

PLAT OF SURVEY

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1991 LOCATED IN THE
NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 4 NORTH,
RANGE 15 EAST, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN

SURVEYOR:
KEITH A. KINDRED, RLS S-2082
YAGGY COLBY ASSOCIATES
501 MAPLE AVE
DELAFIELD, WI 53018
(262) 646-6855 X133
keith@yaggy.com

SURVEY FOR:
GOLDEN STATE FOODS MIDWEST, LLC,
C/O BRANDON LEMMONS
ARCO NATIONAL CONSTRUCTION COMPANY,
INC. - BEVERAGE GROUP
3925 BROTHERTON ROAD, SUITE 101
CINCINNATI, OH 45209
513-272-2333

SETBACKS:

PER COVENANTS AND RESTRICTIONS OF WHITEWATER BUSINESS PARK
SUBDIVISION:

STREET 50'
SIDE 25'
REAR 30'

PER CITY OF WHITEWATER NEIGHBORHOOD SERVICES (M1 ZONING)

FRONT 30'
REAR 30'
SIDE 15'
CORNER 30'
HEIGHT 45'/3-STORIES

LEGAL DESCRIPTION

(PER COMMITMENT NO. 422694)

Lot 1 of Certified Survey Map No. 1991 recorded in the Office of the Register of Deeds for Walworth County, Wisconsin on December 17, 1990 in Volume 9 of Certified Surveys on pages 259 and 260 as Document No. 204650.

TAX KEY NO. /A 199100001

EXCEPTIONS:

(PER COMMITMENT NO. 422694)

11. Declaration of Covenant's and Restrictions of Whitewater Business Park Subdivision recorded January 15, 1987 in Vol. 390 of Records on Page 290 as Document No. 140798 and

Declaration of Covenant's and Restrictions dated October 5, 1993 and recorded October 21, 1993 in Vol. 628 of Records on Page 2753 as Document No. 269562. Not Graphically Reproducible.

12. Utility Easements and Building setbacks as set forth on Certified Survey Map No. 1991 are shown.

13. Easement and restrictions as set forth in a Warranty Deed recorded in Volume 507 of Records on Page 338 as Document No. 204680 is shown.

GENERAL NOTES:

1. EASEMENT LOCATIONS BASED ON INFORMATION FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 422694, DATED AUGUST 28, 2006.
2. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION. THE SURVEYOR WILL NOT ENTER ANY BUILDINGS ON OR OFF SITE.
3. AREA SHOWN AS 100 YEAR FLOODPLAIN IS ZONE C, AREAS OF MINIMAL FLOODING PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 550200 0004B, DATED JUNE 1, 1982.
4. THE MISSING LOT CORNER MONUMENTS WERE NOT RESET AT THIS TIME PER THE CLIENT'S REQUEST. SIGNED LOT MONUMENT PLACEMENT WAIVER ON FILE IN ACCORDANCE WITH AE 7.0(2) OF WISCONSIN ADMINISTRATIVE CODE.
5. UNDERGROUND UTILITY LOCATIONS MARKED BY DIGGER'S HOTLINE PER TICKET #201140006070, DATED SEPTEMBER 30, 2011.
6. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. ALL IMPROVEMENTS SHOWN AS OF JUNE 12, 2013 FIELDWORK.

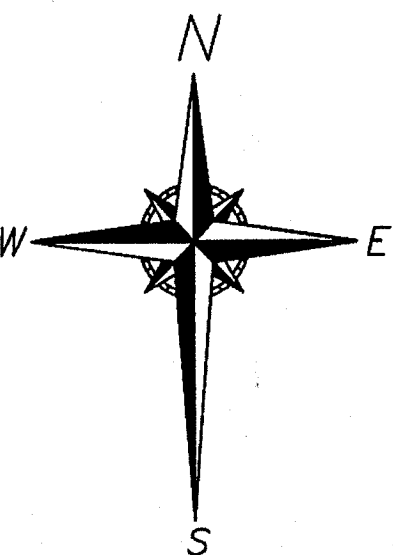
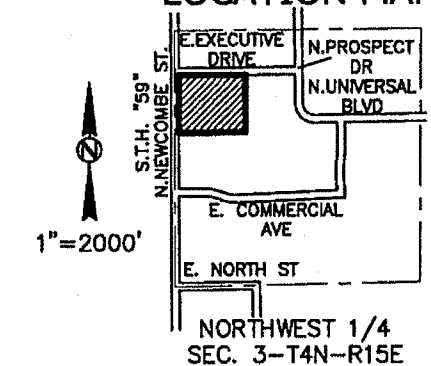


SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

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 (1) YEAR FROM DATE HEREOF.

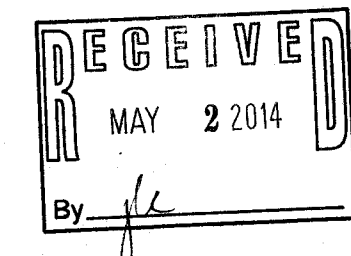
LOCATION MAP



BEARINGS ARE REFERENCED TO THE WEST LINE OF THE
NORTHWEST 1/4 OF SECTION 3-4-11 AS S00°46'00"E.

LEGEND

- CONC. MON. W/ BRASS CAP FND.
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- RECORDED AS
- UT - UNDERGROUND TELEPHONE LINE
- GP - GAS PUMP
- BOC - BOLLARD
- INLET
- MANHOLE
- DRAINAGE MANHOLE
- GV - GAS VALVE
- TELEPHONE BOX
- STM - EXIST. STORM LINE
- SAN - EXIST. SANITARY LINE
- UE - EXIST. UNDERGROUND ELECTRIC LINE
- FO - EXIST. FIBER OPTIC LINE
- X - EXIST. FENCE LINE
- SCHEDULE "B" ITEM
- LIGHT POLE
- HYDRANT
- WATER VALVE



PROJECT: 15950
FILE: P:15950/DWG/15950.dwg
WHO: KAK
DATED: JULY, 2013

SHEET 1 OF 1

1A 1991-1 010-954