

DESCRIPTION OF TITLE RECORD:

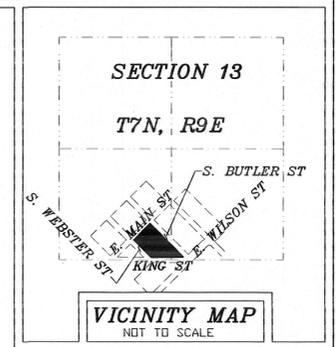
All of Block 107, Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin, being 27 tracts of land described as follows:

1. Part of Lot 3, Block 107, in the City of Madison described as follows: Commencing at a point on the Southwest line of Butler Street, 82.4 feet Southeast of the North corner of said Block; thence Southwest 48.65 feet to a stake; thence Southeast 5.35 feet to a stake; thence Southwest with a slant of 1 foot to the left, 16.35 feet to a stake; thence Southwest with a slant of 2 feet to the left, 21.7 feet to a stake; thence Southwest 45.8 feet to a stake on Southwest line of said Lot 3; thence Southeast to the South corner of said Lot 3; thence Northeast along the Southeast line of Lot 3, 52 feet; thence at right angles to said line and Northwesterly 3 feet; thence at right angles to said last line, 80 feet to South Butler Street; thence Northwesterly on the lot line of said Lot 3 a distance of 47 feet, more or less, to the point of beginning.
2. The Northwest 42 feet of Lot 12, Block 107
3. The Southeast 46 feet of Lot 13, Block 107
4. The Northeast 33 feet of Lot 1 (according to the Doty Plat, being the Lot known as Lot 14 according to the Pritchette Plat), Block 107
5. The Northeast 36 feet of the Northwest 20 feet of Lot 13, Block 107
6. The Southwest 24 1/2 feet of Lot 2, Block 107, Block 107
7. The Northwest 23 feet of the Southwest 24 1/3 feet of Lot 3, Block 107
8. The Southwest 67 feet of Lot 14, Block 107, formerly described as the Southwest 67 feet of Lot 1, Block 107
9. That part of Lots 2 and 3, Block 107, described as follows: Beginning at a point on Main Street, 46 1/2 feet Northeast from the Southwest line of said lots; thence back at right angles from Main Street, 89 feet; thence Northeasterly 21 feet 7 inches to a point 87 feet Southeastly from the Southeast line of Main Street on a line drawn at right angles to Main Street; thence Northwesterly and at right angles to Main Street, 87 feet to the Southeast line of Main Street; thence Southwest along the Southeast line of Main Street, 21 feet to the place of beginning.
10. A part of Lots 2 and 3, Block 107, more particularly described as follows: Commencing at the North corner of Lot 2, said Block 107 at the intersection of Main and Butler Streets in said City of Madison; thence SE along the SW line of Butler Street, 82.4 feet; thence SW at right angles to Butler Street, 48.65 feet; thence SE parallel to the SW line of Butler Street, 5.35 feet; thence SW at a right angle to Butler Street, 16.35 feet to a point, 87.63 feet SE from the SE line of East Main Street; thence NW on a line parallel to the SW line of Butler Street, 67.63 feet to a point on the SE line of Main Street, 65 feet SW from the point of beginning; thence NE along the SE line of Main Street, 65 feet to the point of beginning.
11. The Northwest 20 feet of the Southwest 96 feet of Lot 13, Block 107.
12. That part of Lots 8 and 9, Block 107, described as follows: Commencing at a point on Butler Street 24 feet Southeast from the Northeast corner of Lot 8, Block 107, in the City of Madison; thence Southwesterly at right angles with Butler Street 50 feet; thence to a point on King Street, 119 feet West from the East corner of said Block; thence East along King Street 33 feet; thence North at right angles with King Street, 40 feet; thence at right angles with Butler Street to Butler Street; thence along the line of Butler Street to the place of beginning.
13. That part of Lots 8 and 9, Block 107, more particularly described as follows: Commencing at a point on the North line of King Street, 1149 feet West of the East corner of Lot 9; thence North 18 feet 1 1/2 inches; thence North 12 deg. West, 37.4 feet; more or less, to a point distant 50 feet Southwest of the Southwest line of Butler Street measured at right angles and 2 5/8 feet Southeast of the line between Lots 7 and 8, Block 107, measured at right angles thereto; thence Southerly to the point of beginning.
