

ALTA/ACSM LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE

State of Wisconsin
County of Dane

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 exterior boundaries, the location and dimensions of all visible structures thereon, apparent easements and roadways and visible encroachments, if any, to the best of my knowledge and belief.

Vierbicher Associates, Inc.
By Jeffrey R. Quamme

Date: 8/8/00
Jeffrey R. Quamme, S-1922-006

LEGAL DESCRIPTION (AS PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 71971)

Parcel A:
A parcel of land located in the West 1/2 of the Northwest 1/4 of Section 16, Town 2 North, Range 16 East, City of Delavan, Walworth County, Wisconsin; being a part of Block "C" of the Delavan Business Park No. 3. Said parcel is described as commencing at an iron rebar stake marking the Southwest corner of said Block "C", and the Northerly right of way of Grebby Street, said point lies N 01°08'33" W, 1065.76 feet from a concrete monument marking the West 1/4 corner of said Section 16; thence N 88°48'20" E, along the Northerly right of way of Grebby Street, 183.13 feet to the point of beginning; thence N 01°11'40" W, 400 feet; thence N 88°48'20" E, 513.87 feet to the Southwesterly right of way of Halberg Street; thence along said right of way, 160.14 feet along the arc of a curve to the right having a radius of 348.75 feet and a chord which bears S 14°20'51" E, 158.74 feet; thence continue along said right of way, S 01°11'40" E, 216.43 feet; thence S 43°48' W, 41.00 feet to the Northerly right of way of said Grebby Street; thence along said right of way S 88°48'20" W, 521 feet to the point of beginning.

Parcel B:
A parcel of land being part of Block C of Delavan Business Park No. 3, located in the City of Delavan, Walworth County, Wisconsin; described as beginning at the Southwest corner of said Block C; thence N 01°08'33" W, along the West line of said Block C, 400.00 feet to the point of beginning; thence continue N 01°08'33" W, 18.89 feet; thence N 88°48'20" E, 686.55 feet to the westerly line of Halberg Street; thence along said Street 21.41 feet along the arc of a curve to the right having a radius of 348.75 feet and a chord which bears S 29°15'47" E, 21.40 feet; thence S 88°48'20" W, 696.64 feet to the point of beginning.

Parcel C:
A parcel of land being part of Block C of Delavan Business Park No. 3, located in the City of Delavan, Walworth County, Wisconsin; described as beginning at the Southwest corner of said Block C; thence N 01°08'33" W, along the West line of said Block C, 400.00 feet to the point of beginning; thence continue N 01°08'33" W, 18.89 feet; thence N 88°48'20" E, 686.55 feet to the westerly line of Halberg Street; thence along said Street 21.41 feet along the arc of a curve to the right having a radius of 348.75 feet and a chord which bears S 29°15'47" E, 21.40 feet; thence S 88°48'20" W, 696.64 feet to the point of beginning.

LEGEND

- FOUND 3/4" Ø REBAR
- SET 3/4" X 24" REBAR, 1.50 LBS./LINEAL FOOT MIN. WEIGHT.
- SET RAILROAD SPIKE IN PAYMENT
- (183.13') "RECORDED AS" DATA
- ST-●-ST STORM SEWER WITH MANHOLE
- CATCH BASIN
- CURB INLET
- SAN-●-SAN SANITARY SEWER WITH MANHOLE
- W-W WATERMAIN
- FIRE HYDRANT
- WATER VALVE
- E-E- UNDERGROUND ELECTRIC
- T-T- UNDERGROUND TELEPHONE
- T/E-T/E UNDERGROUND TELEPHONE AND ELECTRIC
- G-G- GAS MAIN
- ☆ STREET LIGHT (UNLESS OTHERWISE LABELED)

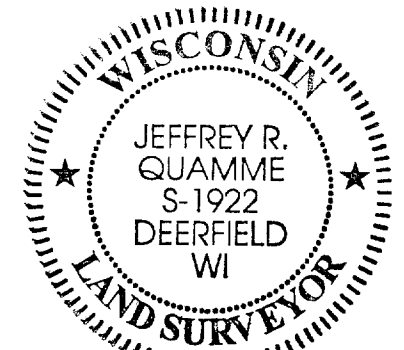
ALTA/ACSM Certification

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 1989, and includes items 1, 3, 4, 5, 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

