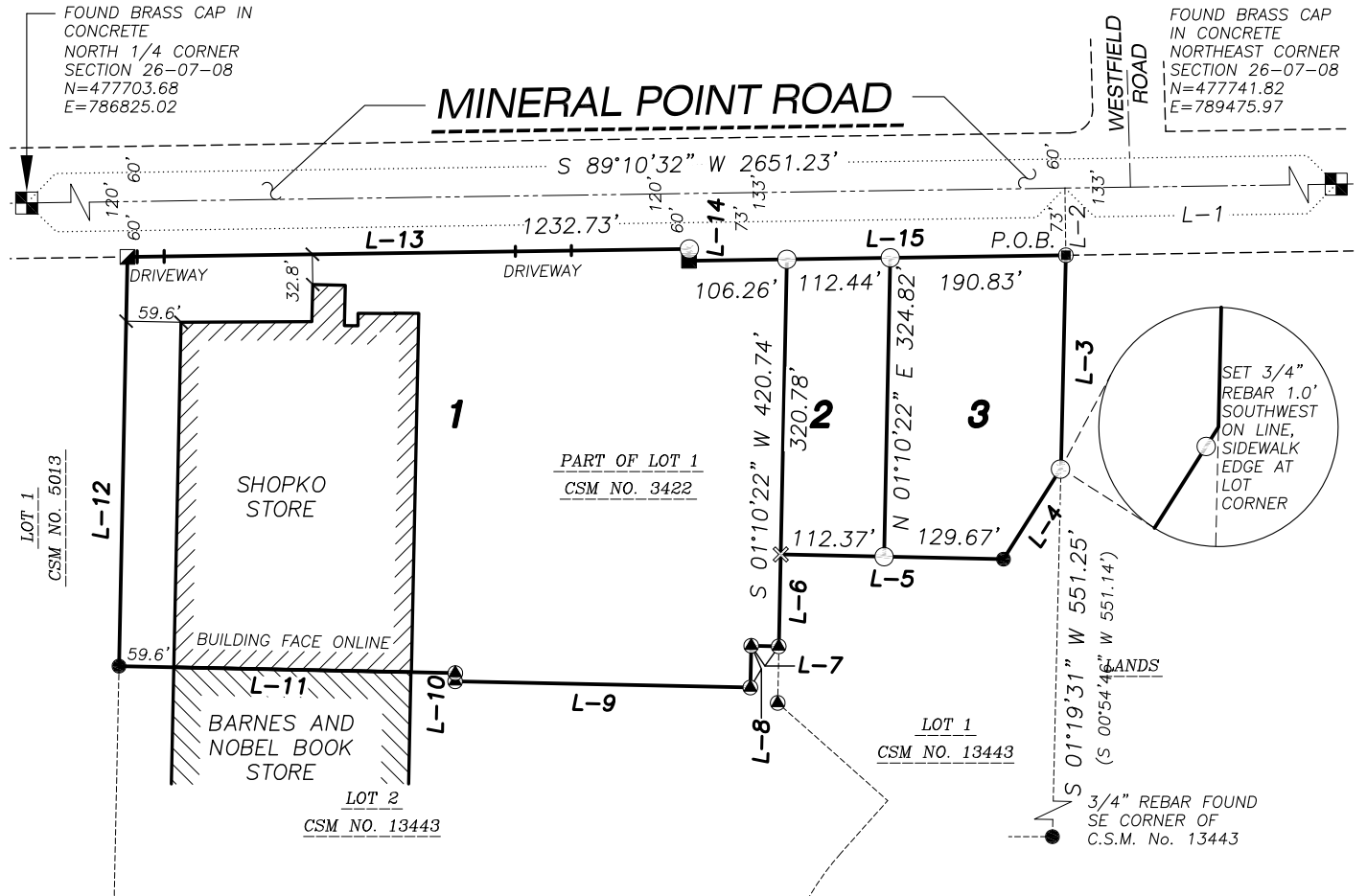


CERTIFIED SURVEY MAP NO. _____

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 3422, RECORDED IN VOLUME 13, PAGE 250-253 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 1657742, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, IN TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