14. Part of Lots 8 and 9, Block 107, described as follows: Commencing at the East corner of said Lot 9, 86 feet; thence North at right angles to last line, 40 feet; thence Northeast and at right angles to Northeasterly line of Lot 8 to Northeasterly line of Lot 8; thence Southeastly along the Northeasterly line of Lots 8 and 9 to place of beginning.
15. That part of lots 6, 7, 8, 9 and 10, Block 107, described as follows: Beginning at a point on the South boundary line of Block 107 which point is 43.5 feet E of the NE line of Webster Street, said point of beginning being in the center line of the E wall of what is known as the Fauerbach Store Building; thence E on the N line of King Street, 213 feet and 2 inches to a point 119 feet W of the E corner of said Block 107; thence N 18 feet and 1 1/2 inches; thence N 12 deg. W, 37 feet and 4 inches to a point distant 50 feet SW of the SW line of Butler Street measured at right angles thereto and 25 feet SE of the line between Lots 7 and 8, Block 107, measured at right angles thereto; thence Wly 26.5 feet to a point which is 73 feet SW of the SW line of Butler Street measured at right angles thereto and 13 feet SE of the line between Lots 7 and 8, Block 107, measured at right angles thereto; thence NW parallel with Butler Street 21 feet; thence NE parallel with line between Lots 7 and 8 of Block 107, 7 feet; thence NW parallel with Butler Street, 81.5 feet; thence NE parallel with NW line of said Lot 7, Block 107, 66 feet to SW line of Butler Street; thence NW along SW line of Butler Street 42 1/2 feet to line dividing Lots 5 and 6 of said Block 107; thence SW along the line between said Lots 5 and 6 and between Lots 10 and 11, 181.6 feet to a point where said lot line intersects the center line of the E wall of the said Fauerbach Building; thence S along said centerline of wall 73 feet to N line of King Street and place of beginning.
16. Southeastly 30 feet of Lot 4 and all of Lot 5, Block 107.
17. The Northwest 1/4 of Lot 4 and a strip 3 feet wide off the Northwest side of the Southeast 1/4 of Lot 4, Block 107
18. A strip of land 3 feet wide and 80 feet long, beginning at the Southeast corner of Lot 3, Block 107, Southwest 80 feet along the line between Lots 3 and 4; thence Northwest at right angles, 3 feet; thence Northeast 80 feet to Butler Street; thence Southeast 3 feet to the place of beginning.
19. The Southeast 22 feet in width of Lot 11, Block 107.
20. That part of Lot 10, Block 107, beginning at the South corner of Lot 11; thence Southeast on Webster Street 20 feet, more or less, to a point where the Northeast line of Webster Street connects with the North line of King Street; thence Easterly on said North line of King Street, 43.32 feet, more or less, to a point between the East wall on said premises and the West wall of the premises known as the Capital Hotel; thence North at right angles to King Street on the line dividing the said walls about 73.6 feet, more or less, to the line between Lots 10 and 11; thence Southwesterly on said last mentioned line to the place of beginning.
21. Part of Lots 6 and 7, Block 107, described as follows: Commencing at a point on the Southwest line of Butler Street, 8 feet Northwest of line between Lots 7 and 9 of said Block; thence Southwest at right angles to Butler Street, 66 feet; thence Northwest parallel with said Street, 81.6 feet; thence Northeast at right angles to last course, 66 feet to Southwest line of said Street; thence Southeast along the Southwest line of said Butler Street, 81.6 feet to beginning.
22. Part of Lots 7 and 8, Block 107, described as follows: Beginning on the Southwest line of South Butler Street a point 25 feet Southeast of the line between Lots 7 and 8, Block 107; thence Northwest along the Southwest side of South Butler Street, 33 feet; thence Southwest 73 feet; thence Southeast 21 feet; thence in an Easterly direction, 26.5 feet to a point 50 feet Southwest of the Southwest line of South Butler Street; thence Northeast 50 feet to South Butler Street and point of beginning.

