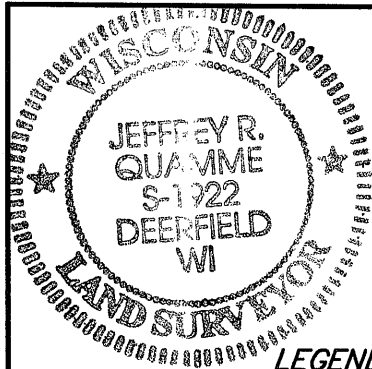




DANE COUNTY CERTIFIED SURVEY MAP

LOTS 1, 2 AND 3, TRADESMEN COMMERCE PARK, BEING
LOCATED IN PART OF THE NW 1/4 OF THE SW 1/4 OF
SECTION 26, T. 7 N., R. 10 E., IN THE CITY OF MADISON,
DANE COUNTY, WISCONSIN.

LEGEND

SECTION CORNER OF RECORD,
TYPE OF MONUMENT AS NOTED.

FOUND 3/4" # REBAR

FOUND 1 1/4" # REBAR

(S89°03'01"W) "RECORDED AS" INFORMATION

(2673.62 DCC MAD) CITY OF MADISON DANE CO. COORD.
SYSTEM RECORD DATA

WEST 1/4 CORNER OF SECTION 26
T7N, R10E, FOUND ALUMINUM CAP
MONUMENT IN SQUARE BOX DANE CO
COORDINATES/1991 (BASED ON
MCFARLAND NGS STATION):

N 470487.10

E 847208.59

CITY OF MADISON PUBLISHED DANE
COUNTY COORDINATE SYSTEM

COORDINATES/1991:

N 470487.21

E 847208.57



*DIMENSIONS UNLESS
OTHERWISE NOTED

(PER PLAT OF TRADESMEN COMMERCE PARK) PUBLIC UTILITY
EASEMENTS UNLESS OTHERWISE NOTED. NO POLES OR BURIED
CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION
WOULD DISTURB ANY SURVEY MONUMENT. THE DISTURBANCE OF
A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION
236.32 OF THE WISCONSIN STATUTES. UTILITY EASEMENTS AS
HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND
PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE
AREA.

THE FINAL GRADE ESTABLISHED BY THE SUBDIVIDER ON THE
UTILITY EASEMENTS SHALL NOT BE ALTERED BY MORE THAN SIX
(6) INCHES BY THE SUBDIVIDER, HIS AGENT, OR BY
SUBSEQUENT OWNERS OF THE LOTS WHICH SUCH UTILITY
EASEMENTS ARE LOCATED, EXCEPT WITH THE WRITTEN CONSENT
OF THE UTILITY OR UTILITIES INVOLVED.

PUBLIC DRAINAGE EASEMENT PER NOTES 3 AND 4 ON PAGE 2.

CENTER OF SECTION 26 T7N, R10E,
FOUND D.O.T. ALUMINUM CAP IN
CONCRETE DANE CO
COORDINATES/1991 (BASED ON
MCFARLAND NGS STATION):

N 470574.69

E 849881.00

CITY OF MADISON PUBLISHED DANE
COUNTY COORDINATE SYSTEM

COORDINATES/1991:

N 470574.76

E 849880.76

MARSH ROAD INDUSTRIAL SUBDIVISION

LOT 11

(N87°43'32"E, 2673.82)

(N87°43'32"E, 2673.70)

(N87°07'24"E, 2673.62 DCC MAD)

N88°07'22"E 2673.85'

(W 1/4 COR. TO CENTER SEC.)

