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Tx:8369678

**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

**DOCUMENT #
4893392**

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**DECLARATION OF
RECIPROCAL EASEMENTS**

Return to:
Julie Tjugum-Rasmussen
Reinhart Boerner Van Deuren s.c.
P.O. Box 2018
Madison, WI 53701-2018

251-0810-311-0301-3
251-0810-311-0302-1
251-0810-311-0303-9
251-0810-311-0304-7

Parcel Numbers

DECLARATION OF RECIPROCAL EASEMENTS

THIS DECLARATION OF RECIPROCAL EASEMENTS (the "Declaration") is made as of this 20th day of July, 2012 by CORBEN LAND DEVELOPMENT, LLC ("CLD"), and CORBEN BUILDING A, LLC ("CBA"). CLD and CBA are sometimes referred to together herein as the "Owners" and individually as a "Owner."

RECITALS

A. CLD is the tenant of certain real property located in Dane County, Wisconsin, as described on the attached Exhibit A and referred to in this Declaration as the "CLD Property," under that certain lease described in Exhibit A (the "Ground Lease").

B. CBA is the tenant of certain real property located in Dane County, Wisconsin, as described on the attached Exhibit B and referred to in this Declaration as the "CBA Property," under the Ground Lease. The CLD Property and CBA Property are sometimes referred to together herein as the "Property."

C. Owners intend to subject that portion of the Property consisting of Lot Forty-three (43), Lot Forty-four (44), Lot Forty-five (45), Second Addition to Truax Air Park West, to the certified survey map, a copy of which is attached hereto as Exhibit C (the "CSM"), and to thereby create four lots out of such portion of the Property, which lots shall be referred to as "Lot 1," "Lot 2," "Lot 3" and "Lot 4," as designated on the CSM. Lot 1, Lot 2, Lot 3 and Lot 4 are each referred to as a "Lot," and collectively as the "Lots." The holder of a tenancy in each Lot under the Ground Lease (or any separate lease created from the apportionment of the Ground Lease) is referred to as a "Lot Owner."

D. CLD desires to create easements over Lot Forty-six (46), Second Addition to Truax Air Park West ("Lot 46"), pursuant to this Declaration.

E. Owners desire to create easements over each of their respective Lots for the benefit of each of the other Lots, pursuant to this Declaration.

DECLARATION

NOW THEREFORE, Owner hereby declares:

1. Creation of Easements.

(a) Over Lot 46 and Lot 2. CLD hereby declares that there shall exist nonexclusive cross-easements over those portions of Lot 46 and Lot 2 legally described, and depicted, on Exhibit D attached hereto and made a part hereof, for the duration of the Ground Lease or subdivisions thereof, for

i. Vehicular and pedestrian ingress and egress over such portions. The beneficiaries of this easement shall be all present and future Lot Owners and their respective subtenants, occupants, agents, employees, guests, licensees, and invitees (collectively, "Users").

ii. Ingress and egress over such portions for the provision of emergency services (such as ambulance and fire services). The beneficiaries of this easement shall be the City of Madison (the "City") and any other governmental authority providing emergency services to any portion of the Property.

iii. Placement, operation, repair and replacement of a water main. The beneficiary of this Easement shall be the owner and tenant of Lot 3.

(b) Cross-Access Over All Lots. Owners hereby declare that there shall exist, for the benefit of all Users and all of the Lots, nonexclusive cross-easements over those portions of their respective Lots that are used from time to time for vehicular parking, driveways or as drive aisles for vehicular and pedestrian ingress and egress over, on, and across such portions to obtain access to and from each Lot

from Pankratz Street, and to park vehicles on any portions of the Lots that are used, from time to time, for vehicular parking. Furthermore, there shall exist, for the benefit of the City and any other governmental authority providing emergency services to any portion of the Property, an easement over such portions of the Lots that are used, from time to time, as drive aisles for the provision of emergency services (such as ambulance and fire services).

(c) Stormwater Drainage Over All Lots. Owners hereby declare that there shall exist, for the benefit of all Lot Owners, nonexclusive drainage easements over, across, under and on each of their respective Lots for purposes of the drainage of surface water, stormwater and/or runoff from any and all portions of the Lots.

The areas described in (a), (b) and (c) above, are referred to in this Declaration as the "Easement Areas."

2. Consistent Uses Allowed. Each Lot Owner shall have the rights to use the surface area of their respective properties in any way not inconsistent with the easement grants set forth in Section 1 of this Declaration.

3. Barriers. No curbs, barriers, fences, dividers, or other obstructions shall be constructed on or across any driveway to prevent, prohibit, or discourage the free and uninterrupted flow of vehicular and pedestrian traffic. Notwithstanding anything set forth in this Declaration to the contrary, the foregoing prohibitions and limitations shall not apply to speed bumps, speed limit signs, and the like.

4. Parking Requirements. Once the City has approved of the site plan for the initial construction of improvements upon any Lot, the Lot Owner of that Lot may not reduce the number of parking spaces on its Lot without the consent of the City and of the other Lot Owners.

5. Maintenance, Repair, Replacement. Each Lot Owner shall, at its sole cost, maintain the surface of all Easement Areas located on such Lot Owner's Lot and any subsurface storm sewer improvements, if any, in good condition and repair and shall make replacements as necessary to maintain such areas in a first-class, safe, efficient and code-compliant condition. Furthermore, until the issuance of an occupancy permit for any improvements on Lot 46, the Lot Owner of Lot 3 shall maintain the surface of any drive aisle located on Lot 46 in good condition and repair and shall make replacements as necessary to maintain such aisle in a first-class, safe, efficient and code-compliant condition. Following the issuance of an occupancy permit for improvements on Lot 46, the Lot Owner of Lot 3, and the holder of any ground lessee's interest in Lot 46, shall share the costs of maintaining, repairing and replacing the drive aisle located on Lot 46 equally.

