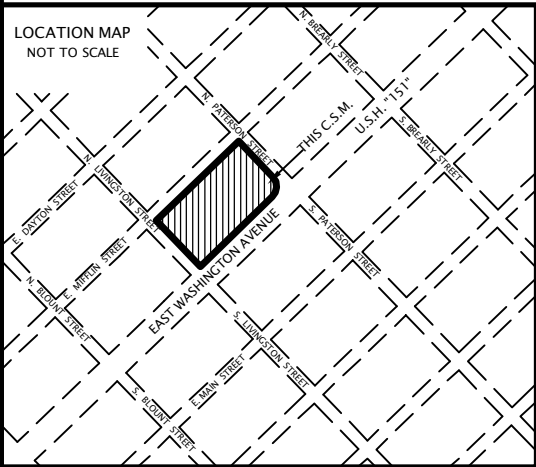
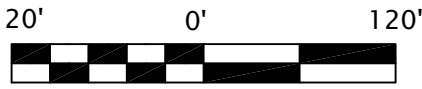


CERTIFIED SURVEY MAP

ALL OF LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8) AND NINE (9), TWELVE (12), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17) AND EIGHTEEN (18), AND THOSE PARTS OF LOTS TEN (10), AND ELEVEN (11), ALL IN BLOCK 143, (PRITCHETTE) ORIGINAL PLAT OF MADISON, IN THE SE 1/4 OF THE NW 1/4, THE SW 1/4 OF THE NE 1/4, THE NW 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SW 1/4 OF FRACTIONAL SECTION 13, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM DANE ZONE; NAD 83(1997). THE NORTH SOUTH 1/4 SECTION LINE OF SEC. 13, T7N, R9E BEARS S 00°38'27" W



MEANDER CORNER, SOUTH OF THE NORTH 1/4 CORNER OF SECTION 13, FOUND BRASS CAP IN CONCRETE
WCCS: DANE ZONE COORDINATES:
N:487728.05
E:823876.29

COMPUTED NORTH 1/4 CORNER
N:488355.33
E:823883.31

LEGEND

- FOUND 3/4" x 18" SOLID IRON ROD WITH CAP
- FOUND CITY OF MADISON MONUMENT WITH BRASS CAP
- 950.0' LOT CORNER ELEVATION (NAVD '88)
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

← DRAINAGE ARROWS (SEE SHEET 3, NOTE 1)

UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

ELEVATIONS ARE BASED ON NAVD 88 DATUM

(NORTH LINE-Fractional SW 1/4-SECTION 13, T7N, R9E

COMPUTED WEST 1/4 CORNER
N:485591.15
E:821223.14

N 89°30'42" W 2629.10'
2221.39'

MEANDER CORNER, SOUTH OF THE WEST 1/4 CORNER OF SECTION 13, FOUND BRASS CAP IN CONCRETE
WCCS: DANE ZONE COORDINATES:
N:484890.16
E:821208.73
NAVD 88 Published Elevation:854.54

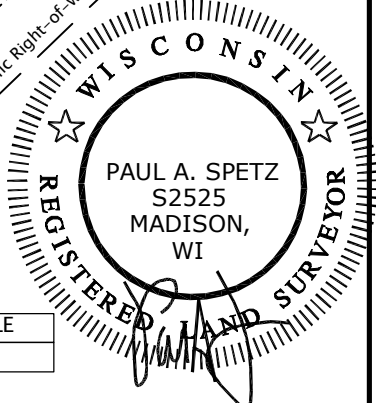
C. S. M. No. 13279
Lot 1

Line Table

LINE	BEARING	DISTANCE
L1	S 41°46'03" E	21.51'
L2	S 44°43'36" W	72.11'

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	9.00'	13.61'	S 01°28'47" W	12.35'	86°38'46"



MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____

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THE CONSTELLATION PROJECT LLC
c/o BARK DESIGN
5540 SALTER COURT
WAUNAKEE, WI 53597

SURVEYED BY:
ISTHMUS SURVEYING, LLC
450 N. BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com