LEGEND

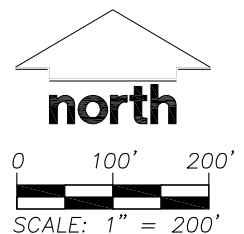
- GOVERNMENT CORNER
- PK/MAG NAIL FOUND
- 1/2" IRON PIPE FOUND
- 3/4" REBAR FOUND
- CHISELED 'X' FOUND
- DRILL HOLE FOUND
- 1-1/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- BUILDING

NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, THE NORTH LINE OF THE NORTHEAST QUARTER, BEARS S 89°10'32" W.
2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF SEPTEMBER 29, 2013.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 89°10'32" W	1418.50'
()	S 88°46'36" W	1418.77'
L-2	S 00°49'28" E	73.00'
()	S 01°13'24" E	73.01'
L-3	S 01°19'31" W	231.64'
()	S 00°54'46" W	231.59'
L-4	S 32°18'58" W	116.84'
()	S 32°14'49" W	116.72'
L-5	N 88°46'58" W	242.04'
()	N 88°47'58" W	242.00'
L-6	S 01°10'22" W	99.96'
()	S 01°12'02" W	100.00'
L-7	N 88°49'56" W	30.07'
()	N 88°47'58" W	30.00'
L-8	S 01°14'54" W	45.30'
()	S 01°12'02" W	45.32'
L-9	N 88°48'10" W	320.83'
