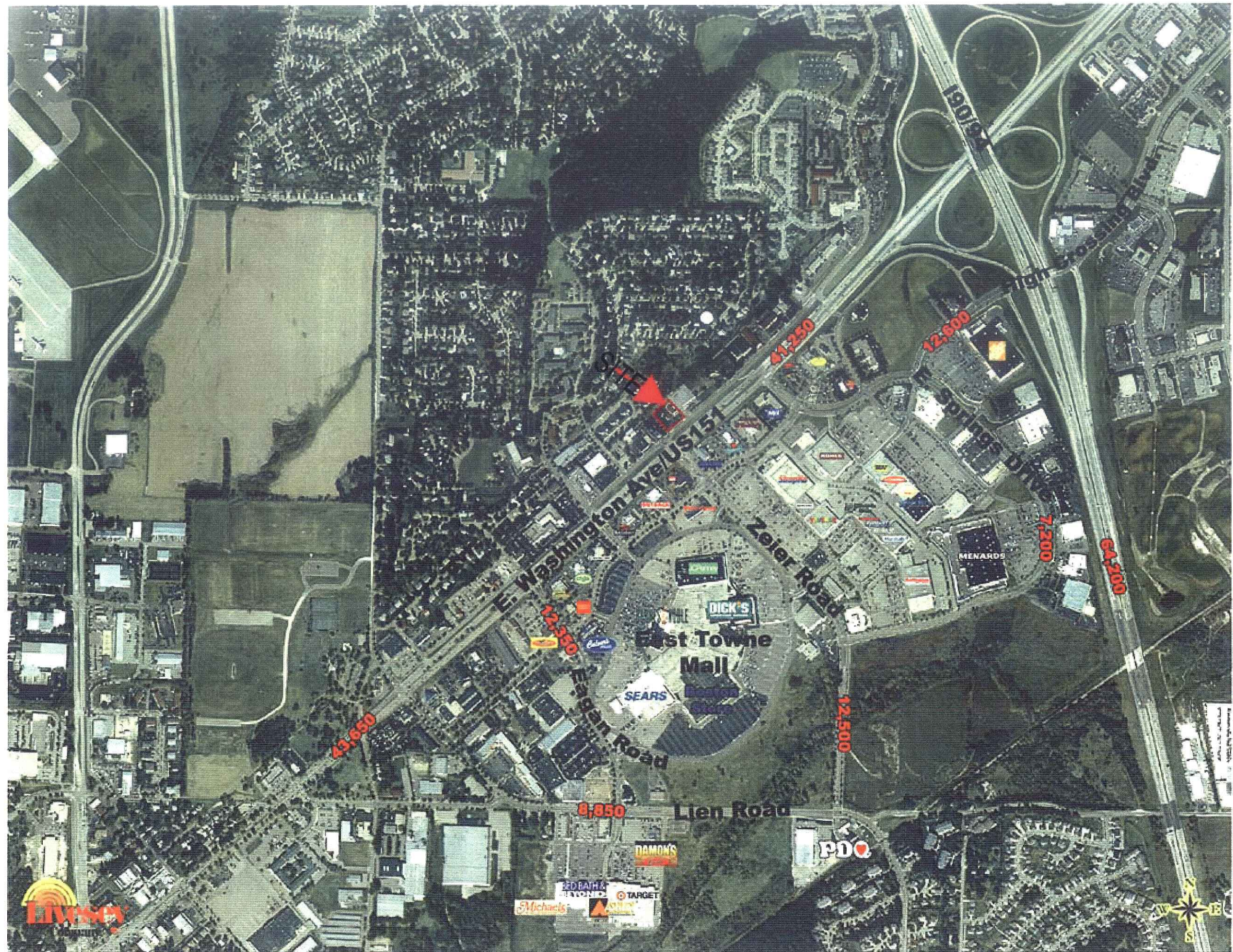
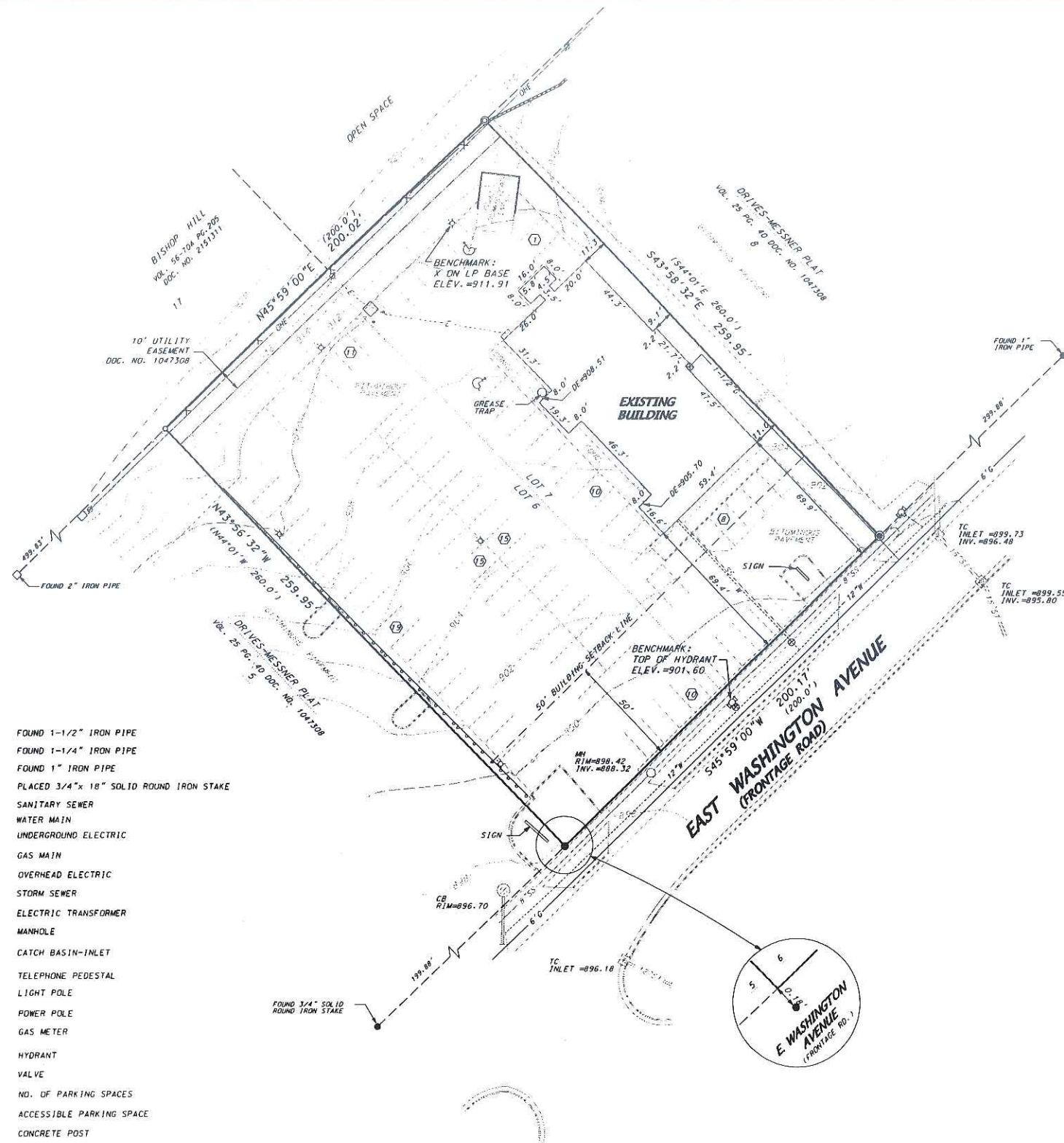








