

ALTA/ACSM LAND TITLE SURVEY

LEGAL DESCRIPTION (AS PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO.: 71972

Part of Block B of Delavan Business Park No. 3 in the West 1/2 of Section 16, Town 2 North, Range 16 East, City of Delavan, Walworth County, Wisconsin more particularly described as follows: Commencing at the Northeast corner of Block B of Delavan Business Park No. 3; thence S 01° 11' 43" E, 300.00 feet to the point of beginning; thence S 01° 11' 43" E, 554.00 feet; thence S 88° 48' 56" W, 497.56 feet; thence N 01° 11' 40" W, 66.00 feet; thence 265.53 feet along the arc of a curve to the left having a radius of 431.25 feet and a chord N 18° 34' 05" W, 257.54 feet; thence N 35° 56' 29" W, 14.00 feet; thence N 54° 03' 05" E, 404.62 feet; thence N 88° 48' 50" E, 250.00 feet to the point of beginning.

CORRECTED LEGAL DESCRIPTION (ARC LENGTH IN LINE 6)

Part of Block B of Delavan Business Park No. 3 in the West 1/2 of Section 16, Town 2 North, Range 16 East, City of Delavan, Walworth County, Wisconsin more particularly described as follows: Commencing at the Northeast corner of Block B of Delavan Business Park No. 3; thence S 01° 11' 43" E, 300.00 feet to the point of beginning; thence S 01° 11' 43" E, 554.00 feet; thence S 88° 48' 56" W, 497.56 feet; thence N 01° 11' 40" W, 66.00 feet; thence 261.53 feet along the arc of a curve to the left having a radius of 431.25 feet and a chord N 18° 34' 05" W, 257.54 feet; thence N 35° 56' 29" W, 14.00 feet; thence N 54° 03' 05" E, 404.62 feet; thence N 88° 48' 50" E, 250.00 feet to the point of beginning.

- Notes:
- This survey was prepared based upon Chicago Title Insurance Company Commitment No. 71972, Effective Date: June 28, 2000 at 8 a.m. issued by Security Title Company of Walworth County, 25 North Wisconsin Street, Elkhorn, WI, 53121.
  - All underground utilities shown on this map were field located from existing visible structures and markings on the ground placed by the utility companies and/or their agents. No warranty is given as to the utility markings by others or that all of the underground utilities on or affecting this property were marked and subsequently located for this survey.
  - These parcels are subject to Declaration of Protective Covenants recorded in Volume 513 of Records on page 570 as Document No. 208030.
  - This surveyor certifies to the conditions of this site as of the last field visit date of July 27, 2000. Any changes to the site after this date are not within the scope of this survey.
  - Area of parcel = 263,869 sq. ft., 6.06 acres
  - The plot of "Delavan Business Park No. 3" is recorded in Cabinet "B" Slide 111 and 112 as Document No. 220235 on the 18th of October, 1991 at 1:02 p.m., Walworth County Register of Deeds.
  - Minimum Setback lines as per Declaration of Protective covenants recorded in Volume 513 of Records on page 570 as Document No. 208030 are as follows:  
Front yard and street side yard shall be a minimum of 30 feet.  
Interior side yards shall be a minimum of 20 feet.  
Rear yard setback shall be 30 feet.  
Parking lots shall be located at least 15 feet from any lot line.
  - The flood zone designation for this property is Zone C. Area of minimal flooding. As per FEMA Flood Insurance Rate Map - Community Panel Number 550463-0002B. Panel currently not printed but designated in Zone C per Map Index for Community Panel Numbers 550463 0001-0002. Effective date of September 1, 1983.
  - Setback and building height restrictions for Manufacturing General classification of the City of Delavan Zoning Ordinance are as follows:  
Front/Street Setback: Minimum of 25 feet.  
Side Yard Setback: Minimum of 10 feet.  
Rear Yard Setback: Minimum of 25 feet.  
Pavement Setback: 5' minimum along side and rear property lines.  
10' minimum from street line.  
Maximum Building height: 50 feet
  - Maximum Floor Area Ratio: (Gross Floor Area/Gross Site Area) For one story building = 0.800. This site's ratio is (80280) / (263,869) = 0.304
  - Parking stall data is as follows:  
- 22 Regular Parking Stalls  
- 5 Visitor Parking Stalls  
- 2 Handicap Parking Stalls w/ common unloading area (van accessible)

