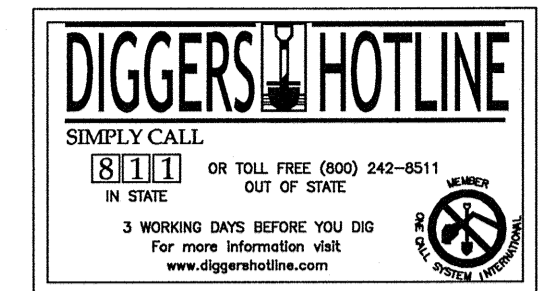


ALTA/ACSM LAND TITLE SURVEY

FOR BELOIT ECONOMIC DEVELOPMENT CORPORATION PROPERTY
 WISCONSIN CERTIFIED SITE PROGRAM GATEWAY NORTH SITE
 BASED ON COMMITMENT NO. 12-93764 BY BRABAZON TITLE CO., INC.
 COMMITMENT FOR TITLE INSURANCE DATED THE 1st DAY OF OCTOBER, 2012

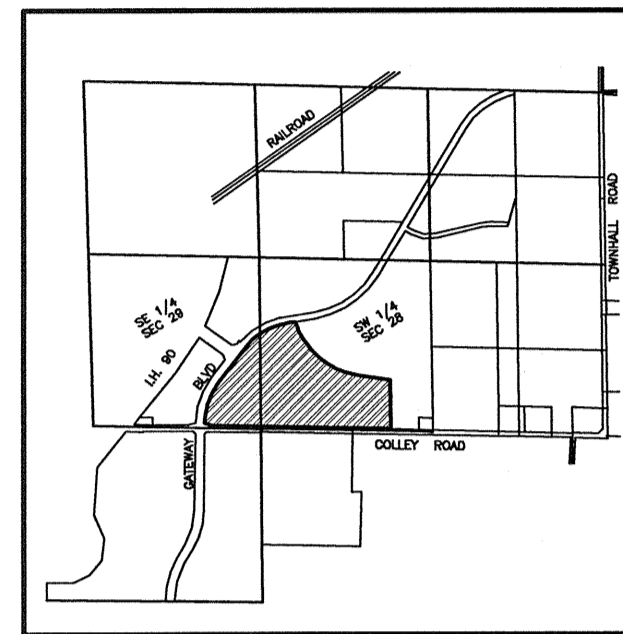


UTILITIES SHOWN HEREON ARE BASED ON FIELD OBSERVATION AND MARKINGS FROM LOCATES WERE PERFORMED OCTOBER 12, 2012
 DIGGER'S HOTLINE TICKET NO.
 20124102412, 20124102427, 20124102439, 20124102451
 20124102458, 20124102468, 20124102481, 20124102488
 20124102496, 20124102506, 20124102514, 20124102530
 20124102537, 20124102552, 20124102563, 20124102585
 20124102595, 20124102612, 20124102626, 20124102637

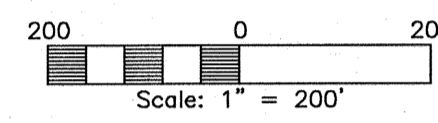
CURVE TABLE

NUMBER	DELTA	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	63°37'40"	S 50°11'10" E	1225.00	1360.37	1291.54
C2	35°46'36"	N 19°28'52" E	1075.92	671.83	660.96
C3	20°10'22"	N 47°26'57" E	900.00	316.87	315.24
C4	22°12'17"	N 69°49'22" E	1095.92	424.71	422.06

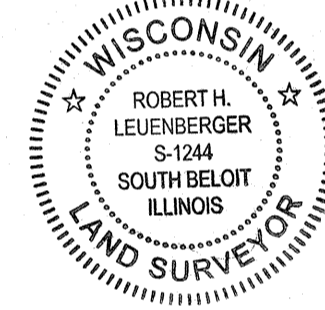
LOCATION MAP



BEARINGS BASED UPON THE SOUTH LINE OF THE S.W. 1/4 OF SECTION 28, T. 1 N., R. 13 E. OF THE 4th P.M., RECORDED AS S 88°56'06" E WCCS - ROCK DATUM



Robert Leuenberger
 Robert Leuenberger
 Wisconsin Registered Land Surveyor S-1244
 Dated this 29th day of October, 2012.

