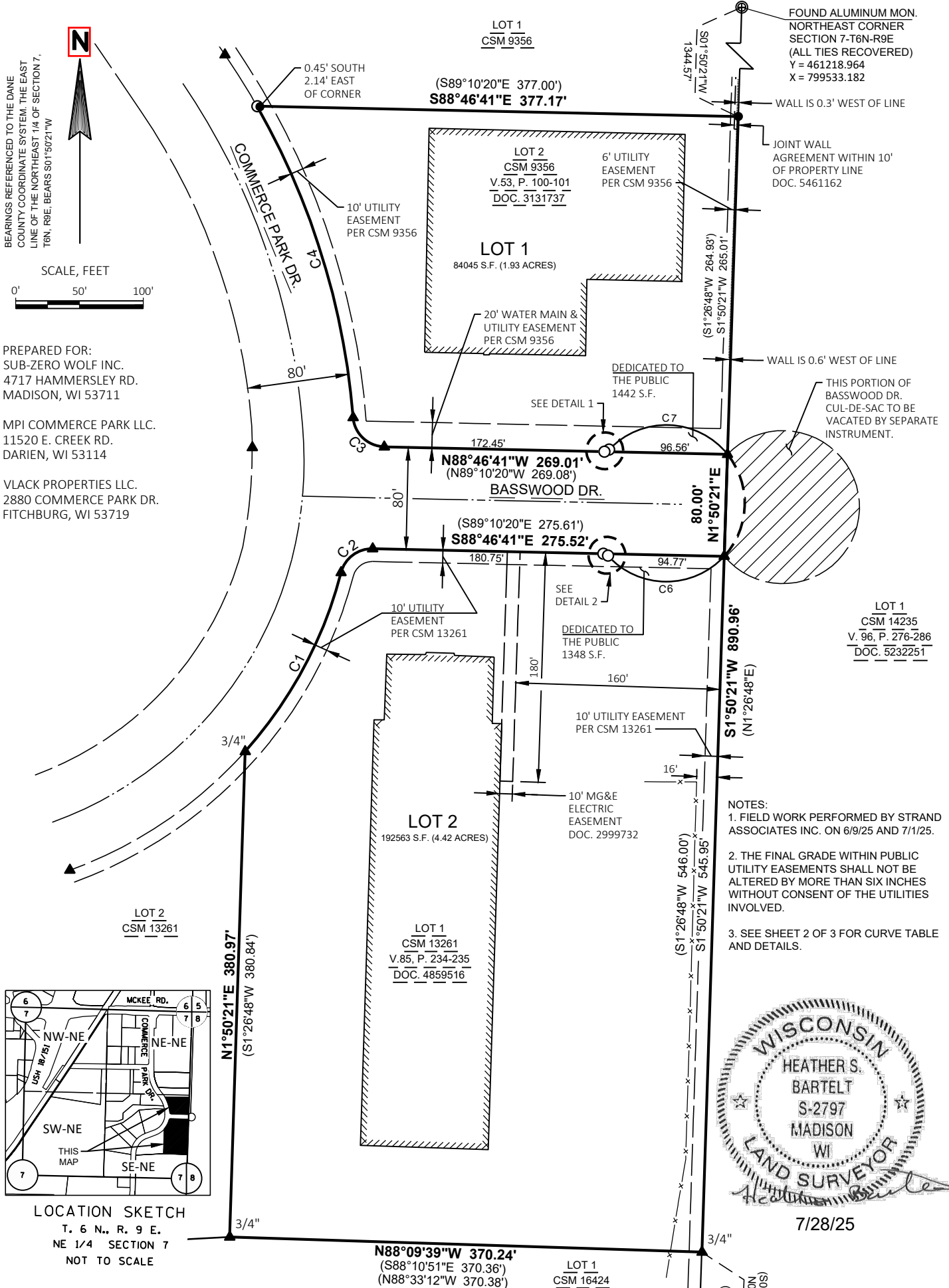


CERTIFIED SURVEY MAP NO. _____

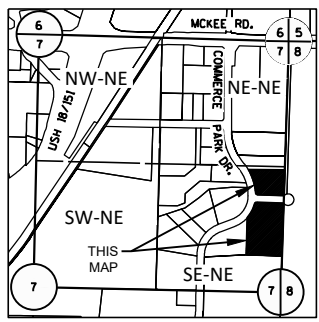
LOT 2 OF CSM 9356 RECORDED IN VOLUME 53 ON PAGES 100-101 AS DOCUMENT NUMBER 3131737 AND LOT 1 OF CSM 13261 RECORDED IN VOLUME 85 ON PAGES 234-235 AS DOCUMENT NUMBER 4859516 BEING LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



