

N LIVINGSTON ST

N PATERSON ST

E WASHINGTON AVE

S LIVINGSTON ST

S PATERSON ST



E MAIN ST


801
E Washington Ave

815
E Washington Ave

819
E Washington Ave

Engine
Parts
Building

 City-Owned Property
 Structures to be Demolished

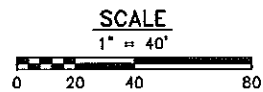


0 20 40 80 Feet

BASIS OF BEARINGS
THE NORTHWEST LINE OF BLOCK 144
IS ASSUMED TO BEAR S46°10'24"W.

OWNER
Catherine Schappe Holmes,
as Trustee of the Schappe Family Trust
4881 Maple Avenue
Fitchburg, WI 53711

SURVEYOR
PAULSON & ASSOCIATES, LLC
Daniel A. Paulson
136 West Holum Street
DeForest, WI 53532
dan@paulsonllc.net



INSURED / OWNER:
Catherine Schappe Holmes, as Trustee of the Schappe Family Trust

INSURER / TITLE COMPANY
First American Title Company Commitment Number: NCS-479703-MAD Dated March 11, 2011

- NOTES:**
- 1) Utilities as shown on this map should be considered approximate. Diggers Hotline must be contacted prior to any excavation. Exact locations should be determined prior to designing future structures near any facilities.
 - 2) The location of underground gas utilities is based on Madison Gas and Electric field markings.
 - 3) The location of onsite private utilities determined by surface features.
 - 4) The subject property is located in Flood Zone X as shown on FEMA FIRM No. 55025C04286 and 55025C0409G.
 - 5) Existing surface utilities, as shown on this map, located by field observations.
 - 6) Details are not to scale.
 - 7) Field survey completed on 7-11-11. (T.W.P. & D.A.K.)
 - 8) Asphalt driveway/parking area. No easement of record.
 - 9) Overhead Electric Line. No easement of record.
 - 10) Overhead guy wire. No easement of record.
 - 11) Overhead Telecommunications line. No easement of record.
 - 12) Light pole and overhead electric line. No easement of record.

SCHEDULE B, SECTION TWO, EXCEPTIONS
11. Air Space Lease recorded January 11, 2008 as Document No. 4388106.
(To accommodate the existing encroachment of an overhanging building canopy.)

EXISTING DESCRIPTION
Lot Four (4), Block One hundred forty-four (144), Original Plat of Madison,
Dane County, Wisconsin
Tax Parcel No.: 251/0709-134-1005-0
Parcel Address: 819 East Washington Avenue

SURVEYOR'S CERTIFICATE

To Perry J. Schappe 1987 Revocable Trust and 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 the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6, 7(a), 7(b)(1), 8, 10(a) and 11(b) of Table A thereof. The field work was completed on June 27th, 2011.
Date of Plat or Map: July 14th, 2011. Revised July 20th, 2011.