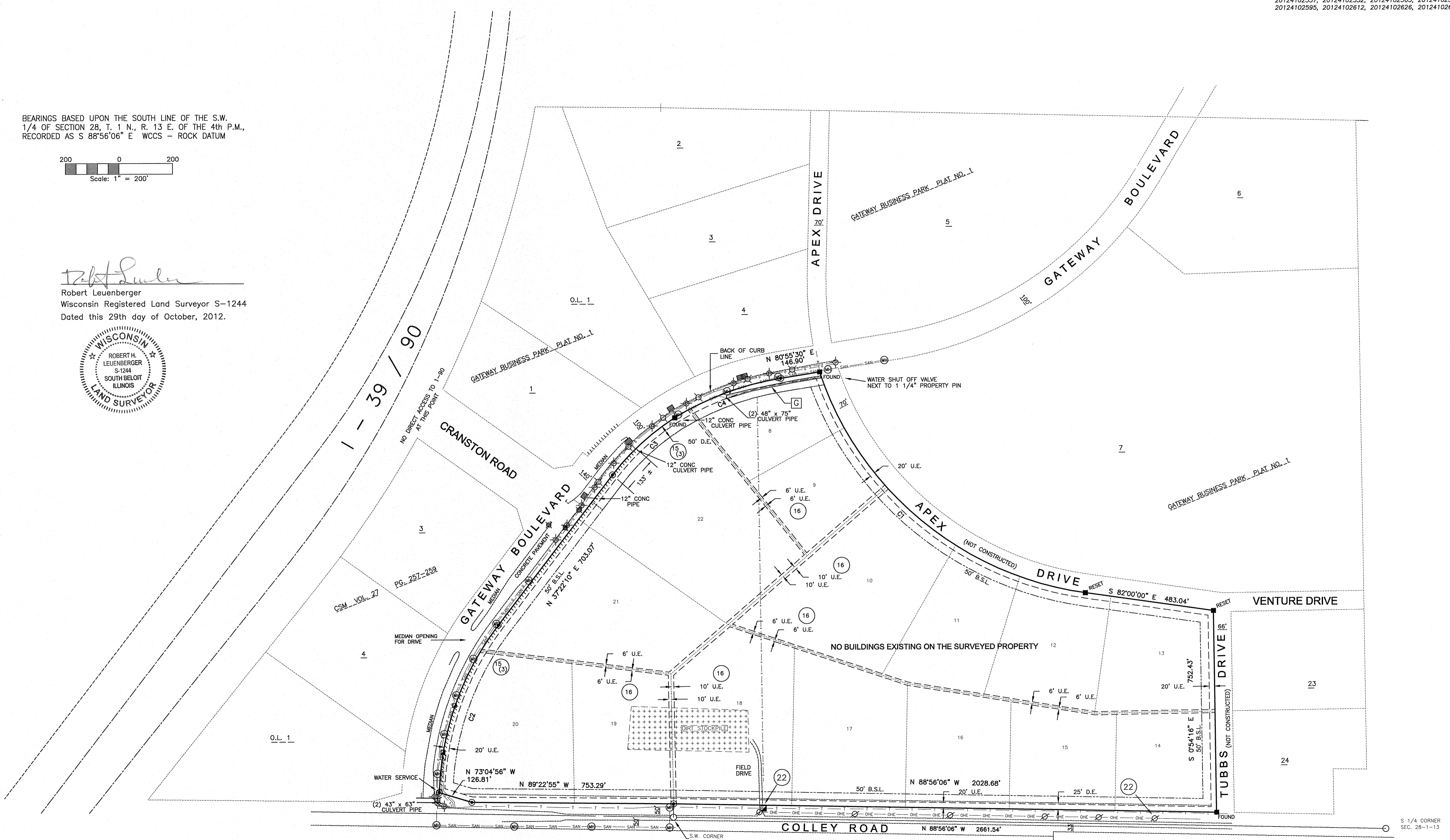


MONUMENT KEY

- Iron Rebar Set 3/4" x 24"(1.5 Lbs./Ft.)
- Alum. Mon. Found
- ⊙ 3/4" Iron Rebar Found
- Iron Rebar 1 1/4" (AS NOTED)