6. Non-Use. Non-use or limited use of the easement rights granted in this Declaration shall not prevent the benefiting party from later use of the easement rights to the fullest extent authorized in this Declaration.

7. Governing Law. This Declaration shall be construed and enforced in accordance with the internal laws of the State of Wisconsin.

8. Previous Easement Agreements Superseded. This Declaration supersedes in their entirety that certain Reciprocal Parking Lot Easement Agreement recorded November 22, 2000 with the Dane County Register of Deeds as Document No. 3268486, which document shall, upon the recording of this Declaration, cease to have any force and effect. There also exists a certain Reciprocal Easement Agreement recorded with the Dane County Register of Deeds on December 19, 2002 as Document No. 3615606 that covers the Lots as well as Lot 47, Second Addition to Truax Air Park West ("Lot 47") (the "2002 Easement"). The owner of Lot 47 ("Lot 47 Owner") is not a party to this Declaration. The Owners agree that, with regard to their respective rights and obligations to each other set forth in this Declaration, this Declaration shall, to the extent of any conflict with the 2002 Easement, prevail over the terms of the 2002 Easement. Nothing set forth herein shall affect the rights and obligations of Lot 47 Owner under the 2002 Easement.

9. Notices. All notices to either party to this Declaration shall be delivered in person or sent by certified mail, postage prepaid, return receipt requested, to the other party at that party's last known address. If the other party's address is not known to the party desiring to send a notice, the party sending the notice may use the address to which the other party's property tax bills are sent. Either party may change its address for notice by providing written notice to the other party.

10. Invalidity. If any term or condition of this Declaration, or the application of this Declaration to any person or circumstance, shall be deemed invalid or unenforceable, the remainder of this Declaration, or the application of the term or condition to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each term and condition shall be valid and enforceable to the fullest extent permitted by law.

11. Waiver. No delay or omission by any party in exercising any right or power arising out of any default under any of the terms and conditions of this Declaration shall be construed to be a waiver of the right or power. A waiver by a party of any of the obligations of the other party shall not be construed to be a waiver of any breach of any other terms or conditions of this Declaration.

12. Enforcement. Enforcement of this Declaration may be by proceedings at law or in equity against any person or persons violating or attempting or threatening to violate any term or condition in this Declaration, either to restrain or prevent the violation or to obtain any other relief. If a suit is brought to enforce this Declaration, the prevailing party shall be entitled to recover its costs, including reasonable attorney fees, from the nonprevailing party.

13. No Public Dedication. Except for those easements that specify the City or other governmental authorities as a beneficiaries, nothing in this Declaration shall be deemed to be a gift or dedication of any portion of the easements granted under this

Declaration to the general public or for any public purpose whatsoever. The Lot Owners agree to cooperate with each other and to take such measures as may be necessary to prevent the dedication to the public of the Easement Areas (other than those easements that specify the City or other governmental authorities as beneficiaries), whether by express grant, implication, or prescription. These measures may include, without limitation, the posting of "Private Parking Lot," "No Through Traffic," or "No Trespassing" signs. Such measures shall not, however, unreasonably interfere with the easement rights granted under this Declaration.

14. Successors and Assigns. The easements and covenants created by this Declaration shall run with the land and shall benefit, and be binding upon, the Owners and their successors and assigns as holders of any interest in their respective Lots, and, in the case of easements and covenants that benefit the City and other governmental authorities, shall benefit the City and such governmental authorities, and their respective successors and assigns. The easements in favor of the Owners are easements appurtenant.

IN WITNESS WHEREOF, the Owners have executed this Declaration as of the date first above written.

[SIGNATURE PAGE TO FOLLOW]

[SIGNATURE PAGE TO DECLARATION OF RECIPROCAL EASEMENTS]

CORBEN LAND DEVELOPMENT, LLC
("CLD")

By: RIFKEN AIRPORT ASSOCIATES,
INC., Member

By: 
Martin F. Rifken, President

CORBEN BUILDING A, LLC ("CBA")

By: R&L Airport Associates, LLC,
Its Managing Member

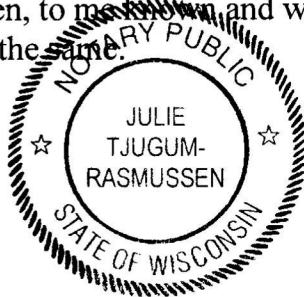
By: Rifken Airport Associates, Inc.,
Its Member and Authorized Signatory

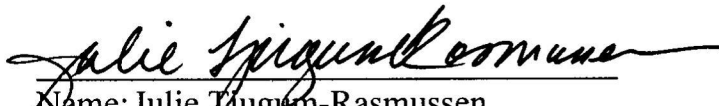
By: 
Martin F. Rifken, President

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this 19th day of July, 2012, the above-named Martin F. Rifken, to me known, and who executed the foregoing instrument, and acknowledged the same.




Name: Julie Tjugum-Rasmussen
Notary Public, State of Wisconsin
My Commission: 12-14-2014

This document was drafted by:
Jesse S. Ishikawa
Reinhart Boerner Van Deuren s.c.
22 East Mifflin Street, Ste. 600
P.O. Box 2018
Madison, WI 53701-2018

CONSENT OF MORTGAGEE

The undersigned, being the holder of one or more mortgages against various portions of the property described herein, hereby consents to the above Agreement.

