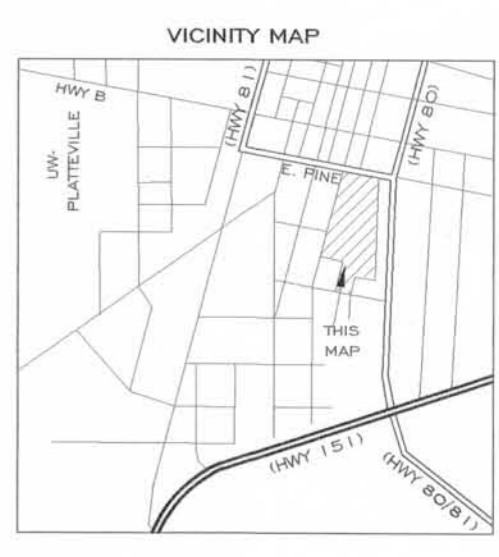


ALTA/ACSM LAND TITLE SURVEY

PERFORMED FOR:
BRODBECK REALTY CORPORATION

DESCRIPTION PREPARED FROM DOCUMENTS SUPPLIED BY CLIENT
 BLOCK 1 AND BLOCK 6 OF HOMESTEAD ADDITION TO PLATTEVILLE, EXCEPT THE SOUTHERLY 100' OF BLOCK 6;
 VACATED MITCHELL AVENUE SITUATED BETWEEN SAID BLOCKS 1 AND 6; AND THE VACATED ALLEY IN BLOCK 6;
 AND PART OF LOT 2 OF BLOCK 32 OF THE ASSESSOR'S PLAT OF THE CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN.
 PARCEL IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWN 3 NORTH, RANGE 1 WEST,
 AND IS MORE FULLY DESCRIBED AS:



BEGINNING AT A BRASS "SURVEY MARK" PLUG IN CONCRETE AT THE NORTHWEST CORNER OF BLOCK 1 OF HOMESTEAD ADDITION TO THE CITY OF PLATTEVILLE; THENCE S 73° 28' 55" E ON THE SOUTH LINE OF EAST PINE STREET, 375.25' TO A NO. 6 (3/4" DIA.) REBAR; THENCE S 6° 01' 50" W, 95.00' TO A NO. 6 REBAR; THENCE S 73° 31' 08" E, 58.80'; THENCE S 6° 00' 48" W, 619.86' TO A 1 1/2" DIA. IRON PIPE; THENCE N 73° 07' 22" W, 200.14' TO A NO. 6 REBAR; THENCE S 6° 03' 07" W, 150.16' TO A 1" DIA. IRON PIPE ON THE NORTH LINE OF ALDEN AVENUE; THENCE N 73° 22' 46" W ON SAID NORTH LINE, 158.05' TO A BRASS "SURVEY MARK" PLUG IN CONCRETE AT THE SOUTHEAST CORNER OF BLOCK 6 OF SAID HOMESTEAD ADDITION; THENCE N 6° 24' 16" E ON THE EAST LINE OF SAID BLOCK 6, 101.61' TO A BRASS "SURVEY MARK" PLUG IN STONE; THENCE N 73° 22' 50" W, 215.05' TO A 1 1/2" DIA. IRON PIPE ON THE WEST LINE OF SAID BLOCK 6; THENCE N 16° 28' 33" E, 748.56' TO THE POINT OF BEGINNING. PARCEL CONTAINS 8.67 ACRES (377,778 SQ. FT.), MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD AND/OR USAGE.

NOTE: UTILITY AND SEWER LOCATIONS SHOWN HEREON ARE APPROXIMATE! LOCATIONS WERE BASED UPON FIELD LOCATION OF MANHOLE SERVICES PROVIDED BY OTHERS, INCLUDING VANGUARD UTILITY PARTNERS, INC., S.M., AND THE CITY OF PLATTEVILLE. CONTACT VANGUARD DIGGER'S HOTLINE AT 800-242-8511 FOR ANY EXCAVATION OR CONSTRUCTION.

SURVEYOR'S CERTIFICATE
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 8, 9, 10, 11, 14, 15, AND 16 OF TABLE A THEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

Bruce D. Bowden
 BRUCE D. BOWDEN, R.L.S. 1250
 DATE: April 30, 2002



IF THE SURVEYOR'S STAMP IS NOT RED COLORED AND THE SURVEYOR'S SIGNATURE IS NOT IN BLUE INK, THE MAP SHOULD BE ASSUMED TO BE A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATE SHOWN HEREON SHALL NOT APPLY TO ANY COPIES.