PREPARED FOR:
 SUB-ZERO WOLF INC.
 4717 HAMMERSLEY RD.
 MADISON, WI 53711

MPI COMMERCE PARK LLC.
 11520 E. CREEK RD.
 DARIEN, WI 53114

VLACK PROPERTIES LLC.
 2880 COMMERCE PARK DR.
 FITCHBURG, WI 53719



LEGEND

▲ FOUND 1-1/4" REBAR (UNLESS OTHERWISE NOTED)	() RECORDED AS
● FOUND 1" IRON PIPE (UNLESS OTHERWISE NOTED)	----- MINOR LOT LINE
⊕ DANE COUNTY MONUMENT, EXISTING	----- PROPERTY LINE
○ SET 3/4" O.D. X 24" REBAR (WEIGHING 1.50 LBS./L.F.)	----- RIGHT OF WAY LINE
	----- CENTER LINE
	----- PERMANENT EASEMENT

THIS INSTRUMENT DRAFTED BY:
 HEATHER S. BARTELT OF
 STRAND ASSOCIATES INC.
 910 W. WINGRA DR.
 MADISON, WI 53715



SET CHISELED X ON CONCRETE MONUMENT EAST QTR. CORNER SECTION 7-T6N-R9E (NEW TIE SHEET FILED)
 Y = 458605.658
 X = 799449.274

CERTIFIED SURVEY MAP NO. _____

LOT 2 OF CSM 9356 RECORDED IN VOLUME 53 ON PAGES 100-101 AS DOCUMENT NUMBER 3131737 AND LOT 1 OF CSM 13261 RECORDED IN VOLUME 85 ON PAGES 234-235 AS DOCUMENT NUMBER 4859516 BEING LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, HEATHER S. BARTELT, PROFESSIONAL LAND SURVEYOR WITH STRAND ASSOCIATES, INC., DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED LOT 2 OF CSM 9356 RECORDED IN VOLUME 53 ON PAGES 100-101 AS DOCUMENT NUMBER 3131737 AND LOT 1 OF CSM 13261 RECORDED IN VOLUME 85 ON PAGES 234-235 AS DOCUMENT NUMBER 4859516 BEING LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CHISELED X MARKING THE EAST QUARTER CORNER OF SAID SECTION 7;
 THENCE, NORTH 01° 50' 21" EAST, 379.11 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7 TO THE SOUTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 13261 BEING RECORDED IN VOLUME 85 ON PAGES 234-235 AS DOCUMENT NUMBER 4859516 AT THE DANE COUNTY REGISTER OF DEEDS TO THE POINT OF BEGINNING;

THENCE, NORTH 88° 09' 39" WEST, 370.24 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1;
 THENCE, NORTH 01° 50' 21" EAST, 380.97 FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE SOUTHEASTERLY RIGHT-OF-WAY OF COMMERCE PARK DRIVE ALSO BEING A POINT OF CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET;
 THENCE, NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CIRCULAR CURVE HAVING A LONG CHORD WHICH BEARS NORTH 28° 11' 35" EAST, 159.10 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BASSWOOD DRIVE ALSO BEING A POINT OF CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET;
 THENCE, EASTERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CIRCULAR CURVE HAVING A LONG CHORD WHICH BEARS NORTH 52° 56' 31" EAST, 30.98 FEET;
 THENCE, SOUTH 88° 46' 41" EAST, 275.52 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4;
 THENCE, NORTH 01° 50' 21" EAST, 80.00 FEET ALONG SAID EAST LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF BASSWOOD DRIVE;
 THENCE, NORTH 88° 46' 41" WEST, 269.01 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT OF CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET;
 THENCE, NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CIRCULAR CURVE HAVING A LONG CHORD WHICH BEARS NORTH 46° 41' 55" WEST, 33.51 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COMMERCE PARK DRIVE AND A POINT OF CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 589.76 FEET;
 THENCE, NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CIRCULAR CURVE HAVING A LONG CHORD WHICH BEARS NORTH 17° 07' 33" WEST, 255.53 FEET TO THE NORTHWEST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 9356 RECORDED IN VOLUME 53 ON PAGES 100-101 AS DOCUMENT NUMBER 3131737 AT THE DANE COUNTY REGISTER OF DEEDS;
 THENCE, SOUTH 88° 46' 41" EAST, 377.17 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4;
 THENCE, SOUTH 01° 50' 21" WEST, 890.96 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

CONTAINING 279398 S.F. (6.41 ACRES) MORE OR LESS.

