

ALTA / ACSM LAND TITLE SURVEY

SITUATED ON EAST MAIN STREET, IN THE CITY OF WHITEWATER, COUNTY OF VALWORTH,
STATE OF WISCONSIN

R.A. Smith National, Inc.

PARCEL 1:
THE SOUTH 9 RODS OF OUTLOT 9 AND THE SOUTH 9 RODS OF THE EAST 6 RODS OF OUTLOT 8 OF S.C. HALL'S ADDITION TO THE VILLAGE, NOW CITY OF WHITEWATER, VALWORTH COUNTY, WISCONSIN, SUBJECT TO RIGHT-OF-WAY RECORDED IN VOLUME 832 OF RECORDS, WALWORTH COUNTY, WISCONSIN, REGISTER OF DEEDS RECORDS.

PARCEL 2:
OUTLOT 9 AND THE EAST 6 RODS OF S.C. HALL'S ADDITION TO THE VILLAGE, NOW CITY OF WHITEWATER, VALWORTH COUNTY, WISCONSIN, EXCEPTING THEREFROM THE SOUTH 9 RODS THEREOF.

PARCEL 3:
A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWN 4 NORTH, RANGE 15 EAST, CTOWN MAP NUMBER 59, EAST WISCONSIN SAID 1/4 LINE INTERSECTS THE CENTER OF STATE STREET, NOW MONUMENT AT THE CENTER OF SAID SECTION 3, THENCE NORTH 00°22'47" WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4, 300.46 FEET TO A 1" IRON PIPE, THENCE SOUTH 88°27'25" WEST, 815.36 FEET TO A 1" IRON PIPE ON THE EAST LINE OF PROPOSED INDUSTRIAL AVENUE, THENCE SOUTH 00°42'20" EAST, ALONG SAID INDUSTRIAL AVENUE, 887.11 FEET TO AN IRON PIPE, THENCE SOUTH 11°11'17" WEST, 339.18 FEET TO AN IRON PIPE, THENCE SOUTH 88°11'17" EAST, ALONG SAID SOUTH LINE, 813.88 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
OUTLOTS 11 AND 12, AS NOTED ON THE RECORDED PLAT OF S.C. HALL'S ADDITION TO THE VILLAGE, NOW CITY OF WHITEWATER, VALWORTH COUNTY, WISCONSIN, SAID 1/4 LINE INTERSECTS THE CENTER OF STATE STREET, NOW MONUMENT AT THE CENTER OF SAID SECTION 3, THENCE NORTH 00°22'47" WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4, 300.46 FEET TO A 1" IRON PIPE, THENCE SOUTH 88°27'25" WEST, 815.36 FEET TO A 1" IRON PIPE ON THE EAST LINE OF PROPOSED INDUSTRIAL AVENUE, THENCE SOUTH 00°42'20" EAST, ALONG SAID INDUSTRIAL AVENUE, 887.11 FEET TO AN IRON PIPE, THENCE SOUTH 11°11'17" WEST, 339.18 FEET TO AN IRON PIPE, THENCE SOUTH 88°11'17" EAST, ALONG SAID SOUTH LINE, 813.88 FEET TO THE POINT OF BEGINNING.

JUNE 10, 2008
WEILER AND COMPANY, INC.
SURVEY NO. 184714-LH

A. **BASES OF BEARINGS:** BASED ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 3, TOWN 4 NORTH, RANGE 15 EAST WHICH IS ASSUMED TO BEAR NORTH 88°27'25" EAST.

B. **TITLE COMMITMENT:** THIS SURVEY WAS PREPARED BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-38384-HAD, EFFECTIVE DATE OF MAY 15, 2008, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS FROM SCHEDULE B-I:
1 AND 5-11, NOT SURVEY RELATED
23 AND 12, VISIBLE EVIDENCE SHOWN, IF ANY

13. RIGHT-OF-WAY GRANTED IN THE OFFICE OF THE REGISTER OF DEEDS FOR PARCELS 1, 2, 3, 4, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, AS NOTED ON DOCUMENT NO. 527311 AS TO PARCEL 1, AFFECTS SITE BY LOCATION - SHOWN.

14. EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY BY INSTRUMENT RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN IN VOLUME 863 OF RECORDS, PAGE 2038, AS DOCUMENT NO. 377068 (AS TO PARCELS 1, 2 & 4), AFFECTS SITE BY LOCATION - SHOWN.

15. EASEMENT TO THE CITY OF WHITEWATER RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN IN VOLUME 940 OF RECORDS, PAGE 440, AS DOCUMENT NO. 200074 (AS TO PARCEL 4), AFFECTS SITE BY LOCATION - SHOWN.

16. TERMS AND PROVISIONS OF UNRECORDED AGREEMENT FOR DOG PARK, BY AND BETWEEN CITY OF WHITEWATER AND WEILER AND COMPANY, INC. AFFECTS SITE BY LOCATION - SHOWN.

17. UTILITY EASEMENT GRANTED TO CITY OF WHITEWATER BY INSTRUMENT RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN IN VOLUME 940 OF RECORDS, PAGE 440, AS DOCUMENT NO. 200074 (AS TO PARCEL 4), AFFECTS SITE BY LOCATION - SHOWN.

18. TERMS, PROVISIONS AND CONDITIONS SET FORTH IN EASEMENT AGREEMENT RECORDED ON SEPTEMBER 4, 1996, IN VOLUME 488 OF RECORDS, PAGE 840, AS DOCUMENT NO. 200074 (AS TO PARCEL 4), AFFECTS SITE BY LOCATION - SHOWN.

C. **FLOOD NOTE:** ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF WHITEWATER, COMMUNITY PANEL NO. 58200004B, EFFECTIVE DATE OF JUNE 1, 1982, THIS SITE FALLS IN ZONE C (AREAS OF MINIMAL FLOODING).

