

- LEGEND**
- ▲ PLACED PK NAIL
 - ▼ FOUND PK NAIL
 - ✕ PLACED CHISELED "X" IN CONCRETE
 - ✕ FOUND CHISELED "X" IN CONCRETE
 - UNDERGROUND ELECTRIC
 - SANITARY SEWER
 - WATER MAIN
 - GAS LINE
 - MANHOLE
 - VALVE
 - CONCRETE
 - 18" CONCRETE CURB AND CUTTER
 - NUMBER OF PARKING SPACES
 - CONCRETE WALL
 - LIGHT POLE
 - RECORDED AS INFORMATION
 - P/L PROPERTY LINE

- NOTES**
1. This survey was prepared based on First American Title Insurance Company Commitment No. MCS-522379-WAD, Commitment Date: January 13, 2012.
 2. Property Address and Zoning (per City of Madison):
 - 1 North Pinkney Street - C-4, H15-L 118 East Washington Avenue - C-2
 - 7 North Pinkney Street - C-4, H15-L 120 East Washington Avenue - C-2
 - 12 North Webster Street - C-2 124 East Washington Avenue - C-2
 - 116 East Washington Avenue - C-2
 3. 16 regular parking spaces and no hand-cap spaces observed.
 4. Gross land area:
 - Southwest Parcel - 2,683 Sq. Ft.
 - Northeast Parcel - 17,519 Sq. Ft.
 - Northwest Parcel - 3,936 Sq. Ft.
 - Total - 24,138 Sq. Ft.
 5. Flood Zone Designation: The property is not located in a flood prone area, flood hazard area or in a flood plain or floodway district. Based upon the Flood Insurance Rate Map (FIRM), Dane County, Wisconsin, Map No. 550250409, dated January 2, 2009, this property is within Zone "X", defined as areas determined to be outside the 0.2% annual chance floodplain.
 6. There is direct access to the subject parcels via North Pinkney Street, East Washington Avenue, North Webster Street and Public Alley.
 7. At the time of the ALTA Survey there was no observable evidence of earth moving work, building construction or building additions within recent months.
 8. At the time of the ALTA Survey there were no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction or observable evidence of recent street or sidewalk construction repairs.
 9. At the time of the ALTA Survey there was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
 10. Utility locations based on observed evidence on January 23, 2012.

TITLE COMMITMENT
 Disposition of Exceptions Identified in Schedule B - Part II
 Commitment for Title Insurance
 Issued by First American Title Insurance Company
 Commitment date January 13, 2012
 Title Insurance Commitment No. MCS-522379-WAD