LEGEND

- FOUND 1-1/2" IRON PIPE
- FOUND 1-1/4" IRON PIPE
- FOUND 1" IRON PIPE
- PLACED 3/4"x 18" SOLID ROUND IRON STAKE
- SANITARY SEWER
- WATER MAIN
- UNDERGROUND ELECTRIC
- GAS MAIN
- OVERHEAD ELECTRIC
- STORM SEWER
- ELECTRIC TRANSFORMER
- MANHOLE
- CATCH BASIN-INLET
- TELEPHONE PEDESTAL
- LIGHT POLE
- POWER POLE
- GAS METER
- HYDRANT
- VALVE
- NO. OF PARKING SPACES
- ACCESSIBLE PARKING SPACE
- CONCRETE POST
- CONC. CURB
- BITUMINOUS CURB
- CONCRETE WALL
- CHAIN LINK FENCE
- GUARD RAIL
- DOORWAY ELEVATION
- "RECORDED AS" INFORMATION
- EXIST. CONTOUR
- SPOT ELEVATION (@ DECIMAL PT.)
- NOTE: ELEVATIONS ARE IN USGS DATUM

LEGAL DESCRIPTION

Lots Six (6) and Seven (7), Block One (1), Drives-Messner Plat, in the City of Madison, Dane County, Wisconsin.

NOTES:

- Property Address: 4626 East Washington Avenue
Madison, WI
Tax ID No.: 251/0810-272-0307-5
- Gross land area: 52,015 square feet
- 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. 55025C0268F, effective date June 17, 2003, this property is within Zone "X", defined as areas determined to be outside 500-year flood plain.
- Number of parking spaces: 91, including 2 accessible
- Utility locations based on field location and/or furnished utility company maps.
- Surveyed for: Livesey Company
2275 Daming Way, Suite 300
Madison, WI 53562

SURVEYOR'S CERTIFICATE

To: John Livesey
Park Bank
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA / ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Dated this _____ day of _____, 2007.

