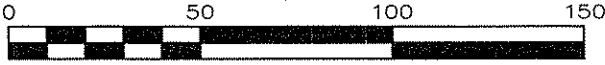


CERTIFIED SURVEY MAP No. _____

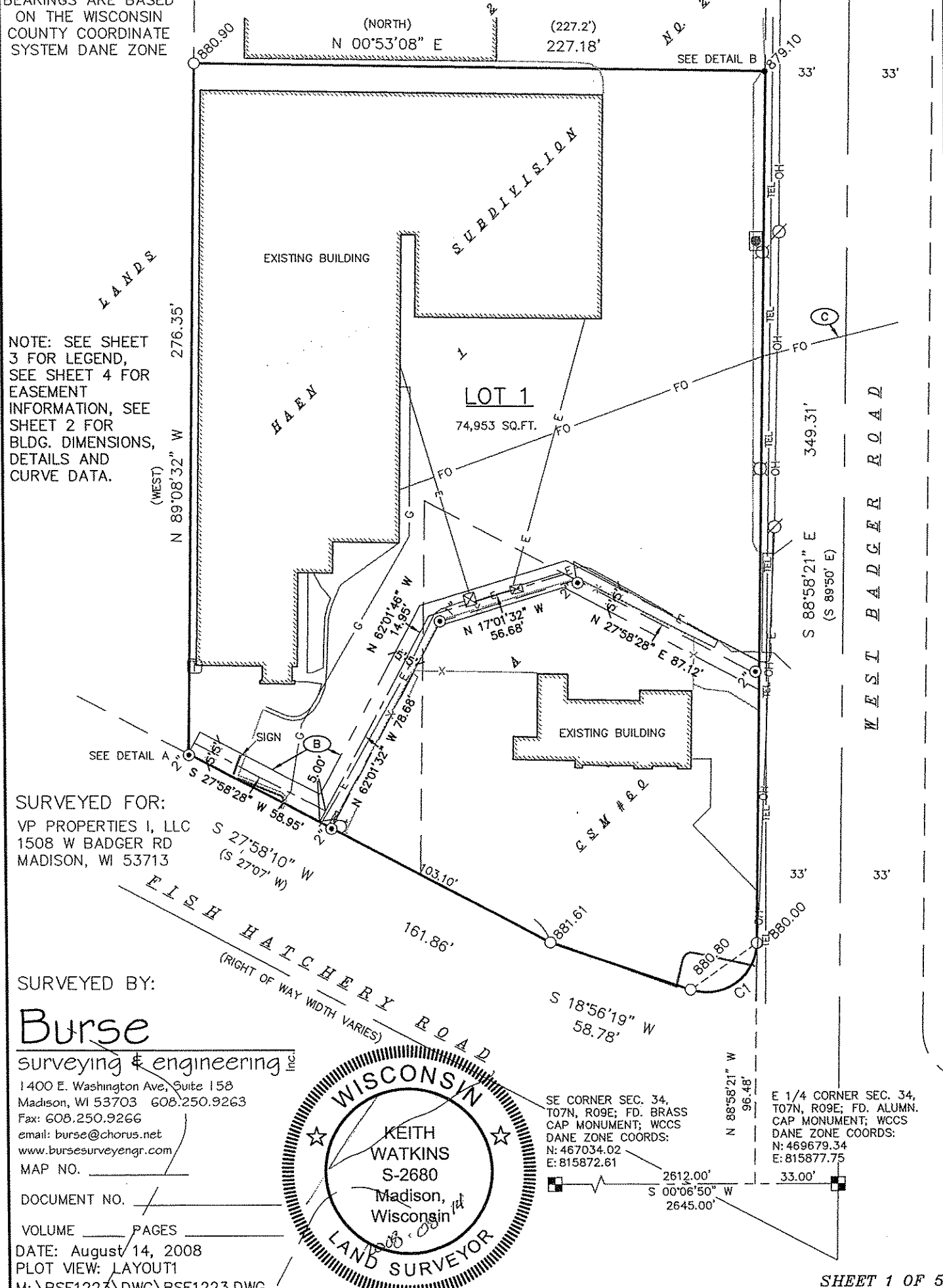
PART OF LOT A, CERTIFIED SURVEY MAP No. 60, AND LOT 1, HAEN SUBDIVISION No. 2, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 34, TOWNSHIP 07 NORTH, RANGE 09 EAST OF THE 4TH PRINCIPAL MERIDIAN, CITY OF MADISON, DANE COUNTY, WISCONSIN



SCALE : ONE INCH = FIFTY FEET

NORTH

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM DANE ZONE



NOTE: SEE SHEET 3 FOR LEGEND, SEE SHEET 4 FOR EASEMENT INFORMATION, SEE SHEET 2 FOR BLDG. DIMENSIONS, DETAILS AND CURVE DATA.