- LEGEND
- FOUND 3/4" Ø REBAR
  - SET 3/4" X 24" REBAR, 1.50 LBS./ LINEAL FOOT MIN. WEIGHT.
  - SET RAILROAD SPIKE IN PAVEMENT
  - "RECORDED AS" DATA
  - ST - ST - ST STORM SEWER WITH MANHOLE
  - CATCH BASIN
  - CURB INLET
  - SAN - SAN - SAN SANITARY SEWER WITH MANHOLE
  - W - W - W WATERMAIN
  - FIRE HYDRANT
  - WATER VALVE
  - E - E - E UNDERGROUND ELECTRIC
  - T - T - T UNDERGROUND TELEPHONE
  - T/E - T/E - T/E UNDERGROUND TELEPHONE AND ELECTRIC
  - G - G - G GAS MAIN
  - ☆ STREET LIGHT (UNLESS OTHERWISE LABELED)

ALTA/ACSM Certification

To MLC Commercial, LaSalle Bank National Association, Security Title Company of Walworth County, Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1, 3, 4, 6, 7(a), 7(c), 8, 9, 10, and 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Vierbicher Associates, Inc.  
By: Jeffrey R. Quamme  
Jeffrey R. Quamme S-1922

Date: 8/7/00

SURVEYOR'S CERTIFICATE

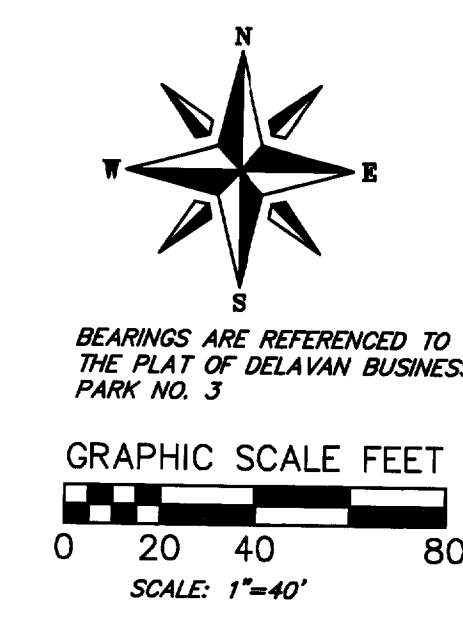
State of Wisconsin )  
County of Dane ) SS

I, Jeffrey R. Quamme, Registered Land Surveyor in the State of Wisconsin, do hereby certify that I have surveyed and mapped the above plotted property in accordance with the information furnished and in compliance with the requirements of Chapter AE-7, Wisconsin Administrative Code; and that the above-described property and the above map is a true representation thereof and shows the size and location of the property, its easements and roadways and visible encroachments, if any, to the best of my knowledge and belief.

Vierbicher Associates, Inc.  
By: Jeffrey R. Quamme

Date: 8/7/00

Jeffrey R. Quamme S-1922-006



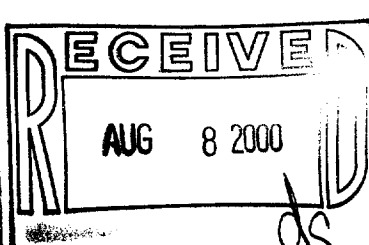
SURVEY REQUESTED BY:  
MLG COMMERCIAL  
13400 BISHOPS LANE, SUITE 100  
BROOKFIELD, WI 53005  
PHONE: 262-797-9400

PARCEL ADDRESS:  
307-309 HALLBERG ST.  
DELAHAN, WI

SURVEYED ON:  
FEB 14-15, 2000  
MTK, J.J.  
JULY 23, 27 - 2000  
MTK

SURVEYED BY:  
VIERBICHER ASSOCIATES, INC.  
6200 MINERAL POINT ROAD  
MADISON, WI 53705  
608-233-5800

ALTA/ACSM LAND TITLE SURVEY PART OF BLOCK B DELAHAN BUSINESS PARK NO. 3 CITY OF DELAVAN, WALWORTH COUNTY, WI		REVISIONS		
VIERBICHER ASSOCIATES 6200 MINERAL POINT ROAD • MADISON WI 53705 • 608-233-5800 DRAFTER: JRQ CHECKED: JRQ/PRK DATE: 3/8/00 SCALE VERT. 1"=40'		NO.	DATE	REMARKS
FIELD BOOK		FILE NO.		
JOB NO. 033008560.00				
SHEET 2 OF 2		DWG. NO.		



PROJ. V: LDD2\HELGOELV  
DWR: V: LDD2\HELGOELV\307-309 HALLBERG.DWG  
REFER TO JOB NO. 33008560.00

002-1849  
XCD3-2