

CURVE	BEARING	DISTANCE	RADIUS	ARC	DELTA
C1	N 59°35'31" E	77.63	1105.00	77.65	04°01'34"

(N 59°33'03" E 77.88)

DESCRIPTION OF TITLE RECORD: (Labeled as "Parcel A")

PARCEL I: Lot One (1), and Outlot One (1) Certified Survey Map No. 13083 recorded in the Office of the Register of Deeds for Dane County, Wisconsin on April 18, 2011, in Volume 83 of Certified Survey Maps, Page 350, as Document No. 4758431, located in the City of Fitchburg, Dane County, Wisconsin.

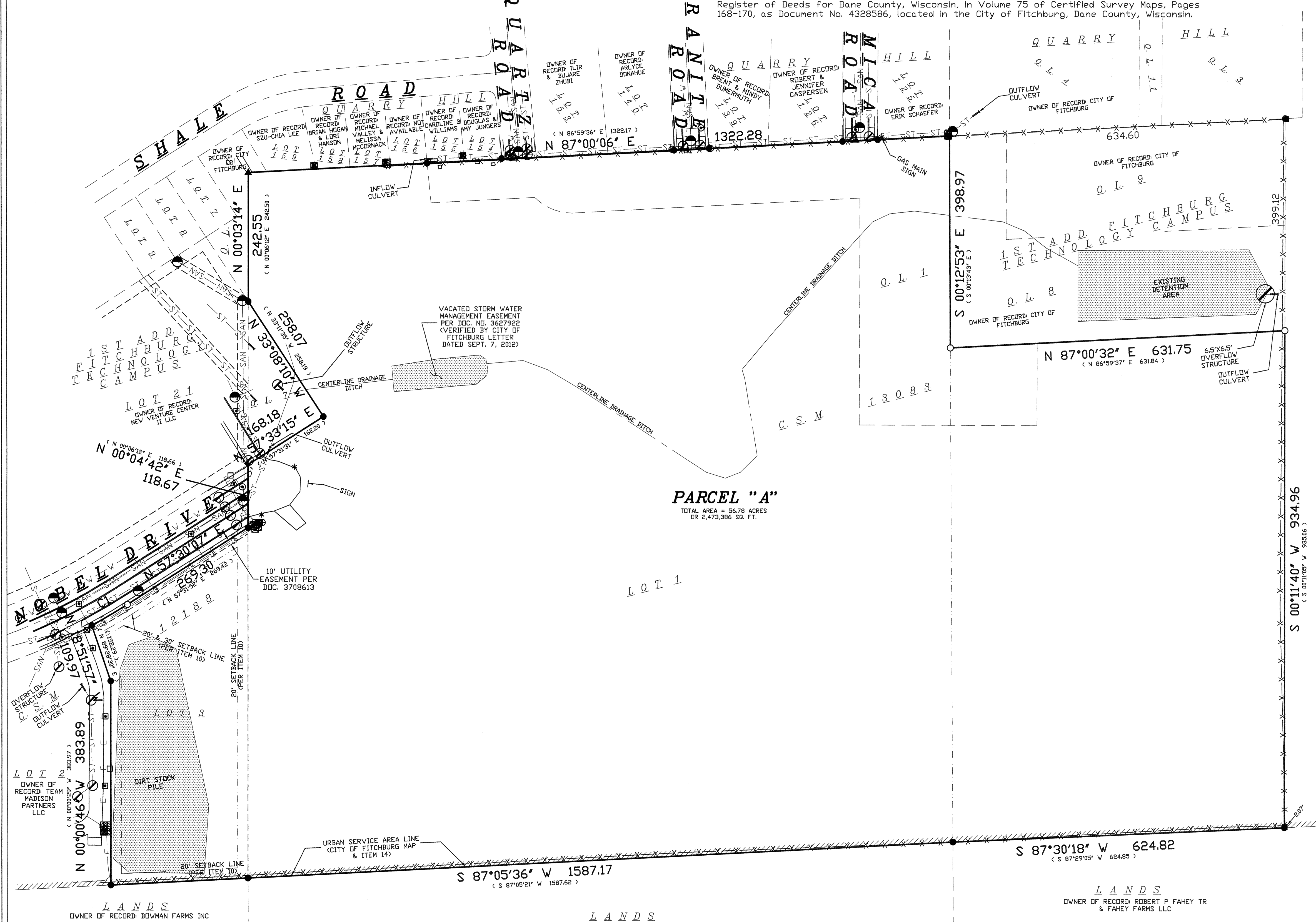
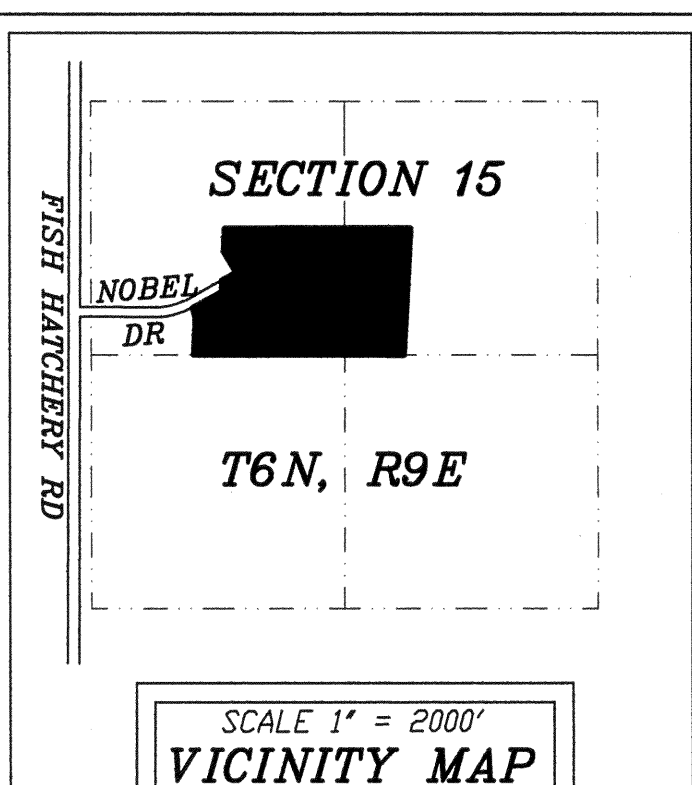
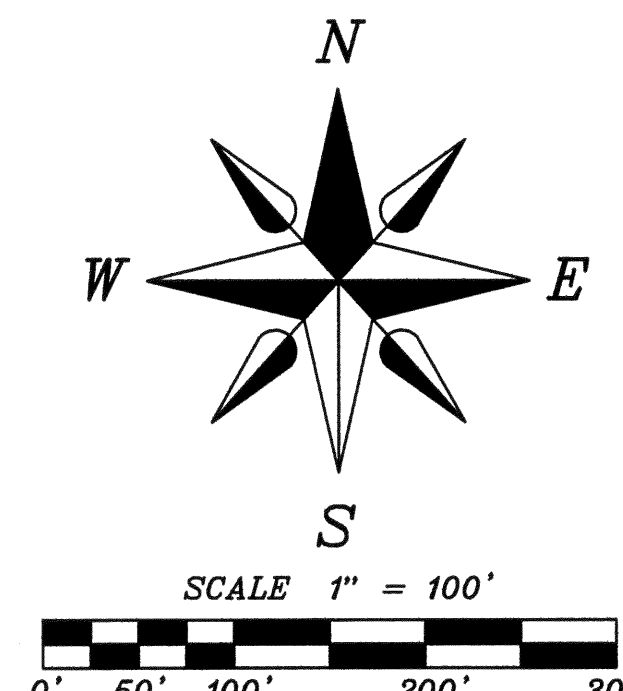
PARCEL II: Lot Three (3) of Certified Survey Map No. 12188, recorded in the Office of the Register of Deeds for Dane County, Wisconsin, in Volume 75 of Certified Survey Maps, Pages 168-170, as Document No. 4328586, located in the City of Fitchburg, Dane County, Wisconsin.

LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
 - ✕ = FOUND CHISELED "X"
 - = FOUND 3/4" REBAR
 - = FOUND 1 1/4" REBAR
 - ▲ = FOUND MAGNETIC NAIL
 - = FOUND 1" PIPE
 - ⊙ = RECORDED AS
 - = MANHOLE
 - ▲ = FIRE HYDRANT
 - ⊕ = GAS VALVE
 - ⊙ = WATER VALVE
 - ⊠ = UTILITY PEDESTAL
 - = UTILITY VAULT
 - * = STREET/PARKING SIGN
 - ⊠ = UTILITY TRANSFORMER
 - ⊠ = LIGHT POLE
 - ⊙ = STORM INLET/ GRATE INLET
- LINE LEGEND**
- SAN— = SANITARY SEWER
 - ST— = STORM SEWER
 - W— = WATER MAIN
 - T— = UNDERGROUND COMMUNICATIONS
 - E— = UNDERGROUND ELECTRIC
 - G— = UNDERGROUND GAS MAIN
 - X— = EXISTING BROKEN DOWN FENCE
 - ==== = URBAN SERVICE AREA LINE

NOTES:

- Corresponding to Schedule B-Section Two of Commitment No. NCS-560304-MAD issued by First American Title Insurance Company with an effective date of August 09, 2012 at 7:30 A.M.
- Drainage, grading and building set-back requirements set forth on the plat of subdivision and on Certified Survey Map No. 12188. (as shown on map)
 - "Vision Planes" at all intersections set forth on the plat of subdivision and on Certified Survey Map No. 12188. (blanket restriction for street corners, no corners on this site currently)
 - Restrictions on development of Lots 19 through 24 and Outlot 7 set forth on the plat of subdivision and on Certified Survey Map No. 12188. (this restriction is released due to the construction of the detention pond on Outlot 8)
 - Utility easements set forth on the plat of subdivision and on Certified Survey Map No. 12188. (as shown on map)
 - Notes as set forth on the plat of subdivision and on Certified Survey Map No. 12188:
 - At the time Outlot 7 is further subdivided, the configuration of Outlots 8 & 9 may be altered and increased in size.
 - Temporary Easement for detention basin will automatically be vacated at the time of construction of the detention basin on Outlot 8.
 - The final grade established by the subdivider on the utility easement shall not be altered by more than six inches by the subdivider agent or by subsequent owners of the lots on which such utility easements are located except with written consent of the utility or utilities involved.
 - Each S.I.P. shall have the grading plan reviewed and approved to conform to the drainage arrows indicated on the plat. (affects subject property but is blanket in nature)
 - Notes as set forth on Certified Survey Map No. 13083:
 - Notes as referenced on the recorded plat of FIRST ADDITION TO FITCHBURG TECHNOLOGY CAMPUS. The final grade established by the subdivider on the utility easements shall not be altered by more than six inches by the subdivider agent or subsequent owners of the lots on which such utility easements are located except with written consent of the utility or utilities involved.
 - Each S.I.P. shall have the grading plan reviewed and approved to conform to the drainage arrows indicated on the plat.
 - Utility easements: no poles or cables are to be placed such that the installation would disturb any survey stake or obstruct vision along any lot line. The disturbance of a survey monument by anyone is a violation of Section 263.32 of Wisconsin Statutes. Utility easements as herein set forth are for the use of public bodies and private public utilities having the right to serve the area.
 - Outlot 7 - "At this time this outlot is outside the City's urban service area and therefore not developable for any use but agricultural."
 - Temporary easement for detention basin will automatically be vacated at the line of construction of the detention basin on Outlot 8. Temporary storm water management easement per document no. 3627922 not shown on this certified survey map.