SURVEYED FOR:

VP PROPERTIES I, LLC
1508 W BADGER RD
MADISON, WI 53713

SURVEYED BY:

Burse
surveying & engineering Inc.

1400 E. Washington Ave, Suite 158
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: burse@chorus.net
www.bursesurveyengr.com

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VOLUME _____ PAGES _____

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PLOT VIEW: LAYOUT1

M: \BSE1223\DWG\BSE1223.DWG



SE CORNER SEC. 34,
T07N, R09E; FD. BRASS
CAP MONUMENT; WCCS
DANE ZONE COORDS:
N: 467034.02
E: 815872.61

E 1/4 CORNER SEC. 34,
T07N, R09E; FD. ALUMN.
CAP MONUMENT; WCCS
DANE ZONE COORDS:
N: 469679.34
E: 815877.75

CERTIFIED SURVEY MAP No. _____

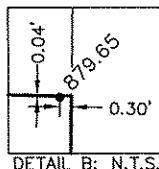
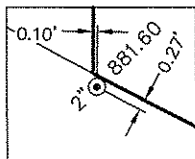
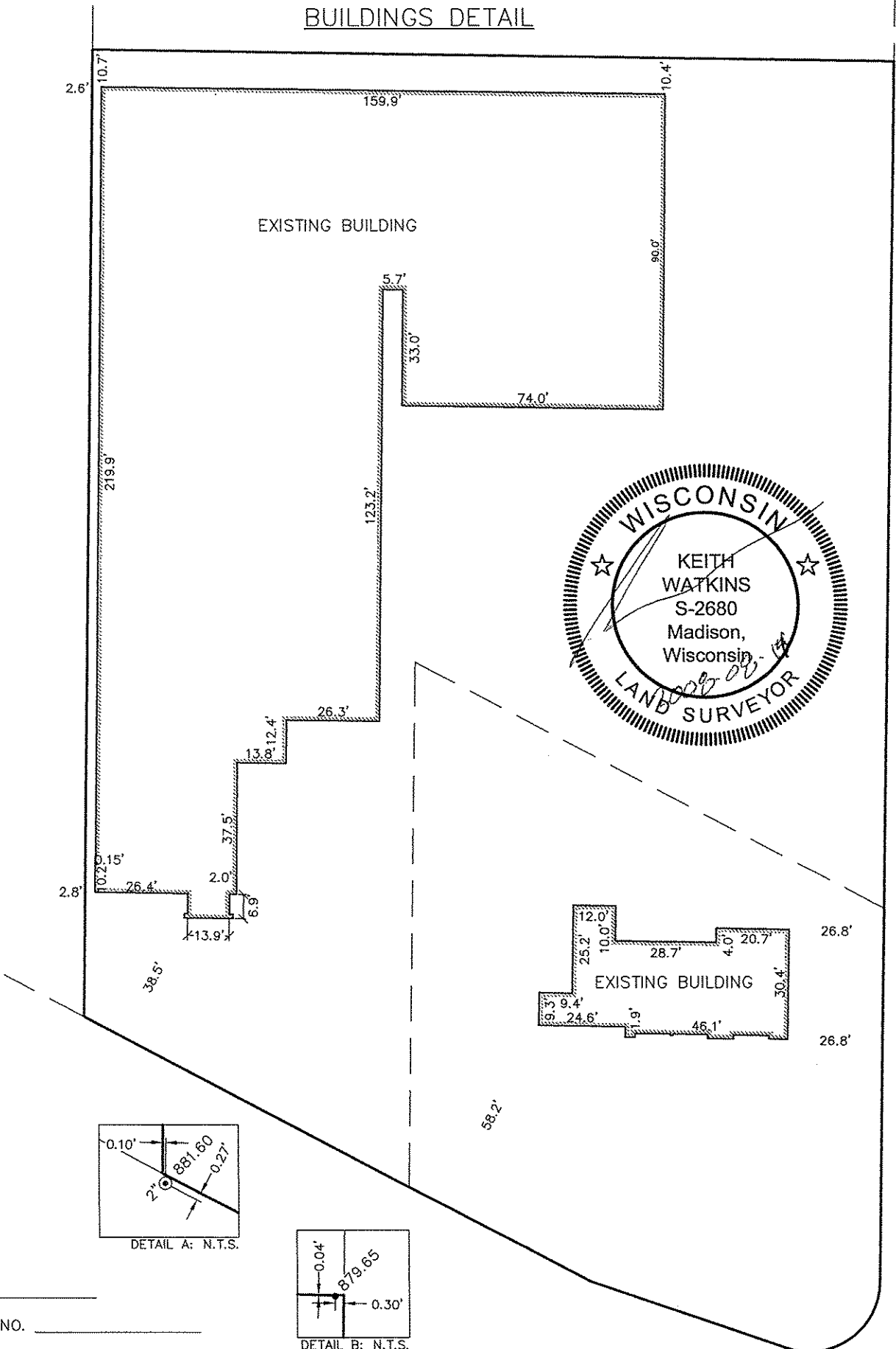
PART OF LOT A, CERTIFIED SURVEY MAP No. 60, AND LOT 1, HAEN SUBDIVISION No. 2, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 34, TOWNSHIP 07 NORTH, RANGE 09 EAST OF THE 4TH PRINCIPAL MERIDIAN, CITY OF MADISON, DANE COUNTY, WISCONSIN



