

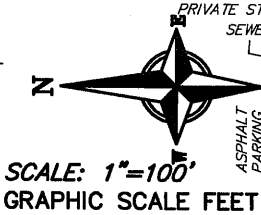
DANE COUNTY CERTIFIED SURVEY MAP

PART OF LOT 1, BLOCK 1, W. H. JACOBS AND E. S. BARKER'S SUBDIVISION AND OTHER LANDS ALL LOCATED IN PART OF THE NE 1/4 AND SE 1/4 OF THE NW 1/4, SECTION 36, 17N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

MEANDER CORNER, FND.
ALUM. CAP MON.
N: 472662.27
E: 823818.75

OVERALL QUARTER LINE
N1/4 CORNER - CENTER OF
SECTION = S00°23'29"W 2,644.29'
(N00°01'30"W 2,643.69' DOT)

CENTER OF
SECTION 36, 17N,
R9E, FOUND
ALUMINUM CAP
MONUMENT OF
RECORD



BEARINGS ARE
REFERENCED TO THE
DANE COUNTY
COORDINATE SYSTEM NAD
83/97 AND THE EAST
LINE OF THE NW 1/4 SEC
36-7-9 BEARING
S00°23'29"W

VERBICHER JOB NO. 33107207.00
GATEWAY_CSM_7201.DWG

LOT 1
C.S.M. NO. 9780

ADJACENT 6-STORY
CONCRETE BUILDING

LOT 1
194,510
SQ. FT.

EXISTING JOINT DRIVEWAY
EASEMENT - SEE NOTE 2

OUTLOT 1
C.S.M. NO. 9780

LANDS

LOT 1
C.S.M. NO. 9671

EAST
BLISK
AVE.

LOT 2
C.S.M. NO. 2940

SURVEY REQUESTED BY:
GATEWAY PROJECT LLC
BY: BRADLEY CARLSON
2205 RIMROCK ROAD
MADISON, WI 53713

SURVEYED BY:
VERBICHER ASSOCIATES
999 FOURIER DRIVE, SUITE 201
MADISON, WI 53717

*-ALL EXISTING BUILDINGS TO BE
REMOVED
- SEE SHEET 2 FOR NOTES AND
LEGEND
- SEE SHEET 3 FOR ADDITIONAL
EASEMENT INFORMATION

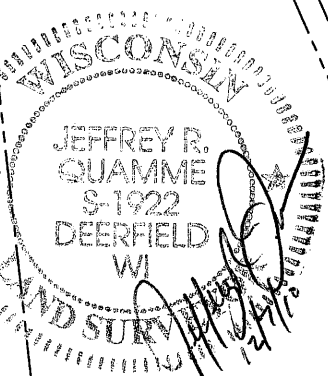
DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

VOLUME _____

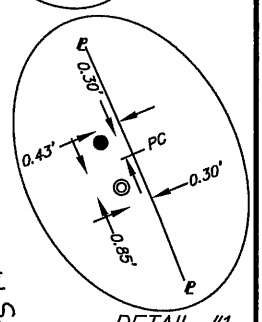
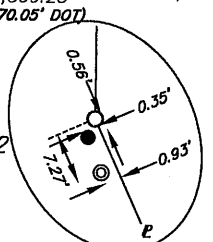
PAGE _____

SHEET 1 OF 7



REFERENCE LINE
"RN" (ORIGINAL C.L.
RIMROCK RD.)
PROJECT NO.
1206-03-23

REFERENCE LINE
"RN" PROJECT NO.
1206-03-24



DETAIL #2

DETAIL #1

WEST BELTLINE HWY./U.S.H. 12 & 18
R=1372.39' (R=1372.4)
L=1719.41'
D=115.05'
(N74°10'25"E, 413.11')
(N174°35'30"E, 413.48')
DOT

