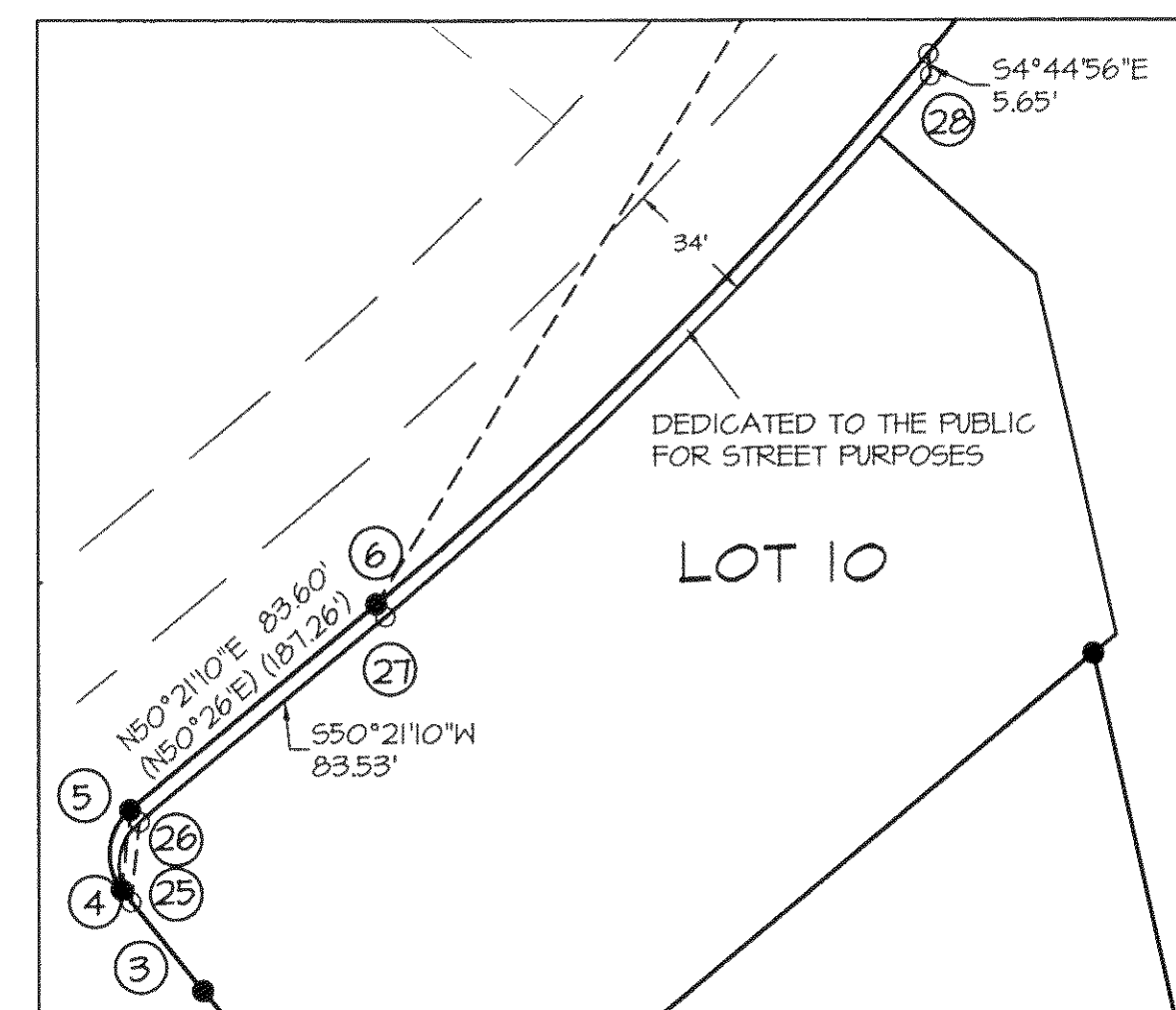
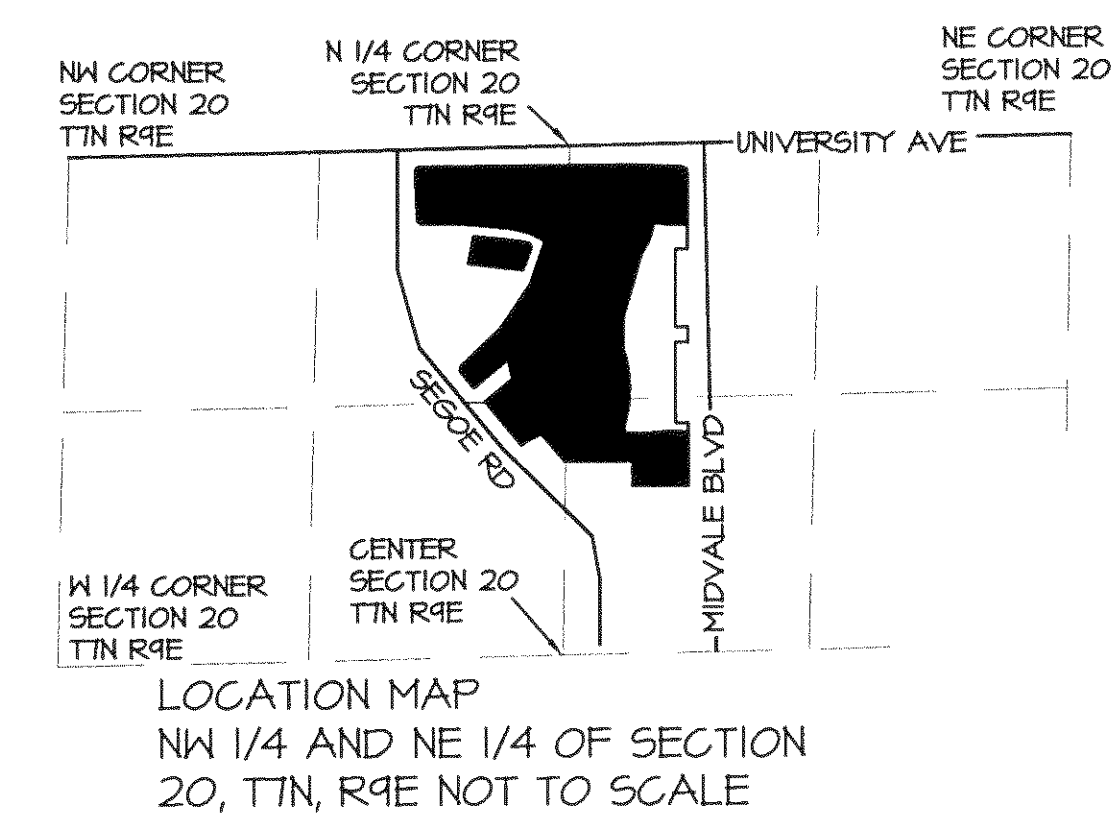