LEGEND

- SANITARY SEWER — SAN — SAN — SAN — SAN —
- WATER MAIN — W — W — W — W —
- BURIED ELECTRIC — E — E — E — E —
- NATURAL GAS LINE — G — G — G — G —
- BURIED TELEPHONE — T — T — T — T —
- OVERHEAD ELECTRIC — OHE — OHE — OHE — OHE —
- FENCE — X — X — X — X —
- PULL BOX
- MANHOLE
- TELEPHONE PED
- UTILITY POLE
- STORM INLET (CURB)
- TRAFFIC LIGHT
- LIGHT POLE
- WATER VALVE
- ELECTRIC TRANSFORMER
- BSL — BUILDING SET BACK LINE
- U.E. — UTILITY EASEMENT
- RESTRICTED ACCESS TO GATEWAY BOULEVARD



ORDER NO. 31436
 FOR: GREATER BELOIT ECONOMIC DEVELOPMENT CORP

File Name: J:\31400-31450\31436\31436.dwg

BOOK 553 PG 3



ALTA/ACSM LAND TITLE SURVEY

FOR BELOIT ECONOMIC DEVELOPMENT CORPORATION PROPERTY
 WISCONSIN CERTIFIED SITE PROGRAM GATEWAY NORTH SITE
 BASED ON COMMITMENT NO. 12-93764 BY BRABAZON TITLE CO., INC.
 COMMITMENT FOR TITLE INSURANCE DATED THE 1st DAY OF OCTOBER, 2012

SCHEDULE 'B' SECTION 2 NOTES

SCHEDULE 'B' SECTION 2 NOTES LISTED BELOW ARE FROM TITLE INSURANCE
 COMMITMENT NO. 12-93764, EFFECTIVE OCTOBER 1, 2012 AT 7:59am

SCHEDULE "B" NOTES THAT CAN BE GRAPHICALLY SHOWN WILL BE LABELED (PLOTTED HEREON)
 SCHEDULE "B" NOTES THAT ARE NOT SURVEY RELATED HAVE NOT BEEN LISTED

(14) EASEMENT, dated September 9, 1988, and recorded November 7, 1988 on Card 372, Images 757 to 762, as Document #1081919, given by Lester D. Wallace and Elizabeth B. Wallace, his wife, to Wisconsin Power and Light Company, its successors and assigns
 (GAS LINE ALONG I-90 DOES NOT AFFECT SUBJECT PARCEL)

(15) The following as shown on the plat of Gateway Business Park Plat No. 1, said plat being recorded September 13, 2005, in Volume 32 of Plats, Page 715 as Document #1722549:
 1) Utility easements. (PLOTTED HEREON)
 2) Building Setback lines
 3) Restricted access to Gateway Boulevard from Lots 1, 20, 21 and 22. Lots 1 and 22 may only have access to Gateway Boulevard North of the existing median in Gateway Boulevard, Lots 20 and 21 may only have access to Gateway Boulevard at the existing median opening located in Gateway Boulevard between Cranston and Colley Road, and the lot line between lots 20 and 21 is centered on this existing median opening (PLOTTED HEREON)

(16) RELEASE OF PLATTED UTILITY EASEMENTS, dated June 23, 2006, recorded July 21, 2006 as Document #1758283
 (UTILITY EASEMENT RELEASE BY WPL AFFECTING LOTS 8, 9, 10, 17, 18, 20 & 21)

(18) The CERTIFIED SURVEY MAP recorded in the office of the Register of Deeds, Rock County, Wisconsin, in Volume 24, on Page 247 - 257, of Certified Survey Maps as Document #1503761, sets forth the following:

- 1.) All existing easements affecting the parcel are not shown hereon. An ALTA/ACSM Survey of the parcel by R.H. Batterman & Co., Inc. has been performed for the City of Beloit. A high pressure gas main is situated within the easement shown on this page and along a line 10' plus or minus from the Easterly Right-of-Way line of Interstate 90 for the entire length of this C.S.M.
- 2.) 50' Highway Setback line.
- 3.) Existing gas main.
- 4.) 50' building setback line: Typical for the Frontage Road and Colley Road. (PLOTTED HEREON)
- 5.) TRANS 233 Notes (State of Wisconsin, Department of Transportation) All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other persons may have any right of direct vehicular ingress or egress to any highway lying within the right-of-way of I-90. It is expressly intended that this restriction constitute a restriction for the benefit as provided in Section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting and all permits are revocable. The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table 1. These levels are based on federal standards. The Wisconsin Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the Department to the highway's through-lane capacity. No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in Section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.

(60' HIGHWAY SETBACK LINE AND EXISTING GAS MAIN DOES NOT AFFECT SUBJECT PARCEL)

(19) Rights and easements reserved in a Quit Claim Deed, dated December 27, 2000, recorded December 27, 2000, as Document #1478649.
 (RIGHT TO DEDICATE AND TRANSFER RIGHT OF WAY)

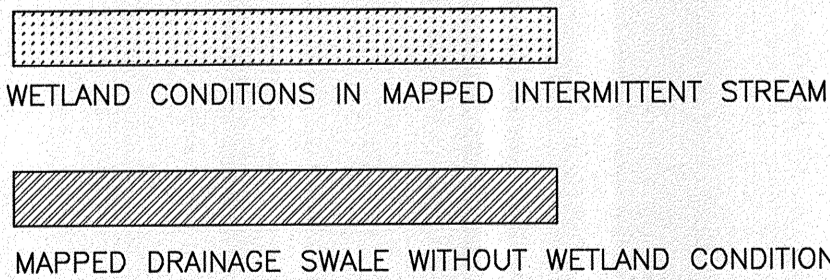
(21) RIGHT OF WAY EASEMENT FOR RURAL ELECTRIC LINE, dated November 3, 1936, and recorded March 23, 1937, in Volume 1 REA, Page 165 as Document #397319, given by S. K. Blodgett and Hattie H. Blodgett, his wife, to Rock County Electric Cooperative Association.
 (AFFECTS ONLY THAT AREA WITHIN THE PUBLIC ROAD RIGHT OF WAY)

(22) RIGHT OF WAY EASEMENT FOR RURAL ELECTRIC LINE, dated November 3, 1936, and recorded March 23, 1937, in Volume 1 REA, Page 167 as Document #397321, given by R. A. Dougan and Vera Wardner Dougan, his wife, to Rock County Electric Cooperative Association.
 (60' EASEMENT CENTERED ON EXISTING UTILITY POLES) (POLES PLOTTED HEREON)

(23) RIGHT OF WAY OPTION, dated December 9, 1940, and recorded December 18, 1940, in Volume 31 of Misc., Page 574 as Document #421545, given by R. A. Dougan and Vera Dougan, to Natural Gas Pipeline company of America, and;
 ACKNOWLEDGEMENT OF EXERCISE OF OPTION, recorded February 13, 1941, in Volume 32 of Misc., Page 41 as Document #422558

(AFFECTS SUBJECT PARCEL) (DESCRIPTION IS GENERAL IN NATURE AND IS NOT PLOTTED HEREON)

GENERAL NOTES

- A- SUBJECT PARCEL HAS DIRECT ACCESS TO COLLEY ROAD, APEX DRIVE TUBBS DRIVE AND RESTRICTED ACCESS TO GATEWAY BOULEVARD
- B- APEX AND TUBBS DRIVES ARE NOT CONSTRUCTED
- C- LAND AREA IS 70.573 ACRES
- D- THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION/REPAIRS
- E- CURRENTLY THERE ARE NO PROPOSED CHANGES TO THE STREET RIGHT OF WAY LINES BASED ON AN E-MAIL DATED OCT. 10, 2012 FROM CITY OF BELOIT ENGINEER, MIKE FLESCH
- F- THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL
- G- LOCATION OF WETLAND CONDITIONS AS DELINEATED BY THOMPSON & ASSOCIATES