LOT 9

N88°07'22"E 2256.45'

(N87°43'52"E) (N87°43'32"E)

OUTLOT 1

OUTLOT 2

LOT LINE IS ALSO
WETLAND
DELINEATION

75' SETBACK FROM
WETLAND - SEE
NOTE NO. 8 FOR
DETAILS

* SEE NOTE 3 AND DETAIL ON
SHEET 2 - RELEASING OF
EXISTING PUBLIC DRAINAGE
EASEMENTS SET FORTH BY
TRADESMEN COMMERCE PARK

LOT 1

345,901 sq. ft.
7.9408 acres

TRADESMEN COMMERCE PARK

TRADESMEN DRIVE

TRADESMEN STREET

KIPP DRIVE

BALLAST DRIVE

BEARINGS ARE REFERENCED
TO THE NORTH LINE OF THE
SW 1/4 OF SECTION
26-7-10 BEARING N
88°07'22" E AS PER THE
WISDOT DANE COUNTY
COORDINATE SYSTEM



GRAPHIC SCALE FEET



SCALE: 1"=150'

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

SHEET 1 OF 4

SURVEY REQUESTED BY:
KIPP STREET PROPERTIES, LLC
C/O KEN KOSCIK CONSTRUCTION, INC.
4214 MAJOR AVENUE
MADISON, WI 53716-1619

