

ALTA/ACSM LAND TITLE SURVEY

- A. **BASIS OF BEARINGS**
BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE, NAD 83(97). THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWN OF VERONA IS MEASURED TO BEAR SOUTH 88°44'2" EAST.
- B. **TITLE COMMITMENT**
THIS SURVEY WAS PREPARED BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-282756-MAD, EFFECTIVE DATE OF APRIL 23, 2007, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS FROM SCHEDULE B-I:
- 1-3 VISIBLE EVIDENCE SHOWN, IF ANY.
- 4-8 NOT SURVEY RELATED
9. PUBLIC OR PRIVATE RIGHTS IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY, AND/OR ALLEY PURPOSES, VISIBLE EVIDENCE SHOWN.
10. EASEMENT RECORDED APRIL 20, 1971 IN VOLUME 241 OF RECORDS, PAGE 503, AS DOCUMENT NO. 128778, DOES NOT AFFECT SITE BY LOCATION - EASEMENT IS LOCATED WEST OF U.S. HIGHWAY 18 AND 151.
11. PRIVATE SEWERAGE SYSTEM MAINTENANCE AGREEMENT COVENANT RECORDED JANUARY 20, 1983 IN VOLUME 7710 OF RECORDS, PAGE 88 AS DOCUMENT 1918192, AFFECTS PARCEL 1 BY LOCATION - SHOWN.
12. PRIVATE SEWERAGE SYSTEM MAINTENANCE AGREEMENT COVENANT RECORDED APRIL 22, 1988 IN VOLUME 11331 OF RECORDS, PAGE 47, AS DOCUMENT NO. 2077023, AFFECTS PARCEL 2 AND PARCEL 3 BY LOCATION - SHOWN.
13. CONDITIONS, COVENANTS AND EASEMENTS AS SET FORTH IN AWARD OF DAMAGES RECORDED MARCH 25, 1994, IN VOLUME 28947 OF RECORDS, PAGE 29, AS DOCUMENT NO. 2988339, AFFECTS PARCEL 1 BY LOCATION - SHOWN.
14. CONDITIONS, COVENANTS AND EASEMENTS AS SET FORTH IN AWARD OF DAMAGES RECORDED APRIL 19, 1994, IN VOLUME 27172 OF RECORDS, PAGE 7, AS DOCUMENT NO. 293151, AFFECTS PARCEL 1 BY LOCATION - SHOWN.
- 15-16 NOT SURVEY RELATED.

- C. **FLOOD NOTE**
ACCORDING TO FLOOD INSURANCE RATE MAP OF DANE COUNTY, WISCONSIN, PANEL NO. 557 OF 600, MAP NUMBER 5002050507, EFFECTIVE DATE OF JUNE 17, 2003, THIS SITE FALLS IN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- D. **MUNICIPAL ZONING**
SITE IS ZONED RURAL AGRICULTURAL (RA-35a). ZONING RESTRICTIONS FOR THIS ZONING TYPE ARE BASED ON TYPE OF BUILDING AND RIGHT-OF-WAY WIDTH. SEE SEC. 13-1.45 OF THE CITY OF VERONA MUNICIPAL CODE FOR DETAILS.
- G. **NOTES:**
BEARINGS AND DISTANCES SHOWN IN PARENTHESES DIFFER FROM THOSE MEASURED BY NATIONAL SURVEY AND ENGINEERING AND APPEAR IN A RECORDED DOCUMENT. PARENTHEZED DIMENSIONS COLORED BLACK AND ADJACENT TO A RIGHT-OF-WAY WERE MEASURED AS PART OF WISCONSIN DEPARTMENT OF TRANSPORTATION PROJECT NUMBER 1201-04-21. PARENTHEZED DIMENSIONS COLORED GREEN APPEAR ON A PLAT OF SURVEY BY ARNOLD & O'SHERIDAN DATED AUGUST 15, 2003, AND WARRANTY DEED DOCUMENT NO. 3792278.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION PER
FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. NCS-282756-MAD