Daniel A. Paulson, Registered Land Surveyor No. S-1699 _____ Date _____

DIGGERS HOTLINE TICKET NUMBER
20112705619

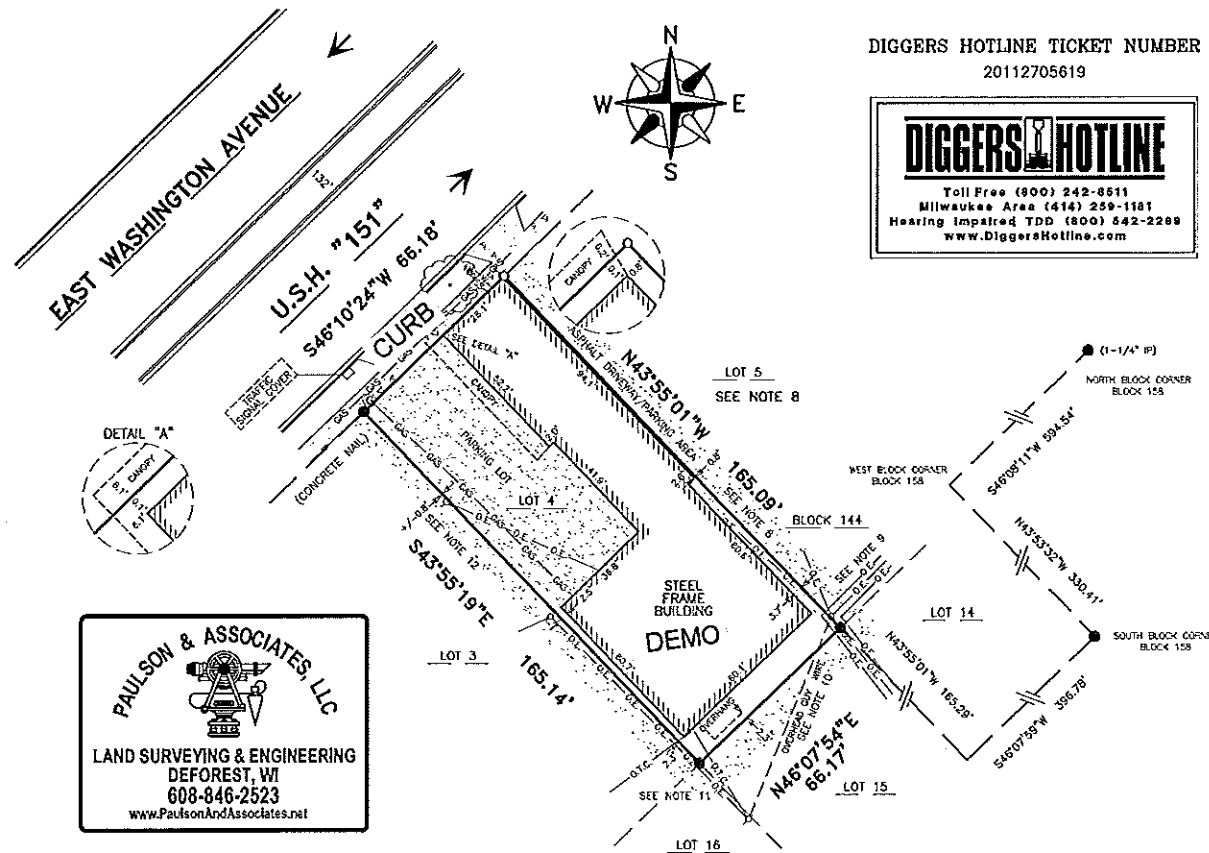
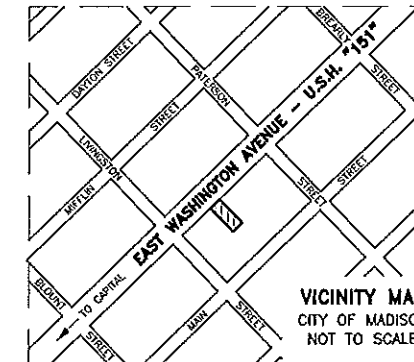


CURRENT ZONING:
M1 WP-24
(as per City of Madison Assessment records)

GROSS LAND AREA = 10,930 S.F.

LEGEND

- 3/4" X 24" ROUND IRON RE-BAR WEIGHING 1.50 LBS/LF (SET)
- 3/4" IRON RE-BAR (FOUND) (UNLESS NOTED)
- ≡ UTILITY POLE
- ⊕ WATER VALVE
- ⊕ GAS VALVE
- GAS LINE
- O.E.— OVERHEAD ELECTRIC LINE
- O.T.C.— OVERHEAD TELE COMMUNICATIONS LINE
- WATER MAIN
- S.S.— SANITARY SEWER
- ⊗ LIGHT POLE
- DECIDUOUS TREE DIAMETER 18" CANOPY 15' TO 30'
- ➔ TRAFFIC FLOW ARROW
- ▨ CONCRETE
- ▩ ASPHALT



PAULSON & ASSOCIATES, LLC
LAND SURVEYING & ENGINEERING
DEFOREST, WI
608-846-2523
www.PaulsonAndAssociates.net