- EXCEPTION:**
 The following exceptions affect parcels I-IV:
- 1-11) These items are statements or standard exceptions which cannot be plotted on this survey.
 - 12) Party Wall as set forth in instrument recorded August 7, 1883 in Volume 123 of Deeds, page 440 as Document No. 156293. (Affects Parcel II)
-Affects this parcel and is plotted on the survey.
 - 13) Party Wall as set forth in instrument recorded February 28, 1889 in Volume 134 of Deeds, page 430 as Document No. 177626 (Affects Parcel III)
-Affects this parcel and is not plotted on the survey. No observed buildings on Lot 5 of time of the survey.
 - 14) Agreement recorded December 12, 1969 in Volume 149 of Records, page 207 as Document No. 1255728.
-Affects this parcel and is not plotted on the survey. There was no ground evidence of a tunnel connecting the buildings on parcels 5-1 and 5-2. If a tunnel exists it was not located while conducting the survey.
 - 15) Agreement recorded January 15, 1967 in Volume 9395 of Records, page 96 as Document No. 1991145.
-Affects this parcel and is not plotted on the survey. There was no ground evidence of a tunnel connecting the buildings on parcels 5-1 and 5-2. If a tunnel exists it was not located while conducting the survey.
 - 16) First Right to Lease recorded July 7, 1993 in Volume 23577 of Records, page 53 as Document No. 2490248.
-Affects this parcel. is blanket in nature and cannot be plotted on the survey.
 - 17) Mortgage dated July 1, 1993 and recorded July 7, 1993 in Volume 23562 of Records, page 25 as Document No. 2489776, made by Thomas M. Neujahr and Bradley A. Brinkowski, to Valley Bank to secure indebtedness in the amount of \$711,000.00, and the terms and conditions thereof.
-Affects this parcel. is blanket in nature and cannot be plotted on the survey.
 - 18) Assignment of Rents made by Thomas M. Neujahr and Bradley A. Brinkowski, to Valley Bank recorded July 7, 1993 in Volume 23562 of Records, page 53 as Document No. 2489777.
-Affects this parcel. is blanket in nature and cannot be plotted on the survey.
 - 19) A financing statement recorded July 7, 1993 as 833346 of Official Records.
Debtor: Thomas M. Neujahr and Bradley A. Brinkowski.
Secured Party: Valley Bank.
Amendment changing Secured Party to M&J Marshall & Hilary Bank, recorded January 15, 2003 as Document No. 3631780.
Last Continuation recorded January 17, 2008 as Document No. 4389790.
-Affects this parcel. is blanket in nature and cannot be plotted on the survey.
- The following exceptions affect parcel V:
- 20) Party Wall as set forth in instrument recorded August 7, 1883 in Volume 123 of Deeds, page 440 as Document No. 156293. (Affects Parcel III)
-Affects this parcel and is plotted on the survey.
 - 21) Agreement recorded December 12, 1969 in Volume 149 of Records, page 207 as Document No. 1255728.
-Affects this parcel and is not plotted on the survey. There was no ground evidence of a tunnel connecting the buildings on parcels 5-1 and 5-2. If a tunnel exists it was not located while conducting the survey.
 - 22) Party Wall as set forth in March 1, 1922 in Volume 282 of Deeds, page 341 as Document No. 408647.
-Affects this parcel and is plotted on the survey.
 - 23) Notice of Designation recorded August 13, 1876 in Volume 713 of Records, page 181 as Document No. 1482402. (Affects Parcel II)
-Affects this parcel. is blanket in nature and cannot be plotted on the survey.
 - 24) Madison Capital Revolving Fund Loan and Regulatory Agreement recorded July 7, 1993 as Document No. 2489773.
-Affects this parcel. is blanket in nature and cannot be plotted on the survey.
 - 25) Mortgage dated February 23, 1994 and recorded February 24, 1994 in Volume 26555 of Records, page 41 as Document No. 2977895, made by One North Pinkney Associated Limited Partnership, to First National Bank and Trust, to secure indebtedness in the amount of \$1,113,800.00, and terms and conditions thereof.
Modification recorded April 14, 2003 as Document No. 3689111
-Affects this parcel. is blanket in nature and cannot be plotted on the survey.
 - 26) Assignment of Rent made by One North Pinkney Associated Limited Partnership to First National Bank and Trust recorded February 24, 1994 in Volume 26555 of Records, page 44 as Document No. 2977896.
-Affects this parcel. is blanket in nature and cannot be plotted on the survey.
- Notes:**
- The above property is affected by Option Agreement recorded July 7, 1993 in Volume 23561 of Records, page 31 as Document No. 2489770.
-Affects this parcel and is plotted on the survey.
 - The above property is affected by Lease recorded July 7, 1993 in Volume 23561 of Records, page 38 as Document No. 2489771.
-Affects this parcel and is plotted on the survey.
- The following exceptions affect parcel VI:
- 27) Mortgage dated June 2, 2009 as Document No. 4558041, made by Owen Keith Decker and Jane M. Decker, to WPS Community Bank, FSB, to secure indebtedness in the amount of \$730,000.00, and the terms and conditions thereof.
-Affects this parcel. is blanket in nature and cannot be plotted on the survey.
 - 28) Assignment of Rents made by Owen Keith Decker and Jane M. Decker, to WPS Community Bank, FSB recorded June 10, 2009 as Document No. 4558042.
-Affects this parcel. is blanket in nature and cannot be plotted on the survey.
 - 29) Matters as revealed on ALTA/ACSM Land Title Survey by Brett T. Staffregan, dated November 7, 2011, Number FN: 11-02-116
-Building over property line by 0.2'
-Rights of others in part of
-Building overhang into North Pinkney Street right-of-way
-Affects this parcel and is plotted on the survey.

SURVEYOR'S CERTIFICATE
 TO: Urban Land Investments, Inc.
 First American Title Insurance Company
 BMD Harris Bank N.A. its successors and/or assigns

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ASLS, and includes items 1, 2, 3, 4, 6a, 7a-b, 8, 9, 11a, 13, 16, 17, & 18 of Table A thereof. The field work was completed on January 23, 2012.