Parcel A:
That part of the Southwest quarter of the Northeast quarter (SW 1/4 NE 1/4) of Section Twenty-three, Town Six North, Range Eight East, lying East of the Eastern right of way of U.S. Highway 18 and 151 and South of the Northern right of way of Whalen Road, in the City of Verona, Dane County, Wisconsin.
(Tax Parcel No. 286/0608-234-9002-3)

Parcel B:
The Northeast quarter of the Southeast quarter (NE 1/4 SE 1/4) of Section Twenty-three, Town Six North, Range Eight East, EXCEPT lands conveyed for Highway purposes, in the City of Verona, Dane County, Wisconsin.
(Tax Parcel No. 286/0608-234-8001-3)

Parcel C:
That part of the Northwest quarter of the Southeast quarter (NW 1/4 SE 1/4) of Section Twenty-three, Town Six North, Range Eight East, lying East of the Western right of way of U.S. Highway 18 and 151 and South of the Southern right of way of Whalen Road, in the City of Verona, Dane County, Wisconsin, EXCEPT for property conveyed in Warranty Deed recorded as Document No. 2771926 and EXCEPT for property conveyed in Award of Damages recorded as Document No. 2586339.
(Tax Parcel No. 286/0608-234-8002-4)

Parcel D:
The Southwest 1/4 of the Southeast 1/4 (SW 1/4 SE 1/4) of Section Twenty-three, Town Six North, Range Eight East, EXCEPT U.S. Highway 18 and 151 and EXCEPT County Trunk Highway M, in the City of Verona, Dane County, Wisconsin.
(Tax Parcel No. 286/0608-234-9002-0)

Parcel E:
The Southeast quarter of the Southeast quarter (SE 1/4 SE 1/4) of Section Twenty-three, Town Six North, Range Eight East, EXCEPT Certified Survey Map No. 6453 and EXCEPT County Trunk Highway M, in the City of Verona, Dane County, Wisconsin.
(Tax Parcel No. 286/0608-234-9502-5)

PARCELS A through E above are also described as follows: Part of the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of Section 23, Township 6 North, Range 8 East, Town of Verona (now City of Verona), Dane County, Wisconsin, to-wit: Beginning at the Southeast corner of the Northeast 1/4 of said Section 23; thence South 00°58'46" West, 457.28 feet to the North line of Certified Survey Map No. 6453; thence along said South North 88°52'08" West, 600.82 feet; thence South 00°58'50" West, 598.09 feet to the Northern right of way of County Trunk Highway M; thence North 89°09'39" West, 683.65 feet; thence North 00°52'21" West, 5.00 feet; thence North 89°09'39" West, 438.15 feet; thence North 41°52'13" West, 201.30 feet; thence North 04°29'33" West, 212.03 feet; thence North 12°27'57" West, 350.06 feet; thence North 24°53'27" West, 215.80 feet; thence North 18°44'57" East, 604.18 feet; thence North 10°32'22" East, 406.77 feet; thence North 02°49'38" West, 448.30 feet; thence North 26°39'43" West, 233.60 feet; thence North 04°45'54" West, 46.00 feet; thence North 68°40'02" East, 55.14 feet; thence North 03°34'27" West, 132.15 feet; thence North 17°56'37" West, 206.20 feet; thence North 11°13'34" West, 302.45 feet; thence North 07°43'35" East, 306.03 feet; thence North 10°44'15" West, 364.48 feet; thence South 88°54'31" East, 772.03 feet; thence South 00°33'45" West, 1306.12 feet; thence South 88°44'58" East, 1291.56 feet to the point of beginning.

Together with a part of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 6 North, Range 8 East, Town of Verona (now City of Verona), Dane County, Wisconsin, to-wit: Commencing at the Southwest corner of said Southeast 1/4; thence North 00°16'08" East, 45.00 feet; thence South 89°12'19" East, 155.22 feet to the point of beginning; thence North 44°02'29" West, 123.10 feet; thence North 02°23'56" East, 382.91 feet to the South line of Highway U.S. 18 and 151; thence along the said Highway, North 55°14'57" East, 311.53 feet; thence South 63°24'39" East, 55.02 feet to the West line of County Trunk Highway PB; thence along said West line, South 20°19'15" East, 232.25 feet; thence South 11°01'13" East, 279.77 feet; thence South 35°18'21" West, 165.37 feet to the North line of County Trunk Highway M; thence North 89°12'19" West, 273.74 feet to the point of beginning.