SCALE : ONE INCH = FORTY FEET

BUILDINGS DETAIL

NUMBER	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD
C1	37.63	20.00	107°48'38"	S 35°00'47" E	32.32



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DATE: August 14, 2008

PLOT VIEW: CSM

M: \BSE1223\DWG\BSE1223.DWG

CERTIFIED SURVEY MAP No. _____

PART OF LOT A, CERTIFIED SURVEY MAP No. 60, AND LOT 1, HAEN SUBDIVISION No. 2, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 34, TOWNSHIP 07 NORTH, RANGE 09 EAST OF THE 4TH PRINCIPAL MERIDIAN, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES:

- 1) NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
- 3) DATE OF FIELD WORK: 2007-06-18.
- 4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) ALL SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.
- 6) TOTAL PARCEL AREA: 74956 SQUARE FEET / 1.7207 ACRES.
- 7) ARROWS (SEE LEGEND) 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. ELEVATIONS GIVEN (SEE SHEET 1) ARE FOR PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED BY THE LOT OWNER. VERTICAL LOCATION IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 8) ALL LOTS WITHIN THIS SURVEY ARE SUBJECT TO A PUBLIC EASEMENT FOR DRAINAGE PURPOSES WHICH SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE CERTIFIED SURVEY MAP. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREEN WAYS OR PUBLIC STREETS. NO STRUCTURES MAY BE CONSTRUCTED WITHIN SAID EASEMENT AND NO OTHER OBSTRUCTIONS TO DRAINAGE, INCLUDING LANDSCAPING, ARE PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.

RECORDED EASEMENTS NOTES:

(AS LISTED IN SUBDIVISION APPROVAL REPORT BY FIRST AMERICAN TITLE INSURANCE CO.
NCS-360982-VP)

- (B) EASEMENT TO WISCONSIN TELEPHONE COMPANY RECORDED AUGUST 10, 1926, IN VOLUME 71 OF MISC., PAGE 466, AS DOCUMENT NO. 464610. THIS ITEM DESCRIBES AN EASEMENT "ALONG THE NORTHERLY AND WESTERLY SIDE OF THE HIGHWAY," "TO ERECT AND MAINTAIN ITS POLES, WIRES, ANCHORS, AND OTHER APPLIANCES NECESSARY IN THE CONDUCT OF ITS BUSINESS." ACCORDING TO DIGGER'S HOTLINE MARKINGS, NO SUCH FACILITY ALONG FISH HATCHERY ROAD EXISTS WITHIN THE SUBJECT PROPERTY. IT APPEARS THAT THIS ITEM DOES NOT EXIST WITHIN THE SUBJECT PROPERTY. HOWEVER, THIS ITEM MAY AFFECT THE
- (B) SUBJECT PROPERTY IF TREES ARE PLANTED ALONG OR NEAR THE ROADWAY. NOTICE THAT FISH HATCHERY RIGHT OF WAY HAS BEEN WIDENED SINCE THIS ITEM WAS RECORDED.
- (C) EASEMENT TO MADISON GAS AND ELECTRIC COMPANY RECORDED FEBRUARY 4, 1986, IN VOLUME 7761 OF RECORDS, PAGE 12, AS DOCUMENT NO. 1920391. THIS ITEM IS PLOTTED HEREON.

EASEMENT ENCROACHMENT RECORDED AUGUST 8, 2003, AS DOCUMENT NO. 3780743. AFFIDAVIT OF CORRECTION RECORDED NOVEMBER 14, 2003, AS DOCUMENT NO. 3841481. THE LOCATION OF THIS EASEMENT IS AMBIGUOUS, AND CANNOT BE RETRACED. HOWEVER, NOTICE EXISTING FIBER OPTIC CABLE SHOWN HEREON.

