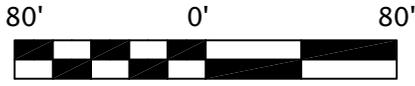


CERTIFIED SURVEY MAP

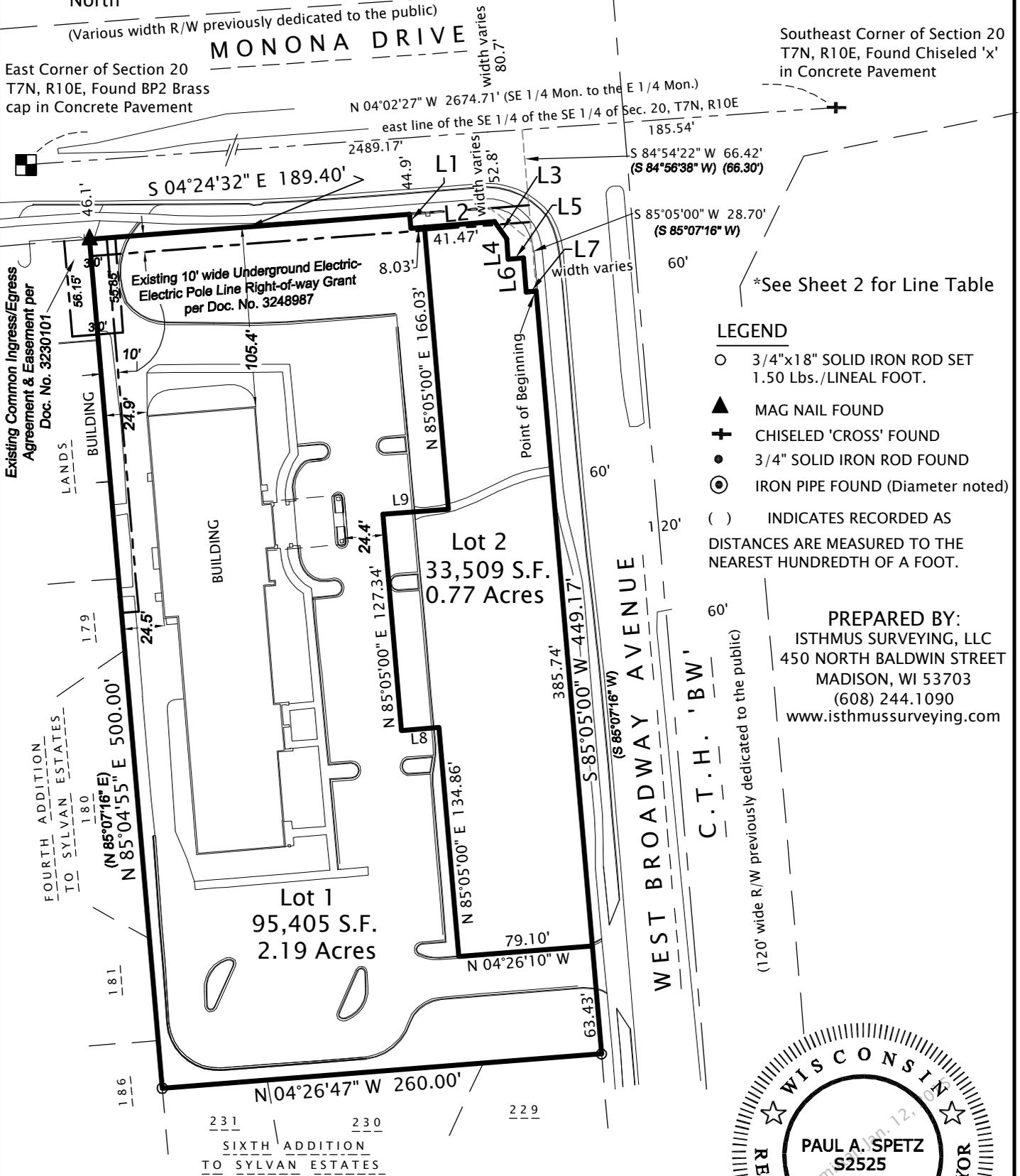
the Southeast 1/4 of the Southeast 1/4 of Section
Twenty (20), Township Seven (7) North, Range
Ten (10) East, in the City of Monona, Dane County,
Wisconsin