()	N 88°47'58" W	320.83'
L-10	N 01°05'48" E	9.00'
()	N 01°12'02" E	9.00'
L-11	N 88°48'56" W	365.51'
()	N 88°47'58" W	365.96'
L-12	N 01°11'08" E	444.85'
()	N 00°48'02" E	475.90'
L-13	N 89°11'01" E	610.57'
()	N 88°46'36" E	610.83'
L-14	S 01°12'27" W	12.93'
()	S 00°48'02" W	13.00'
L-15	N 89°09'20" E	409.53'
()	N 88°46'36" E	409.29'

LOT AREA		
LOT	SQUARE FEET	AREA
1	328,102	7.532
2	36,274	0.833
3	59,447	1.365
TOTAL	423,823	9.730



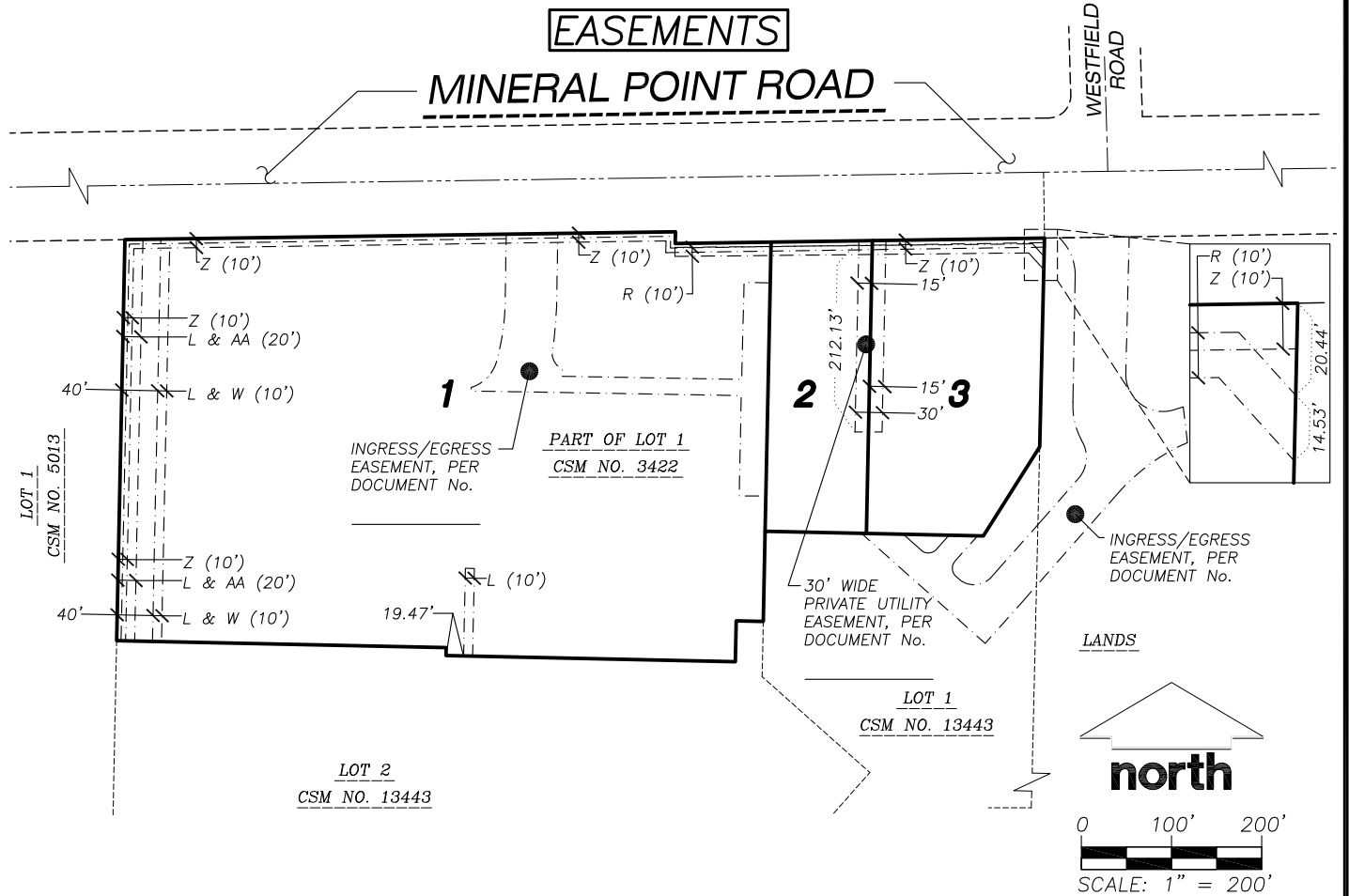
PREPARED BY: 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: CBL & ASSOCIATES PROPERTIES, INCORPORATED 2030 HAMILTON PLACE BOULEVARD, SUITE 500 CHATTANOOGA, TN 37421	PROJECT NO: 13-5822 FILE NO: B-247 FIELDBOOK/PG: 225/72 SHEET NO: 1 OF 4	SURVEYED BY: JK DRAWN BY: JK CHECKED BY: TJB APPROVED BY: DMJ	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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CERTIFIED SURVEY MAP NO. _____

