

AFFIDAVIT

Re: Real property known as and located at 2202 North Bartlett Avenue,
Milwaukee, Wisconsin, more particularly described on Schedule A,
attached.

STATE OF WISCONSIN)
) SS
COUNTY OF MILWAUKEE)

PETER EHRENHEIM, being first duly sworn on oath, deposes and says:

1. That he is Site Manager of Amersham Pharmacia Biotech Inc., the owner of the property described above.
2. That approval has been given by the Wisconsin Department of Natural Resources for the close-out of an environmental contamination case involving the property described above on the condition that a notification of the existence of residual contamination on the property is recorded at the office of the Register of Deeds in the county where the property described above is located.
3. That this Affidavit is being recorded for the purpose of notifying prospective purchasers and other interested parties that potential low levels of toluene soil contamination exist on the subject property as a result of a leak from an underground storage tank. The underground storage tank is out of service and is located under the loading dock.

AMERSHAM PHARMACIA BIOTECH INC.

By: _____

Peter Ehrenheim
Peter Ehrenheim
Site Manager

Subscribed and sworn to before me
this 30th day of November, 1998.

Susan Henkel

Susan Henkel

Notary Public, State of Wisconsin
My Commission expires *April 16, 2000*

FROM: HINSHAW CULBERTSON

FAX NO: 414 792 9134
SCHEDULE A

Copies to: See Schedule B -II

Prepared for:

HINSHAW & CULBERTSON
175 NORTH PATRICK BOULEVARD, SUITE 115
BROOKFIELD, WISCONSIN 53045
JEFF LIOTTA

Commitment No: 1083291 / JAF

Effective Date October 26, 1998 at 7:00 A.M.

1. Policy or Policies to be issued:

ALTA OWNER'S POLICY (10-17-92)

Amount \$2,500,000.00

Proposed Insured:

PIERCE MILWAUKEE, INC. A DELAWARE CORP.

ALTA LOAN POLICY (10-17-92)

Amount

Proposed Insured:

NONE

2. Title to the fee simple estate or interest in the land described or referred to in this Commitment is at the effective date hereof of record in:

PHARMACIA BIOTECH INC.

3. The land referred to in the Commitment is described as follows:

Parcel A:

The Southwesterly 30.00 feet of the Southeasterly 150.00 feet of Lot 4, all of Lots 5 and 6, in Block 31, in Glidden & Lockwood's Addition, being a part of the Northwest 1/4 of Section 22, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

ALSO Lots 11, 12 and 13 in Block 225, in Perkin's Subdivision of 6 acres of land in Lots 1 and 6 in the Northeast 1/4 of Section 21, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Parcel B:

All of Lot 1, together with that part of the Southwesterly 1/2 of vacated Woodstock Place, adjoining aforesaid Lot 1 and together with that part of Lot 2, commencing at the Northeast corner of said Lot 2; thence Southwesterly along the Easterly line of Lot 2 aforesaid 20.00 feet to a point; thence Northerly on a straight line 36.00 feet to a point in the Northerly line of said Lot 2; thence Southeasterly along the

- CONTINUED -

DIRECT INQUIRIES TO: COMMERCIAL DEPARTMENT 796-3856

Schedule A Paragraph 3 Continued

Commitment No: 1083291

Northerly line of said Lot 2 aforesaid, 30.00 feet to the point of commencement, all of the foregoing being in "Woodstock Court", a Re-Subdivision of Lots 1, 2, 3, 4, 5 and 6, in Block 225 of the Subdivision of 6 acres in Lots 1 and 6 in the Northeast 1/4 of Section 21, Town 7 North, Range 22 East, and Lots 1 and 7, and part of Lot 4, in Block 31 in Glidden & Lockwoods Addition, being in the Northwest 1/4 of Section 22, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee State of Wisconsin.

ALSO, all of Lots 2 and 3, and the Northeasterly 30.00 feet of the Southeasterly 150.00 feet of Lot 4, all in Block 31, together with that portion of the Southwesterly 1/2 of vacated Woodstock Place adjoining said Lot 2, all being in Glidden & Lockwood's Addition, being a part of the Northwest 1/4 of Section 22, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

ALSO those portions of Lots 1, 2 and 3 in Block 30 and of the Northeasterly 1/2 of vacated Woodstock Place, lying Southwesterly of a line drawn parallel with and 50.00 feet Southwesterly, measured at right angles, from the center line of the most Southwesterly freight track of the Chicago and Northwestern Railroad, all being in Glidden & Lockwoods Addition, being in the Northwest 1/4 of Section 22, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No. 356-0312-111-0

ADDRESS: 2121 North Farwell Avenue

Parcel C:

Lots 1, 2, 3, 4, 5 and 6, except those parts of said Lots which lie North and East of a line drawn parallel to the center line of the Railway of the Northwestern Union Railway Company as constructed on October 16, 1874 and distant 411 feet Southwesterly therefrom, conveyed by deed recorded in Volume 138 of Deeds, on Page 351; also Lots 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38 and 39, including the East 1 foot of Bartlett Street (now known as North Bartlett Avenue) vacated, lying west of and adjoining said Lots 30 to 39, both inclusive, in Block 220, in A.L. Kane's Subdivision into City Lots of a part of the Northeast Fractional 1/4 of Section 21, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

ALSO Lots 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 19, 20 and 21, and that part of Lot 11, described as follows:

Commencing at a point at the Northeasterly corner of said Lot 11; thence Westerly along the said line of Lot 11 about 120 feet to an alley; thence South along the line of said alley 15 feet; thence Easterly to the line of the street about 120 feet; thence Northerly 30 feet to the place of beginning, all in Block 220 in A.L. Kane's Subdivision into City Lots of a part of the Northeast Fractional 1/4 of Section 21, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

ALSO that portion of Lots 11 and 12, in Block 220, in A.L. Kane's Subdivision, being a part of the Northeast 1/4 of Section 21, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of Lot 12, running thence Southerly on and along the Easterly side of Lot 12, 31.8 feet to a point (said point being 27 feet North of the Southeast corner of Lot 12); thence Northwesterly on and along a line, 85 feet to a point; (said point being 27 feet Northeasterly and at right angles to the South line of Lot 12); thence Northwesterly to a point in the West line of Lot 12, 19 feet Northeasterly from the Southwest corner of Lot 12; thence Northeasterly on and along

FROM: HINSHAW CULBERTSON

FAX NO.: 4147929154
Schedule A Paragraph 3 Continued

Commitment No: 1083291

the Westerly side of Lot 12; 1.75 feet to a point in the Northwest corner of Lot 12; thence Northerly on and along the Westerly side of Lot 11, 4.2 feet to a point; thence Easterly on and along a line to a point in the East side of Lot 11, 23.75 feet North of the Southeast corner of Lot 11; thence South on and along the East line of Lot 11, 23.75 feet to the place of beginning.

Tax Key No. 355-0431-116-1

ADDRESS: 2202 West Bartlett Avenue