WEST BELTLINE HWY. RAMP
230' ARC DIST
RAMP REFERENCE LINE
PROJ. NO. 1206-03-24

20' WIDE PERPETUAL
EASEMENT FOR SANITARY
SEWER - SEE NOTE #4

25' WIDE PERPETUAL
EASEMENT FOR PUBLIC
UTILITIES - SEE NOTE #5

REFERENCE LINE
PROJECT NO.
1206-03-24

REFERENCE LINE
PROJECT NO.
1206-03-23

WIDTH
VARIES

LOT 1, BLK 1, W.H. JACOBS
& E.S. BARKER'S SUBDIVISION

LOT 1, BLK 1, W.H. JACOBS
& E.S. BARKER'S SUBDIVISION

LOT 1, BLK 1, W.H. JACOBS
& E.S. BARKER'S SUBDIVISION

LOT 1, BLK 1, W.H. JACOBS
& E.S. BARKER'S SUBDIVISION

LOT 1, BLK 1, W.H. JACOBS
& E.S. BARKER'S SUBDIVISION

LOT 1, BLK 1, W.H. JACOBS
& E.S. BARKER'S SUBDIVISION

DANE COUNTY CERTIFIED SURVEY MAP

PART OF LOT 1, BLOCK 1, W. H. JACOBS AND E. S. BARKER'S SUBDIVISION AND OTHER LANDS ALL LOCATED IN PART OF THE NE 1/4 AND SE 1/4 OF THE NW 1/4, SECTION 36, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:

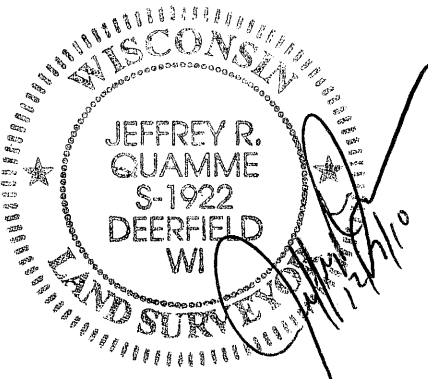
- 1) PORTIONS OF COUNTY TRUNK HIGHWAY "MM" OUTSIDE THE CORPORATE LIMITS OF THE CITY OF MADISON IS AN ACCESS CONTROLLED HIGHWAY PURSUANT TO CHAPTER 79, DANE COUNTY CODE OF ORDINANCES. (ORIGINAL ORDINANCE CREATED PER VOL. 447 OF RECORDS, PAGE 482, DOCUMENT NO. 1368501.
- 2) DECLARATION OF DRIVEWAY AGREEMENT RECORDED SEPTEMBER 1, 2000 AS DOCUMENT NO. 3247789. AFFIDAVIT OF CORRECTION RECORDED OCTOBER 27, 2000 AS DOCUMENT NO. 3261797. SAID EASEMENT IS A NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY FOR THE BENEFIT OF ALL LANDS INCLUDED WITHIN LOT 1 OF THIS C.S.M. TO USE THE DRIVEWAY AND THE EASEMENT PROPERTY AS A JOINT DRIVEWAY FOR INGRESS AND EGRESS TO RIMROCK ROAD AT THE INTERSECTION OF RIMROCK ROAD AND RUSK AVENUE. EASEMENT AREA SHOWN HEREON IS PER THE GRAPHIC "EXHIBIT B" WITHIN SAID DOCUMENT. NUMERICAL DIMENSIONING IS NOT CONTAINED WITHIN SAID DOCUMENT.
- 3) NO ACCESS IS PERMITTED TO U.S. HIGHWAY 12 & 18 AND A PORTION OF COUNTY TRUNK HIGHWAY "MM" (RIMROCK ROAD) PER WISCONSIN DEPT. OF TRANSPORTATION RIGHT-OF-WAY PROJECT 1206-03-24. AREAS OF NO ACCESS PER THIS PROJECT HAVE BEEN SHOWN HEREON. ACCESS RESTRICTIONS TO U.S. HIGHWAY 12 & 18 WERE PREVIOUSLY SET OUT IN DOCUMENT RECORDED APRIL 14, 1950 PER VOLUME 232 OF MISC., PAGE 204, DOCUMENT NO. 802720 AND ALSO PREVIOUSLY NOTED ON WISCONSIN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PROJECT NO. F04-2(30)
- 4) PERPETUAL EASEMENT FOR SANITARY SEWER TO THE TOWN OF MADISON PER VOL. 10885 OF RECORDS, PAGE 23 AS DOCUMENT NO. 2057283. SAID EASEMENT IS FOR INGRESS AND EGRESS, TO LAY, CONSTRUCT, MAINTAIN AND KEEP IN REPAIR SANITARY SEWER, AND OTHER NECESSARY APPURTENANCES.
- 5) PERPETUAL EASEMENT FOR PUBLIC UTILITIES TO THE CITY OF MADISON PER VOL. 11594 OF RECORDS, PAGE 21 AS DOCUMENT NO. 2088477. SAID EASEMENT IS FOR PUBLIC UTILITIES, INCLUDING THE RIGHT OF EXCAVATION, INGRESS AND EGRESS AND THE RIGHT TO OPERATE NECESSARY EQUIPMENT FOR THE PURPOSE OF MAINTAINING, REPAIRING, AND REPLACING UTILITIES.
- 6) INGRESS AND EGRESS EASEMENT AS RECORDED ON APRIL 16, 1976 IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN IN VOLUME 670 OF RECORDS, PAGE 21 AS DOCUMENT NUMBER 1465227 AND ALSO PER DOC. NO. 2271268, DOC NO. 3204614 AND DOC. NO. 4628603. SAID EASEMENT IS TO BE RELEASED BY SEPARATE DOCUMENT.
- 7) "EASEMENT/LEASE PARCEL" AREA (SEE SHEET 3) IS SUBJECT TO A RESTATEMENT OF EASEMENT REGARDING THE BILLBOARD IN FAVOR OF TLC PROPERTIES, INC., SUPERCEDING THE PREVIOUS EASEMENT AS SET OUT IN DOCUMENT NO. 3204615 (INCORRECTLY STATED AS DOC. NO. 3204614 IN THE RESTATEMENT OF EASEMENT DOCUMENT) AND REVISED PER FIRST AMENDMENT TO RESTATEMENT OF EASEMENT AS PER DOCUMENT NO. 4510877. EASEMENT PROVIDES FOR, THE EXISTING BILLBOARD SIGN, INCLUDING INGRESS & EGRESS TO SAID SIGN AND A TEN-FOOT WIDE ELECTRIC LINE EASEMENT TO FOLLOW THE EXISTING (OR RE-LOCATED) ELECTRIC LINE FROM IT'S POWER SOURCE TO SAID SIGN AND ADDITIONAL OTHER RIGHTS AND RESTRICTIONS AS STATED WITHIN THE DOCUMENTS.
- 8) "EASEMENT/LEASE PARCEL" AREA NOTED ON THE MAP IS ALSO SUBJECT TO A DEED RESTRICTION RECORDED AS DOCUMENT NUMBER 3374855.
- 9) "EASEMENT/LEASE PARCEL" AREA SUBJECT TO MEMORANDUM OF LEASE AND OPTION AS PER DOCUMENT NUMBER 3247793.
- 10) PERPETUAL ELECTRIC EASEMENT AS DESCRIBED IN ADDENDUM "B" OF INSTRUMENT RECORDED JUNE 25, 1991 IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN IN VOLUME 16165 OF RECORDS, PAGE 65, AS DOCUMENT NUMBER 2271268, ALSO REFERENCED IN DOCUMENT NO. 3204614. SAID EASEMENT IS TO BE RELEASED BY SEPARATE DOCUMENT.
- 11) PERPETUAL SANITARY SEWER EASEMENT AS DESCRIBED IN ADDENDUM "B" OF INSTRUMENT RECORDED JUNE 25, 1991 IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN IN VOLUME 16165 OF RECORDS, PAGE 65, AS DOCUMENT NUMBER 2271268 ALSO REFERENCED IN DOCUMENT NO. 3204614. SAID EASEMENT IS TO BE RELEASED BY SEPARATE DOCUMENT.
- 12) ALL LOTS WITHIN THIS CERTIFIED SURVEY ARE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF 6- FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENTS SHALL BE 12- FEET IN WIDTH ON THE PERIMETER OF THE CERTIFIED SURVEY. FOR PURPOSES OF TWO (2) OR MORE LOTS COMBINED FOR A SINGLE DEVELOPMENT SITE, OR WHERE TWO (2) OR MORE LOTS HAVE A SHARED DRIVEWAY AGREEMENT, THE PUBLIC EASEMENT FOR DRAINAGE PURPOSES SHALL BE A MINIMUM OF SIX (6) FEET IN WIDTH AND SHALL BE MEASURED ONLY FROM THE EXTERIOR PROPERTY LINES OF THE COMBINED LOTS THAT CREATE A SINGLE DEVELOPMENT SITE, OR HAVE A SHARED DRIVEWAY AGREEMENT, EXCEPT THAT THE EASEMENT SHALL BE TWELVE (12) FEET IN WIDTH ALONG THE PERIMETER OF THE CERTIFIED SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS. NO BUILDINGS, DRIVEWAYS, OR RETAINING WALLS SHALL BE PLACED IN ANY EASEMENT FOR DRAINAGE PURPOSES. FENCES MAY BE PLACED IN THE EASEMENT ONLY IF THEY DO NOT IMPEDE THE ANTICIPATED FLOW OF WATER.