Dated this _____ day of _____, 2012.

Brett T. Staffregan, Registered Land Surveyor S-2742

Legal Description as Furnished

Parcel I
 All that part of Lot Six (6), Block One Hundred One (101), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at a point on East Washington Avenue, 132 feet northeast from North Pinkney Street thence northeasterly along said Avenue, 22 feet; thence northeasterly of right angles to said Avenue 86 feet to an alley; thence southeasterly of right angles to said lot line 22 feet to an alley; thence southeasterly of right angles 86 feet to the place of beginning.

The southeast 86 feet of the northeast 22 feet of the southwest 44 feet of Lot Six (6), Block One Hundred One (101), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin.

That part of the northeast 1/3 of Lot Six (6), Block One Hundred One (101), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, fronting 22 feet on Washington Avenue and running back 86 feet to alley 12 feet wide.

That part of the southwest 1/3 of Lot Six (6), Block One Hundred One (101), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, being 22 feet in width fronting East Washington Avenue and running back a parallel line 86 feet to alley 12 feet wide.

Excepting from the above-described Parcel I the following: The southwest 33 feet of the southeast 34 feet of said Lot Six (6), Block One Hundred One (101), Madison, according to the recorded plat thereof.

Parcel II
 The northeast 44 feet of the southeast 86 feet of Lot Five (5), Block One Hundred One (101), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin.

Parcel III
 The northwest 34 feet in width of Lots Five (5) and Six (6), Block One Hundred One (101), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin.

Parcel IV
 A parcel of land 12 feet in width lying within Lots Five (5) and Six (6), Block One Hundred One (101), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, the southeast line of which commences on the southwest line of North Webster Street 86 feet northwest of Washington Avenue and runs across Lots 5 and 6 of said Block 101, to a point on the southwest line of said Lot 6, 86 feet from Washington Avenue.

Parcel V-I
 The southeast 22 feet of Lots Seven (7) and Eight (8), Block One Hundred One, Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, excepting the northeast 12 feet thereof.

Parcel V-II
 The southwest 33 feet of the southeast 34 feet of Lot Six (6), Block One Hundred One (101), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin.

Parcel V-III
 Air Rights, said rights commencing at elevation 90.0 (City of Madison Datum) and extending to elevation 120.0 (City of Madison Datum), in the following described premises, and subterranean rights below the surface grade for the right to modify the existing connection between buildings in the future, in the following described premises:
 A part of public alley located within Lot Seven (7), Block One Hundred One (101), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, to-wit: Commencing at a found chiseled cross in the concrete at the most southerly corner of said Block 101; thence north 45 degrees 00 minutes 00 seconds east, 120.04 feet to the point of beginning; thence north 45 degrees 00 minutes 47 seconds west, 22.06 feet; thence north 45 degrees 00 minutes 08 seconds east, 12.00 feet; thence south 45 degrees 00 minutes 47 seconds east, 22.06 feet; thence south 45 degrees 00 minutes 00 seconds west, 12.00 feet to the point of beginning.

Parcel VI
 The northeast 66 feet of Lots Seven (7) and Eight (8), Block One Hundred One (101), in the City of Madison, Dane County, Wisconsin, except the northeast 12 feet used for Public Alley.

D'ONOHIO ROTHE AND ASSOCIATES, INC.
 7530 Wilmersley Way, Madison, WI 53717
 Phone: 608.833.2530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

ALTA/ACSM LAND TITLE SURVEY

ONE NORTH PINKNEY STREET AND CONTIGUOUS PARCELS

LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 13, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SCALE: 1" = 20'