HILDALE PHASE 2

LOT 1, CERTIFIED SURVEY MAP _____, AND LOT 1, CERTIFIED SURVEY MAP 2716, LOCATED IN THE NW 1/4 AND SW 1/4 OF THE NE 1/4 AND THE NE 1/4 AND SE 1/4 OF THE NW 1/4 OF SECTION 20, T19N, R4E, CITY OF MADISON, DANE COUNTY, WISCONSIN



SCALE 1" = 50'
0' 25' 50' 100'



GRID NORTH. ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NW 1/4, SECTION 20, T19N, R4E, PUBLISHED AS N84°44'42"W, WISCONSIN COUNTY COORDINATE SYSTEM - DANE ZONE NAVD83(91)

LEGEND:

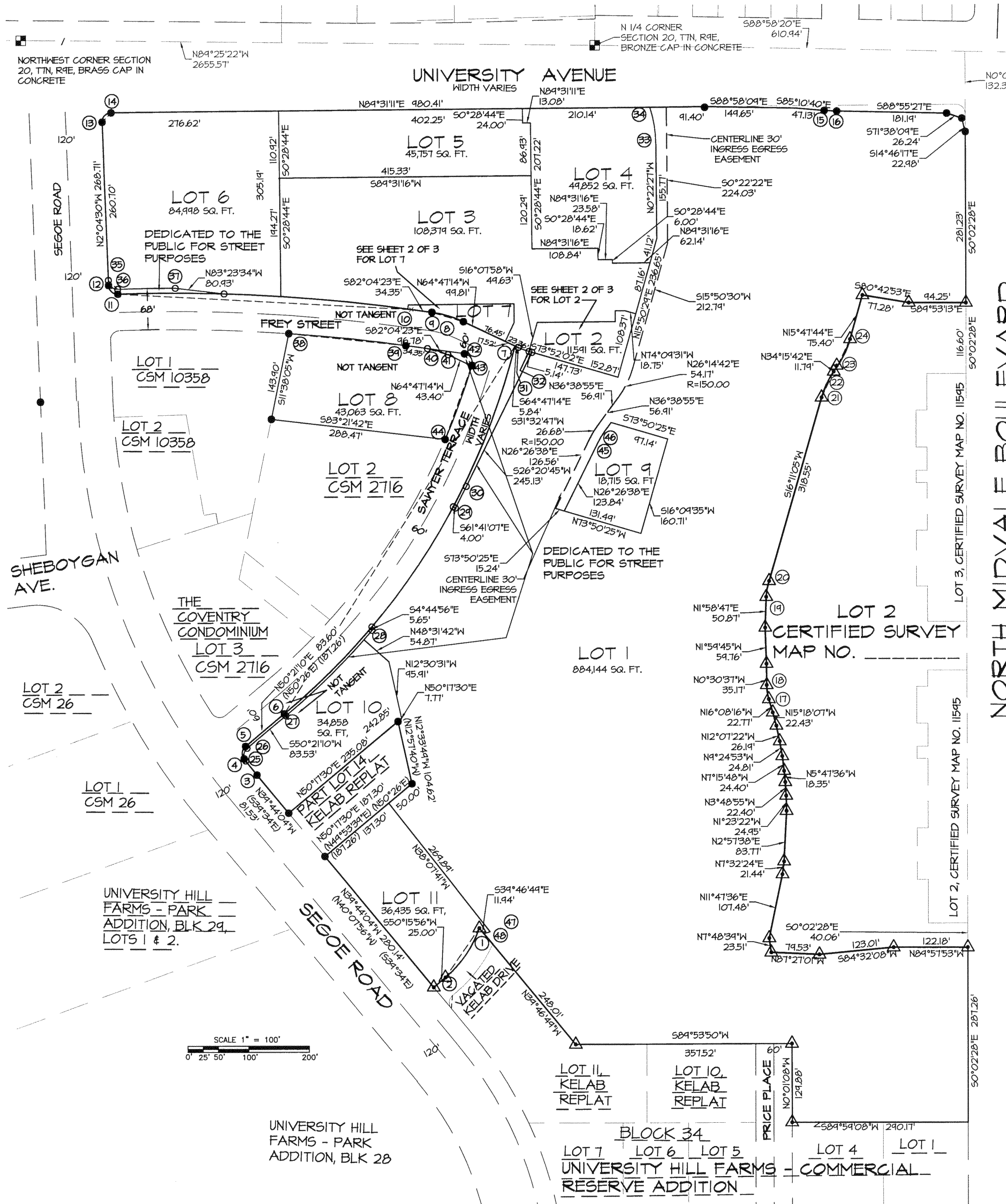
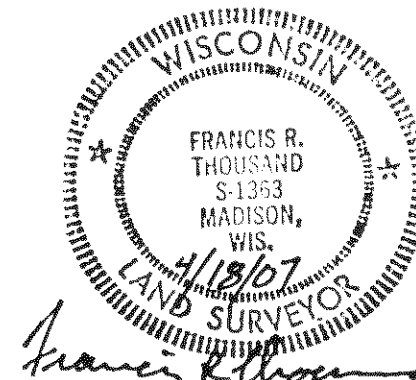
- BRASS CAP IN CONCRETE FOUND
- IRON STAKE FOUND
- ⊗ CHISEL CROSS FOUND
- ▲ SURVEY NAIL FOUND
- (263.56') RECORDED AS DATA
- 263.51' MEASURED DATA
- EXISTING BUILDING
- DENOTES 1/4" x 30" SOLID ROUND IRON STAKE SET, WEIGHING 4.30 LBS/FT (REBAR).

