



PARCEL A:

PARCEL OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWN 7 NORTH, RANGE 8 EAST, IN THE CITY OF MIDDLETON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2, THENCE NORTH 88°25'25" WEST, 1864.09 FEET; THENCE NORTH 3°43'00" WEST, 771.0 FEET; THENCE SOUTH 86°17'00" WEST, 100 FEET; THENCE NORTH 77°57'20" WEST, 130.0 FEET TO THE SOUTHWEST CORNER OF LOT 54, FIRST ADDITION TO NORTHBROOK; THENCE NORTH 1°02'20" EAST, 213 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 77°57'20" WEST, 300 FEET; THENCE NORTH 1°02'40" EAST, 222.60 FEET ALONG THE CENTERLINE OF US HIGHWAY 12; THENCE SOUTH 77°57'20" EAST, 300 FEET; THENCE SOUTH 1°02'40" WEST, 222.60 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: 3003 PARMENTER STREET

TAX PARCEL NO: 255/0708-024-9 | 20-9

PARCEL B:

TOGETHER WITH A PERPETUAL EASEMENT/DRIVEWAY PURPOSES, MORE PARTICULARLY DESCRIBED AS BEING 25.0 FEET IN WIDTH AND 12.5 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED REFERENCE LINE: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 2, TOWN 7 NORTH, RANGE 8 EAST, IN THE CITY OF MIDDLETON, DANE COUNTY, WISCONSIN; THENCE NORTH 88°25'25" WEST, 1,864.09 FEET; THENCE NORTH 34°30'00" WEST, 771.0 FEET; THENCE SOUTH 86°17'00" WEST, 100.0 FEET; THENCE NORTH 77°57'20" WEST, 130.0 FEET TO THE SOUTHWEST CORNER OF LOT 54, FIRST ADDITION TO NORTHBROOK; THENCE NORTH 77°57'20" WEST, 300 FEET; THENCE NORTH 12°02'40" EAST 213 FEET; THENCE SOUTH 77°57'20" EAST TO A POINT OF INTERSECTION WITH THE EASTERLY EDGE OF US HIGHWAY 12 RIGHT OF WAY, SAID POINT OF INTERSECTION BEING THE POINT OF BEGINNING OF THIS REFERENCE LINE; THENCE SOUTH 77°57'20" EAST, 175.0 FEET TO THE POINT OF ENDING OF THIS REFERENCE LINE, CREATED IN QUIT CLAIM DEED WITH GRANT AND RESERVATION OF EASEMENT RECORDED IN VOL. 873 OF RECORDS, PAGE 45, AS #154381-5 AND ALSO CREATED IN WARRANTY DEED RECORDED IN VOL. 9058 OF RECORDS, PAGE 22, AS #1976394.

PARCEL C:

PART OF THE SOUTHEAST 1/4 OF THE SECTION 2, TOWN 7 NORTH, RANGE 8 EAST, IN THE CITY OF MIDDLETON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE NORTH 88°25'25" WEST, 1,864.09 FEET; THENCE NORTH 3°43'00" WEST, 771.00 FEET; THENCE SOUTH 86°17'00" WEST, 100 FEET; THENCE NORTH 77°57'20" WEST, 130 FEET TO THE SOUTHWEST CORNER OF LOT 54, FIRST ADDITION TO NORTHBROOK AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 1°20'20" EAST, 213.00 FEET; THENCE NORTH 77°57'20" WEST, 300 FEET THENCE SOUTH 12°02'40" WEST, 213.00 FEET; THENCE SOUTH 77°57'20" EAST, 300 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: 3001 PARMENTER STREET

TAX PARCEL NO. 255/0708-024-9130-7

PARCEL D

LOT ONE (1), CERTIFIED SURVEY MAP NO. 12866, RECORDED IN THE DANE COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 81 OF CERTIFIED SURVEY MAPS, PAGES 294, 295 AND 296, AS DOCUMENT NO. 4637449, IN THE CITY OF MIDDLETON, DANE COUNTY, WISCONSIN.