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 3422, RECORDED IN VOLUME 13, PAGE 250-253 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 1657742, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, IN TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

EASEMENTS



EASEMENTS

- L. EASEMENTS FOR PUBLIC WATERMAIN, UNDERGROUND TELEPHONE CABLE AND PUBLIC SANITARY SEWER, AS SHOWN ON CERTIFIED SURVEY MAP No. 3422. AFFIDAVIT OF CORRECTION TO CERTIFIED SURVEY MAP No. 3422 RECORDED IN VOLUME 1918 OF RECORDS, PAGE 22 AS DOCUMENT NUMBER 1665646.
- M. NOTE ON CERTIFIED SURVEY MAP No. 3422: "ACCESS EASEMENT AGREEMENTS EXIST BETWEEN LOT 1 AND 2 AND THE PROPERTY TO THE EAST."
- Q. TERMS AND PROVISIONS CONTAINED IN EASEMENT RESTRICTION AND OPERATING AGREEMENT, DATED JANUARY 24, 1969, AND RECORDED ON APRIL 25, 1969, IN VOLUME 100 OF RECORDS, PAGE 396, DOCUMENT No. 1239177; UNRECORDED SUPPLEMENT THERETO DATED JANUARY 24, 1969; SECOND SUPPLEMENT THERETO DATED MARCH 7, 1971, AND RECORDED APRIL 26, 1971, IN VOLUME 243 OF RECORDS, PAGE 140, AS DOCUMENT No. 1288279; FIRST AMENDMENT THERETO DATED JUNE 2, 1971 AND RECORDED SEPTEMBER 16, 1971 IN VOLUME 283 OF RECORDS, PAGE 238, AS DOCUMENT No. 1303874; THIRD SUPPLEMENT THERETO DATED NOVEMBER 8, 1972 AND RECORDED ON MARCH 28, 1973 IN VOLUME 425 OF RECORDS, PAGE 512, AS DOCUMENT No. 1359322; FOURTH SUPPLEMENT THERETO DATED JANUARY 31, 1980 AND RECORDED ON FEBRUARY 15, 1980, IN VOLUME 1667 OF RECORDS, PAGE 35, AS DOCUMENT No. 1657737; FIFTH SUPPLEMENT THERETO DATED MAY 12, 1982 AND RECORDED ON SEPTEMBER 21, 1982 IN VOLUME 3863 OF RECORDS, PAGE 25, AS DOCUMENT No. 1752610; SIXTH SUPPLEMENT THERETO DATED APRIL 29, 1983 AND RECORDED ON JUNE 24, 1983 IN VOLUME 4628 OF RECORDS, PAGE 33, AS DOCUMENT No. 1786646; SEVENTH SUPPLEMENT THERETO DATED JANUARY 27, 1989 AND RECORDED ON JANUARY 27, 1989, IN VOLUME 12447 OF RECORDS, PAGE 4, AS DOCUMENT No. 2124846.
- R. EASEMENT AGREEMENT TO WISCONSIN POWER AND LIGHT COMPANY RECORDED SEPTEMBER 4, 1970, IN VOLUME 198 OF RECORDS, PAGE 498, AS DOCUMENT NUMBER 1272585.
- W. WEST TOWN MALL TELEPHONE EASEMENT AGREEMENT TO MID-PLAINS TELEPHONE COMPANY RECORDED FEBRUARY 15, 1980, IN VOLUME 1667 OF RECORDS, PAGE 26, AS DOCUMENT NUMBER 1657736.
- X. THE EFFECT, IF ANY, OF THE PLANNED COMMERCIAL SITE RECORDED FEBRUARY 15, 1980, IN VOLUME 1668 OF RECORDS, PAGE 5, AS DOCUMENT NUMBER 16577543; REPLACED AND SUPERCEDED BY PLANNED COMMERCIAL SITE RECORDED MAY 25, 1982, IN VOLUME 3599 OF RECORDS, PAGE 88, AS DOCUMENT NUMBER 1740910; REPLACED AND SUPERCEDED BY PLANNED COMMERCIAL SITE RECORDED AUGUST 15, 1985, IN VOLUME 7141 OF RECORDS, PAGE 30, AS DOCUMENT NUMBER 1894411; REPLACED AND SUPERCEDED BY PLANNED COMMERCIAL SITE RECORDED NOVEMBER 2, 1988, IN VOLUME 12148 OF RECORDS, PAGE 42, AS DOCUMENT NUMBER 2112324; REPLACED AND SUPERCEDED BY PLANNED COMMERCIAL SITE RECORDED SEPTEMBER 25, 1991, IN VOLUME 16775 OF RECORDS, PAGE 1, AS DOCUMENT NUMBER 2291039; REPLACED AND SUPERCEDED BY PLANNED COMMERCIAL SITE RECORDED SEPTEMBER 8, 1992, IN VOLUME 20024 OF RECORDS, PAGE 53, AS DOCUMENT NUMBER 2388739; REPLACED AND SUPERCEDED BY PLANNED COMMERCIAL SITE RECORDED MARCH 16, 2000, AS DOCUMENT NUMBER 3198520.
- Z. EASEMENT AGREEMENT TO WISCONSIN POWER AND LIGHT COMPANY RECORDED AUGUST 4, 1980, IN VOLUME 2096 OF RECORDS, PAGE 14, AS DOCUMENT NUMBER 1673482.
- AA. CONSENT TO OCCUPY PUBLIC WATER, SANITARY AND STORM SEWER EASEMENTS BY AND BETWEEN WISCONSIN POWER AND LIGHT COMPANY AND THE CITY OF MADISON RECORDED SEPTEMBER 3, 1980, IN VOLUME 2182 OF RECORDS, PAGE 28, AS DOCUMENT NUMBER 1677835.