ALL OTHER LOT AND OUTLOT CORNERS ARE MARKED WITH A 1/8" x 24" SOLID ROUND IRON STAKE WEIGHING 2.04 LBS/FT (REBAR).

ALL DISTANCES, LENGTHS AND WIDTHS ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.

UTILITY EASEMENT DIMENSIONS UNLESS OTHERWISE NOTED - NO POLES OR BURIED CABLE TO BE PLACED ON ANY LOT LINE OR LOT CORNER. DISTURBING A SURVEY STAKE IS A VIOLATION OF SECTION 236.32 (2)(3) WISCONSIN STATUTES.

SURVEYED FOR:
HILDALE BUILDING LLC
JOSEPH FREED AND ASSOCIATES, LLC
220 N. SMITH STREET SUITE 300
PALATINE, IL 60067



SCALE 1" = 100'
0' 25' 50' 100' 200'

LOT 11, KELAB REPLAT
LOT 10, KELAB REPLAT
BLOCK 34
LOT 7, LOT 6, LOT 5, LOT 4, LOT 1
UNIVERSITY HILL FARMS - COMMERCIAL RESERVE ADDITION

UNIVERSITY HILL FARMS - PARK ADDITION, BLK 28

SHEBOYGAN AVE.

NORTH MIDVALE BOULEVARD

MIDVALE TERRACE

HEATHER CREST

NORTHWEST CORNER SECTION 20, T19N, R4E, BRASS CAP IN CONCRETE

N 1/4 CORNER SECTION 20, T19N, R4E, BRONZE CAP IN CONCRETE

N 1/4 CORNER SECTION 20, T19N, R4E, BRONZE CAP IN CONCRETE

UNIVERSITY AVENUE
WIDTH VARIES

DEDICATED TO THE PUBLIC FOR STREET PURPOSES

NOT TANGENT

NOT TANGENT

DEDICATED TO THE PUBLIC FOR STREET PURPOSES

DEDICATED TO THE PUBLIC FOR STREET PURPOSES

THE COVENTRY CONDOMINIUM LOT 3 CSM 2716

LOT 2 CSM 26

LOT 1 CSM 26

UNIVERSITY HILL FARMS - PARK ADDITION, BLK 29, LOTS 1 & 2.