SUBJECT TO ALL EXISTING EASEMENTS, RESTRICTIONS AND COVENANTS, RECORDED AND UNRECORDED.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF SUB-ZERO WOLF INC., MPI COMMERCE PARK LLC., & VLACK PROPERTIES LLC.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXISTING BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISION OF SECTION 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF FITCHBURG IN SURVEYING AND MAPPING THIS PROPERTY TO THE BEST OF MY KNOWLEDGE AND BELIEF

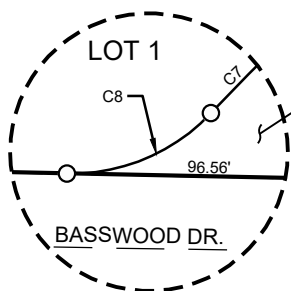


DATED THIS 28TH DAY OF JULY, 2025

HEATHER S. BARTELT, AGENT FOR STRAND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYOR NO. 2797
 STRAND PROJECT NUMBER 1888.038

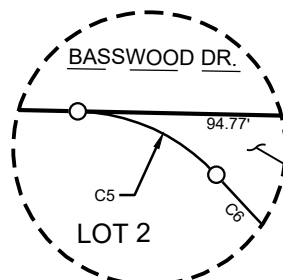


CURVE TABLE							
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH	TAN. BEARING IN	TAN. BEARING OUT
C1	340.00'	160.59' (160.76')	27°03'42" (27°05'27")	N28°11'35"E (N27°47'38"E)	159.10' (159.27')	N41° 43' 26"E	N14° 39' 44"E
C2	25.00'	33.41' (33.41')	76°33'35" (76°34'45")	N52°56'31"E (N52°32'18"E)	30.98' (30.98')	N14° 39' 44"E	S88° 46' 41"E
C3	25.00'	36.72'	84°09'31" (84°11'54")	N46°41'55"W (N47°04'26"W)	33.51' (33.52')	N88° 46' 41"W	N04° 37' 10"W
C4	590.00'	257.57'	25°00'47" (24°59'45")	N17°07'33"W (N17°28'33"W)	255.53' (255.36')	N04° 37' 10"W	N29° 37' 57"W
C5	5.00'	4.09'	46°49'22"	S65°22'00"E	3.97'	S88° 46' 41"E	S41° 57' 19"E
C6	61.50'	102.65'	95°37'50"	S89°46'14"E	91.14'	S41° 57' 19"E	N42° 24' 51"E
C7	61.50'	105.24'	98°02'32"	N87°45'26"W	92.86'	N38° 44' 10"W	S43° 13' 18"W
C8	5.00'	4.19'	48°00'01"	S67°13'18"W	4.07'	S43° 13' 18"W	N88° 46' 41"W



DETAIL 1

DEDICATED TO THE PUBLIC
1442 S.F.



DETAIL 2

DEDICATED TO THE PUBLIC
1348 S.F.

CERTIFIED SURVEY MAP NO. _____

LOT 2 OF CSM 9356 RECORDED IN VOLUME 53 ON PAGES 100-101 AS DOCUMENT NUMBER 3131737 AND LOT 1 OF CSM 13261 RECORDED IN VOLUME 85 ON PAGES 234-235 AS DOCUMENT NUMBER 4859516 BEING LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

CORPORATE OWNERS CERTIFICATE

VLACK PROPERTIES, LLC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THE CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE MAP HEREON. VLACK PROPERTIES LLC., DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL.

CITY OF FITCHBURG

WITNESS THE HAND AND SEAL OF SAID OWNER
THIS _____ DAY OF _____, 2025
IN PRESENCE OF:

VLACK PROPERTIES LLC - AUTHORIZED REPRESENTATIVE DATE

STATE OF WISCONSIN)
_____ COUNTY) SS
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025,

THE ABOVE NAMED _____,
TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED
THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL) _____
NOTARY PUBLIC _____, WISCONSIN
MY COMMISSION EXPIRES _____.

CONSENT OF MORTGAGEE

OAK BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATION OF OWNERS.

