

ALTA / ACSM LAND TITLE SURVEY

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

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 632 OF RECORDS, VALWORTH COUNTY, WISCONSIN, REGISTER OF DEEDS RECORDS.

PARCEL 2:
OUTLOT 9 AND THE EAST 6 RODS OF OUTLOT 8, 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 SOUTHWEST 1/4 OF SECTION 3, TOWN 4 NORTH, RANGE 15 EAST, COUNTY OF VALWORTH, WISCONSIN, BEING THE SOUTHWEST 1/4 OF SECTION 3, TOWN 4 NORTH, RANGE 15 EAST, SAID NORTHWEST 1/4, 300.46 FEET TO A 1" IRON PIPE, THENCE SOUTH 88°20'20" WEST, 815.36 FEET TO A 1" IRON PIPE ON THE EAST LINE OF PROPOSED INDUSTRIAL AVENUE; THENCE SOUTH 00°42'40" EAST, ALONG SAID INDUSTRIAL AVENUE, 815.36 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°20'20" WEST, 815.36 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, BEING THE SOUTHWEST 1/4 OF SECTION 3, TOWN 4 NORTH, RANGE 15 EAST, SAID NORTHWEST 1/4, 300.46 FEET TO A 1" IRON PIPE, THENCE SOUTH 88°20'20" WEST, 815.36 FEET TO A 1" IRON PIPE ON THE EAST LINE OF PROPOSED INDUSTRIAL AVENUE; THENCE SOUTH 00°42'40" EAST, ALONG SAID INDUSTRIAL AVENUE, 815.36 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°20'20" WEST, 815.36 FEET TO THE POINT OF BEGINNING.

JUNE 10, 2008
WEILER AND COMPANY, INC.
SURVEY NO. 184774-LH

A. **BASE OF BEARINGS** ARE 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°20'25" EAST.

B. **TITLE COMMITMENT** THIS SURVEY WAS PREPARED BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-83894-MA, 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, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, AS SHOWN ON DOCUMENT NO. 537311 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 VALWORTH COUNTY, WISCONSIN IN VOLUME 653 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 VALWORTH 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 VALWORTH 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, 1990, IN VOLUME 488 OF RECORDS, PAGE 940, 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. 58200048B, 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 REGULATIONS THAT MAY APPLY - SITE IS ZONED M-1 GENERAL MANUFACTURING DISTRICT.

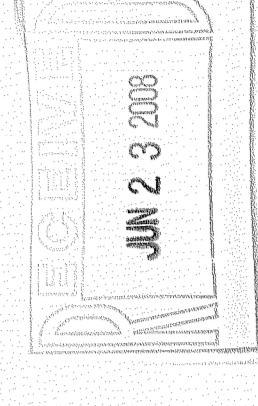
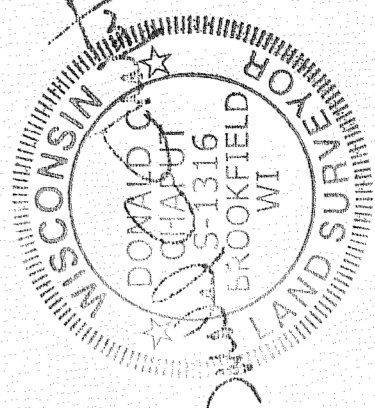
F. **AREA** AREA = 988,118 SQUARE FEET OR 20.8475 ACRES.

TO: WEILER AND COMPANY, INC. A WISCONSIN CORPORATION
FOR MAX 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 SECTION 1.01, CHAPTER TRANS. 100, STATUTES OF THE STATE OF WISCONSIN, SECTIONS 8.9, 10.11(A), AND 12 OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSIS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE NATIONAL STANDARD FOR PROFESSIONAL SURVEYING AND MAPPING, 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.