UNIVERSITY HILL FARMS - PARK ADDITION, BLK 28

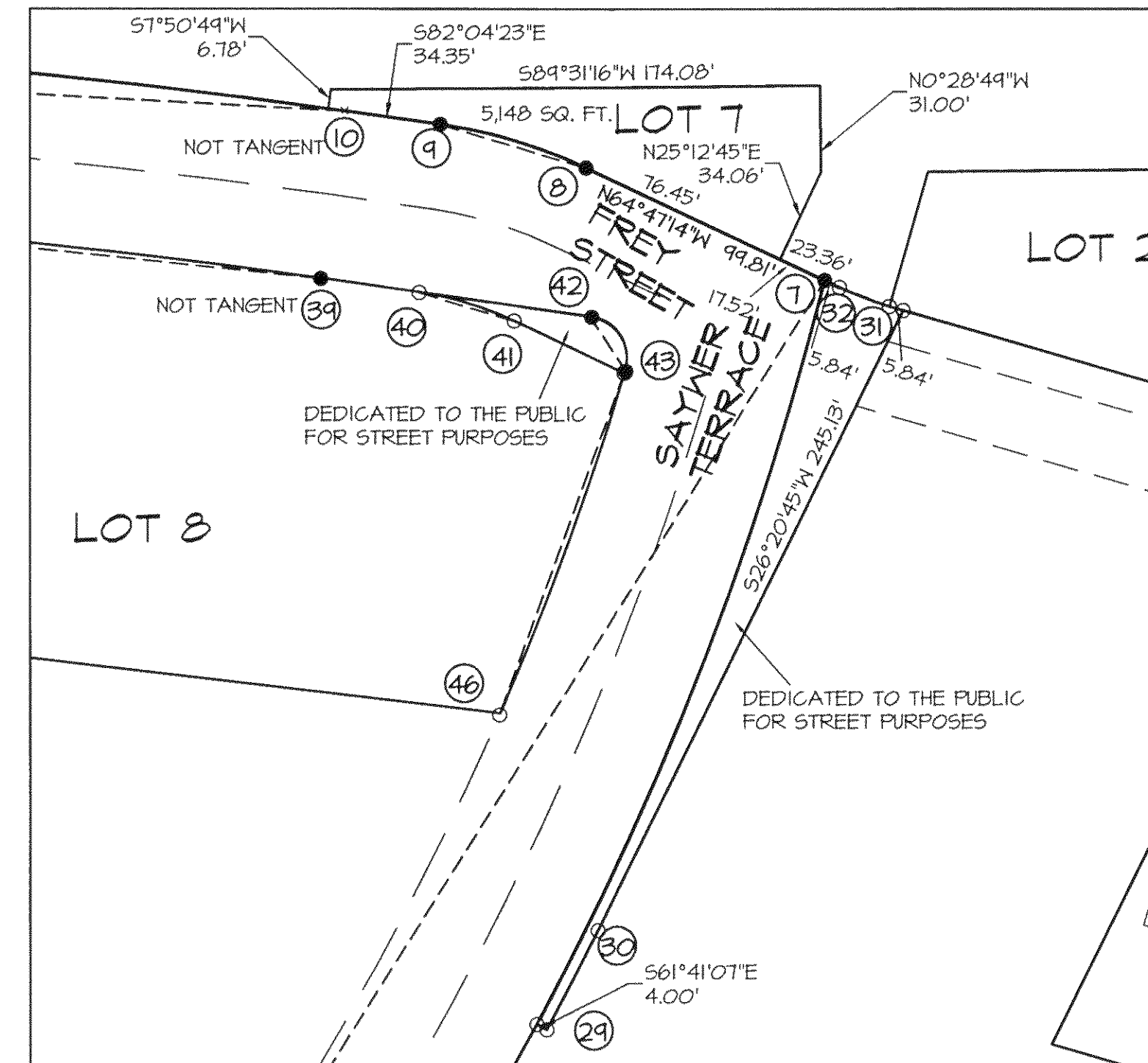
LOT 11, KELAB REPLAT

LOT 10, KELAB REPLAT

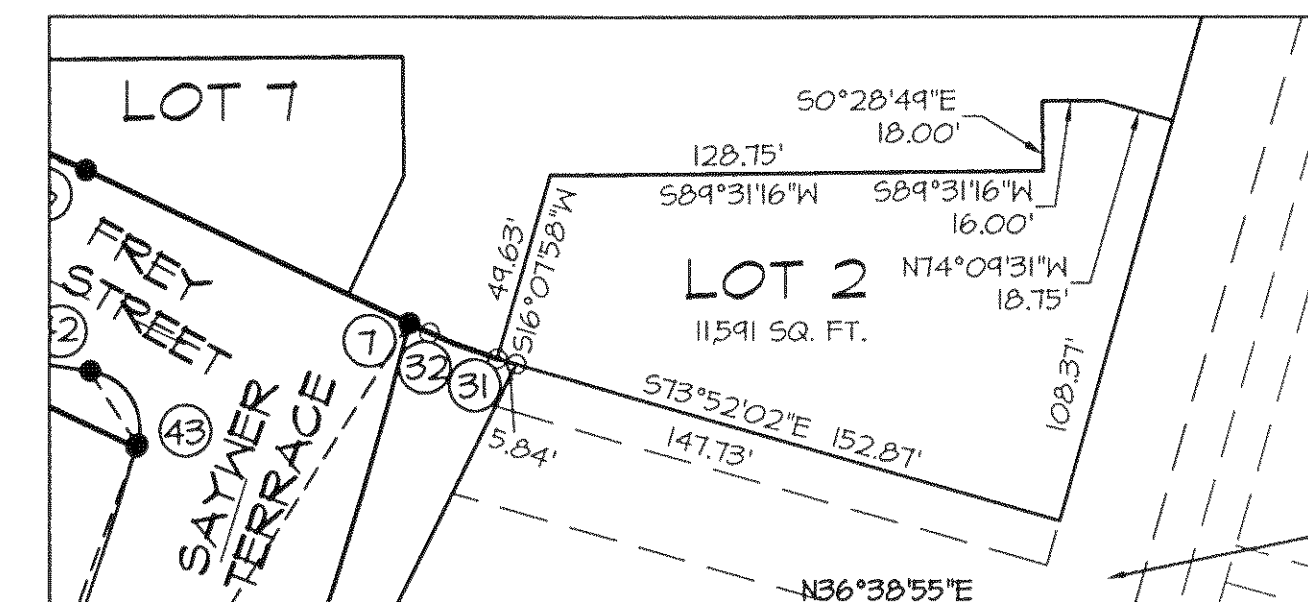
BLOCK 34
LOT 7, LOT 6, LOT 5, LOT 4, LOT 1
UNIVERSITY HILL FARMS - COMMERCIAL RESERVE ADDITION