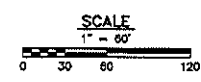
PAULSON & ASSOCIATES, LLC
136 WEST HOLUM STREET DEFOREST, WI 53532 (608)846-2523
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ALTA/ACSM LAND TITLE SURVEY

SCHAPPE FAMILY TRUST PROPERTIES
BEING LOT 4, BLOCK 144, ORIGINAL PLAT OF MADISON, LOCATED IN THE NE 1/4 OF THE SE 1/4, SECTION 13, T.7N., R.9E., CITY OF MADISON, DANE COUNTY, WISCONSIN

JOB NO. 11-071	DRAWING NO.	DRAWN BY: TWP
REF:	REVISIONS: 7-20-11	DATE: 7-14-11

All buildings will be demolished to grade. Electric, telephone and other utilities will be abandoned. Curb openings will be secured to prevent access. They will be permanently abandoned in 2013. All foundations, asphalt, and concrete will remain on site to cap existing soil contamination.



BASIS OF BEARINGS
THE NORTHWEST LINE OF BLOCK 143 IS ASSUMED TO BEAR S46°07'37\"/>



All buildings will be demolished to grade.
Electric and telephone utilities will be abandoned.
Curb openings will be secured to prevent access.
They will be permanently abandoned in 2013.
All foundations, asphalt, and concrete will remain on site to cap existing soil contamination.

ZONING: (see per City of Madison Assessment records)

Block / Lot	Address	Zone
Block 133, Lot 7 & 12	(741 E. Mifflin Street)	C3 WP-24
Block 133, Lot 8-11	(754 E. Washington Ave)	C3 WP-24
Block 143, Lot 1-9, Pt 10 & 11, 12-15	(802 E. Washington Ave)	FUDDDP WP-24
Block 143, Pt Lot 10 & 11	(854 E. Washington Ave)	C3 WP-24
Block 144, Lot 1, Pt Lot 2	(801 E. Washington Ave)	M1 WP-24
Block 144, Lot 3 & 10, Pt 2 & 17	(815 E. Washington Ave)	M1 WP-24
Block 144, Lot 15, Pt 17	(805 E. Main St)	M1 WP-24
Block 144, Lot 15	(829 E. Main St)	M1 WP-24

GROSS LAND AREA

LOTS 7-12, BLOCK 133	= 65,490 S.F. (1,503 AC)
LOTS 1-18, BLOCK 143	= 197,100 S.F. (4,525 AC)
LOTS 1-3 & 15-18, BLOCK 144	= 78,540 S.F. (1,787 AC)
TOTAL	= 339,130 S.F. (7,780 AC)

INSURED / OWNER:

East Washington LLC & East Washington LLC II

INSURER / TITLE COMPANY

First American Title Company Commitment Number: NCS-489105-MAD Dated May 26, 2011

NOTES:

- Utilities as shown on this map should be considered approximate. Diggers Hotline must be contacted prior to any excavation. Exact locations should be determined prior to designing future structures near any facilities.
- The location of underground electric, conduit and gas utilities is based on Madison Gas and Electric record documents and field markings.
- The location of underground street lighting conduit, fiber optic, storm sewer, water main and sewer main facilities is based on City of Madison records.
- The location of underground telecommunication facilities is based on surface markings provided by appropriate utility company.
- The location of small private utilities determined by surface features. Exact location of underground utilities is undeterminable.
- The subject property is located in Flood Zone X as shown on FEMA FIRM No. 50020C04280 and 50020C04090.
- Existing surface utilities, as shown on this map, located by field observations. Underground public utilities, as shown on this map, located by record information provided by appropriate utility company.
- Details are not to scale.