DATE OF SURVEY: JUNE 10, 2008

DONALD C. OHAPUT
SURVEYOR
REGISTRATION NO. S-1316



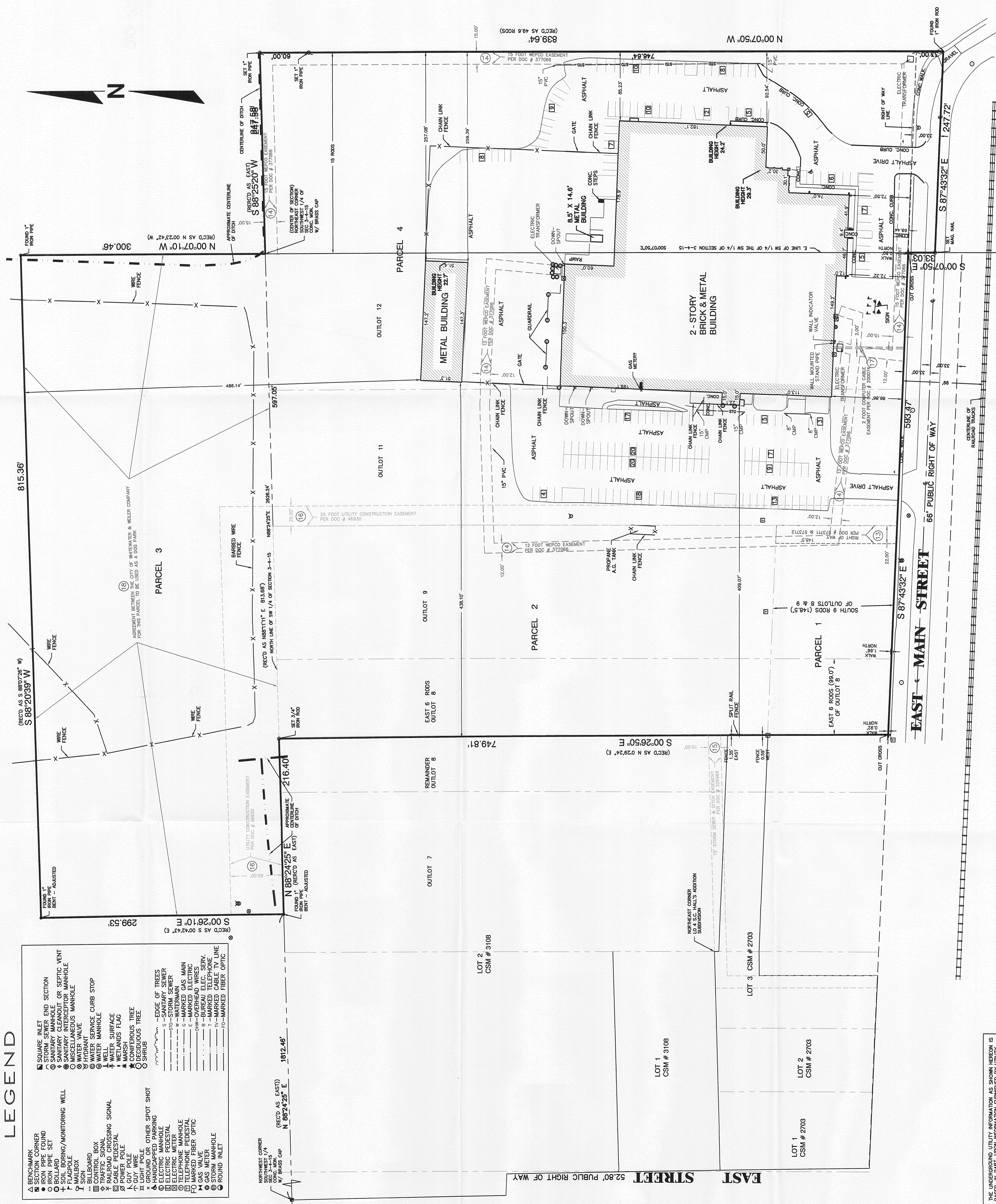
R.A. Smith National, Inc.

Beyond Surveying and Engineering

2021111000 Wisconsin Professional Surveyor
2021111000 Wisconsin Professional Engineer
S-1316171000 Wisconsin Professional Engineer

010-858

SHEET 1 OF 1



LEGEND

▲ BENCHMARK	■ SQUARE INLET END SECTION
○ BENCH MARK FOUND	○ STORM SEWER
○ IRON PIPE SET	○ SANITARY CLEANOUT OR SEPTIC VENT
○ BOLLARD	○ SANITARY INTERCEPTOR MANHOLE
○ FLAGPOLE	○ SANITARY MANHOLE
○ MAILBOX	○ WATER VALVE
○ SIGN BOARD	○ HYDRANT
○ CONTROL BOX	○ WATER SERVICE CURB STOP
○ TRAFFIC SIGNAL	○ MANHOLE
○ TRAFFIC SIGNAL SIGNAL	○ WELL
○ CABLE PEDESTAL	○ WATER SURFACE
○ POWER POLE	○ WATER MAIN
○ LIGHT POLE	○ WATER MAIN
○ GROUND OR OTHER SPOT SHOT	○ MARKED ELECTRIC
○ CONIFEROUS TREE	○ TELEPHONE PEDESTAL
○ DECIDUOUS TREE	○ TELEPHONE MANHOLE
○ SHRUB	○ MARKED FIBER OPTIC
○ EDGE OF TREES	○ FIBER OPTIC
○ ELECTRIC MANHOLE	○ BUREAU ELEC. SERV.
○ ELECTRIC PEDESTAL	○ GAS METER
○ WATER MAIN	○ STORM MANHOLE
○ TELEPHONE MANHOLE	○ ROUND INLET
○ TELEPHONE PEDESTAL	
○ MARKED FIBER OPTIC	
○ FIBER OPTIC	
○ BUREAU ELEC. SERV.	
○ GAS METER	
○ STORM MANHOLE	
○ ROUND INLET	

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTION AND IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES FOR RECORD PLANS. OTHER PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

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