Wayne D. Barsness, Registered Land Surveyor S-1561

Disposition of Exceptions Identified in Schedule B - Section 2
Commitment for Title Insurance
Issued by First American Title Company National Commercial Services
Commitment date October 20, 2006
Title Insurance Commitment No. NCS-263108-MAD

EXCEPTION:

- 1-9) These items are statements or standard exceptions which cannot be plotted on this survey.
- 10) Five (5) foot easement for public utilities disclosed by the plat of Subdivision. This easement is 10 feet wide, affects this parcel and is shown along the northwest property line.
- 11) Building set-back as shown on the recorded plat of subdivision. The building set-back is 50 feet wide and is shown along the East Washington Avenue frontage road.
- 12(13) Note on plat of subdivision: "As owners we hereby restrict all lots and blocks in that no owner, possessor, user nor licensee, nor other person shall have any right of direct vehicular ingress or egress with U.S. Highway 151 except as shown on the plat; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to Section 236.293, Wisconsin Statutes, and shall be enforceable by the State Highway Commission.

Limitations imposed upon ingress and egress from the above described premises to: U.S. Highway 151 including ramps and connection roads on the right of way thereof, as set forth in a finding, determination and declaration by the State Highway Commission of Wisconsin. Recorded: February 24, 1956, in Volume 288 of Misc. Page 374, Document No. 913143 wherein said highway is designated a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statutes.

This parcel is subject to these restrictions and conditions, are blanket in nature and cannot be plotted on this survey.
- 14) Grant of Easement to Wisconsin Telephone Co. recorded December 2, 1927, in Volume 81 of Misc., Page 292, as Document No. 482728. This easement is non-descript as to width and location. It is described as "lying northwest of the centerline of Madison-Sun Prairie Highway" and is not shown on the Drives-Messner Plat therefore considered as not affecting this parcel.
- 15) Grant of Easement to The Wisconsin Power & Light Co. recorded January 27, 1928, in Volume 81 of Misc., Page 584, as Document No. 484441. This easement is non-descript as to width and location other than being located in the fractional section this property is in. The easement is not shown on the Drives-Messner Plat therefore considered as not affecting this parcel.
- 16) Grant of Easement to Wisconsin Power and Light Co. recorded June 14, 1956, in Volume 293 of Misc., Page 136, as Document No. 921549. This easement is located on the southeasterly side of the East Washington Avenue Frontage Road and does not affect this parcel.



NORTH REFERENCED TO THE
SOUTHEAST LINE OF BLOCK 1
DRIVES-MESSNER PLAT
BEARING S45°59'00"W

DATE 1-22-07

SCALE 1" = 30'

FILE 06-02-171

DRAWN BY: FRG

ALTA/ACSM LAND TITLE SURVEY
4626 EAST WASHINGTON AVENUE

LOTS 6 and 7 DRIVES-MESSNER PLAT
Located in the SE1/4 of the NE1/4 of Section 28, T8N, R10E,
City of Madison, Dane County, Wisconsin

D'ONOFRIO KOTKE AND ASSOCIATES, INC.

7530 Watward Way, Madison, WI 53717

Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

LIVESEY COMPANY LLC, OR ASSIGNS
2275 DEMING WAY, SUITE 300
MIDDLETON, WI 53562

ISSUE DATES:

Schematic Design Phase:

This drawing indicates the scale and relationship of the project components. This drawing is not for construction.

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PROJECT #:	20070090
PLOT DATE:	02/14/07
SHEET NUMBER	

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LANDSCAPE WORKSHEET

Parking Lots, Storage Areas and Loading Areas

(Section 28.04 Madison General Ordinance)

Project Location Address: 4622 East Washington Ave.
 Name of Project:
 Name of Client:
 Address:

FOR PARKING LOTS WITH GREATER THAN 20 STALLS, LANDSCAPE PLANS MUST BE STAMPED BY A REGISTERED LANDSCAPE ARCHITECT

I. Number of Trees Required

The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: One tree is required for 10 parking stalls.)

Landscaping requirements for storage areas are determined by dividing the total square footage of the storage area by 500 square feet. This formula shall be used. (Example: 10,000 square feet is equivalent to (20) stalls or (20) trees and (100) points)

Number of Parking Stalls: 75

Total Square Footage of the Storage Area: 10,000

Divide by Three Hundred (300) Square Feet: 33

Number of Canopy Shade Trees Required (2" - 2 1/2" Caliper): 6

(See Schedule on reverse side)

Number of Landscape Points Required: 349

II. Number of Landscape Points Required

The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 48.5 points are required for 10 stalls. A point fraction of .5 or less may be disregarded, while a fraction in excess of .5 must be counted as one point. Thus, 48.5 points would be rounded down to 48 points required.)

