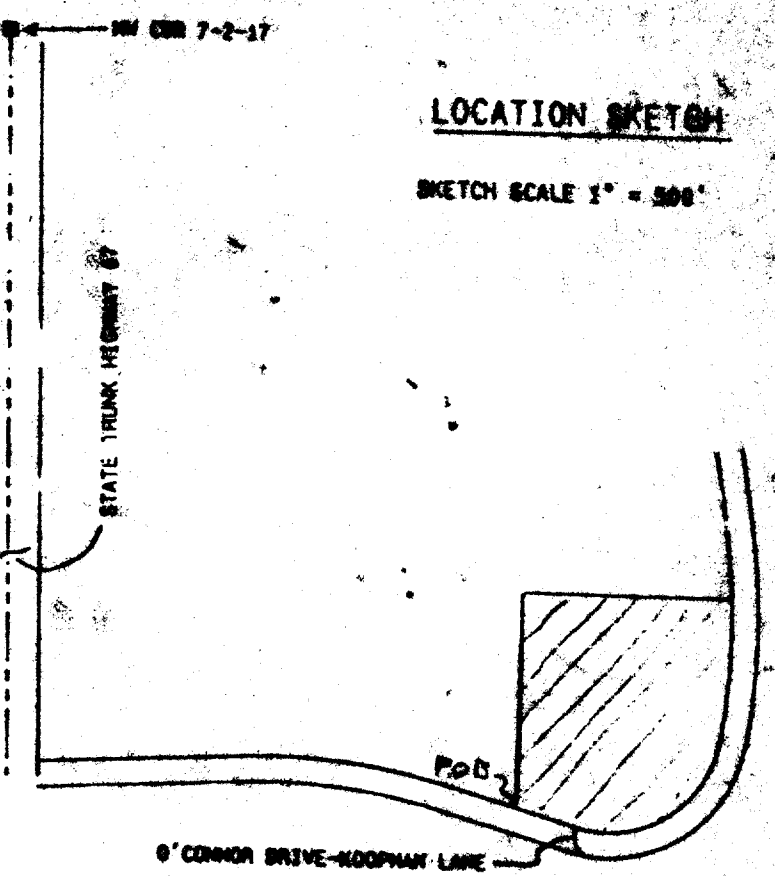


PLAT OF SURVEY
7 ACRE PARCEL
ELKHORN INDUSTRIAL PARK
CITY OF ELKHORN
WALWORTH COUNTY, WI.



LEGAL DESCRIPTION
FROM TITLE POLICY COMMITMENT NO. 54350
CHICAGO TITLE INSURANCE COMPANY
EXHIBIT A

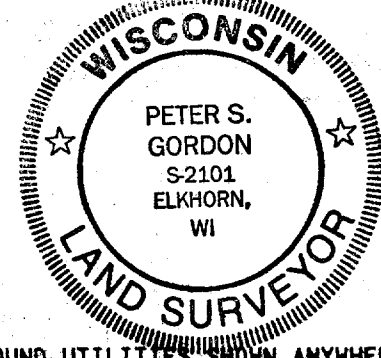
A PARCEL OF LAND LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE MONUMENT FOUND MARKING THE NORTHWEST CORNER OF SAID SECTION 7; THENCE S 01DEG 14MIN 32SEC E, 1188.51 FEET ALONG THE WEST LINE OF SAID NORTHWEST 1/4; THENCE N 80DEG 45MIN 29SEC E, 80.00 FEET TO THE EASTERLY RIGHT OF WAY OF STATE TRUNK HIGHWAY 57 AND THE CENTERLINE OF COMMERCE COURT; THENCE S 01DEG 14MIN 32SEC E, 692.69 FEET ALONG SAID S.T.H. 67, TO THE NORTHERLY RIGHT OF WAY OF O'CONNOR DRIVE; THENCE ALONG SAID O'CONNOR DRIVE, N 87DEG 06MIN 33SEC E, 553.12 FEET; THENCE CONTINUE 491.73 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1535.45 FEET AND A CHORD WHICH BEARS S 83DEG 42MIN 58SEC E, 489.83 FEET; THENCE CONTINUE S 74DEG 32MIN 31SEC E, 217.62 FEET TO THE POINT OF BEGINNING; THENCE N 00DEG 06MIN 43SEC W, 554.00 FEET; THENCE N 89DEG 53MIN 17SEC E, 548.15 FEET TO THE WESTERLY RIGHT OF WAY OF A PUBLIC ROAD (O'CONNOR DRIVE-KOOPMAN LANE); THENCE ALONG SAID ROAD, 368.37 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1682.00 FEET AND A CHORD WHICH BEARS S 03DEG 10MIN 51SEC W, 367.64 FEET; THENCE CONTINUE 487.80 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 291.13 FEET AND A CHORD WHICH BEARS S 57DEG 27MIN 23SEC W, 432.71 FEET; THENCE CONTINUE N 74DEG 32MIN 31SEC W, 187.98 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO AMERICAN NATIONAL BANK, THE TITLE COMPANY WHICH WILL BE ISSUING AND'S TITLE POLICY, THE BORROWER, AND ANY PERMANENT LENDER WHICH HAS COMMITTED FOR LONG TERM FINANCING THAT I HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREIN AND PREPARED THE PLAT HEREON DRAWN IN ACCORDANCE WITH THE OFFICIAL RECORDS AND IN STRICT COMPLIANCE WITH THE REQUIREMENTS APPLICABLE TO SUCH SURVEY; AND, THAT (A) THE SURVEY HAS BEEN DRAWN IN ACCORDANCE WITH THE STANDARDS OF THE AMERICAN NATIONAL BANK, (B) THE SURVEY SHOWS THE CORRECT LOCATION OF ALL IMPROVEMENTS ON THE PROPERTY, (C) THE SURVEY SHOWS ALL MATTERS OR SERVITUDES WHICH MAY AFFECT TITLE TO OR USE OF THE PROPERTY INCLUDING SETBACK LINES, RIGHT-OF-WAYS, AND EASEMENTS, (D) THERE ARE NO ENCROACHMENTS ONTO THE PROPERTY, EXCEPT AS SHOWN HEREON, (E) THE SURVEY SHOWS THE AVENUES OF INGRESS AND EGRESS TO THE PROPERTY.