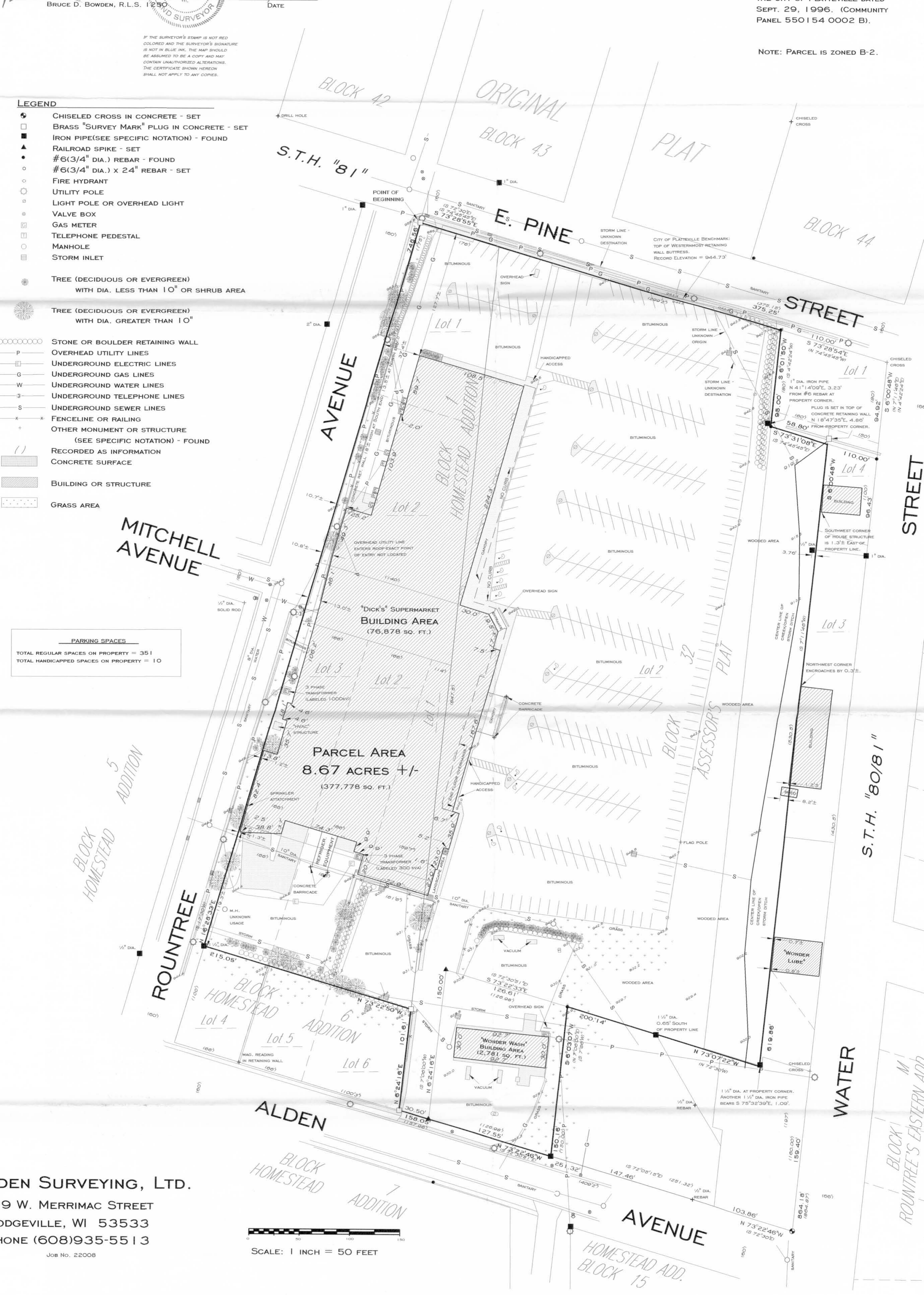
NOTE: 2" DIA. STEEL GAS MAIN PROVIDING TO BUILDING ON PROPERTY IS AT 60 LBS. OF PRESSURE ACCORDING TO GAS RECORD.

PARCEL IS DESIGNATED FLOOD ZONE X (AREA OUTSIDE 500-YEAR FLOODPLAIN) ACCORDING TO FIRM MAP ON FILE WITH THE CITY OF PLATTEVILLE DATED SEPT. 29, 1996. (COMMUNITY PANEL 550 154 0002 B).

NOTE: PARCEL IS ZONED B-2.

- LEGEND**
- CHISELED CROSS IN CONCRETE - SET
 - BRASS "SURVEY MARK" PLUG IN CONCRETE - SET
 - IRON PIPE (SEE SPECIFIC NOTATION) - FOUND
 - RAILROAD SPIKE - SET
 - #6(3/4" DIA.) REBAR - FOUND
 - #6(3/4" DIA.) X 24" REBAR - SET
 - FIRE HYDRANT
 - UTILITY POLE
 - LIGHT POLE OR OVERHEAD LIGHT
 - VALVE BOX
 - GAS METER
 - TELEPHONE PEDESTAL
 - MANHOLE
 - STORM INLET
 - TREE (DECIDUOUS OR EVERGREEN) WITH DIA. LESS THAN 10" OR SHRUB AREA
 - TREE (DECIDUOUS OR EVERGREEN) WITH DIA. GREATER THAN 10"
 - STONE OR BOULDER RETAINING WALL
 - OVERHEAD UTILITY LINES
 - UNDERGROUND ELECTRIC LINES
 - UNDERGROUND GAS LINES
 - UNDERGROUND WATER LINES
 - UNDERGROUND TELEPHONE LINES
 - UNDERGROUND SEWER LINES
 - FENCE LINE OR RAILING
 - OTHER MONUMENT OR STRUCTURE (SEE SPECIFIC NOTATION) - FOUND
 - RECORDED AS INFORMATION
 - CONCRETE SURFACE
 - BUILDING OR STRUCTURE
 - GRASS AREA

PARKING SPACES
 TOTAL REGULAR SPACES ON PROPERTY = 35
 TOTAL HANDICAPPED SPACES ON PROPERTY = 10



BOWDEN SURVEYING, LTD.
 119 W. MERRIMAC STREET
 DODGEVILLE, WI 53533
 PHONE (608)935-5513

SCALE: 1 INCH = 50 FEET