BEARINGS ARE REFERENCED TO THE
EAST LINE OF THE SE 1/4 OF THE SE 1/4
OF SECTION 20, T7N, R10E, WHICH IS
ASSUMED TO BEAR S 04°02'27" E



This Certified Survey Map Contains
128,914 S.F.
2.19 Acres

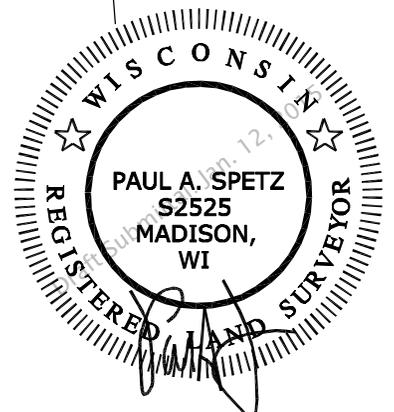


*See Sheet 2 for Line Table

LEGEND

- 3/4"x18" SOLID IRON ROD SET
1.50 Lbs./LINEAL FOOT.
 - ▲ MAG NAIL FOUND
 - ✚ CHISELED 'CROSS' FOUND
 - 3/4" SOLID IRON ROD FOUND
 - ⊙ IRON PIPE FOUND (Diameter noted)
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT.

PREPARED BY:
ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com



MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____

PREPARED FOR:
STEVE DORAN/LEE & ASSOCIATES
6430 BRIDGE ROAD, SUITE 230
MADISON, WI 53713

CERTIFIED SURVEY MAP

the Southeast 1/4 of the Southeast 1/4 of Section
Twenty (20), Township Seven (7) North, Range
Ten (10) East, in the City of Monona, Dane County,
Wisconsin

SURVEYOR'S CERTIFICATE:

I, Paul A. Spetz, Professional Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of _____, owner of said land, I have surveyed, divided, and mapped the following parcel(s) of land:

That part of the Southeast 1/4 of the Southeast 1/4 of Section Twenty (20), Township Seven (7) North, Range Ten (10) East, in the City of Monona, Dane County, Wisconsin, described as follows:

Commencing at the Southeast Corner of Section 20, T7N, R10E, said point being marked by a chiseled cross in the Concrete Pavement, thence N 04°02'27" W, along the east line of the SE ¼ of Section 20, T7N, R10E, 185.54 feet;
thence S 84°54'22" W, 66.42 feet;
thence S 85°05'00" W, 28.70 feet, to a point on the Northerly Right-of-way line of West Broadway Avenue, said point being the Point of Beginning of this Description.

thence S 85°05'00" W, along the northerly right-of-way line of West Broadway Avenue, 449.17 feet;
thence N 04°26'47" W, along the Easterly platted boundary line of Lots 229, 230 and 231, Sixth Addition to Sylvan Estates, 260.00 feet;
thence N 85°04'55" E, along the southerly platted boundary of Lots 186, 181, 180 and 179, Fourth Addition to Sylvan Estates extended easterly, 500.00 feet;
thence S 04°24'32" E, along the westerly right-of-way line of Monona Drive, 189.40 feet;
thence S 85°33'50" W, along the westerly right-of-way line of Monona Drive, 8.19 feet;
thence S 04°26'10" E, along the westerly right-of-way line of Monona Drive, 49.50 feet;
thence S 53°48'16" W, along the northerly right-of-way line of West Broadway Avenue, 12.35 feet;
thence S 85°33'50" W, along the northerly right-of-way line of West Broadway Avenue, 12.00 feet;
thence S 04°26'10" E, along the northerly right-of-way line of West Broadway Avenue, 9.00 feet;
thence S 85°33'50" W, along the northerly right-of-way line of West Broadway Avenue, 20.00 feet;
thence S 04°26'10" E, along the northerly right-of-way line of West Broadway Avenue, 6.04 feet;
to the point of beginning.

This description contains an area of 128,914 square feet, or 2.96 acres.

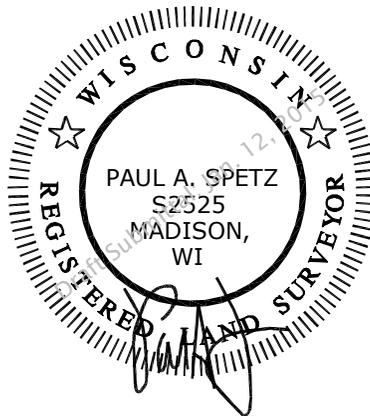
I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes and the Land Division Ordinance of the City of Monona in surveying, dividing, and mapping the same.