03/07/1994
DATE

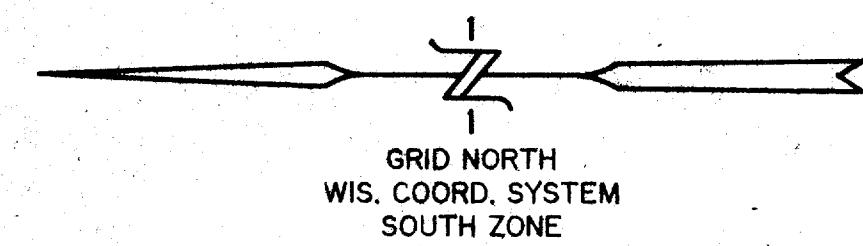
PETER S. GORDON R.L.S. 2101
7 RIDGWAY COURT
ELKHORN, WISCONSIN



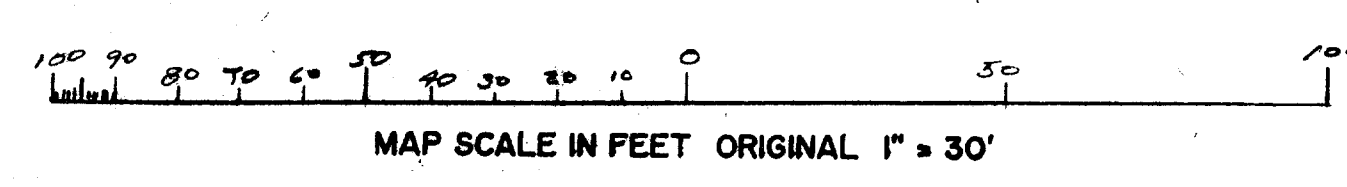
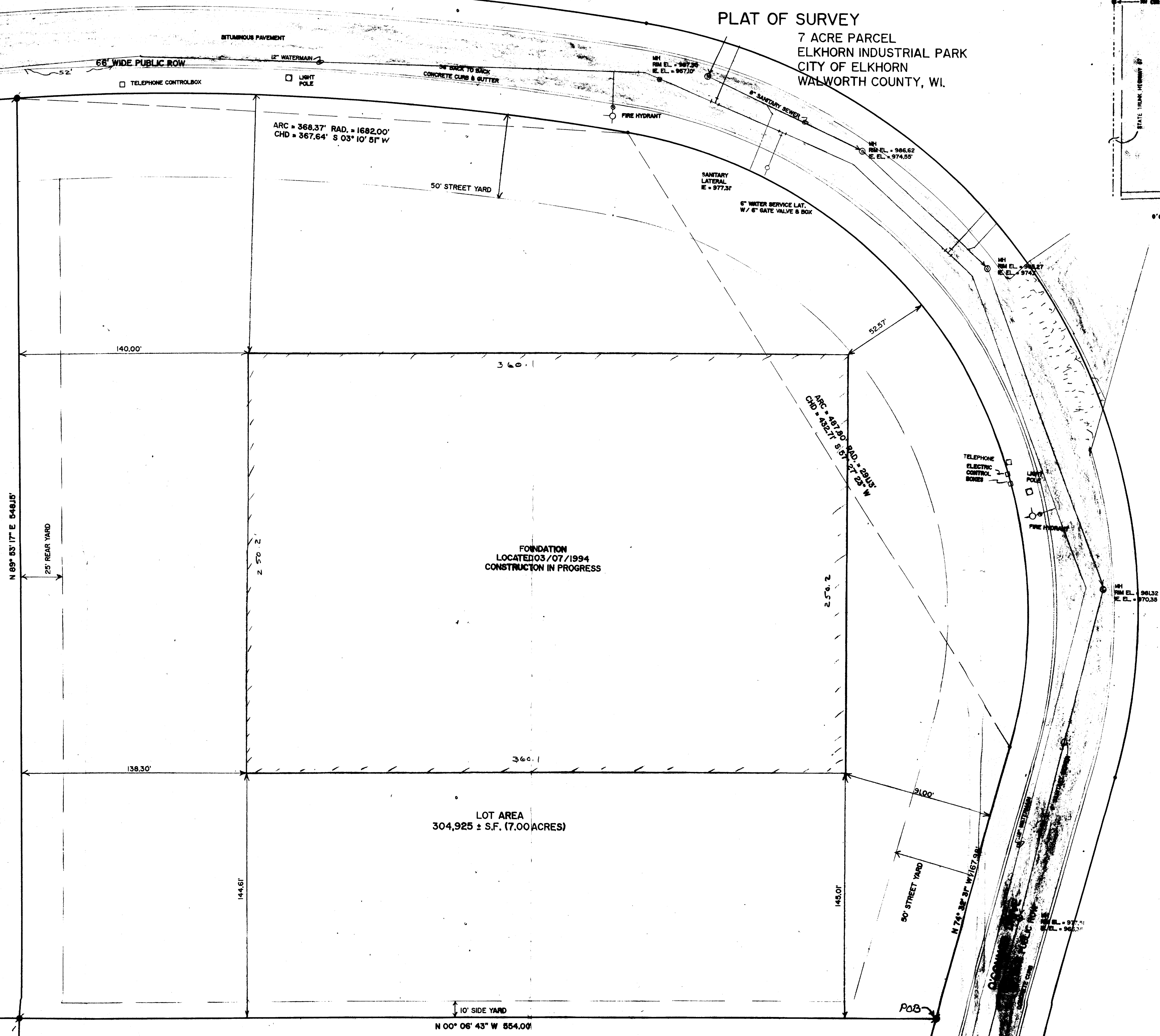
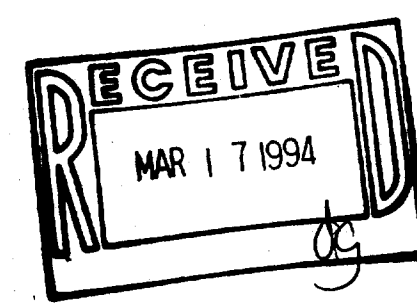
A) LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ANYWHERE WITHIN THESE PLANS ARE BASED UPON RECORDS AVAILABLE AT THE TIME THE PLANS WERE PREPARED AND SHOULD NOT BE ASSUMED TO BE CORRECT OR COMPLETE IN ALL INSTANCES. ANY CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE FOR HIMSELF THE EXACT LOCATIONS AND TYPES OF THEIR FACILITIES BEFORE EXCAVATING.

B) COPIES OF THIS MAP TO WHICH THE ABOVE 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.

C) STREET ADDRESS OF LANDS SURVEYED: 310 O'CONNOR DRIVE, ELKHORN, WISCONSIN



LEGEND
● = FOUND IRON REBAR STAKE
○ = SET IRON REBAR STAKE



PLAT OF SURVEY
7 ACRE PARCEL
ELKHORN INDUSTRIAL PARK
CITY OF ELKHORN
WALWORTH COUNTY, WI

WORK ORDERED:
ELKHORN DEVELOPMENT CO.

FARRIS, HANSEN & ASSOCIATES, INC.
Engineering, Architecture, Surveying
7 Ridgway Court, P.O. Box 437
Elkhorn, Wisconsin 53121
Office: (414) 723-2888
Fax: (414) 723-8988

REVISIONS
ORIGINAL
5/4 11/23/93
REVISED
03/07/99
To add and
change notes

PROJECT NO.
2000
DATE
11/22/93
SHEET NO.
1 OF 1

PLAT OF SURVEY
7 ACRE PARCEL
ELKHORN INDUSTRIAL PARK
CITY OF ELKHORN
WALWORTH COUNTY, WI.