FIRST BUSINESS BANK

By: Penny A Byrne
Name: Penny A Byrne
Title: VP

By: Beth A. Korth
Name: Beth A. Korth
Title: Sr. Vice President

ACKNOWLEDGMENT

STATE OF WISCONSIN)
)ss.
COUNTY OF DANE)

Personally came before me this 19 day of July, 2012, the above named Penny Byrne, to me known to be the VP of First Business Bank, who executed the foregoing instrument and acknowledged the same in the capacity and for the purposes therein intended.

Stephanie Oppiger
Name: Stephanie Oppiger
Notary Public, State of Wisconsin
My Commission: 2116114

ACKNOWLEDGMENT

STATE OF WISCONSIN)
)ss.
COUNTY OF DANE)

Personally came before me this 19 day of July, 2012, the above named Beth Korth, to me known to be the Sr. VP of First Business Bank, who executed the foregoing instrument and acknowledged the same in the capacity and for the purposes therein intended.

Stephanie Oppiger
Name: Stephanie Oppiger
Notary Public, State of Wisconsin
My Commission: 2116114

EXHIBIT A

Leasehold estate created by indenture of lease entered into by and between Dane County, lessor, and Corben Land Development, LLC, lessee, dated August 25, 1999, evidenced by the Declaration Creating Leases, recorded on September 14, 1999, as Document No. 3155011, demising Premises described below:

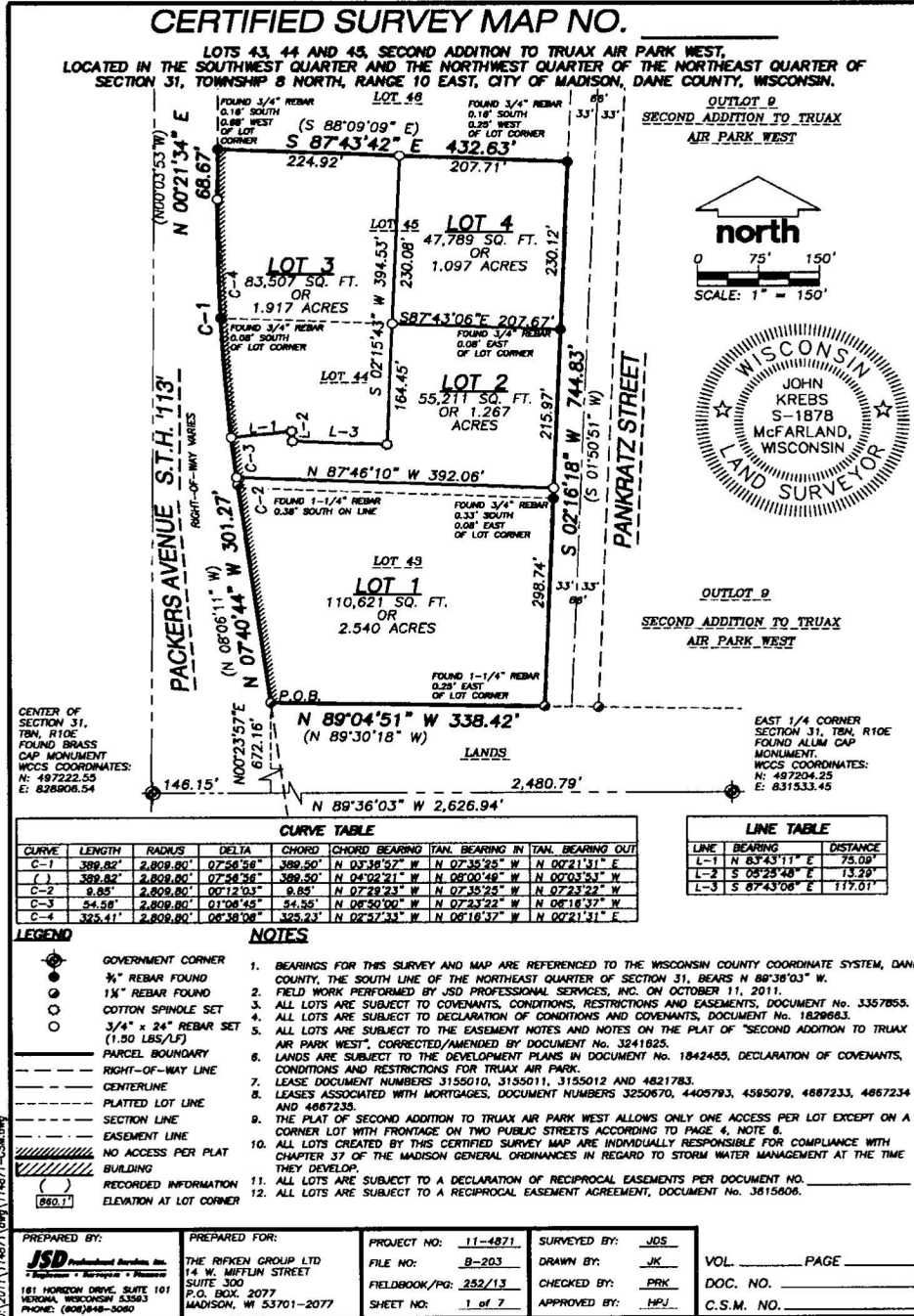
Lot Forty-four (44), excluding the South 14 feet thereof, Lot Forty-five (45), and Lot Forty-six (46), Second Addition to Truax Air Park West, in the City of Madison, Dane County, Wisconsin.

