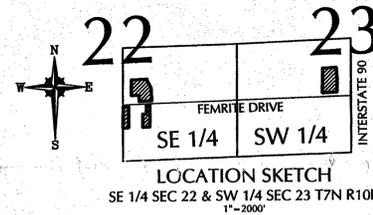


ALTA/ACSM LAND TITLE SURVEY

A PART OF THE SE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 23;
AND LOT 35, FOURTH ADDITION TO WORLD DAIRY CENTER;
OUTLOT 32 AND A PART OF OUTLOT 35 BLOOMING GROVE ASSESSOR'S PLAT NO. 3;
ALL IN TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, STATE OF WISCONSIN

SURVEYOR:
DAVID T. BOSSHARD, RLS S-2641
WELCH HANSON ASSOCIATES
355 AUSTIN CIRCLE, SUITE 100
DELAFIELD, WI 53018
(262) 646-6855

SURVEY FOR:
BIELINSKI INVESTMENTS
FIRST AMERICAN TITLE INSURANCE CO.
FIRST BUSINESS BANK



NOTES:

- EASEMENT LOCATIONS BASED ON INFORMATION FURNISHED BY WISCONSIN TITLE SERVICE COMPANY, INC., TITLE POLICY NO. NCS-614589-MAD DATED SEPTEMBER 19, 2003.
- THE MISSING LOT CORNER MONUMENTS WERE NOT RESET AT THIS TIME PER THE CLIENT'S REQUEST. SIGNED LOT MONUMENT PLACEMENT WAIVER ON FILE IN ACCORDANCE WITH AE 7.01(2) OF WISCONSIN ADMINISTRATIVE CODE.

EXCEPTIONS:

(per commitment NCS-614589-MAD)

- Restriction on access to Interstate 90 as disclosed by Instrument Recorded September 16, 1960 volume 328 of Misc., Page 393, as Document No. 1010144 (Parcel A) The right of way for Interstate 90 is shown.
- Reservations for and dedications of easements and rights of way, building setback lines, conditions, notations and other matters shown on the recorded plat of subdivision. Modified by Affidavit of Correction Recorded June 18, 2002 as Document No. 3502452. (Parcel B) Easements and setbacks are shown hereon.
- Grant of easement to Michigan - Wisconsin Pipe Line Company recorded on August 24, 1949 in Volume 23 of Misc., Page 508, as Document No. 785032 and modified on January 27, 1970 in Volume 156 of Records, Page 375, as Document No. 1259014. (Parcel B) The 50' Gas Line Easement is shown hereon. The document recorded on April 8, 1991 in Volume 15661 of Records, Page 7, as Document No. 2254459 is not on this parcel.
- Grant of Easement to Madison Gas & Electric Company recorded on December 8, 1994 in Volume 28988 of Records, Page 41, as Document No. 2649315 (Parcel B) is shown hereon.
- Declaration of Cross-Easements recorded on Jul 15, 1994 in Volume 27965 of Records, Page 51, as Document No. 2617613 (Parcel B). This item is a blanket easement over Lots 3, 4, 6, 7, 8, and 9 of Megal Madison Industrial Park for access to Femrite Drive.
- Declaration of Conditions and Covenants recorded on November 4, 1996, as Document No. 2809414 (Parcel B). (Not Graphically Reproducible).
- Declaration of Conditions and Covenants recorded on July 10, 1998, as Document No. 2992358 (Parcel B). (Not Graphically Reproducible).
- Temporary Limited Easement in favor of City of Madison recorded on March 14, 2002, as Document No. 3459942 (Parcel B) This item is East of this property on Lot 34 and not shown hereon.
- Declaration of Covenants, Conditions and Restrictions for the Fourth Addition to World Dairy Center recorded May 24, 2002, as Document No. 3493078 (Parcel B). (Not Graphically Reproducible).
- Declaration of Conditions and Covenants recorded on December 17, 2002, as Document No. 3613798 (Parcel B). (Not Graphically Reproducible).
- Declaration of Conditions and Covenants recorded on December 17, 2002, as Document No. 3613799 (Parcel B). (Not Graphically Reproducible).
- Mortgage between Femrite Area Properties, LLC and William T. Graham, as mortgagor, and Tri City National Bank, as mortgagee, in Document No. 3758961 (Parcel A, B, and D). (Not Graphically Reproducible).