CERTIFIED SURVEY MAP

ALL OF LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8) AND NINE (9), TWELVE (12), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17) AND EIGHTEEN (18), AND THOSE PARTS OF LOTS TEN (10), AND ELEVEN (11), ALL IN BLOCK 143, (PRITCHETTE) ORIGINAL PLAT OF MADISON, IN THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$, THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$, THE NW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ AND THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF FRACTIONAL SECTION 13, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

Surveyor's Certificate :

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of the duly elected Mayor and Clerk of The CITY OF MADISON, owner of said land, I have surveyed, divided, and mapped the following parcel(s) of land:

Measured Description as Surveyed (Wisconsin County Coordinate System-Dane County (1991) :

A parcel of land being ALL OF LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8) AND NINE (9), TWELVE (12), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17) AND EIGHTEEN (18), AND THOSE REMAINING PORTIONS OF LOTS TEN (10), AND ELEVEN (11), ALL IN BLOCK 143, (PRITCHETTE) ORIGINAL PLAT OF MADISON, IN THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$, THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$, THE NW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ AND THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF FRACTIONAL SECTION 13, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, more particularly described as follows:

Commencing at the Meander corner South of the North $\frac{1}{4}$ Corner of said Section 13, said point lies S 00°38'27" W, 627.32 feet from the Actual (computed) North $\frac{1}{4}$ Corner, thence S 00°38'27" W, along the North-South $\frac{1}{4}$ Section Line of Fractional Section 13, 1952.59 feet to the meander corner lying North of the Center of said Fractional NW $\frac{1}{4}$ of Section 13; thence S 00°38'27" W, along said North-South $\frac{1}{4}$ Section line, 12.49 feet to a point on the Northeasterly platted Boundary line of Lot 9, Block 143, (Pritchette) Original Plat of Madison, said line also being the Southwesterly right-of-way line of N. Paterson Street, and said point also being the Point of Beginning of this description;

thence S 43°56'05" E, along the Northeasterly platted Boundary line of Lots 9 and 10, Block 143, and Southwesterly right-of-way line of N. Paterson Street, 152.82 feet;

thence S 41°46'03" E, along said Southwesterly right-of-way line of N. Paterson Street, 21.51 feet to a point of Curvature;

thence 13.61 feet along the arc of a 9.00 foot radius curve to the right with a chord bearing S 01°28'47" W, 12.35 feet, and a delta angle of 86°38'46" to a point on the Northwesterly right-of-way line of East Washington Avenue;

thence S 44°43'36" W, along said Northwesterly right-of-way line of East Washington Avenue, 72.11 feet;

thence S 46°07'49" W, along the Southeasterly platted Boundary line of said Lots 11-18, Block 143, said line also being the Northwesterly right-of-way line of East Washington Avenue, 513.91 feet;

thence N 43°52'13" W, along the Southwesterly platted Boundary line of said Lots 18 and 1, Block 143, said line also being the Northeasterly right-of-way line of N. Livingston Street, 331.22 feet;

thence N 46°07'57" E, along the Northwesterly platted Boundary line of said Lots 1-9, Block 143, said line also being the Southeasterly right-of-way line of E. Mifflin Street, 595.24 feet;

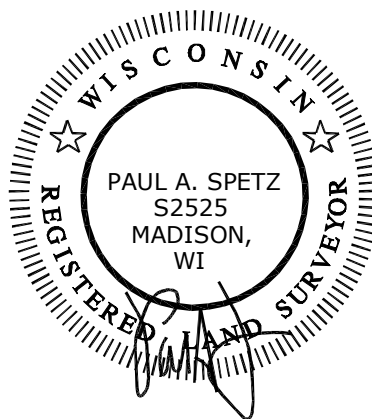
thence S 43°56'05" E, along said Northeasterly platted Boundary line of Lot 9, Block 143, and Southwesterly right-of-way line of N. Paterson Street, 146.43 feet to the point of beginning.

This Certified Survey Map contains, 197,096 Square Feet, or 4.52 acres.

I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this 9th day of October, 2013.

Paul A. Spetz, S 2525



MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

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c/o BARK DESIGN
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CERTIFIED SURVEY MAP

ALL OF LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8) AND NINE (9), TWELVE (12), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17) AND EIGHTEEN (18), AND THOSE PARTS OF LOTS TEN (10), AND ELEVEN (11), ALL IN BLOCK 143, (PRITCHETTE) ORIGINAL PLAT OF MADISON, IN THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$, THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$, THE NW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ AND THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF FRACTIONAL SECTION 13, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

Notes:

1. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and said drainage swale maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by lot owner.