DATE: 01-31-12
 REVISED: 02-10-12

FN: 12-02-100

Sheet Number: 1 of 1



Urban Land Interests



12 N. WEBSTER MADISON, WI

Revisions

Number	Date
00	XX-XX-20XX

Sheet Title

LAYOUT PLAN

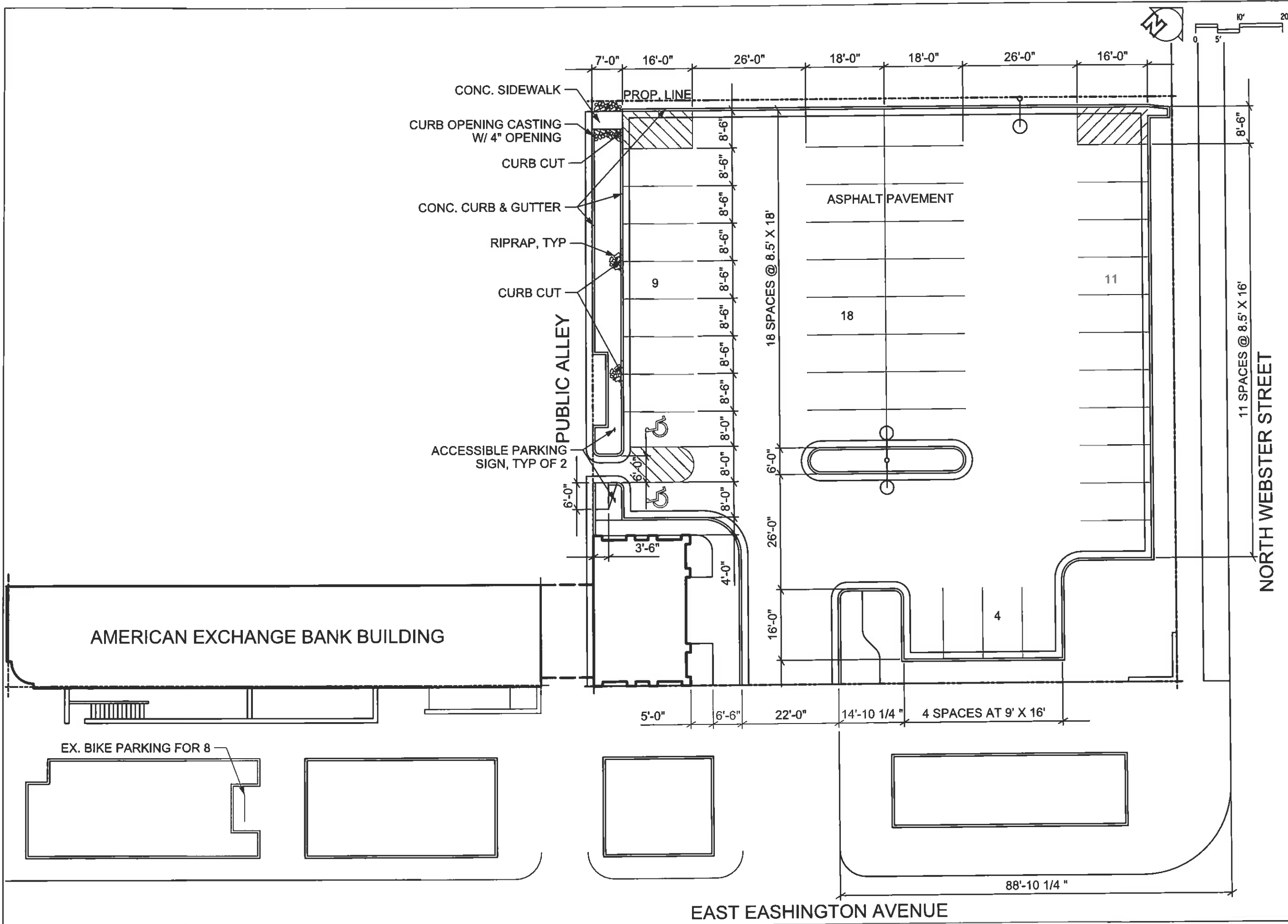
KSD Project No. 2012-003

Drawn By ARM

Date Issued 02-22-2012

Sheet No.

L-1



AMERICAN EXCHANGE BANK BUILDING

EX. BIKE PARKING FOR 8

EAST EASHINGTON AVENUE

NORTH WEBSTER STREET

ASPHALT PAVEMENT

PUBLIC ALLEY

ACCESSIBLE PARKING SIGN, TYP OF 2

CONC. CURB & GUTTER

RIPRAP, TYP

CURB CUT

CURB CUT

CURB OPENING CASTING W/ 4" OPENING

CONC. SIDEWALK

7'-0" 16'-0" 26'-0" 18'-0" 18'-0" 26'-0" 16'-0"

PROP. LINE

8'-6"

8'-6"

8'-6"

8'-6"

8'-6"

8'-6"

8'-6"

8'-6"

