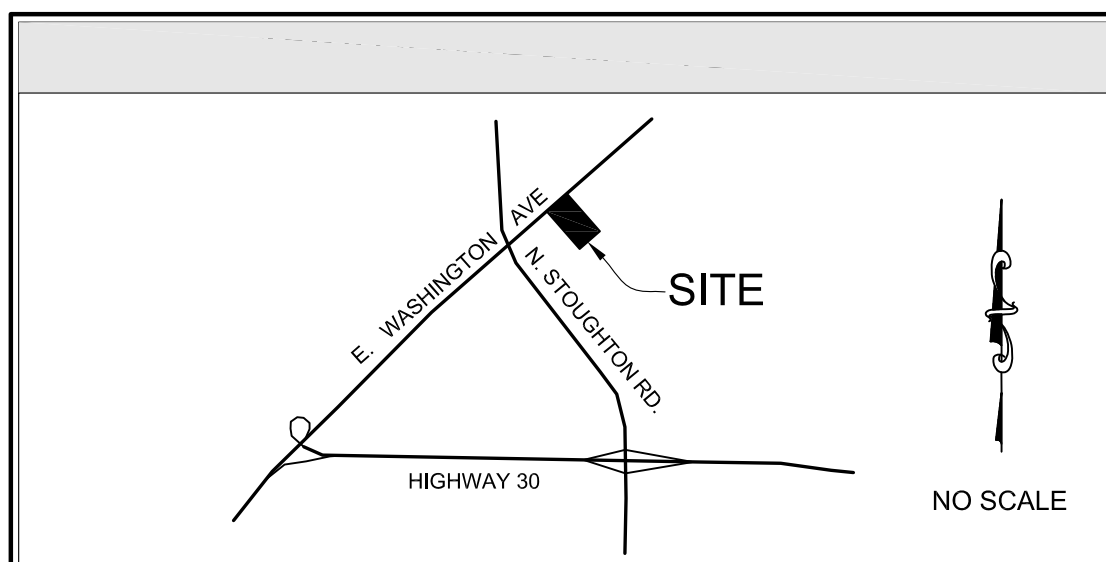


ITEMS CORRESPONDING TO SCHEDULE B-II

- 12 Rectals as shown on Certified Survey Map No. 393 recorded on September 9, 1970, as Document No. 1272778, which among other things rectifies:
 - a. Access restriction As shown on the map.
 - b. Joint driveway As shown on the map.
 - c. Limited highway easement, As shown on the map.
 Reference is hereby made to said document for full particulars.
- 13 Permanent Limited Easement disclosed in the Warranty Deed recorded August 9, 2004 as Document No. 3952401. The terms, provisions and conditions are contained therein. As shown on the map.