AND

A PARCEL OF LAND LOCATED IN THE NW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 2, 77N, R8E, CITY OF MIDDLETON, DANE COUNTY, WISCONSIN, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 12866 RECORDED IN VOLUME 81 OF CERTIFIED SURVEY MAPS ON PAGES 294, 295 AND 296, AS DOCUMENT NO. 4637449; THENCE N79°45'40" W, 47.24 FEET; THENCE N06°38'27"E, 1.48.38 FEET; THENCE N07°11'40" E, 90.00 FEET; THENCE S79°35'02"E, 50.35 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 CERTIFIED SURVEY MAP NO. 12866; THENCE S08°50'23" W (RECORDED AS S08°49'45" W) 238.11 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: 3101 PARMENTER STREET

TAX PARCEL NO. 255/0708-024-8785-2

PARCEL E:

BEING PART OF THE RIGHT-OF-WAY OF FARMENTER STREET, FORMERLY KNOWN AS UNITED STATES HIGHWAY "12", LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 8 EAST, IN THE CITY OF MIDDLETON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 2; THENCE N 89°46'18" E, 38.34 FEET ALONG THE SOUTH LINE OF THE SAID SOUTHEAST 1/4 TO THE INTERSECTION WITH THE REFERENCE LINE OF PARAMENTER STREET AS DEFINED BY MISSOURI DEPARTMENT OF TRANSPORTATION PROJECT PLAT NO. 5300-03-30, AMENDMENT NO. 1, RECORDED IN VOLUME 58-100A OF PLATS, PAGE 526 AS DOCUMENT NO. 4155126; THENCE N 10°15'21" E, 850.61 FEET ALONG THE SAID REFERENCE LINE OF PARAMENTER STREET; THENCE S 79°45'40" E, 68.50 FEET TO THE POINT OF BEGINNING; THENCE N 10°15'21" E, 11.85 FEET PARALLEL WITH AND 44.50 FEET SOUTHEASTERLY MEASURED PERPENDICULAR FROM THE OLD UNITED STATES HIGHWAY 12 REFERENCE LINE "A"; THENCE N 08°38'27" E, 31.75 FEET PARALLEL WITH AND 44.50 FEET SOUTHEASTERLY MEASURED PERPENDICULAR FROM SAID REFERENCE LINE "A" TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 4483431; THENCE S 79°45'40" E, 47.23 FEET ALONG THE WESTERLY EXTENSION OF SAID NORTH LINE TO THE INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY OF PARAMENTER STREET; THENCE S 08°50'20" W, 435.60 FEET ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY OF PARAMENTER STREET TO THE INTERSECTION WITH THE SOUTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 4483431; THENCE N 79°45'40" W, 48.99 FEET ALONG THE WESTERLY EXTENSION OF SAID SOUTH LINE TO THE POINT OF BEGINNING.

TAX PARCEL NO. 255/0708-024-9121-2

PARCEL F:















PART OF THE WEST ONE-HALF (WEST 1/2) OF THE SOUTHEAST ONE-QUARTER (SOUTHEAST 1/4) OF SECTION TWO (2), TOWNSHIP SEVEN (7) NORTH, RANGE EIGHT (8) EAST, IN THE CITY OF MIDDLETON, DANE COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE SOUTHEAST 1/4; THENCE WEST ALONG THE NORTH LINE OF SAID WEST 1/2 OF THE SOUTHEAST 1/4, 823.3 FEET TO THE EXTENDED CENTER LINE OF HIGHWAY NOS. 12 AND 13; THENCE SOUTH 10° 10' WEST, ALONG SAID CENTER LINE, 1,352.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 79° 50' EAST, 300.0 FEET; THENCE SOUTH 10° 10' WEST, 20.0 FEET; THENCE NORTH 79° 50' WEST, 300.0 FEET; THENCE NORTH 10° 10' EAST, 20.0 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: THAT PORTION OF SAID LAND THAT IS INCLUDED WITHIN LOT ONE (1), CERTIFIED SURVEY MAP NO. 12866, RECORDED IN THE DANE COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 81 OF CERTIFIED SURVEY MAPS, PAGES 294, 295 AND 296, AS DOCUMENT NO. 4637449, AND ANY LANDS PREVIOUSLY CONVEYED FOR HIGHWAY PURPOSES.

