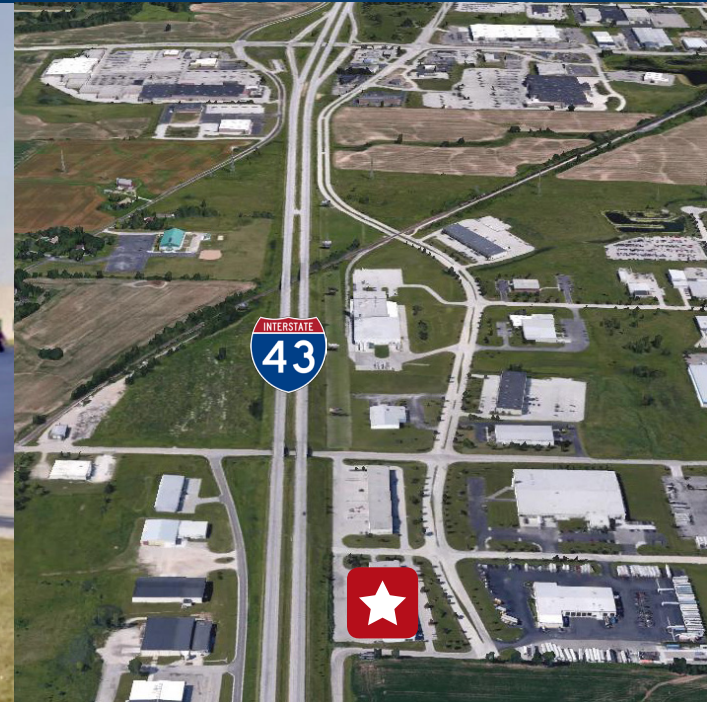


# CLASS "A" WITH INTERSTATE EXPOSURE MULTI-PURPOSE SPACE FOR LEASE

4706-4708 S. Taylor Drive, Sheboygan, WI



**9,250 SF AVAILABLE - RARE FIND IN SHEBOYGAN!**

**Asking Lease Rate: \$4.95/SF NNN Whs, \$9.50/SF NNN Ofc**

- Immediate Interstate access and exposure
- Newer, modern building image
- Dock and drive-in access
- Fantastic office/warehouse layout
- 18 FT ceiling height
- Professionally managed
- Available September 1, 2018

