

— WORK ORDERED BY —
THE COLEMAN GROUP, INC.
ANDREW STERKOWITZ
555 KOOPMAN LANE
ELKHORN, WI 53121

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING — ARCHITECTURE — SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO.
4696.02.10
DATE
2/26/2010
SHEET NO.
1 OF 1

ALTA/ASCM TITLE SURVEY

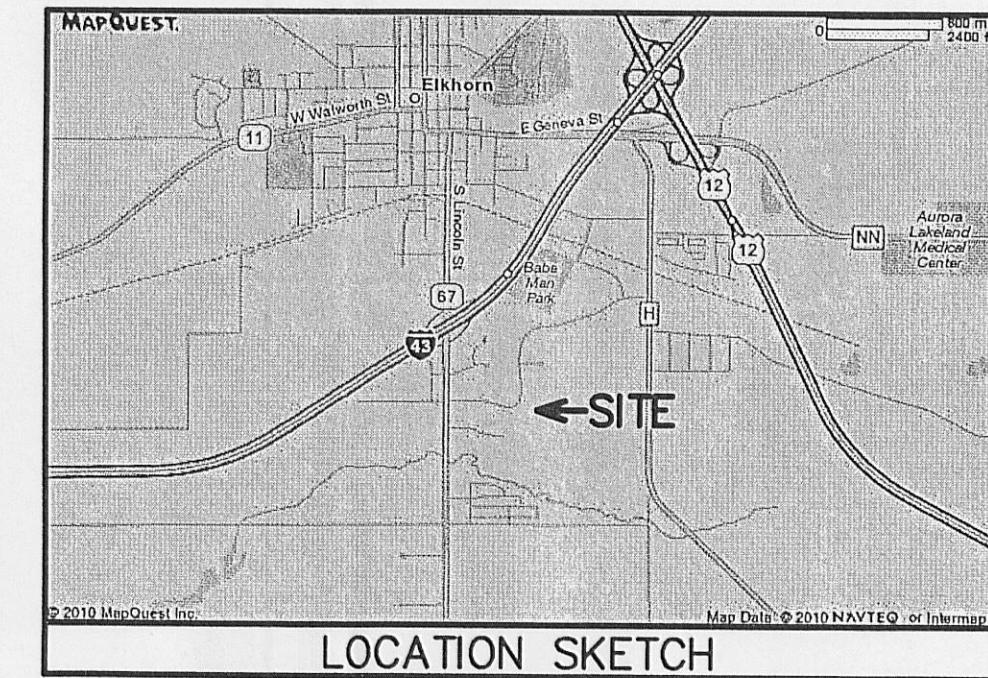
LOT 2 OF CERTIFIED SURVEY MAP NO. 2837

RECORDED IN VOLUME 14 ON PAGE 308 AS DOCUMENT NO. 353355

LOCATED IN PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF
THE NORTHWEST 1/4 OF SECTION 7, TOWN 2 NORTH, RANGE 17 EAST,
CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN

STREET ADDRESS
555 KOOPMAN LANE
ELKHORN, WI 53121

MAP SCALE IN FEET ORIGINAL 1" = 40'



- LEGEND
- = FOUND IRON REBAR STAKE
 - = EXISTING GROUND LIGHT LOCATION
 - = EXISTING SIGN LOCATION
 - = EXISTING HANDICAP SIGN LOCATION
 - = EXISTING LIGHT POLE LOCATION
 - ⊕ = EXISTING CATCH BASIN LOCATION
 - {XXX} = RECORDED AS

NOTE: A SUBSTANTIAL AMOUNT OF SNOW WITH PLOW PILES
EXISTS AS OF THE DATE OF THIS SURVEY, PORTIONS
OF EXISTING IMPROVEMENTS HAVE BEEN TAKEN FROM
PREVIOUS PLANS AND AERIAL PHOTOGRAPHY AS NOTED.

TOTAL NUMBER OF PARKING STALLS = 148 STALLS (6 HANDICAP)

PARCEL IS ZONED M-2
SETBACKS AS DISCLOSED IN CHAPTER 17.5-3
CITY OF ELKHORN ZONING ORDINANCE
MAX. BUILDING HEIGHT = 45'
MAX. IMPERVIOUS SURFACE = 65%
PARKING REQUIREMENTS
Manufacturing
0.66 of 1 space per employee on peak shift, plus 1 space per 500 SF of GFA open to public
1 space per 25,000 SF up to 50,000 SF, plus 1 for the next 50,000 SF, then 1 per 100,000 SF
thereafter

NOTE: THE RECORD POSITION OF THE SANITARY SEWER LATERAL
AND WATER SERVICE LINE ARE FROM RECORDS AVAILABLE IN
OUR OFFICE. IT IS THE SURVEYOR'S UNDERSTANDING THESE
SERVICES ARE PRIVATE CONNECTIONS TO THE PUBLIC
WATER AND SEWER SERVICE LOCATED WITHIN THE RIGHT OF
WAY FOR KOOPMAN LANE.

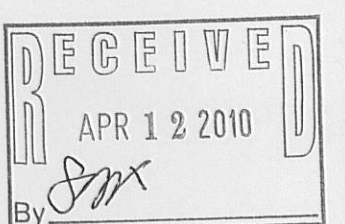
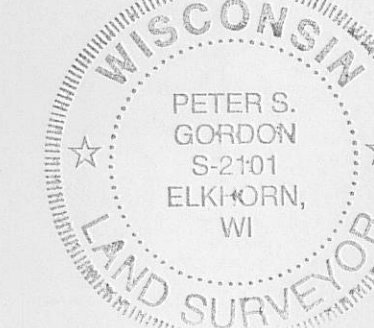
ALTA SURVEY
SURVEYOR'S CERTIFICATION
This survey is made for the benefit of:
LGS Investments, LLC (Borrower)
Chicago Title Insurance Co.
Wells Fargo Bank, National Association, its successors and assigns

I, Peter S. Gordon, Professional Land Surveyor do hereby certify to the aforesaid parties, to the
date set forth above that I have made a careful survey of a tract of land described as attached:

- 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/ASCM Land Title Surveys" jointly
established and adopted by the ALTA/NSPS in 2005, and includes items 1, 2, 3, 4, 6, 7(a) and
(b)(1), 8, 9, 10, and 11(a) of Table A thereof. Pursuant to the accuracy standards as adopted by
ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that
in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative
Positional Accuracy of this survey does not exceed that which is specified therein.
- The accompanying survey was made on the ground and correctly shows the location of all
buildings, above ground structures, and other visible improvements situated on the above premises;
there are no visible encroachments on the subject property or upon adjacent land abutting said
property except as shown hereon and was made in accordance with laws and/or Minimum Standards of
the State of Wisconsin.
- The property described hereon is the same as the property described in Chicago Title Insurance
company commitment NSU no. 21020216, Local No. 435639, issued 02/09/10, effective date of January
27, 2010 and that all easements, covenants and restrictions referenced in said title commitment or
apparent from a physical inspection of the site or otherwise known to me have been plotted hereon
or otherwise noted as to their effect on the subject site.
- The Property has direct access to Koopman Lane which directly connects to State trunk Highway
67.
- I further certify that the lands surveyed fall in Flood Hazard area "X" (areas determined to be
outside the 0.2% annual chance floodplain), as shown on Flood Insurance Rate Map Panel no.
55127C0193d, effective date of October 2, 2009 as published by the Federal Emergency Management
Agency.

Dated March 1, 2010

PETER S. GORDON
Registration No. 2101



YA2837-2

004-2280