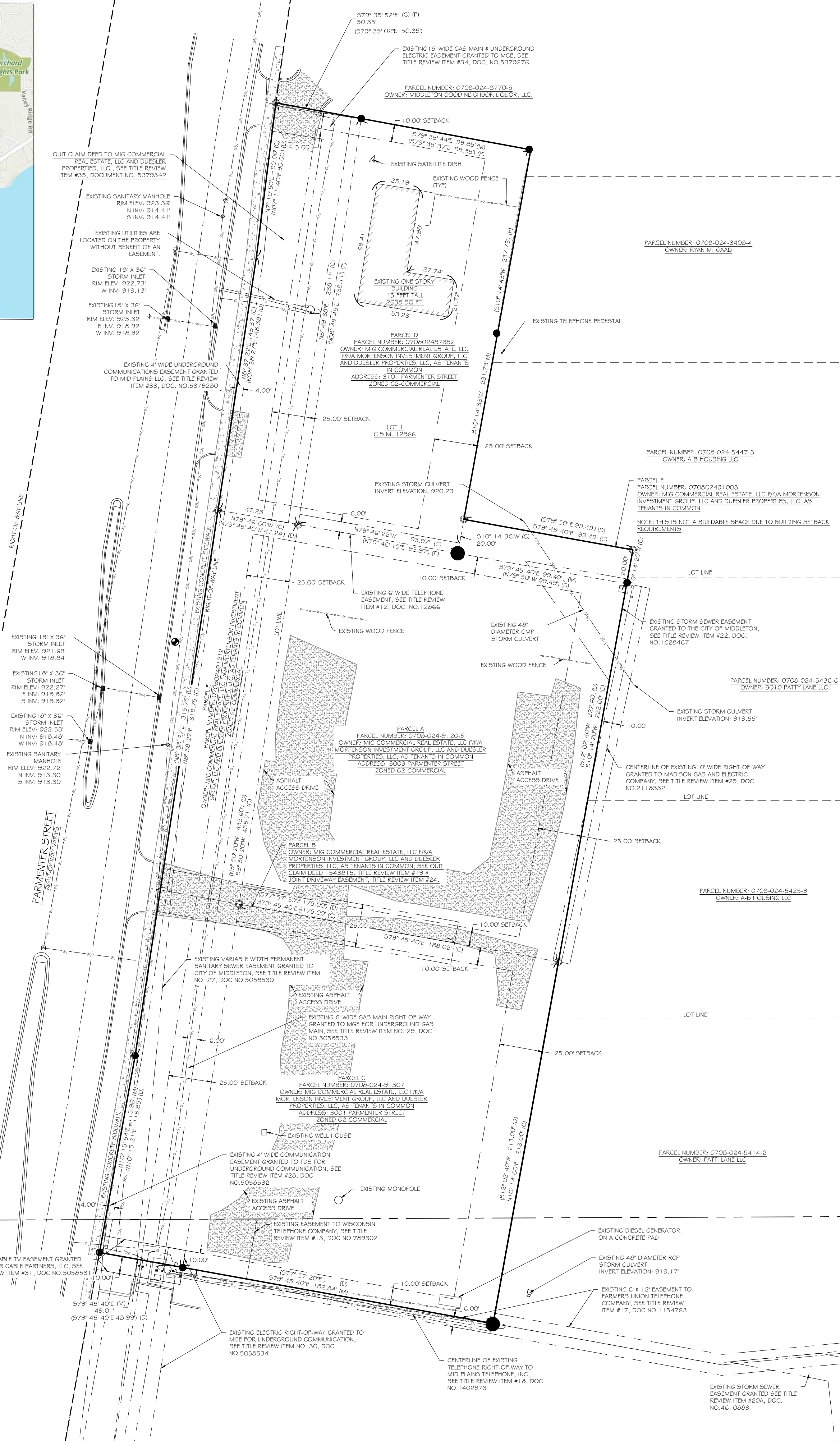