EXHIBIT B

Leasehold estate created by indenture of lease entered into by and between Dane County, lessor, and Corben Land Development, LLC, lessee, dated April 25, 1999, evidenced by the Declaration Creating Leases, recorded on September 14, 1999, as Document No. 3155011; the lessee's interest having been assigned to Corben Building A, LLC, by Assignment of Lease A, dated August 25, 1999 and recorded September 14, 1999, as Document No. 3155012, demising Premises described below:

Lot Forty-three (43), together with the South 14 feet of Lot Forty-four (44), Second Addition to Truax Air Park West, in the City of Madison, Dane County, Wisconsin.

EXHIBIT C

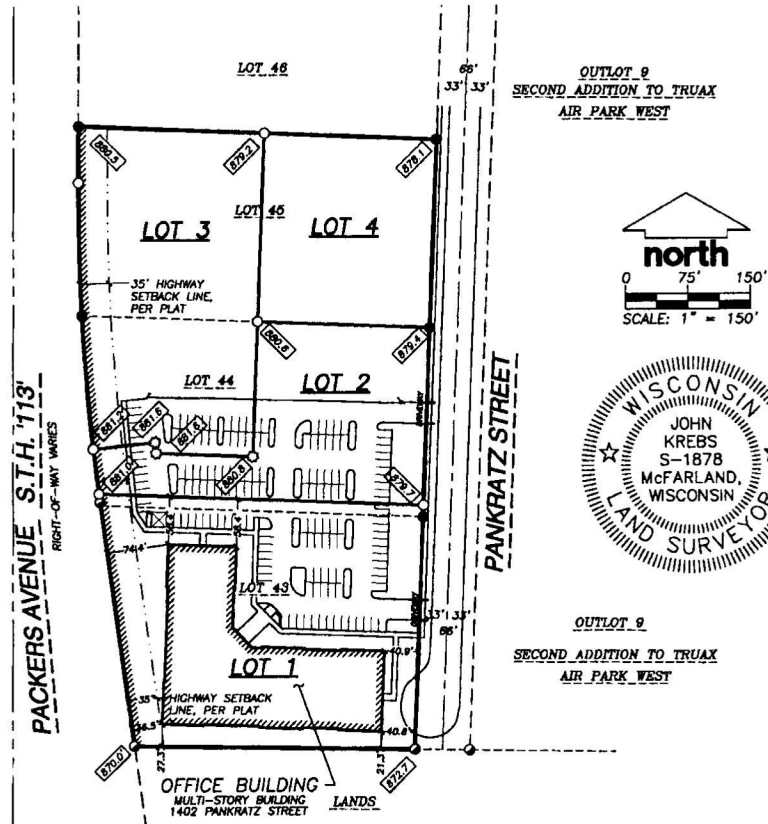


Viewers are advised to ignore the illegible text on this map. It is presented to show spatial relationships only. **THIS PAGE AND THOSE PAGES IN EX. C TO FOLLOW.**
Julie Rifken Reinhart

CERTIFIED SURVEY MAP NO. _____

LOTS 43, 44 AND 45, SECOND ADDITION TO TRUAX AIR PARK WEST,
 LOCATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF
 SECTION 31, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

BUILDINGS



LEGEND

- GOVERNMENT CORNER
- 3/8" REBAR FOUND
- 1/4" REBAR FOUND
- COTTON SPINDLE SET
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- NO ACCESS PER PLAT
- BUILDING
- RECORDED INFORMATION
- ELEVATION AT LOT CORNER

NOTES

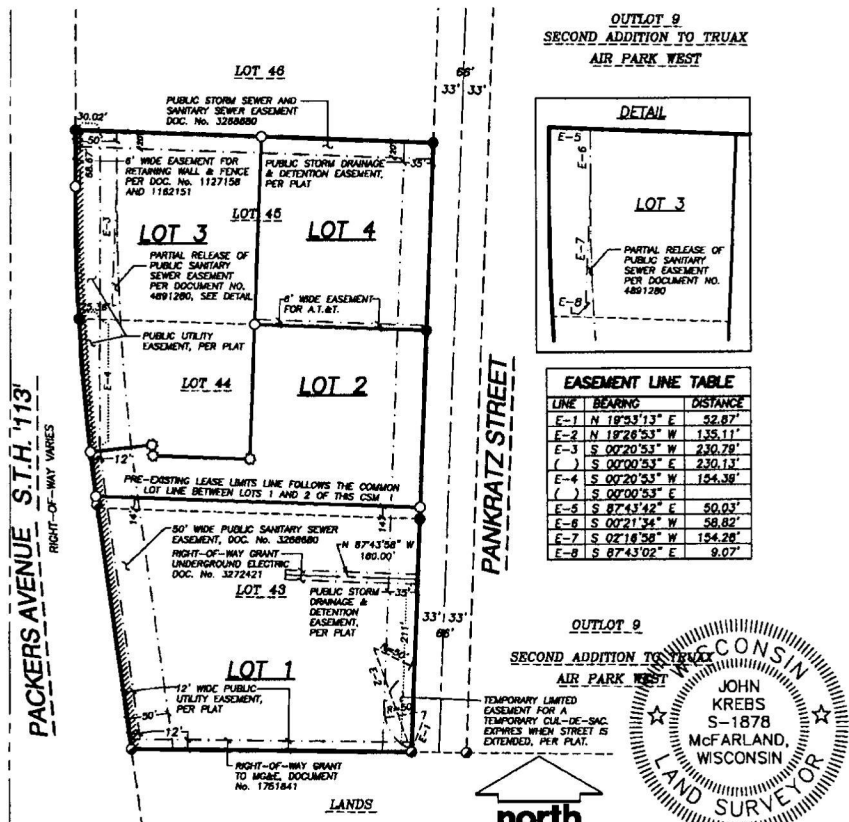
1. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 31, BEARS N 89°36'03" W.
2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON OCTOBER 11, 2011.
3. ALL LOTS ARE SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, DOCUMENT No. 3357855.
4. ALL LOTS ARE SUBJECT TO DECLARATION OF COVENANTS AND COVENANTS, DOCUMENT No. 1829683.
5. ALL LOTS ARE SUBJECT TO THE EASEMENT NOTES AND NOTES ON THE PLAT OF "SECOND ADDITION TO TRUAX AIR PARK WEST", CORRECTED/AMENDED BY DOCUMENT No. 3241825.
6. LANDS ARE SUBJECT TO THE DEVELOPMENT PLANS IN DOCUMENT No. 1842455, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TRUAX AIR PARK.
7. LEASE DOCUMENT NUMBERS 3155010, 3155011, 3155012 AND 4821783.
8. LEASES ASSOCIATED WITH MORTGAGES, DOCUMENT NUMBERS 3250670, 4405793, 4595079, 4667233, 4667234 AND 4667235.
9. THE PLAT OF SECOND ADDITION TO TRUAX AIR PARK WEST ALLOWS ONLY ONE ACCESS PER LOT EXCEPT ON A CORNER LOT WITH FRONTAGE ON TWO PUBLIC STREETS ACCORDING TO PAGE 4, NOTE 6.
10. ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES IN REGARD TO STORM WATER MANAGEMENT AT THE TIME THEY DEVELOP.
11. ALL LOTS ARE SUBJECT TO A DECLARATION OF RECIPROCAL EASEMENTS PER DOCUMENT NO. _____
12. ALL LOTS ARE SUBJECT TO A RECIPROCAL EASEMENT AGREEMENT, DOCUMENT No. 3615806.

