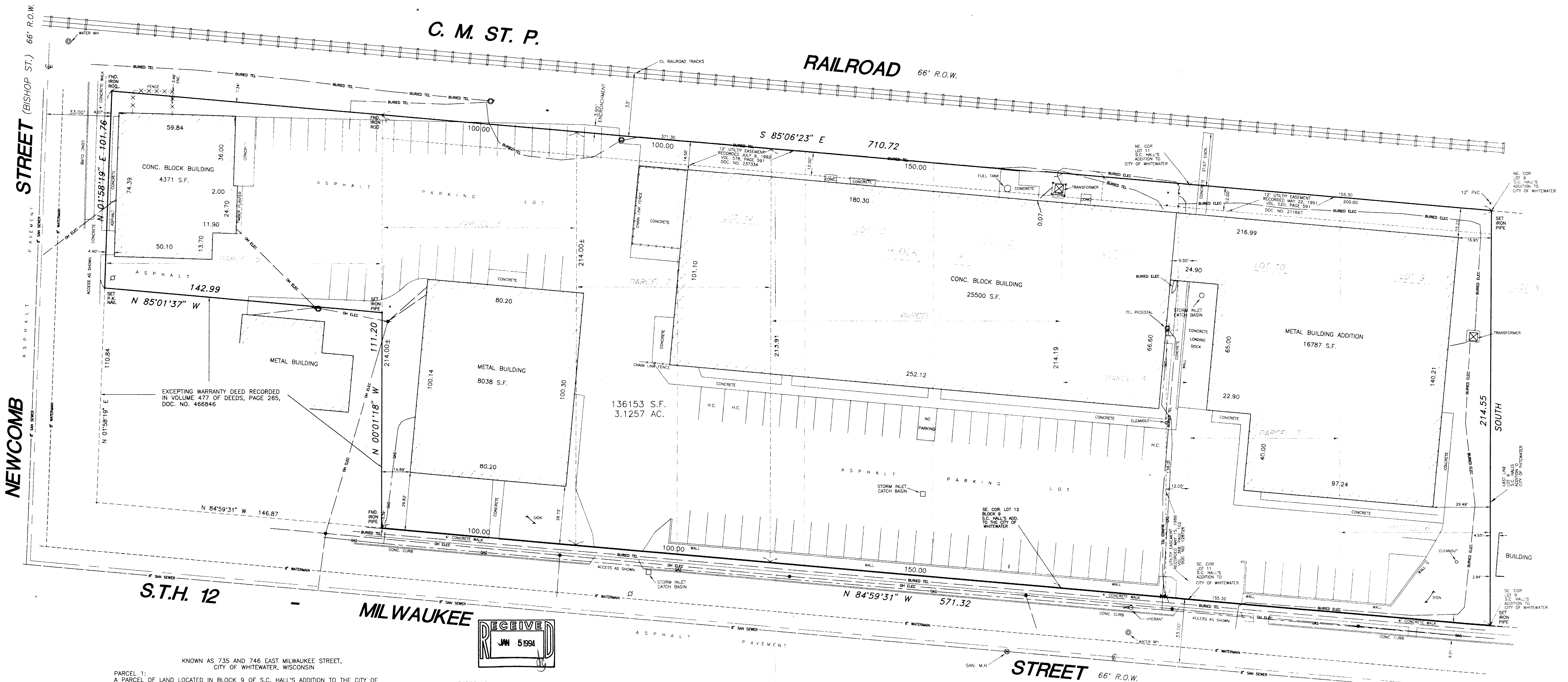


ALTA / ASCM LAND TITLE SURVEY

C. M. ST. P.

RAILROAD 66' R.O.W.



PARCEL 1:
A PARCEL OF LAND LOCATED IN BLOCK 9 OF S.C. HALL'S ADDITION TO THE CITY OF WHITEWATER, BEING A PART OF THE SE 1/4 AND SW 1/4 OF SECTION 3, T 4 N, R 15 E, IN THE CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS TO-WIT:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 12 OF SAID BLOCK 9;
THENCE WESTERLY ALONG THE SOUTH LINE OF LOT 12, 13 AND PART OF LOT 14 OF SAID BLOCK 9, 150.00 FT.;
THENCE NORTHERLY PARALLEL TO THE EAST LINE OF LOT 12 AFORESAID 213.91 FT. TO THE RIGHT-OF-WAY OF THE RAILROAD PROPERTY;
THENCE EASTERLY ALONG THE RIGHT-OF-WAY OF THE RAILROAD 150.00 FT. TO THE EASTERLY LINE OF SAID LOT 12;
THENCE SOUTHERLY ALONG THE EASTERLY LINE OF LOT 12 AFORESAID 214.19 FT. TO THE PLACE OF BEGINNING.

