

ABERNATHY and ASSOCIATES

Kenneth B. Abernathy Jr.

Wisconsin Registered Land Surveyor S-1594

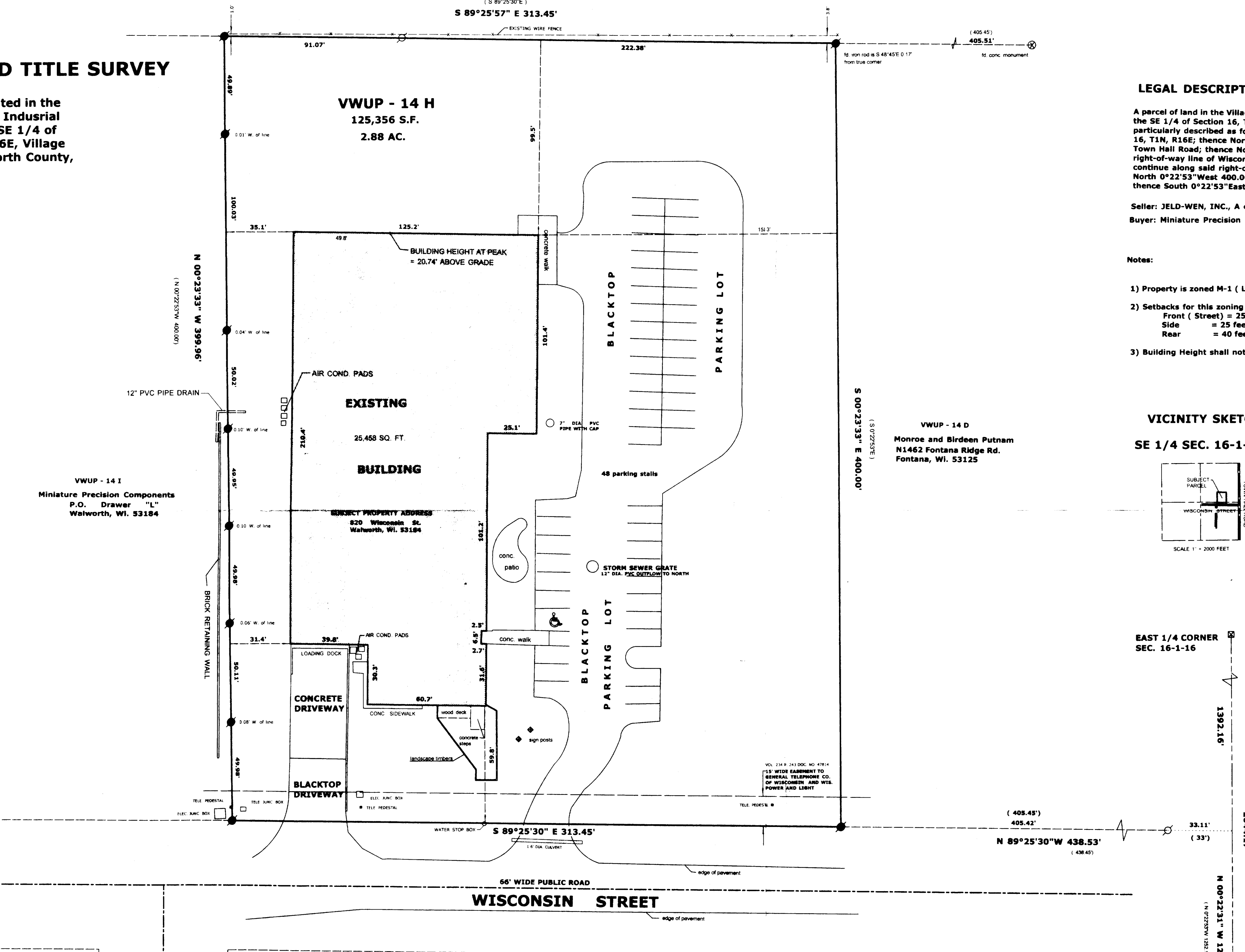
W4056 BRAY RD.
ELKHORN, WI. 53121
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LOT 2 C.S.M. # 1728
Lyle and Barbara Schutt
Box 578
Walworth, WI. 53184

ALTA / ACSM LAND TITLE SURVEY

A parcel of land located in the Village of Walworth Industrial Park located in the SE 1/4 of Section 16, T1N, R16E, Walworth County, Wisconsin.