8'-6"

8'-6"

8'-6"

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8'-0"

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8'-0"

8'-0"

8'-0"

8'-0"

8'-0"

8'-0"

8'-0"

18 SPACES @ 8.5' X 18'

11 SPACES @ 8.5' X 16'

4 SPACES AT 9' X 16'

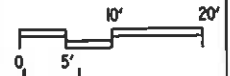
5'-0"

6'-6"

22'-0"

14'-10 1/4"

88'-10 1/4"





Urban Land Interests



103 S. BATESON
SUIT 108 MADISON, WI 53703
PHONE 608.271.3800
FAX 608.271.8100
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12 N. WEBSTER MADISON, WI

NORTH WEBSTER STREET

Revisions	
Number	Date
00	XX-XX-20XX

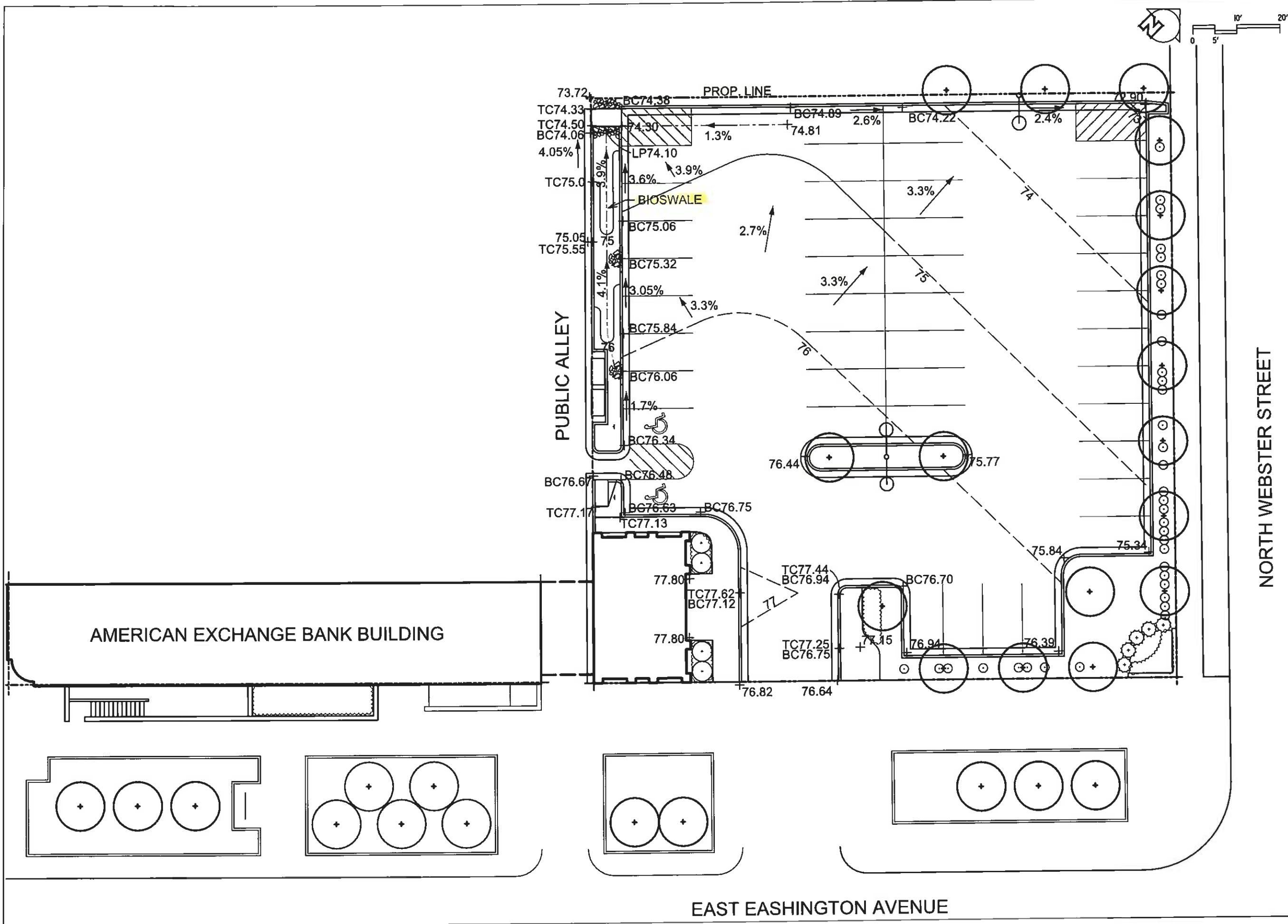
Sheet Title