LEGAL DESCRIPTION

(PER TITLE POLICY NCS-614589-MAD):

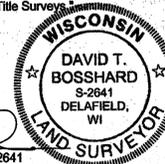
- PARCEL A: That part of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section Twenty-three (23), Township Seven (7) North, Range 10 East, lying West of Interstate 90 and North of Femrite Drive, also known as Femrite Road, in the City of Madison, Dane County, Wisconsin.
- Parcel B: Lot Thirty-five (35), Fourth Addition to World Dairy Center, in the City of Madison, Dane County, Wisconsin.
- Parcel C: Outlot Thirty-two (32), Blooming Grove Assessor's Plat No. 3, Blooming Grove Assessor's Plat #3 in the City of Madison, Dane County, Wisconsin. Except that portion conveyed to the City of Madison in Document No. 3459945.
- Parcel D: Outlot 35, Blooming Grove Assessor's Plat No. 3, except the North 190 feet of the West 1/2 thereof, located in the City of Madison, Dane County, Wisconsin.

To: Bielinski Investment
First American Title Insurance Company
First Business Bank

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 NO Items of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

DATED THIS 7 DAY OF NOVEMBER, 2003.

DAVID T. BOSSHARD, RLS S-2641

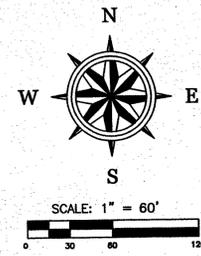


PROJECT: 13704
FILE: 13704 ALTA2.DWG
PATH: P:\13704\DWG\

SHEET 1 OF 1

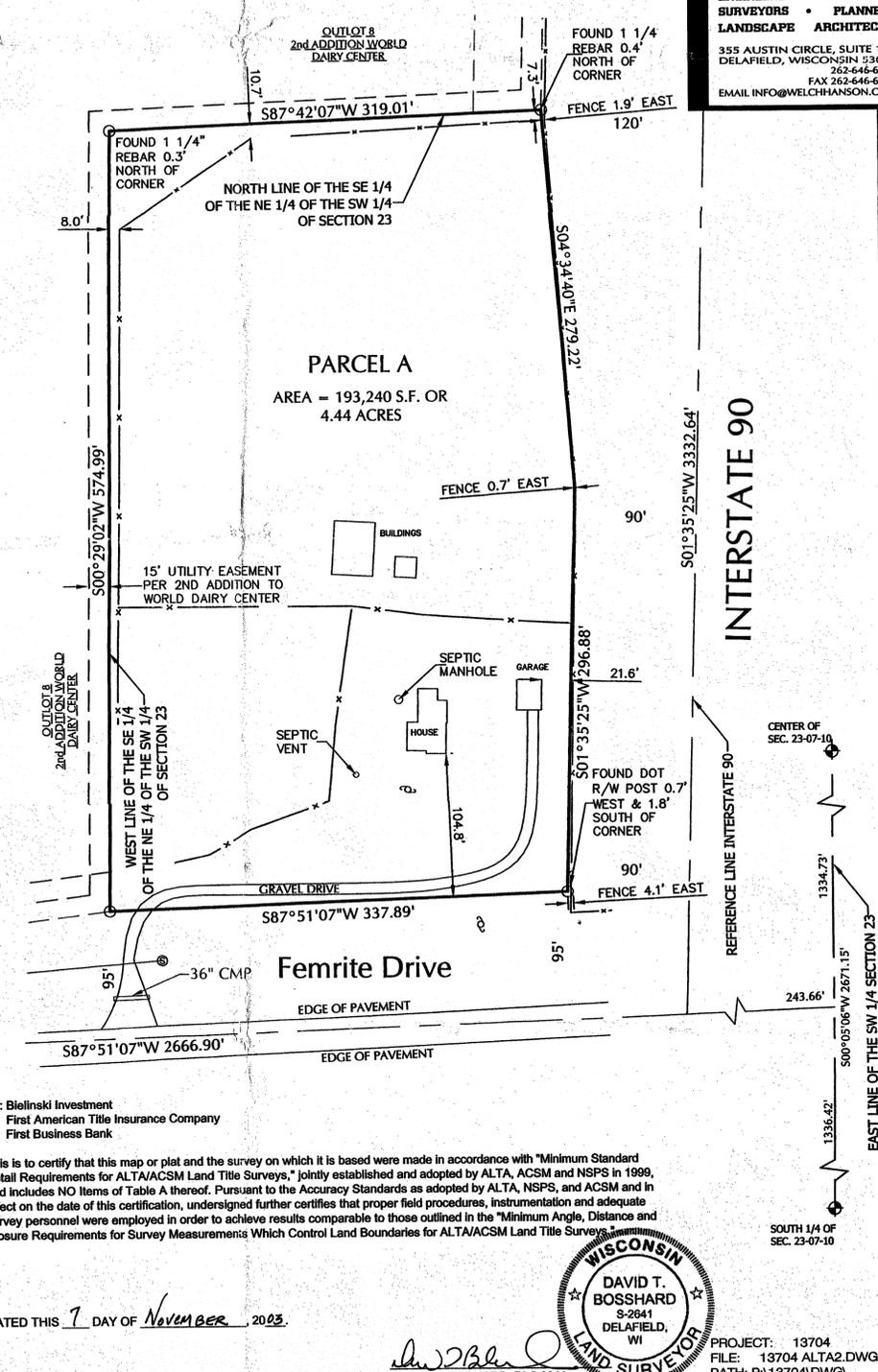
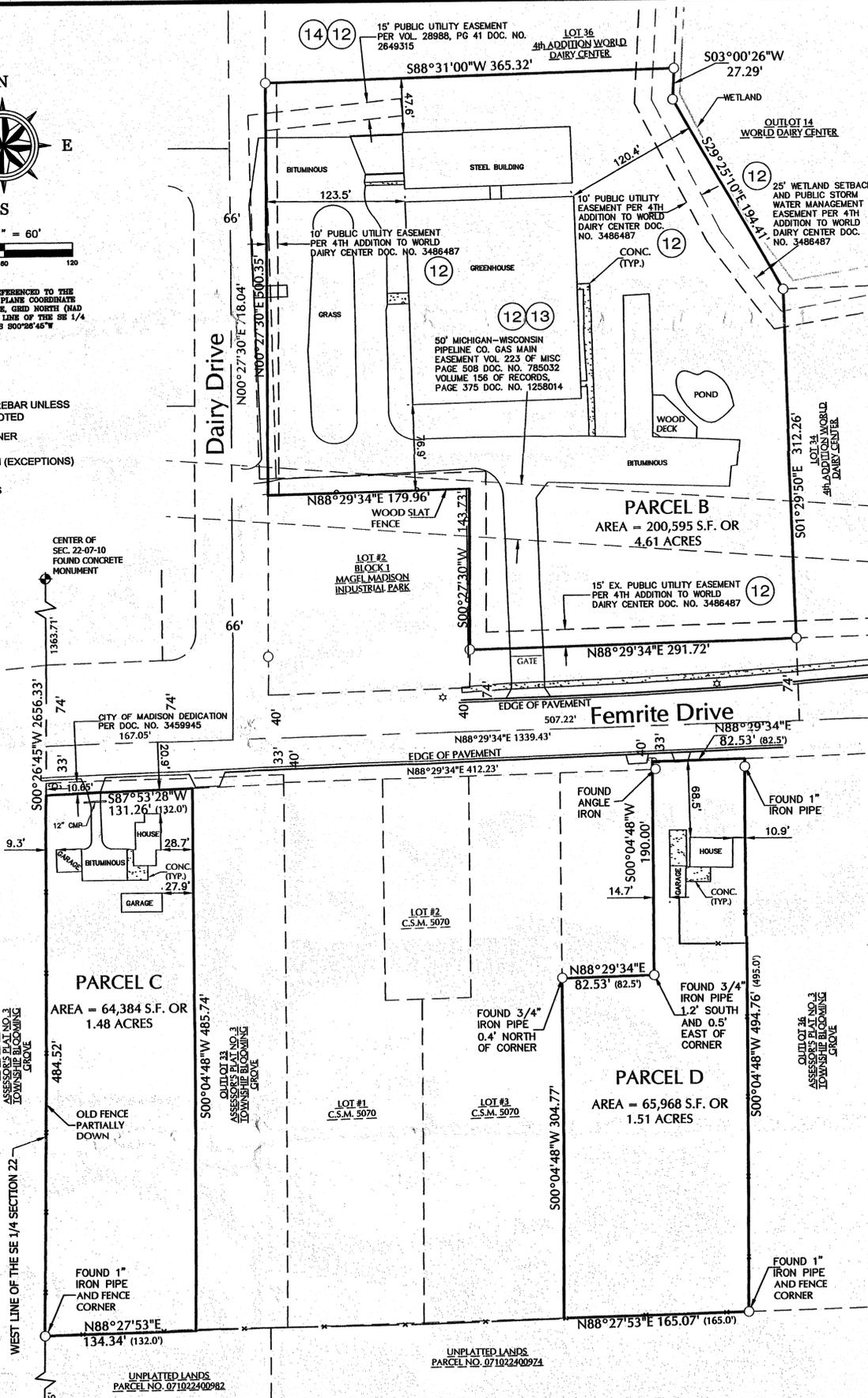


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355 AUSTIN CIRCLE, SUITE 100
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EMAIL INFO@WELCHHANSON.COM



READINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE, GRID NORTH (NAD 1983) ON THE WEST LINE OF THE SE 1/4 22-07-10 AS S00°26'45"W

- LEGEND:**
- - FOUND 1 1/4" REBAR UNLESS OTHERWISE NOTED
 - ◆ - SECTION CORNER
 - ⊙ - SCHEDULE B-II (EXCEPTIONS)
 - ⊖ - RECORDED AS
 - ⊕ - POWER POLE
 - ☆ - LIGHT POLE



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