PREPARED BY: JSD Professional Services, Inc. • Engineers • Surveyors • Planners 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: CBL & ASSOCIATES PROPERTIES, INCORPORATED 2030 HAMILTON PLACE BOULEVARD, SUITE 500 CHATTANOOGA, TN 37421	PROJECT NO: <u>13-5822</u> FILE NO: <u>B-247</u> FIELDBOOK/PG: <u>225/72</u> SHEET NO: <u>2 OF 4</u>	SURVEYED BY: <u>JK</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>TJB</u> APPROVED BY: <u>DMJ</u>	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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CERTIFIED SURVEY MAP NO. _____

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 3422, RECORDED IN VOLUME 13, PAGE 250-253 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 1657742, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, IN TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 3422, RECORDED IN VOLUME 13, PAGE 250-253 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 1657742, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, IN TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, AFORESAID; THENCE SOUTH 89 DEGREES 10 MINUTES 32 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION 26 A DISTANCE OF 1418.50 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 28 SECONDS EAST, 73.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MINERAL POINT ROAD AND THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 19 MINUTES 31 SECONDS WEST, 231.64 FEET; THENCE SOUTH 32 DEGREES 18 MINUTES 58 SECONDS WEST, 116.84 FEET; THENCE NORTH 88 DEGREES 46 MINUTES 58 SECONDS WEST, 242.04 FEET; THENCE SOUTH 01 DEGREES 10 MINUTES 22 SECONDS WEST, 99.96 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 56 SECONDS WEST, 30.07 FEET; THENCE SOUTH 01 DEGREES 14 MINUTES 54 SECONDS WEST, 45.30 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 10 SECONDS WEST, 320.83 FEET; THENCE NORTH 01 DEGREES 05 MINUTES 48 SECONDS EAST, 9.00 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 56 SECONDS WEST, 365.51 FEET; THENCE NORTH 01 DEGREES 11 MINUTES 08 SECONDS EAST, 444.85 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MINERAL POINT ROAD; THENCE NORTH 89 DEGREES 11 MINUTES 01 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 610.57 FEET; THENCE SOUTH 01 DEGREES 12 MINUTES 27 SECONDS WEST, 12.93 FEET; THENCE NORTH 89 DEGREES 09 MINUTES 20 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 409.53 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 423,823 SQUARE FEET OR 9.730 ACRES.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF SHOPKO STORES, LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE

CORPORATE OWNER'S CERTIFICATE

SHOPKO STORES, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID SHOPKO STORES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2013.

SHOPKO STORES, LLC


BY: _____
*****, MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2013, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED SHOPKO STORES, LLC, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: CBL & ASSOCIATES PROPERTIES, INCORPORATED 2030 HAMILTON PLACE BOULEVARD, SUITE 500 CHATTANOOGA, TN 37421	PROJECT NO: <u>13-5822</u> FILE NO: <u>B-247</u> FIELDBOOK/PG: <u>225/72</u> SHEET NO: <u>3 OF 4</u>	SURVEYED BY: <u>JK</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>TJB</u> APPROVED BY: <u>DMJ</u>	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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CERTIFIED SURVEY MAP NO. _____

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 3422, RECORDED IN VOLUME 13, PAGE 250-253 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 1657742, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, IN TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

***** BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-1878, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF SHOPKO STORES, LLC, OWNER.

WITNESS THE HAND AND SEAL OF ***** BANK, MORTGAGEE, THIS _____ DAY OF _____, 2013.

***** , VICE PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2013, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED ***** BANK, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

CITY OF MADISON PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION ACTION OF _____, 2013.

***** ,
SECRETARY,
CITY OF MADISON PLAN COMMISSION

CITY OF MADISON COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE CITY OF MADISON COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE CITY OF MADISON.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF MADISON ON THIS _____ DAY OF _____, 2013.

***** , CLERK
CITY OF MADISON

OFFICE OF THE REGISTER OF DEEDS	
_____ COUNTY, WISCONSIN	
RECEIVED FOR RECORD _____,	
20__ AT _____ O'CLOCK ____ M AS	
DOCUMENT # _____	
IN VOL. _____ OF CERTIFIED SURVEY	
MAPS ON PAGE(S) _____ .	
REGISTER OF DEEDS	

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PREPARED BY:

 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 PHONE: (608)848-5060

PREPARED FOR:
 CBL & ASSOCIATES
 PROPERTIES, INCORPORATED
 2030 HAMILTON PLACE
 BOULEVARD, SUITE 500
 CHATTANOOGA, TN 37421

PROJECT NO: 13-5822
 FILE NO: B-247
 FB/PG: 225/72
 SHEET NO: 4 OF 4

SURVEYED BY: JK
 DRAWN BY: JK
 CHECKED BY: TJB
 APPROVED BY: DMJ