HILDALE PHASE 2

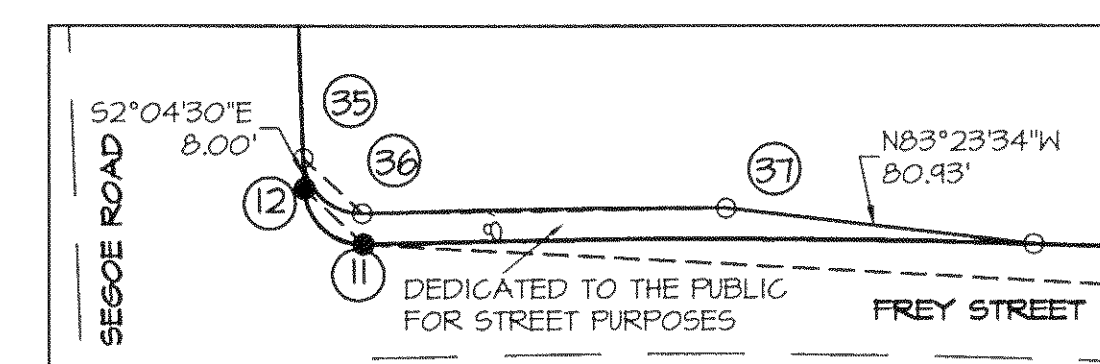
LOT 1, CERTIFIED SURVEY MAP _____, AND LOT 1, CERTIFIED SURVEY MAP 2716, LOCATED IN THE NW 1/4 AND SW 1/4 OF THE NE 1/4 AND THE NE 1/4 AND SE 1/4 OF THE NW 1/4 OF SECTION 20, T19N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN



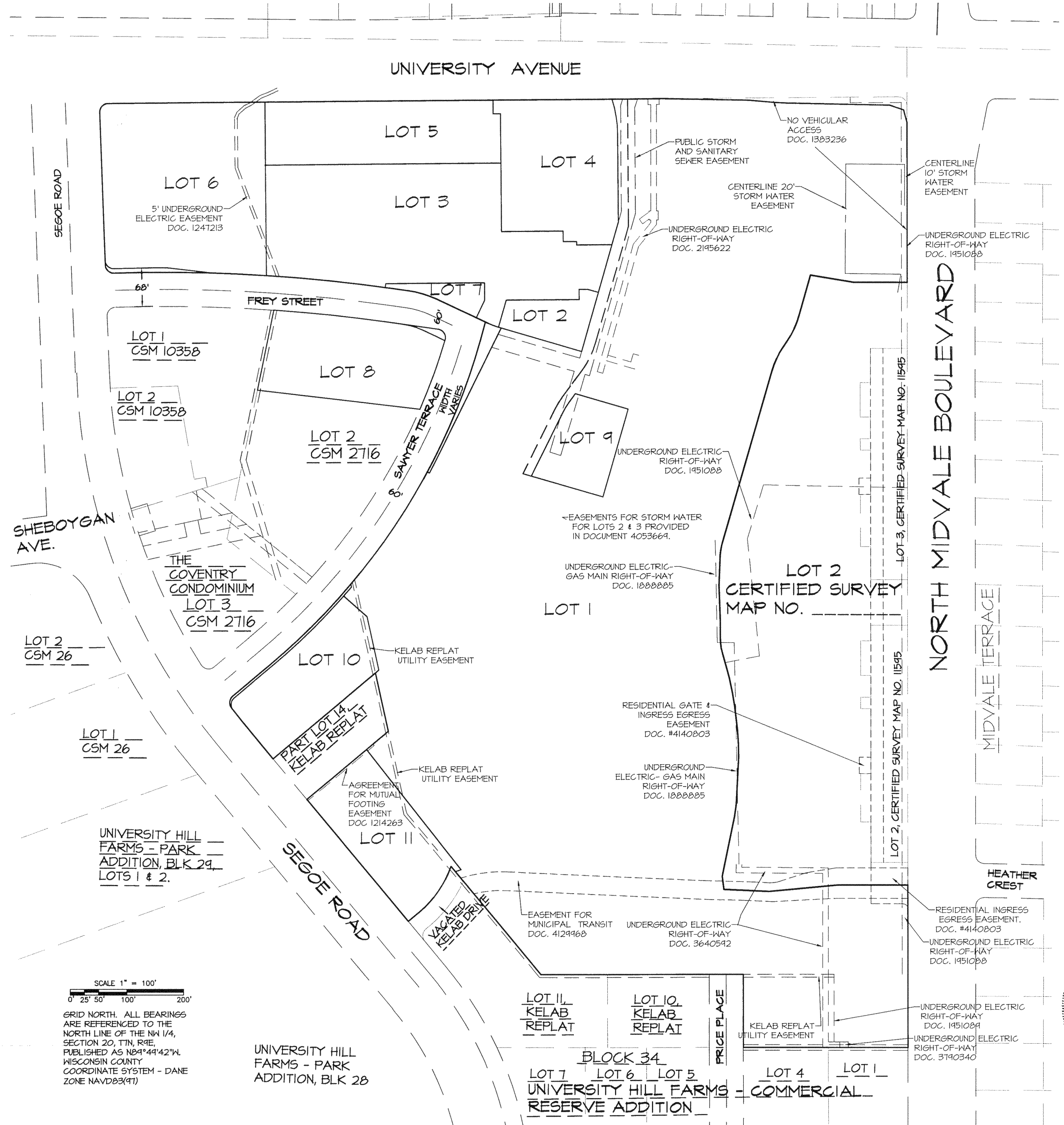
SCALE 1" = 50'
0' 25' 50' 100'



SCALE 1" = 50'
0' 25' 50' 100'