PREPARED BY: JSD Professional Services, Inc. <small>Engineers • Surveyors • Planners</small> 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53583 PHONE: (608)948-5080	PREPARED FOR: THE RIFKEN GROUP LTD 14 W. WIFFLIN STREET SUITE 300 P.O. BOX. 2077 MADISON, WI 53701-2077	PROJECT NO: 11-4871 FILE NO: B-203 FIELDBOOK/PG: 252/13 SHEET NO: 2 of 7	SURVEYED BY: JDS DRAWN BY: JK CHECKED BY: PRK APPROVED BY: HPV
		VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____	

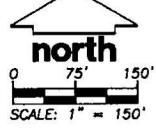
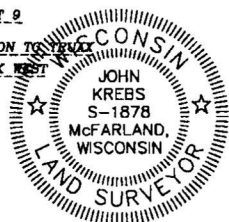
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LOTS 43, 44 AND 45, SECOND ADDITION TO TRUAX AIR PARK WEST,
LOCATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 31, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

EASEMENTS



EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-1	N 18°33'13" E	52.87'
E-2	N 18°28'53" W	135.11'
E-3	S 07°20'53" W	230.79'
()	S 07°20'53" E	230.13'
E-4	S 07°20'53" W	154.38'
()	S 07°20'53" E	
E-5	S 87°43'42" E	50.03'
E-6	S 07°21'34" W	58.82'
E-7	S 07°18'58" W	154.26'
E-8	S 87°43'02" E	9.07'



LEGEND

- GOVERNMENT CORNER
- 3/8" REBAR FOUND
- 1/4" REBAR FOUND
- COTTON SPINDLE SET
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- SECTION LINE
- LEASE LINE
- EASEMENT LINE
- NO ACCESS PER PLAT
- BUILDING
- RECORDED INFORMATION
- ELEVATION AT LOT CORNER

NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 31, BEARS N 89°36'03" W.
2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON OCTOBER 11, 2011.
3. ALL LOTS ARE SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, DOCUMENT NO. 3357855.
4. ALL LOTS ARE SUBJECT TO DECLARATION OF CONDITIONS AND COVENANTS, DOCUMENT NO. 1826663.
5. ALL LOTS ARE SUBJECT TO THE EASEMENT NOTES AND NOTES ON THE PLAT OF "SECOND ADDITION TO TRUAX AIR PARK WEST", CORRECTED/AMENDED BY DOCUMENT NO. 3241825.
6. LANDS ARE SUBJECT TO THE DEVELOPMENT PLANS IN DOCUMENT NO. 1842455, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TRUAX AIR PARK.
7. LEASE DOCUMENT NUMBERS 3155010, 3155011, 3155012 AND 4821783.
8. LEASES ASSOCIATED WITH MORTGAGES, DOCUMENT NUMBERS 3250870, 4405793, 4595079, 4667233, 4667234 AND 4667235.
9. THE PLAT OF SECOND ADDITION TO TRUAX AIR PARK WEST ALLOWS ONLY ONE ACCESS PER LOT EXCEPT ON A CORNER LOT WITH FRONTAGE ON TWO PUBLIC STREETS ACCORDING TO PAGE 4, NOTE 6.
10. ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES IN REGARD TO STORM WATER MANAGEMENT AT THE TIME THEY DEVELOP.
11. ALL LOTS ARE SUBJECT TO A DECLARATION OF RECIPROCAL EASEMENTS PER DOCUMENT NO. _____
12. ALL LOTS ARE SUBJECT TO A RECIPROCAL EASEMENT AGREEMENT, DOCUMENT NO. 3615806.