DESCRIPTION AS SURVEYED:

All of Block 107, Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Beginning at the Northeast corner of said Block 107; thence S 43°56'38" E along the southwesterly right of way of South Butler Street, 549.49 feet to the Northerly right of way of King Street; thence N 88°52'17" W along said northerly right of way, 374.54 feet to the northeasterly right of way of South Webster Street; thence N 43°57'11" W along said northeasterly right of way, 284.41 feet to the Southeastly right of way of East Main Street; thence N 46°04'28" E along said Southeastly right of way, 264.55 feet to the point of beginning. This described parcel contains 2.53 acres or 110,290 sq. ft. thereof.



NOTES:

- Corresponding to Schedule B-Section Two of Commitment No. C-25233212 Revision A issued by Chicago Title Insurance Company with an effective date of December 1, 2025.
11. Easements, if any, of the public or any school district, utility, municipality or person, as provided in Section 66.1005(2) of the Wisconsin Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements or service in that portion of the insured premises which were formerly a part of streets and alleys which are now vacated. (affects subject property but is blanket in nature)
 12. Agreement recorded October 8, 1886, as Document No. 168606. (Does not apply - extinguished per the doctrine of title merger)
 13. Party Wall Agreement recorded December 6, 1932 as Document No. 542877. (Does not apply - extinguished per the doctrine of title merger)
 14. Agreement recorded December 31, 1913, as Document No. 332545. (Does not apply - extinguished per the doctrine of title merger)
 15. Possible homestead and marital property rights of the spouse(s) of the insured if the proposed deed is to run to a married individual(s). (affects subject property but is blanket in nature)

TABLE A NOTES:

- 3.) 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 MADISON, DANE COUNTY, WISCONSIN, MAP NO. 55025C0409G WITH AN EFFECTIVE DATE OF JANUARY 2, 2009.
- 4.) THE GROSS LAND AREA OF THIS SITE IS 2.53 ACRES OR 110,290 SQ. FT.
- 10.) THIS PROPERTY HAS NO PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
- 11.) 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 SHOWN 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 #20254402645, 20254402677, 20254402697, 20254402725, 20254402739. A PRIVATE LOCATE WAS ALSO PERFORMED BY GLS UTILITIES FOR ONSITE UTILITIES.
- 14.) THIS PROPERTY IS THE ENTIRE BLOCK 107 AND IS BOUNDED BY S. WEBSTER STREET, E. MAIN STREET, S. BUTLER STREET AND KING STREET
- 15.) THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES AND NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

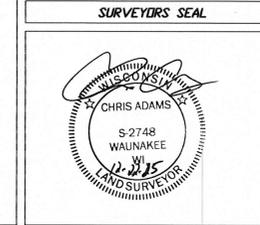
SURVEYOR'S CERTIFICATE:

TO: State of Wisconsin (State Building Commission), State of Wisconsin (Building Commission), State of Wisconsin (Department of Administration), The State of Wisconsin and Chicago 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 2021 Minimum Standard Detail Requirements For ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1,2,3,4,7a,b(1),8,10,11b,14,17, 19 and 20 of Table A thereof. The field work was completed on November 13, 2025.

Williamson Surveying and Associates, LLC
by Chris W. Adams

Date of Map: DEC 22, 2025 Chris Adams



WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 W. WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597
NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-649-9760 WEB: WILLIAMSONSURVEYING.COM

101 & 125 S. WEBSTER ST. ALTA/NSPS SURVEY
All of Block 107, Plat of Madison, Vol. A, Page 3, located in the SW 1/4 and SE 1/4 of the SW 1/4 of Section 13, T7N, R9E, City of Madison, Dane County, Wisconsin.

DATE	DECEMBER 22, 2025	REVISION DATE:	CHECK BY	N.T.P.
SCALE:	1" = 20'	DRAWING NO.	25V-340	
DRAWN BY	BRAD RODSMA	SHEET	2	OF 2