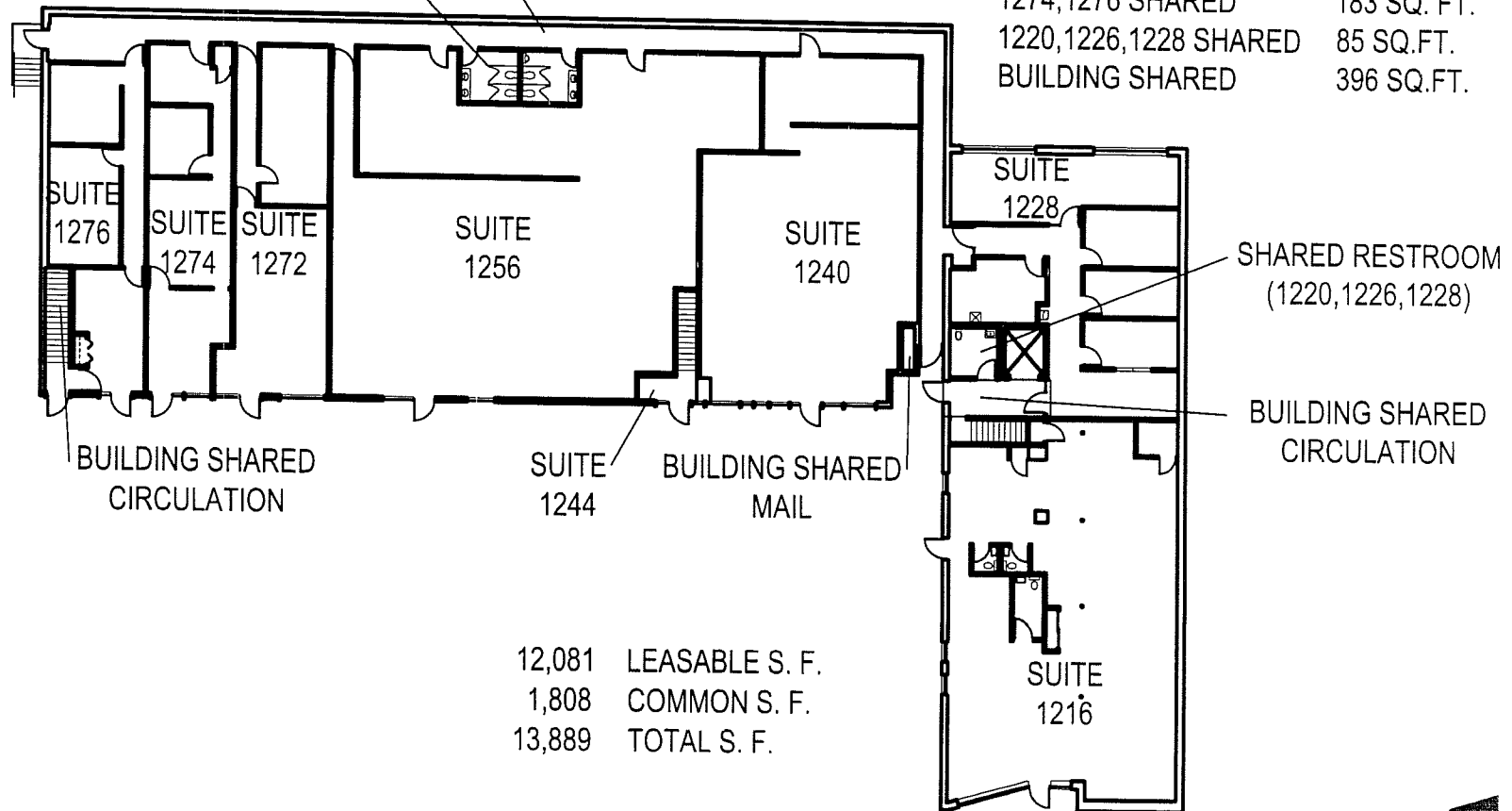
L1.0

# 1244 S. PARK STREET, MADISON

AREA	GSF
SUITE 1216	2482 SQ.FT.
SUITE 1228	1522 SQ.FT.
SUITE 1240	1903 SQ.FT.
SUITE 1244	107 SQ.FT.
SUITE 1256	3450 SQ.FT.
SUITE 1272	961 SQ.FT.
SUITE 1274	813 SQ. FT.
SUITE 1276	843 SQ. FT.
1228,1240,1256,1272, 1274,1276 SHARED	1144 SQ. FT.
1240,1256,1272, 1274,1276 SHARED	183 SQ. FT.
1220,1226,1228 SHARED	85 SQ.FT.
BUILDING SHARED	396 SQ.FT.

SHARED CIRCULATION  
(1228,1240,1256,1272,1274,1276)

SHARED RESTROOMS  
(1240,1256,1272,1274,1276)



12,081 LEASABLE S. F.  
1,808 COMMON S. F.  
13,889 TOTAL S. F.