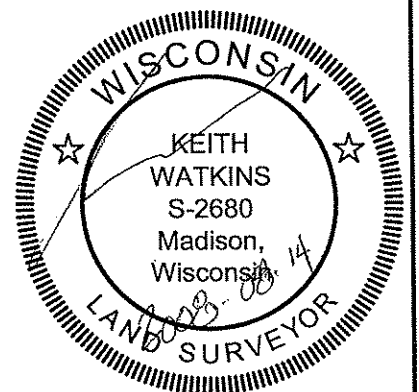
LEGEND

- ⊙ IRON PIPE FOUND (OUTSIDE DIAMETER NOTED)
- 3/4" SOLID IRON ROD FOUND
- 1-1/4" SOLID IRON ROD FOUND
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- ⊗ SET MAG NAIL

() INDICATES RECORDED AS

- | | |
|-------------------------|----------------------|
| —G— BURIED GAS LINE | ⊠ LIGHT POLE |
| —FO— BURIED FIBER OPTIC | ⊡ TELEPHONE PEDESTAL |
| —E— BURIED ELECTRIC | ⊘ UTILITY POLE |
| | ⊞ CATCH BASIN |

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDING DIMENSIONS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.



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CERTIFIED SURVEY MAP No. _____

PART OF LOT A, CERTIFIED SURVEY MAP No. 60, AND LOT 1, HAEN SUBDIVISION No. 2, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 34, TOWNSHIP 07 NORTH, RANGE 09 EAST OF THE 4TH PRINCIPAL MERIDIAN, CITY OF MADISON, DANE COUNTY, WISCONSIN

DESCRIPTION FURNISHED:

Lot One (1), Haen Subdivision No. 2, in the City of Madison, Dane County, Wisconsin, EXCEPT that part conveyed as set forth in Warranty Deed in Volume 736 of Deeds, page 74, as Document No. 1042063.

TOGETHER WITH

Part of Lot A of Certified Survey Map No. 60 recorded in the Dane County, Wisconsin Register of Deeds Office in Volume 1 of Certified Survey Maps, page 60, as Document No. 1029958, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the East quarter corner of said Section 34; thence North 89°50' West along the centerline of West Badger Road 36.5 feet; thence South 27°07' West 37.0 feet to the South line of said road; thence continue South 27°0' West, along the Northwest line of Fish Hatchery Road, 150.0 feet; thence North 89°50' West, 88.26 feet to a point which is the beginning of this description; thence continue North 89°50' West, 61.74 feet; thence North 27°07' East, 68.06 feet; thence Southeasterly at an angle of 45° from the last described course a distance of 56.68 feet; thence Southeasterly 14.95 feet to the point of beginning.

SURVEYOR'S CERTIFICATE:

I, Keith Watkins, Registered Land Surveyor No. 2680, hereby certify that I have surveyed, divided, and mapped the above described lands under the direction of Kupfer Center, LLC, owner of said land. I further certify that the maps and details on sheets one and two are a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this 14th day of AUGUST, 2008.

Signed: _____
Keith Watkins, RLS-2680



CORPORATE MORTGAGEE CERTIFICATE:

M&I Marshall & Ilsley Bank, a banking association duly organized and existing under and by virtue of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this C.S.M., and does hereby consent to the above certificate of _____, owner.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its _____, at _____, Wisconsin, this _____ day of _____, 200__.

Authorized representative

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 200__, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public: _____

My commission expires/is permanent: _____

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CERTIFIED SURVEY MAP No. _____

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OWNER'S CERTIFICATE

VP Properties I LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

VP Properties I LLC does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes to be submitted to the following for approval or objection: City of Madison.

IN WITNESS WHEREOF, the said VP Properties I LLC has caused these presents to be signed by Mark Miley, its member, on this _____ day of _____, 2008.

VP Properties I LLC

By: _____
Mark Miley, Member

STATE OF WISCONSIN)
County of Dane)ss

Personally came before me this _____ day of _____, 2008, Mark Miley, member of the above named VP Properties I LLC, to me known to be the person who executed the foregoing instrument, and to me known to be such member, and acknowledged that he executed the foregoing instrument as such officer and the deed of said limited liability company, by its authority.

Notary Public: _____

My Commission expires / is permanent: _____

CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment No: RES-07-00383, File I.D. No: 05925, adopted on the 20th day of March, 2007, reapproved by Enactment No: _____, File I.D. No: 07801, adopted on the _____ day of _____, 2007, 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 _____, 2008.

Maribeth Witzel-Behl, City Clerk,
City of Madison, Dane County,
Wisconsin

CITY OF MADISON APPROVAL

Approved for recording per the Secretary of the City of Madison Plan Commission.

Dated this _____ day of _____, 2008.

Mark Olinger,
Secretary Plan Commission.



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