PARCEL 2:
A PARCEL OF LAND LOCATED IN BLOCK 9 OF S.C. HALL'S ADDITION TO THE CITY OF WHITEWATER, BEING A PART OF THE SE 1/4 AND SW 1/4 OF SECTION 3, T 4 N, R 15 E, IN THE CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS TO-WIT:
BEGINNING AT A POINT 150.00 FT. WEST OF THE SOUTHEAST CORNER OF LOT 12 OF SAID BLOCK 9;
THENCE WESTERLY ALONG THE SOUTH LINE OF LOT 12, 13 AND PART OF LOT 14 OF SAID BLOCK 9, 100 FT. TO A POINT;
THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID LOT 12, APPROXIMATELY 214.00 FT. MORE OR LESS, TO THE RIGHT-OF-WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD;
THENCE EASTERLY ALONG THE SAID RAILROAD RIGHT-OF-WAY, 100.00 FT. TO A POINT;
THENCE SOUTHERLY PARALLEL TO THE EAST LINE OF SAID LOT 12, APPROXIMATELY 214.00 FT. MORE OR LESS, TO THE PLACE OF BEGINNING.

PARCEL 3:
A PARCEL OF LAND LOCATED IN BLOCK 9 OF S.C. HALL'S ADDITION TO THE CITY OF WHITEWATER, BEING A PART OF THE SE 1/4 AND SW 1/4 OF SECTION 3, T 4 N, R 15 E, IN THE CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS TO-WIT:
BEGINNING AT A POINT 250.00 FT. WEST OF THE SOUTHEAST CORNER OF LOT 12 OF BLOCK 9;
THENCE WESTERLY ALONG THE SOUTH LINE OF SAID BLOCK 100.00 FT. TO A POINT;
THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID LOT 12, APPROXIMATELY 214.00 FT. MORE OR LESS, TO THE RIGHT-OF-WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD;
THENCE EASTERLY ALONG THE SAID RAILROAD RIGHT-OF-WAY 100.00 FT. TO A POINT;
THENCE SOUTHERLY PARALLEL TO THE EAST LINE OF SAID LOT 12, APPROXIMATELY 214.00 FT. MORE OR LESS, TO THE PLACE OF BEGINNING.

PARCEL 4:
LOT 11 IN BLOCK 9 OF S.C. HALL'S ADDITION TO THE CITY OF WHITEWATER, BEING A PART OF THE SE 1/4 AND SW 1/4 OF SECTION 3, T 4 N, R 15 E, IN THE CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

PARCEL 5:
A PARCEL OF LAND LOCATED IN BLOCK 9 OF S.C. HALL'S ADDITION TO THE CITY OF WHITEWATER, BEING A PART OF THE SE 1/4 AND SW 1/4 OF SECTION 3, T 4 N, R 15 E, IN THE CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS TO-WIT:
BEGINNING AT A POINT 350.00 FT. WEST OF THE SOUTHEAST CORNER OF LOT 12 OF SAID BLOCK 9;
THENCE WESTERLY ALONG THE SOUTH LINE OF SAID BLOCK TO THE EASTERLY LINE OF BISHOP STREET (BEING THE EXTENSION OF NEWCOMB STREET SOUTH THROUGH SAID BLOCK 9);
THENCE NORTHERLY ALONG THE EAST LINE OF SAID BISHOP STREET APPROXIMATELY 214.00 FT. MORE OR LESS TO THE RIGHT-OF-WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD;
THENCE EASTERLY ALONG SAID RAILROAD RIGHT-OF-WAY TO A POINT 350.00 FT. MORE OR LESS WEST OF THE NORTHEAST CORNER OF LOT 12 OF SAID BLOCK 9;
THENCE SOUTHERLY PARALLEL TO THE EAST LINE OF SAID LOT 12, APPROXIMATELY 214.00 FT. MORE OR LESS TO THE PLACE OF BEGINNING, EXCEPTING FROM THE ABOVE THAT PARCEL OF LAND CONVEYED TO PECOR INC. IN WARRANTY DEED RECORDED IN VOLUME 477 OF DEEDS ON PAGE 265, AS DOCUMENT NO. 466846.

