

ALTA/ACSM Land Title Survey

Parcels of land described in Schedule A of Title Commitment No. 71549 dated May 8, 2000 issued by Security Title Company of Walworth County as follows:

Parcel A: Lots 31, 32, 33, 34, 35 and 36, in Block 2 in Delaview Subdivision, City of Delavan, Walworth County, Wisconsin. Also a parcel of land located in the Northeast 1/4 of Section 17, T2N, R16E, City of Delavan, Walworth County, Wisconsin, described as follows: to-wit: Beginning at the Northeast corner of Lot 31, Block 2, Delaview Subdivision; thence North 56°42' East along the southerly line of Wisconsin Street as presently laid out 1039.70 feet; thence South 88°59' East along said street line 872.82 feet to a point on the northerly line of C.M. St. Paul & P. Railroad right of way; thence South 56°18' West along said right of way line 1632.64 feet; thence South 33°44' East 17.00 feet; thence South 56°18' West 110.00 feet to a point on a curve of said right of way; thence southwesterly along said curve 182.85 feet; thence northerly 268.7 feet to the Southeast corner of Lot 1, Block 3, in Delaview Subdivision; thence North 56°54' East along the South line of said Subdivision 191.00 feet; thence North 17°10' West along the East line of Block 2 of said Subdivision 138.00 feet to the place of Beginning.

Parcel B: A parcel of land located in the NE 1/4 of Section 17, T2N, R16E, City of Delavan, Walworth County, Wisconsin, described as follows: to-wit: Beginning at the SE corner of Lot 28 Block 2, Delaview Subdivision; thence North 17°10' West along the East line of Delaview Subdivision 334.37 feet; thence S 89°48' East 242.70 feet; thence N 56°54' East 492.66 feet; thence S 0°57' East 219.75 feet to a point on the Northerly line of East Wisconsin Street as now laid out; thence S 56°42' West 870.09 feet to the point of beginning.

Tax Parcels: XWUP 00179A, XWUP 00179A1, XD 00024B and XD 00024C.
Parcel Address: 1400 East Wisconsin Street.

The above mentioned Title Commitment lists the following easements and/or restrictions in Schedule B - Section 2:

4. Easement from Andes Candies, Inc. a Wisconsin Corporation to City of Delavan dated September 9, 1982 and recorded in the Office of the Register of Deeds for Walworth County on October 7, 1982 in Volume 291 of Records on Page 748 as Document No. 82885. SHOWN

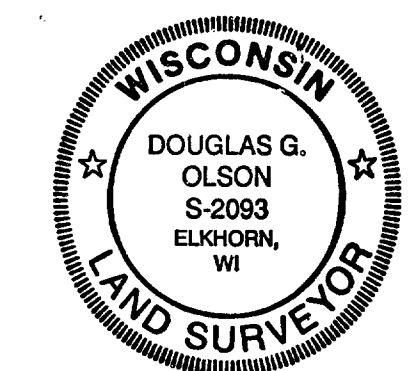
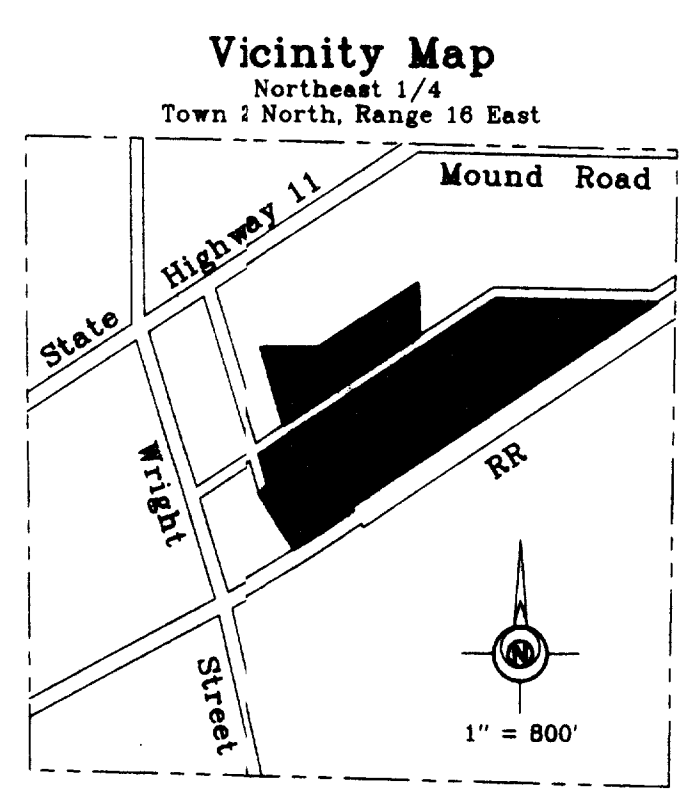
5. Easement Agreement between Andes Candies, Inc. and Virginia Karstaedt dated August 1, 1991 and recorded February 10, 1992 in Vol. 552 of Records on page 902 as document No. 226602. SHOWN

- Notes:
- According to Flood Insurance Rate Map of the City of Delavan, Community Panel No. 550463 0002B, Effective date: September 1, 1983, this site falls in Zone C, areas of minimal flooding.
 - This site is zoned Manufacturing General (MG). Listed below is the basic zoning information taken from municipal codes which may not include all regulations that apply to this site:
Front Setback - 25'
Sideyard setback - 10' to non-residential
Rearyard setback - 25'
Maximum height - 50'
 - There are 278 regular parking spaces and 8 handicapped parking spaces marked on this site.

To: Andes Candies, Inc., a Wisconsin corporation
Brach's Confections, Inc., a Delaware corporation
Tootsie Roll Industries, Inc. a Virginia corporation
Security Title Company of Walworth County
Chicago Title Insurance Company
Winston & Strawn
Andes Candies L.P., an Illinois limited partnership

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 1990, and includes items 1, 2, 3, 4, 6, 7a, 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 proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

May 19, 2000.
Douglas G. Olson
Wisconsin Registered Land Surveyor - 2093



Survey date: May 19, 2000.
Revisions:

Scale in Feet
1" = 60'
0' 30' 60' 120' 180'

Jensen & Olson Land Surveying, LLC
45 South Wisconsin Street
Elkhorn, Wisconsin 53121
Telephone: (262) 723-3434
Facsimile: (262) 723-8044

Sheet 1 of 1 Sheets.

Job Reference Number
2000.061

2000.061

XWUP-179A XD-24B
XWUP-179A1 XD-24C

002-1838