 WETLAND CONDITIONS IN MAPPED INTERMITTENT STREAM
 MAPPED DRAINAGE SWALE WITHOUT WETLAND CONDITIONS
- H- SUBJECT PARCEL IS SERVED BY: PUBLIC SEWER AND WATER

PROPERTY ADDRESS:
 3200, 3220, 3240, 3330, 3350, 3370 Apex Drive, Beloit, WI 53511
 3155, 3215, 3275, 3305, 3355, 3395 Colley Road, Beloit, WI 53511
 1301, 1351, 1405, Gateway Boulevard, Beloit, WI 53511

PARCEL NUMBERS AS FURNISHED IN THE TITLE WORK:

- (Lot 8) PARCEL #22851015 TAX ID #206 22851015
- (Lot 9) PARCEL #22851020 TAX ID #206 22851020
- (Lot 10) PARCEL #22851025 TAX ID #206 22851025
- (Lot 11) PARCEL #22851030 TAX ID #206 22851030
- (Lot 12) PARCEL #22851035 TAX ID #206 22851035
- (Lot 13) PARCEL #22851040 TAX ID #206 22851040
- (Lot 14) PARCEL #22851055 TAX ID #206 22851055
- (Lot 15) PARCEL #22851060 TAX ID #206 22851060
- (Lot 16) PARCEL #22851065 TAX ID #206 22851065
- (Lot 17) PARCEL #22851070 TAX ID #206 22851070
- (Lot 18) PARCEL #22851075 TAX ID #206 22851075
- (Lot 19) PARCEL #22851080 TAX ID #206 22851080
- (Lot 20) PARCEL #22851000 TAX ID #206 22851000
- (Lot 21) PARCEL #22851005 TAX ID #206 22851005
- (Lot 22) PARCEL #22851010 TAX ID #206 22851010

FLOOD ZONE CLASSIFICATION

DATA IS TAKEN FROM FLOOD INSURANCE RATE MAP NO. 55105C0338D AND 55105C0339D, DATED AUGUST 19, 2008

THE SUBJECT PARCEL LIES WITHIN ZONE X
 (AREAS DETERMINED TO OUTSIDE OF THE 0.2% ANNUAL CHANCE OF FLOOD)

SCHEDULE 'A' LEGAL DESCRIPTION:

LEGAL DESCRIPTION:

Legal description is reproduced from a Commitment for Title Insurance by Brabazon Title Co., Inc., Commitment No. 12-93764 dated the 1st day of October, 2012 at 07:59 A.M.

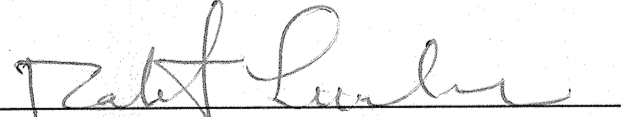
DESCRIBED AS FOLLOWS:

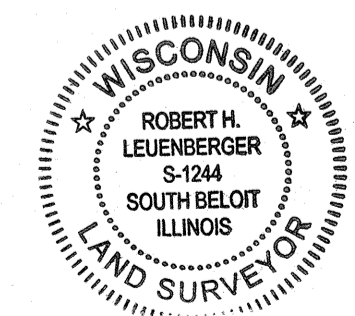
Lots 8 through 22, inclusive, Gateway Business Park Plat No. 1, in the City of Beloit, Rock County, Wisconsin.

SURVEYOR'S CERTIFICATE

To: BELOIT ECONOMIC DEVELOPMENT CORPORATION
 BRABAZON TITLE CO., INC.

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 3, 4, 11(b), 17, 18, and 19 of Table A thereof.


 Robert Leuenberger
 Wisconsin Registered Land Surveyor S-1244
 Dated this 29th day of October, 2012.



ORDER NO. 31436
 FOR: GREATER BELOIT ECONOMIC DEVELOPMENT CORP

File Name: J:\31400-31450\31436\31436.dwg