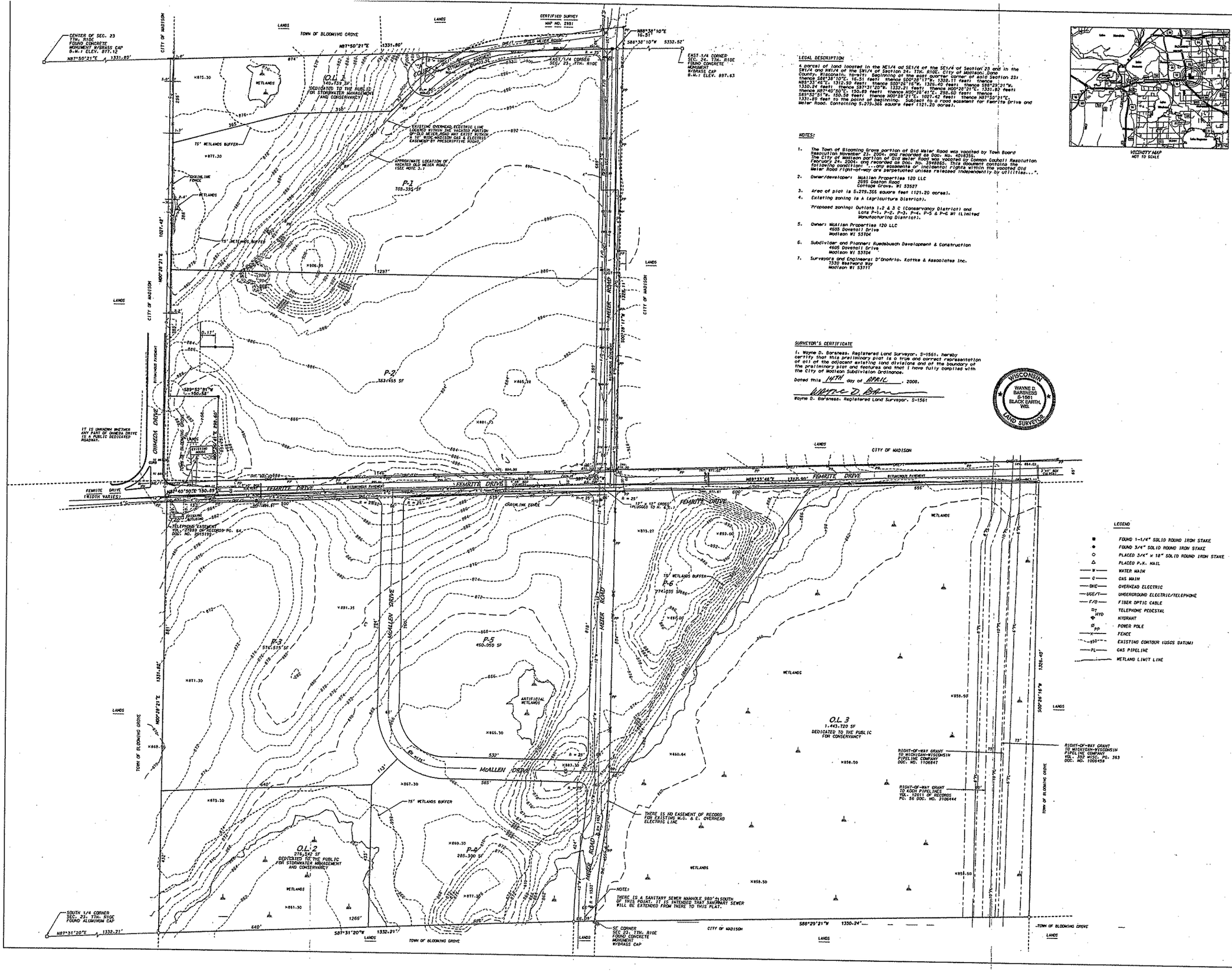

LEGAL DESCRIPTION

A parcel of land located in the NE1/4 of SE1/4 of the SE1/4 of Section 23 and in the SW1/4 of the NW1/4 of the SW1/4 of Section 24, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Beginning at the east quarter corner of said Section 23; thence S88°38'10"W 16.51 feet; thence S00°28'16"W, 1326.40 feet; thence N89°33'46"E, 1312.90 feet; thence S00°26'16"W, 1326.40 feet; thence S88°29'21"W, 1330.24 feet; thence S87°31'20"W, 1332.21 feet; thence N00°28'21"E, 1331.80 feet; thence N87°40'50"E, 150.89 feet; thence N00°26'41"E, 290.60 feet; thence S89°53'21"W, 150.00 feet; thence N00°28'21"E, 1027.42 feet; thence N87°50'21"E, 1331.80 feet to the point of beginning. Subject to a road easement for Femrite Drive and Meier Road. Containing 5,279,355 square feet (121.20 acres).

NOTES:

1. The Town of Blooming Grove portion of Old Meier Road was vacated by Town Board Resolution November 23, 2004, and recorded as Doc. No. 4018259. The City of Madison portion of Old Meier Road was vacated by Common Council Resolution February 24, 2004, and recorded as Doc. No. 3948865. This document contains the following condition: "...any easements or incidental rights within the vacated Old Meier Road right-of-way are perpetuated unless released independently by Utilities...".
2. Owner/developer: McAllen Properties 120 LLC
   2695 Gaston Road
   Cottage Grove, WI 53527
3. Area of plat is 5,279,355 square feet (121.20 acres).
4. Existing zoning is A (Agriculture District).

   Proposed zoning: Outlots 1-2 & 3 C (Conservancy District) and Lots P-1, P-2, P-3, P-4, P-5 & P-6 MI (Limited Manufacturing District).