ZONING INFORMATION

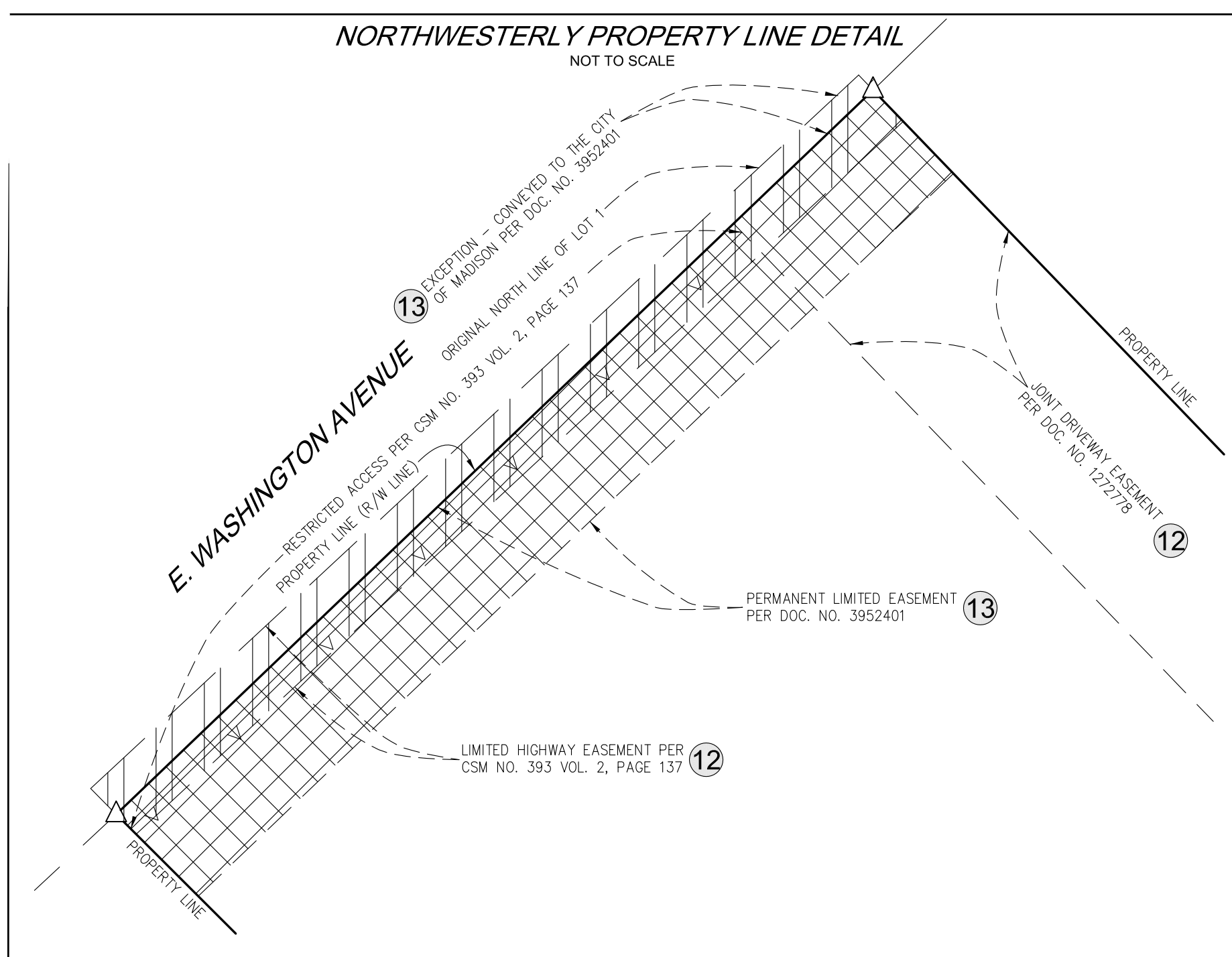
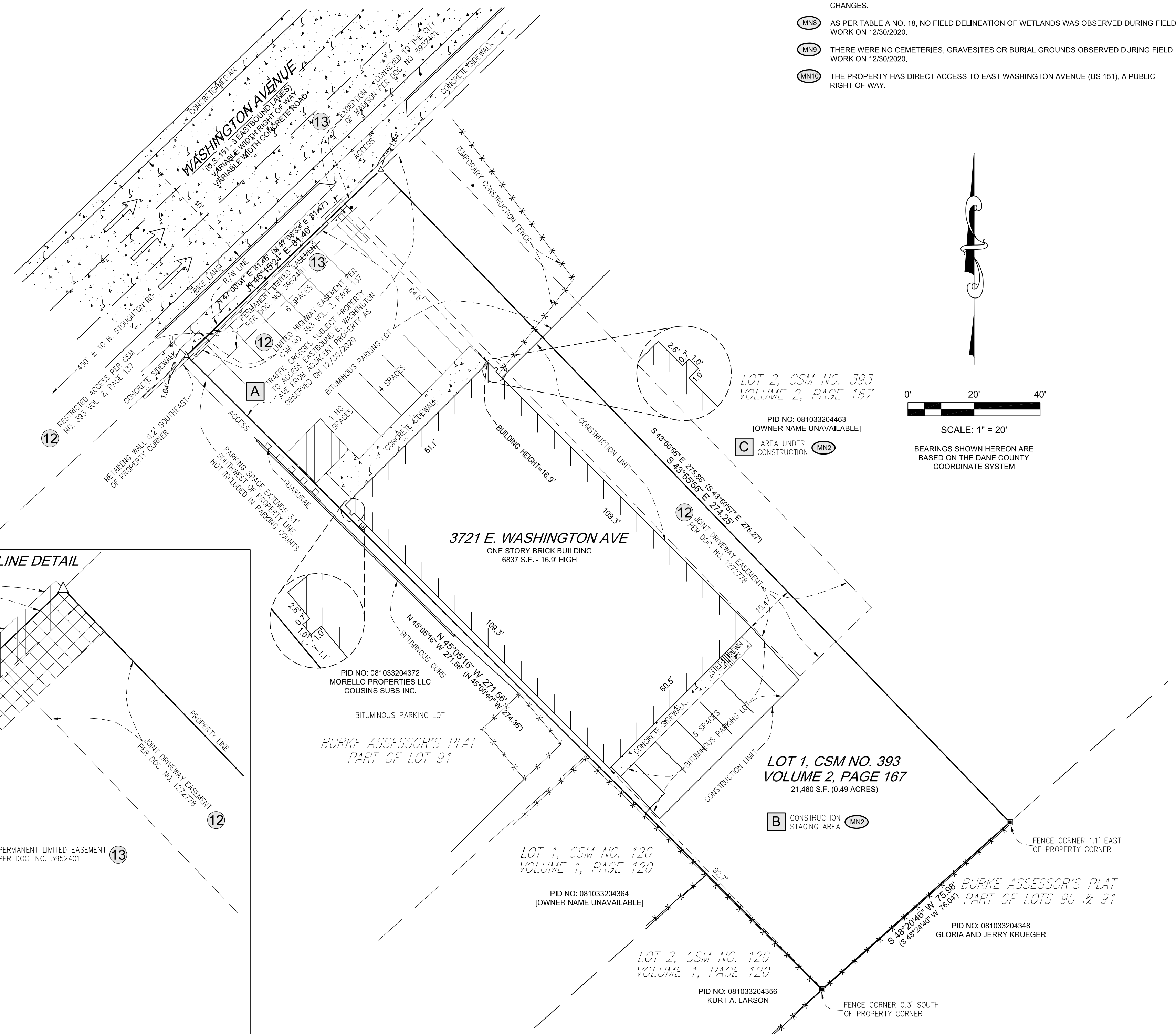
AS OF THE DATE OF THIS MAP, ZONING INFORMATION HAS NOT BEEN PROVIDED TO THE SURVEYOR.



