

EXHIBIT A

SCHEDULE C

Commitment No: FA 17485RS

Owners Policy (Form B) No: op 6408862

Residential Owners Policy No: NONE

Loan Policy No: LP 5021119

The land referred to in this Commitment/Policy is situated in the State of WISCONSIN, County of SHEBOYGAN and is described as follows:

Parcel 1:

A part of Blocks 18, 19, and 20, Lake View Park Subdivision, a part of vacated South 8th Street, vacated Monroe Avenue, and a part of vacated Unnamed Street, and a part of the SE1/4 SW1/4 of Section 35, Township 15 North, Range 23 East, City of Sheboygan, Wisconsin, described as: Beginning at the intersection of the North line of Washington Avenue with the East line of South 9th Street; thence North 1,219.44 feet along said East line to the South line of Wilson Avenue; thence S.89°57'E., 278.20 feet along said South Line; thence South 350.00 feet; thence S.89°57'E., 140 feet; thence North 350.00 feet to the South line of Wilson Avenue; thence S.89°57'E., 72.75 feet along said South line; thence S.00°05'W., 1,216.87 feet to the North line of Washington Avenue; thence S.89°45'W., 489.10 feet along said North line to the point of beginning, Sheboygan County, Wisconsin, BUT EXCEPTING THEREFROM:

Lot 1, Volume 17 of Certified Survey Maps, page 209, being a part of Lots 11-28, Block 20, vacated East-West alley adjacent to said Lots, vacated North-South alley adjacent to said Lots, and part of vacated Monroe Court adjacent to said Lots and vacated North-South alley, Lake View Park Subdivision, being part of the NE1/4 of the SW1/4 of Section 35, Town 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

Parcel 2:

Also an easement for a railroad siding from a point in an existing spur track near the Southeast corner of aforesaid Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) to a point in the South line of Washington Street approximately Four hundred eighty-one (481) feet East of the East line of South Ninth Street, Sheboygan County, Wisconsin, as created by Warranty Deed executed by Wisconsin Power & Light Company to Great Lakes Homes, Inc., under date of March 29, 1960, and recorded in the office of the Register of Deeds for Sheboygan County, Wisconsin, on March 29, 1960 at 2:52 P.M. in Volume 397 of Deeds, pages 581/3, Document #743918.

Parcel 3:

Together with easement rights acquired in Volume 547 of Records on Pages 501/4.

Parcel 4:

Together with easement rights acquired in Volume 1510 of Records on Pages 209/11.

Tax Key Number 59281 312560.

ALTA/ACSM LAND TITLE SURVEY

KNOWN AS 3123 SOUTH 9TH STREET, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

[illegible]

DECEMBER 14, 2004

VPI LLC	SURVEY NO 102302 JN
REVISED CERTIFICATE	REVISION NO 1 - JN
REVISED CERTIFICATE	REVISION NO 2 - S.H

NOTES:

