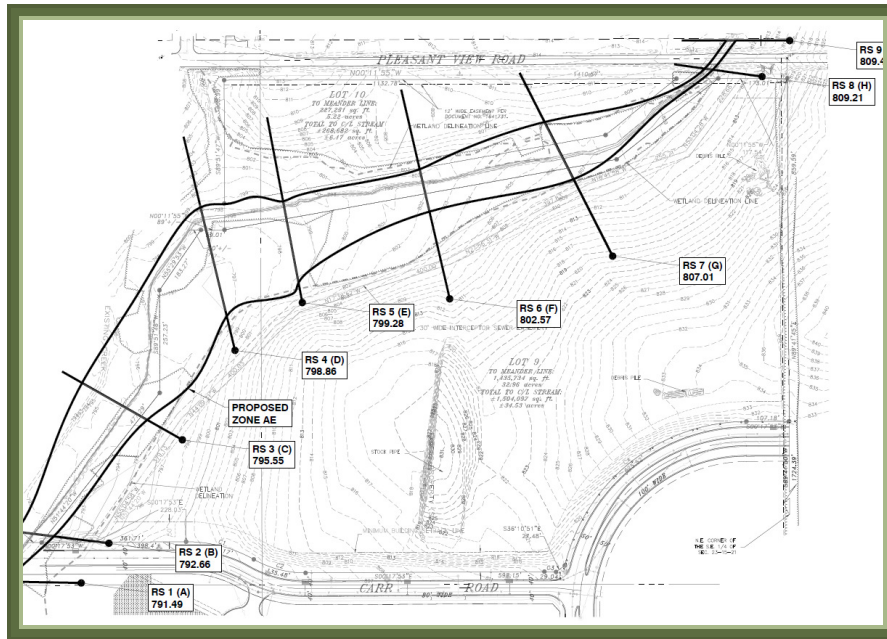


VACANT LAND – COMMERCIAL

Plymouth, Wisconsin



SALE

Contact:

Andrew Petzold
President & CEO
Concord Development Company
262-241-9910, ext. 104
apetzold@concorddevelopment.com

Concord Development Company
10580 N. Port Washington Road
Mequon, WI 53092

Phone: 262-241-9910
Fax: 262-241-9915

www.concorddevelopment.com



ADDRESS: Carr Road, Lot 9, City of Plymouth, Wisconsin

LOCATION: Lot 9 Carr Road. East lot line borders Carr Road and Kiley Way.

ZONING: B-3 (Highway Business District)

