

ALTA/ACSM LAND TITLE SURVEY

Known as 1170 Universal Drive, City of Whitewater, Walworth County, Wisconsin.
 Lot 2 of Certified Survey Map No. 2509 according to the recorded plat thereof recorded in Vol. 12 of Certified Surveys on page 245 through 247 as Document No. 294296, located in the NE 1/4 of Section 3, T4N, R15E, City of Whitewater, Walworth County, Wisconsin
 February 11, 2009 Trek Bicycle Corporation Survey No. 164474-GRB

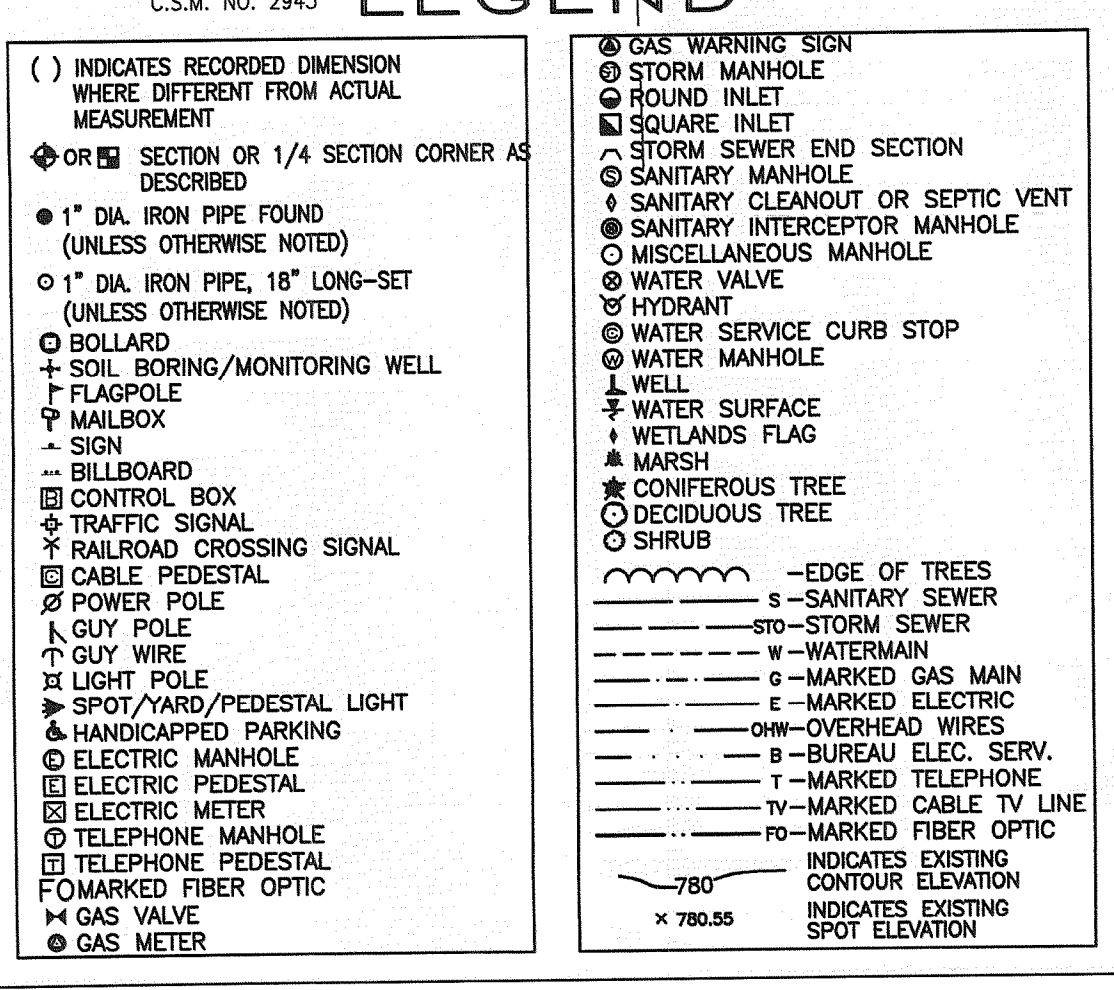
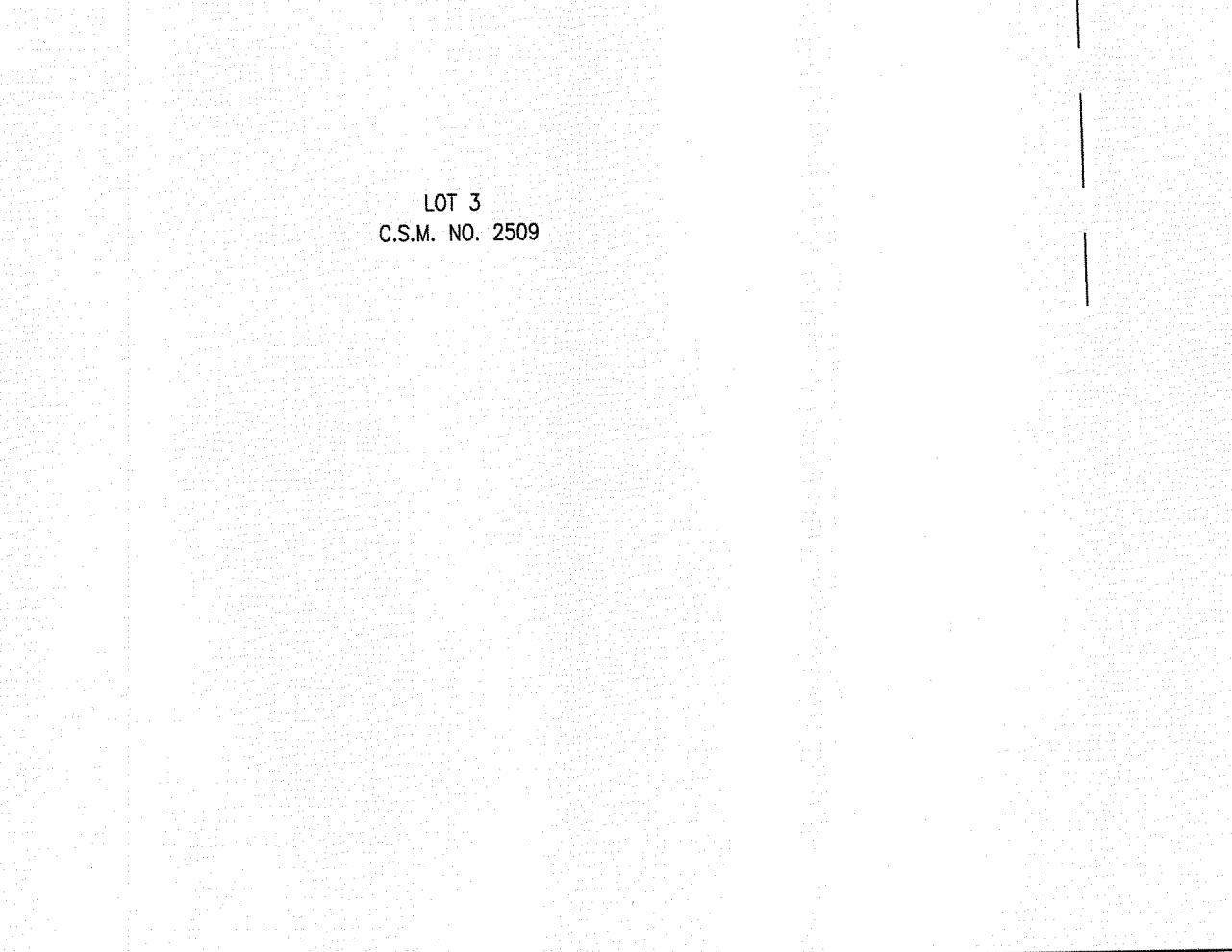
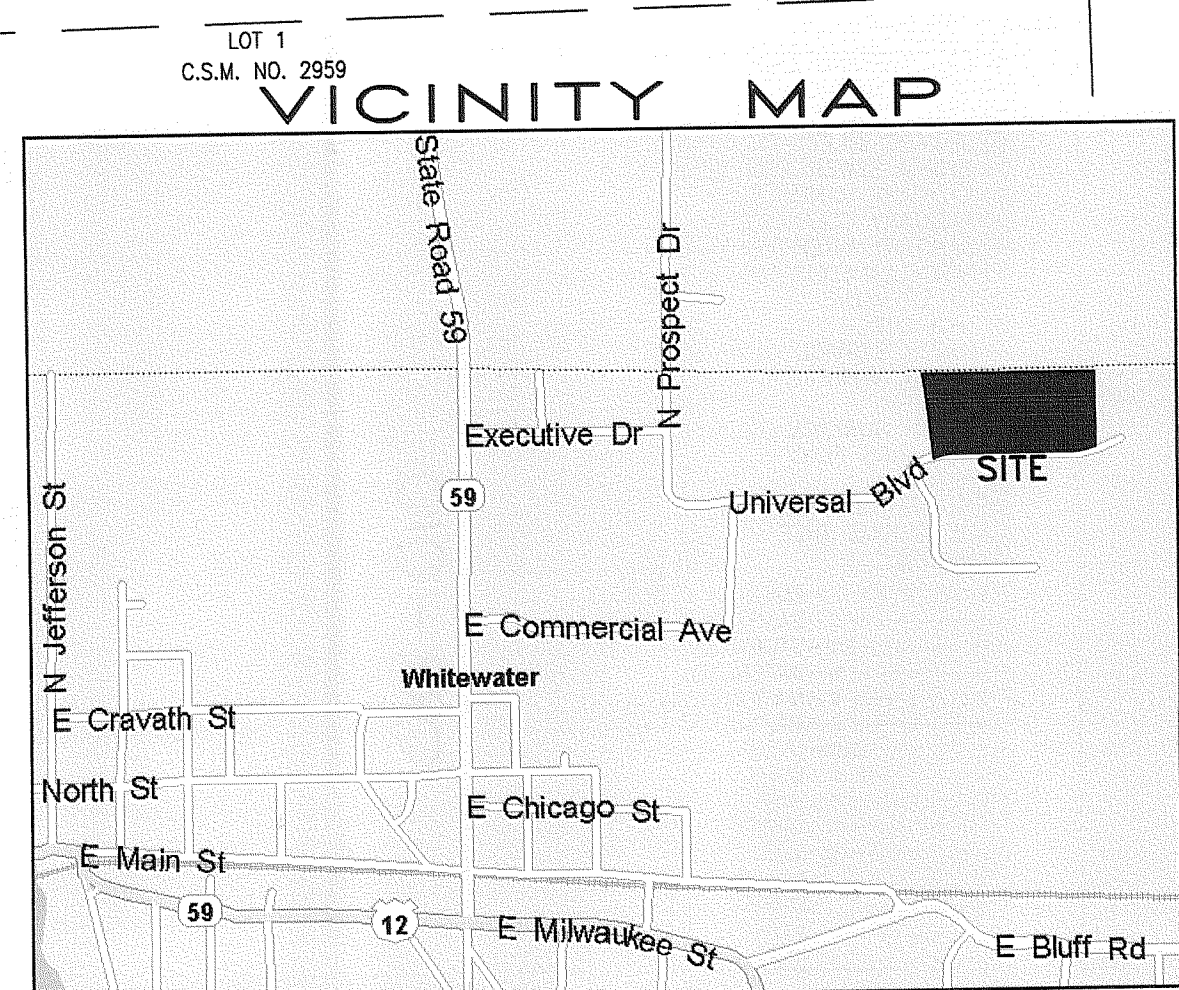
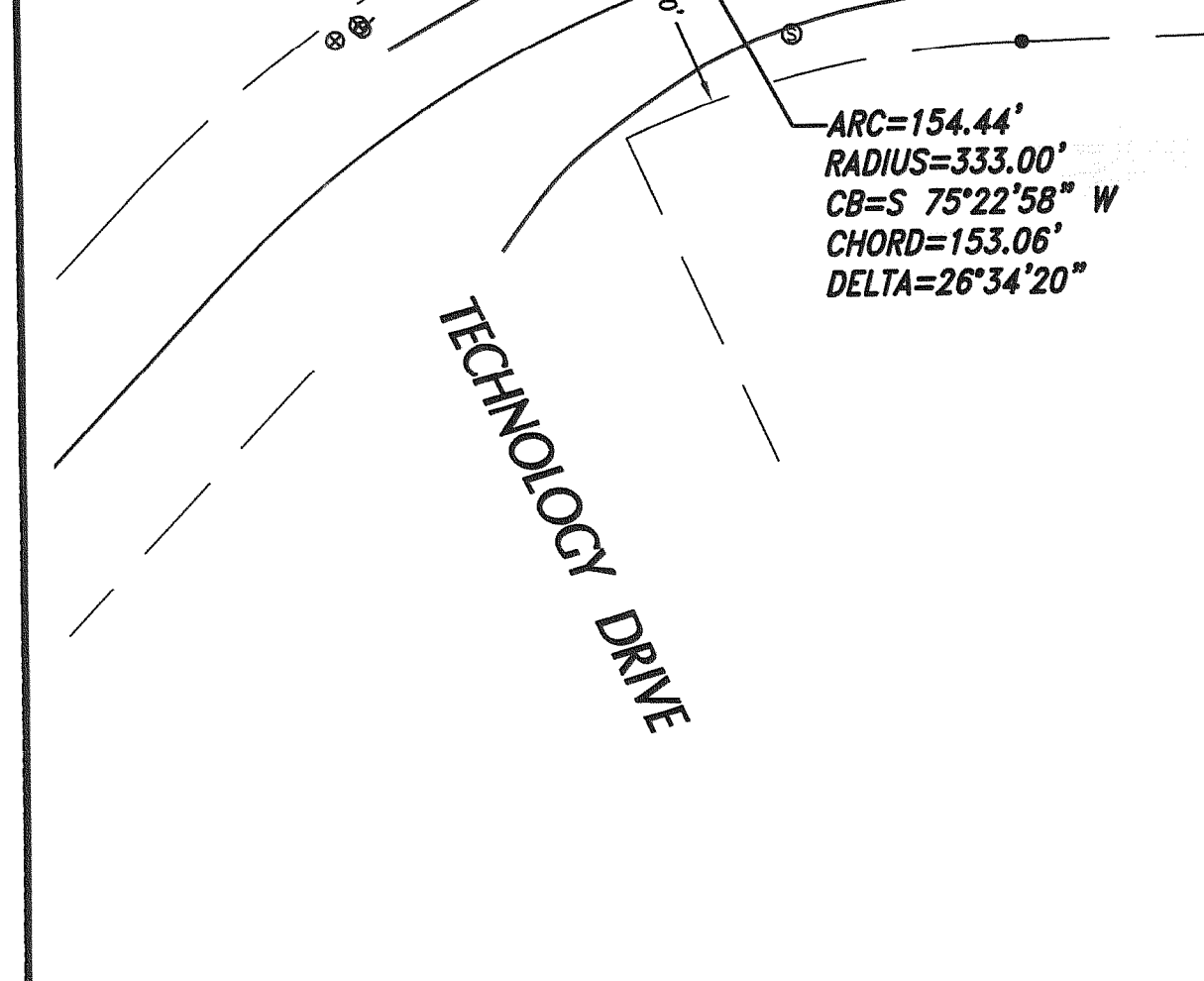
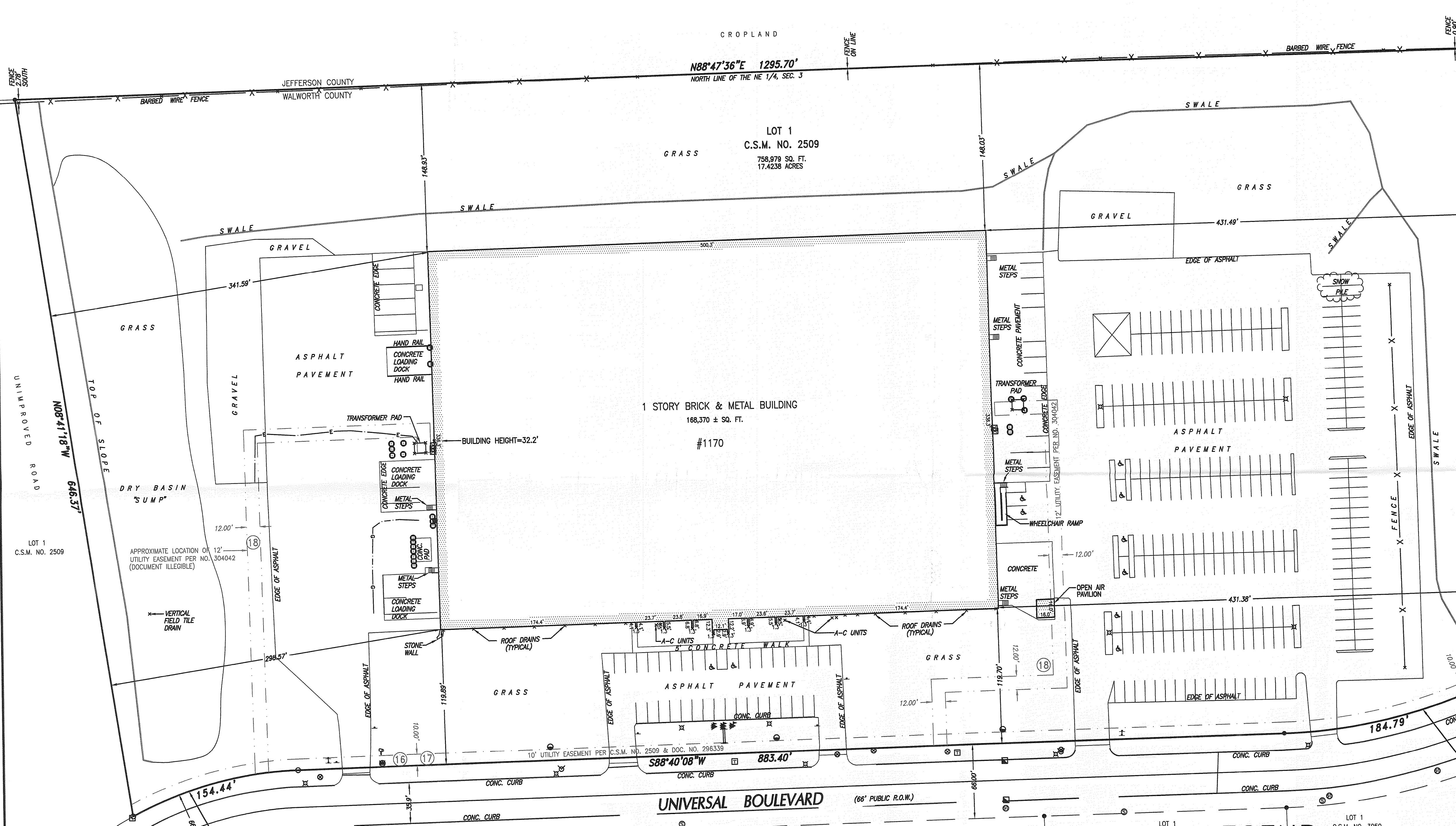
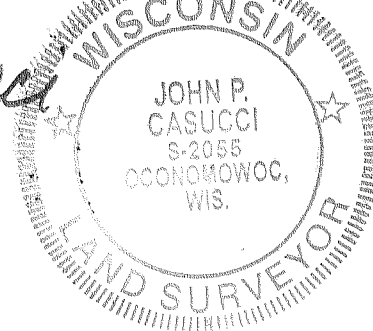
- A. **Basis of Bearings**
 Bearings are based on the North line of the Northeast 1/4 of Section 3, which is assumed to bear North 88°47'36" East
- B. **Title Commitment**
 This survey was prepared based on Chicago Title Insurance Company Title commitment number 20900005, effective date of January 16, 2009, which lists the following easements and/or restrictions from schedule B-I:
 1, 6-8 and 15. Visible evidence shown, if any.