GRADING PLAN

KSD Project No. 2012-003

Drawn By ARM

Date Issued 02-22-2012

Sheet No. **L-2**

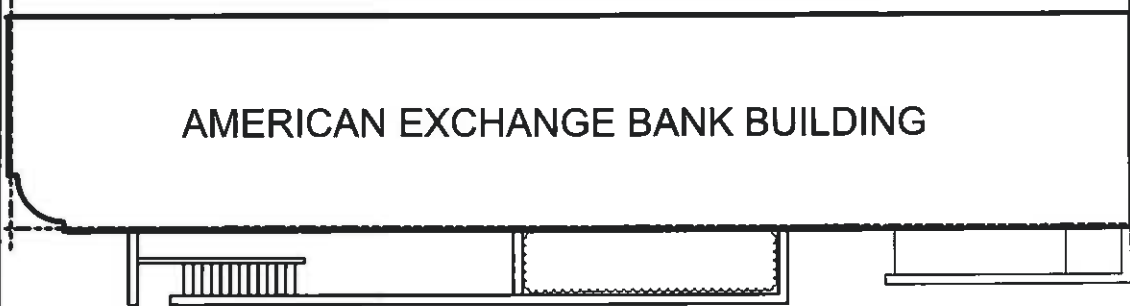


Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments	Mature Size
Deciduous Shrubs							
Am	<i>Aronia melanocarpa 'Elata'</i>	Black Chokeberry	8	5 gal.	Cont.	Space 4'-0" o.c.	4-6' ht x 4-6' sp
Perennials/Grasses/Groundcovers							
ce	<i>Carex ebumea</i>	Ivory Sedge	29	4"	Cont.	Space 12" o.c.	0.5-1' ht x 0.5-1' sp
cp	<i>Carex pennsylvanica</i>	Penn Sedge	44	4"	Cont.	Space 18" o.c.	8-12" ht x 1-2' sp
cv	<i>Carex vulpinoidea</i>	Brown Fox Sedge	23	4"	Cont.	Space 18" o.c.	1-3' ht x 1-2' sp