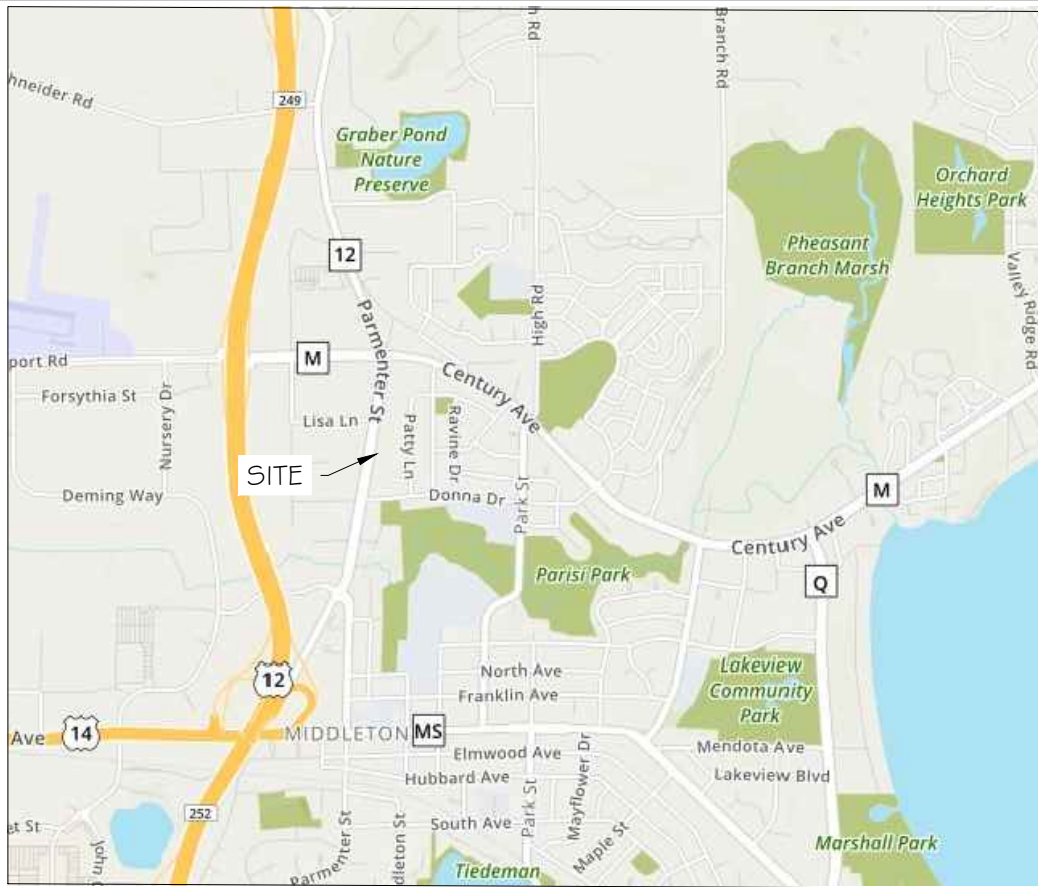
TAX PARCEL NO. 255/0708-024-9100-3

