

CHAPUT LAND SURVEYS, INC.

GKM2 Holdings, LLC

840 East Executive Drive, City of Whitewater, Walworth County, Wisconsin.

Lot One (1) of CERTIFIED SURVEY MAP NO. 1831, being all of Block Two (2) of the Plat of Whitewater Business Park, located in the Northwest One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Three (3), in Township Four (4) North, Range Fifteen (15) East, in the City of Whitewater, County of Walworth, State of Wisconsin, recorded in the Office of the Register of Deeds for Walworth County on June 21, 1989 in Volume 8 of Certified Survey Maps on Pages 326 to 328 inclusive, as Document No. 1795333. Together with the East One-half (1/2) of vacated Executive Court abutting said premises on the West.

Bearings are referenced to the North line of Certified Survey Map No. 1831 which bears North 88°59'23" East.

This survey was prepared based on Fidelity National Title Insurance Company Commitment No. 1205T0348A 4th Amended, effective date of October 1, 2012 which lists the following easements and/or restrictions from schedule B-II:

5 - 8 visible evidence shown, if any.

1 - 4, 9, 10, 18 & 19 not survey related.

11. Public utility easements as shown on the recorded plat of Certified Survey Map No. 1831. **Affects site by location, shown.**

12. Access easement as shown on the recorded plat of Certified Survey Map No. 1831. **Affects site by location, shown.**

13. Easement provisions as noted on the recorded plat of Certified Survey Map No. 1831. **Affects site by location, shown.**

14. Utility Easement recorded on May 4, 1987 in Volume 400 of Deeds, at Page 190, as Document No. 146130. **Affects site by location, shown.**

15. Restrictions, conditions, covenants and provisions contained in a Declaration of Covenants and Restrictions recorded on January 15, 1987 in Volume 390 of Deeds, at Page 290, as Document No. 140798. **Affects site by location, blanket easement.**

16. Utility Easement recorded on August 6, 1990 in Volume 495 of Deeds, at Page 379, as Document No. 198458. **Affects site by location, shown.**

17. Utility Easement recorded on August 6, 1990 in Volume 495 of Deeds, at Page 381, as Document No. 198459. **Affects site by location, shown.**

There are 157 regular parking spaces and 5 handicap space marked on this site.

According to the flood insurance rate map of the County of Walworth, Community Panel No. 55127C0029D, effective date of October 2, 2009, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

Site is zoned M-1 (General Manufacturing)

Front setback: 30 feet
Side setback: 15, Corner lots 30 feet
Rear setback: 30 feet
Maximum building height: 3 stories, 45 feet

The Land Area of the subject property is 324,669 square feet or 7.4534 acres.



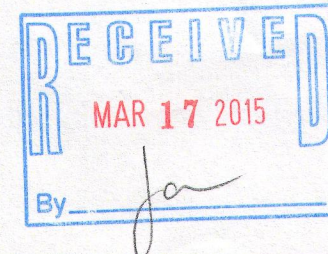
- | | | | |
|---|--------------------------------|------|-----------------------------|
| ● | INDICATES FOUND 1" IRON PIPE | ☐ | TELEPHONE PEDESTAL |
| ○ | INDICATES SET 1" IRON PIPE | ☐ | CABLE PEDESTAL |
| + | INDICATES FOUND CHISELED CROSS | ☐ | CONTROL BOX |
| ⊙ | SANITARY MANHOLE | ☐ | FIBER OPTIC SIGN |
| ⊙ | SANITARY CLEANOUT OR VENT | ☐ | TRAFFIC LIGHT |
| ⊙ | M.I.S. MANHOLE | ☐ | COMMUNICATION MANHOLE |
| ⊙ | UNKNOWN MANHOLE | ☐ | BOLLARD |
| ⊙ | STORM MANHOLE | + | SOIL BORING/MONITORING WELL |
| ⊙ | INLET (ROUND) | ≡ | WATER SURFACE |
| ☐ | INLET (SQUARE) | ≡ | WETLANDS FLAG |
| ⌒ | STORM SEWER END SECTION | ▲ | MARSH |
| ⌒ | GAS VALVE | ▲ | FLAGPOLE |
| ⌒ | GAS METER | — | PARKING METER |
| ⌒ | WATER VALVE | — | SIGN |
| ⌒ | HYDRANT | ☐ | MAILBOX |
| ⊙ | WATER MANHOLE | ✕ | RAILROAD CROSSING SIGNAL |
| ⊙ | WATER SERVICE CURB STOP | ✕ | HANDICAP SPACE |
| ⌒ | WELL HEAD | ★ | CONIFEROUS TREE |
| ⌒ | STAND PIPE | ★ | DECIDUOUS TREE |
| ⌒ | WALL INDICATOR VALVE | | |
| ⌒ | POST INDICATOR VALVE | —S— | SANITARY SEWER |
| ⌒ | LIGHT POLE | —ST— | STORM SEWER |
| ⌒ | SPOUT/YARD LIGHT | —B— | WATERLINE |
| ⌒ | UTILITY POLE | —M— | MARKED GAS MAIN |
| ⌒ | GUY POLE | —C— | MARKED ELECTRIC |
| ⌒ | GUY WIRE | —OH— | OVERHEAD WIRES |
| ⌒ | ELECTRIC MANHOLE | —T— | MARKED TELEPHONE |
| ☐ | ELECTRIC PEDESTAL | —TV— | MARKED CABLE TV LINE |
| ☐ | ELECTRIC METER | —F— | MARKED FIBER OPTIC |
| ☐ | TELEPHONE MANHOLE | | |

TO: GKM2 Holdings, LLC and/or assigns
Fidelity National Title Insurance Company
BMO Harris Bank N.A., its successors and/or assigns

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a)(b), 7(a)(b)(1)(c), 8, 9, 11(a), 11(b) and 21 of Table A thereof. The field work was completed on June 6, 2012.

Date of Map: June 11, 2012
Revised Certification: October 4, 2012
Revised Title: October 23, 2012

Donald C. Chaput
Donald C. Chaput
Registered Land Surveyor
Registration Number S-1316



CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
44-224-806S Drawing No. 1305 - tjn
www.chaputlandsurveys.com

1A1831-1

010-967