- BEARINGS ARE BASED ON THE EAST LINE OF SOUTH 9TH STREET WHICH IS ASSUMED TO BE NORTH
- B. THIS SURVEY WAS PREPARED BASED ON SHERBOYGAN COUNTY ABSTRACT COMPANY TITLE COMMITMENT NO. FA 17485RS, EFFECTIVE DATE OF OCTOBER 15, 2004, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:
10. EASEMENT TO WISCONSIN PUBLIC SERVICE CORPORATION, DATED SEPTEMBER 26, 1957 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SHERBOYGAN COUNTY, WISCONSIN, OCTOBER 14, 1957 A.M. IN VOLUME 87 OF RECORDS ON PAGES 3469/5 AS DOCUMENT NUMBER 658672. A COPY OF WHICH IS ATTACHED HERETO. DOES NOT AFFECT SITE BY LOCATION - CANNOT BE PLOTTED
 11. EASEMENT TO THE CITY OF SHERBOYGAN, DATED NOVEMBER 26, 1956 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SHERBOYGAN COUNTY, WISCONSIN, DECEMBER 8, 1956 AT 9:29 A.M. IN VOLUME 87 OF RECORDS ON PAGES 3493/5 AS DOCUMENT NUMBER 714466. A COPY OF WHICH IS ATTACHED HERETO. DOES NOT AFFECT SITE BY LOCATION - CANNOT BE PLOTTED
 12. EASEMENT TO GREAT LAKES HOMES, INC., DATED MARCH 28, 1960 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SHERBOYGAN COUNTY, WISCONSIN, MARCH 28, 1960 AT 2:52 P.M. IN VOLUME 392 OF RECORDS ON PAGES 581/5 AS DOCUMENT NUMBER 743918. A COPY OF WHICH IS ATTACHED HERETO. AFFECTS SITE BY LOCATION - SHOWN
 13. AGREEMENT DATED MARCH 6, 1968 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SHERBOYGAN COUNTY, WISCONSIN, JULY 17, 1968 AT 3:48 P.M. IN VOLUME 547 OF RECORDS ON PAGES 501/4 AS DOCUMENT NUMBER 904505. A COPY OF WHICH IS ATTACHED HERETO. DOES NOT AFFECT SITE BY LOCATION - SHOWN
 14. DRIVEWAY RESTORATION AGREEMENT DATED MAY 30, 1973 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SHERBOYGAN COUNTY, WISCONSIN, JULY 26, 1973 AT 9:36 A.M. IN VOLUME 703 OF RECORDS ON PAGES 239/40 AS DOCUMENT NUMBER 961503. A COPY OF WHICH IS ATTACHED HERETO. AFFECTS SITE BY LOCATION - SHOWN
 15. UNDERGROUND ELECTRIC EASEMENT TO WISCONSIN POWER AND LIGHT COMPANY AND LAKESIDE CABLEVISION OF SHERBOYGAN, DATED MAY 12, 1985 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SHERBOYGAN COUNTY, WISCONSIN, MAY 23, 1985 AT 12:40 P.M. IN VOLUME 962 OF RECORDS ON PAGES 833/4 AS DOCUMENT NUMBER 1115218. A COPY OF WHICH IS ATTACHED HERETO. AFFECTS SITE BY LOCATION - SHOWN
 16. RIGHT-OF-WAY GRANT TO WISCONSIN BELL, INC., DATED APRIL 30, 1996 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SHERBOYGAN COUNTY, WISCONSIN, MAY 7, 1996 AT 3:25 P.M. IN VOLUME 1444 OF RECORDS ON PAGES 337/8 AS DOCUMENT NUMBER 1540177. A COPY OF WHICH IS ATTACHED HERETO. AFFECTS SITE BY LOCATION - SHOWN
 17. TERMS AND CONDITIONS OF EASEMENT TO VINYL PLASTICS, INC., DATED - AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SHERBOYGAN COUNTY, WISCONSIN, JUNE 19, 1979/152. A COPY OF WHICH IS ATTACHED HERETO. DOES NOT AFFECT SITE BY LOCATION - SHOWN
- ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF SHERBOYGAN, COMMUNITY PANEL NO. 550430 00050. EFFECTIVE DATE OF APRIL 2, 1991, THIS SITE FALLS IN ZONE X (AREAS OUTSIDE OF THE 500 YEAR FLOOD)
- THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL RESTRICTIONS THAT MAY APPLY. SITE IS ZONED URBAN INDUSTRIAL - U1
- FRONT YARD: 20'
SIDEYARD SETBACK = 25' STREET SIDE LOT LINE
8' OR 0' ON ZERO LOT LINE SIDE
REARYARD SETBACK = 25'
MAXIMUM HEIGHT = 36' (CAN EXCEED 36' WITH AN ADDITIONAL USE PERMIT)
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDINGS CONSTRUCTION OR REMOVING ADDITION WITHIN RECENT MONTHS
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REMOVALS
- THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SHED OR SANITARY UNDESIRABLE

I HEREBY CERTIFY TO JP MORGAN CHASE N.A. AND ITS ASSIGNS, VPI LLC, MMW PROPERTIES, LLC AND SHEBOYGAN COUNTY ABSTRACT COMPANY THAT ON THE 14TH DAY OF DECEMBER, 2004, I SURVEYED THE ABOVE DESCRIBED PROPERTY.