- (MNI) SURVEY PREPARED BY HEALY LAND SURVEYING, P.O. BOX 221, NIAGARA, WI, 715-548-0566
- (MND) AS SHOWN HEREON, PORTIONS OF THE SUBJECT PROPERTY ARE CURRENTLY UNDER CONSTRUCTION AND BEING USED AS A CONSTRUCTION STAGING AREA AS OBSERVED DURING FIELD WORK ON 12/30/2020.
- (MND) AS PER TABLE A NO. 2, THE SITE ADDRESS IS 3721 E. WASHINGTON AVENUE, MADISON, WI PER DANE COUNTY RECORDS.
- (MNA) AS PER TABLE A NO. 9, THERE WERE 15 REGULAR STRIPED PARKING SPACES AND ONE STRIPED HANDICAP PARKING SPACE OBSERVED DURING FIELD WORK ON 12/30/2020.
- (MND) AS PER TABLE A NO. 13, SOME ADJACENT OWNER INFORMATION WAS NOT AVAILABLE ON THE DANE COUNTY GIS WEBSITE AS NOTED ON THE MAP.
- (MND) AS PER TABLE A NO. 16, AS SHOWN ON THE MAP, THERE WAS EARTH MOVING WORK OBSERVED DURING FIELD WORK ON 12/30/2020.
- (MND) AS PER TABLE A NO. 17, THERE WAS NO EVIDENCE OF CHANGES IN RIGHT OF WAY LINES OBSERVED DURING FIELD WORK ON 12/30/2020. THE SURVEYOR IS NOT AWARE OF ANY SUCH CHANGES.
- (MND) AS PER TABLE A NO. 18, NO FIELD DELINEATION OF WETLANDS WAS OBSERVED DURING FIELD WORK ON 12/30/2020.
- (MND) THERE WERE NO CEMETERIES, GRAVESITES OR BURIAL GROUNDS OBSERVED DURING FIELD WORK ON 12/30/2020.
- (MNI) THE PROPERTY HAS DIRECT ACCESS TO EAST WASHINGTON AVENUE (US 151), A PUBLIC RIGHT OF WAY.

