



EXISTING BUILDINGS
1 OF 12



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5 OF 12



6 OF 12



7 OF 12



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15'



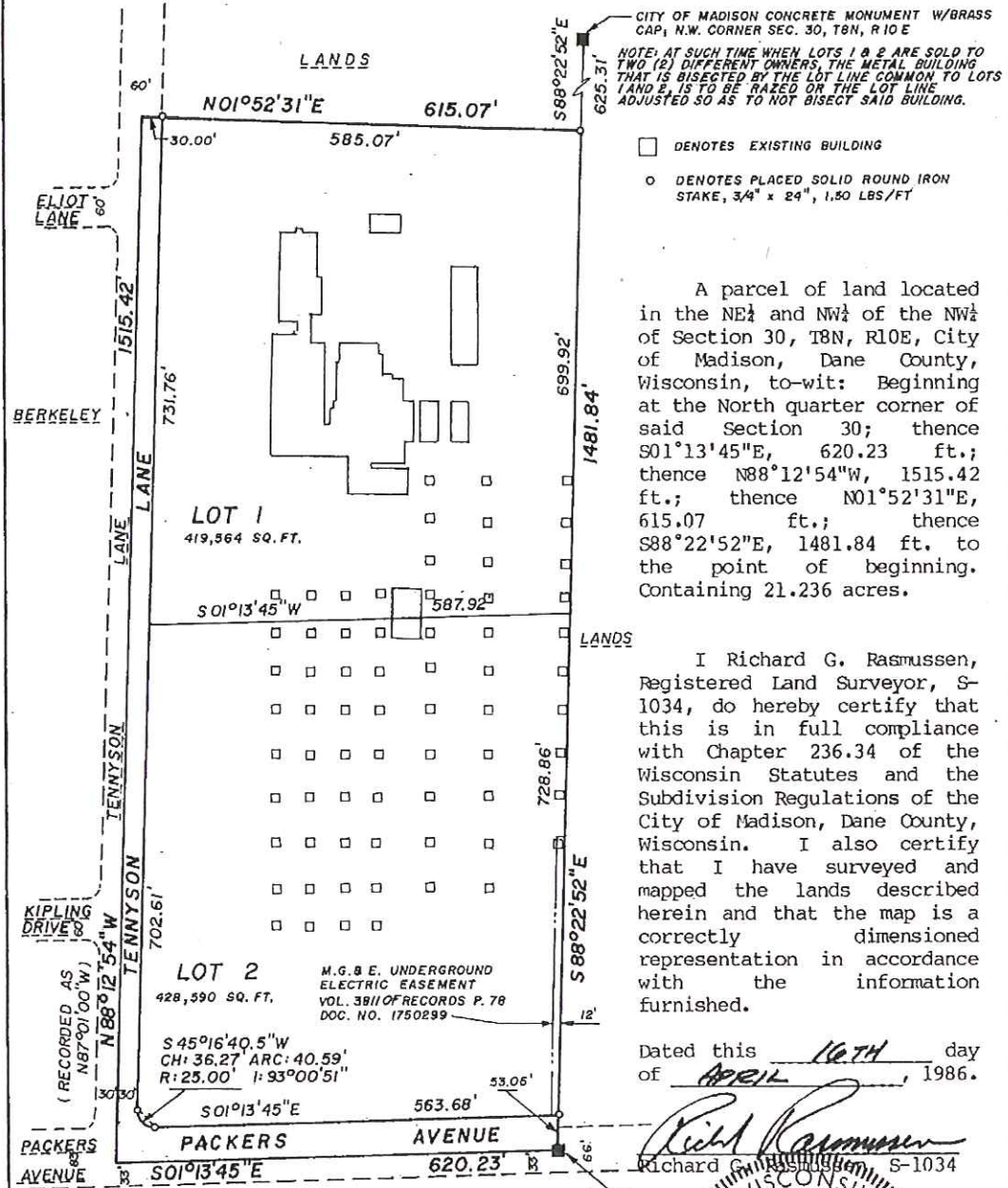
12 OF 12

affidavit Correction
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 V 8779 P 63

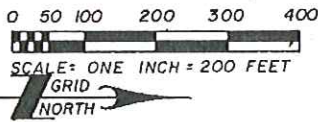
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CERTIFIED SURVEY MAP NO. 4928