NOTE: THE LOT WITHIN THIS CERTIFIED SURVEY IS SUBJECT TO A SHARED DRIVEWAY AGREEMENT, THEREFORE THERE IS ONLY A 12 FOOT WIDE PUBLIC EASEMENT FOR DRAINAGE PURPOSES ALONG THE EXTERIOR LINES OF THIS CERTIFIED SURVEY MAP THAT ARE NOT ADJACENT TO THE PUBLIC ROADS OR ALONG THE SIDE WITH THE SHARED DRIVEWAY AGREEMENT.

NOTE: IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENTS FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.

- 13) ELEVATIONS ARE REFERENCED TO THE NAVD 1988 DATUM PER CITY OF MADISON CONTROL.



LEGEND

- ⊙ FOUND 1" Ø IRON PIPE UNLESS NOTED OTHERWISE
- FOUND 3/4" Ø REBAR
- SET 3/4" Ø X 24" REBAR, 1.50 LBS. PER LINEAL FOOT WEIGHT.
- FOUND PUBLIC LAND CORNER OF RECORD AS NOTED

(55') "RECORDED AS" INFORMATION

⇒ ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

1029.5' ELEVATIONS GIVEN ARE FOR PROPERTY CORNERS AT GROUND LEVEL, ARE TO THE NEAREST 0.25', AND SHALL BE MAINTAINED BY THE LOT OWNER.