LEGAL DESCRIPTION FOR
7 ACRE PARCEL

A PARCEL OF LAND LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE MONUMENT FOUND MARKING THE NORTHWEST CORNER OF SAID SECTION 7; THENCE S 01DEG 14MIN 32SEC E, 1188.51 FEET ALONG THE WEST LINE OF SAID NORTHWEST 1/4; THENCE N 88DEG 45MIN 29SEC E, 80.00 FEET TO THE EASTERLY RIGHT OF WAY OF STATE TRUNK HIGHWAY 67 AND THE CENTERLINE OF COMMERCE COURT; THENCE S 01DEG 14MIN 32SEC E, 692.69 FEET ALONG SAID S.T.H. 67, TO THE NORTHERLY RIGHT OF WAY OF O'CONNOR DRIVE; THENCE ALONG SAID O'CONNOR DRIVE, N 87DEG 06MIN 33SEC E, 553.12 FEET; THENCE CONTINUE 491.73 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1535.45 FEET AND A CHORD WHICH BEARS S 83DEG 42MIN 58SEC E, 489.63 FEET; THENCE CONTINUE S 74DEG 32MIN 31SEC E, 217.62 FEET TO THE POINT OF BEGINNING; THENCE N 00DEG 06MIN 43SEC W, 554.00 FEET; THENCE N 89DEG 53MIN 17SEC E, 548.15 FEET TO THE WESTERLY RIGHT OF WAY OF A PUBLIC ROAD (O'CONNOR DRIVE-KOOPMAN LANE); THENCE ALONG SAID ROAD, 368.37 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1682.00 FEET AND A CHORD WHICH BEARS S 03DEG 10MIN 51SEC W, 367.64 FEET; THENCE CONTINUE 487.80 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 291.13 FEET AND A CHORD WHICH BEARS S 57DEG 27MIN 23SEC W, 432.71 FEET; THENCE CONTINUE N 74DEG 32MIN 31SEC W, 167.98 FEET TO THE POINT OF BEGINNING. CONTAINING 7.00 ACRES OF LAND MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

KOOPMAN LANE
66' WIDE PUBLIC ROW

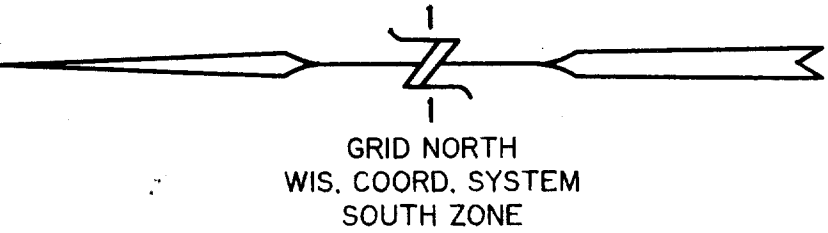
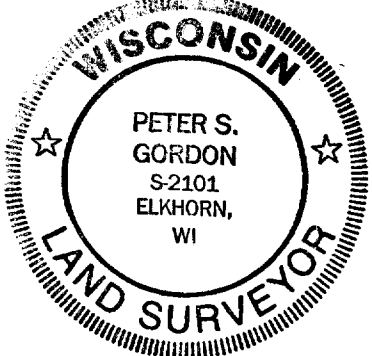
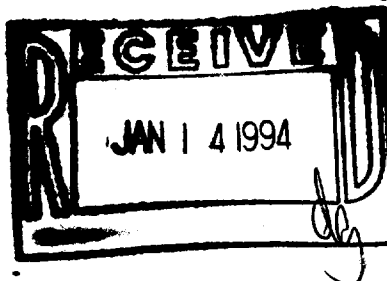
ARC = 368.37' RAD. = 1682.00'
CHD = 367.64' S 03° 10' 51" E

ARC = 487.80' RAD. = 291.13'
CHD = 432.71' S 57° 27' 23" W

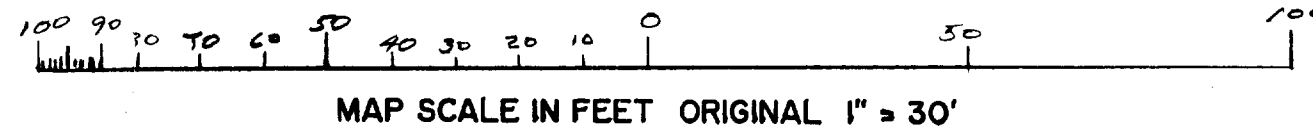
NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY ARE BLUE LINE PRINTS SHOWING SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN BLACK INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THEREIN WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: 11/22/93
PETER S. GORDON RLS 2101



LEGEND
● = FOUND IRON REBAR STAKE
● = SET IRON REBAR STAKE



N 00° 06' 43" W 554.00'

O'CONNOR DRIVE
66' WIDE PUBLIC ROW

POB

PLAT OF SURVEY
7 ACRE PARCEL
ELKHORN INDUSTRIAL PARK
CITY OF ELKHORN
WALWORTH COUNTY, WI.

WORK ORDERED:
ELKHORN DEVELOPMENT CO.

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
2000
DATE
11/22/93
SHEET NO.
1 OF 1