EXISTING DESCRIPTION

PARCEL A:

Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block One Hundred Thirty-three (133), Original Plat of Madison, Dane County, Wisconsin, AND
Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17) and Eighteen (18), Block 143, Original Plat of Madison, in the City of Madison, Dane County, Wisconsin, Excepting therefrom that portion described as Parcel B.
AND
Lots One (1), Two (2), Lots Three (3), Fifteen (15), Sixteen (16), Seventeen (17) and Eighteen (18), Block Hundred Forty-four (144), Original Plat of Madison, in the City of Madison, Dane County, Wisconsin, Tax Parcel No.s: 251/0709-133-0202-3, 251/0709-133-0210-8; 251/0709-132-1203-4; 251/0709-132-1210-9; 251/0709-134-1007-6; 251/0709-134-1009-2; 251/0709-134-1008-4; 251/0709-134-1008-8
PARCEL B:
The Southwest 1/2 of Lot 11, the Southwest 99 feet of Lot 10 and the Southeast 99 feet of the Northeast 1/2 of Lot 11, Block 143, Original Plat of Madison, in the City of Madison, Dane County, Wisconsin, Excepting therefrom that portion of Lots 10 and 11, Block 143, Original Plat of Madison deed to the City of Madison by Warranty Deed recorded November 14, 2003 as Document No. 3641483.
Exception described as follows:
Part of Lots 10 and 11 of Block 143 of the Plat of the City of Madison (1836), in the Southwest 1/4 of the Northeast 1/4 of Section 13, T7N, R9E, City of Madison, Dane County, Wisconsin, more fully described as follows: Beginning at the east corner of Lot 10; Thence S46°08'01"W, 81.63 feet along the northerly right-of-way line of USH 151 (East Washington Avenue); Thence N44°43'20"E, 72.11 feet to a point of curve; Thence northerly 13.58 feet along the arc of a curve whose to the west having a radius of 9.00 feet; (the chord bears N01°25'31"E, 12.35 feet); Thence N41°46'19"W, 21.51 feet to the westerly right-of-way line of N. Patterson Street; Thence S43°54'59"E, 31.84 feet along said west right-of-way to the point of beginning.
NEW DESCRIPTION FOR EXCEPTION:
BEGINNING at the East Corner of Lot 10, Block 143; thence S46°07'49"W (recorded as S46°08'01"W), 81.63 feet along the southeast line of Lot 10, Block 143; thence N44°43'38"E (recorded as N44°44'20"E), 72.11 feet to a point of curve; thence northerly 13.58 feet along the arc of a curve to the left with a central angle of 58°34'40", a radius of 9.00 feet and a long chord of N01°25'47"E (recorded as N01°25'31"E), 12.35 feet; thence N41°46'03"W (recorded as N41°46'19"W), 21.51 feet to the southwest right-of-way line of North Patterson Street; thence S43°54'59"E (recorded as S43°54'59"E), 31.84 feet to the POINT OF BEGINNING.
Containing 1.14 S.F.
Tax Parcel No. 251/0709-132-1210-9
(NEW DESCRIPTION OF EXCEPTION WAS CREATED TO REFLECT MEASURED BEARINGS AND DISTANCES)

PARCEL D:

The Southwest 1/2 of Lot 11, the Southwest 99 feet of Lot 10 and the Southeast 99 feet of the Northeast 1/2 of Lot 11, Block 143, Original Plat of Madison, in the City of Madison, Dane County, Wisconsin, Excepting therefrom that portion of Lots 10 and 11, Block 143, Original Plat of Madison deed to the City of Madison by Warranty Deed recorded November 14, 2003 as Document No. 3641483.
Exception described as follows:
Part of Lots 10 and 11 of Block 143 of the Plat of the City of Madison (1836), in the Southwest 1/4 of the Northeast 1/4 of Section 13, T7N, R9E, City of Madison, Dane County, Wisconsin, more fully described as follows: Beginning at the east corner of Lot 10; Thence S46°08'01"W, 81.63 feet along the northerly right-of-way line of USH 151 (East Washington Avenue); Thence N44°43'20"E, 72.11 feet to a point of curve; Thence northerly 13.58 feet along the arc of a curve whose to the west having a radius of 9.00 feet; (the chord bears N01°25'31"E, 12.35 feet); Thence N41°46'19"W, 21.51 feet to the westerly right-of-way line of N. Patterson Street; Thence S43°54'59"E, 31.84 feet along said west right-of-way to the point of beginning.
NEW DESCRIPTION FOR EXCEPTION:
BEGINNING at the East Corner of Lot 10, Block 143; thence S46°07'49"W (recorded as S46°08'01"W), 81.63 feet along the southeast line of Lot 10, Block 143; thence N44°43'38"E (recorded as N44°44'20"E), 72.11 feet to a point of curve; thence northerly 13.58 feet along the arc of a curve to the left with a central angle of 58°34'40", a radius of 9.00 feet and a long chord of N01°25'47"E (recorded as N01°25'31"E), 12.35 feet; thence N41°46'03"W (recorded as N41°46'19"W), 21.51 feet to the southwest right-of-way line of North Patterson Street; thence S43°54'59"E (recorded as S43°54'59"E), 31.84 feet to the POINT OF BEGINNING.
Containing 1.14 S.F.
Tax Parcel No. 251/0709-132-1210-9
(NEW DESCRIPTION OF EXCEPTION WAS CREATED TO REFLECT MEASURED BEARINGS AND DISTANCES)