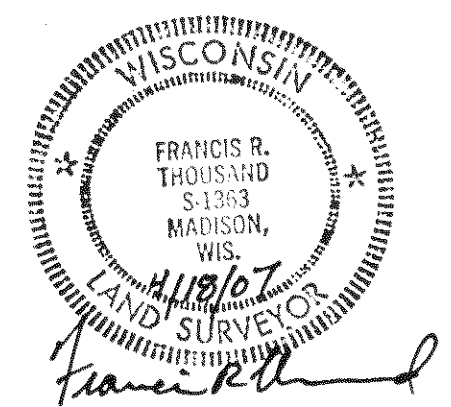


SCALE 1" = 50'
0' 25' 50' 100'



SCALE 1" = 100'
0' 25' 50' 100' 200'

GRID NORTH. ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NW 1/4, SECTION 20, T19N, R9E, PUBLISHED AS N89°44'42"W, WISCONSIN COUNTY COORDINATE SYSTEM - DANE ZONE NAVD83(97)



SURVEYED FOR:
HILDALE BUILDING LLC
JOSEPH FREED AND ASSOCIATES, LLC
220 N. SMITH STREET SUITE 300
PALATINE, IL 60067

THIS INSTRUMENT WAS DRAFTED BY FRANCIS R. THOUSAND

HILDALE PHASE 2

LOT 1, CERTIFIED SURVEY MAP _____, AND LOT 1, CERTIFIED SURVEY MAP 2716, LOCATED IN THE NW 1/4 AND SW 1/4 OF THE NE 1/4 AND THE NE 1/4 AND SE 1/4 OF THE NW 1/4 OF SECTION 20, T79N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

LAND SURVEYOR CERTIFICATE

I, Francis R. Thousand, registered land surveyor, hereby certify that in full compliance with the provisions of Chapter 236, Wisconsin Statutes and the subdivision regulations of the City of Madison and according to the instructions and descriptions furnished to me by the owners listed hereon, have surveyed this property and that such plat correctly represents all exterior boundaries and subdivision of the land surveyed and is described as:

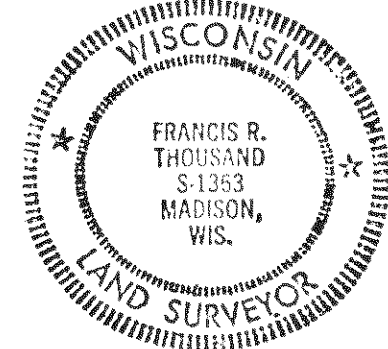
A parcel of land being Lot 1, Certified Survey Map No. _____, and Lot 1, Certified Survey Map No. 2716, all being part of the NE 1/4 and SE 1/4 of the NW 1/4 and part of the NW 1/4 and SW 1/4 of the NE 1/4 of Section 20, T79N, R9E, in the City of Madison, Dane County, Wisconsin, to-wit: Beginning at the NW corner of the said NW 1/4, 588°58'20"E, 610.94 feet to the west line of Midvale Boulevard extended; thence along said west line, 500°02'28"E, 132.32 feet to the point of beginning; thence continuing 500°02'28"E, 281.23 feet; thence N89°53'13"W, 94.25 feet; thence N80°42'53"W, 71.28 feet; thence S15°47'44"W, 15.40 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 150.00 feet and a chord which bears 525°01'43"W, 48.14 feet; thence S54°15'42"W, 118.00 feet to a point of curve; thence Southwesterly along a curve to the left which has a radius of 150.00 feet and a chord which bears 525°13'24"W, 47.13 feet; thence S16°11'05"W, 318.55 feet to a point of curve; thence Southwesterly along a curve to the left which has a radius of 86.50 feet and a chord which bears 509°04'56"W, 21.39 feet; thence S01°58'47"W, 50.78 feet; thence S01°59'45"E, 54.16 feet; thence 500°30'31"E, 35.17 feet to a point of curve; thence southeasterly along a curve to the right which has a radius of 86.50 feet and a chord which bears 508°19'27"E, 23.52 feet; thence S16°08'16"E, 22.71 feet; thence S15°18'07"E, 22.43 feet; thence S12°07'22"E, 26.19 feet; thence S09°24'53"E, 24.81 feet; thence S07°15'48"E, 24.40 feet; thence S05°47'36"E, 18.35 feet; thence S03°48'55"E, 22.40 feet; thence S01°23'22"E, 24.45 feet; thence S02°51'38"W, 83.77 feet; thence S07°13'24"W, 21.44 feet; thence S11°47'56"W, 107.40 feet; thence S07°48'34"E, 23.51 feet; thence S07°12'01"E, 19.53 feet; thence N84°32'08"E, 123.01 feet; thence S84°51'53"E, 122.18 feet to the West line of Midvale Boulevard; thence along said West line, 500°02'28"E, 281.26 feet; thence S84°51'08"W, 290.16 feet to the East line of Price Place; thence along said East line, N00°01'08"W, 124.88 feet; thence S89°53'50"W, 351.52 feet; thence N39°46'44"W, 248.01 feet to a point on a curve; thence Southwesterly along a curve to the right which has a radius of 185.00 feet and a chord which bears 534°50'26"W, 98.41 feet; thence 550°15'26"W, 25.00 feet to the East line of Segoe Road; thence along said East line, N39°44'04"W, 280.14 feet; thence N50°17'30"E, 187.30 feet; thence N12°33'44"W, 104.62 feet; thence 550°17'30"W, 235.08 feet; thence N39°44'04"W, 81.53 feet to a point of curve; thence Northwesterly along a curve to the right which has a radius of 374.19 feet and a chord which bears N88°46'41"W, 33.34 feet to a point of compound curve; thence northeasterly along a curve to the right which has a radius of 150.00 feet and a chord which bears N06°17'24"E, 20.88 feet; thence N50°24'02"E, 83.40 feet to a point of curve; thence Northwesterly along a curve to the left which has a radius of 150.00 feet and a chord which bears N32°17'56"E, 115.03 feet; thence N64°47'14"W, 93.38 feet to a point of curve; thence Northwesterly along a curve to the left which has a radius of 180.00 feet and a chord which bears N73°23'28"W, 53.86 feet; thence N81°59'41"W, 35.16 feet to a point of curve; thence Northwesterly along a curve to the left which has a radius of 28.65 feet and a chord which bears N86°53'50"W, 48.43 feet to a point of reverse curve; thence Northwesterly along a curve to the right which has a radius of 150.00 feet and a chord which bears N46°54'46"W, 21.15 feet; thence N02°04'30"W, 268.71 feet to a point of curve; thence northeasterly along a curve to the right which has a radius of 150.00 feet and a chord which bears N43°43'44"E, 21.51 feet; thence N89°31'11"E, 480.41 feet; thence S88°58'04"E, 144.66 feet; thence S85°10'40"E, 47.13 feet to a point of curve; thence Southwesterly along a curve to the left which has a radius of 314.50 feet and a chord which bears S87°03'04"E, 20.56 feet; thence S88°55'21"E, 181.91 feet; thence S11°38'04"E, 26.24 feet; thence S14°46'11"E, 22.98 feet to the point of beginning.

