

ALTA/ACSM LAND TITLE SURVEY

LOT 2
C.S.M. NO. 967

LOT 1
C.S.M. NO. 952
OWNED BY BSK LLC.

LOT 31
3.50± ACRES
152,322± SQ. FT.
685 EAST SIDE ROAD
PLATTEVILLE WISCONSIN, 53818

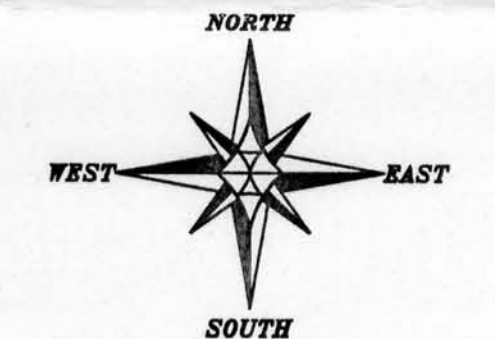
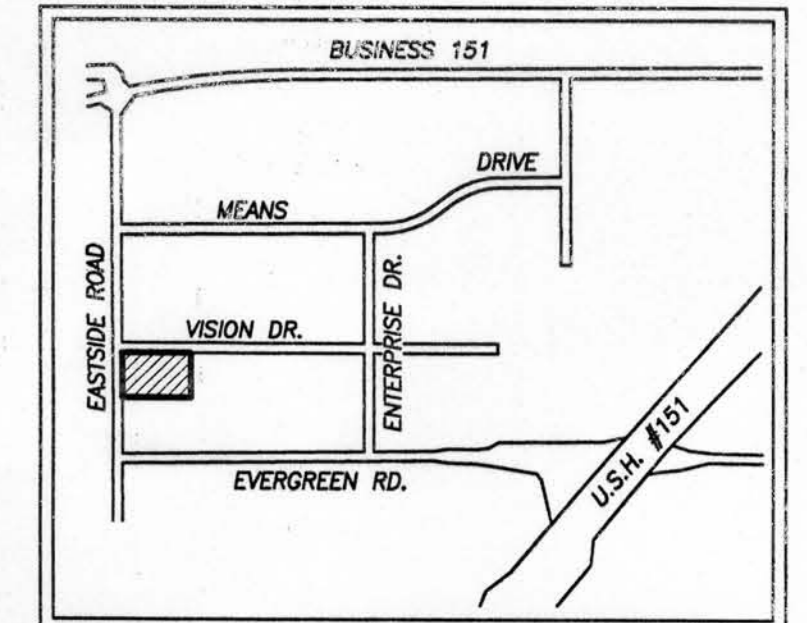
LOT 32
OWNED BY THE CITY OF PLATTEVILLE

LOT 33
OWNED BY THE CITY OF PLATTEVILLE

LEGEND

- No. 6 rebar found with cap Lot Corner
- No. 10 rebar found Lot Corner
- ⊕ Sanitary Sewer Manhole
- ⊙ Storm Sewer Manhole
- ⊗ Water Valve
- ⊕ Fire Hydrant
- ⊕ Storm Sewer Inlet
- ⊕ Existing Utility Pole
- ⊕ Telephone pedestal
- T — T — T — Underground Telephone
- G — G — G — Underground Gas Line
- FO — — — — — Underground Fiber Optic
- OHP — — — — — Overhead Power line
- SS — SS — SS — Sanitary Sewer
- S — S — S — Storm Sewer
- W — — — — — Watermain
- Building Setback Line
- - - Existing Utility Easement
- Existing Concrete Curb

LOCATION SKETCH



BEARINGS REFERENCED TO THE NORTH LINE OF LOT 31, PLATTEVILLE INDUSTRY PARK NO. 6, WHICH IS ASSUMED TO BEAR S 89°57'25" E.

0 30 60
SCALE 1" = 30'

Field verify all existing utility locations prior to any construction. DIGGER'S HOTLINE should be contacted prior to any construction at 1-800-242-8511.

SURVEYOR'S CERTIFICATE:

Lot Thirty-one (31) of Platteville Industry Park No. 6, City of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof.