The number of points required for storage areas is (75) points for each loading berth. (See Schedule on reverse side)

Number of Points Required (See Schedule on reverse side): 349

(See Schedule on reverse side)

Number of Points Required (See Schedule on reverse side): 349

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Number of Points Required (See Schedule on reverse side): 349

PLANT LIST

COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
Emerald Arborvitae	<i>Thuja occidentalis 'Smaragd'</i>	6"	B & B	3

COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
Littleleaf Linden	<i>Tilia cordata</i>	2"	B & B	3
Skyline Honeylocust	<i>Gleditsia triacanthos inermis</i>	2"	B & B	2

COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
Japanese Tree Lilac	<i>Syringa reticulata</i>	2"	B & B	6

COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
Green-Low Sumac	<i>Rhus aromatica 'Gro-Low'</i>	#3	container	24
Arrowwood Viburnum	<i>Viburnum dentatum</i>	3"	container	6
Shirobana Spirea	<i>Spiraea japonica 'Shirobana'</i>	#3	container	6
Wine & Roses Weigela	<i>Weigela florida 'Alexandra'</i>	#3	container	3

COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
Taunton Yew	<i>Taxus x media 'Taunton'</i>	18"	B&B	5
Youngstown Juniper	<i>Juniperus horritz. plum. 'Youngstown'</i>	3 gal.	container	3

COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
Switch Grass	<i>Panicum virgatum 'Prairie Sky'</i>	#2	B&B	3
Black Eyed Susan	<i>Rudbeckia ful. var. 'sullivanii' 'Goldsturm'</i>	#1	container	9