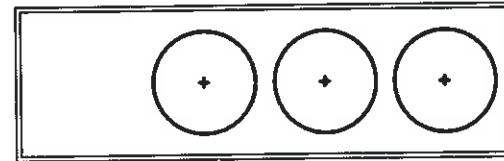
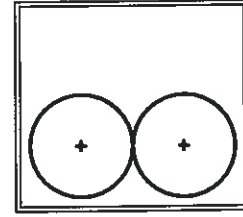
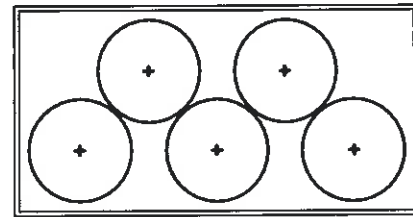
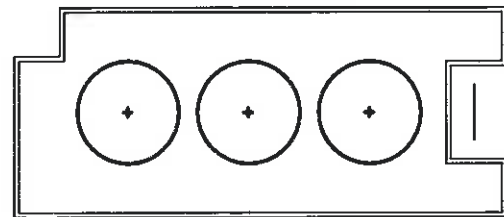
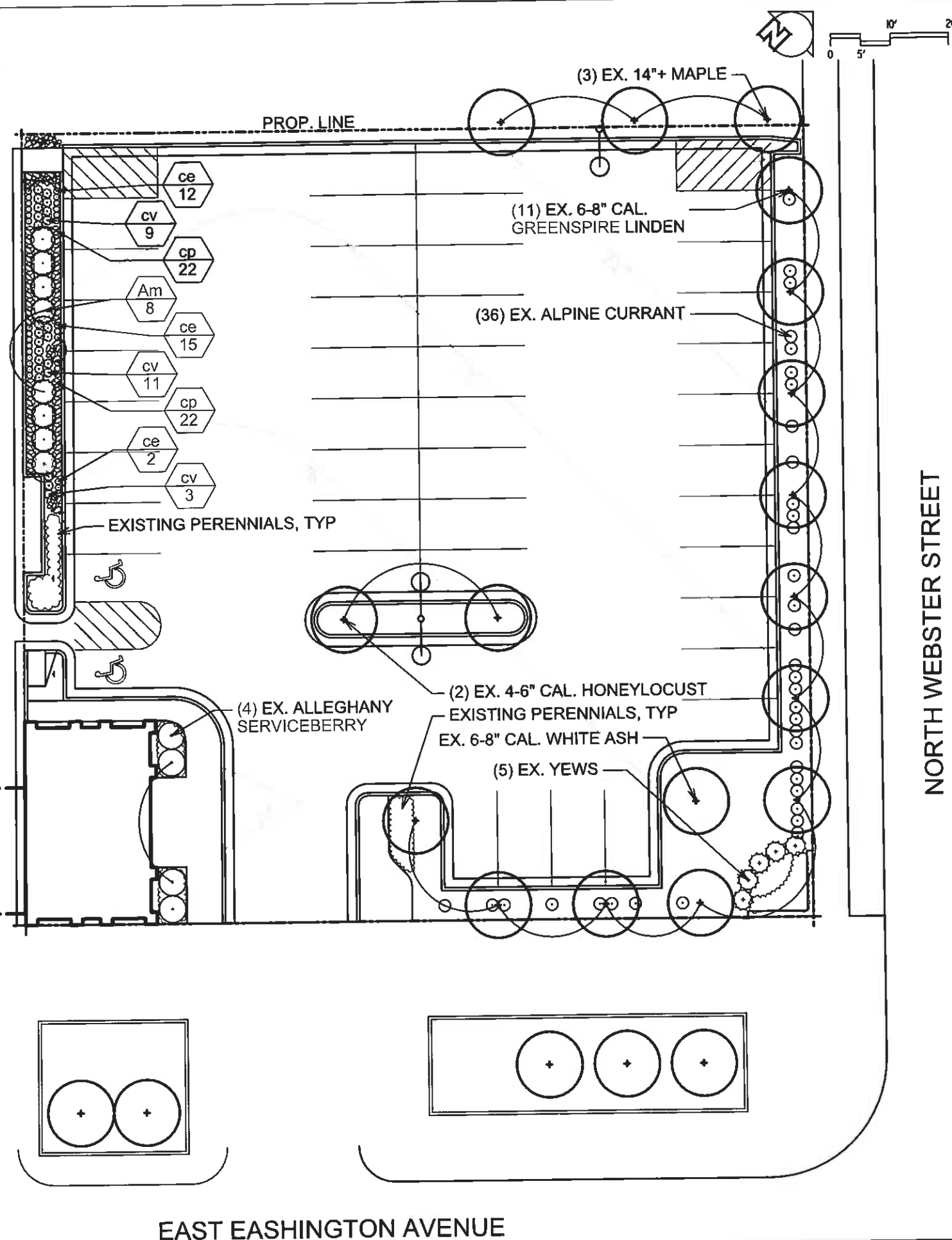
City of Madison - Landscape Worksheet

Number of Parking Stalls	42
Total Sq. Footage of Storage Area	
Number of Canopy Shade Trees	3
Required - 2" - 2 1/2" cal.	
No. of Landscape Points Required	201
Points for Loading Area Required	0
Number of Points Required	201

Element	Point Value	Quantity	Credits		
			Points Achieved	Points	
Canopy Tree: 2" - 2 1/2"	35		0	11	385
Deciduous Shrub	2	8	16	40	80
Evergreen Shrub	3		0	5	15
Decorative Wall or Fence (per 10 L.F.)	5		0		0
Earth Berm (per 10 L.F.)					0
Avg. Height 30"	5		0		0
Avg. Height 15"	2		0		0
Evergreen Trees	15		0		0
3' height minimum					0
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)	15		0		0
Sub-Totals			16		480
					Total Points 496



