

Union Corners Development Opportunity



Madison, Wisconsin

A Request for Proposals

The City of Madison, Wisconsin, is soliciting proposals for the purchase and redevelopment of several parcels located at Union Corners.

Disclosure and Disclaimer

This Request for Proposals (“RFP”) is being furnished to the recipient by the City of Madison (the “City”) for the recipient’s convenience. Any action taken by the City in response to submissions, made pursuant to this RFP, or in making any awards or failure or refusal to make any award pursuant to such submissions, or in any cancellation of awards, or in any withdrawal or cancellation of this RFP, either before or after issuance of an awards, shall be without any liability or obligation on the part of the City and its officials and employees.

The City, in its sole discretion, may withdraw this RFP before or after receiving submissions, may accept or reject any or all submissions, and may waive any irregularities if the City deems it appropriate and in its best interest. The City shall determine the responsiveness and acceptability of any proposal submitted.

Prospective developers should rely exclusively on their own investigations, interpretations and analyses in preparing and submitting proposals, and should not rely on communications with City staff or officials. The City makes no warranty or representation that any submission which conforms to the requirements of this RFP will be selected for consideration, negotiation, or approval.

The City and the selected developer(s) will be bound only if and when a submission, as same may be modified, and any applicable definitive agreements and budgetary authorizations pertaining thereto, are approved by the Common Council of the City of Madison and then only pursuant to the terms of the definitive agreements executed among the parties.

NOTE: All submissions and supporting data shall be subject to disclosure as required by State law. The City anticipates making the proposals publicly available shortly after the submission period closes.

1. Introduction

The City of Madison, Wisconsin, is soliciting proposals for the purchase and redevelopment of several large sites (collectively the “Sites”) known as Union Corners (“Union Corners”) from developers with demonstrated experience in the redevelopment of urban properties (“Developers”). The Sites, totaling approximately 11.41 acres, are located on the east side of Madison near the intersection of East Washington Avenue and Milwaukee Street at 2504, 2507, and 2340 Winnebago Street. This Request for Proposals (“RFP”) provides prospective developers with information to assist in the preparation of a competitive proposal, proposal submission requirements, and the process that will be used to select proposals for the Sites.

2. Vision

The City believes that Union Corners could be one of the most exciting development opportunities in Madison. Union Corners has a rich history as a home to members of the Ho-Chunk Nation, a gathering spot for Union Soldiers after training at Madison’s Camp Randall before they shipped off to serve in the Civil War, and as a site of innovation and manufacturing. Union Corners is a large, clean, pad-ready site that can accommodate a mix of uses, densities, and designs that address both busy East Washington Avenue and the nearby residential neighborhoods. The site has excellent transportation access and opportunities and could be a site for future commuter rail. The City is anxious to create economic and community value by making the site available and is seeking partners to invent its next incarnation.

3. Background

The City of Madison is a thriving innovation and business hub and a capital city. The Madison metro area has a population of approximately 490,000 and grew at a rate of approximately 14.4% from 2000 to 2010 (approximately 1.4% annual growth). The Sites are located on Winnebago Street, East Washington Avenue - a major commercial arterial street, and Milwaukee Street. The Sites are situated in the Schenk-Atwood-Starkweather-Yahara neighborhood and near the Worthington Park, Emerson East and Eken Park neighborhoods.

The site is poised to be redeveloped quickly:

- The Sites are contained in an existing Tax Increment District (TID #37)
- The Sites were purchased using Land-Banking funds. A phased take-down could reduce holding costs
- The Sites were the subject of extensive planning efforts that resulted in an approved General Development Plan (GDP) completed in 2005 and a Specific Implementation Plan (SIP) approved in 2006. This previous plan (the “McGrath plan”) called for 450 planned housing units and 110,000 square feet of retail or commercial space. It should be noted that the approvals for the McGrath plan have lapsed.
- The Sites were the subject of a design competition held in conjunction with the 2011 Congress for the New Urbanism
- The location along East Washington Avenue experiences approximately 60,000 vehicles traffic flow each day

- Proximate access to Interstates 90 and 94 and U.S. Highways 51 and 151
- Six minute drive-time to State Capitol and thirteen minute drive-time to the Dane County Regional Airport
- The Sites have excellent access to transit options, including bike routes and potential future commuter or high speed rail.

The City's vision is to facilitate development that is sensitive to and takes advantage of both the commercial potential along East Washington Avenue and the adjacent residential neighborhoods. The previously approved GDP-SIP for the site is available for review. Respondents to this RFP are encouraged to review this plan. The City is seeking creative and vibrant proposals for the Sites.

Quality will be a key consideration in the City's evaluation of the proposals. The City is seeking redevelopment proposals for these Sites that will increase the City's tax base, provide an opportunity to capture employment and retail opportunities, communicate strong design elements, and enhance available housing options. Developers submitting proposals should be able to demonstrate these goals within their plans. Developers may partner with City agencies, such as the CDA or Library, when submitting a proposal.

City Acquisition Process

The City of Madison acquired the Sites for \$3.577 million (including pro-rated taxes and closing costs) in 2010 by using City land banking funds. The land banking fund sets forth criteria to guide making a determination about whether or not the City should purchase a property using land banking funds. The Sites met the majority of the City's land banking fund property selection criteria, including:

- The property can be acquired at below-market price;
- Redevelopment/development of the property will enhance neighborhood viability and stability, encourage economic development, and generate additional property tax revenue;
- Redevelopment/development of the property will have a catalytic impact, stimulating additional redevelopment/development within the surrounding area;
- Acquisition will prevent a large development parcel from being subdivided into smaller parcels in situations where subdivision into smaller parcels would provide less opportunity to achieve the goals outlined in the plans and PUDs noted below;
- Future use of the property has been outlined in adopted City plans or Planned Unit Developments (PUDs);
- Barriers to redevelopment/development (holding costs, demolition costs, environmental remediation, etc.) can be more easily eliminated if the property is owned by the City;
- Redevelopment/development of the property could presumably occur within five (5) years of purchase by the City;
- The property is located along a transportation corridor which would provide transit-oriented development (TOD) opportunities;

- The land banking investment has the potential of leveraging additional Federal, State, and Local (BREWD and TIF) funding (1 point).

The Land Banking Funds also include property sale guidelines. These guidelines will be utilized as a part of this RFP process. They are:

- The purchaser has presented a clear and detailed proposal for how he or she will develop the property.
- The purchaser has demonstrated the financial wherewithal to complete the transaction, and implement his or her proposal.
- The purchaser has demonstrated the ability to implement his or her proposal within a timeframe consistent with industry standards.
- The purchaser has secured land use approvals and development entitlements for his or her proposal.
- The property will be sold or leased at market value, with a goal that the City will be compensated at a level at or above the original cost of purchasing the property.
- The property will remain taxable after the purchaser has implemented his or her proposal (NOTE: The City may work with developers who wish to include non-profit or tax-exempt users through a vehicle such as PILOT payments).
- The transaction is approved by the Common Council, with referrals to the Economic Development Committee and Board of Estimates.

4. RFP Site Project Goals

The Goals below have been identified by the Union Corners Committee as being critical components of a successful proposal.

- **Development Team**
 - The City has a strong preference for proposals that consider the entire site (or at least the entire 2504 Winnebago parcel). This may take the form of a master developer or coordination between a team of developers. The City will consider proposals for portions of the site, but would like to see compatible uses across the site and requests a conceptual site plan for the entire site be included to demonstrate how the proposed development would relate to development on the balance of the site.
- **Uses that are compatible with the neighborhood including:**
 - Both private and public end-users are desirable
 - A mix of uses that incorporate ground-level retail where feasible. Neighborhood-serving retail is especially welcome
 - Commercial components with anchor tenants
 - Mix of pedestrian and family-friendly residential housing types and options, for example, co-housing options and larger units
 - Public infrastructure, such as a library
 - Green space, public space, or urban agriculture
 - Transportation-oriented development

- Development generally consistent with:
 - Schenk-Atwood-Starkweather-Worthington Park Neighborhood Plan
 - East Washington Avenue – Old East Side Master Plan
 - City of Madison Comprehensive Plan
 - Other adopted City plans
- **Site**
 - Successful proposals will make use of existing infrastructure
 - The City expects structured parking to meet the majority of parking needs. In particular, the City expects that proposals for commercial projects and multi-family residential projects will incorporate structured parking.
 - Access and incorporation of green space, including public space that is respectful of the site's place in the City's history, should be included in proposals.
 - Single user large format retail structure surrounded by a sea of parking are discouraged (see MGO 33.24(4)(f)). Retail sites are encouraged to follow the concepts of New Urbanism
 - Heights that are compatible with surrounding neighborhood
 - The City desires a diversity of building design
- **Values - The City desires proposals that express the following values:**
 - Sustainability (See appendix)
 - Respect for the cultural history of site including the industrial heritage of Rayovac French Battery Building, as well as the connection to the Civil War and the Ho-Chunk tribes that inhabited the area.
 - Development that makes employment, including ladder careers, available to residents of the surrounding neighborhoods.
 - Development that faces the neighborhood (as well as development expected to face East Washington Ave)
 - Transit Oriented Development (TOD) that includes alternative forms of transportation, including pedestrian-friendly development
 - Develop the site at urban densities

5. Available Resources

Several resources are available to help respondents understand past planning efforts undertaken for the area and the previously approved McGrath plan. Respondents are free to draw from these or reference them as desired.

Madison Rezoning Page. This is a link to the City of Madison's rezoning page for the Sites. It includes site plans that were previously approved for the McGrath proposal:
<http://www.cityofmadison.com/planning/projects/rezoning/2525ewa.html>

McGrath Plan. The McGrath plan for the Sites included a series of buildings of a variety of densities and was expected to include 450 residential units and over 100,000 square feet of commercial space. The plan anticipated providing 938 parking spaces through a combination of surface, street, and structured parking. It should be noted that developers are free to propose new plans for the site. To achieve a similar level of density, the City anticipates the need for

structured parking to be incorporated into or adjacent to buildings. The City may provide financial assistance, through TIF or other means, for the construction of structured parking on the Sites. The City will also consider financial assistance for shared parking structures between multiple redevelopment projects when such parking facilities are more financially feasible than single-use facilities for individual redevelopments projects.

The McGrath plan preserved many of the bricks and the concrete company sign from the French Battery building that was previously located on the site and anticipated reconstructing this historic building and incorporating it into new development.

SASYNA Union Corners Temporary / Transitional Uses Committee. The SASYNA Union Corners Temporary / Transitional Uses Committee was charged by SASYNA to identify criteria for deciding appropriate temporary and transitional uses, help put mechanisms in place to support those uses, and provide a model for land banked properties in the City of Madison. Additional information on these efforts can be found at the website below:

<http://www.sasyrna.org/index.php/recent-activities/uc/>

Friends of Union Corners Community Benefits Agreement. It should also be noted that the Friends of Union Corners, a neighborhood based organization, created a proposed Community Benefits Agreement (“CBA”) after the McGrath project failed. This CBA can be found at the link below:

<http://madison.legistar.com/LegislationDetail.aspx?ID=1135267&GUID=03D7C7ED-29C5-4DA1-A007-C724D00A4876&Options=ID|Text|&Search=26598>

Congress for the New Urbanism Design Competition. In conjunction with the Congress for the New Urbanism held in Madison in 2011, a design competition was held for the Union Corners site. The competition resulted in approximately 20 different designs. The City of Madison encourages developers to review the designs other information posted below:

(<http://www.cityofmadison.com/planning/unioncorners/>)

Schenk-Atwood-Starkweather-Yahara Neighborhood Association. This is a link to the website for the neighborhood association that contains the Sites:

<http://www.sasyrna.org/>

Emerson East Neighborhood Association. This is a link to the website for the neighborhood across East Washington Avenue from the Sites:

<http://www.emersoneast.org/>

Worthington Park Neighborhood. This is a link to the Worthington Park Neighborhood Website.

<http://www.worthingtonpark.org/>

6. Adopted Plans and Design Guidelines

The following will govern the redevelopment of the Sites:

Adopted Plans.

As mentioned above, there are several adopted City plans that cover Union Corners. Together these plans represent the community's desires for the future of the area. In particular, the Schenk-Atwood-Starwkeather-Worthington Park (SASWP) Neighborhood Plan and the East Washington Avenue – Old East Side Plan were developed with extensive input from the surrounding neighborhood, businesses, and other stakeholders. Although these plans were adopted in 2000, these groups have remained active in the planning for these Sites through the McGrath planning process and the CNU design competition. Respondents to the RFP will need to engage these groups throughout the design, development, and entitlement processes.

Design Guidelines. Development within the District is subject to the requirements and guidelines established for Urban Design District #5. Developers will be required to follow these requirements and guidelines, which are available at:

<http://www.cityofmadison.com/planning/documents/UDDDist5.pdf>

East Isthmus Neighborhoods Planning Council and City of Madison Page. This is a link to a website that discusses the previous neighborhood process and provides various documents. This process resulted in the approved site plan:

<http://www.cityofmadison.com/planning/unioncorners/>

Schenk-Atwood Neighborhood Business District. The link below is for the Schenk-Atwood Neighborhood Business District Master Plan, finalized in 2000. This Business District borders the Sites.

<http://www.cityofmadison.com/planning/ndp/schenkatwoodrpt3.pdf>

Emerson East / Eken Park Neighborhood Plan. This is a link to the Emerson East / Eken Park neighborhood plan adopted in 1998 and referenced below:

<http://www.cityofmadison.com/planning/ndp/emerson.pdf>

Schenk-Atwood-Starkweather-Worthington Park Neighborhood Plan. This is a link to the neighborhood plan adopted in 2000 and referenced below:

<http://www.cityofmadison.com/planning/ndp/schenk.pdf>

East Washington Avenue - Old Eastside Master Plan. This is a link to the East Washington Avenue – Old Eastside Master Plan adopted in 2000:

<http://www.cityofmadison.com/planning/unioncorners/EWashRpt%208-00.pdf>

More Neighborhood Plan Information. Respondents who wish to review neighborhood information and plans are encouraged to visit the City's neighborhood site:

<http://www.cityofmadison.com/neighborhoods/>

District and Site Information



The Sites total 497,191 square feet (approximately 11.41 acres) and are located on Winnebago Street near the intersection of East Washington Avenue and Milwaukee Street, as described and shown below and shown in the attached Certified Survey Maps (see Appendix A).

The characteristics of the Sites include but are not limited to the following:

- The Sites are shovel-ready. All known environmental issues have been or are being addressed by the City.
- The Sites are located in Tax Increment Financing District (“TID”) # 37 (Union Corners) which was created in 2006 and expires in 2033.
- Full utilities are available to the Sites. The City has invested over \$2.5 million on road, storm water, and sewer improvements.
- East Washington Avenue was recently reconstructed and additional work is not anticipated in the near term.
- The intersection at East Washington Avenue and 6th Street is designed for signalization when development at Union Corners warrants the installation of a traffic light.
- The Sites were formerly zoned C2 and M1. In 2006, the Sites were rezoned PUD(SIP). This conceptual site plan was included in materials that can be accessed through the link above listed under Resources.
- The existing billboard will be removed at the City’s expense prior to conveyance.

The Sites are located adjacent to the Metropolitan Unified Fiber Network (“MUFN”). MUFN is a collaborative metro fiber-optic network serving education, health, government, and non-profit organization anchor institutions in the Madison, Middleton, and Monona, WI area. It unifies existing telecom resources to facility enhanced internet, point-to-point connectivity, and application sharing. Additional information on MUFN can be found at the website below:

<http://www.mufn.org/>

The Sites are currently comprised of three individual parcels as depicted above and shown on the attached Certified Survey Maps.

7. No Representations and Warranties: AS-IS Condition.

It is the intent of the City to sell the Sites in “as-is” condition, with all faults. The City disclaims all warranties and representations that concern the Sites. The Developer shall rely on its own inspections and shall be solely responsible for the structures and materials located on the Sites from and after the date of closing. The Developer will have relied exclusively upon its own inspections and reviews, and not upon any representation or warranty of the City or its agents or employees.

The City is prepared to negotiate an option period for the Sites upon review and selection of proposals submitted through this RFP.

8. Purchase Price

All proposals must include a price at which the Developer(s) propose to purchase the Site(s) or a portion of the Sites. The Sites were purchased using Land Banking Funds which require that “the property will be sold or leased at market value, with a goal that the City will be compensated at a level at or above the original cost of purchasing the property.” The City reserves the right to negotiate the purchase price after submittal of the proposals with the prospective Developer(s).

The City has set an asking price of \$18 / SF on the East Washington Avenue frontage. There are no pricing guidelines for the balance of the site.

The City is not obligated to sell Site(s) to Developer(s) based solely on the highest price offered. In addition to recovering the City Costs, the City desires to maximize the long-term property tax base and employment potential of the Site(s).

9. Development Entitlements

There are several concurrent approvals that will need to occur for a Developer to receive full entitlement to proceed. Projects within the Sites will likely require Plan Commission, Urban Design Commission (“UDC”), and Common Council review and approval.

Zoning

Zoning is the first consideration. The Sites are currently zoned PUDSIP (Planned Unit Development – Specific Implementation Plan) from a previous redevelopment proposal. This zoning, however, has expired and re-zoning of the Sites will be required.

The City is currently drafting a new zoning ordinance, which may be adopted by the end of 2012. The new ordinance is being crafted in such a way that districts better reflect the City’s desired vision for properties contained within. This could accelerate the zoning review aspects of the project depending on when the new zoning ordinance becomes effective.

Neighborhood Process

The entitlement process has two main parts. The first is pre-application, in which the Developer meets with adjacent neighborhood associations (SASYNA, Worthington Park, Eken Park, Emerson East) to present the proposal, listen to feedback, and make adjustments accordingly. The Alderpersons (<http://www.cityofmadison.com/council/>) of the Districts (primarily District 6 and also District 12) and City staff are available to assist the Developer through this process.

Plan Commission Approval

The second half of the process is the formal review of an application once it has been submitted to the City. Developers should plan for both the pre-application and formal application phase of the entitlement process to last between four (4) and six (6) months for projects within the Capitol East District. As noted above, the more aligned a proposal is with the adopted plan, the quicker the process will be.

Urban Design Commission Approval

Finally, as the largest parcel is within Urban Design District #5, the architecture and design of proposed structures on that parcel (and potentially others depending on the nature of the proposal) will be subject to UDC approval.

10. City Assistance

Facilitating the redevelopment of Union Corners is a high priority for the City. The City will assist successful Developer applicants by:

- Providing information and assistance obtaining entitlements as noted above.
- Facilitating meetings with various stakeholders as needed (e.g., City staff, elected officials, neighborhoods, etc.)
- Providing information on TIF and the TIF application process.
- Assisting developers in accessing other financial resources (e.g., New Market Tax Credits, bond programs, affordable housing tax credits, state programs, etc.)

11. Proposal Requirements

Each proposal should contain all of the following information. While the City is interested in quality and well thought through proposals, brevity is strongly encouraged. Developers may submit multiple proposals. Each section below should be identified in proposals by tabbed sections or cover pages.

1. Development Team
 - a. Describe the composition, expertise, and experience of the development team, including examples of previous successful project.
2. Design Concept / Land Use(s)
 - a. Describe the development program and concept.
 - b. Submit preliminary site and building plans, building elevations, and sketches with enough detail to help communicate development concept.
 - c. Indicate the development land uses, prospective business types, along with unit counts and square feet per use.
 - d. Demonstrate/describe the development's compatibility with the surrounding context and how it adds vitality to the surrounding blocks.
 - e. Describe any unique design elements or other features that make the proposal a signature development.
 - f. Proposals for the 2504 Winnebago site should provide a conceptual site plan for the entire site, specifically how the proposal would interface with future development.
 - g. The City would prefer a proposal for a master developer for all three parcels. However, the City will also accept proposals for redevelopment proposals on one, two, or three of the parcels. While the City would prefer to select a single development team for the 2504 Winnebago Street parcel, the City would consider proposals to subdivide this parcel.
3. Economic and Community Benefits

- a. Indicate the purchase price to be paid for the Site(s) along with any financing conditions or contingencies. The purchase price and any related information should be sealed separately in an envelope labeled with the development team or proposal's name clearly identified. No references to purchase price should be included elsewhere in the proposal.
 - b. Explain the financial strategy (including sources and uses of funds) and demonstrate project feasibility. If utilizing New Market Tax Credits, Midwestern Disaster Area bonds, or other financial assistance programs, indicate team's experience with these financing methods. Include an estimate of any and all City assistance that the developer will request at a future date.
 - c. Summarize the overall economic impact and tangible benefits for the City, including tax base generation, construction jobs, and permanent jobs.
 - d. Outline any other community benefits the proposed project will generate
4. Ownership Structure
- a. Describe the development firm's desired approach for securing ownership; outline the firm's desire to secure an option on the property and for how long.
5. Process / Timeline
- a. Provide a timetable for each major phase of the project.
 - b. Provide a summary of the marketing approach/plan if applicable.
 - c. Describe a neighborhood participation process or plan.
 - d. Timeframe for phasing and development.

13. Additional Information

- The City reserves the right to reject any or all proposals for any reason at its sole discretion.
- The City reserves the right to combine development proposals and suggest development partnerships between development proposals.
- If no development proposal is selected, or the selected Developer(s) is unable to finalize an agreement with the City, the City reserves the right to advance development proposals as they come forward.

14. General Selection Criteria and Process

The City has created an ad hoc Union Corners Committee, which will be responsible for evaluating the proposal based on the following criteria:

- Development team's expertise, experience, and financial capacity.
- Quality and attractiveness of the proposed development.
- Economic feasibility of the proposed development.
- Understanding of and adherence to adopted plans and design guidelines for the Sites.
- Value of the estimated tax base to be generated by the development.
- Permanent employment to be generated by the proposed development and quality, quantity, and range of housing units to be generated
- Purchase price to be offered for the Sites.

- Overall responsiveness to the RFP requirements.

The Union Corners Committee will make all responses to this RFP public available. The Committee will likely invite respondents to a publicly-noticed committee meeting to present their proposals.

Upon selection, the committee will make a recommendation to the City's Common Council. Staff will negotiate and develop term sheets for selected developers and the Common Council will approve these terms and conditions and authorize the execution of an option, or a Purchase and Sale Agreement.

15.RFP Proposed Schedule

Friday, June 15	- RFP released
June 28, 2012	- Pre-Submission Meeting Location (2:30 PM, Location Madison Municipal Building, 215 Martin Luther King Jr. Blvd, Room 110)
Friday, July 27	- Proposal Submission Deadline (Due 12:00 noon CDT)
Week of July 30	- Proposal review and release to public
Week of August 6 or 13*	- Developer presentations to Union Corners Committee
Week of August 13 or 20*	- Union Corners Committee deliberation and selection
August/September*	- Negotiation of option/sale terms with selected developer(s)
September*	- Resolution(s) introduced at Common Council
September/October*	- Economic Development Committee action on resolution(s)
September/October*	- Plan Commission action on resolution(s)
September/October*	- Board of Estimates action on resolution(s)
October*	- Common Council approval of resolution(s)

Developers should plan for a 4-6 month minimum entitlement schedule following the Common Council approval date.

* Exact timing will depend on length of Union Corners Committee availability, complexity of negotiation, and length of Union Corners Committee, other committee, and Common Council deliberations.

SUBMISSION OF PROPOSALS AND PROPOSAL DEADLINE

Proposals must be submitted in sealed envelopes or boxes by **12:00 noon Central Daylight Time on Friday, July 27, 2012** to:

Economic Development Division
City of Madison
215 Martin Luther King Jr. Boulevard, Room 312
P.O. Box 2983
Madison, WI 53701-2983

Twelve (12) copies of the proposal shall be submitted, along with a complete Word or PDF document containing the proposal on a thumb drive or CD in a sealed box or envelope. All graphic images included in the proposal shall be included on the thumb drive or CD.

Proposal submissions should be organized in an 8.5” x 11” format with tabbed sections corresponding to the Submission Requirements listed in the “Proposal Submission Requirements” Section of this RFP. Any images, site plans, elevations, cross-sections, etc. should be in scalable format and put on sheets no larger than 11” x 17”.

The purchase price and any related information must be sealed in a separate envelope and clearly labeled with the development team or proposal’s name. This information should either be excluded from digital submissions or thumb drive / CD or clearly identified as a separate document.

Late responses will not be accepted and will be returned unopened.

Contact Information:

All questions related to this RFP should be directed to:

Don Marx
Manager, Office of Real Estate Services
Economic Development Division
Email: dm Marx@cityofmadison.com
Phone: 608.267.8717

If necessary, the City will issue an addendum to this RFP if questions demonstrate that an addendum is needed. The City may extend the due date if it judges it necessary.

APPENDIX A

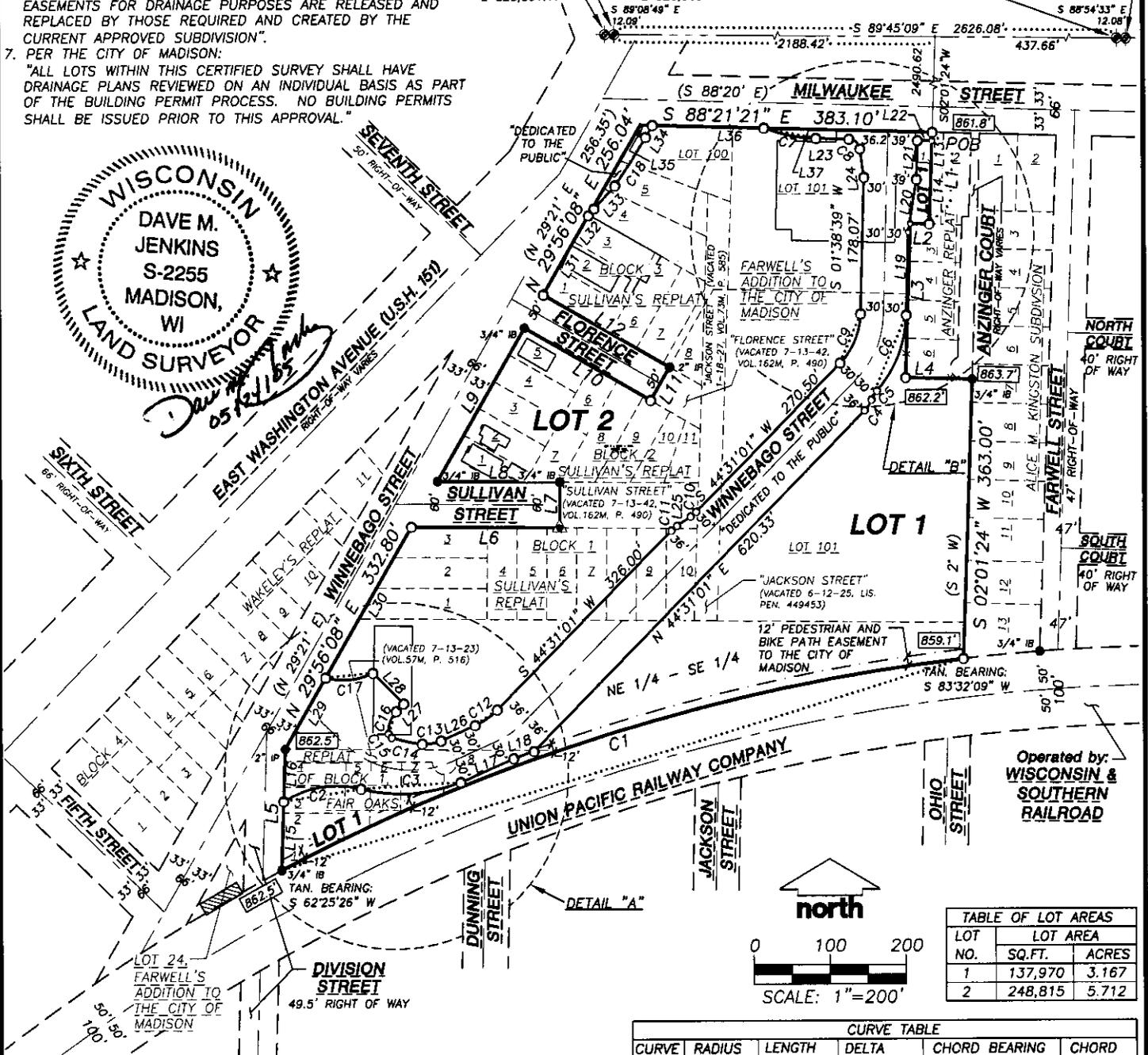
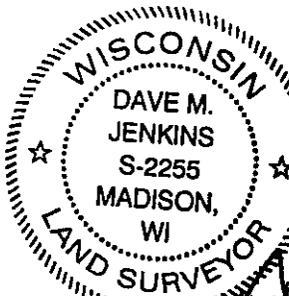
CERTIFIED SURVEY MAP NO. 11774

PART OF LOTS 100 AND 101, FARWELL'S ADDITION TO THE VILLAGE (NOW CITY) OF MADISON; ALL OF THE "REPLAT OF BLOCK 1, FAIR OAKS"; AN UNNAMED CUL-DE-SAC VACATED IN VOL 57 MISC, PAGE 516; ALL OF "SULLIVAN'S REPLAT"; THE WEST 25 FEET OF LOT 1, BLOCK 1, ANZINGER'S REPLAT; PART OF JACKSON STREET, NOW VACATED; PART OF FLORENCE STREET, NOW VACATED; PART OF SULLIVAN STREET, NOW VACATED; AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SIX (6), TOWN SEVEN NORTH (T7N), RANGE TEN EAST (R10E), IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES (CONTINUED)

6. PER THE CITY OF MADISON:
 "IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENTS FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION".
7. PER THE CITY OF MADISON:
 "ALL LOTS WITHIN THIS CERTIFIED SURVEY SHALL HAVE DRAINAGE PLANS REVIEWED ON AN INDIVIDUAL BASIS AS PART OF THE BUILDING PERMIT PROCESS. NO BUILDING PERMITS SHALL BE ISSUED PRIOR TO THIS APPROVAL."

SOUTH 1/4 CORNER, SECTION 31, T8N, R10E, BRASS CAP IN CONCRETE MONUMENT FOUND N 494,549.42 E 828,891.17	NORTH 1/4 CORNER, SECTION 6, T7N, R10E, BRASS CAP IN CONCRETE MONUMENT FOUND N 494,549.24 E 828,803.26	SOUTHEAST CORNER, SECTION 31, T8N, R10E, BRASS CAP IN CONCRETE MONUMENT FOUND N 494,537.89 E 831,529.32	NORTHEAST CORNER, SECTION 6, T7N, R10E, BRASS CAP IN CONCRETE MONUMENT FOUND N 494,537.66 E 831,541.40
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LOT NO.	SQ. FT.	ACRES
1	137,970	3.167
2	248,815	5.712

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	2551.78'	940.26'	21°06'43"	S 72°58'48" W	934.95'

LEGEND

- SECTION CORNER
- IRON STAKE FOUND, AS NOTED
- ▲ PK NAIL FOUND
- 3/4" X 24" REBAR SET
- MAG NAIL SET IN CONCRETE
- ▭ BUILDINGS
- ▭ PROPERTY LINE
- ▭ PLATTED LINE
- ▭ SECTION LINE
- ▭ EASEMENT LINE
- ▭ FENCE
- 860.2' ELEVATION AT LOT CORNER PREVIOUSLY RECORDED INFORMATION

NOTES

- BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE, 1991.
- BOUNDARY SURVEY PERFORMED BY JENKINS SURVEY & DESIGN, INC. OCTOBER 9, 2006.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK IS 3/4" REBAR MARKING THE MEANDER CORNER FOR THE WEST 1/4 OF SECTION 5, T7N, R10E, PUBLISHED ELEVATION = 862.467'.
- SEE SHEETS 2 AND 3 FOR INTERIOR LOT CURVE AND LINE TABLES AND LOT DETAILS.
- EXCEPT FOR SOME UTILITY FACILITIES TO BE DETERMINED, ALL EXISTING IMPROVEMENTS CONTAINED WITHIN THE BOUNDARY OF THIS CERTIFIED SURVEY MAP ARE TO BE REMOVED OR RELOCATED.

ISSUE DATE: MAY 24, 2006

LINE	BEARING	LENGTH
L1	S 02°01'24" W	120.00'
L2	N 88°10'36" W	25.00'
L3	S 02°01'24" W	200.82'
	(S 2° W)	(200')
L4	S 88°21'20" E	87.50'
	(S 88°20' E)	
L5	N 01°49'37" E	157.67'
	(N 0°19' W)	
L6	S 89°32'32" E	193.98'
L7	N 00°17'34" E	60.00'
L8	N 89°32'32" W	159.90'
L9	N 29°56'08" E	229.59'
	(N 29°21' E)	(230')
L10	S 60°08'21" E	189.79'
L11	N 29°56'08" E	49.87'
	(S 0')	
L12	N 60°08'21" W	189.79'

PREPARED BY:
JSD - Engineers - Surveyors
 Jenkins Survey & Design, Inc.
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 PHONE: (608)848-5060

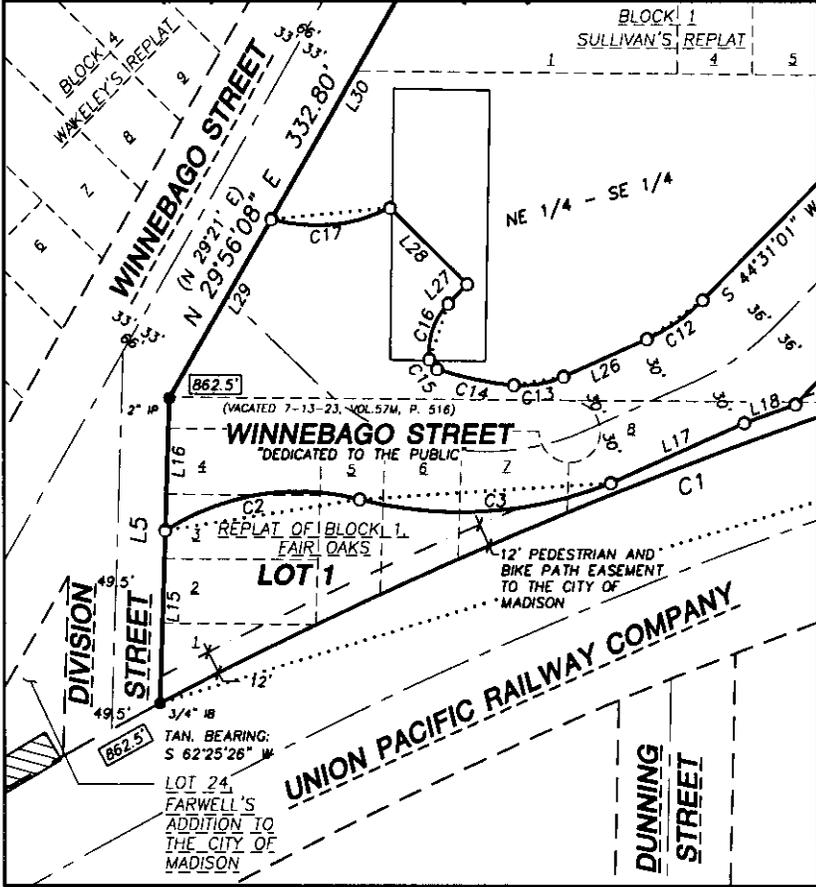
PREPARED FOR:
 UNION CORNERS, LLC
 103 HAMILTON STREET
 MADISON, WI 53703

PROJECT NO: 04-1559 SURVEYED BY: SO
 FILE NO: B-45 DRAWN BY: SO
 FIELDBOOK/PG: 161/40, 76 CHECKED BY: -
 SHEET NO: 1 OF 6 APPROVED BY: DMJ

VOL. 72 PAGE 134
 DOC. NO. 4196068
 C.S.M. NO. 11774

CERTIFIED SURVEY MAP NO. 11774

PART OF LOTS 100 AND 101, FARWELL'S ADDITION TO THE VILLAGE (NOW CITY) OF MADISON; ALL OF THE "REPLAT OF BLOCK 1, FAIR OAKS"; AN UNNAMED CUL-DE-SAC VACATED IN VOL 57 MISC, PAGE 516; ALL OF "SULLIVAN'S REPLAT"; THE WEST 25 FEET OF LOT 1, BLOCK 1, ANZINGER'S REPLAT; PART OF JACKSON STREET, NOW VACATED; PART OF FLORENCE STREET, NOW VACATED; PART OF SULLIVAN STREET, NOW VACATED; AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SIX (6), TOWN SEVEN NORTH (T7N), RANGE TEN EAST (R10E), IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

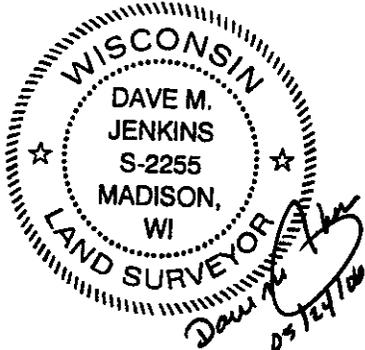


- LEGEND**
- ◆ SECTION CORNER
 - IRON STAKE FOUND, AS NOTED
 - ▲ PK NAIL FOUND
 - 3/4" X 24" REBAR SET
 - ⊕ MAG NAIL SET IN CONCRETE
 - ▭ BUILDINGS
 - ▨ BUILDINGS
 - PROPERTY LINE
 - - - PLATTED LINE
 - - - SECTION LINE
 - - - EASEMENT LINE
 - - - FENCE
 - X ELEVATION AT LOT CORNER
 - 862.2' PREVIOUSLY RECORDED INFORMATION

- NOTES**
1. BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE.
 2. BOUNDARY SURVEY PERFORMED BY JENKINS SURVEY & DESIGN, INC. OCTOBER 9, 2006.
 3. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK IS 3/4" REBAR MARKING THE MEANDER CORNER FOR THE WEST 1/4 OF SECTION 5, T7N, R10E, PUBLISHED ELEVATION = 862.467'.
 4. SEE SHEETS 2 AND 3 FOR INTERIOR LOT CURVE AND LINE TABLES AND LOT DETAILS.
 5. EXCEPT FOR SOME UTILITY FACILITIES TO BE DETERMINED, ALL EXISTING IMPROVEMENTS CONTAINED WITHIN THE BOUNDARY OF THIS CERTIFIED SURVEY MAP ARE TO BE REMOVED OR RELOCATED.
 6. PER THE CITY OF MADISON: "IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENTS FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION".
 7. PER CITY OF MADISON: "ALL LOTS WITHIN THIS CERTIFIED SURVEY SHALL HAVE DRAINAGE PLANS REVIEWED ON AN INDIVIDUAL BASIS AS PART OF THE BUILDING PERMIT PROCESS. NO BUILDING PERMITS SHALL BE ISSUED PRIOR TO THIS APPROVAL."

DETAIL "A"

SCALE: 1"=100'



CSM INTERIOR LOT LINE TABLE

LINE	BEARING	LENGTH
L13	S 02°01'24" W	10.77'
L14	S 02°01'24" W	109.23'
L15	N 01°49'37" E	89.50'
L16	N 01°49'37" E	68.17'
L17	N 65°56'05" E	75.94'
L18	N 70°19'18" E	28.30'
L19	N 01°38'39" E	108.39'
L20	N 09°05'53" E	69.39'
L21	N 01°38'39" E	50.69'
L22	N 89°27'00" E	19.00'
L23	S 88°25'35" E	43.42'
L24	S 07°50'12" E	37.67'
L25	S 55°38'32" W	21.36'
L26	S 65°56'05" W	47.51'
L27	N 44°29'56" E	14.00'
L28	N 45°29'52" W	56.41'
L29	N 29°56'08" E	106.77'
L30	N 29°56'08" E	226.03'
L31	N 29°56'08" E	118.95'
L32	N 39°10'28" E	11.73'
L33	N 42°20'50" E	40.76'
L34	N 29°38'17" E	17.88'
L35	S 88°21'21" E	15.71'
L36	S 88°21'21" E	146.25'
L37	S 88°21'21" E	221.14'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	2551.78'	940.26'	21°06'43"	475.52'	934.95'	S 72°58'48" W
C2	105.45'	129.70'	46°34'54"	55.83'	102.57'	N 80°58'31" E
C3	133.22'	212.30'	35°57'10"	68.88'	131.04'	N 86°17'23" E
C4	16.43'	41.50'	22°41'03"	8.32'	16.32'	N 33°10'30" E
C5	13.57'	39.50'	19°41'19"	6.85'	13.51'	N 31°40'38" E
C6	107.88'	155.00'	39°52'38"	56.23'	105.71'	N 21°34'58" E
C7	69.97'	206.00'	19°27'35"	35.32'	69.63'	S 78°41'48" E
C8	21.10'	15.00'	80°35'24"	12.72'	19.40'	S 48°07'53" E
C9	71.09'	95.00'	42°52'22"	37.30'	69.44'	S 23°04'50" W
C10	9.71'	50.00'	11°07'31"	4.87'	9.69'	S 50°04'47" W
C11	9.71'	50.00'	11°07'31"	4.87'	9.69'	S 50°04'47" W
C12	35.51'	95.00'	21°25'03"	17.97'	35.31'	S 55°13'33" W
C13	26.54'	52.90'	28°44'46"	13.56'	26.26'	S 80°18'28" W
C14	40.87'	169.00'	13°51'18"	20.53'	40.77'	N 78°23'30" W
C15	6.83'	6.00'	65°15'38"	3.84'	6.47'	N 38°50'02" W
C16	31.50'	35.60'	50°42'09"	16.87'	30.49'	N 19°08'51" E
C17	63.55'	86.10'	42°17'21"	33.30'	62.12'	S 84°36'04" W
C18	75.36'	774.50'	05°34'29"	37.71'	75.33'	N 32°25'30" E

ISSUE DATE: MAY 24, 2006

PREPARED BY:
JSD - Engineers - Surveyors
 Jenkins Survey & Design, Inc.
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 PHONE: (608)848-5060

PREPARED FOR:
 UNION CORNERS, LLC
 103 HAMILTON STREET
 MADISON, WI 53703

PROJECT NO: 04-1559
 FILE NO: B-45
 FIELDBOOK/PG: 161/40, 76
 SHEET NO: 2 OF 6

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

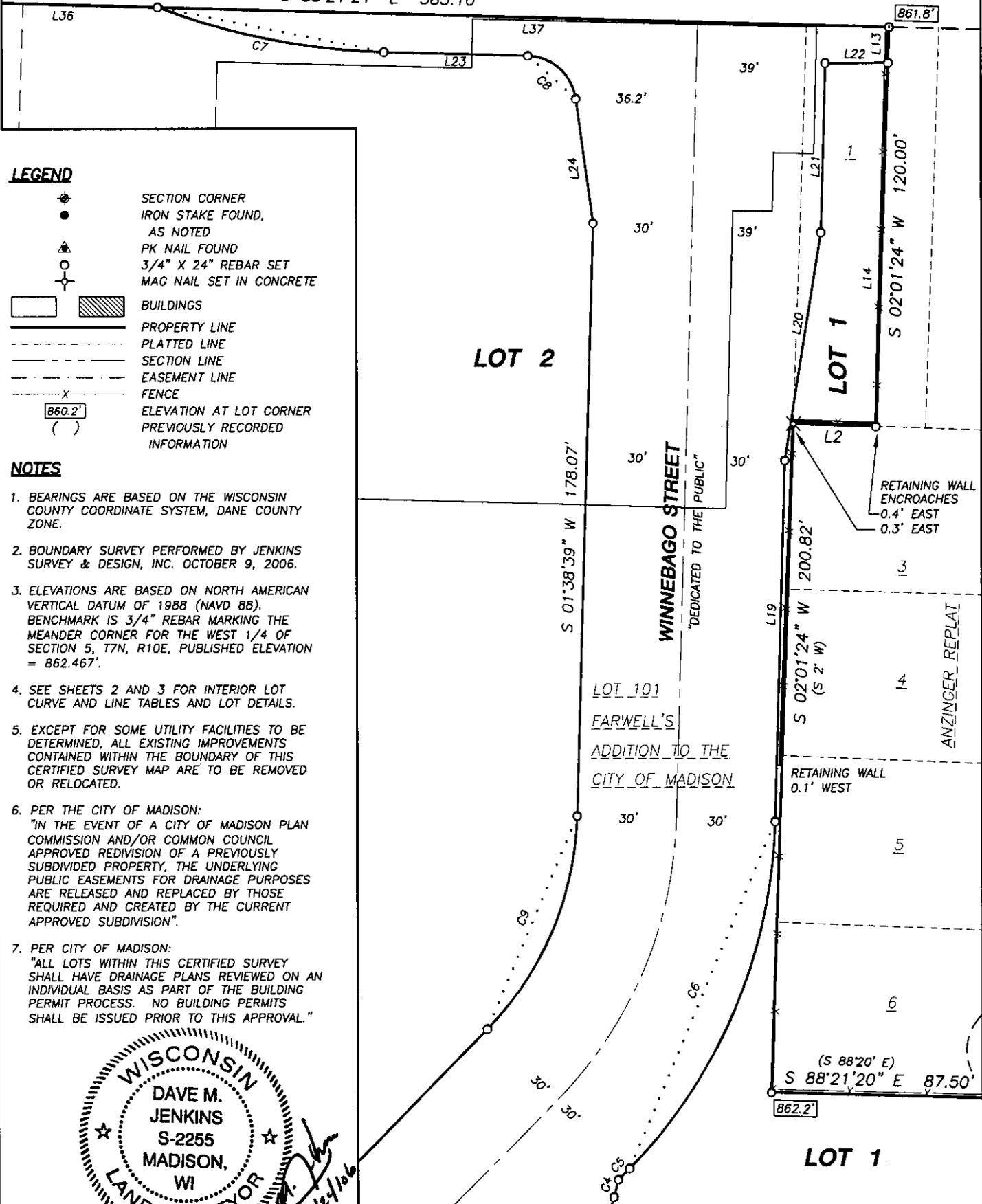
VOL. 72 PAGE 135
 DOC. NO. 4196068
 C.S.M. NO. 11774

CERTIFIED SURVEY MAP NO. 11774

PART OF LOTS 100 AND 101, FARWELL'S ADDITION TO THE VILLAGE (NOW CITY) OF MADISON; ALL OF THE "REPLAT OF BLOCK 1, FAIR OAKS"; AN UNNAMED CUL-DE-SAC VACATED IN VOL 57 MISC, PAGE 516; ALL OF "SULLIVAN'S REPLAT"; THE WEST 25 FEET OF LOT 1, BLOCK 1, ANZINGER'S REPLAT; PART OF JACKSON STREET, NOW VACATED; PART OF FLORENCE STREET, NOW VACATED; PART OF SULLIVAN STREET, NOW VACATED; AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SIX (6), TOWN SEVEN NORTH (7N), RANGE TEN EAST (R10E), IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

MILWAUKEE STREET

(S 88°20' E)
S 88°21'21" E 383.10'

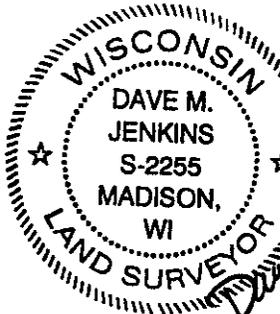


LEGEND

- SECTION CORNER
- IRON STAKE FOUND, AS NOTED
- ▲ PK NAIL FOUND
- 3/4" X 24" REBAR SET
- ⊕ MAG NAIL SET IN CONCRETE
- ▭ BUILDINGS
- ▨ BUILDINGS
- PROPERTY LINE
- - - PLATTED LINE
- - - SECTION LINE
- - - EASEMENT LINE
- - - FENCE
- 860.2' ELEVATION AT LOT CORNER
- () PREVIOUSLY RECORDED INFORMATION

NOTES

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2. BOUNDARY SURVEY PERFORMED BY JENKINS SURVEY & DESIGN, INC. OCTOBER 9, 2006.
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ISSUE DATE: MAY 24, 2006

north
SCALE: 1"=40'

PREPARED BY:
JSD - Engineers - Surveyors
Jenkins Survey & Design, Inc.
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

PREPARED FOR:
UNION CORNERS, LLC
103 HAMILTON STREET
MADISON, WI 53703

PROJECT NO: 04-1559
FILE NO: B-45
FIELDBOOK/PG: 161/40, 76
SHEET NO: 3 OF 6

SURVEYED BY: SO
DRAWN BY: SO
CHECKED BY: -
APPROVED BY: DMJ

VOL. 72 PAGE 136
DOC. NO. 4196068
C.S.M. NO. 11774

CERTIFIED SURVEY MAP NO. 11774

PART OF LOTS 100 AND 101, FARWELL'S ADDITION TO THE VILLAGE (NOW CITY) OF MADISON; ALL OF THE "REPLAT OF BLOCK 1, FAIR OAKS"; AN UNNAMED CUL-DE-SAC VACATED IN VOL 57 MISC, PAGE 516; ALL OF "SULLIVAN'S REPLAT"; THE WEST 25 FEET OF LOT 1, BLOCK 1, ANZINGER'S REPLAT; PART OF JACKSON STREET, NOW VACATED; PART OF FLORENCE STREET, NOW VACATED; PART OF SULLIVAN STREET, NOW VACATED; AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SIX (6), TOWN SEVEN NORTH (T7N), RANGE TEN EAST (R10E), IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

PART OF LOTS 100 AND 101, FARWELL'S ADDITION TO THE VILLAGE (NOW CITY) OF MADISON; ALL OF THE "REPLAT OF BLOCK 1, FAIR OAKS"; AN UNNAMED CUL-DE-SAC VACATED IN VOL 57 MISC, PAGE 516; ALL OF "SULLIVAN'S REPLAT"; THE WEST 25 FEET OF LOT 1, BLOCK 1, ANZINGER'S REPLAT; PART OF JACKSON STREET, NOW VACATED; PART OF FLORENCE STREET, NOW VACATED; PART OF SULLIVAN STREET, NOW VACATED; AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SIX (6), TOWN SEVEN NORTH (T7N), RANGE TEN EAST (R10E), IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 6; THENCE ALONG THE NORTH LINE OF SAID NE 1/4 OF SECTION 6 SOUTH 89°45'09" EAST, 2188.42 FEET; THENCE SOUTH 02°01'24" WEST, 2490.62 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MILWAUKEE STREET AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 02°01'24" WEST, 120.00 FEET TO THE NORTH LINE OF LOT 3, ANZINGER REPLAT; THENCE ALONG SAID NORTH LINE NORTH 88°10'36" WEST, 25.00 FEET TO THE WEST LINE OF SAID PLAT; THENCE ALONG SAID WEST LINE SOUTH 02°01'24" WEST, 200.82 FEET TO THE SOUTHWEST CORNER OF SAID PLAT; THENCE ALONG THE SOUTH LINE OF SAID PLAT SOUTH 88°21'20" EAST, 87.50 FEET TO THE SOUTHEAST CORNER OF SAID PLAT AND THE WEST LINE OF THE PLAT OF MRS. ALICE M. KINGSTON'S SUBDIVISION OF OUTLOT 102 IN FARWELL'S ADDITION TO THE VILLAGE OF MADISON; THENCE ALONG SAID WEST LINE SOUTH 02°01'24" WEST, 363.00 FEET TO A POINT ON A NON-TANGENT CURVE ON THE NORTH LINE OF THE UNION PACIFIC RAILWAY COMPANY RAILROAD CORRIDOR; THENCE ALONG SAID NORTH LINE 940.26 FEET ALONG THE ARC OF A 2551.78 FOOT RADIUS CURVE TO THE LEFT SUBTENDED BY A LONG CHORD BEARING SOUTH 72°58'48" WEST, 934.95 FEET TO THE EAST RIGHT-OF-WAY LINE OF DIVISION STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 01°49'37" EAST, 157.67 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WINNEBAGO STREET; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE NORTH 29°56'08" EAST, 332.80 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SULLIVAN STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 89°32'32" EAST, 193.98 FEET TO THE WEST LINE OF SULLIVAN STREET VACATED PER DOCUMENT RECORDED IN VOLUME 162 OF MISCELLANEOUS DOCUMENTS ON PAGE 490; THENCE ALONG SAID WEST LINE NORTH 00°17'34" EAST, 60.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SULLIVAN STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°32'32" WEST, 159.90 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WINNEBAGO STREET; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE NORTH 29°56'08" EAST, 229.59 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FLORENCE STREET; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE SOUTH 60°08'21" EAST, 189.79 FEET TO THE NORTHWESTERLY LINE OF FLORENCE STREET VACATED PER DOCUMENT RECORDED IN VOLUME 162 OF MISCELLANEOUS DOCUMENTS ON PAGE 490; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 29°56'08" EAST, 49.87 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF FLORENCE STREET; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE NORTH 60°08'21" WEST, 189.79 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST WASHINGTON AVENUE; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE NORTH 29°56'08" EAST, 256.04 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MILWAUKEE STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 88°21'21" EAST, 383.10 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 483,843 SQUARE FEET OR 11.107 ACRES.

SAID PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

SURVEYOR'S CERTIFICATE

I, DAVE M. JENKINS, REGISTERED LAND SURVEYOR, S-2255, DO HEREBY CERTIFY THAT 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.

Dave M. Jenkins
 DAVE M. JENKINS S-2255
 REGISTERED LAND SURVEYOR

05/24/06
 DATE



ISSUE DATE: MAY 24, 2006

PREPARED BY: JSD • Engineers • Surveyors Jenkins Survey & Design, Inc. 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: UNION CORNERS, LLC 103 HAMILTON STREET MADISON, WI 53703	PROJECT NO: 04-1559 FILE NO: B-45 FIELDBOOK/PG: 161/40, 76 SHEET NO: 4 OF 6	SURVEYED BY: SO DRAWN BY: SO CHECKED BY: - APPROVED BY: DMJ	VOL. 72 PAGE 137 DOC. NO. 4196068 C.S.M. NO. 11774

CERTIFIED SURVEY MAP NO. 11774

PART OF LOTS 100 AND 101, FARWELL'S ADDITION TO THE VILLAGE (NOW CITY) OF MADISON; ALL OF THE "REPLAT OF BLOCK 1, FAIR OAKS"; AN UNNAMED CUL-DE-SAC VACATED IN VOL 57 MISC, PAGE 516; ALL OF "SULLIVAN'S REPLAT"; THE WEST 25 FEET OF LOT 1, BLOCK 1, ANZINGER'S REPLAT; PART OF JACKSON STREET, NOW VACATED; PART OF FLORENCE STREET, NOW VACATED; PART OF SULLIVAN STREET, NOW VACATED; AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SIX (6), TOWN SEVEN NORTH (T7N), RANGE TEN EAST (R10E), IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

UNION CORNERS, 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, MAPPED AND DEDICATED 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 UNION CORNERS, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BELOW BY ITS OFFICERS AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS 25TH DAY OF MAY, 2006.

UNION CORNERS, LLC

BY: Lance T. McGrath
LANCE T. McGRATH, MEMBER

BY: Todd R. McGrath
TODD R. McGRATH, MEMBER

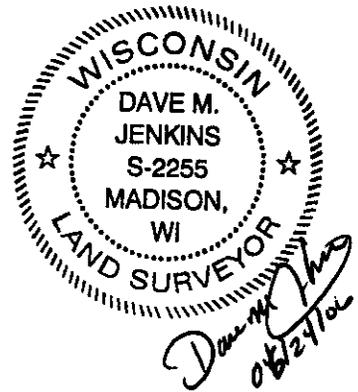
STATE OF WISCONSIN }
DANE COUNTY } ss

PERSONALLY CAME BEFORE ME THIS 25 DAY OF May, 2006, THE ABOVE NAMED LANCE T. McGRATH AND TODD R. McGRATH, MEMBERS OF THE ABOVE NAMED UNION CORNERS, LLC, AND KNOWN BY ME TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

Rena J. Field Accardo
NOTARY PUBLIC, DANE COUNTY, WISCONSIN

7/1/2007
MY COMMISSION EXPIRES

Rena J. Field Accardo
(TYPE OR PRINT NAME)



ISSUE DATE: MAY 24, 2006

PREPARED BY:
JSD Engineers & Surveyors
Jenkins Survey & Design, Inc.
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

PREPARED FOR:
UNION CORNERS, LLC
103 HAMILTON STREET
MADISON, WI 53703

PROJECT NO: 04-1559
FILE NO: B-45
FIELDBOOK/PG: 161/40, 76
SHEET NO: 5 OF 6

SURVEYED BY: SO
DRAWN BY: SO
CHECKED BY: -
APPROVED BY: DMJ

VOL. 72 PAGE 138
DOC. NO. 4196068
C.S.M. NO. 11774

CERTIFIED SURVEY MAP NO. 11774

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CITY OF MADISON PLAN COMMISSION

APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION THIS 25TH DAY OF MAY, 2006.

Mark A. Olinger
MARK A. OLINGER
SECRETARY,
CITY OF MADISON PLAN COMMISSION
DATE May 25, 2006

CERTIFICATE OF CITY TREASURER

I, Patti Stone BEING THE DULY ELECTED 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 May 26, 2006 ON ANY OF THE LAND ~~INCLUDED~~ IN THIS CERTIFIED SURVEY MAP.

Patti Stone
CITY OF MADISON TREASURER
DATE 5-26-06



MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT NUMBER 06-0015, FILE NUMBER 02 801, ENACTED ON THIS 7th DAY OF February, 2006, AND THAT SAID ENACTMENT FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS AND RIGHTS DEDICATED BY SAID CERTIFIED SURVEY MAP TO THE CITY OF MADISON FOR PUBLIC USE.

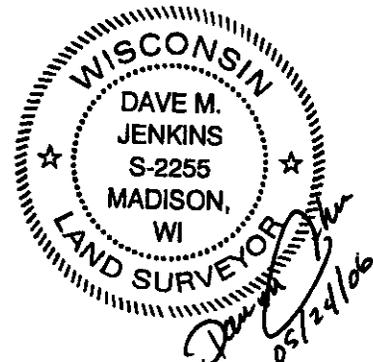
DATED THIS 25th DAY OF May, 2006.

Maibeth Witzel-Bell
CITY CLERK
CITY OF MADISON, DANE COUNTY, WISCONSIN

REGISTER OF DEEDS CERTIFICATE

RECEIVED FOR RECORD THIS 26th DAY OF May, 2006 AT 1:49 O'CLOCK p.M.
AND RECORDED IN VOLUME 72 OF CERTIFIED SURVEYS MAPS OF DANE COUNTY ON PAGES 134-139
AS DOCUMENT NUMBER 4196068

Jane Licht
REGISTER OF DEEDS
dup



ISSUE DATE: MAY 24, 2006

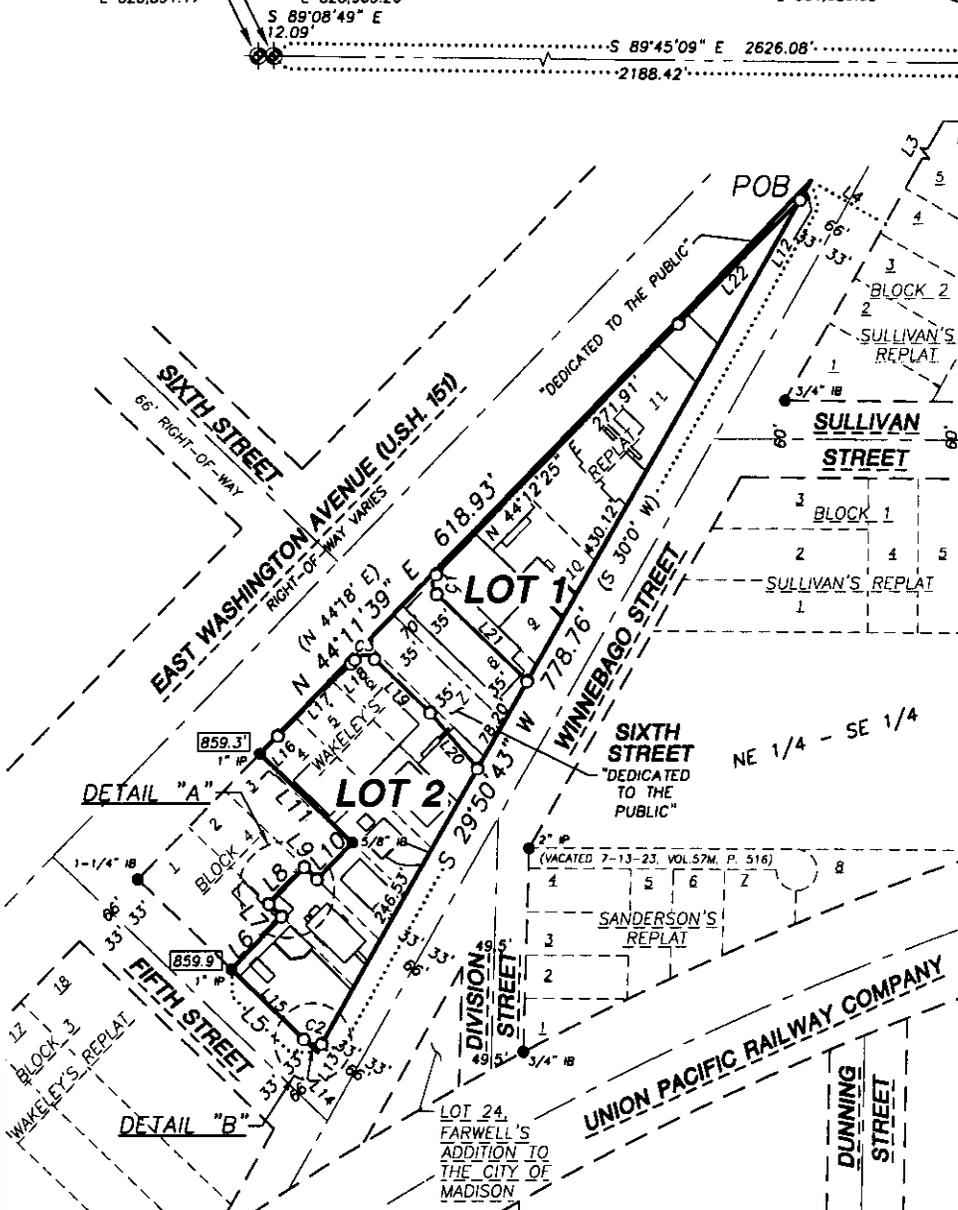
PREPARED BY: JSD - Engineers - Surveyors Jenkins Survey & Design, Inc. 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: UNION CORNERS, LLC 103 HAMILTON STREET MADISON, WI 53703	PROJECT NO: <u>04-1559</u> FILE NO: <u>B-45</u> FIELDBOOK/PG: <u>161/40, 76</u> SHEET NO: <u>6 OF 6</u>	SURVEYED BY: <u>SO</u> DRAWN BY: <u>SO</u> CHECKED BY: <u>-</u> APPROVED BY: <u>DMJ</u>	VOL. <u>72</u> PAGE <u>139</u> DOC. NO. <u>4196068</u> C.S.M. NO. <u>11774</u>
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001662

CERTIFIED SURVEY MAP NO. 11835

PART OF LOTS 1, 2 AND 3 AND ALL OF LOTS 4 THROUGH 11, BLOCK 4, WAKELEY'S SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SIX (6), TOWN SEVEN NORTH (T7N), RANGE TEN EAST (R10E), IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