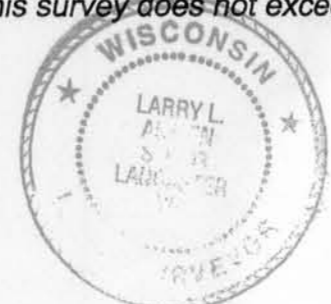
The undersigned hereby certifies to First Supply, LLC and Midwest Title Corporation, that this is a true and correct representation of a survey of the above-described real property showing:

- the location of all buildings or structures thereon or to be constructed thereon ("the Project");
- the location of all easements and encroachments onto or from such real property that are visible on the real property, known to the undersigned or of record;
- the location of all set-back lines affecting the Project;
- the location of all utilities serving such real property (and tie-in points with respect thereto);
- any flood hazard areas; and
- all service roads, highways, bicycle paths, walkways, and parking areas on or serving the Project.

The undersigned hereby further certifies to the Lender, the Borrower and the Title Company that the Project is in compliance with all set-back requirements of the city in which the real property is located; and 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 the American Land Title Association and the National Society of Professional Surveyors in 2005, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(b), 13, 16, 17 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Dated this 22nd day of December, 2006.
Revised this 1st day of March, 2007.

Larry L. Austin
Larry L. Austin, Surveyor
License No. S-1903



NOTES OF SURVEY:

The plat of PLATTEVILLE INDUSTRY PARK NO. 6, City of Platteville, Grant County, Wisconsin, is recorded in Plat Cabinet "B", Page 78B as Document No. 693633, Grant County Registry.

Utility Easement recorded on plat of Platteville Industry Park No. 6.

Easement granted to Dairyland Power Cooperative, Inc. recorded in Volume 277 of Deeds, page 113 and assigned to Grant-Lafayette Electric Cooperative by Quit Claim Deed, Assignment and Bill of Sale recorded in Volume 751 of Records, page 164, Grant County Registry. This easement is general in nature which it covers the Southeast Quarter (SE 1/4) except 13 acres more or less in the Northwest corner of Section 14.

Property subject to terms, conditions and provisions of Declaration of Protective Covenants and Restrictions-Platteville Industry Park by the City of Platteville recorded in Volume 905 of Records, page 111, Grant County Registry.

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, except as shown on this plat.

TABLE "A" NOTES:

3. FLOOD ZONE DESIGNATION: This parcel is located in Zone C of the Flood Insurance Rate Map, Community-Panel Number 555557 0325 B, Map Revised June 19, 1985.

6. CURRENT ZONING: CITY OF PLATTEVILLE ZONED M-4 APPLIED TECHNOLOGY DISTRICT.

Dimensional Requirements
Minimum site size: 1 acre

Yard Setbacks:

Street yard: 25 feet
Side yard: 15 feet
Rear yard: 30 feet
Yards adjacent to Residential districts: 30 feet
Building Height: 45 feet maximum

7(a). Vacant land-No existing buildings located on this Lot.
7(b). Vacant land-No existing buildings located on this Lot.
7(c). Vacant land-No existing buildings located on this Lot.
9. Vacant land-No parking areas exist.

10. There are no existing curb cuts along Vision Drive and there is no curbing along Eastside Road.
11(b). The following maps were reviewed during the course of this survey: Sewer Map, Storm Map and Water Map provided by the City of Platteville.
The location of underground utilities as shown hereon are based on markings after clearance of Digger's Hotline (unless noted otherwise). Digger's Hotline Ticket No. 20064600514 cleared on November 10, 2006. No excavations were made during the progress of this survey to locate buried utilities. Before excavations are begun, DIGGER'S HOTLINE should be contacted.
16. There was no observable evidence of earth moving work, building construction or building additions within recent months.
17. Eastside Road is scheduled for Reconstruction for the summer of 2007 per the City of Platteville. There was no observable evidence of recent street or sidewalk repairs.
18. There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.

ALTA/ACSM LAND TITLE SURVEY
FIRST SUPPLY, LLC
PROPERTY LOCATED LOT 31, INDUSTRY PARK #6, CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN
PROPERTY ADDRESS: 430 SOUTH WATER STREET, PLATTEVILLE, WISCONSIN, 53818

Austin Engineering Inc.
4511 HWY 81 E
LAWAISTER, WI 53813
PHONE 608-723-6363
FAX 608-723-6702

JOB NO: 06e228
FIELDBOOK: TISR, 2333
G: T3NR1W28DOT
H: PLATVILLE Industry Park 06e228

DRAWN BY: AJ AUSTIN
APPROVED: LL AUSTIN
CREW: BS-SB-BD

SHEET 1 OF 1