This parcel contains 1,285,491 sq. ft. - 29.51 acres.

Together with: And Together with: Lot 1, Certified Survey Map No. 2716, located in the NE 1/4 of the NW 1/4 of Section 20, T79N, R9E, City of Madison, Dane County, Wisconsin, to-wit: Beginning at the Northwest corner of said Lot 1 on the south line of Frey Street; thence southeasterly along a curve to the right which has a radius of 2805.00 feet and a chord which bears S84°02'57"E, 194.95 feet; thence S82°04'23"E, 46.19 feet to a point of curve; thence Southeasterly along a curve to the right which has a radius of 150.00 feet and a chord which bears S32°40'36"E, 22.78 feet to a point of compound curve; thence Southwesterly along a curve to the right which has a radius of 1090.00 feet and a chord which bears S20°07'24"W, 124.47 feet; thence N83°21'42"W, 288.41 feet; thence N11°38'05"E, 143.90 feet to the point of beginning. This parcel contains 43,576 sq. ft. - 1.00 acres.

Dated this 18 day of APRIL, 2007.

Madison, Wisconsin *Francis R. Thousand*
Francis R. Thousand
Land Surveyor # 5-1363



TREASURER'S CERTIFICATE
STATE OF WISCONSIN)
S.S.

COUNTY OF DANE)
As the duly appointed/elected County Treasurer of Dane County, I hereby certify that the records in our offices show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in "HILDALE PHASE 2".

Date _____
Dave Gowenda, County Treasurer

OWNERS CERTIFICATE

Hilldale Land Company, LLC, as owners, we hereby certify that we have caused the land described on Hilldale Phase 2 to be surveyed, divided, mapped and dedicated as represented hereon. We also certify that this plat is required by sections 236.10 and 236.12, Wisconsin Statutes, to be submitted to the following for approval or objection:
Department of Administration
Common Council, City of Madison

Witness the hand and seal of said Owner this _____ day of _____, 200____.

Hilldale Land Company, LLC
JFA MANAGEMENT LLC, manager

STATE OF _____) S.S.
COUNTY OF _____)

Personally came before me this _____ day of _____, 20____, the above named owners, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____
My Commission Expires _____

CONSENT OF CORPORATE MORTGAGEE:

KeyBank National Association, duly organized and existing under and by virtue of the laws of the United States of America, Mortgagee of the foregoing described land, hereby consents to the surveying, dividing, mapping and dedication of the land described on this plat and hereby consents to the foregoing owners certificate. The lens of that certain Mortgage, Assignment of Rents, Security Agreement and Fixture Filing (Senior Retail Loan), Second Mortgage, Assignment of Rents, Security Agreement and Fixture Filing (Junior Retail Loan), and Third Mortgage, Assignment of Rents, Security Agreement and Fixture Filing (Residential Special Advance), each in favor of KeyBank National Association and each recorded in the land records of Dane, County Wisconsin against the foregoing land, shall continue in full force and effect and spread and attach to Lots 1, 2, and 3 shown on the foregoing plat.

In Witness where of, the said corporation has caused these presents to be signed and countersigned by its officers listed below. At _____ day of _____, 20____, and its corporate seal to be hereunto affixed this _____ day of _____, 20____.

KeyBank National Association,

Jeffery T. Hunkele
Vice President
Relationship Manager

STATE OF _____)
COUNTY OF _____) S.S.

Personally came before me this _____ day of _____, 20____, the above named Officers of the above named corporation to me known to be the persons who executed the foregoing instrument as such officers as the deed of said corporation by its authority.

Notary Public, _____ County, _____
My Commission Expires _____

COMMON COUNCIL RESOLUTION:

"Resolved that this plat known as Hilldale Phase 2 located in the City of Madison was hereby approved by Enactment No. _____, File ID No. _____ adopted on this _____ day of _____, 20____, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use."

Dated this _____ day of _____, 20____.

Ray Fisher, Clerk, City of Madison, Dane County Wisconsin

CITY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

I, Ray Fisher, being the duly appointed, qualified and acting city treasurer of the City of Madison, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____ on any of the land included in the plat of "Hilldale Phase 2".

