

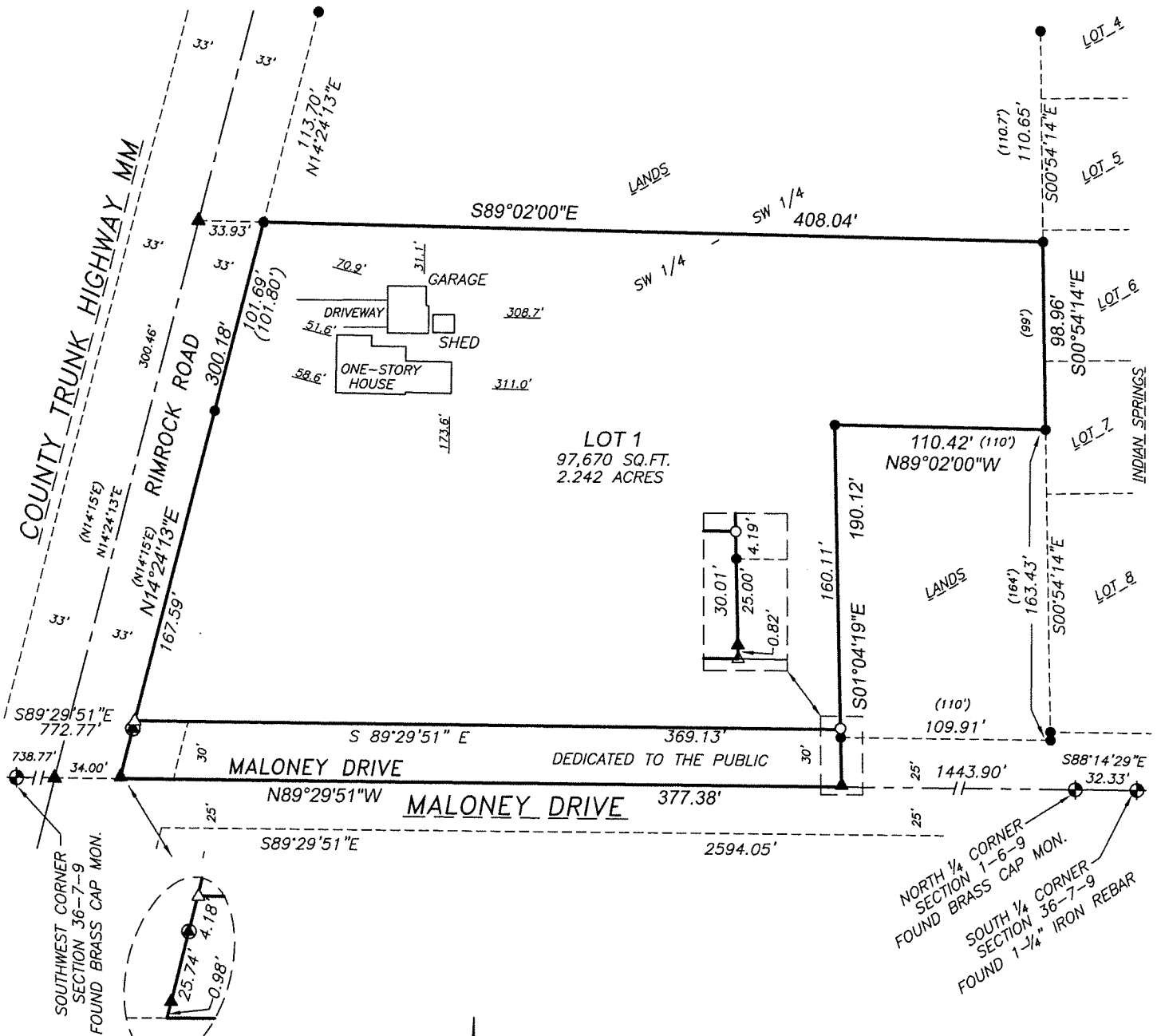
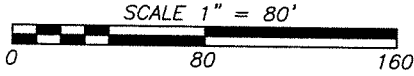


**BIRRENKOTT  
SURVEYING**

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

**CERTIFIED SURVEY MAP**

PART OF THE SOUTHWEST 1/4 OF THE  
SOUTHWEST 1/4 OF SECTION 36, T7N, R9E, CITY  
OF FITCHBURG, DANE COUNTY, WISCONSIN





# CERTIFIED SURVEY MAP

DATED: April 23, 2024

## Birrenkott Surveying

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, Wisconsin 53590  
Phone (608) 837-7463  
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### Surveyor's Certificate:

I, Chris K. Casson, hereby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

Chris K. Casson, Professional Land Surveyor No. S-3264

### Description:

Part of the Southwest ¼ of the Southwest 1/4, Section 36, T7N, R9E, City of Fitchburg, Dane County, Wisconsin, described as follows: Commencing at the Southwest corner of Section 36, thence S89°29'51"E, 772.77 feet along the South line of the Southwest ¼ of Section 36 and the point of beginning; thence N14°24'13"E, 300.18 feet along the East right-of-way of Rimrock Road and County Highway MM; thence S89°02'00"E, 408.04 feet to the West line of Lot 6, Indian Springs; thence S00°54'14"E, 98.96 feet along said West line of Lot 6 and the West line of Lot 7, Indian Springs; thence N89°02'00"W, 110.42 feet; thence S01°04'19"E, 190.12 feet to the centerline of Maloney road and the South line of said Southwest 1/4; thence continuing on said South line N89°29'51"W, 377.38 feet to the point of beginning. Containing 108,868 square feet, or 2.499 acres.

### City of Fitchburg Approval Certificate

This Certified Survey Map, including the road right of way, or other dedications herein, is hereby approved by the Common Council of the City of Fitchburg for recording this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
Tracy Oldenburg  
Clerk, City of Fitchburg

\_\_\_\_\_  
Dated

### Owner's Certificate:

As owner, Hoopoe Holdings LLC, hereby certifies it has caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. It also certifies that this Certified Survey Map is required to be submitted to the City of Fitchburg for approval.

\_\_\_\_\_  
Chaudhry Ali, Trustee

### State of Wisconsin)

**Dane County) ss** Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, the above-named Chaudhry Ali, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, Dane County, Wisconsin.

\_\_\_\_\_  
My Commission Expires

\_\_\_\_\_  
Printed name

### Register of Deeds Certificate:

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2024

at \_\_\_\_\_ o'clock \_\_\_\_ m and recorded in Volume \_\_\_\_\_ of Certified Survey

Maps of Dane County on Pages \_\_\_\_\_.

### Surveyed For:

Chaudhry Ali  
5029 Saint Annes Drive  
Middleton, WI 53562

Surveyed: TAS  
Drawn: BTS  
Checked: CKC  
Approved: CKC  
Field book:  
Tape/File:

\_\_\_\_\_  
Kristi Chlebowski, Register of Deeds

Document No. \_\_\_\_\_

## EXHIBIT A

Address: 2735 Rimrock Road, Madison, WI 53713

Tax Parcel Number: 225/0709-363-9330-3 and 225/0709-363-9400-8

### Legal Description

#### Parcel A:

A parcel of land lying in and being a part of the South  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 36, Township 7 North, Range 9 East, in the Town of Madison, Dane County, Wisconsin, and described more fully as follows: Beginning at a point (iron stake) which is 364 feet South of an iron stake (which is a point on the North line of the above mentioned South  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$ , and 1382 feet West of the Northeast corner thereof); thence South 99 feet to an iron stake; thence West parallel to said North line 435.5 feet to an iron stake at public highway; thence North  $14^{\circ}15'$  East along said public highway, 101.8 feet to an iron stake; thence East parallel to said North line 408.6 feet to the point of beginning.

#### Parcel B:

Part of the South  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 36, Township 7 North, Range 9 East, in the Town of Madison, Dane County, Wisconsin, and which is more fully described as follows: Beginning 1379.5 feet West of the Northeast corner of said South  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  (said point previously being described as West 1382.0 feet); thence South  $1^{\circ}26'$  West, 652.0 feet to the South line of Section 36, said point being the Southeast corner of parcel described in Volume 509, on page 407 of Deeds, Dane County Registry; thence West along center line of a 50.0 foot road, 110.0 feet to the point of beginning of this description, said point also being the Southwest corner of parcel described in Volume 516, on page 38 of Deeds, Dane County Registry; thence continue West along said center line of 50.0 foot road, 377.0 feet more or less to intersect center line public highway; thence North  $14^{\circ}15'$  East along center line said public highway, 197.7 feet; thence East parallel to the South line of Town Road, 325.5 feet more or less to the Northwest corner of parcel described in Volume 516, on Page 38, of Deeds, Dane County Registry; thence Southerly along West line of above mentioned parcel, 164.0 feet to the North line of 50.0 foot road; thence continue Southerly on said West line, 25.0 feet to the center line of highway and the point of beginning; EXCEPTING THEREFROM those lands conveyed to the Town of Madison in Quit Claim Deed recorded in Volume 593 of Deeds, Page 254 as Document No. 851999.