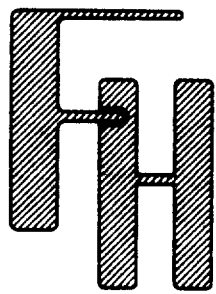


PLAT OF SURVEY

PART OF BLOCK A OF BUSINESS PARK NO. 3, A SUBDIVISION LOCATED IN THE CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN, AND DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND IRON REBAR LOCATED AT THE NORTHEAST CORNER OF SAID BLOCK A; THENCE S 01°11'43" E, 416.55 FEET TO AN IRON REBAR ON THE NORTHERLY LINE OF WOOLSEY STREET; THENCE ALONG THE SAID NORTHERLY LINE S 89°12'15" W, 248.57 FEET; THENCE CONTINUE ALONG SAID NORTHERLY LINE ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 351.25 FEET AND A CHORD WHICH BEARS S 71°37'53" W, 212.10 FEET; THENCE CONTINUE ALONG SAID NORTHERLY LINE S 54°03'31" W, 44.33 FEET TO AN IRON REBAR; THENCE N 35°56'39" W, 344.82 FEET TO THE NORTHWESTERLY LINE OF SAID BLOCK A; THENCE N 54°36'18" E, 386.78 FEET TO AN IRON REBAR ON THE SOUTHERLY LINE OF MOUND ROAD; THENCE ALONG SAID SOUTHERLY LINE N 88°29'36" E, 364.28 FEET TO THE POINT OF BEGINNING. CONTAINING 244.445 SQUARE FEET OF LAND (5.61 ACRES), MORE OR LESS. SUBJECT TO AN EASEMENT FOR INGRESS/EGRESS, UTILITIES AND STORM WATER DRAINAGE ALONG THE EAST 32 FEET OF BLOCK A. ALSO SUBJECT TO A 10 FOOT UTILITY EASEMENT ALONG THE NORTHWESTERLY AND NORTH LINES BLOCK A. ALSO SUBJECT TO A 30 FOOT STORM SEWER EASEMENT ALONG THE NORTHWESTERLY LINE OF BLOCK A.