LEGAL DESCRIPTION
AS SURVEYED
IN THE CITY OF VERONA, DANE COUNTY,
STATE OF WISCONSIN

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWN 6 NORTH, RANGE 8 EAST, LYING EAST OF THE EASTERN RIGHT OF WAY OF U.S. HIGHWAY 18 AND 151, IN THE CITY OF VERONA, DANE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 23, THENCE SOUTH 88°44'42" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 688.15 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE NORTH 88°46'16" EAST 55.13 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WHALEN ROAD, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 18 AND 151; THENCE NORTH 03°45'00" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE 131.39 FEET TO A POINT; THENCE NORTH 17°35'24" WEST ALONG SAID RIGHT-OF-WAY LINE 606.28 FEET TO A POINT; THENCE NORTH 11°15'15" WEST ALONG SAID RIGHT-OF-WAY LINE 302.55 FEET TO A POINT; THENCE NORTH 07°42'38" EAST ALONG SAID RIGHT-OF-WAY LINE 306.03 FEET TO A POINT; THENCE NORTH 10°45'29" WEST ALONG SAID RIGHT-OF-WAY LINE 364.48 FEET TO A POINT; THENCE NORTH 00°58'46" WEST ALONG SAID RIGHT-OF-WAY LINE OF SAID SOUTHWEST QUARTER OF SECTION 23, THENCE SOUTH 88°54'21" EAST ALONG SAID NORTH LINE 772.26 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23; THENCE SOUTH 00°58'50" WEST ALONG SAID EAST LINE 1306.07 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 23; THENCE NORTH 88°44'42" WEST ALONG SAID SOUTH LINE 683.74 FEET TO THE POINT OF BEGINNING. SAID PARCEL IS SUBJECT TO A PUBLIC RIGHT-OF-WAY FOR WHALEN ROAD OVER A SOUTHERLY PORTION THEREOF, CONTAINING 910.067 SQUARE FEET OR 20.8923 ACRES INCLUDING RIGHT-OF-WAY, AND 893.233 SQUARE FEET OR 20.5588 ACRES EXCLUDING RIGHT-OF-WAY.

PARCEL 2:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, AND THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 18 AND 151, AND THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 18 AND 151, AND EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY TRUNK HIGHWAY PB AND LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY TRUNK HIGHWAY M, AND THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY TRUNK HIGHWAY M, EXCEPT CERTIFIED SURVEY MAP NO. 6453, LOCATED IN TOWN 6 NORTH, RANGE 8 EAST, IN THE CITY OF VERONA, DANE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 23, THENCE SOUTH 88°44'42" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER 688.15 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE SOUTH 88°44'42" EAST ALONG SAID NORTH LINE 1945.63 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 23; THENCE SOUTH 00°58'50" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER 1657.44 FEET TO A POINT ON THE NORTH LINE OF CERTIFIED SURVEY MAP NUMBER 6453; THENCE NORTH 88°51'43" WEST ALONG SAID NORTH LINE 600.83 FEET TO A POINT ON THE WEST LINE OF SAID CERTIFIED SURVEY MAP NUMBER 6453; THENCE SOUTH 00°58'41" WEST ALONG SAID WEST LINE 598.15 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY TRUNK HIGHWAY M; THENCE NORTH 89°09'16" WEST ALONG SAID RIGHT-OF-WAY LINE 683.65 FEET TO A POINT; THENCE NORTH 00°52'21" WEST ALONG SAID RIGHT-OF-WAY LINE TO A POINT; THENCE NORTH 89°09'16" WEST ALONG SAID RIGHT-OF-WAY LINE 438.47 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY TRUNK HIGHWAY PB; THENCE NORTH 41°50'41" WEST ALONG SAID RIGHT-OF-WAY LINE 201.54 FEET TO A POINT; THENCE NORTH 12°28'22" WEST ALONG SAID RIGHT-OF-WAY LINE 212.02 FEET TO A POINT; THENCE NORTH 12°28'22" WEST ALONG SAID RIGHT-OF-WAY LINE 349.99 FEET TO A POINT; THENCE NORTH 24°53'27" WEST ALONG SAID RIGHT-OF-WAY LINE TO A POINT; THENCE NORTH 00°58'46" WEST ALONG SAID RIGHT-OF-WAY LINE OF U.S. HIGHWAY 18 AND 151; THENCE NORTH 18°44'58" EAST ALONG SAID RIGHT-OF-WAY LINE 604.23 FEET TO A POINT; THENCE NORTH 05°08'28" WEST ALONG SAID RIGHT-OF-WAY LINE 433.92 FEET TO A POINT; THENCE NORTH 26°41'08" WEST ALONG SAID RIGHT-OF-WAY LINE 233.74 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WHALEN ROAD; THENCE NORTH 04°42'48" WEST 46.08 FEET TO THE POINT OF BEGINNING. SUBJECT TO A PUBLIC RIGHT-OF-WAY FOR WHALEN ROAD OVER A NORTHERLY PORTION THEREOF, CONTAINING 4,294,303 SQUARE FEET OR 98.5836 ACRES INCLUDING RIGHT-OF-WAY AND 4,225,974 SQUARE FEET OR 97.0150 ACRES EXCLUDING RIGHT-OF-WAY.