 - At the time Outlot 7 is further subdivided, the configuration of Outlots 8 and 9 may be altered and increased in size.
 - Developer may subject Outlot 7 to Declaration of Protective Covenants recorded as Doc. #3785847.
 - Subject to terms, provisions and conditions of Land Contract per Doc. #4470918.
 - Subject to Land Contract Subordination Agreement as to Vendor's Interest per Doc. #4470921. (affects subject property but is blanket in nature)
 - Declaration of Protective Covenants for First Addition Recorded August 14, 2003, as Document No. 3785847. First Amendment Recorded November 14, 2003, as Document No. 3841515. Second Amendment Recorded December 10, 2004, as Document No. 3999880. Third Amendment Recorded December 20, 2005, as Document No. 4145076. Fourth Amendment Recorded March 14, 2006, as Document No. 4170696. Fifth Amendment Recorded August 14, 2007 as Document No. 4344563. Statement of Common Plan of Restrictions Recorded October 22, 2009, as Document No. 4604726. (affects subject property but is blanket in nature)
 - Notice regarding development agreement Recorded August 20, 2004, as Document No. 3957446. (affects subject property but is blanket in nature)
 - Zoning Ordinance Number 2004-0-40 and Issuing Specific Implementation Plan Recorded November 5, 2004, as Document No. 3987530.
 - Zoning Ordinance No. 2007-13 Recorded July 19, 2007, as Document No. 4335530. Ordinance No. 2007-0-08 Amending Planned Development District General Implementation Plan Recorded July 19, 2007, as Document No. 4335532. (affects subject property but is blanket in nature)
 - Private stormwater management easement as shown on Certified Survey Map No. 12188. Notations concerning infiltration requirements, minimum open space and maximum impervious surface ratios set forth on Certified Survey Map No. 12188. (does not affect subject property, only affects Lots 1 & 2 from C.S.M. No. 12188)
 - Notations concerning infiltration requirements, minimum open space and maximum impervious surface ratios set forth on Certified Survey Map No. 12188. (Minimum open space for Lot 3 is 40% and maximum impervious surface ratio is 60%)
 - Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures Recorded June 29, 2007, as Document No. 4328587. (does not affect subject property, only affects Lots 1 & 2 from C.S.M. No. 12188)
 - Easement Agreement and Restriction recorded August 14, 2007, as Document No. 4344562. Development Agreement recorded June 2, 2011, as Document No. 4767948. (does not affect subject property, only affects Lots 1 & 2 from C.S.M. No. 12188)
 - Mortgage dated September 26, 2008 and recorded September 30, 2008 as document 4470919, made by Tech Lands, LLC, to The Park Bank, to secure an indebtedness in the amount of \$3,800,000.00, and the terms and conditions thereof. (affects subject property but is blanket in nature)
 - Real Estate Mortgage dated September 26, 2008 and recorded September 30, 2008 as Document No. 4470920, made by Tech Lands, LLC, to The Park Bank, to secure an indebtedness in the amount of \$1,500,000.00, and the terms and conditions thereof. (affects subject property but is blanket in nature)
 - Terms, provisions and conditions of Land Contract by and between Fitchburg Technology Campus, LLC and Tech Lands, LLC, dated September 26, 2008 and recorded on September 30, 2008, as Document No. 4470918. Land Contract Subordination Agreement as to Vendor's Interest made as of September 26, 2008 by and among Fitchburg Technology Campus, LLC, The Park Bank, and Tech Lands, LLC, recorded on September 30, 2008, as Document No. 4470921. (affects subject property but is blanket in nature)



PARCEL "A"
TOTAL AREA = 56.78 ACRES
OR 2,473,386 SQ. FT.