Date _____
Ray Fisher, Treasurer
City of Madison

CURVE TABLE

CURVE	LOT	RADIUS	CHORD	CHORD BEARING	I-ANGLE	TANGENT BEARING	ARC
1-2		185.00'	48.41'	S24°50'26"W	30°51'00"	1=S75°58'13"W	94.61'
						2=S51°23'58"W	
3-4		1024.23'	33.94'	N88°47'07"W	01°53'54"	3=N84°44'04"W	33.94'
						4=N87°50'10"W	
	LOT 10	1024.23'	29.88'	N88°53'56"W	01°40'16"		29.88'
	ROW	1024.23'	4.06'	N81°56'59"W	00°13'38"		4.06'
4-5		150.00'	20.88'	N06°15'30"E	88°11'20"	4=N87°50'10"W	23.04'
						5=N80°21'10"E	
6-7		1150.00'	714.85'	N32°17'38.5"E	36°12'55"	6=N80°24'06"E	726.84'
						7=N14°11'11"E	
	ROW	1150.00'	203.71'	N45°14'48"E	10°09'44"		203.91'
	LOT 1	1150.00'	239.10'	N34°16'54.5"E	11°56'03"		239.53'
	ROW	1150.00'	282.87'	N21°15'02"E	14°07'42"		283.57'
8-9		180.00'	54.10'	N73°25'48.5"W	17°11'09"	8=N64°47'14"W	54.31'
						9=N82°04'23"W	
10-11		2865.00'	484.83'	N86°54'41.5"W	09°42'27"	10=N82°03'28"W	485.41'
						11=S88°14'05"W	
	LOT 7	2865.00'	5.83'	N82°06'57.5"W	00°06'54"		5.83'
	LOT 3	2865.00'	210.57'	N84°16'48.5"W	04°12'43"		210.61'
	LOT 6	2865.00'	93.75'	N87°14'25"W	01°52'30"		93.75'
	ROW	2865.00'	175.19'	S84°54'12.5"W	03°30'15"		175.22'
11-12		150.00'	23.15'	N46°55'12.5"W	89°41'25"	11=S88°14'05"W	23.48'
						12=N02°04'30"W	
13-14		150.00'	21.51'	N49°43'20.5"E	91°35'41"	13=N02°04'30"W	23.98'
						14=N84°31'11"E	
15-16		314.50'	20.56'	S81°03'03.5"E	03°44'41"	15=S85°10'04"E	20.56'
						16=S88°55'27"E	
23-24		150.00'	48.14'	N25°01'43"E	8°27'58"	23=N83°15'42"E	48.34'
						24=N15°47'44"E	
21-22		150.00'	47.13'	N05°13'23.5"E	18°04'31"	21=N16°11'05"E	47.33'
						22=N34°18'42"E	
19-20		86.50'	21.39'	N09°04'56"E	14°12'18"	19=N01°58'47"E	21.45'
						20=N16°11'05"E	
17-18		86.50'	23.52'	N08°14'26.5"W	15°31'34"	18=N16°08'16"W	23.54'
						17=N00°30'37"W	
25-26		150.00'	20.92'	N06°08'41"E	88°24'58"	25=N81°03'48"W	23.15'
						26=N80°21'10"E	
27-28		1154.00'	200.44'	N45°25'48"E	09°57'50"	27=N80°24'40"E	200.64'
						28=N40°26'50"E	
	LOT 10	1154.00'	179.87'	N45°56'29"E	08°56'22"		180.05'
	LOT 1	1154.00'	20.64'	N40°57'34"E	01°01'28"		20.64'
29-30		1154.00'	34.65'	N21°14'44"E	01°58'08"	29=N28°18'53"E	34.66'
						30=N26°20'45"E	
31-32		120.00'	19.00'	N64°14'38"W	04°04'48"	31=N73°52'02"W	19.02'
						32=N64°47'14"W	
33-34		199.00'	61.33'	N09°14'19"W	17°43'44"	33=N00°22'27"W	61.58'
						34=N18°06'11"W	
35-36		150.00'	21.17'	S46°55'14"E	89°41'28"	35=S02°04'30"E	23.48'
						36=N88°14'02"E	
36-37		2873.00'	85.10'	N84°10'56"E	01°53'48"	36=N88°14'02"E	85.11'
						37=S84°52'10"E	
38-39		2805.00'	194.95'	S84°02'57"E	03°58'58"	38=S86°02'26"E	194.99'
						39=S82°03'28"E	
40-41		120.00'	36.07'	S73°25'48.5"E	17°11'09"	40=S82°04'23"E	36.20'
						41=S84°47'14"E	
42-43		150.00'	22.78'	S82°40'36"E	98°47'34"	42=S82°04'23"E	25.86'
						43=S16°31'11"W	
43-44		1090.00'	129.47'	S20°07'24.5"W	06°48'33"	43=S16°43'13"W	129.54'
						44=S23°31'46"W	
	ROW	1090.00'	1.04'	S16°44'51"W	00°03'16"		1.04'
	LOT 8	1090.00'	128.43'	S20°07'24.5"W	06°48'33"		128.50'
45-46		135.00'	24.01'	N31°32'46.5"E	10°12'71"	45=N26°26'38"E	24.04'
						46=N86°38'55"E	
43-44		244.57'	10.61'	S72°05'11.5"W	02°26'18"	47=S73°18'17"W	10.61'
						48=S70°52'54"W	