SOUTH 1/4 CORNER, SECTION 31, T8N, R10E, BRASS CAP IN CONCRETE MONUMENT FOUND N 494,549.42 E 828,891.17	NORTH 1/4 CORNER, SECTION 6, T7N, R10E, BRASS CAP IN CONCRETE MONUMENT FOUND N 494,549.24 E 828,903.26	SOUTHEAST CORNER, SECTION 31, T8N, R10E, BRASS CAP IN CONCRETE MONUMENT FOUND N 494,537.89 E 831,529.32	NORTHEAST CORNER, SECTION 6, T7N, R10E, BRASS CAP IN CONCRETE MONUMENT FOUND N 494,537.66 E 831,541.40
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LEGEND

- SECTION CORNER
- IRON STAKE FOUND, AS NOTED
- PK NAIL FOUND
- 3/4" X 24" REBAR SET
- MAG NAIL SET IN CONCRETE
- BUILDINGS
- PROPERTY LINE
- PLATTED LINE
- SECTION LINE
- EASEMENT LINE
- FENCE
- ELEVATION AT LOT CORNER PREVIOUSLY RECORDED INFORMATION

NOTES

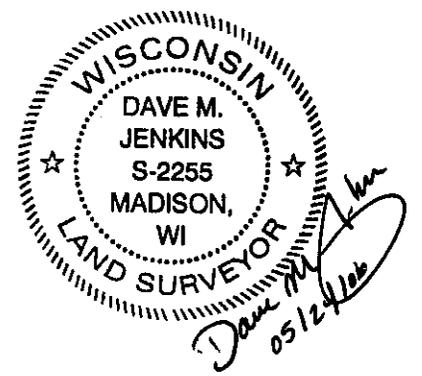
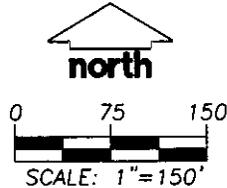
1. BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE.
2. BOUNDARY SURVEY PERFORMED BY JENKINS SURVEY & DESIGN, INC. OCTOBER 9, 2006.
3. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK IS 3/4" REBAR MARKING THE MEANDER CORNER FOR THE WEST 1/4 OF SECTION 5, T7N, R10E, PUBLISHED ELEVATION = 862.467'.
4. SEE SHEETS 1 AND 2 FOR INTERIOR LOT CURVE AND LINE TABLES AND LOT DETAILS.
5. EXCEPT FOR SOME UTILITY FACILITIES TO BE DETERMINED, ALL EXISTING IMPROVEMENTS CONTAINED WITHIN THE BOUNDARY OF THIS CERTIFIED SURVEY MAP ARE TO BE REMOVED OR RELOCATED.
6. PER THE CITY OF MADISON: "IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENTS FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION".
7. PER CITY OF MADISON: "ALL LOTS WITHIN THIS CERTIFIED SURVEY SHALL HAVE DRAINAGE PLANS REVIEWED ON AN INDIVIDUAL BASIS AS PART OF THE BUILDING PERMIT PROCESS. NO BUILDING PERMITS SHALL BE ISSUED PRIOR TO THIS APPROVAL."

LINE	BEARING	LENGTH
L1	S 02°01'24" W	2490.62'
L2	N 88°21'21" W	383.10'
L3	S 29°56'08" W (S 29°21' W)	377.97'
L4	N 60°03'52" W	66.70'
L5	N 46°14'25" W (N 45°42' W)	92.39' (93.0')
L6	N 43°57'44" E (N 44°18' E)	56.80' (57.0')
L7	N 46°07'28" W	13.88'
L8	N 44°11'39" E	40.01'
L9	S 45°59'07" E	13.72'
L10	N 43°57'44" E	39.78'
L11	N 45°59'04" W	100.06'
L12	S 29°50'43" W (S 30°0' W)	16.57' 7.34'
L13	S 29°50'43" W (S 30°0' W)	7.34'
L14	N 46°14'25" W (N 45°42' W)	14.53'

LINE	BEARING	LENGTH
L15	N 46°14'25" W	77.86'
L16	N 45°11'28" E	20.14'
L17	N 45°38'26" E	79.82'
L18	N 44°12'25" E	4.33'
L19	S 46°20'53" E	59.97'
L20	S 40°22'35" E	57.11'
L21	N 46°20'53" W	97.32'
L22	N 44°53'55" E	134.83'

LOT NO.	SQ.FT.	ACRES
1	22,826	0.524
2	27,018	0.620

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	17.17'	11.00'	89°27'03"	10.90'	15.48'	N 01°04'15" W
C2	15.27'	15.00'	58°19'57"	8.37'	14.62'	N 75°24'23" W
C3	17.17'	11.00'	89°26'42"	10.89'	15.48'	N 88°55'46" E



ISSUE DATE: MAY 22, 2006

PREPARED BY: JSD - Engineers - Surveyors Jenkins Survey & Design, Inc. 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: UNION CORNERS, LLC 103 HAMILTON STREET MADISON, WI 53703	PROJECT NO.: 04-1559-2 FILE NO.: B-45 FIELDBOOK/PG.: 161/40, 76 SHEET NO.: 1 OF 5	SURVEYED BY: SO DRAWN BY: SO CHECKED BY: JK APPROVED BY: DMJ	VOL. 72 PAGE 247 DOC. NO. 4206575 C.S.M. NO. 11835
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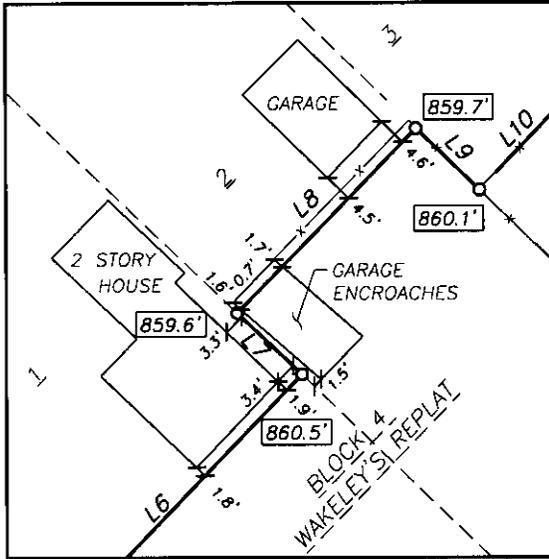
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5/19

001663

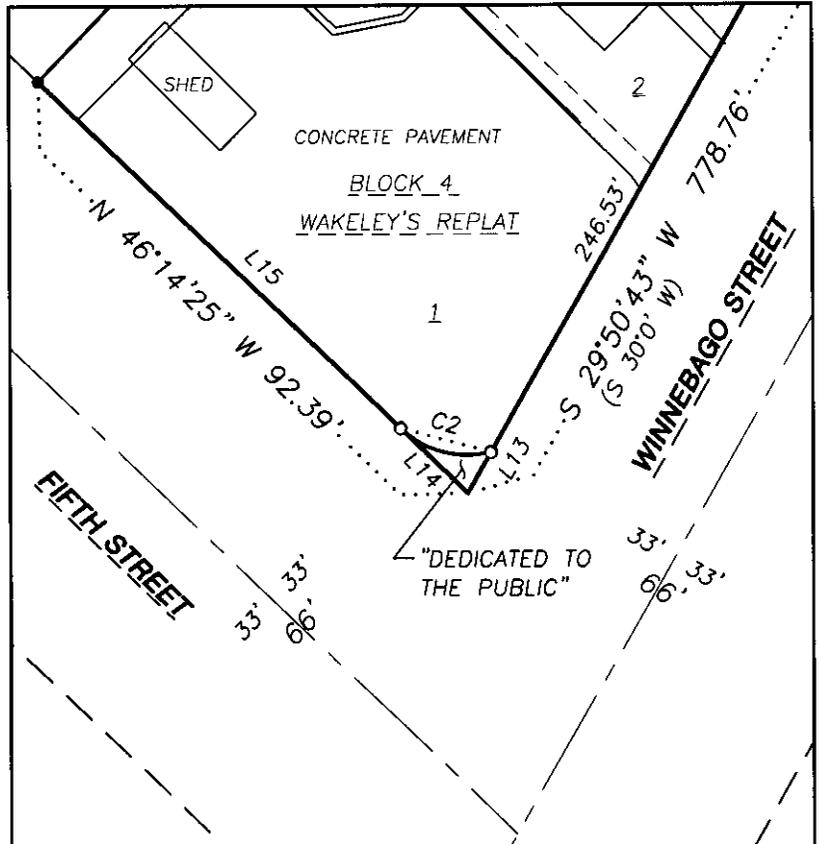
CERTIFIED SURVEY MAP NO. 11835

PART OF LOTS 1, 2 AND 3 AND ALL OF LOTS 4 THROUGH 11, BLOCK 4, WAKELEY'S SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SIX (6), TOWN SEVEN NORTH (T7N), RANGE TEN EAST (R10E), IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN



North
SCALE: 1"=30'

DETAIL "A"



North
SCALE: 1"=30'

DETAIL "B"

LEGEND

- ◆ SECTION CORNER
- IRON STAKE FOUND, AS NOTED
- ▲ PK NAIL FOUND
- 3/4" X 24" REBAR SET
- ⊕ MAG NAIL SET IN CONCRETE
- ▭ BUILDINGS
- ▨ BUILDINGS
- PROPERTY LINE
- - - PLATTED LINE
- - - SECTION LINE
- - - EASEMENT LINE
- x - FENCE
- 860.2' ELEVATION AT LOT CORNER PREVIOUSLY RECORDED INFORMATION

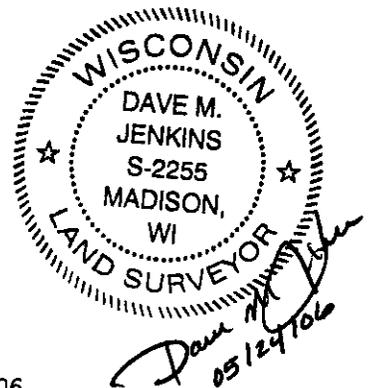
NOTES

1. BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE.
2. BOUNDARY SURVEY PERFORMED BY JENKINS SURVEY & DESIGN, INC. OCTOBER 9, 2006.
3. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK IS 3/4" REBAR MARKING THE MEANDER CORNER FOR THE WEST 1/4 OF SECTION 5, T7N, R10E, PUBLISHED ELEVATION = 862.467'.
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5. EXCEPT FOR SOME UTILITY FACILITIES TO BE DETERMINED, ALL EXISTING IMPROVEMENTS CONTAINED WITHIN THE BOUNDARY OF THIS CERTIFIED SURVEY MAP ARE TO BE REMOVED OR RELOCATED.
6. PER THE CITY OF MADISON: "IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENTS FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION".
7. PER CITY OF MADISON: "ALL LOTS WITHIN THIS CERTIFIED SURVEY SHALL HAVE DRAINAGE PLANS REVIEWED ON AN INDIVIDUAL BASIS AS PART OF THE BUILDING PERMIT PROCESS. NO BUILDING PERMITS SHALL BE ISSUED PRIOR TO THIS APPROVAL."