#### CONTACT:

**Kevin C. Barry, CCIM**  
414-272-6728  
kbarry@barrycre.com

**David L. Barry, CCIM, SIOR**  
414-272-6733  
dbarry@barrycre.com

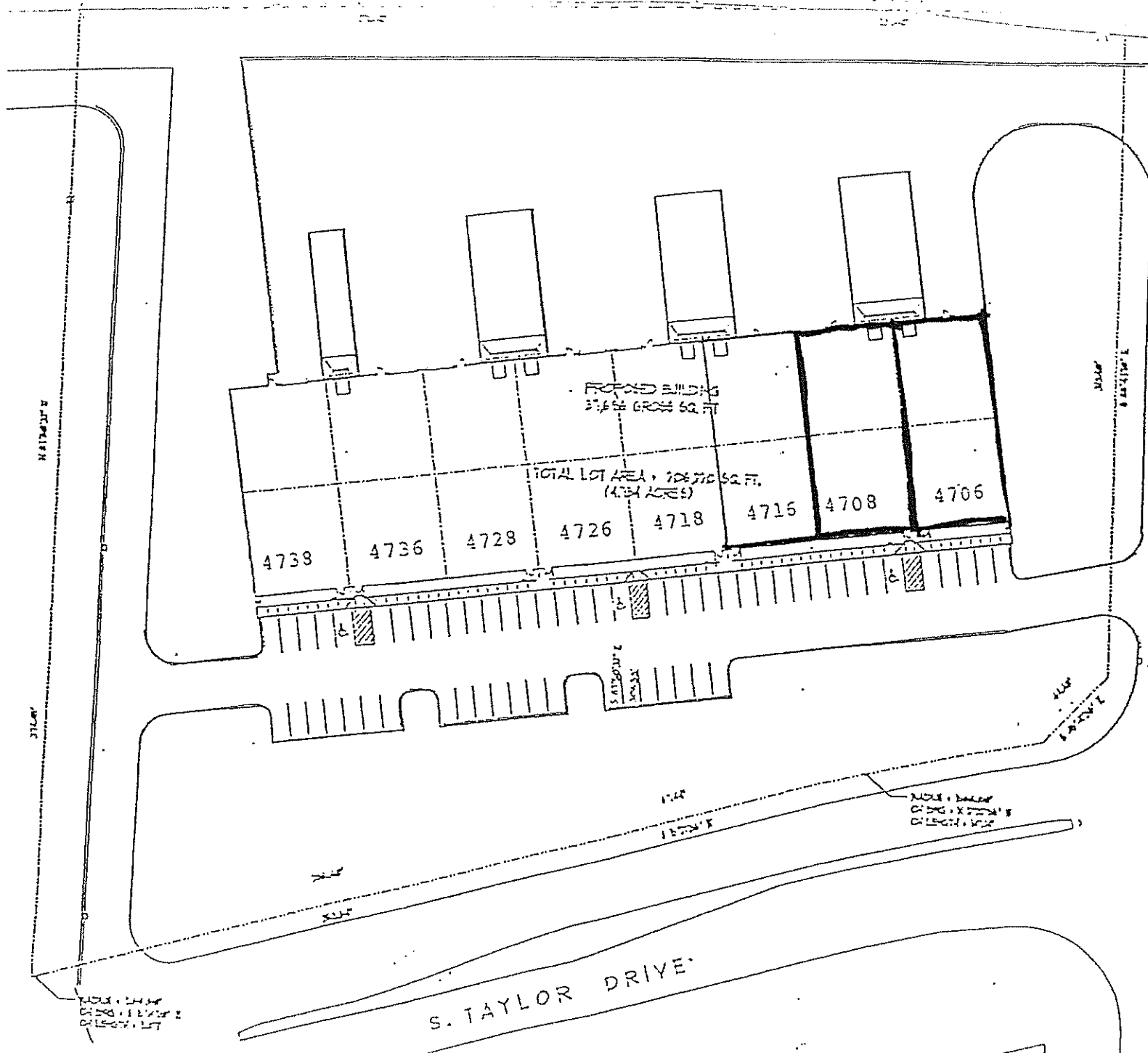


Commercial Real Estate Services  
Since 1921

1232 NORTH EDISON STREET | MILWAUKEE, WI 53202 | 414-271-1870 MAIN | 414-271-1478 FAX | WWW.BARRYCRE.COM

The information contained herein was lawfully obtained from sources we consider reliable but may contain errors, omissions, approximations or outdated information. The Barry Company, its employees and independent contractors make no representations or warranties whatsoever regarding: (1) the accuracy of the information contained herein and (2) the physical or environmental condition of this property or any part of this property. Prospective purchasers are strongly encouraged to conduct an independent investigation of the condition of this property.

EXHIBIT  
A  
PAGE NO. 5390



CONCORD DRIVE

S. TAYLOR DRIVE

HAYWARD

DRIVE

100  
200  
300

PROPOSED BUILDING  
27,500 GROSS SQ. FT.

TOTAL LOT AREA - 108,770 SQ. FT.  
(4.34 ACRES)

4738

4736

4728

4726

4718

4716

4708

4706

SATISFACTORY

NOTE: BALANCE  
OF DISTANCE TO  
BE DETERMINED

4706 & 4241 - 4315

- 4738

# ALTA SURVEY

## PARCEL II

TAX PARCEL NO. 59281479032  
 4241 S. TAYLOR DRIVE  
 PART OF LOT 6 OF THE PLAT OF SHEBOYGAN BUSINESS CENTER AND VACATED TAYLOR DRIVE AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 23 EAST, IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN, COMMENCING AT THE CENTER OF SAID SECTION 4; THENCE N 89°25'35" W., 1583.28 FEET; THENCE S 41°26'37" W., 251.12 FEET TO THE POINT OF BEGINNING; THENCE S 41°26'37" W., 526.00 FEET TO THE NORTHEASTERLY LINE OF SOUTH TAYLOR DRIVE; THENCE S 43°32'04" E., 88.43 FEET ALONG SAID NORTHEASTERLY LINE; THENCE SOUTHERLY 395.38 FEET ALONG A CURVE TO THE RIGHT WHOSE RADIUS IS 950.00 FEET AND A CHORD WHICH BEARS S 31°52'58" E., 393.72 FEET ALONG SAID EASTERLY LINE OF SOUTH TAYLOR DRIVE; THENCE N 59°51'02" E., 478.03 FEET; THENCE N 31°08'56" W., 627.42 FEET TO THE POINT OF BEGINNING.

TO NSP LLC, 4305 LLC, AND FIRST AMERICAN TITLE INSURANCE COMPANY  
 COMMITMENT NO. HCS-749165-NKE  
 COMMITMENT DATE REVISION NO. 1 AUGUST 24, 2015  
 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 NO. S. 1, 2, 3, 4, 6(B), 7(A), 7(B) (1), 8, 9, 16, 17, AND 18 OF ITEMS OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 9/24/2015.