PREPARED BY: JSD Professional Services, Inc. 181 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5080	PREPARED FOR: THE RIFKEN GROUP LTD 14 W. WIFFLIN STREET SUITE 300 P.O. BOX 2077 MADISON, WI 53701-2077	PROJECT NO: 11-4871 FILE NO: 8-203 FIELDBOOK/PAGE: 252/13 SHEET NO: 3 of 7	SURVEYED BY: JDS DRAWN BY: JK CHECKED BY: PRK APPROVED BY: HPV
VOL. _____ PAGE _____		DOC. NO. _____ C.S.M. NO. _____	

CERTIFIED SURVEY MAP NO. _____

**LOTS 43, 44 AND 45, SECOND ADDITION TO TRUAX AIR PARK WEST,
LOCATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 31, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.**

LEGAL DESCRIPTION

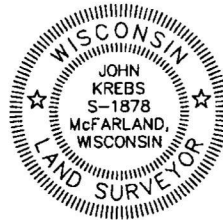
LOTS 43, 44 AND 45, SECOND ADDITION TO TRUAX AIR PARK WEST, LOCATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 89 DEGREES 36 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 2,480.79 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 57 SECONDS EAST, 672.16 FEET TO THE SOUTHWEST CORNER OF LOT 43, AFORESAID, ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 07 DEGREES 40 MINUTES 44 SECONDS WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF PACKERS AVENUE (S.T.H. 113) A DISTANCE OF 301.27 FEET TO A POINT OF CURVE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTHWESTERLY 389.82 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,809.80 FEET, THE CHORD BEARS NORTH 03 DEGREES 36 MINUTES 57 SECONDS WEST, 389.50 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 34 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 68.67 FEET TO THE NORTHWESTERLY CORNER OF LOT 45; THENCE SOUTH 87 DEGREES 43 MINUTES 42 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 45 A DISTANCE OF 432.63 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF PANKRATZ STREET; THENCE SOUTH 02 DEGREES 16 MINUTES 18 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 744.83 FEET TO THE SOUTHEAST CORNER OF LOT 43, AFORESAID; THENCE NORTH 89 DEGREES 04 MINUTES 51 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT A DISTANCE OF 338.42 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 297,128 SQUARE FEET OR 6.821 ACRES.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF DANE COUNTY, A MUNICIPAL CORPORATION, THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN.



JOHN KREBS, S-1878
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE _____

OWNER'S CERTIFICATE

AS AUTHORIZED AGENT FOR DANE COUNTY, AS OWNER OF THE LANDS SHOWN HEREON, I HEREBY CERTIFY THAT DANE COUNTY CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL OR OBJECTION.

WITNESS THE HAND AND SEAL OF SAID OWNERS THIS _____ DAY OF _____, 2012.

IN PRESENCE OF

BY _____
RODNEY KNIGHT,
ATTORNEY FOR DANE COUNTY AND DANE COUNTY REGIONAL AIRPORT

STATE OF WISCONSIN }
COUNTY OF DANE } ss

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2012,
THE ABOVE NAMED RODNEY KNIGHT, TO ME KNOWN TO BE THE PERSON WHO
EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN _____ MY COMMISSION EXPIRES _____

J:\2012\114871.dwg\114871-CSM.dwg

PREPARED BY: 181 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5080	PREPARED FOR: THE RIFKEN GROUP LTD 14 W. WESTLIM STREET SUITE 300 P.O. BOX 2077 MADISON, WI 53701-2077	PROJECT NO: 11-4871	SURVEYED BY: JDS	VOL. _____ PAGE _____
		FILE NO: B-203	DRAWN BY: JK	
		FIELDBOOK/PAGE: 252/113	CHECKED BY: PRK	C.S.M. NO. _____
		SHEET NO: 4 of 7	APPROVED BY: HPJ	

CERTIFIED SURVEY MAP NO. _____

LOTS 43, 44 AND 45, SECOND ADDITION TO TRUAX AIR PARK WEST,
LOCATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 31, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

CORBEN LAND DEVELOPMENT, LLC, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT CORBEN LAND DEVELOPMENT, LLC CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

CORBEN LAND DEVELOPMENT, LLC, DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 WIS. STATS. TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL OR OBJECTION.

IN WITNESS WHEREOF, SAID CORBEN LAND DEVELOPMENT, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARTIN F. RIFKEN, AT MADISON, WISCONSIN AND IT'S SEAL TO BE HEREUNTO AFFIXED ON THIS _____ DAY OF _____ 2012.

CORBEN LAND DEVELOPMENT, LLC
BY: RIFKEN AIRPORT ASSOCIATES, INC., MEMBER

BY _____
MARTIN F. RIFKEN, PRESIDENT

STATE OF WISCONSIN }
COUNTY OF DANE } ss

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2012,
THE ABOVE NAMED MARTIN F. RIFKEN, TO ME KNOWN TO BE THE PERSON WHO
EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

CORPORATE OWNER'S CERTIFICATE

CORBEN BUILDING A, LLC, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT CORBEN LAND DEVELOPMENT, LLC CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

CORBEN BUILDING A, LLC, DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 WIS. STATS. TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL OR OBJECTION.

IN WITNESS WHEREOF, SAID CORBEN BUILDING A, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARTIN F. RIFKEN, AT MADISON, WISCONSIN AND IT'S SEAL TO BE HEREUNTO AFFIXED ON THIS _____ DAY OF _____ 2012.