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	17.17'	11.00'	89°27'03"	10.90'	15.48'	N 01°04'15" W
C2	15.27'	15.00'	58°19'57"	8.37'	14.62'	N 75°24'23" W
C3	17.17'	11.00'	89°26'42"	10.89'	15.48'	N 88°55'46" E

CSM EXTERIOR LINE TABLE		
LINE	BEARING	LENGTH
L1	S 02°01'24" W	2490.62'
L2	N 88°21'21" W	383.10'
L3	S 29°56'08" W (S 29°21' W)	377.97'
L4	N 60°03'52" W	66.70'
L5	N 46°14'25" W (N 45°42' W)	92.39' (93.0')
L6	N 43°57'44" E (N 44°18' E)	56.80' (57.0')
L7	N 46°07'28" W	13.88'
L8	N 44°11'39" E	40.01'
L9	S 45°59'07" E	13.72'
L10	N 43°57'44" E	39.78'
L11	N 45°59'04" W	100.06'
L12	S 29°50'43" W (S 30°0' W)	16.57'
L13	S 29°50'43" W (S 30°0' W)	7.34'
L14	N 46°14'25" W (N 45°42' W)	14.53'

CSM INTERIOR LOT LINE TABLE		
LINE	BEARING	LENGTH
L15	N 46°14'25" W	77.86'
L16	N 45°11'28" E	20.14'
L17	N 45°38'26" E	79.82'
L18	N 44°12'25" E	4.33'
L19	S 46°20'53" E	59.97'
L20	S 40°22'35" E	57.11'
L21	N 46°20'53" W	97.32'
L22	N 44°53'55" E	134.83'



ISSUE DATE: MAY 22, 2006

PREPARED BY:
JSD • Engineers • Surveyors
Jenkins Survey & Design, Inc.
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

PREPARED FOR:
UNION CORNERS, LLC
103 HAMILTON STREET
MADISON, WI 53703

PROJECT NO: 04-1559-2
FILE NO: B-45
FIELDBOOK/PG: 161/40, 76
SHEET NO: 2 OF 5

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

VOL. 72 PAGE 248
DOC. NO. 4206575
C.S.M. NO. 11835

001664

CERTIFIED SURVEY MAP NO. 11835

PART OF LOTS 1, 2 AND 3 AND ALL OF LOTS 4 THROUGH 11, BLOCK 4, WAKELEY'S SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SIX (6), TOWN SEVEN NORTH (T7N), RANGE TEN EAST (R10E), IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

PART OF LOTS 1, 2 AND 3 AND ALL OF LOTS 4 THROUGH 11, BLOCK 4, WAKELEY'S SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SIX (6), TOWN SEVEN NORTH (T7N), RANGE TEN EAST (R10E), IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 6; THENCE ALONG THE NORTH LINE OF SAID NE 1/4 OF SECTION 6 SOUTH 89°45'09" EAST, 2188.42 FEET; THENCE SOUTH 02°01'24" WEST, 2490.62 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MILWAUKEE STREET; THENCE NORTH 88°21'21" WEST, 383.10 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WINNEBAGO STREET; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE SOUTH 29°56'08" WEST, 377.97 FEET; THENCE NORTH 60°03'52" WEST, 66.70 FEET TO THE POINT OF INTERSECTION BETWEEN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WINNEBAGO STREET AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST WASHINGTON AVENUE AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE SOUTH 29°50'43" WEST, 778.76 FEET TO THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE WINNEBAGO STREET AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE NORTH 46°14'25" WEST, 92.39 FEET; THENCE NORTH 43°57'44" EAST, 56.80 FEET TO THE NORTHEASTERLY LINE OF LOT 1, BLOCK 4, WAKELEY'S SUBDIVISION; THENCE ALONG SAID NORTHEASTERLY LINE NORTH 46°07'28" WEST, 13.88 FEET; THENCE NORTH 44°11'39" EAST, 40.01 FEET TO THE NORTHEASTERLY LINE OF LOT 2, BLOCK 4, WAKELEY'S SUBDIVISION; THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 45°59'07" EAST, 13.72 FEET; THENCE NORTH 43°57'44" EAST, 39.78 FEET TO THE NORTHEASTERLY LINE OF LOT 3, BLOCK 4, WAKELEY'S SUBDIVISION THENCE ALONG SAID NORTHEASTERLY LINE NORTH 45°59'04" WEST, 100.06 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST WASHINGTON AVENUE; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE NORTH 44°11'39" EAST, 618.93 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 59,774 SQUARE FEET OR 1.372 ACRES.

SAID PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

SURVEYOR'S CERTIFICATE

I, DAVE M. JENKINS, REGISTERED LAND SURVEYOR, S-2255, DO HEREBY CERTIFY THAT 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.


DAVE M. JENKINS, S-2255
REGISTERED LAND SURVEYOR

05/24/06
DATE



ISSUE DATE: MAY 22, 2006

PREPARED BY:
JSD • Engineers • Surveyors
Jenkins Survey & Design, Inc.
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

PREPARED FOR:
UNION CORNERS, LLC
103 HAMILTON STREET
MADISON, WI 53703

PROJECT NO: 04-1559-2
FILE NO: B-45
FIELDBOOK/PG: 161/40, 76
SHEET NO: 3 OF 5

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

VOL. 72 PAGE 249
DOC. NO. 4206575
C.S.M. NO. 11835

CERTIFIED SURVEY MAP NO. 11835

PART OF LOTS 1, 2 AND 3 AND ALL OF LOTS 4 THROUGH 11, BLOCK 4, WAKELEY'S SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SIX (6), TOWN SEVEN NORTH (T7N), RANGE TEN EAST (R10E), IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

UNION CORNERS, 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, MAPPED AND DEDICATED 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 UNION CORNERS, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BELOW BY ITS OFFICERS AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS 25TH DAY OF MAY, 2006.

UNION CORNERS, LLC

BY: Lance T. McGrath
LANCE T. McGRATH, MEMBER

BY: Todd R. McGrath
TODD R. McGRATH, MEMBER

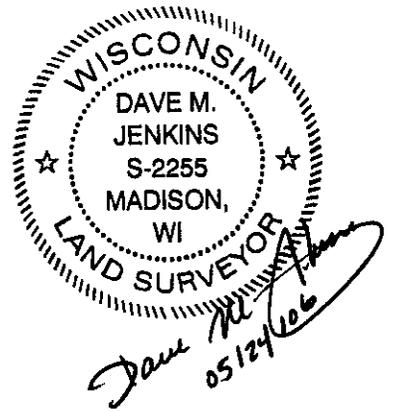
STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS 25 DAY OF May, 2006, THE ABOVE NAMED LANCE T. McGRATH AND TODD R. McGRATH, MEMBERS OF THE ABOVE NAMED UNION CORNERS, LLC, AND KNOWN BY ME TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

Benae J. Field Accardo
NOTARY PUBLIC, DANE COUNTY, WISCONSIN

7/1/2007
MY COMMISSION EXPIRES

Benae J. Field Accardo
(TYPE OR PRINT NAME)



ISSUE DATE: MAY 22, 2006

PREPARED BY: JSD • Engineers • Surveyors Jenkins Survey & Design, Inc. 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: UNION CORNERS, LLC 103 HAMILTON STREET MADISON, WI 53703	PROJECT NO: <u>04-1559-2</u> FILE NO: <u>B-45</u> FIELDBOOK/PG: <u>161/40, 76</u> SHEET NO: <u>4 OF 5</u>	SURVEYED BY: <u>SO</u> DRAWN BY: <u>SO</u> CHECKED BY: <u>JK</u> APPROVED BY: <u>DMJ</u>	VOL. <u>72</u> PAGE <u>250</u> DOC. NO. <u>4206575</u> C.S.M. NO. <u>11835</u>
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001666

CERTIFIED SURVEY MAP NO. 11835

PART OF LOTS 1, 2 AND 3 AND ALL OF LOTS 4 THROUGH 11, BLOCK 4, WAKELEY'S SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SIX (6), TOWN SEVEN NORTH (T7N), RANGE TEN EAST (R10E), IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON PLAN COMMISSION

APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION THIS 23 DAY OF JUNE, 2006.

Mark A. Olinger, For 6/23/06
MARK A. OLINGER, SECRETARY DATE
CITY OF MADISON PLAN COMMISSION

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
DANE COUNTY) SS

I, Patti Stone, BEING THE DULY ELECTED 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 6-26-06 ON ANY OF THE LAND INCLUDED IN THIS CERTIFIED SURVEY MAP.

Patti Stone 6-26-06
CITY OF MADISON TREASURER DATE



MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT NUMBER 06-00523, FILE NUMBER 03840, ENACTED ON THIS 15 DAY OF June, 2006, AND THAT SAID ENACTMENT FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS AND RIGHTS DEDICATED BY SAID CERTIFIED SURVEY MAP TO THE CITY OF MADISON FOR PUBLIC USE.

DATED THIS 26th DAY OF June, 2006.

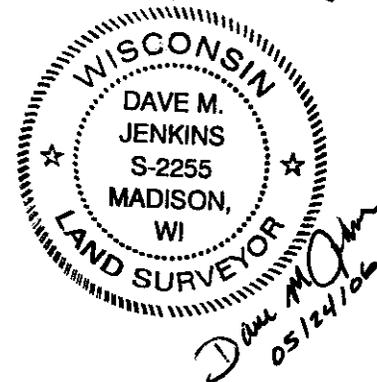
Maibeth Witzel-Bell
CITY CLERK
CITY OF MADISON, DANE COUNTY, WISCONSIN

REGISTER OF DEEDS CERTIFICATE

RECEIVED FOR RECORD THIS 26 DAY OF June, 2006 AT 3:55 O'CLOCK P.M.

AND RECORDED IN VOLUME 72 OF CERTIFIED SURVEYS MAPS OF DANE COUNTY ON PAGES 247-251

AS DOCUMENT NUMBER 4206575 Jane Licht by Kurt Chlebowski
REGISTER OF DEEDS Deputy



ISSUE DATE: MAY 22, 2006

PREPARED BY: JSD Engineers • Surveyors Jenkins Survey & Design, Inc. 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: UNION CORNERS, LLC 103 HAMILTON STREET MADISON, WI 53703	PROJECT NO: <u>04-1559-2</u> FILE NO: <u>B-45</u> FIELDBOOK/PG: <u>161/40, 76</u> SHEET NO: <u>5 OF 5</u>	SURVEYED BY: <u>SO</u> DRAWN BY: <u>SO</u> CHECKED BY: <u>JK</u> APPROVED BY: <u>DMJ</u>	VOL. <u>72</u> PAGE <u>251</u> DOC. NO. <u>4206575</u> C.S.M. NO. <u>11835</u>
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