(5) TAUNTON YEW

WASHSTONE MULCH

(3) SWITCH GRASS

(9) BLACK EYED SUSAN

(3) SHIROBANA SPIREA

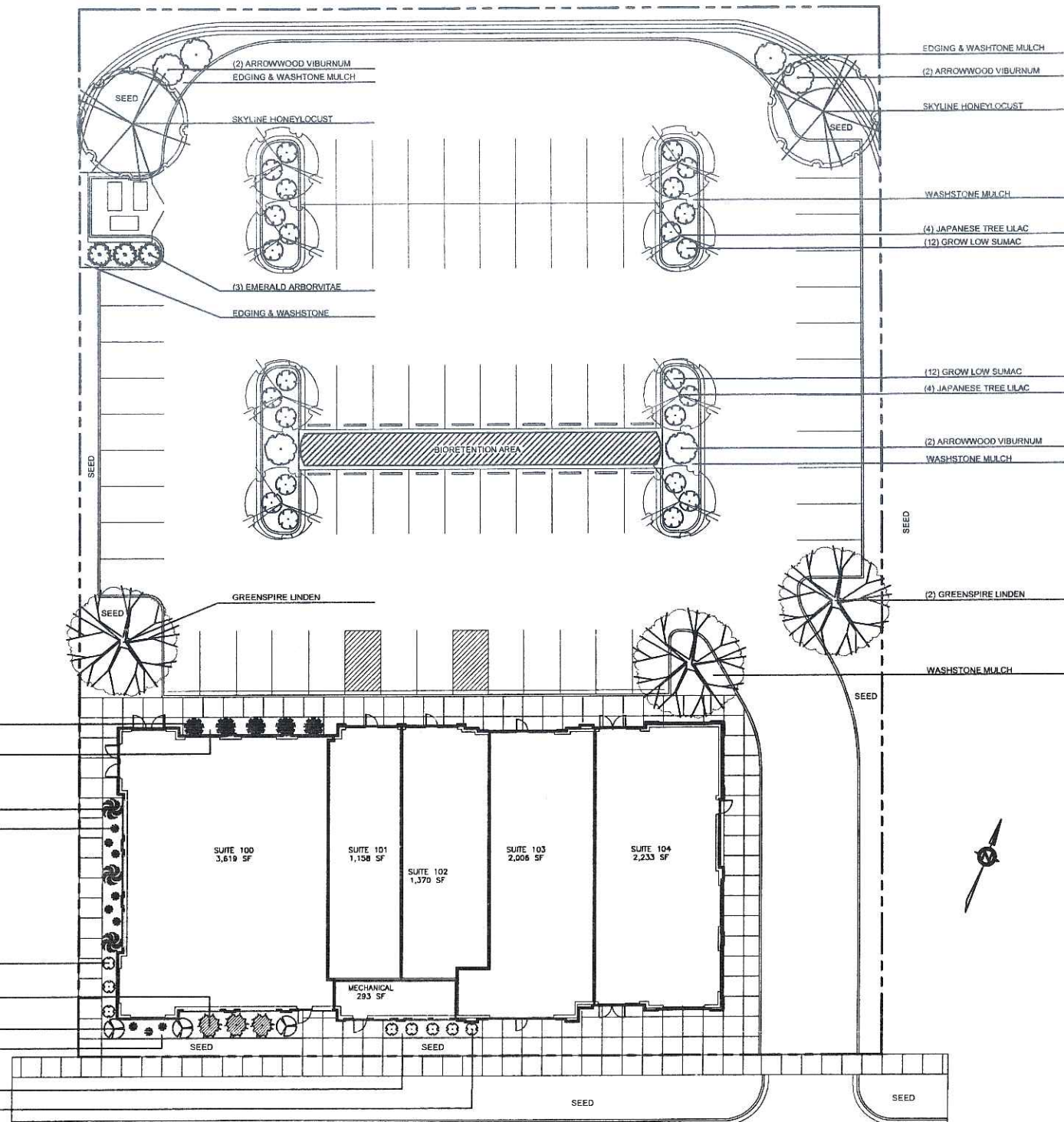
(3) YOUNGSTOWN JUNIPER

(3) WINE AND ROSES WEIGELA

EDGING & WASHSTONE MULCH

EDGING & WASHSTONE MULCH

(5) SHIROBANA SPIREA



PLANNING

DESIGN BUILD TEAM

PLANNING Design Build, Inc.
 901 Deming Way, Suite 102
 Madison, WI 53717
 608.836.8055
 608.836.5818
 planningdesignbuild.com

4622 EAST WASHINGTON
 4622 EAST WASHINGTON AVE.
 MADISON, WI

REVISION DATES:

ISSUE DATES:

Design Development Phase:

This drawing indicates the size and character of the entire project as to materials, architectural elements, structural, mechanical and electrical systems, and such other essentials as may be appropriate. This drawing is not for construction.

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PROJECT #:

PLOT DATE: 02/13/2007

SHEET NUMBER

L-100

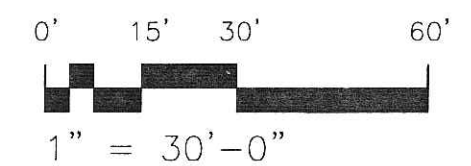
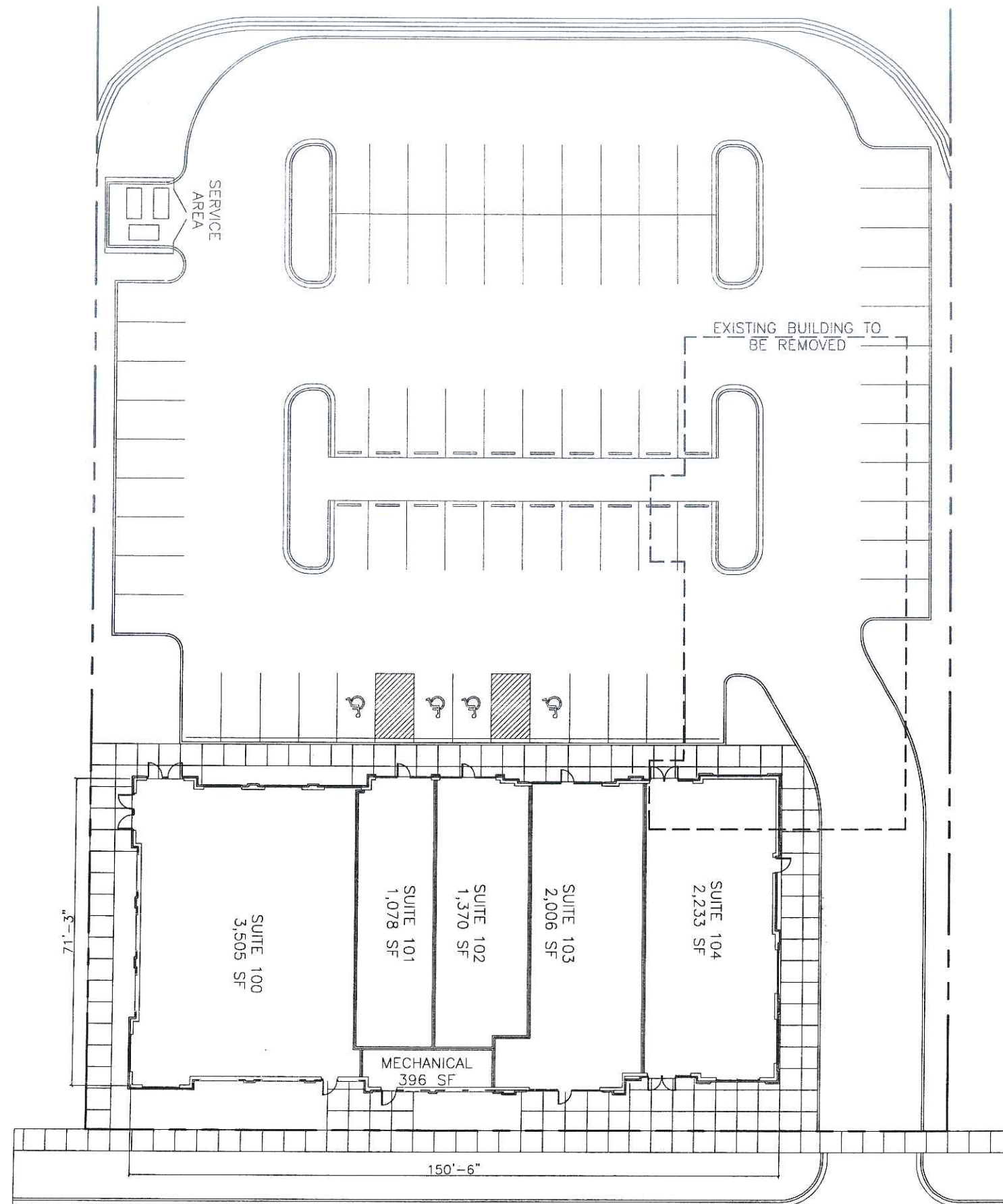
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OLSON WILLS
 LANDSCAPING
 4387 Schwartz Rd.
 Middleton, WI 53562
 (608) 827-9401 Office
 (608) 827-9402 Fax
 Landscape Designer: BNF
 Date: February 13, 2007