SURVEYOR'S CERTIFICATE

To East Washington LLC, East Washington LLC II and First American Title Insurance Company:
This is to certify that this map and plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 6, 7(a), 7(b)(1), 8, 10(c) and 11(b) of Table A thereof. The field work was completed on June 27th, 2011.
Date of Plat or Map: June 27th, 2011.

Daniel A. Paulson, Registered Land Surveyor No. S-1089 Date

SCHEDULE B, SECTION TWO EXCEPTIONS

SEE MAP FOR EASEMENT LOCATIONS AS INDICATED BY (E).

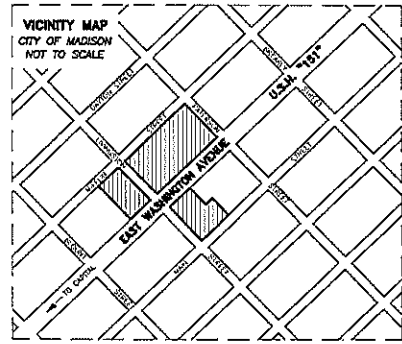
- Right-of-way Grant to Wisconsin Bell, Inc. recorded December 19, 1986 in Volume 9253 of Records, page 9 as Document No. 1985076. Described as "The Northwest five feet of the NORTHWESTERLY thirty five feet of lot 11." was interpreted as Intending to read as the NORTHWESTERLY 5 feet of the NORTHWESTERLY 33' of Lot 11. (5'x33' Buried Communication Facilities easement, Lot 11, Block 143)
- Right-of-way Grant to Wisconsin Bell, Inc. recorded December 10, 1986 in Volume 9253 of Records, page 7 as Document No. 1985076. (5' wide Buried Communication Facilities easement, Lots 3, 12-16, Block 143)
- Right-of-way Grant to Wisconsin Bell, Inc. recorded December 10, 1986 in Volume 9253 of Records, page 9 as Document No. 1985076. Re-recorded April 10, 1987 in Volume 9911 of Records, page 82 as Document No. 2009083. (5'x33' Buried Communication Facilities easement, Lot 11, Block 143)
- Right-of-way Grant to Madison Gas and Electric Company recorded January 16, 1987 in Volume 9403 of Records, page 50 as Document No. 1987191. (15' wide Underground Electric Easement, Lot 18, Block 143) (10' wide Underground Electric Easement, Lot 17-18, Block 143) (10'x58' Underground Electric Easement, Lot 16, Block 143) (10'x33' Underground Electric Easement, Lot 13, Block 143)
- Right-of-way Grant to Madison Gas and Electric Company recorded February 2, 1987 in Volume 9474 of Records, page 75 as Document No. 1984726. (Easement superseded and substituted by Document No. 2822458 see exception No. 21)
- Right-of-way Grant to Madison Gas and Electric Company recorded February 2, 1987 in Volume 9474 of Records, page 77 as Document No. 1984727. (10'x10' Underground Electric Easement, Lot 16, Block 143)
- Right-of-way Grant to Madison Gas and Electric Company recorded February 2, 1987 in Volume 9474 of Records, page 83 as Document No. 1984730. (Easement superseded and substituted by Document No. 2822458 see exception No. 21)
- Right-of-way Grant to Madison Gas and Electric Company recorded February 2, 1987 in Volume 9474 of Records, page 85 as Document No. 1984731. (10' wide Underground Electric Easement, Lot 8-9, Block 133) (10'x10' Underground Electric Easement, Lot 10, Block 133)
- Right-of-way Grant to Madison Gas and Electric Company recorded December 30, 1990 in Volume 9474 of Records, page 86 as Document No. 1984732. Re-recorded February 13, 1987 in Volume 9228 of Record's page 982 as Document No. 1997200. (10'x58' Underground Electric Easement, Lot 11, Block 143)
- Reservation and conditions contained in Warranty Deed recorded February 11, 1987 in Volume 9317 of Records, page 31 as Document No. 1985897. (Sign Easement, SW 1/2 of Lot 11, the SE 80' of the NE 1/2 of Lot 11 and the SE 80' of Lot 10, Block 143)
- Reservation and conditions as contained in Warranty Deed recorded March 13, 1988 in Volume 11184 of Records, page 9 as Document No. 2070527. (5'x65' Electric Easement, Lot 18, Block 144)
- Right-of-way Grant to Madison Gas and Electric Company recorded December 30, 1990 as Document No. 2822458. (10'x81' Underground Electric Easement, Lot 10 - 11, Block 143)
- Groundwater Use Restriction recorded August 22, 2005 as Document No. 3244563 (Lot 4, Block 143)
- Right of First Refusal recorded March 10, 1986 in Volume 11188 of Records, page 40 as Document No. 2070680 (Lot 16, South 34 feet Lot 17, Block 144)
Amendment of Right of First Refusal recorded February 15, 2011 as Document No. 4745489 (affect Lot 16, South 34 feet Lot 17, Block 144)
- Redevelopment Plan for the 800 East Washington Avenue Redevelopment District recorded September 14, 2005 as Document No. 4107840. (48 of Block 143)

