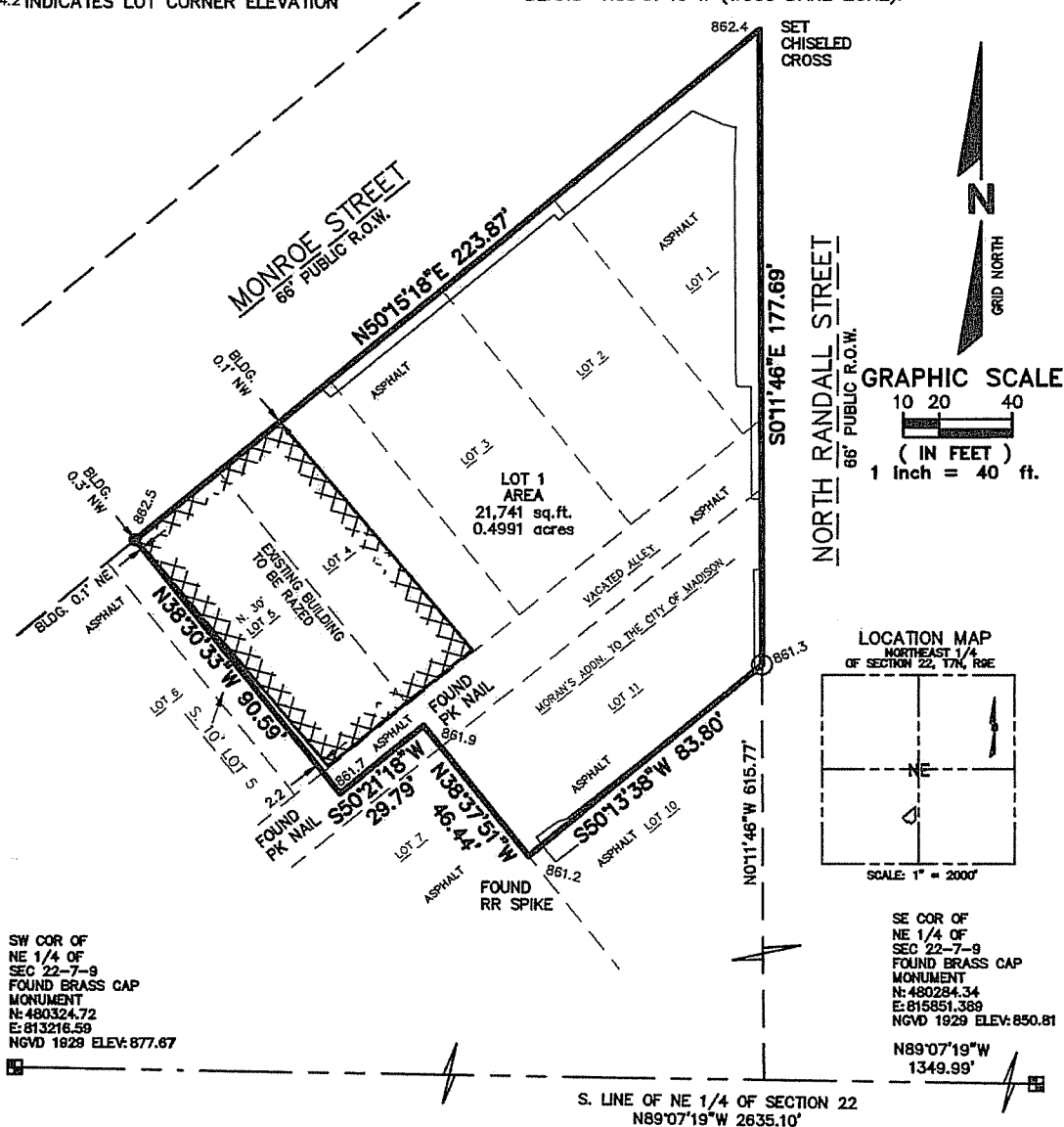


CERTIFIED SURVEY MAP NO. _____

A division of Lots 1 thru 4, Lot 11 and part of Lot 5 and vacated alley adjacent in Moran's Addition to the City of Madison, being a part of the Southwest 1/4 of the Northeast 1/4 of Section 22, Town 7 North, Range 9 East, in the City of Madison, Dane County, Wisconsin.

- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.
- 864.2 INDICATES LOT CORNER ELEVATION

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NE 1/4 OF SECTION 22, T 7 N, R 9 E, WHICH BEARS N89°07'19"W (WCCS DANE ZONE).



SURVEYED BY:
R.A. Smith National, Inc.

SURVEYED FOR:
OPUS DEVELOPMENT COMPANY, LLC
330 EAST KILBOURN AVENUE
SUITE 222
MILWAUKEE, WI, 53202

*Beyond Surveying
and Engineering*

16745 W. Bluemound Road, Brookfield WI 53005
262-781-1000 Fax 262-797-7373 www.rasmithnational.com
Appleton, WI Orange County, CA Pittsburgh, PA

S:\516562\dwg\CS101140.dwg SHEET 1

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____

SHEET 1 OF 6 SHEETS

CERTIFIED SURVEY MAP NO. _____

A division of Lots 1 thru 4, Lot 11 and part of Lot 5 and vacated alley adjacent in Moran's Addition to the City of Madison, being a part of the Southwest 1/4 of the Northeast 1/4 of Section 22, Town 7 North, Range 9 East, in the City of Madison, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