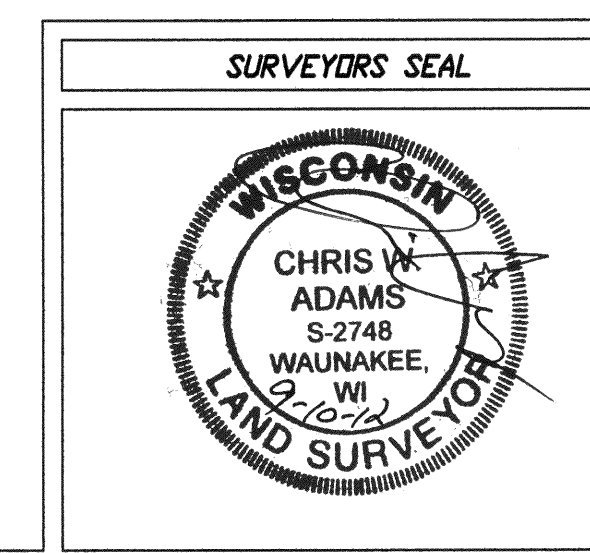
- TABLE A NOTES:**
- THIS PROPERTY CURRENTLY HAS NO ADDRESS OF RECORD.
 - THIS PROPERTY IS LOCATED IN THE ZONE X (AREAS NOT LOCATED INSIDE THE 500-YEAR FLOOD) AS PER FLOOD INSURANCE RATE MAP FOR CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, MAP NO. 55028C0585G WITH AN EFFECTIVE DATE OF JANUARY 2, 2009.
 - PER THE CITY OF FITCHBURG ENGINEERING/ZONING DEPARTMENT, THIS ENTIRE SITE IS ZONED SPECIALIZED INDUSTRIAL (I-S). THE GENERAL REQUIREMENTS FOR THIS ZONING ARE AS FOLLOWS: LOT AREA MIN. = 20,000 SQ.FT., MIN. LOT WIDTH = 100', FRONT BUILDING SETBACK = 20', SIDE BUILDING SETBACK = 10' SIDE STREET SETBACK = 15', REAR BUILDING SETBACK = 30', MAX. BUILDING HEIGHT = 42', MAX. LOT COVERAGE = 65%, AND MIN. OPEN SPACE = 30%.
 - ALL UTILITIES SHOWN ON THIS SURVEY WERE FIELD LOCATED FROM GROUND MARKINGS PLACED BY THE UTILITY COMPANIES OR THEIR AGENTS OR ESTABLISHED FROM PLANS PROVIDED BY OTHERS, EXCEPT WHERE SIGN OR OTHER OBSTACLES MAY HAVE OBSCURED THE LOCATION OF THE UTILITIES. IT IS THE RESPONSIBILITY OF THE OWNERS/CONTRACTORS TO CALL DIGGERS HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES BEFORE ANY CONSTRUCTION OR EXCAVATING IS DONE. 1-800-242-8511 DIGGERS HOTLINE TICKET #20123109543.
 - THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 - THERE IS NO EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - THERE ARE NO WETLANDS LOCATED ON THIS SITE PER A WETLAND DELINEATION REPORT COMPLETED IN 2008 BY NATURAL RESOURCES CONSULTING, INC PROJECT #008-0106-01.

SURVEYOR'S CERTIFICATE:

To: Fitchburg Technology Campus, LLC, Tech Lands, LLC First American Title Insurance Company.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the "2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS, and included items 1,2,3,4,6(a),8,11(a),13,16,18,19 and 20 of Table A thereof. The field work was completed on August 8 and 14, 2012.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams
Chris W. Adams S-2748
Registered Land Surveyor - Dwner

Date of Map: Sept. 10, 2012



WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NOA T. PRIEVE & CHRIS W. ADAMS
REGISTERED LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

TECH-LANDS A.L.T.A./A.C.S.M. SURVEY
A parcel of land located in part of the SE 1/4 and SW 1/4 of the NW 1/4 and the SW 1/4 of the NE 1/4, in Section 15, T6N, R9E, in the City of Fitchburg, Dane County, Wisconsin being all of Lot 1 and Outlot 1 of C.S.M. No. 13083 and all of Lot 3 of C.S.M. No. 12188.

DATE	AUGUST 26, 2012	REVISION DATE	AUGUST 30, 2012	CHECK BY	N.T.P.
SCALE	1" = 100'	REVISION DATE	SEPTEMBER 10, 2012	DRAWING NO.	12V-248
DRAWN BY	CHRIS ADAMS			SHEET	1 OF 1