PUBLIC ALLEY



EAST EASHINGTON AVENUE



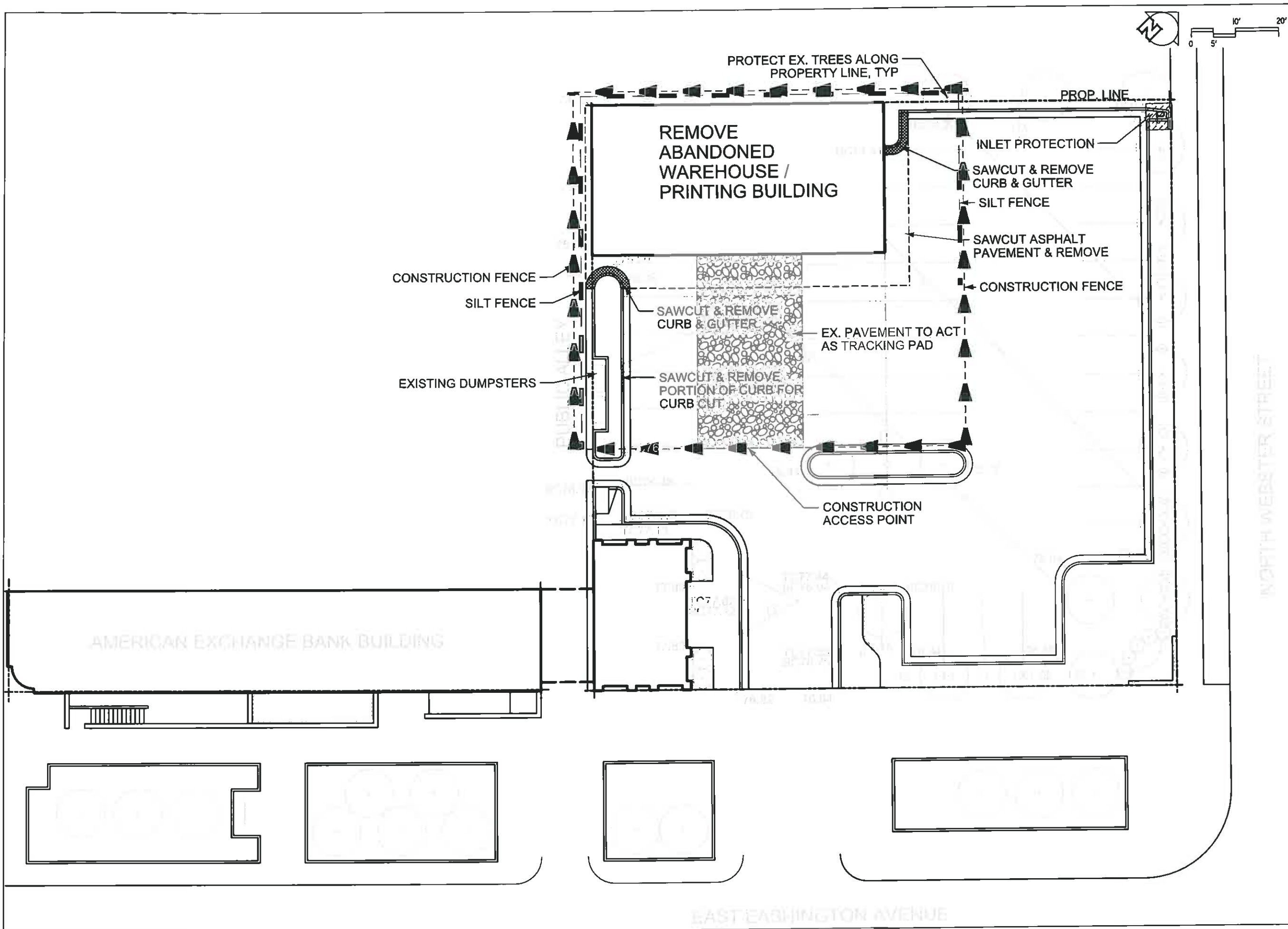
12 N. WEBSTER
MADISON, WI

NORTH WEBSTER STREET

Revisions	
Number	Date
00	XX-XX-20XX

Sheet Title
PLANTING PLAN

KSD Project No.	2012-003
Drawn By	ARM
Date Issued	02-22-2012
Sheet No.	L-3




Urban Land Interests



KEN SAIKI
DESIGN INC
LANDSCAPE ARCHITECTS
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12 N. WEBSTER MADISON, WI

Revisions	
Number	Date
00	XX-XX-20XX

Sheet Title
**SITE PREP &
EROSION
CONTROL**

KSD Project No. 2012-003

Drawn By ARM

Date Issued 02-22-2012

Sheet No. **L-0**