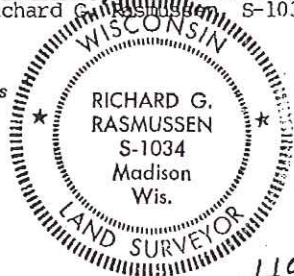
LOCATED IN THE NE 1/4 & NW 1/4 OF THE NW 1/4 OF SECTION 30, T8N, R10E,
 CITY OF MADISON, DANE COUNTY, WISCONSIN



1986
 CGM



CITY OF MADISON CONCRETE MONUMENT W/BRASS CAP; N. 1/4 COR. 30, T8N, R10E WIS. STATE PLANE CO-ORDINATES (SOUTH ZONE):
 N 414,830.92
 E 2,172,096.86

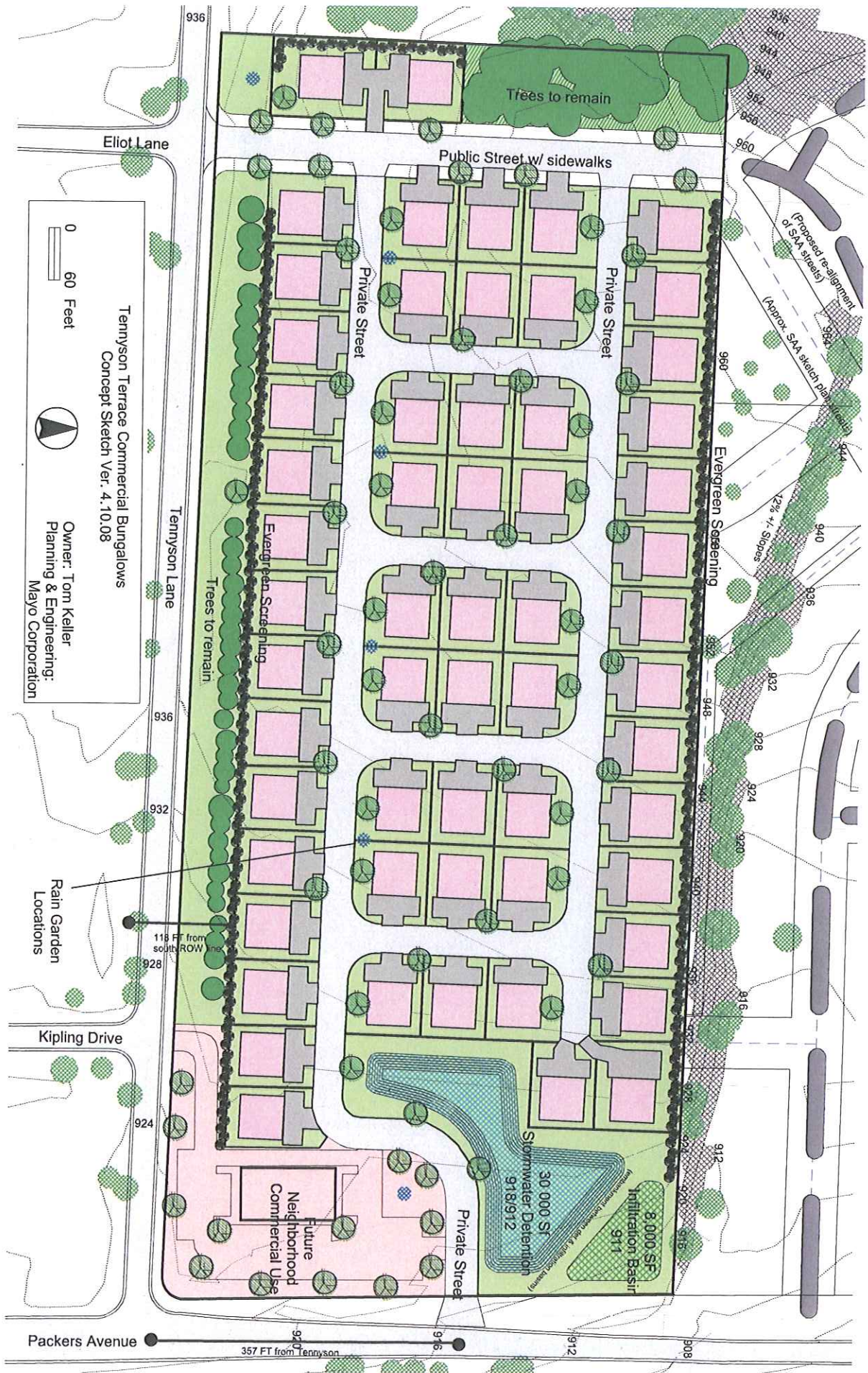


D'ONOFRIO NOTTKE AND ASSOCIATES, INC.
 7000 WESTWARD WAY
 MADISON, WISCONSIN 53717
 AREA CODE: 608-283-7500

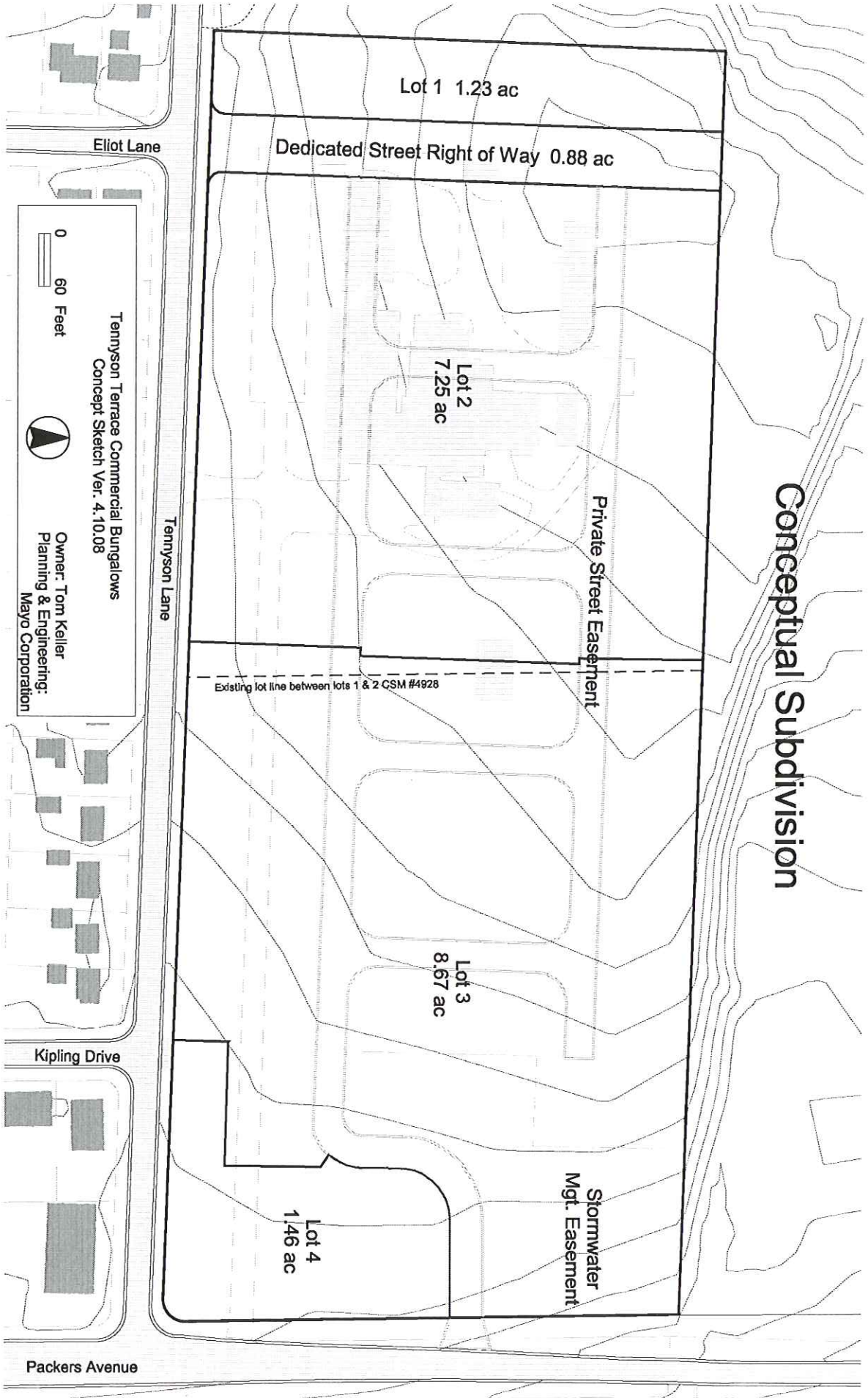
DATE: 4-16-86 CERTIFIED SURVEY NO. 4928
 FN: 86-07-105 DOCUMENT NO. 1934981
 PAGE 1 OF 2 PAGES VOLUME 22, PAGES 50