PARCEL 6:
LOT 9 IN BLOCK 9 IN S.C. HALL'S ADDITION TO THE CITY OF WHITEWATER, BEING A PART OF THE SE 1/4 AND SW 1/4 OF SECTION 3, T 4 N, R 15 E, IN THE CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

PARCEL 7:
LOT 10 IN BLOCK 9 IN S.C. HALL'S ADDITION TO THE CITY OF WHITEWATER, BEING A PART OF THE SE 1/4 AND SW 1/4 OF SECTION 3, T 4 N, R 15 E, IN THE CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

DECEMBER 10, 1993 A-R ACQUISITION GROUP, INC. SURVEY NO. 155727-S
ADDED ZONING INFORMATION AS NOTES 5 AND 6 REVISION NO. 1

WE HEREBY CERTIFY TO: A-R ACQUISITION GROUP, INC. AND FIRST AMERICAN 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 (1) "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ASCM IN 1992, INCLUDES ITEMS 1,3,4,7,8,9,10,11,13 OF TABLE A THEREOF, AND (2) PURSUANT TO THE ACCURACY STANDARDS OF AN URBAN SURVEY AS DEFINED IN THE ACCURACY STANDARD ADOPTED BY ALTA AND ASCM IN EFFECT ON THE DATE OF THIS CERTIFICATION.

DATE

Kenneth E. Berke
KENNETH E. BERKE, REGISTERED WISCONSIN
LAND SURVEYOR S107

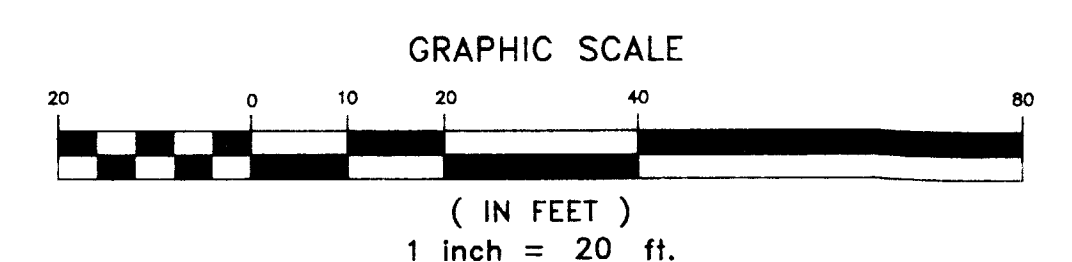


NOTES:

- 1) THE ABOVE PARCEL OF LAND IS NOT IN FLOOD HAZARD AREA PER INSURANCE RATE MAP COMMUNITY PANEL NO. 550200 0004 EFFECTIVE DATE OF JUNE 1, 1982, CITY OF WHITEWATER. ZONE "C" AREA OF MINIMAL FLOODING
- 2) BEARINGS ARE REFERENCED TO THE EAST LINE OF LOT 9 WHICH HAS AN ASSUMED BEARING OF SOUTH.
- 3) THE ABOVE PARCEL CONTAINS 136,153 SQUARE FEET, OR 3.1257 ACRES
- 4) THERE ARE 94 PARKING SPACES ON THE ABOVE PROPERTY INCLUDING THREE HANDICAP SPACES
- 5) THE ABOVE PARCEL IS ZONED "B-3 COMMERCIAL SERVICE AND LIGHT MANUFACTURING DISTRICT" PER CHAPTER 19.33.
- 6) THE ABOVE PARCEL HAS THE FOLLOWING BUILDING SETBACK REQUIREMENTS PER CHAPTER 19.33 SECTION 19.33.060: FRONT, THIRTY FEET; SIDE, FIFTEEN FEET, CORNER LOTS THIRTY FEET; REAR, THIRTY FEET; SHORE SEVENTY-FIVE FEET.

- WATER VALVE
- HYDRANT
- GAS VALVE
- UTILITY POLE
- TEL. PEDESTAL

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.



national survey & engineering
4125 north 124th street • brookfield, wisconsin, 53008-0444
phone 414/781-1000 • fax 414/781-8468 • data 414/781-0514

/HAS-53
/HAS-54
/HAS-55
/HAS-56
/HAS-57
/HAS-58