LEGEND

- 3/4" x 24" ROUND IRON RE-BAR WEIGHING 1.50 LBS/LF (SET) (UNLESS NOTED)
- 3/4" IRON RE-BAR (FOUND) (UNLESS NOTED)
- CHAIN LINK FENCE
- EASEMENT NUMBER (SCHEDULE "B" EXCEPTIONS)
- UTILITY POLE
- WATER VALVE
- GAS VALVE
- GAS LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD TELE COMMUNICATIONS LINE
- WATER MAIN
- STORM SEWER
- SANITARY SEWER
- MONITORING WELL
- LIGHT POLE
- STREET SIGN
- TRAFFIC SIGNAL POST
- DECIDUOUS TREE DIAMETER 2" TO 24" CANOPY 4' TO 30'
- FIRE HYDRANT
- CLEAN OUT, M.H., VALVE, ETC (UNDETERMINED)
- CATCH BASIN (UNLESS NOTED)
- TRAFFIC FLOW ARROW
- CONCRETE
- ASPHALT/GRAVEL (AS NOTED)

OWNER'S
East Washington LLC & East Washington LLC II
801 East Washington Avenue
Madison, WI 53703

SURVEYOR
PAULSON & ASSOCIATES, LLC
Daniel A. Paulson
136 West Hollum Street
Deford, WI 53532
dan@paulsonllc.net



PAULSON & ASSOCIATES, LLC
136 WEST HOLLUM STREET DEFORD, WI 53532 (608)846-2523
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ALTA/ACSM LAND TITLE SURVEY

DON MILLER PROPERTIES
BEING LOTS 7-12, BLOCK 133, LOTS 1-3 AND 15-18, BLOCK 132 AND PART OF LOTS 1-18, BLOCK 144, ORIGINAL PLAT OF MADISON LOCATED IN THE SW 1/4 OF THE NE 1/4, THE SE 1/4 OF THE NW 1/4, THE NE 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SE 1/4, SECTION 13, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

JOB NO. 10-097	DRAWING NO.	DRAWN BY TRP
REV.	REVISIONS	DATE 08-27-11