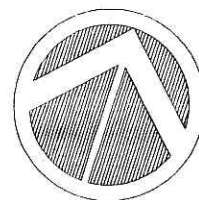
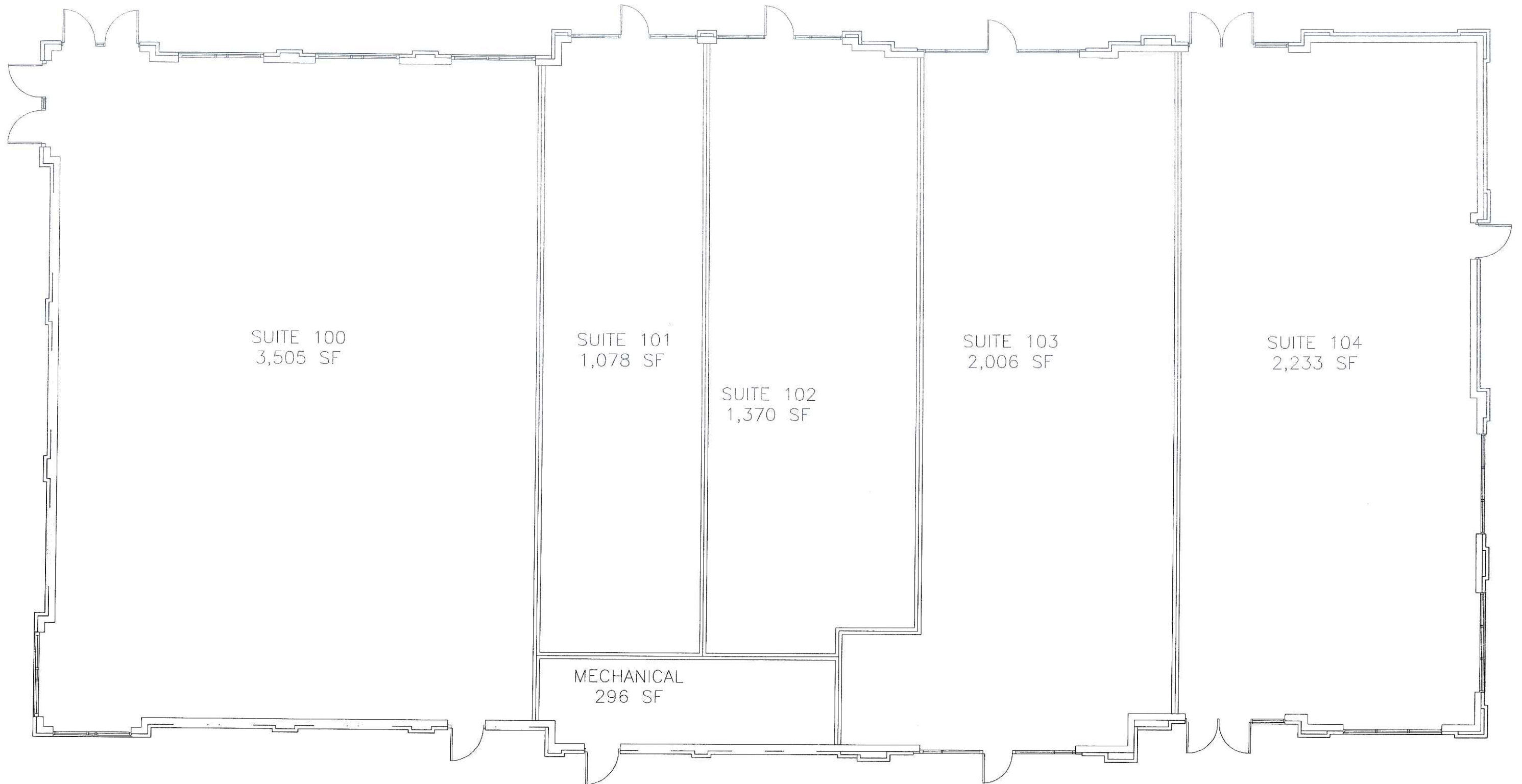
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 1/16" = 1'-0"