Dated this _____ day of _____, 2015

Paul A. Spetz, S2525
WI Professional Land Surveyor

Line Table

LINE	BEARING	DISTANCE
L1	S 85°33'50" W <i>(S 85°36'11" W)</i>	8.19'
L2	N 04°26'10" W <i>(S 04°23'49" E)</i>	49.50'
L3	S 53°48'16" W <i>(S 53°50'37" W)</i>	12.35'
L4	S 85°33'50" W <i>(S 85°36'11" W)</i>	12.00'
L5	S 04°26'10" E <i>(S 04°23'49" E)</i>	9.00'
L6	S 85°33'50" W <i>(S 85°36'11" W)</i>	20.00'
L7	S 04°26'10" E <i>(S 04°23'49" E)</i>	6.04'
L8	N 04°26'10" W	22.41'
L9	S 04°26'10" E	38.86'



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PREPARED FOR:
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MADISON, WI 53713

CERTIFIED SURVEY MAP

the Southeast 1/4 of the Southeast 1/4 of Section
Twenty (20), Township Seven (7) North, Range
Ten (10) East, in the City of Monona, Dane County,
Wisconsin

OWNERS CERTIFICATE:

Broadway Hotel Partners LLC, a Wisconsin limited liability company a/k/a Broadway Hotel Partners, LLC, owners, hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, and mapped as represented on the Map hereon. I further certify that this Certified Survey Map is required by Chapter 236.34 of the State Statutes and to be submitted to the City of Monona for approval.

Witness the hand and seal of said owner this 12th day of February, 2015.

Signed By: [Signature], authorized Representative

printed Name: Kevin G Wilson

State of Wisconsin)
County of Dane) ss

Personally came before me this _____ day of _____, 2015, the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

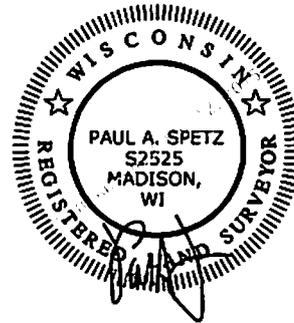
My Commission expires:

Notary Public, State of Wisconsin

CITY OF MONONA APPROVAL CERTIFICATE

Approved for recording on this _____ day of _____, 2015.

Joan Andrusz, City Clerk of Monona



REGISTER OF DEEDS CERTIFICATE

Received for recording on this _____ day of _____, 2015, at _____ o'clock _____ m. and recorded in
Volume _____ of Certified Survey Maps on pages _____.

Kristi Chlebowski, Dane County Register of Deeds

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____

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CERTIFIED SURVEY MAP

the Southeast 1/4 of the Southeast 1/4 of Section
Twenty (20), Township Seven (7) North, Range
Ten (10) East, in the City of Monona, Dane County,
Wisconsin

CONSENT OF MORTGAGEE :

Wisconsin Business Development Finance Corporation, a Financial Institution organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the lands described in this Certified Survey Map, does hereby consent to the surveying, dividing, and mapping the lands described on this Certified Survey Map, and does hereby consent to the owner's Certificate.

IN WITNESS WHEREOF, the said Wisconsin Business Development Finance Corporation, has caused these presents to be signed by its duly authorized officer (s) listed below this _____ day of _____, 2015.

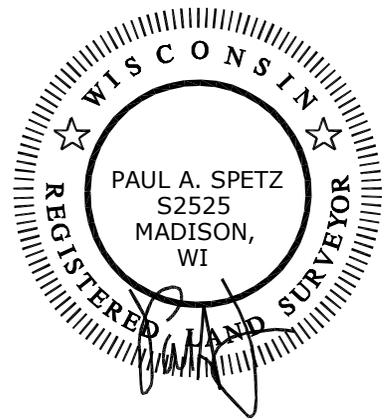
Wisconsin Business Development Finance Corporation

printed name and title printed name and title

State of Wisconsin)ss
County of Dane)

Personally came before me this _____ day of _____, 2015, the above named authorized officer(s), to me known to be the person(s) who executed the foregoing instrument, and to me known to be such officer(s) of said Wisconsin Business Development Finance Corporation, and acknowledged that they executed the foregoing instrument.

My Commission expires: _____ Signed: _____,
Notary Public, State of Wisconsin



MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____

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