SURVEY REQUESTED BY:
GATEWAY PROJECT LLC
BY: BRADLEY CARLSON
2205 RIMROCK ROAD
MADISON, WI 53713

SURVEYED BY:
VERBICHER ASSOCIATES
999 FOURIER DRIVE, SUITE 201
MADISON, WI 53717

VERBICHER JOB NO. 33107207.DWG
GATEWAY_CSM_7201.DWG

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

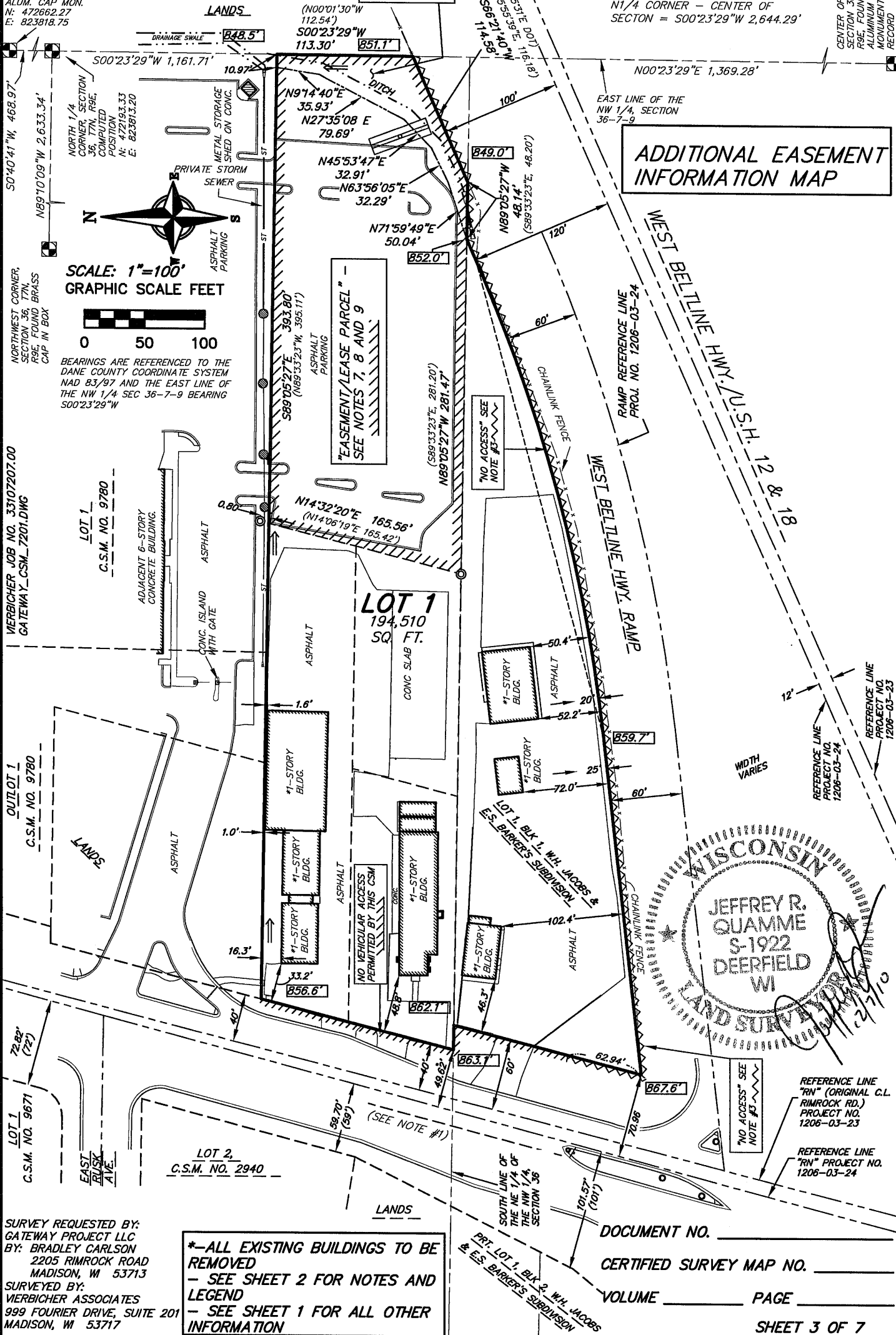
VOLUME _____ PAGE _____

SHEET 2 OF 7

PART OF LOT 1, BLOCK 1, W. H. JACOBS AND E. S. BARKER'S SUBDIVISION AND OTHER LANDS ALL LOCATED IN
PART OF THE NE 1/4 AND SE 1/4 OF THE NW 1/4, SECTION 36, 17N, R9E, IN THE CITY OF MADISON, DANE
COUNTY, WISCONSIN.