VWUP - 14 H
125,356 S.F.
2.88 AC.



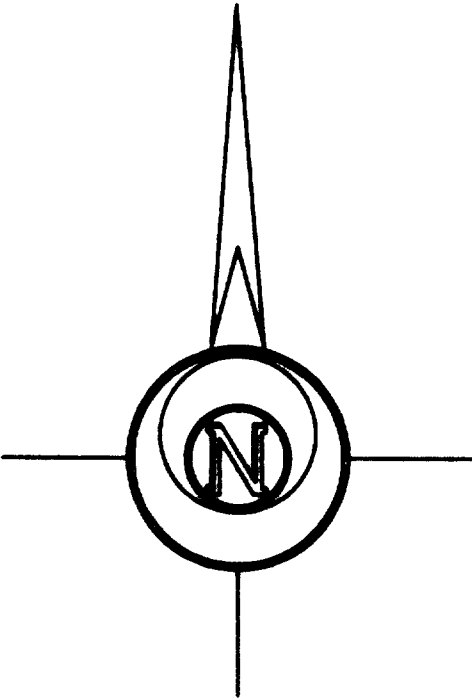
LEGAL DESCRIPTION: TITLE COMMITMENT NO. 404914/ ELK AMD2

A parcel of land in the Village of Walworth Industrial Park located in the SE 1/4 of Section 16, T1N, R16E, Walworth County, Wisconsin more particularly described as follows: Commencing at the SE corner of Section 16, T1N, R16E; thence North 0°22'53" West 1252.15 feet along the center of Town Hall Road; thence North 89°25'30" West 438.45 feet along the northerly right-of-way line of Wisconsin Street to the point of beginning; thence continue along said right-of-way North 89°25'30" West 313.45 feet; thence North 0°22'53" West 400.00 feet; thence South 89°25'30" East 313.45 feet; thence South 0°22'53" East 400.00 feet to the point of beginning.

Seller: JELD-WEN, INC., A corporation
Buyer: Miniature Precision Components

Notes:

- 1) Property is zoned M-1 (Limited Manufacturing District)
- 2) Setbacks for this zoning district:
Front (Street) = 25 feet minimum
Side = 25 feet minimum
Rear = 40 feet minimum
- 3) Building Height shall not exceed 45 feet.



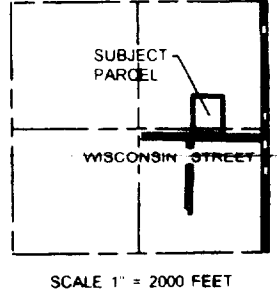
The North line of Wisconsin St. was assumed to bear N 89°25'30"W as recorded.

Legend

- FOUND IRON PIPE
- FOUND IRON ROD
- ⊗ FOUND BRASS CAPPED MONUMENT
- ⊗ FOUND CONCRETE MONUMENT
- ◇ CHISEL CUT IN CONCRETE
- SET IRON ROD, 24" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA.
- SET IRON ROD, 30" LONG, WEIGHING 4.5 LBS./LINEAL FT., 1-11/16" DIA.
- (xxxxx) RECORDED AS DIMENSION
- EXISTING FENCE

VICINITY SKETCH

SE 1/4 SEC. 16-1-16



SCALE: 1" = 30 FEET

SURVEY CERTIFICATION

To Jeld-Wen, Inc., Chicago Title Insurance Company and Active Media Services, Inc. and / or its assignee:

The undersigned certifies that this map or plat and the survey on which it is based was made in accordance with "Minimum Standard Detail Requirements For ALTA/ ACSM Land Title Surveys," jointly established and adopted by American Land Title Association ("ALTA"), American Congress on Surveying and Mapping ("ACSM") and the National Society of Professional Surveyors, Inc. ("NSPS") in 1999, and includes items 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13 and 16 of Table A thereof. The undersigned further certifies that, pursuant to the accuracy standards adopted by ALTA, ACSM, and NSPS in effect on the date of this certification, the survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ ACSM LAND TITLE SURVEYS."



Kenneth B. Abernathy, Jr.
KENNETH B. ABERNATHY, JR.
WISCONSIN REGISTERED LAND SURVEYOR, S-1594

Date: DECEMBER 22, 2003 Job No. 97.912

FEB 23

VWUP-14H

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