LOT SIZE: 25.62 acres

AVAILABILITY DATE: Negotiable

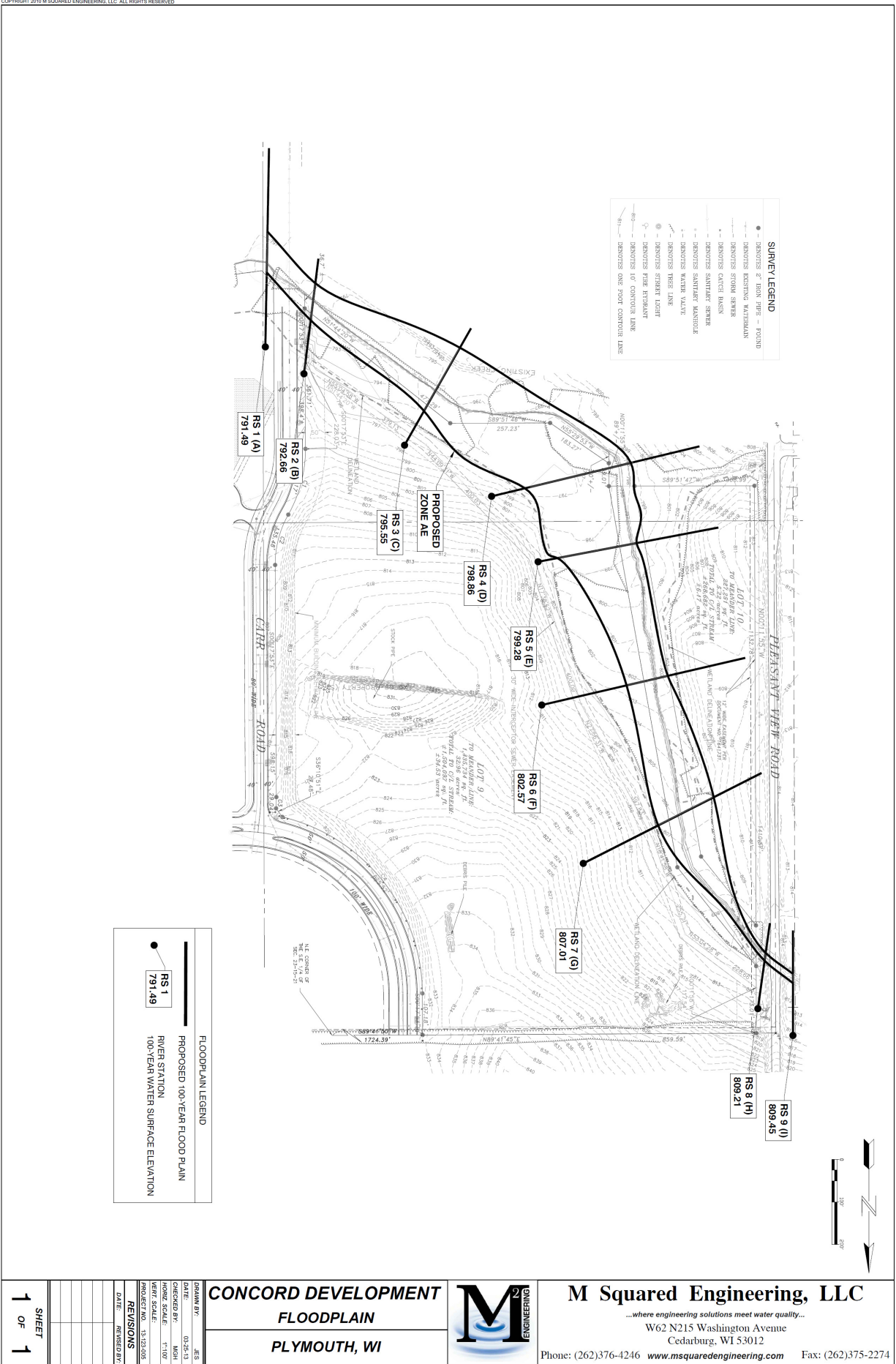
SALE PRICE: \$1,024,800 (\$40,000 per acre)

UTILITIES: Gas, electric, sewer, water and phone at property line.

COMMENTS: Located in one of the most desirable areas of the Plymouth Market. Provides easy access to Hwy 57 and Hwy 23. Other businesses in close proximity include Wal-Mart, Kmart, Mills Fleet Farm, Aurora Medical Clinic and many other restaurants, retailers, medical and service industries.