SURVEYED BY:
VIERBICHER ASSOCIATES
999 FOURIER DRIVE, #201
MADISON, WI 53717

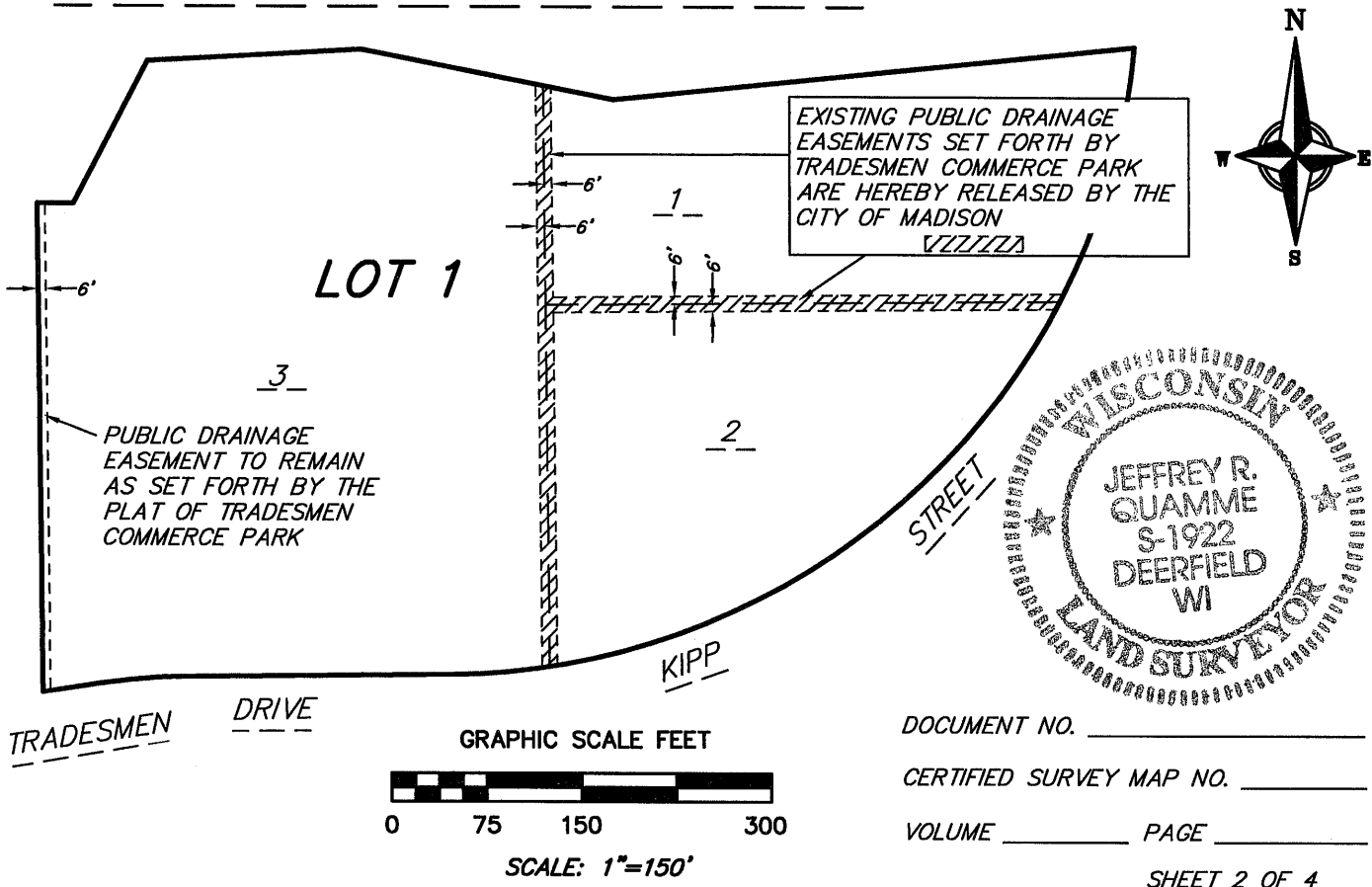
DANE COUNTY CERTIFIED SURVEY MAP

LOTS 1, 2 AND 3, TRADESMEN COMMERCE PARK, BEING
LOCATED IN PART OF THE NW 1/4 OF THE SW 1/4 OF
SECTION 26, T. 7 N., R. 10 E., IN THE CITY OF MADISON,
DANE COUNTY, WISCONSIN.

NOTES:

- 1) ALL NEW UTILITY LINES SHALL BE PLACED UNDERGROUND UNLESS THE CITY OF MADISON PLAN COMMISSION APPROVES OTHERWISE.
- 2) WETLAND LINE IS PER A DELINEATION COMPLETED BY NRC INC. CONCURRENCE FROM REGULATING AGENCIES HAS BEEN OBTAINED.
- 3) THE LOT WITHIN THIS CSM IS SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES (AS ORIGINALLY SET FORTH BY TRADESMEN COMMERCE PARK) AS SHOWN ON THE FACE OF THIS CSM. 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 ONLY EXIST, AS ONLY SHOWN ON THE FACE OF THIS CSM, ALONG THE EXTERIOR PROPERTY LINES OF THE COMBINED LOTS THAT CREATE A SINGLE DEVELOPMENT SITE, OR HAVE A SHARED DRIVEWAY AGREEMENT. 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 EXISTING UNDERLYING PUBLIC DRAINAGE EASEMENTS ALONG THE COMMON LOT LINES OF LOTS 1, 2, AND 3, ARE HEREBY RELEASED BY THE CITY OF MADISON AS SHOWN PER THE DETAIL BELOW.
- 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.
- 4) THE INTRA-BLOCK DRAINAGE EASEMENTS SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPLE STRUCTURE IN ACCORDANCE WITH THE APPROVED STORM WATER DRAINAGE PLAN ON FILE WITH THE CITY ENGINEER AND THE ZONING ADMINISTRATOR, AS AMENDED IN ACCORDANCE WITH THE MADISON GENERAL ORDINANCES.
- 5) ALL DIMENSIONS MEASURED AND SHOWN TO THE NEAREST HUNDREDTH OF A FOOT. ALL ANGLES MEASURED TO THE NEAREST FIVE SECONDS AND COMPUTED TO THE NEAREST 1/2 SECOND.
- 6) SUBSOIL INFORMATION INDICATES THAT LOTS WITHIN THIS PLAT MAY ENCOUNTER BEDROCK AS SHALLOW AS FIVE (5) FEET. LOT OWNERS SHALL VERIFY THIS INFORMATION AND DETERMINE APPROPRIATE DESIGN TO MITIGATE AND ADVERSE EFFECTS ON ANY OF THE BUILDINGS.
- 7) THE LOT WITHIN THIS CSM IS SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT(S).
- 8) 75 FOOT SETBACK FROM WETLAND – NO BUILDINGS OR PAVEMENT WITHIN SETBACK AREA. USE OF SETBACK AREA LIMITED TO THOSE USES PERMITTED IN AN ENVIRONMENTAL CORRIDOR AND AS APPROVED BY THE CITY ENGINEER / OR THE CAPITAL AREA REGIONAL PLAN COMMISSION.
- 9) SUBSOIL INFORMATION INDICATES THAT LOTS WITHIN THIS CSM MAY ENCOUNTER GROUNDWATER AS SHALLOW AS SIX AND ONE HALF (6.5) FEET. LOT OWNERS SHALL VERIFY THIS INFORMATION AND DETERMINE APPROPRIATE DESIGN TO MITIGATE AND ADVERSE EFFECTS ON ANY OF THE BUILDINGS.
- 10) THIS CSM IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS PER DOCUMENT NO. 4441244.
- 11) THIS CSM IS SUBJECT TO DECLARATION OF CONDITIONS AND COVENANTS PER DOCUMENT NO. 4458046.
- 12) THIS CSM IS SUBJECT TO DECLARATION OF CONDITIONS AND COVENANTS PER DOCUMENT NO. 4458047.