**PUBLIC DRAINAGE
EASEMENT TO THE
CITY OF MADISON**

CENTER OF
SECTION 36, T7N,
R9E, FOUND
ALUMINUM CAP
MONUMENT OF
RECORD



SURVEY REQUESTED BY:
GATEWAY PROJECT LLC
BY: BRADLEY CARLSON
2205 RIMROCK ROAD
MADISON, WI 53713

SURVEYED BY:
VERBICHER ASSOCIATES
999 FOURIER DRIVE, SUITE 201
MADISON, WI 53717

***-ALL EXISTING BUILDINGS TO BE REMOVED**
- SEE SHEET 2 FOR NOTES AND LEGEND
- SEE SHEET 1 FOR ALL OTHER INFORMATION

DOCUMENT NO. _____
 CERTIFIED SURVEY MAP NO. _____
 VOLUME _____ PAGE _____
 SHEET 3 OF 7

DANE COUNTY CERTIFIED SURVEY MAP
PART OF LOT 1, BLOCK 1, W. H. JACOBS AND E. S. BARKER'S SUBDIVISION AND
OTHER LANDS ALL LOCATED IN PART OF THE NE 1/4 AND SE 1/4 OF THE NW 1/4,
SECTION 36, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Jeffrey R. Quamme, registered land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, and under the direction of Gateway Project LLC, Owner of said land, I have surveyed, divided and mapped the Certified Survey; that such Certified Survey correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is part of Lot 1, Block 1, W. H. Jacobs and E.S. Barker's Subdivision and other lands all located in part of the NE ¼ of the NW ¼ and also part of the SE 1/4 of the NW 1/4, all in Section 36, T7N, R9E, in the City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the North quarter corner of said Section 36; thence S00°23'29"W along the east line of the said NW ¼ of Section 36, 1161.71 feet to the Southeast corner of Lot 1, Dane County Certified Survey Map No. 9780, recorded in Volume 56 of Certified Surveys, pp. 263-266, as Document No. 3239096, also being the point of beginning; thence continuing S 00°23'29" W, 113.30 feet along said east line of the NW ¼ to the intersection with the northerly right-of-way of United States Highway 12 & 18, hereinafter referred to as the West Beltline Highway; thence S 66°21'40" W, 114.58 feet along the said northerly right-of-way of the West Beltline Highway; thence continuing along the said northerly right-of-way of the West Beltline Highway, N 89°05'27" W, 48.14 feet; thence continuing along said northerly right-of-way of the West Beltline Highway, S 66°21'40"W, 18.69 feet; thence continuing along said northerly right-of-way of the West Beltline Highway 415.05 feet along the arc of a tangent curve to the right having a radius of 1372.39 feet, a central angle of 17°19'41" and a long chord bearing S 75°01'30" W, 413.48 feet to the point of tangency thereof; thence continuing along said northerly right-of-way of the West Beltline Highway, S 83°41'21" W, 285.02 feet to the intersection with the easterly right-of-way of County Trunk Highway "MM", hereinafter referred to as Rimrock Road; thence N 14°32'20" E, 161.29 feet along the said easterly right-of-way of Rimrock Road to the intersection with the south line of the said NE ¼ of the NW ¼ of said Section 36, also being the north line of W.H. Jacobs and E.S. Barker's Subdivision; thence N 89° 05'27" W, 20.58 feet along the said south line of the said NE ¼ of the NW ¼ of said Section 36, also being the said north line of W.H. Jacobs and E.S. Barker's Subdivision and the said easterly right-of-way of Rimrock Road; thence N 14°32'20" E, 165.56 feet along the said easterly right-of-way of Rimrock Road to the northwest corner of lands described in Document No. 4022861; thence S 89°05'27" E, 792.33 feet along the north line of said lands described in Document No. 4022861 and the south line of said Lot 1, Certified Survey Map No. 9780, to the point of beginning.

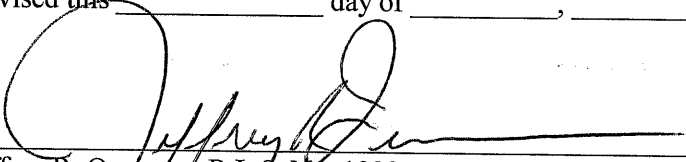
Containing 194,510 sq. ft., or 4.47 acres, more or less.