LEGEND OF SYMBOLS & ABBREVIATIONS

- FOUND 1" IRON PIPE
- △ SET MAGNETIC SURVEY NAIL
- (xxx) RECORD DATA
- ▨ EXISTING BUILDING
- ▨ CONCRETE SURFACE
- ▨ NO PARKING AREA
- ELECTRIC METER
- * LIGHT POLE
- COMMUNICATION HAND HOLE
- CATCH BASIN
- GAS METER
- SIGN
- ↔ RESTRICTED ACCESS



FLOOD NOTE

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community No. 550083, Map No. 55025C0427H which bears an effective date of 9/17/2014 and is not in a Special Flood Hazard Area. As shown on FEMA website (fema.gov) by firmette created on 12/30/2020 we have learned this community does currently participate in the program. No field surveying was performed to determine this zone.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
12/30/2020	CLIENT COMMENTS		

SIGNIFICANT OBSERVATIONS

- A TRAFFIC CROSSES SUBJECT PROPERTY TO ACCESS EASTBOUND E. WASHINGTON AVE FROM ADJACENT PROPERTY AS OBSERVED ON 12/30/2020. NO RECORDED EASEMENT PER THE TITLE COMMITMENT.
- B AREA USED AS CONSTRUCTION STAGING AREA FOR PROJECT ON ADJACENT PROPERTY
- C AREA UNDER CONSTRUCTION FOR PROJECT ON ADJACENT PROPERTY

LEGAL

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORPORATION, AN NV5 COMPANY.
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THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

RECORD DESCRIPTION

Lot 1 of Certified Survey Map No. 393, recorded in Volume 2, Page 167 as Document No. 1272778, recorded in the office of the Register of Deeds for Dane County, Wisconsin, in the Northwest 1/4 of the Northwest 1/4 of Section 33, Town 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, EXCEPTING THEREFROM those lands conveyed to City of Madison in a Warranty Deed recorded on August 9, 2004, as Document No. 3952401.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. CO-10618, DATED DECEMBER 8, 2020.

ALTA/NSPS LAND TITLE SURVEY

Washington Avenue
 NV5 Project No. 202004944-001
 Formerly Batteries and Bulbs
 3721 E. Washington Avenue, Madison, WI

based upon Title Commitment No. CO-10618
 of Chicago Title Insurance Company
 bearing an effective date of December 8, 2020

Surveyor's Certification

To: Chicago Title Insurance Company; Geneva Pacific Capital LLC; and Bock & Clark Corporation, an NV5 Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 13, 14, 16, 17, 18, and 20 of Table A thereof. The field work was completed on December 30, 2020.

THOMAS M. HEALY
 REGISTRATION NO. S-2546
 IN THE STATE OF WISCONSIN
 DATE OF FIELD SURVEY: DECEMBER 30, 2020
 DATE OF LAST REVISION: DECEMBER 30, 2020
 NETWORK PROJECT NO. 202004944-001 CAS



Bock & Clark Corporation
 an NV5 Company

NV5

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