PUBLIC DRAINAGE EASEMENT RELEASE DETAIL



DANE COUNTY CERTIFIED SURVEY MAP

LOTS 1, 2 AND 3, TRADESMEN COMMERCE PARK, BEING LOCATED IN PART OF THE NW ¼ OF THE SW ¼ OF SECTION 26, T7N, R10E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

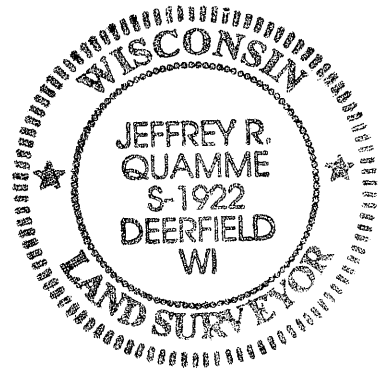
SURVEYOR'S CERTIFICATE

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 Kipp Street Properties, 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 described as Lots 1, 2 and 3, Tradesmen Commerce Park, being located in part of the NW ¼ of the SW ¼ of Section 26, T 7 N, R 10 E, in the City of Madison, Dane County, Wisconsin.

Containing 345,901 sq. ft., more or less.

Vierbicher Associates, Inc.
By Jeffrey R. Quamme

Dated this 21st day of October, 2009.
Revised this _____ day of _____, _____.



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

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 and released 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

CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

Mark A. Olinger, Secretary Plan Commission

Date

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

DANE COUNTY CERTIFIED SURVEY MAP

**LOTS 1, 2 AND 3, TRADESMEN COMMERCE PARK, BEING LOCATED IN PART OF
THE NW ¼ OF THE SW ¼ OF SECTION 26, T7N, R10E, IN THE CITY OF MADISON,
DANE COUNTY, WISCONSIN.**

OWNER'S CERTIFICATE

Kipp Street Properties, LLC, a Wisconsin 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 company consents to the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. Kipp Street Properties, LLC, does further certify that this Certified Survey Map is required to be submitted to the following for approval or objection:

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

IN WITNESS WHEREOF, the said Kipp Street Properties, LLC, has caused these presents to be signed by Thomas J. Pellitteri on this _____ day of _____, 20____.

Kipp Street Properties, LLC

By: _____
Thomas J. Pellitteri, Member

STATE OF WISCONSIN)
DANE COUNTY) SS

Personally came before me this _____ day of _____, 20____, Thomas J. Pellitteri, Member of Kipp Street Properties, 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 as the deed of said company, by its authority.

Notary Public, _____, Wisconsin

My Commission Expires _____

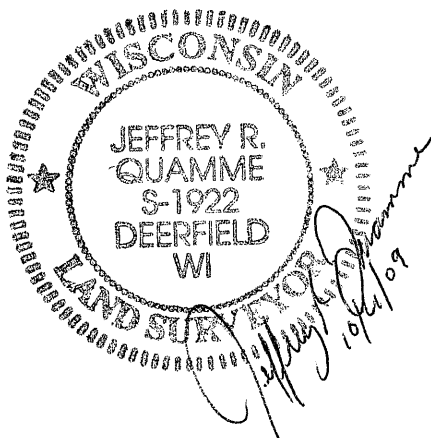
REGISTER OF DEEDS CERTIFICATE

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 _____