

MLG Development

Commercial and Industrial

Brokerage
Management
Investment
Development
Advisors

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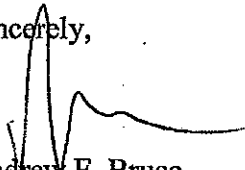
May 5, 2010

Andrew L. Janke, CPM
Economic Development Director
City of Beloit
100 State St.
Beloit, WI 53511

Dear Andrew

As you know, the land within the Gateway business park is owned by the Greater Beloit Economic Development Corporation, with MLG Investments 2000 LLC (MLG) controlling the land via a long-term option contained in a developer agreement. MLG is currently listing the Gateway land with an affiliate, NAI/MLG Commercial LLC. Industrial land sites are listed for \$49,900 to \$54,900 per acre. Multi-family land is listed at \$60,000 per acre. Prices are subject to change at any time and the term of the listing is year to year. A brochure is available at www.mlgcommercial.com (follow link to "business parks" and then to "Gateway").

Sincerely,



Andrew E. Bruce
Executive Vice President
MLG Investments 2000 LLC

Voluntary Real Property Disclosure Form

The purpose of this form is to allow property owners to fully disclose certain conditions associated with the development site to the buyer. The Real Property Disclosure Form is a statement from a seller to a buyer as to conditions at an identified site at a specific time represented by the date of this form. Condition is defined as a characteristic of the property that would have a substantial adverse effect on the value or liability of the real property or impair the use of the property by future owners. The seller may inform the prospective buyer of changes in the property that have taken place proceeding the date of this form. Statements made on this form are not warranties but may be accepted as reliable and true. This is not a legal document and has no legal effect but is a voluntary statement by the seller.

The seller discloses, to the best of his or her knowledge, that the items listed below are identified and marked accurately:

Seller's Legal Name: Greater Beloit Economic Development Corporation

Seller's Legal Address: 500 Public Ave.
Beloit, WI 53511

Property Address: 1301 Gateway Boulevard
Beloit, WI 53511

Seller is aware of the current conditions of the property. Yes No N/A

Property is in a flood plain. Yes No N/A

Property owner currently has flood insurance. Yes No N/A

Seller is aware of unsafe levels of radon on the property. Yes No N/A

Seller is aware of unsafe concentrations or conditions relating to lead paint, lead water pipes or lead in the soil on the premise. Yes No N/A

Seller is aware of mine subsidence, underground pits, settlement, sliding, upheaval, or other earth stability defects on the premise. Yes No N/A

Real Property

Seller is aware of underground fuel storage tanks on the property. Yes No N/A

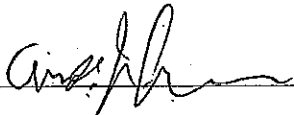
Seller is aware of boundary or lot line disputes. Yes No N/A

Seller has received notice of violation of local, State or Federal laws or regulations relating to this property, which violation has not been corrected. Yes No N/A

Explanations or comments on any of the items marked above or concerning the property in general.

A full Phase I environmental study is available.

The Seller certifies that the above information is true and correct based on actual notice or actual knowledge of the seller without specific investigation on the part of the seller. The Seller authorizes any person representing the Seller to provide a copy of this statement and to disclose any information in this statement, to any person in connection with any actual or anticipated sale of the property.

Seller:  Date: 5/4/10

Seller: _____ Date: _____