- (A) THIS SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS ALL OF THE FOLLOWING: (I) THE BOUNDARIES AND APSES OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF AN FOUNDATION ON BUILDINGS OVERHANGS STOPS DRIVEWAYS, S DEMARKS, CURB CUTS, DITCHES AND OTHER AREAS IMPROVED WITH ASPHALT, (II) CONCRETE OR SIMILAR SURFACES, FENCES AND OTHER ENCLOSURES, (III) ERECTIONS, SIGN, SIGNAGE AND THE DISTANCE FROM BUILDINGS AND OTHER ENCLOSURES TO THE PROPERTY LINE, (IV) THE LOCATION OF ALL RIGHTS-OF-WAY, EASEMENTS AND ANY OTHER MATTERS OF RECORD (OR IF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED WHETHER OR NOT OF RECORD) SHADOWING BENEFITING OR OTHERWISE AFFECTING THE SUBJECT PROPERTY, (V) THE LOCATION OF THE PARKING AREAS ON THE SUBJECT PROPERTY, (VI) ALL ADJUTING STREET, ROADS, HIGHWAYS AND OTHER RIGHTS-OF-WAY TOGETHER WITH THE WIDTH, NAME AND STATUS (E.G., PUBLICLY DEDICATED, RESERVED FOR FUTURE PUBLIC USE, PRIVATE, ETC.) OF EACH, AND (VII) ALL THE MATTERS OF RECORD (OR IF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED) AFFECTING THE SUBJECT PROPERTY AND (VIII) ALL OTHER SIGNIFICANT ITEMS ON THE SUBJECT PROPERTY.
- (B) EXCEPT AS SHOWN THERE ARE NO (I) ENCROACHMENTS ON THE SUBJECT PROPERTY, (II) ENCROACHMENTS ON ADJACENT PROPERTY, STREETS OR ALLEYS, OR ANY IMPROVEMENTS ON THE SUBJECT PROPERTY, (III) PARTY WALLS, (IV) CONFLICTS OR PROTRUSIONS.
- (C) ADJACENT INGRESS TO AND EGRESS TO AND FROM THE SUBJECT PROPERTY IS PROVIDED BY SOUTH STREET AND D WASH NGTON AVENUE. THE SAME BEING PAVED (PAVED OR PUBLIC RIGHTS-OF-WAY MAINTAINED BY THE CITY OF SHEBOYGAN).
- (D) ALL EXISTING SUBEAK LINES AFFECTING THE SUBJECT PROPERTY ARE LOCATED AS SHOWN HEREIN.
- (E) THIS SURVEY SHOWS ALL MATTERS REFLECTED ON THE COMMITMENT OF THE INSURANCE ISSUED BY SHEBOYGAN COUNTY ATRACT COMPANY WITH AN EFFECTIVE DATE OCTOBER 5 2004. SAID COMMITMENT DISCLOSES MATTER(S) AS FOLLOWS AND NOTE #1:
- THIS SURVEY WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL: ERECTIONS, FENCES, ALTA/ACSM AND TITLE SURVEY JOINTLY ESTABLISHED AND ADOPTED BY THE ALTA/ACSM IN 1998 AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(A), 8, 10, 11(A), 13, 14, 15 AND 16 OF THE ALTA/ACSM TIERED PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NPS, AND ACSM AND IN EFFECTION THE DATE OF THIS CERTIFICATION. I HERSIGNSD FURTHER CERTIFY THAT:
- THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WITH CONTROL. NO BOUNDARIES FOR ALTA/ACSM AND TITLE SURVEYS.
- ACCORDING TO THE FIRM (PLUO) INSURANCE RATE MAP) COMMUNITY ZONE, NUMBERS 450430 0000 DATE APRILS, 1991, THE DESCRIBED PROPERTY FALLS IN FLOOD HAZARD ZONE "X".

DECEMBER 14, 2004

DONALD C. CHAPUT
REGISTERED LAND SURVEYOR
REGISTRATION NO. S-1318

RODENT HOTLINE WAS NOT CALLED FOR THIS SITE

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

WILSON AVENUE

LEGEND

- ② BENCHMARK
 - ③ SIGNAL CORNER
 - ④ SIGN PIPE FOUND
 - ⑤ SIGN PIPE SET
 - ⑥ BOLLARD
 - ⑦ COIL BENDING/MONITORING WELT
 - ⑧ FLAGPOLE
 - ⑨ WAREHOUSE
 - ⑩ SIGN
 - ⑪ BUSH
 - ⑫ TRAILROAD
 - ⑬ TRAFFIC SIGNAL
 - ⑭ FANLAMP CROSSING SIGNAL
 - ⑮ CABLE PEDDESTAL
 - ⑯ POWER POLE
 - ⑰ CITY WIRE
 - ⑱ LIGHT POLE
 - ⑲ SPOT PAVING/PEDDESTAL LIGHT
 - ⑳ GROUND OR OTHER SPOT SHOT
 - ㉑ SANCTIFIED PARKING
 - ㉒ ELECTRIC MANHOLE
 - ㉓ ELECTRIC METER
 - ㉔ TELEPHONE MANHOLE
 - ㉕ TELEPHONE PEDDESTAL
 - ㉖ FARMED FISH OPTIC
 - ㉗ GAS VALVE
 - ㉘ GAS METER
 - ㉙ SQUARE INLET
 - ㉚ ROUND INLET
 - ㉛ STORM INLET
 - ㉜ STORM SEWER DRAIN SECTION
 - ㉝ SANITARY MANHOLE
 - ㉞ SANITARY CLEANOUT OR SEPTIC VENT
 - ㉟ SANITARY INTERCEPTOR MANHOLE
 - ㊱ SANITARY MANHOLE
 - ㊲ WATER VALVE
 - ㊳ WATER SERVICE
 - ㊴ WATER SERVICE CURB STOP
 - ㊵ WATER MANHOLE
 - ㊶ WELL
 - ㊷ WATER SURFACE
 - ㊸ WETLANDS FLAG
 - ㊹ MARCH
 - ㊺ BURNED SURVIVAL TREE
 - ㊻ DEAD SURVIVAL TREE
 - ㊼ SHEDD
-
- ~~~~~ EDGE OF TREES
 - ①—SANITARY SEWER
 - ②—NATIONAL SEWER
 - ③—NATIONAL SEWER
 - ④—WATERED GAS MAIN
 - ⑤—WATERED GAS MAIN
 - ⑥—OVERLAPED WIRE
 - ⑦—WATERED GAS MAIN
 - ⑧—WATERED TELEPHONE
 - ⑨—WATERED CABLE TV LINE
 - ⑩—WATERED CABLE TV LINE

WASHINGTON AVENUE

VICINITY MAP



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SHEET 1 OF 1

DRAWING SCALE: 1 INCH = 50 FEET