PARCEL 3:
THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 LYING SOUTHEAST OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 18 AND 151, AND WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF NEW COUNTY TRUNK HIGHWAY PB AS PLATTED BY WISCONSIN DEPARTMENT OF TRANSPORTATION R/W PROJECT NUMBER 1201-04-21, AND NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY TRUNK HIGHWAY M, AND EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF OLD COUNTY TRUNK HIGHWAY PB, WHICH WAS RELOCATED BY SAID WISCONSIN DEPARTMENT OF TRANSPORTATION PROJECT NUMBER 1201-04-21, LOCATED IN TOWN 6 NORTH, RANGE 8 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 23, THENCE NORTH 00°16'07" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER 131.07 FEET TO A POINT; THENCE SOUTH 89°43'52" EAST 68.58 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID OLD COUNTY TRUNK HIGHWAY PB AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE NORTH 02°24'13" EAST ALONG SAID EAST RIGHT-OF-WAY LINE 382.87 FEET TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 18 AND 151; THENCE NORTH 55°14'21" EAST 311.59 FEET TO A POINT ON SAID SOUTHEAST RIGHT-OF-WAY LINE; THENCE SOUTH 63°15'18" EAST 50.84 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY TRUNK HIGHWAY PB; THENCE SOUTH 20°18'58" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 222.24 FEET TO A POINT; THENCE SOUTH 11°01'25" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 279.79 FEET TO A POINT; THENCE SOUTH 35°19'28" WEST 165.34 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY TRUNK HIGHWAY M; THENCE NORTH 89°12'09" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 273.74 FEET TO A POINT; THENCE NORTH 44°21'01" WEST 123.06 FEET TO THE POINT OF BEGINNING. CONTAINING 225,465 SQUARE FEET OR 5.1760 ACRES.

MAY 3, 2007 CLARK STREET DEVELOPMENT, LLC SURVEY NO. 163649-CAS

TO: CLARK STREET DEVELOPMENT, LLC 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 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(C), 8, 9, 10, AND 11(A) OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WISCONSIN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE OF SURVEY: MAY 3, 2007