 2-5 and 9-14. Not survey related
 16. Easements and Conditions as set forth on Certified Survey Map No. 2509. Affects site by location - Shown
 17. Restrictions and Easements and Right of First Refusal contained in Warranty Deed recorded in Volume 632 of Records on page 7204 as Document No. 296399. Affects site by location - Shown
 18. Easement recorded March 12, 1995 in Volume 634 of Records on page 5472 as Document No. 304042. Affects site by location - Shown
 19. Restrictions contained in Declaration of Covenants and Restrictions recorded January 15, 1987 in Volume 390 of Records on page 290 as Document No. 140798. Does not affect site by location - General in nature, can not be plotted
- C. **Flood Note**
 According to flood insurance rate map of the County of Walworth, community panel number 5504620005B, effective date of August 15, 1983, this site falls in zone C (areas of minimal flooding) D (areas of undetermined, but possible, flood hazard) X (areas determined to be outside the 0.2% annual chance flood plain)
- D. **Parking Spaces**
 There are 284 regular and 10 handicapped parking spaces marked on this site.
- E. **Municipal Zoning**
 The basic zoning information listed below is taken from municipal codes and does not reflect all regulations that may apply - site is zoned: M1-General Manufacturing District
 Front setback - 30 feet
 Side yard setback - 15 feet
 Rear yard setback - 30 feet
 Maximum height - 45 feet
- F. There is no observable evidence of this site being used as a soiled waste dump, or sanitary landfill and a dry stormwater basin ("sump") is shown.

To: Trek Bicycle Corporation
 JPMorgan Chase Chase Bank, N.A., as Agent
 Chicago Title Insurance Company

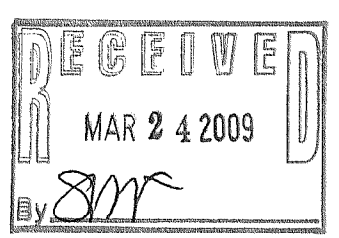
The undersigned hereby certifies to Trek Bicycle Corporation, JPMorgan Chase Chase Bank, N.A., as Agent and Chicago Title Insurance Company, that he is a duly registered land surveyor in the State of Wisconsin, that the survey reflected by this plat was actually made upon the ground on February 11, 2009, that the attached plat of survey is made in accordance with Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2005 and includes items 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 14 and 18 (appearing from a careful physical inspection of the premises, as hereinafter defined) of Table "A" thereof. The undersigned further certifies that said survey correctly shows the location of all buildings, structures and other improvements, if any, situated on the 17.4238 acre tract known as 1170 Universal Boulevard (the "premises") shown thereon; that except as shown, there are no visible or recorded easements or rights of way across said premises; that there are no other easements or rights of way of which the undersigned has been advised; that there are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements, except as shown, and no encroachments onto the premises by buildings, structures or other improvements situated on adjoining premises; that the premises do not lie within any flood hazard areas; and that the premises has access to a dedicated public street or streets known as Universal Boulevard.

Date of survey: February 11, 2009

John P. Casucci
 John P. Casucci,
 Registered Land Surveyor
 Registration Number S-2055



ARC=184.79'
 RADIUS=467.00'
 CB=S77°19'59"W
 CHORD=183.59'
 DELTA=22°40'18"



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 and Engineering

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