LEGEND

	<u>EXISTING</u>
G ₁	GAS
T	UNDERGROUND TELEPHONE
E	UNDERGROUND ELECTRIC
OH _E	OVERHEAD ELECTRIC
TV	CABLE TV
FO ₁	FIBER OPTIC CABLE
W ₁	WATER
STM ₁	STORM SEWER
SS ₁	SANITARY SEWER
	BOUNDARY LINE
	INTERIOR LINE
	RIGHT-OF-WAY LINE
	CURB AND GUTTER
	CENTER LINE (C/L)
	CONCRETE
	ASPHALTIC PAVEMENT
	GRAVEL
	TREELINE
	FENCE, WOOD
	FENCE, CHAIN LINK
	1-1/4" IRON ROD, FOUND
	3/4" IRON ROD, FOUND
	3/4" IRON ROD, SET
	FIRE HYDRANT
	WATER VALVE
	TELEPHONE PEDESTAL
	GUY WIRE
	UTILITY POLE
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	STORM SEWER INLET

SURVEYOR'S GENERAL NOTES:

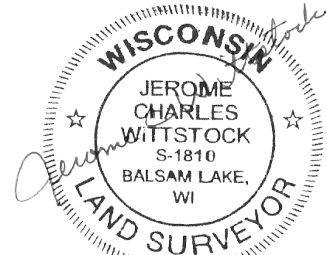
- 1) THE LOCATIONS OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATIONS AND VISIBLE MARKINGS ONLY AT TIME OF SURVEY. WI DIGGERS HOTLINE TICKET NUMBERS 2020803677, 2020803678 AND 2020803679. (TABLE A ITEM #1)
- 2) LEGAL DESCRIPTIONS FROM RECORDED AND/OR FILED DOCUMENTS AND TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: NCS-992674-MAD, COMMITMENT DATE: DECEMBER 11, 2019..
- 3) SUBJECT PARCELS GROSS LAND AREA:
138,882 SQUARE FEET± (3.19 ACRES±) (TABLE A ITEM #4)
- 4) PARCELS ARE CLASSIFIED AS ZONE "X" - AREA OF MINIMAL FLOODING PER FEMA COMMUNITY FLOOD MAP NO. 55025C0382G, EFFECTIVE DATE 01/02/2009. (TABLE A ITEM #3)
- 5) THIS MAP WAS PREPARED WITH THE AID OF A TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: NCS-992674-MAD, COMMITMENT DATE: DECEMBER 11, 2019.
- 6) BASIS OF BEARING: BEARINGS ARE REFERENCED TO THE EAST LINE OF CERTIFIED SURVEY MAP NO. 1286G RECORDED IN VOL. 81 ON PAGE 294 AS DOCUMENT NO. 4637449, RECORDED TO BEAR S10° 14' 43"W, MEASURED TO BEAR S10° 14' 33"W, USING WISCONSIN COUNTY COORDINATE SYSTEMS, DANE COUNTY; U.S. FOOT.
- 10) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 11) ZONING LETTER WAS NOT PROVIDED TO SURVEYOR. (TABLE A ITEM 6(a) and (b))
- 12) NO PARTY WALLS WERE OBSERVED DURING THE SURVEY. (TABLE A ITEM #10(a) and (b))
- 13) NO EARTHWORK WAS OBSERVED DURING THE SURVEY. (TABLE A ITEM #16)
- 14) NO CHANGE IN STREET RIGHT-OF-WAYS ADJACENT TO THE SURVEY AREA PER SHAWN STAUSKE, CITY OF MIDDLETON ENGINEER. (TABLE A ITEM #17)
- 15) THERE WAS NO WETLAND DELINEATION FLAGS OBSERVED ON THE DAY OF THE SURVEY. (TABLE A ITEM #18)
- 16) PLOTTABLE EASEMENTS ARE SHOWN ON THE SURVEY.
- 17) SETBACKS PER DANE COUNTY ZONING WEBSITE:
SIDE YARD: 10 FEET
FRONT YARD: 0 FEET
REAR YARD: 25 FEET
- 18) MAXIMUM BUILDING HEIGHT: 35 FEET
- 19) MAXIMUM STRUCTURE AREA: 60% OF TOTAL LOT, EXCLUDING THE PUBLIC RIGHT-OF-WAY.
- 20) NO PARKING STALL WERE LOCATED WITHIN THE SURVEYED AREA. (TABLE A ITEM #9)
- 21) NO UTILITIES WERE OBSERVED SERVICING PARCEL A OR PARCEL C.
- 22) AN APPARENT SHARED DRIVEWAY ENCROACHES ON PARCEL D.
- 23) A CITY OF MIDDLETON STORMWATER PIPE ENCROACHES ON PARCEL F.
- 24) A MONOPOLE AND DIESEL GENERATOR ENCROACHES ON PARCEL C.



RAMAKER
& ASSOCIATES, INC.
 100% EMPLOYEE-OWNED
 855 Community Dr, Sauk City, WI 53583
 608-643-4100 www.Ramaker.com
 Sauk City, WI • Willmar, MN
 Woodcliff Lake, NJ • Bayamon, PR



Certification & Seal:
I hereby certify to Impact Seven, Inc., FHLLB-Chicao, its successors and assigns, MIG Commercial Real Estate, LLC f/k/a Mortenson Investment Group, LLC and Duesler Properties, LLC, as tenants in common, each as to an undivided fifty percent (50%) interest; First American Title Insurance Company National Commercial Services, its successors and/or assigns that this map, plat and the survey on which it was based were all made in accordance with the 2016 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, 6(a) (b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed March 10, 2020.



Jerome C. Wittstock, PLS
License Number: S-181C

[illegible]

MARK	DATE	DESCRIPTION
DATE ISSUED:	04/13/2020	
ISSUE PHASE:	FINAL	
PROJECT TITLE:		

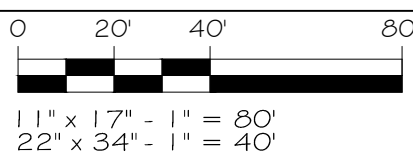
IMPACT 7
PARMENTER

PROJECT OWNER:
MIG COMMERCIAL
REAL ESTATE, LLC

PROJECT LOCATION:
PARMENTER ST,
MIDDLETON, WI 53562

SHEET TITLE:

ALTA/ACSM LAND TITLE SURVEY



PROJECT NUMBER	44843
SHEET NUMBER	1 OF 2







TIF 60%AMI RENT CALCULATION

# of Eligible Units	Gap Between Market and 60% Rents - Monthly	Annual Gap Between Market and 60% Rents	TIF Monetizeable Value Per Unit @ 13 Years	TIF Monetizeable Value
25	289	3468	45084	1127100
20	347	4164	54132	1082640
5	401	4812	62556	312780
TOTAL				2,522,520