IN WITNESS WHEREOF, THE SAID FIRST BUSINESS BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY:

_____, ITS PRESIDENT,
AND COUNTERSIGNED BY :

_____, ITS SECRETARY (CASHIER),

AT _____, WISCONSIN,
AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED

THIS _____ DAY OF _____, 2025

IN PRESENCE OF:

OAK BANK _____
(CORPORATE SEAL)

PRESIDENT SECRETARY OR CASHIER

STATE OF WISCONSIN)
_____ COUNTY) SS
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025,

THE ABOVE NAMED _____,
TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED
THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL) _____
NOTARY PUBLIC _____, WISCONSIN
MY COMMISSION EXPIRES _____.



7/28/25



CERTIFIED SURVEY MAP NO. _____

LOT 2 OF CSM 9356 RECORDED IN VOLUME 53 ON PAGES 100-101 AS DOCUMENT NUMBER 3131737 AND LOT 1 OF CSM 13261 RECORDED IN VOLUME 85 ON PAGES 234-235 AS DOCUMENT NUMBER 4859516 BEING LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

CORPORATE OWNERS CERTIFICATE

MPI COMMERCE PARK, LLC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THE CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE MAP HEREON. MPI COMMERCE PARK, LLC., DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL.

CITY OF FITCHBURG

WITNESS THE HAND AND SEAL OF SAID OWNER

THIS _____ DAY OF _____, 2025

IN PRESENCE OF:

MPI COMMERCE PARK LLC - AUTHORIZED REPRESENTATIVE DATE

STATE OF WISCONSIN)

_____ COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025,

THE ABOVE NAMED _____,
TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED
THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL) _____

NOTARY PUBLIC _____, WISCONSIN

MY COMMISSION EXPIRES _____.

CONSENT OF MORTGAGEE

FIRST BUSINESS BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATION OF OWNERS.

IN WITNESS WHEREOF, THE SAID FIRST BUSINESS BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY:

_____, ITS PRESIDENT,

AND COUNTERSIGNED BY :

_____, ITS SECRETARY (CASHIER),

AT _____, WISCONSIN,

AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED

THIS _____ DAY OF _____, 2025

IN PRESENCE OF:

FIRST BUSINESS BANK

(CORPORATE SEAL)

PRESIDENT

SECRETARY OR CASHIER

CITY OF FITCHBURG APPROVAL

THIS CERTIFIED SURVEY MAP, INCLUDING ANY DEDICATIONS HEREON HAS BEEN DULY FILED WITH AND APPROVED BY THE COMMON COUNCIL OF THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