D. **PARKING SPACES:** THERE ARE 197 REGULAR AND 1 HANDICAPPED PARKING SPACES MARKED ON THIS SITE.

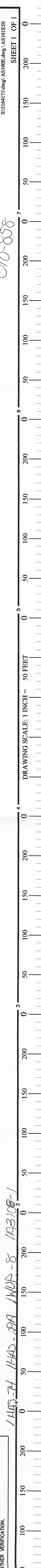
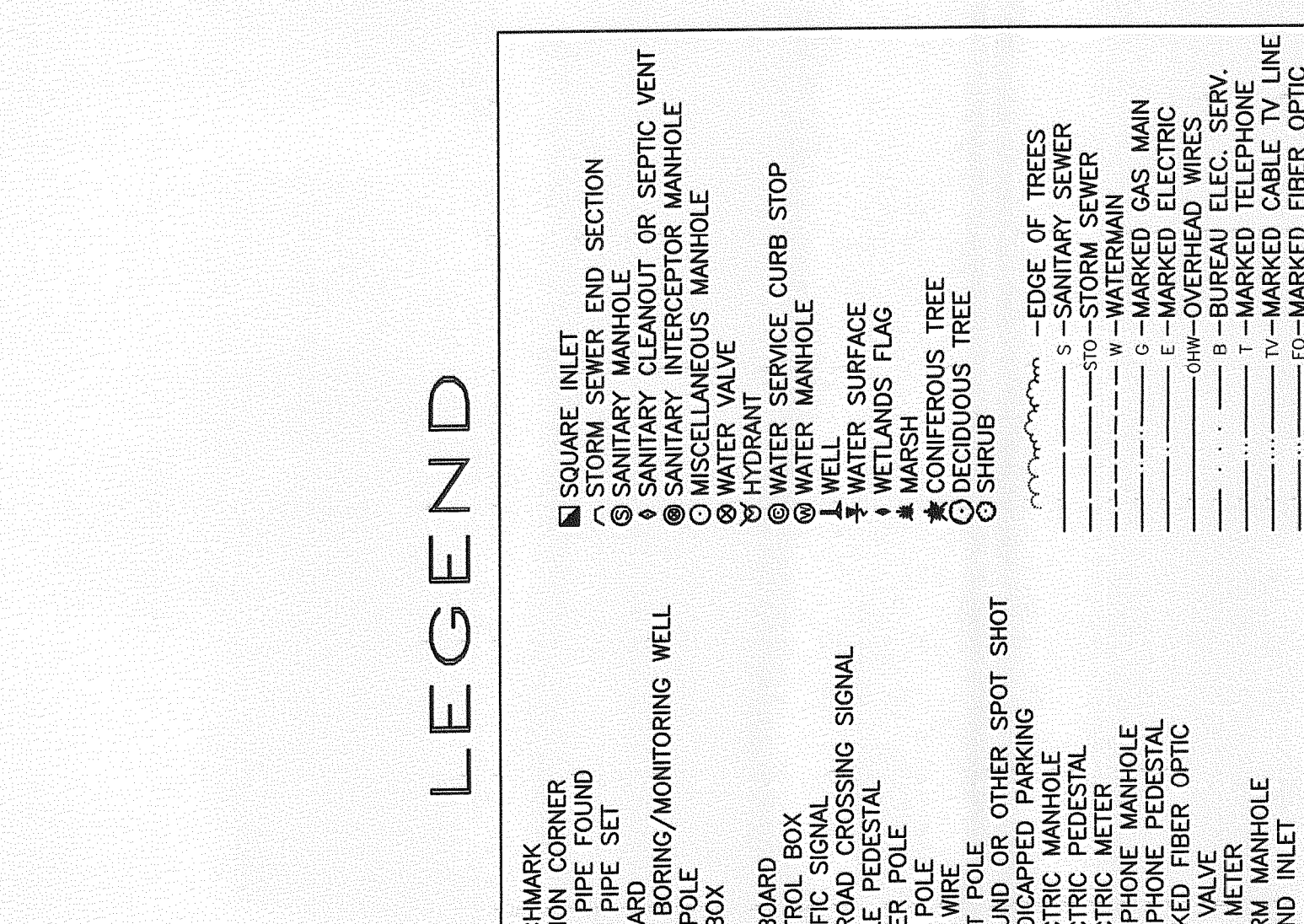
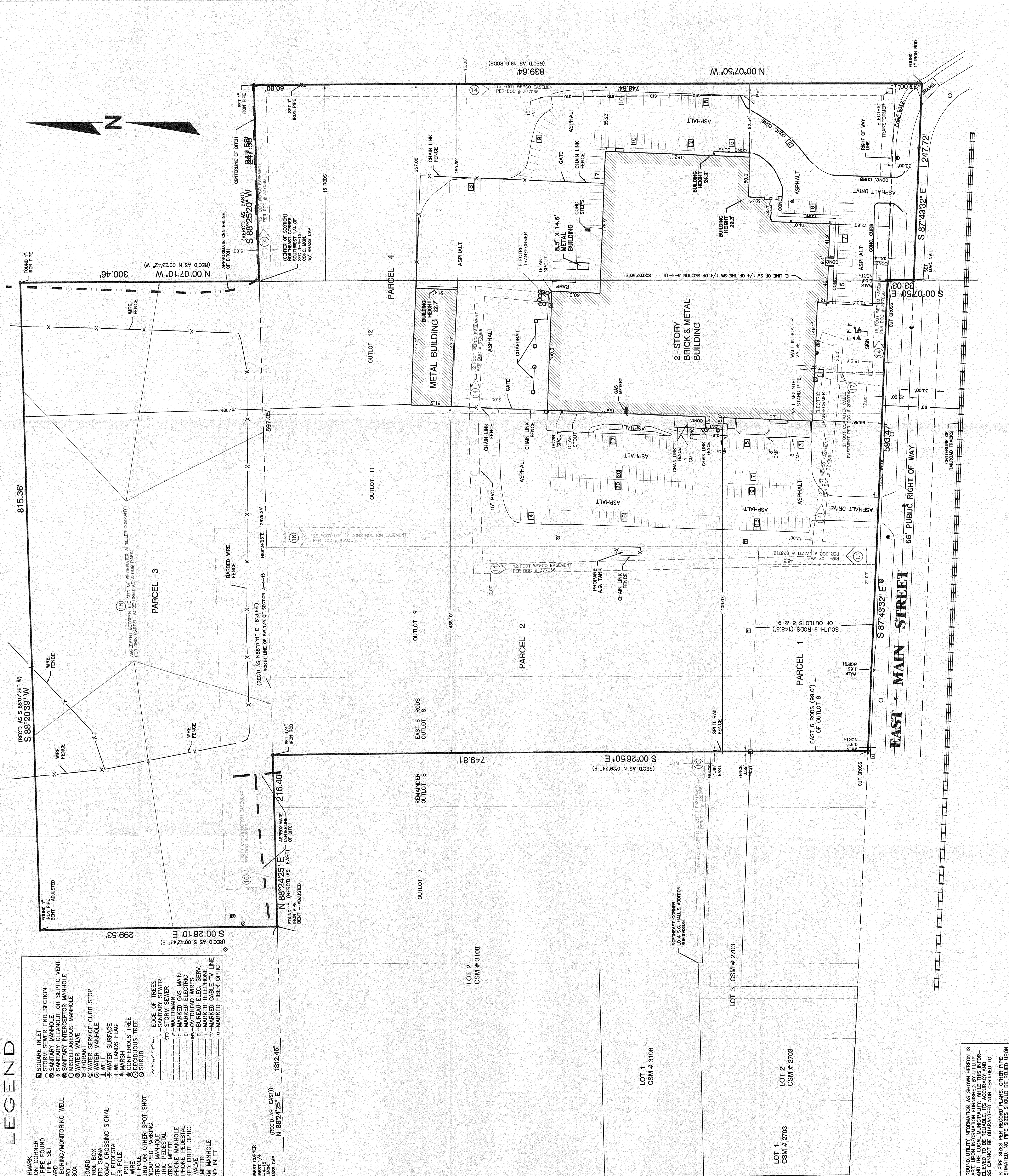
E. **MUNICIPAL ZONING:** THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND MANUFACTURING DISTRICT.
FRONT SETBACK - 30.00 FEET
REAR SETBACK - 30.00 FEET
REAR-YARD SETBACK - 30.00 FEET
MAXIMUM HEIGHT - 3 STORIES OR 45.00 FEET

F. **AREA:** AREA = 988,118 SQUARE FEET OR 20.8475 ACRES.

TO: WEILER AND COMPANY, INC. A WISCONSIN CORPORATION
FORMAX HOLDINGS, INC. A DELAWARE CORPORATION
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, AS SET FORTH IN WISCONSIN STATUTES, CHAP. 93, SECTION 2.01(1) AND (2) AND IN THE ALTA/ACSM LAND TITLE SURVEY STANDARD AND PRACTICE MANUAL, 8th EDITION, 2007, PAGES 8, 9, 10, 11(A), AND 12 OF TABLE "A"; THEREFORE, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NS&S AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT ALL INFORMATION ON THIS SURVEY, INCLUDING BUT NOT LIMITED TO THE FIELD MEASUREMENTS, THE POSITIONAL ACCURACY OF THIS SURVEY, DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE OF SURVEY: JUNE 10, 2008
DONALD C. GHAPPE, SURVEYOR
REGISTRATION NO. S-1316



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REG. ENGR. JUN 3 2008
WISCONSIN SURVEYORS BOARD

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