I, STEPHAN G. SOUTHWELL, Registered Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of Lots 1 thru 4, Lot 11 and part of Lot 5 and vacated alley adjacent in Moran's Addition to the City of Madison, being a part of the Southwest 1/4 of the Northeast 1/4 of Section 22, Town 7 North, Range 9 East, in the City of Madison, Dane County, Wisconsin. which is bounded and described as follows:

Commencing at the Southeast corner of said 1/4 Section; thence North 89°07'19" West along the South line of said 1/4 Section 1349.99 feet to a point; thence North 00°11'46" West 615.77 feet to a point in the most Northeast corner of Lot 10 in Moran's Addition to the City of Madison and the point of beginning of lands to be described; thence South 50°13'38" West along the Northwestern line of said Lot 83.80 feet to a point in the Northeasterly line of Lot 7 of said Addition; thence North 38°37'51" West along said Northeasterly line and its extension 46.44 feet to a point in the centerline of a vacated alley; thence South 50°21'18" West along said centerline 29.79 feet to a point; thence North 38°30'33" West 90.59 feet to a point in the Southeasterly line of Monroe Street; thence North 50°15'18" East along said Southeasterly line 223.87 feet to the West line of North Randall Street; thence South 00°11'46" East along said West line 177.69 feet to the point of beginning

Containing 21,741 Square Feet or 0.4991 Acres.

THAT I have made the survey, land division and map by the direction of Opus Development Company, L.L.C., owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and the Ordinances of the City of Madison in surveying, dividing and mapping the same.

DATE

_____(SEAL)
STEPHAN G. SOUTHWELL,
REGISTERED LAND SURVEYOR S-1939

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

CERTIFIED SURVEY MAP NO. _____

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NOTES

Date of field work November 27, 2012.

All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.

All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General ordinances in regard to Storm Water management.

The demolition of structures on this site will require Plan Commission approval of demolition permit(s).

Surveyor was provided with a Title Commitment number NCS-573838-MAD, effective date of October 23, 2012 from First American Title Insurance Company which references the following: (Surveyors notes in parenthesis).

1. Rights for entrance to, maintenance, construction, or repair of any utility structures, improvements or services which may be under the surface of the portion of the insured premises lying within vacated alley, pursuant to Section 66.1005(2)(a) Wisconsin Statutes. (to be released).
2. Deed Restrictions recorded July 17, 1992, in Volume 19511 of Records, Page 65, as Document No. 2373520. (to be released).
3. Public utility and water main easement retained in vacated alley by Resolution No. 49,196 of the common council of the City of Madison, adopted September 1, 1992 and recorded September 15, 1992, in Volume 20124 of Records, Page 1, as Document No. 2391342. (to be released).
4. Right of Way Grant to Wisconsin Telephone Company recorded May 20, 1976, in Volume 681 of Records, Page 45, as Document No. 1469600. (to be released).
5. Right of Way Grant to Madison Gas and Electric Company recorded December 6, 2010, as Document No. 4721833. (to be released).

CERTIFIED SURVEY MAP NO. _____

A division of Lots 1 thru 4, Lot 11 and part of Lot 5 and vacated alley adjacent in Moran's Addition to the City of Madison, being a part of the Southwest 1/4 of the Northeast 1/4 of Section 22, Town 7 North, Range 9 East, in the City of Madison, Dane County, Wisconsin.

OWNER'S CERTIFICATE

Opus Development Company L.L.C., a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said limited liability company caused the land described on this map to be surveyed, divided, and mapped as represented on this map in accordance with requirements of the Ordinances of the City of Madison.

Opus Development Company L.L.C., as owner, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Madison

IN Witness Whereof, Opus Development Company L.L.C., has caused these presents to be signed by

_____, its _____

this _____ day of _____, 2013.

STATE OF WISCONSIN }
 }SS
 _____ COUNTY }

PERSONALLY came before me this _____ day of _____, 2013,

_____, _____, to me known as the person
(name) (title)

who executed the foregoing instrument and to me known to be the _____ of the corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of the corporation, by its authority.

_____(SEAL)
Notary Public, State of Wisconsin

My commission expires _____

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

CERTIFIED SURVEY MAP NO. _____

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CONSENT OF CORPORATE MORTGAGEE

_____, a national banking association, mortgagee of that portion of the above-described land identified in this Certified Survey Map, does hereby consent to the surveying, dividing and mapping of the land described in the foregoing affidavit of Stephan G. Southwell, Surveyor, and does hereby consent to the certificate of said owner.

In witness whereof, the said _____, has caused these presents to be signed by _____, its _____, and by _____, its _____, at _____, and its corporate seal to be hereunto affixed.

this ____ day of _____, 2013.

STATE OF _____ }
COUNTY OF _____ } :SS

PERSONALLY came before me this _____ day of _____, 2013, _____, _____ and _____ of the
(name) (title) (name) (title)

above named organization, to me known as the person(s) who executed the foregoing instrument, and to me known to be the _____ and the _____ of the organization, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of the organization, by its authority.

_____(SEAL)
Notary Public, State of _____
My commission expires _____

MAP NO. _____

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VOLUME _____ PAGE _____

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PLAN COMMISSION APPROVALS

Approved for recording by the secretary of the City of Madison Planning Commission.

Dated this _____ day of _____, 2013

STEVEN R. COVER, SECRETARY

CITY OF MADISON COMMON COUNCIL APPROVAL

RESOLVED that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File I.D. Number _____, adopted on the _____ day of _____, 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 _____, 2013

MERIBETH WITZEL-BEHL, CITY CLERK

Office of the Register of Deeds

Dane County, Wisconsin

Received for Record _____, 2013

at _____ o'clock ____ M as

document # _____ in

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____