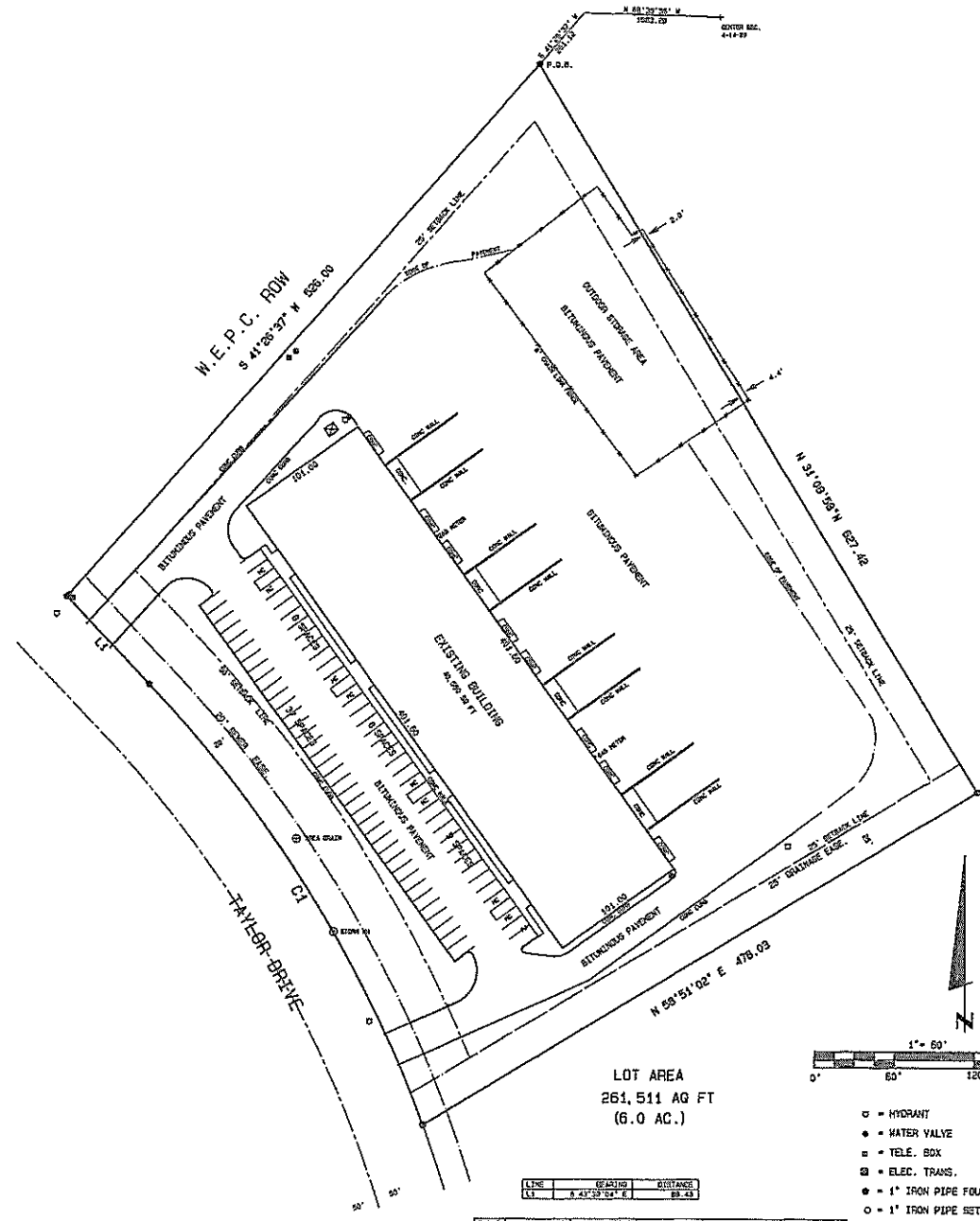
DATED: August 26, 2015

*Dennis J. Van Sluys*

DENNIS J VAN SLUYS S-1238  
 D & H LAND SURVEYS LLC  
 1628 GEORGIA AVE.  
 SHEBOYGAN, WISCONSIN 53081  
 920-457-3892



1. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
2. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
3. THERE WAS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
4. PER FEMA MAP NO. 55117C0334F EFFECTIVE DATE APRIL 2, 2009, THERE IS NO 100 YEAR FLOOD.
5. ITEM 23 VOLUME 0 PAGE 317 DOC. NO. 264458 DATED DECEMBER 2, 1929 A GRANT OF EASEMENT TO MAINTAIN POLE LINE ALONG PUBLIC ROADS. THE ONLY PUBLIC ROAD AT THAT TIME WAS NEEDEN CREEK ROAD WHICH IS APPROXIMATELY A HALF MILE SOUTH OF PARCEL II.



LOT AREA  
 261,511 SQ FT  
 (6.0 AC.)

LINE	BEARING	DISTANCE
L1	S 43°32'04" E	88.43

CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	395.38	950.00	393.72	N 31°52'58" E	185.89

- = HYDRANT
- = WATER VALVE
- = TELE. BOX
- ⊠ = ELEC. TRANS.
- = 1" IRON PIPE FOUND
- = 1" IRON PIPE SET

**BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker  
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide  
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the  
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless  
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is  
12 prohibited by law (See Lines 47-55).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the  
14 confidential information of other parties (See Lines 22-39).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and  
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you  
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of  
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION  
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,  
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR  
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER  
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).
  - 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION  
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
- 32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST  
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER  
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

36 \_\_\_\_\_  
37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): \_\_\_\_\_

38 \_\_\_\_\_  
39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may  
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we  
43 withdraw this consent in writing. **List Home/Cell Numbers:** \_\_\_\_\_

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*  
46 *Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 A "material adverse fact" is defined in Wis. Stat. § 452.01(5g) as an adverse fact that a party indicates is of such significance, or that  
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
51 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence  
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
54 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or  
55 agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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Drafted by Attorney Debra Peterson Conrad