5. Owner: McAllen Properties 120 LLC
   4605 Dovetail Drive
   Madison WI 53704
6. Subdivider and Planner: Ruedebusch Development & Construction
   4605 Dovetail Drive
   Madison WI 53704
7. Surveyors and Engineers: D'Onofrio, Kottke & Associates Inc.
   7530 Westward Way
   Madison WI 53717

SURVEYOR'S CERTIFICATE

I, Wayne D. Barsness, Registered Land Surveyor, S-1561, hereby certify that this preliminary plat is a true and correct representation of all of the adjacent existing land divisions and of the boundary of the preliminary plat and features and that I have fully complied with the City of Madison Subdivision Ordinance.

Dated this 14TH day of APRIL, 2008.

Wayne D. Barsness

Wayne D. Barsness, Registered Land Surveyor, S-1561

WISCONSIN WAYNE D. BARSNESS S-1561 BLACK EARTH, WIS. LAND SURVEYOR

VICINITY MAP
NOT TO SCALE

GRID NORTH
BEARINGS REFERENCED TO WISCONSIN COUNTY COORDINATE SYSTEM
SCALE 1"= 100'

FN: 08-07-107
DATE: 04-14-08

LEGEND

- FOUND 1-1/4" SOLID ROUND IRON STAKE
- FOUND 3/4" SOLID ROUND IRON STAKE
- PLACED 3/4" x 18" SOLID ROUND IRON STAKE
- PLACED P.K. NAIL
- W — WATER MAIN
- G — GAS MAIN
- OHE — OVERHEAD ELECTRIC
- UGE/T — UNDERGROUND ELECTRIC/TELEPHONE
- F/O — FIBER OPTIC CABLE
- TP — TELEPHONE PEDESTAL
- HYD — HYDRANT
- PP — POWER POLE
- FENCE
- 950 — EXISTING CONTOUR (USGS DATUM)
- PL — GAS PIPELINE
- WETLAND LIMIT LINE

PRELIMINARY PLAT
McALLEN 120 BUSINESS PARK
PART OF THE NE 1/4 & SE 1/4 OF THE SE 1/4 OF SECTION 23, THE SW 1/4 & PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 24, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT