

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 platted 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, fences, apparent easements and roadway and visible encroachments, if any, to the best of my knowledge and belief.

Vierbicher Associates, Inc.
By Jeffrey R. Quamme

Date 10/5/05
Jeffrey R. Quamme
Jeffrey R. Quamme, S-43622

LEGAL DESCRIPTION (AS PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO.: 417830)

Parcel A:

All that part of Block "C" of the Delavan Business Park No. 3, being located in the West 1/2 of the Northwest 1/4 of Section 16, T2N, R16E, in the City of Delavan, County of Walworth, State of Wisconsin, 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 Southwest 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:

All that part of Block "C" of the Delavan Business Park No. 3, being located in the West 1/2 of the Northwest 1/4 of Section 16, T2N, R16E, in the City of Delavan, County of Walworth, State of 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; thence N 88°48'20" E, 182.77 feet; thence S 01°11'40" E, 400.00 feet to the Northerly line of Grebby Street; thence along said street S 88°48'20" W, 183.13 feet to the point of beginning.

Parcel C:

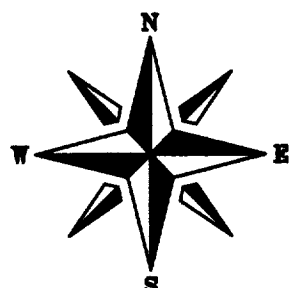
All that part of Block "C" of the Delavan Business Park No. 3, being located in the West 1/2 of the Northwest 1/4 of Section 16, T2N, R16E, in the City of Delavan, County of Walworth, State of Wisconsin, described as commencing at the Southwest corner of said Block C; thence N 01°08'33" W, along the 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.

SURVEY REQUESTED BY:
MLG COMMERCIAL, ATTN: ANGELA FULLERTON
13400 BISHOPS LANE, SUITE 100
BROOKFIELD, WI 53005
PHONE: 262-797-8400

PARCEL ADDRESS:
PARCELS A-C
1541-1615 GREBBY STREET
DELAVAN, WI

SURVEYED BY:
VIERBICHER ASSOCIATES, INC.
899 FOURIER DRIVE
MADISON, WI 53717
608-826-0532

SURVEYED ON:
SEPT. 28, 2005
MTK



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

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

LEGEND

- FOUND 3/4" Ø REBAR
- SET 3/4" X 24" REBAR, 1.50 LBS/ LINEAL FOOT MIN. WEIGHT.
- SET RAILROAD SPIKE IN PAVEMENT
- (183.13') "RECORDED AS" DATA
- ST-●-ST STORM SEWER WITH MANHOLE
- CATCH BASIN
- CURB INLET
- SAN-●-SAN— SANITARY SEWER WITH MANHOLE
- W—W— WATERMAIN
- F—F— 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)

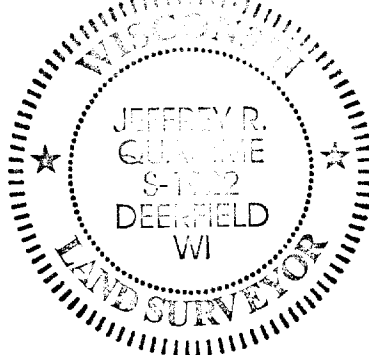
ALTA/ACSM Certification

To M & I Marshall Easley Bank, Chicago Title Insurance Company, Miniature Precision Components, Inc. and MLG - Delavan LP:

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 1998, and includes Items 1, 3, 4, 6, 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 10/5/05



PART OF BLOCK C
DELAVAN BUSINESS PARK NO. 3

PARCEL C

PARCEL A

PARCEL B

ONE STORY EXISTING STEEL BUILDING
(NEW ADDITION)

ONE STORY EXISTING STEEL BUILDING

BUILDING HEIGHT THIS LOCATION
20' ABOVE FINISHED FLOOR OF BUILDING
20.3' ABOVE GROUND OUTSIDE OF BUILDING

BUILDING HEIGHT THIS LOCATION
18.9' ABOVE FINISHED FLOOR OF BUILDING
20.4' ABOVE GROUND OUTSIDE OF BUILDING

BUILDING HEIGHT THIS LOCATION
18.9' ABOVE FINISHED FLOOR OF BUILDING
20.2' ABOVE GROUND OUTSIDE OF BUILDING

CURVE DATA
L=181.56
R=348.75
Δ=29°49'40"

PUBLIC UTILITY EASEMENT AS CONTAINED IN DEED
RECORDED APRIL 26, 1996 IN VOL. 640 OF RECORDS
PAGE 5190 AS DOC. NO. 327972
(ACROSS PARCELS B AND C)

20' WIDE PUBLIC UTILITY EASEMENT
TO CITY OF DELAVAN AS RECORDED
ON APRIL 26, 1996 IN VOLUME 640
OF RECORDS ON PAGE 5195 AS
DOCUMENT NO. 327974
(ACROSS PARCEL A)

Notes:

- This survey was prepared based upon Chicago Title Insurance Company Commitment No. 417830, Effective Date: September 19, 2005 at 7:00 a.m. Issued by Security Title Branch - Elkhorn, 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 Volumes 513 of Records on page 570 as Document No. 208030, Determination of compliance with the above listed covenants is not within the scope of this survey.
- This surveyor certifies to the conditions of this site as of the last field visit date of September 28, 2005. Any changes to the site after this date are not within the scope of this survey.
- Combined area of parcels A, B, and C = 304,000 sq.ft., 6.98 acres
- 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:

- Minimum Setback requirements 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 and 8 feet from buildings.
See Covenants listed at Note No. 3 for other parking requirements and restrictions.
- 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) / (304,000) = 0.395

PROJ. V: LDD2\MLG ALTA DELAVAN\DWG\MLG GREBBY ALTA.DWG
REF: PREVIOUS JOB NO. 33008832.00

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

VIERBICHER
ASSOCIATES
999 FOURIER DRIVE #201 · MADISON WI 53717 · 608-826-0532

DRAFTER JRQ CHECKED JRQ DATE 10/5/05 SCALE VERT. 1" = 40' SCALE HORZ. 1" = 40'

REVISIONS	
NO.	DATE REMARKS

FIELD BOOK	FILE NO.
JOB NO. 75055454.00	
SHEET 1 OF 1	DWG. NO.

YD B3 000034
XD B3 000034

002-2321