SITE PLAN

F:\PROJECTS\13-123-005 CONCORD DEVELOPMENT\CAD\2013\03.26 PROPOSED FLOODPLAIN.DWG DATE OF PLOT: 3/26/2013 9:36 AM
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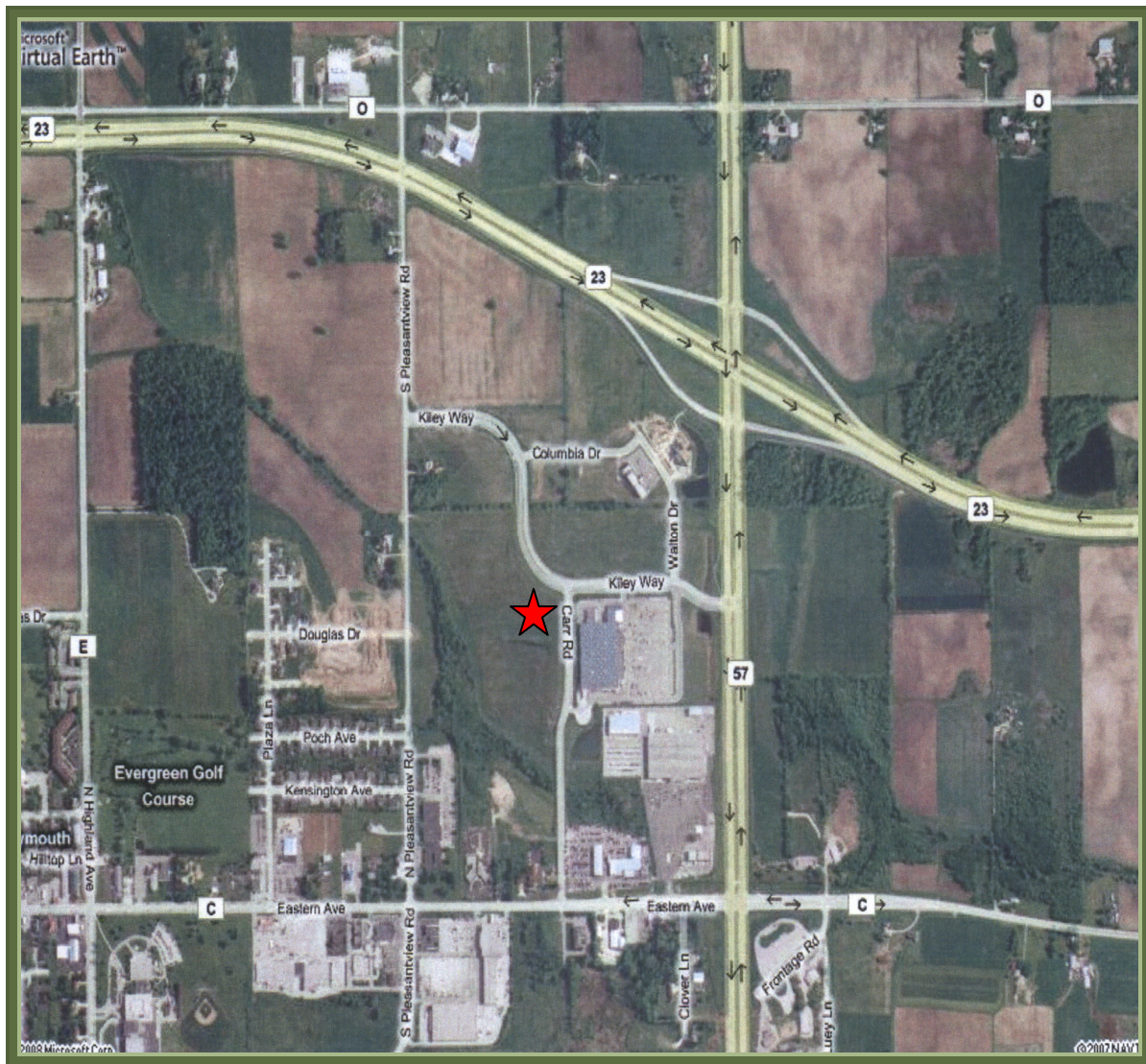


CONDITIONS and RESTRICTIONS

(to remain in effect until 1/28/2054)

- (a) The Property shall not be used for any of the following purposes:
 - (i) A discount retail store in excess of twenty-five thousand (25,000) square feet.
 - (ii) A wholesale membership/warehouse club in excess of twenty-five thousand (25,000) square feet.
 - (iii) A grocery store/supermarket in excess of ten thousand (10,000) square feet.
 - (iv) A pharmacy/drug store requiring a qualified pharmacist or other person authorized by law to dispense medicinal drugs, directly or indirectly, for a fee or remuneration of any kind.
 - (v) A gas station, quick lube/oil change facility, automobile tire sales facility.
 - (vi) Intentionally deleted.
 - (vii) An adult book store, nightclub or discotheque, massage parlor (provided this shall not prohibit massages in connection with a beauty salon or health club, medical facility, or athletic facility), or any other establishment which provides live adult entertainment or which sells, rents or exhibits pornographic or obscene materials (the term pornographic or obscene shall include, without limitation, a store whose primary use (as opposed to a bookstore offering a general variety of books) is displaying for sale or exhibition books, magazines or other publications containing any combination of photographs, drawings or sketches of a sexual nature, which are not primarily scientific or educational, or a store offering as its primary use for exhibition, sale or rental video cassettes or other medium capable of projecting, transmitting or reproducing, independently or in conjunction with another device, machine or equipment, an image or series of images, the content of which has been rated or advertised generally as NC-17 or X or unrated by the Motion Picture Association of America, or any successor thereto.
 - (viii) A facility principally operated as a bar or tavern (but the Property may be used for a purpose, having on-premises consumption of alcoholic beverages, whose incidental revenues are from the sale of alcoholic beverages).
- (b) All such covenants, conditions, restrictions and approval rights shall remain in effect for a period of fifty (50) years. The aforesaid covenants, conditions, restrictions and approval rights shall run with and bind the Property, and shall bind Grantee or an affiliated company, or its successors or assigns, and shall inure to the benefit of and be enforceable by Grantor, or an affiliated company, or its successors and assigns, by any appropriate proceedings at law or in equity to prevent violations of such covenants, conditions, restrictions and approval rights and/or to recover damages for such violations.

AERIAL PHOTOGRAPH



AREA MAP