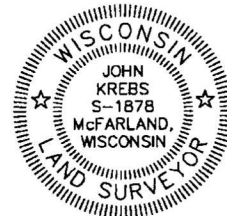
CORBEN BUILDING A, LLC
R & L AIRPORT ASSOCIATES, LLC, MANAGING MEMBER

BY _____
MARTIN F. RIFKEN, PRESIDENT

STATE OF WISCONSIN }
COUNTY OF DANE } ss

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2012,
THE ABOVE NAMED MARTIN F. RIFKEN, TO ME KNOWN TO BE THE PERSON WHO
EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____



J:\2011\114871.dwg\114871-C5M.dwg

PREPARED BY: JSD Professional Services, Inc. 181 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)448-5080	PREPARED FOR: THE RIFKEN GROUP LTD 14 W. WIFFLIN STREET SUITE 300 P.O. BOX 2077 MADISON, WI 53701-2077	PROJECT NO: 11-4871 FILE NO: 8-203 FIELDBOOK/PG: 252/13 SHEET NO: 5 of 7	SURVEYED BY: JDS DRAWN BY: JK CHECKED BY: PRK APPROVED BY: HPJ	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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CERTIFIED SURVEY MAP NO. _____

LOTS 43, 44 AND 45, SECOND ADDITION TO TRUAX AIR PARK WEST,
LOCATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 31, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

FIRST BUSINESS BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF A PORTION OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-1878, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF CORBEN LAND DEVELOPMENT, LLC, OWNER.

WITNESS THE HAND AND SEAL OF FIRST BUSINESS BANK, MORTGAGEE, THIS _____ DAY OF _____, 2012.

BETH KORTH, SENIOR VICE PRESIDENT

(PRINT NAME AND TITLE)

STATE OF WISCONSIN }
COUNTY OF DANE } ss

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2012,
THE ABOVE NAMED BETH KORTH, TO ME KNOWN TO BE THE PERSON WHO EXECUTED
THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

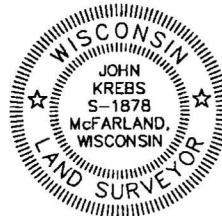
MY COMMISSION EXPIRES

STATE OF WISCONSIN }
COUNTY OF DANE } ss

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2012,
THE ABOVE NAMED _____, TO ME KNOWN TO BE THE
PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED
THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES



J:\2011\114871.dwg\114871-CSM.dwg

PREPARED BY: JSD Professional Services Inc. <small>• Engineers • Surveyors • Planners</small> 181 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53583 PHONE: (608)848-5080	PREPARED FOR: THE RIFKEN GROUP LTD 14 W. MIFFLIN STREET SUITE 300 P.O. BOX 2077 MADISON, WI 53701-2077	PROJECT NO: 11-4871 FILE NO: B-203 FIELDBOOK/PG: 252/13 SHEET NO: 8 of 7	SURVEYED BY: JDS DRAWN BY: JK CHECKED BY: PRK APPROVED BY: HPJ	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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CERTIFIED SURVEY MAP NO. _____

LOTS 43, 44 AND 45, SECOND ADDITION TO TRUAX AIR PARK WEST,
LOCATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 31, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CITY OF MADISON PLAN COMMISSION CERTIFICATE

APPROVED FOR RECORDING PER SECRETARY OF THE CITY OF MADISON PLAN COMMISSION.

STEVEN R. COVER
SECRETARY, CITY OF MADISON PLAN COMMISSION

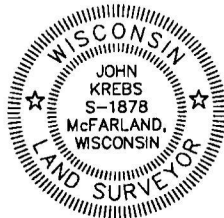
DATE

CITY OF MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT NUMBER _____, FILE ID NUMBER _____, ADOPTED ON THE _____ DAY OF _____, 2012, AND THAT SAID ENACTMENT FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS DEDICATED AND RIGHTS CONVEYED BY SAID CERTIFIED SURVEY MAP TO THE CITY OF MADISON FOR PUBLIC USE.

DATED THIS _____ DAY OF _____, 2012.