ROBERT A. TALARCZYK
REGISTERED LAND SURVEYOR
REGISTRATION NO. S-2323

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

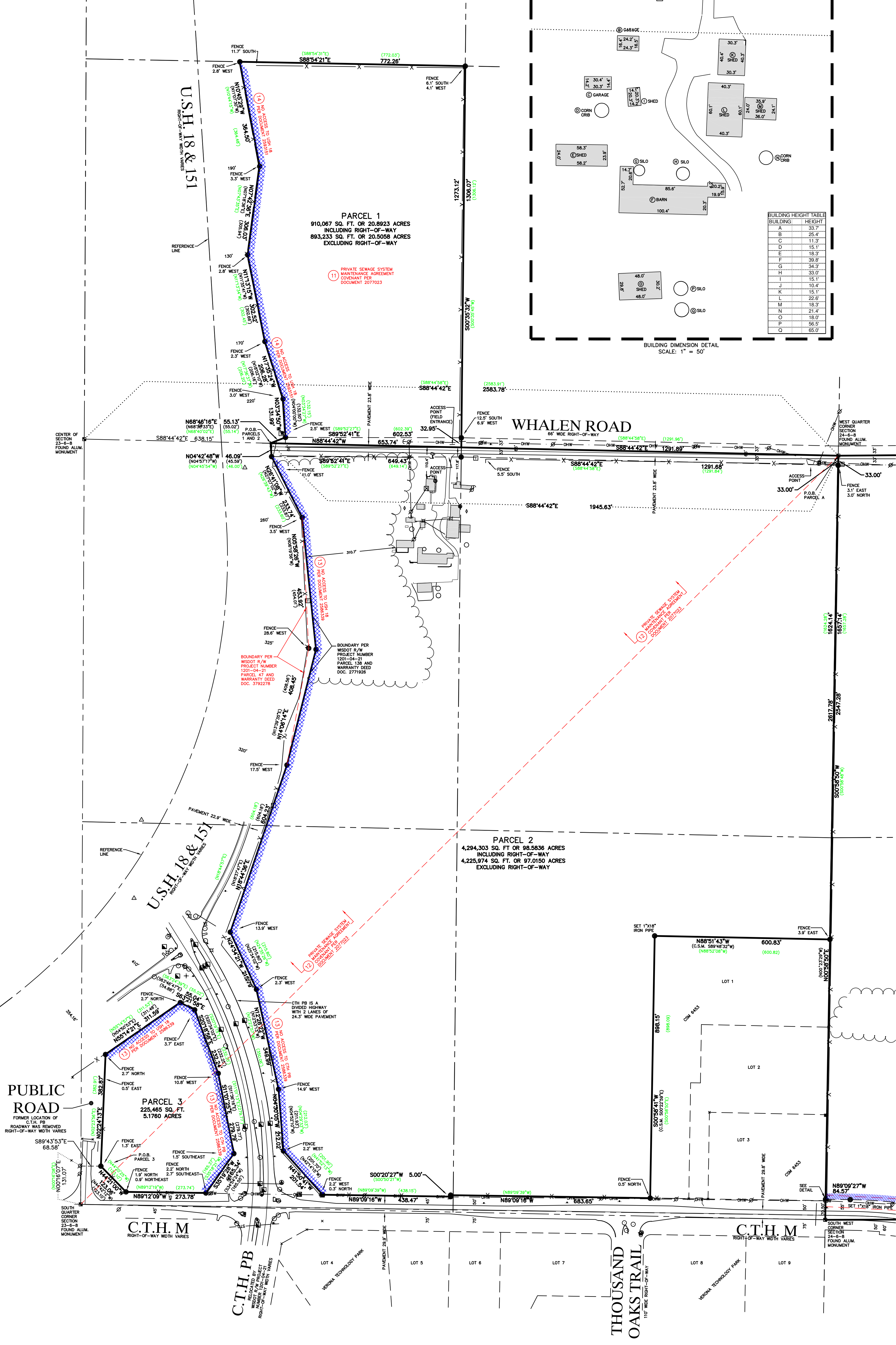
LEGEND

- () INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- 3/4" DIA. REBAR FOUND (UNLESS OTHERWISE NOTED)
- BOLLARD
- SOIL BORING/MONITORING WELL
- FLUORIDE
- MAILBOX
- SIGN
- BILLBOARD
- CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- CELESTIAL
- POWER POLE
- GUY POLE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE
- FO MARKED FIBER OPTIC
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- SCHEMATIC MANHOLE
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WATER SURFACE
- WETLANDS FLAG
- MARCH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- NO ACCESS
- EDGE OF TREES
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- BUREAU ELEC. SERV.
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- FO MARKED FIBER OPTIC
- INDICATES EXISTING
- CONTOUR ELEVATION
- INDICATES EXISTING
- SPOT ELEVATION

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SHEET 1 OF 1



DRAWING SCALE: 1 INCH = 150 FEET