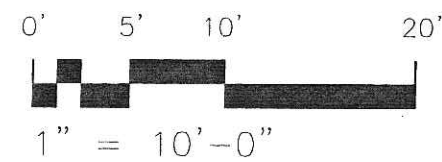


SITE PLAN

4622 EAST WASHINGTON AVE



NORTH



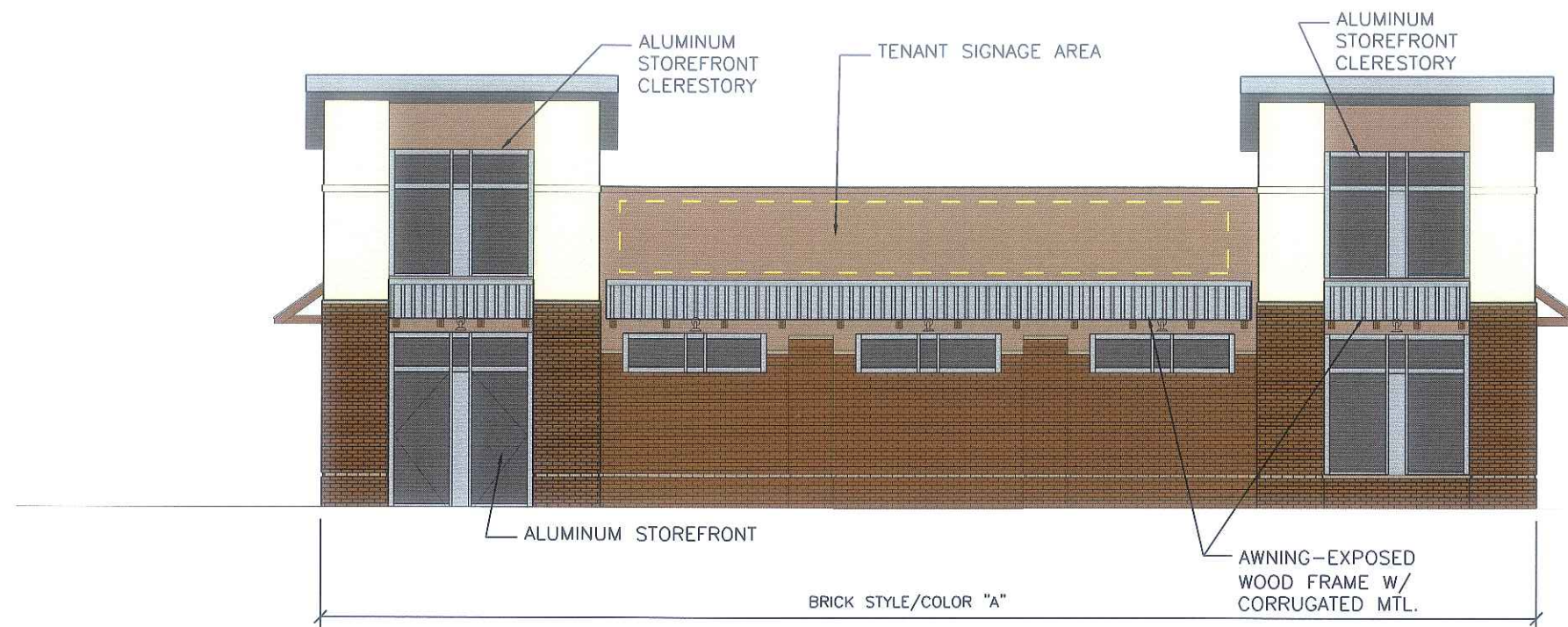
4622 EAST WASHINGTON AVE.