SIGNED THIS _____ DAY OF _____, 2025

TRACY OLDENBURG - CITY CLERK
CITY OF FITCHBURG



7/28/25

STATE OF WISCONSIN

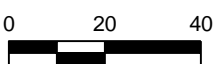
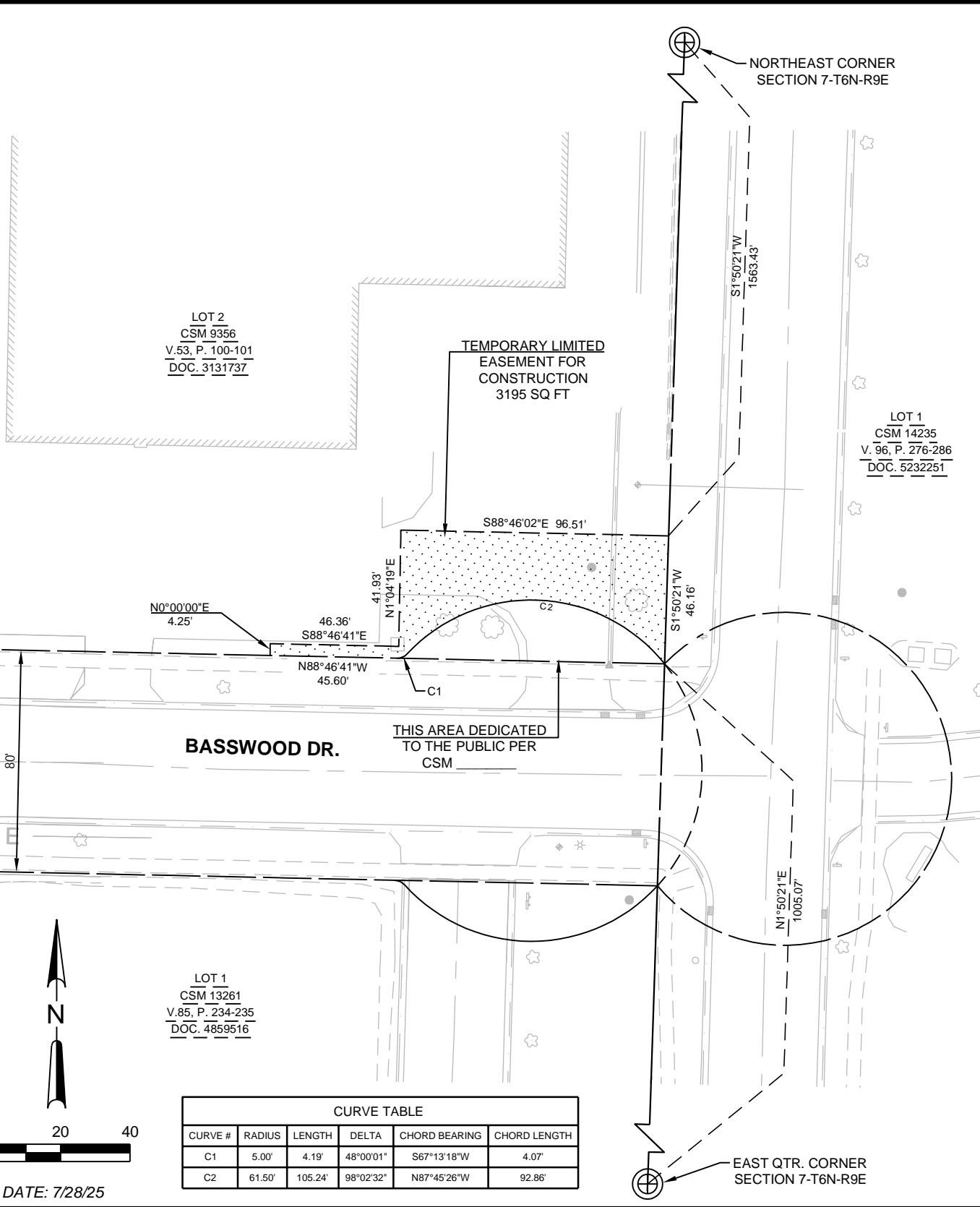
Dane County

Received for record this _____ day
of _____ A.D., 20____ at _____
o'clock _____ M. and recorded in Vol. _____
_____ of C.S.M.'s, page(s) _____

Document No. _____
_____ Register
_____ Deputy



File: S:\MAD\1800--1899\1888\038\Drawings\Civil\3d\RW\Temporary easements.dwg Time: Jul 28, 2025 - 5:10pm



DATE: 7/28/25

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	5.00'	4.19'	48°00'01"	S67°13'18"W	4.07'
C2	61.50'	105.24'	98°02'32"	N87°45'26"W	92.86'

TEMPORARY LIMITED EASEMENT FOR CONSTRUCTION
 PART OF LOT 2 OF CSM 9356
 LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
 SECTION 7, TOWNSHIP 6 NORTH, RANGE 9 EAST
 CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

STRAND ASSOCIATES®

EXHIBIT A

1888.038

File: S:\MAD\1800--1899\1888\038\Drawings\CAD\Civil_3d\RW\Temporary easements.dwg Time: Jul 28, 2025 - 5:11pm

LOT 2
CSM 9356
V.53, P. 100-101
DOC. 3131737

BASSWOOD DR.

THIS AREA DEDICATED
TO THE PUBLIC PER
CSM

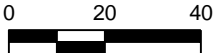
TEMPORARY LIMITED
EASEMENT FOR
CONSTRUCTION
10804 SQ FT

LOT 1
CSM 14235
V. 96, P. 276-286
DOC. 5232251

LOT 1
CSM 13261
V.85, P. 234-235
DOC. 4859516

NORTHEAST CORNER
SECTION 7-T6N-R9E

EAST QTR. CORNER
SECTION 7-T6N-R9E



DATE: 7/28/25

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	5.00'	4.09'	46°49'22"	N65°22'00"W	3.97'
C2	61.50'	102.65'	95°37'50"	S89°46'14"E	91.14'

TEMPORARY LIMITED EASEMENT FOR CONSTRUCTION

PART OF LOT 1 OF CSM 13261
LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
SECTION 7, TOWNSHIP 6 NORTH, RANGE 9 EAST
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



EXHIBIT A

1888.038