2. All lots within this survey are subject to a public easement for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easement shall be 12-feet in width on the perimeter of the certified survey map. Easements shall not be required on property lines shared with green ways or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping are permitted without the prior written approval of the City Engineer.

NOTE: In the event of the City of Madison Plan Commission and/or Common Council approve re-division 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 subdivisions. THIS PARCEL WILL BE SUBJECT TO APPROVED DEVELOPMENT AND APPROVED DRAINAGE STORM WATER MANAGEMENT PLAN.

3. All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.

4. Lands in this C.S.M. are included in City of Madison Wellhead Protection District WP-24. All proposed land uses in this district shall be reviewed by the Madison Water Utility General Manager or his/her designee in accordance with Madison General Ordinances 13.22 and 28.107.

5. This CSM is subject to conditions in the Following Documents of Title and shown on Sheet 1 where possible:

a.) Right-of-way Grant to Madison Gas and Electric Company recorded January 16,, 1987 in Volume 9403 of Records, page 50 as Document No. 1991510. All easements released in Document No. _____, except for the Southwesterly 15 feet of Lot 18, Block 143, shown on the map on Sheet 1.

b.) Groundwater Use Restriction recorded August 22, 2000 as Document No. 324459. States "Anyone who proposes to construct or reconstruct a well on this Property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met."

c.) Redevelopment Plan for the 800 Block East Washington Avenue Redevelopment District recorded September 14, 2005 as Document No. 4107645.

d.) A Resolution approving the creation of the Redevelopment Plan and District Boundary for the East Washington Avenue Redevelopment District, recorded February 20, 2012 as Document No. 4844375.

e.) Public sidewalk easement recorded on September 16, 2013 as Document No. 5024903. (Easement width varies (4' max) on Lots 14 through 18, Block 143). Shown on the Map on Sheet 1.

CITY OF MADISON COMMON COUNCIL CERTIFICATE

Resolved that this certified survey map located in the City of Madison was hereby approved by Enactment Number, File I.D. Number _____, adopted on the _____ day of _____, 201____, and that said resolution further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for Public use.

Dated this _____ day of _____, 201____.

Maribeth Witzel-Behl, City Clerk
Clerk of the City of Madison, Dane County Wisconsin

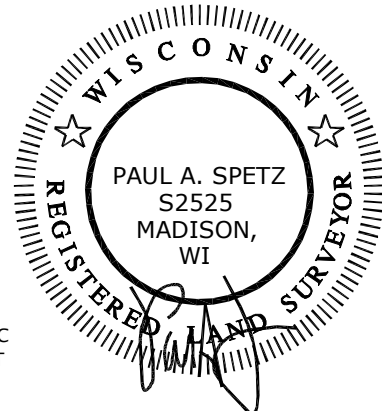
MAP NO. _____

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VOLUME _____ PAGE _____

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SURVEYED BY:
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CERTIFIED SURVEY MAP

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Owner's Certificate

The City of Madison, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said municipal corporation caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map. Said municipal corporation further certifies that this certified survey map is required by Wis. Stats. s. 236.34 to be submitted to the City of Madison for approval.

IN WITNESS WHEREOF, the said City of Madison has caused these presents to be signed below by its Mayor and Interim City Clerk and its corporate seal to be hereunto affixed on this _____ day of _____, 201__.

City of Madison By: _____ Paul R. Soglin, Mayor By: _____ Maribeth Witzel-Behl, City Clerk

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 201__, the above-named Paul R. Soglin, Mayor of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission Expires: _____,

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 201__, the above-named Maribeth Witzel-Behl, City Clerk of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission Expires: _____,

CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

Signed: _____ Steven R. Cover, Secretary Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording on this _____ day of _____, 201__, at _____ o'clock _____ m. and recorded in recorded in Volume _____ of Certified Survey Maps on pages _____.

Kristi Chlebowski, Dane County Register of Deeds

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

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