FLOOR PLAN

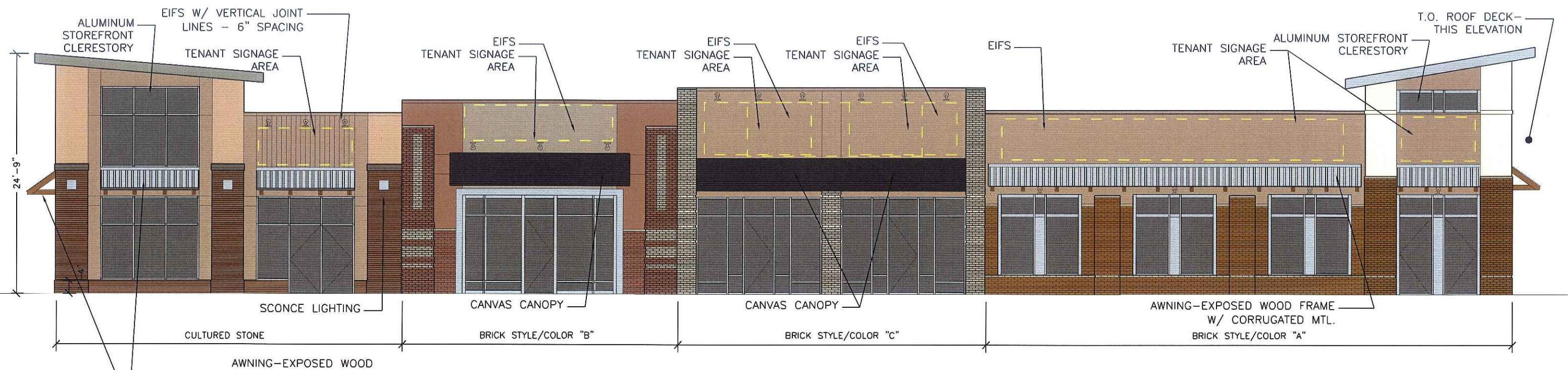
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2/12/2007



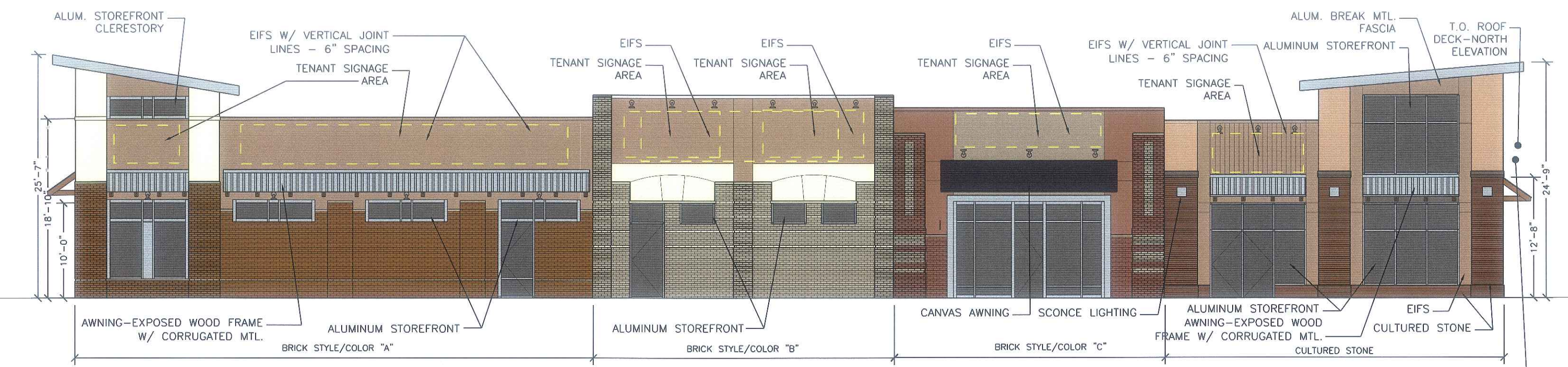
WEST ELEVATION



**NORTH ELEVATION
PARKING LOT ELEVATION**

4622 EAST WASHINGTON AVE.

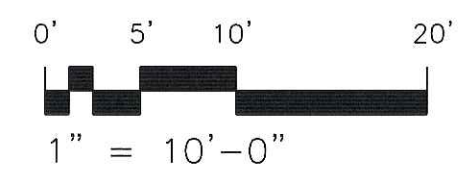
ELEVATIONS



SOUTH ELEVATION
EAST WASH. ELEVATION



EAST ELEVATION
ENTRY DRIVE ELEVATION



4622 EAST WASHINGTON AVE.

ELEVATIONS

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