Vierbicher Associates, Inc.
By Jeffrey R. Quamme

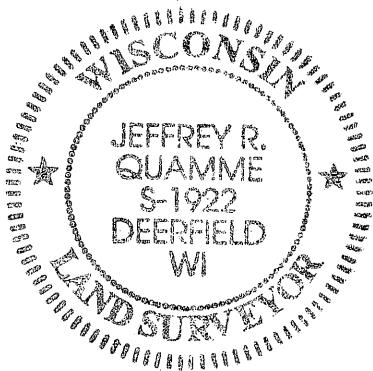
Dated this 7th day of December, 2010.

Revised this _____ day of _____, _____.

Revised this _____ day of _____, _____.



Jeffrey R. Quamme, R.L.S. No. 1922



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

OWNER'S CERTIFICATE

- Plan Commission, City of Madison
- Common Council, City of Madison

Gateway Project LLC

SHEET 5 OF 7

DANE COUNTY CERTIFIED SURVEY MAP

**PART OF LOT 1, BLOCK 1, W. H. JACOBS AND E. S. BARKER'S SUBDIVISION AND
OTHER LANDS ALL LOCATED IN PART OF THE NE 1/4 AND SE 1/4 OF THE NW 1/4,
SECTION 36, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.**

CITY OF MADISON COMMON COUNCIL CERTIFICATE

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 _____, 20__ 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 _____, 20__.

City Clerk
City of Madison, Dane County Wisconsin

CONSENT OF MORTGAGEE

Westerly Mortgage Trust of Hong Kong, a Trust duly organized and existing under and by virtue of the laws of the State of _____, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of Gateway Project LLC, owner.

IN WITNESS WHEREOF, the said Westerly Mortgage Trust of Hong Kong has caused these presents to be signed by Dean Wentworth, its Senior Trustee, at _____, _____, and its seal to be hereunto affixed on this ____ day of _____, 20__.

Westerly Mortgage Trust of Hong Kong

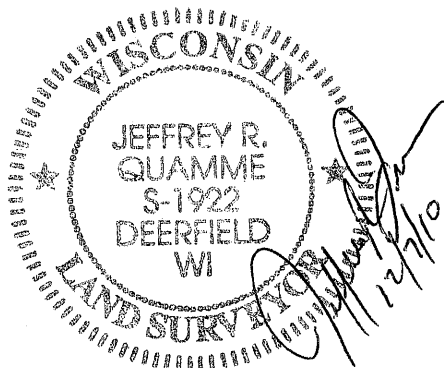
Dean Wentworth, Senior Trustee

STATE OF _____) ss
_____ COUNTY)

Personally came before me this ____ day of _____, 20__, Dean Wentworth, Senior Trustee of the above named Trust, to me known to be the person who executed the foregoing instrument, and to me known to be such Senior Trustee of said Trust, and acknowledged that they executed the foregoing instrument as such Senior Trustee as the deed of said Trust, by its authority.

Notary Public, State of Wisconsin

My commission expires _____



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

DANE COUNTY CERTIFIED SURVEY MAP

**PART OF LOT 1, BLOCK 1, W. H. JACOBS AND E. S. BARKER'S SUBDIVISION AND
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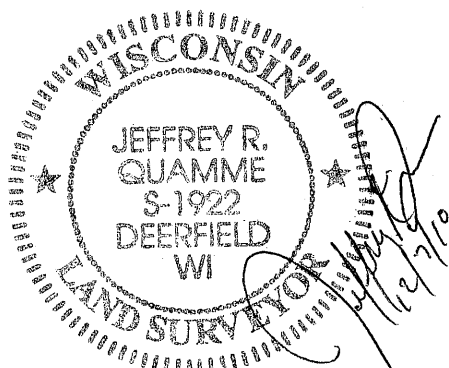
REGISTER OF DEEDS CERTIFICATE

RECEIVED FOR RECORDING THIS ____ day of _____, _____, at ____ O'CLOCK
____.M. AND RECORDED IN VOLUME _____ OF CERTIFIED SURVEYS OF DANE COUNTY ON
PAGE(s) _____

DOCUMENT NUMBER _____

CERTIFIED SURVEY NUMBER _____

Kristi Chlebowski, REGISTER OF DEEDS, DANE COUNTY, WISCONSIN



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____