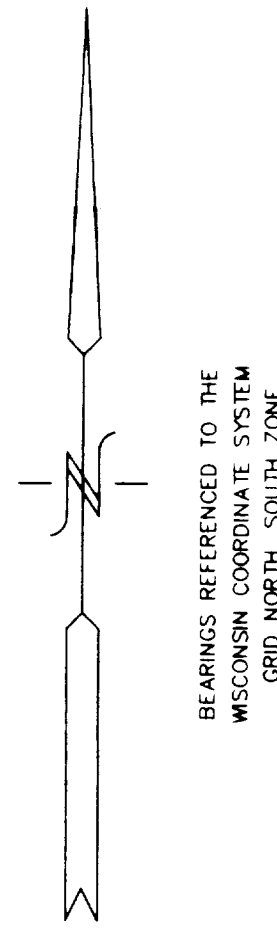
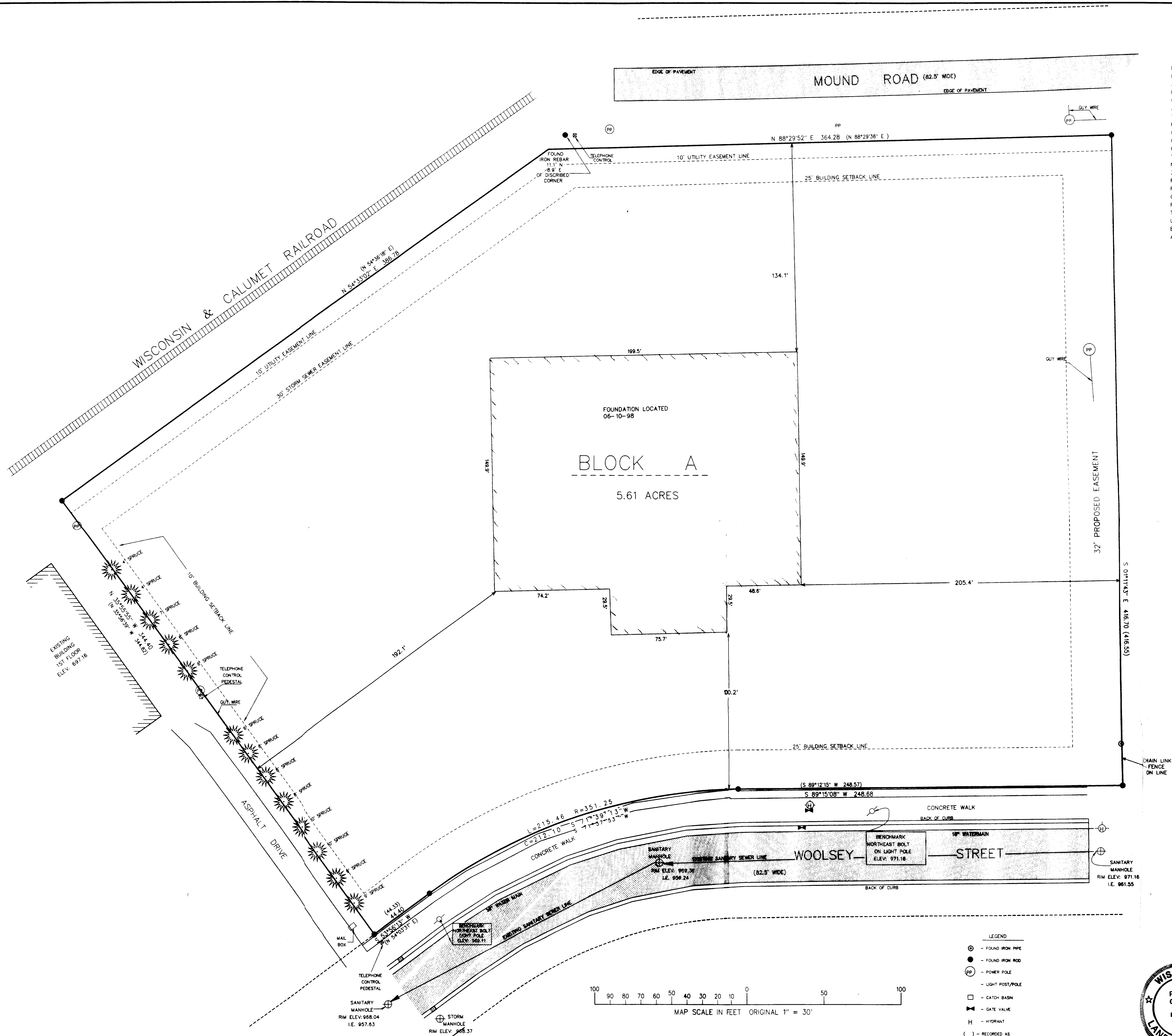
BOUNDARY & TOPOGRAPHIC SURVEY
PROJECT NAME: MODE INDUSTRIES

WORK ORDERED BY:
ERIC NEUMANN/MSI GENERAL
P.O. BOX 7
OCONOMOWOC, WISCONSIN 53066

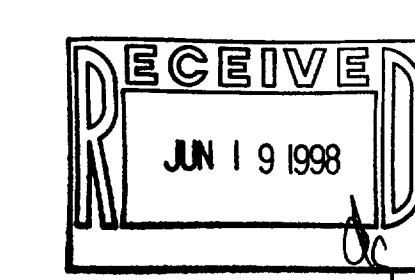
FARRIS, HANSEN & ASSOCIATES, INC.
Engineering, Architecture, Surveying
7 Ridgway Court P.O. Box 437
ELKHORN, WISCONSIN 53121
Office: (414) 723-2098
Fax: (414) 723-5886

REVISIONS

PROJECT NO.
3155-A-98
DATE
2/23/98
SHEET NO.
1 OF 1

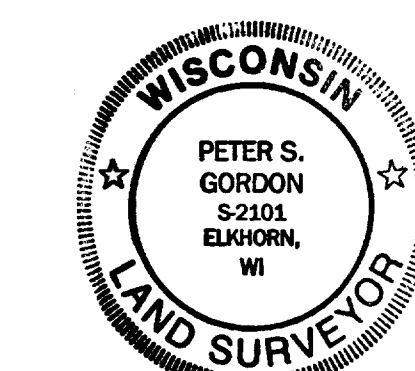


*NOTE: ELEVATIONS BASED ON USGS VERTICAL DATUM, 1929 ADJUSTMENT



NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY ARE BLUE LINE PRINTS SHOWING SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN BLACK INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND ITS EXTERIOR BOUNDARIES. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.



DATED: 02-25-98
REV 06-10-98 TO SHOW ASBUILT FOUNDATION
PETER S. GORDON R.L.S. 2101

002-1715 X003-1