UPPER LEVEL FLOOR PLAN

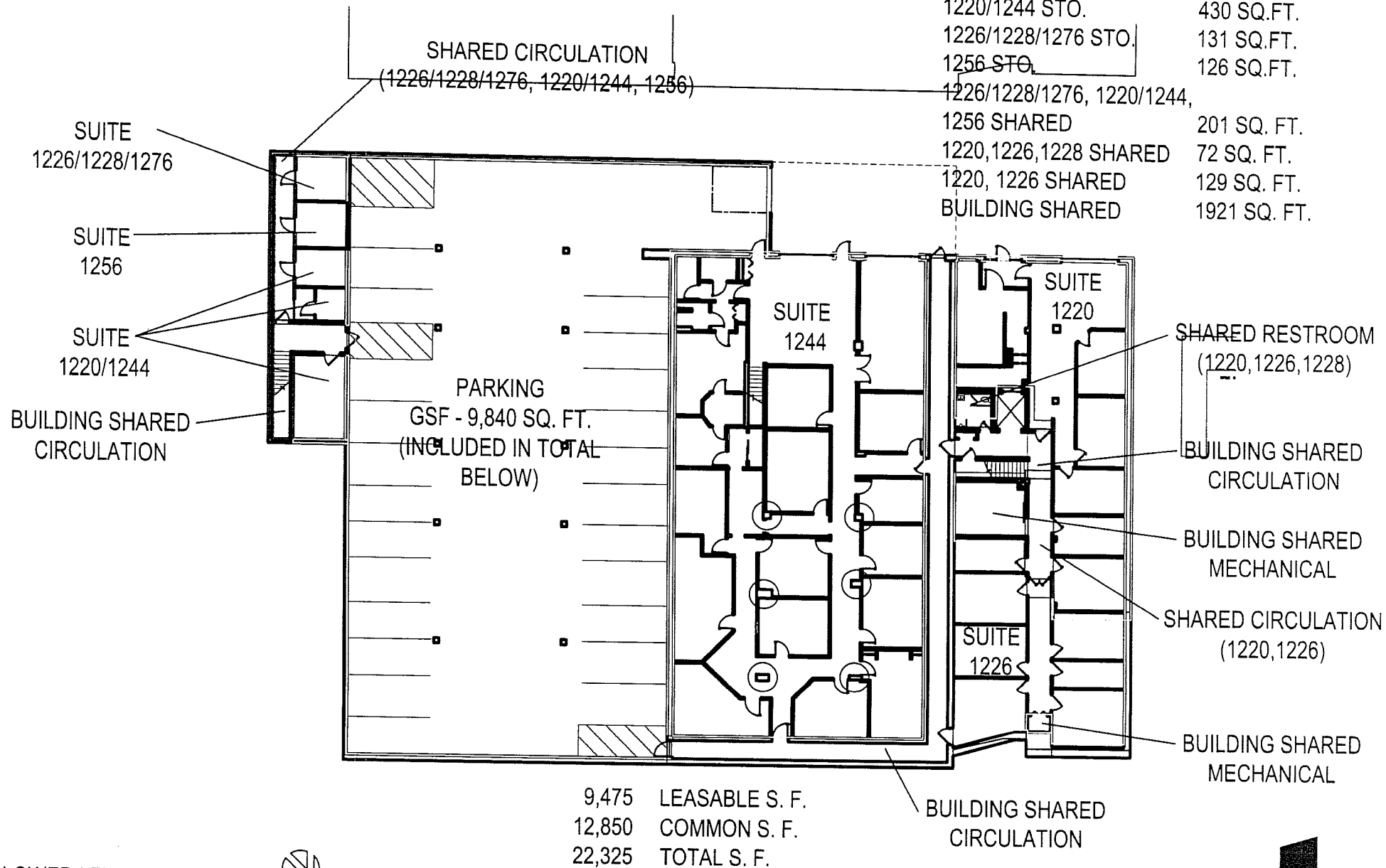


SARA INVESTMENT REAL ESTATE

AREA TAKEN FROM OUTSIDE FACE OF EXTERIOR WALL, CENTERLINE OF SHARED TENANT WALLS AND TENANT FACE OF CORE FUNCTIONS. 03.10.07

1244 S. PARK STREET, MADISON

AREA	GSF
SUITE 1220	2045 SQ.FT.
SUITE 1226	1439 SQ.FT.
SUITE 1244	5991 SQ.FT.
1220/1244 STO.	430 SQ.FT.
1226/1228/1276 STO.	131 SQ.FT.
1256 STO.	126 SQ.FT.
1226/1228/1276, 1220/1244, 1256 SHARED	201 SQ. FT.
1220,1226,1228 SHARED	72 SQ. FT.
1220, 1226 SHARED	129 SQ. FT.
BUILDING SHARED	1921 SQ. FT.



LOWER LEVEL FLOOR PLAN



AREA TAKEN FROM OUTSIDE FACE OF EXTERIOR WALL, CENTERLINE OF SHARED TENANT WALLS AND TENANT FACE OF CORE FUNCTIONS. PARKING AREA TAKEN FROM PARKING FACE OF BUILDING WALL. STORAGE CALCULATED TO FACE OF BUILDING WALL.

SARA INVESTMENT REAL ESTATE