Date: 8/8/00
Jeffrey R. Quamme, S-1922

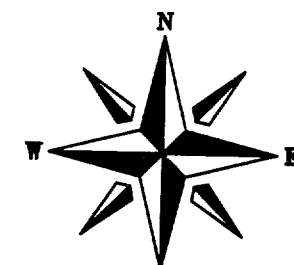


SURVEY REQUESTED BY:
MLC COMMERCIAL
13400 BISHOPS LANE, SUITE 100
BROOKFIELD, WI 53005
PHONE: 262-797-9400

PARCEL ADDRESS:
PARCELS A-C
234 HALLBERG ST.
DELANAV, WI

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

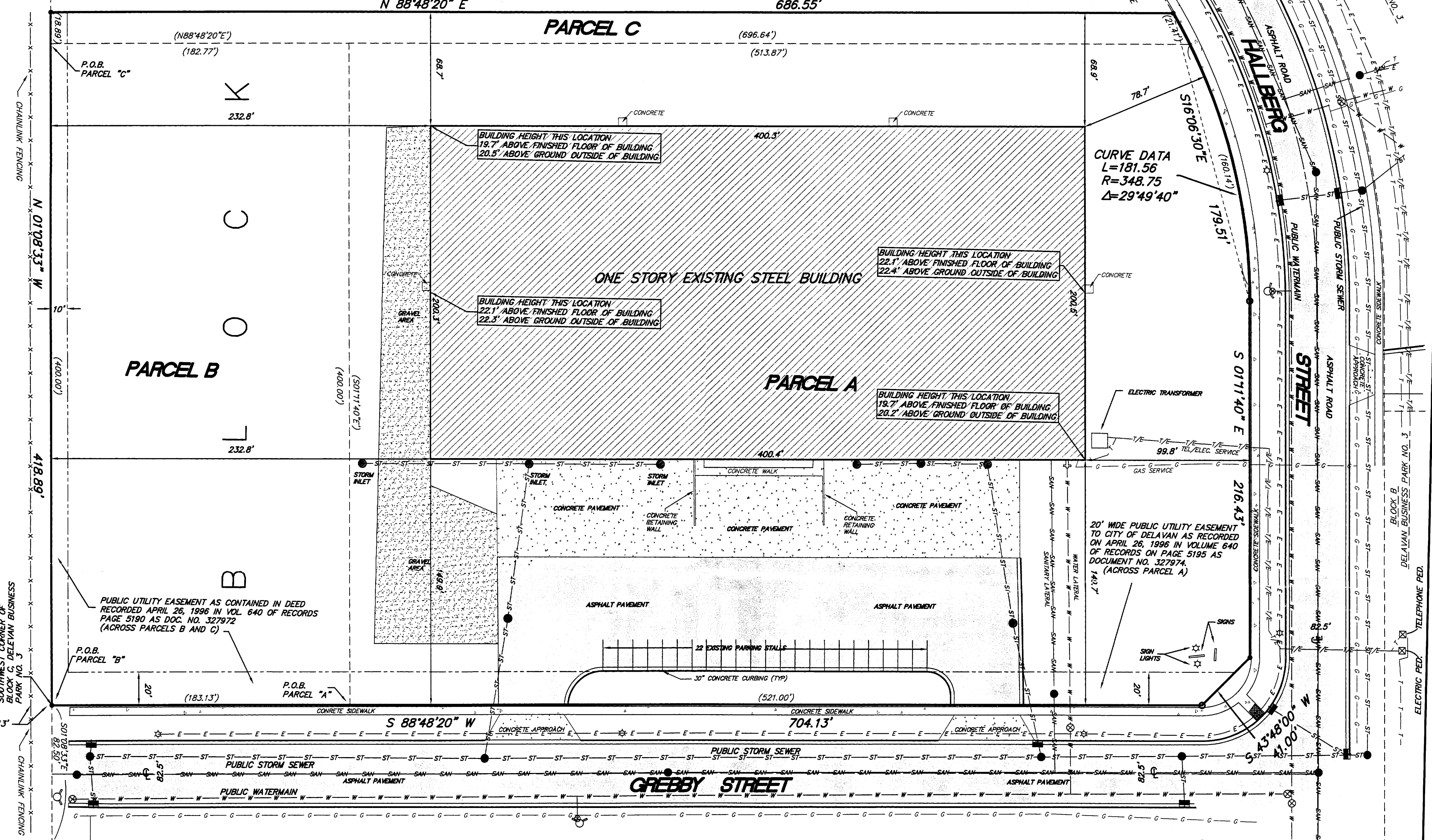
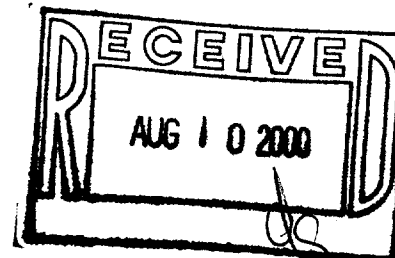
SURVEYED ON:
FEB 14-15, 2000
WTK, LJ
JULY 25, 27, 2000
WTK



BEARINGS ARE REFERENCED TO
THE PLAT OF DELAVAN BUSINESS
PARK NO. 3

GRAPHIC SCALE FEET
0 20 40 80
SCALE: 1"=40'

PART OF BLOCK C
DELANAV BUSINESS PARK NO. 3



Notes:

- 1) This survey was prepared based upon Chicago Title Insurance Company Commitment No. 71971, Effective Date: June 28, 2000 at 8 a.m. issued by Security Title Company of Walworth County, 25 North Wisconsin Street, Elkhorn, WI, 53121. Also see endorsement Dated August 4, 2000 amending legal description of No. 3 of Schedule A.
- 2) 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 are or affecting this property were marked and subsequently located for this survey.
- 3) These parcels are subject to Declaration of Protective Covenants recorded in Volume 513 of Records on page 570 as Document No. 208030.
- 4) 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.
- 5) Combined area of parcels A, B, and C = 304,000 sq. ft. 6.98 acres
- 6) The plat 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.

Notes Continued:

- 7) 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.
- 8) 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 Numbers 550463 0001-0002. Effective date of September 1, 1983.
- 9) 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 (90280) / (304,000) = 0.294

PROJ: K:\DD2\HELGOELV\DWG\234 HALLBERG.DWG
DWG: K:\DD2\HELGOELV\DWG\234 HALLBERG.DWG
REFER TO PREVIOUS JOB NO. 33008580.00 TASK 001

ALTA/ACSM LAND TITLE SURVEY
PART OF BLOCK B
DELANAV BUSINESS PARK NO. 3
CITY OF DELAVAN, WALWORTH COUNTY, WI

VIERBICHER ASSOCIATES
6200 MINERAL POINT ROAD • MADISON WI 53705 • 608-233-5800
DRAFTER: JRG CHECKED: JRG/PRK DATE: 8/7/00 SCALE: VERT. 1"=40' HORIZ. 1"=40'

REVISIONS		
NO.	DATE	REMARKS

FIELD BOOK FILE NO.
JOB NO. 03500850.00 001
SHEET 1 OF 1
DWG. NO.