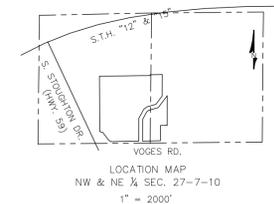


PRELIMINARY PLAT
 FOR
VOGES ROAD BUSINESS CENTER
 BEING A PART OF THE SE 1/4 OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4 OF
 SECTION 27, TOWNSHIP 7 NORTH, RANGE 10 EAST IN THE CITY OF MADISON, DANE
 COUNTY, WISCONSIN

PREPARED BY:
 CJ ENGINEERING
 9205 W. CENTER STREET
 SUITE 214
 MILWAUKEE, WI 53222
 PH (414) 443-1312
 FAX (414) 5443-1317
 www.cj-engineering.com

PREPARED FOR:
 St. John Properties, Inc.
 1020 James Dr., Suite G
 Hartland, WI 53029
 Milwaukee Office: (262) 524-0100
 Madison Office: (608) 223-0100
 www.sjpi.com

M1 - LIGHT INDUSTRIAL ZONING



I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED _____
 Christopher Jackson
 Registered Land Surveyor S-2851

CJE NO.: I219R2
 JULY 18, 2012

PRELIMINARY PLAT
 SHEET 1 OF 1

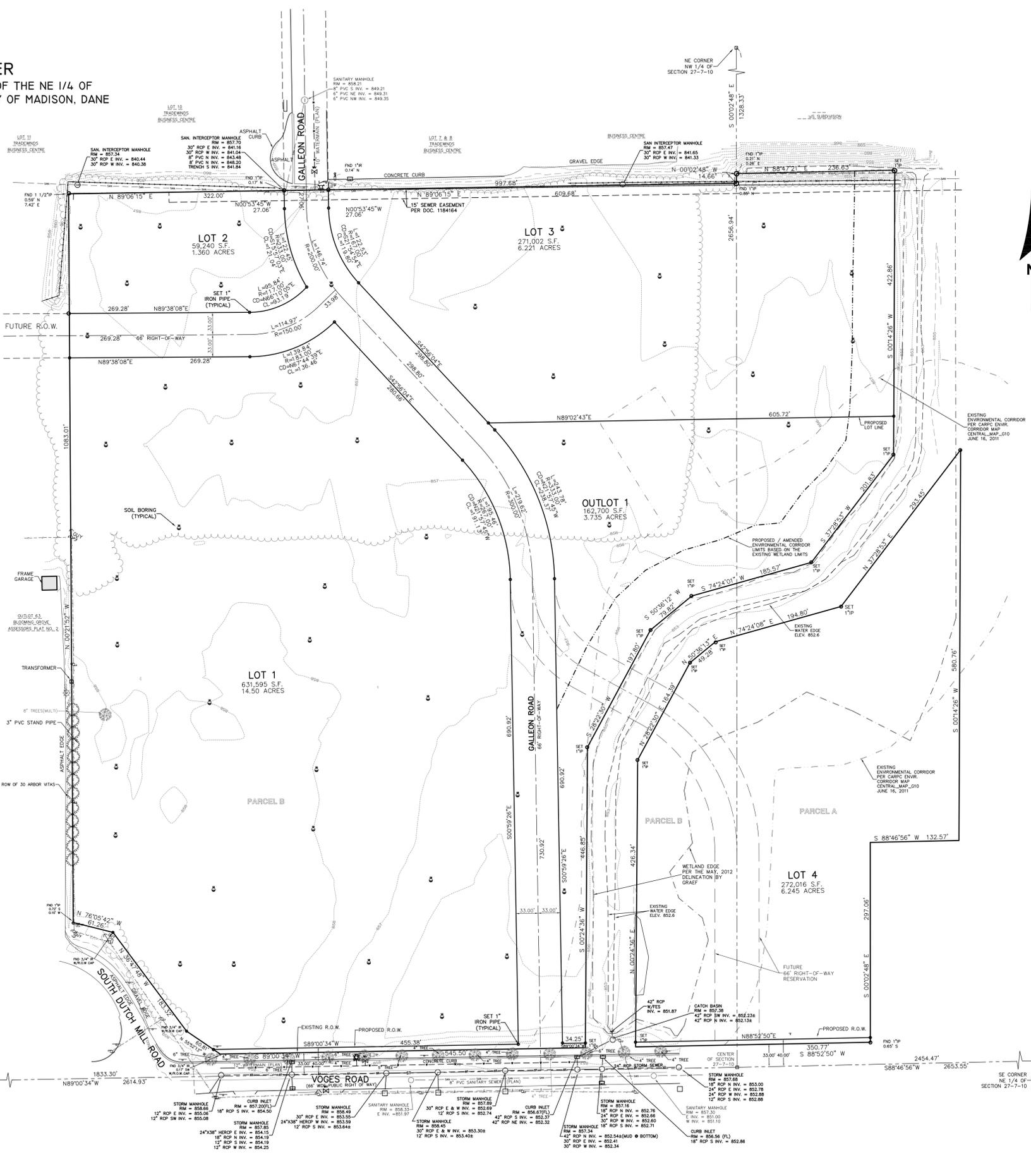
LEGAL DESCRIPTION:

PARCEL A:
 THE WEST 20 RODS OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 10 EAST, FORMERLY IN THE TOWN OF BLOOMING GROVE, NOW IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, EXCEPT THE SOUTH 330 FEET OF THE EAST 132 FEET THEREOF. EXCEPTION THEREFROM LANDS DESCRIBED IN AWARD OF DAMAGES DATED SEPTEMBER 4, 1991 AND RECORDED IN THE OFFICE OF THE DANE COUNTY REGISTER OF DEEDS ON SEPTEMBER 12, 1991 IN VOL. 16705, PAGE 42, AS DOCUMENT NO. 2288889. ALSO EXCEPTING THEREFROM LANDS CONVEYED TO THE CITY OF MADISON IN WARRANTY DEED DATED JULY 22, 2003 AND RECORDED IN THE OFFICE OF THE DANE COUNTY REGISTER OF DEEDS ON JULY 30, 2003, AS DOCUMENT NO. 3772433.

TAX PARCEL NO: 251/0710-271-0098-3

PARCEL B:
 OUTLOT SIXTY-TWO (62), ASSESSOR'S PLAT NO. 2, TOWNSHIP OF BLOOMING GROVE, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, FORMERLY DESCRIBED AS THE EAST 30 ACRES OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 10 EAST (TOWN OF BLOOMING GROVE). EXCEPT FOR LANDS CONVEYED TO DANE COUNTY IN CONVEYANCE OF LANDS TO COUNTY FOR HIGHWAY PURPOSES, RECORDED JANUARY 11, 1956 IN VOLUME 289, PAGE 554, AS DOCUMENT NO. 915209. ALSO EXCEPTING THEREFROM LANDS DESCRIBED IN AWARD OF DAMAGES DATED SEPTEMBER 4, 1991 AND RECORDED IN THE OFFICE OF THE DANE COUNTY REGISTER OF DEEDS ON SEPTEMBER 12, 1991 IN VOL. 16705, PAGE 42, AS DOCUMENT NO. 2288889. ALSO EXCEPTING THEREFROM LANDS CONVEYED TO THE CITY OF MADISON IN WARRANTY DEED DATED JULY 22, 2003 AND RECORDED IN THE OFFICE OF THE DANE COUNTY REGISTER OF DEEDS ON JULY 30, 2003, AS DOCUMENT NO. 3772433.

TAX PARCEL NO.: 251/0710-272-0089-0



- NOTES**
- LEGAL DESCRIPTION PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY IN COMMITMENT FOR TITLE INSURANCE NO.: NCS-544213-MAD.
 - THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
 - PROJECT BENCHMARK - FOUND CONCRETE MONUMENT WITH ALUMINUM CAP AT CENTER OF SECTION 27, EL = 857.84
 - ELEVATIONS BASED ON INFORMATION FROM THE CITY OF MADISON AND ARE AT N.A.V.D 1988.

TO OBTAIN LOCATIONS OF PARTHANS AND UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
 1-800-242-6811
 TOLL FREE
 WIS. STATUTE 185.02(1)(174)
 REQUIRES MIN. 5 WORK DAYS
 NOTICE BEFORE YOU DIG/AWAKE
 M.L.W. AREA 259-1181

GRAPHIC SCALE
 1 inch = 80 ft