MARI BETH L. WITZEL-BEHL, CITY CLERK
CITY OF MADISON, DANE COUNTY WISCONSIN



OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN

RECEIVED FOR RECORD _____

20 ____ AT _____ O'CLOCK ____ M AS

DOCUMENT # _____

IN VOL. _____ OF CERTIFIED SURVEY

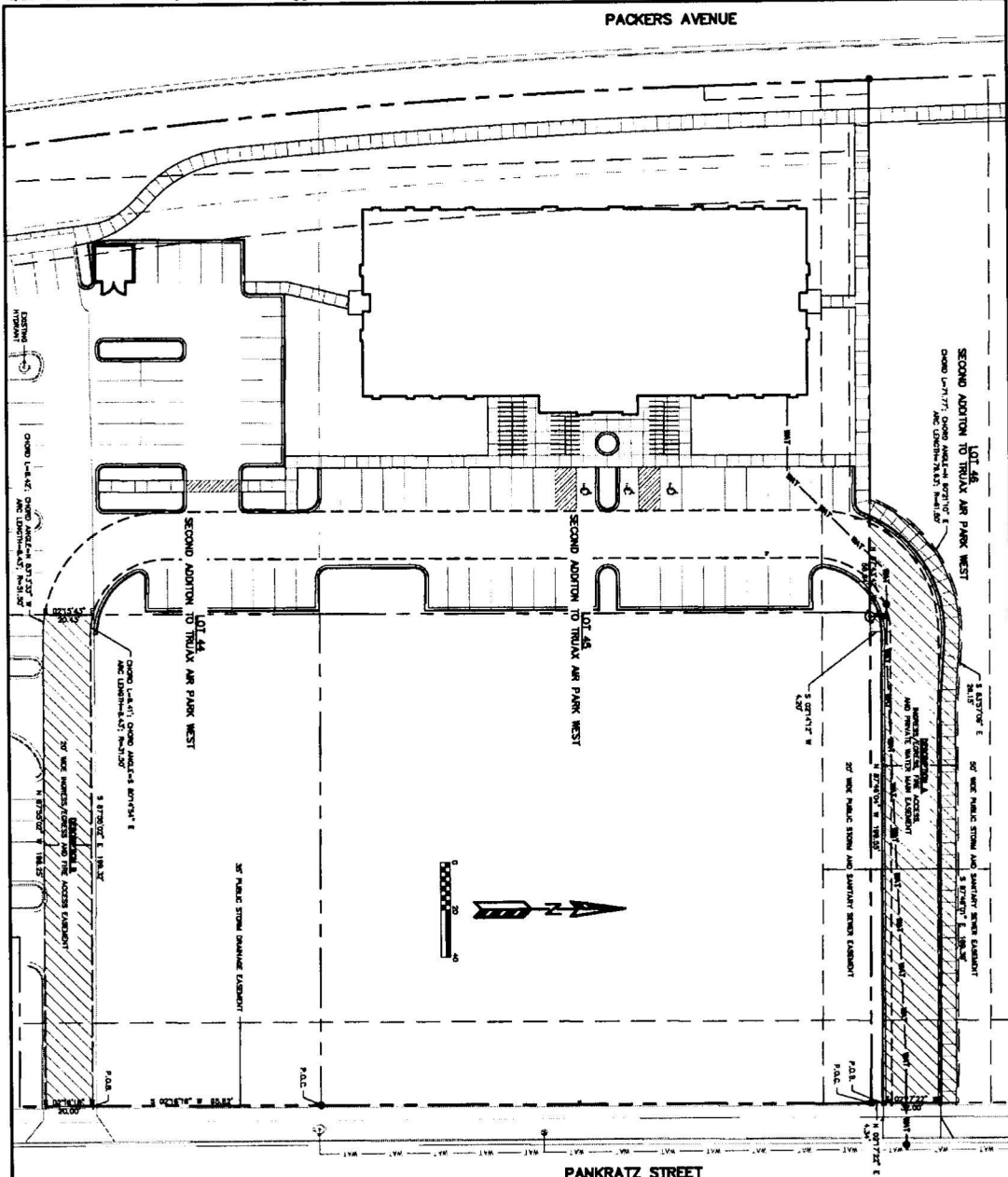
MAPS ON PAGE(S) _____

REGISTER OF DEEDS

PREPARED BY: JSD Professional Services, Inc. <small>Engineers • Surveyors • Planners</small> 181 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53583 PHONE: (608)848-9080	PREPARED FOR: THE RIFKEN GROUP LTD 14 W. MIFFLIN STREET, SUITE 300 P.O. BOX 2077 MADISON, WI 53701-2077	PROJECT NO: <u>11-4871</u> FILE NO: <u>B-203</u> FB/PG: <u>252/13</u> SHEET NO: <u>7 of 7</u>	SURVEYED BY: <u>JDS</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>PRK</u> APPROVED BY: <u>HRJ</u>
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EXHIBIT D

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A - McFarland, WI 53558 (608) 838-7750 \SU-39-12\SU39BASE.DWG



DESCRIPTION A

An ingress/egress, fire access, and private water main easement, over, under and across Lot 44 of Second Addition (N) of the Northwest Quarter (N) of Section 31, Township 08 North, Range 10 East, in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southeast corner of said Lot 44, thence N 02° 17' 22" E along the east lot line of said Lot 44, 42.34 feet to the Point of Beginning, thence N 42° 00' 00" E along the east lot line of said Lot 44, 42.00 feet, thence N 87° 43' 42" W along south lot line of said Lot 44, 56.64 feet, thence Northerly along a curve to the right with a radius of 61.50 feet, a delta angle of 71° 23' 26" on arc length of 76.63 feet, thence N 02° 17' 22" E along the east lot line of said Lot 44, 71.77 feet, thence S 83° 57' 06" E, 261.5 feet, thence S 87° 46' 01" E, 169.39 feet, thence S 02° 17' 12" W, 32.00 feet to the point of beginning. Bearings are referenced to the South Line of the Northwest Quarter of Section 31, which bears N 89° 36' 03" W.

DESCRIPTION B

A 20' wide ingress/egress and fire access easement over, under and across Lot 44 of Second Addition to Truax Park West, located in the Southwest Quarter (N) of the Northwest Quarter (N) of Section 31, Township 08 North, Range 10 East, in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northeast corner of said Lot 44, thence S 02° 18' 18" W along the east lot line of said Lot 44, 20.00 feet, thence N 87° 35' 02" W, 198.25 feet, thence Westerly along a curve to the right with a radius of 51.50 feet, a delta angle of 69° 22' 59" on arc length of 53.41 feet, thence N 02° 17' 22" E along the east lot line of said Lot 44, 42.00 feet, thence N 84° 42' 00" E, 20.43 feet, thence Easterly along a curve to the left with a radius of 31.50 feet, a delta angle of 15° 20' 15", on arc length of 84.53 feet, the chord of which bears S 02° 18' 18" W, 84.53 feet to the point of beginning. Bearings are referenced to the South Line of the Northwest Quarter of Section 31, which bears N 89° 36' 03" W.

REINHART GROUP - 1850 PANKRATZ STREET
PROFESSIONAL ENGINEERS, FIRE ACCESS, AND PRIVATE WATER MAIN EXHIBITS
 DATE: MAY 13, 2012

QUAM ENGINEERING, LLC
 QUAM ENGINEERING, LLC
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone: (608) 838-7750 Fax: (608) 838-7755
 www.quamengineering.com