600

15



Conceptual Subdivision



Tennyson Terrace Commercial Bungalows
Concept Sketch Ver. 4.10.08

0 60 Feet

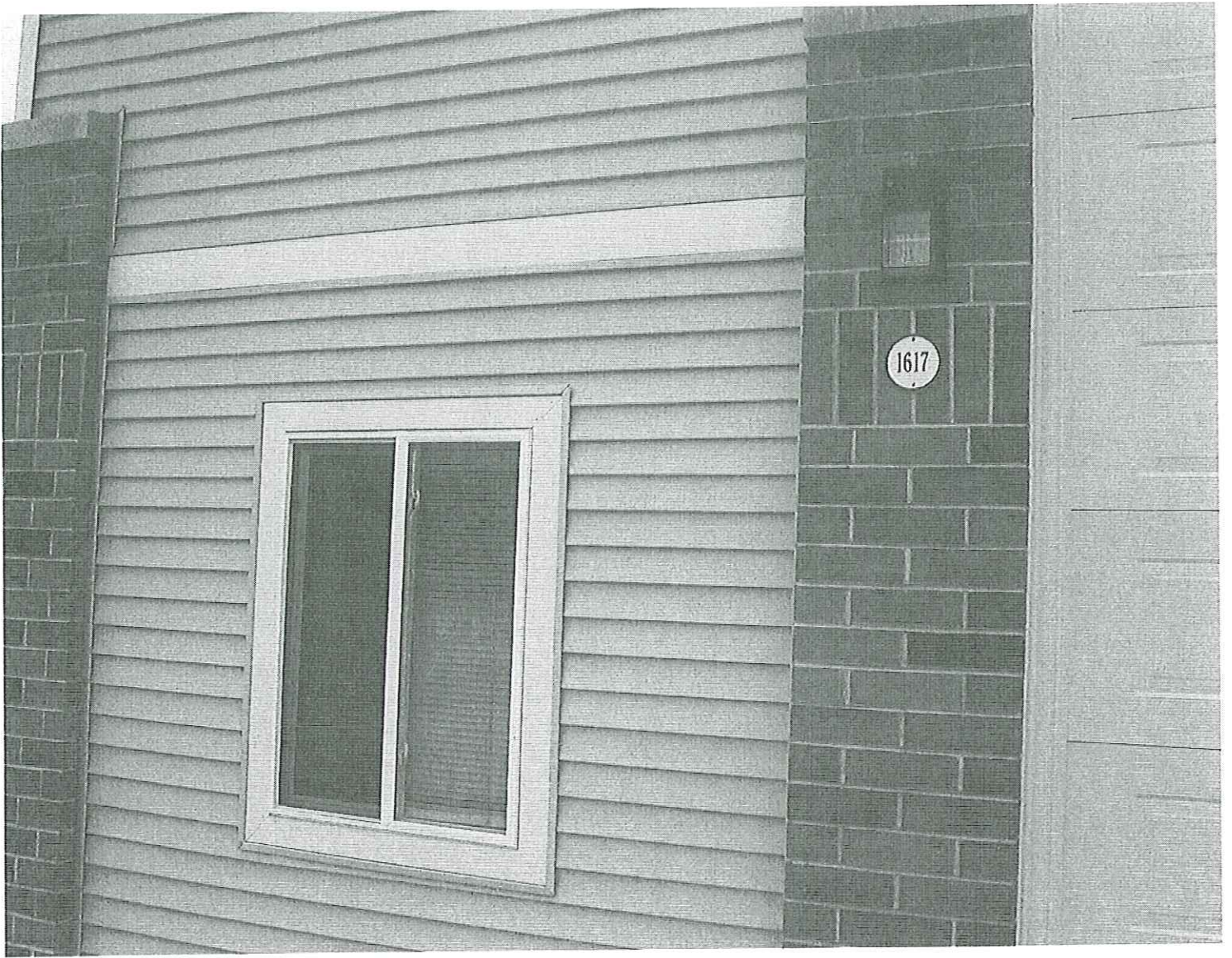
Owner: Tom Keller
Planning & Engineering:
Mayo Corporation



WAUKESHA EXAMPLE
1 OF 10



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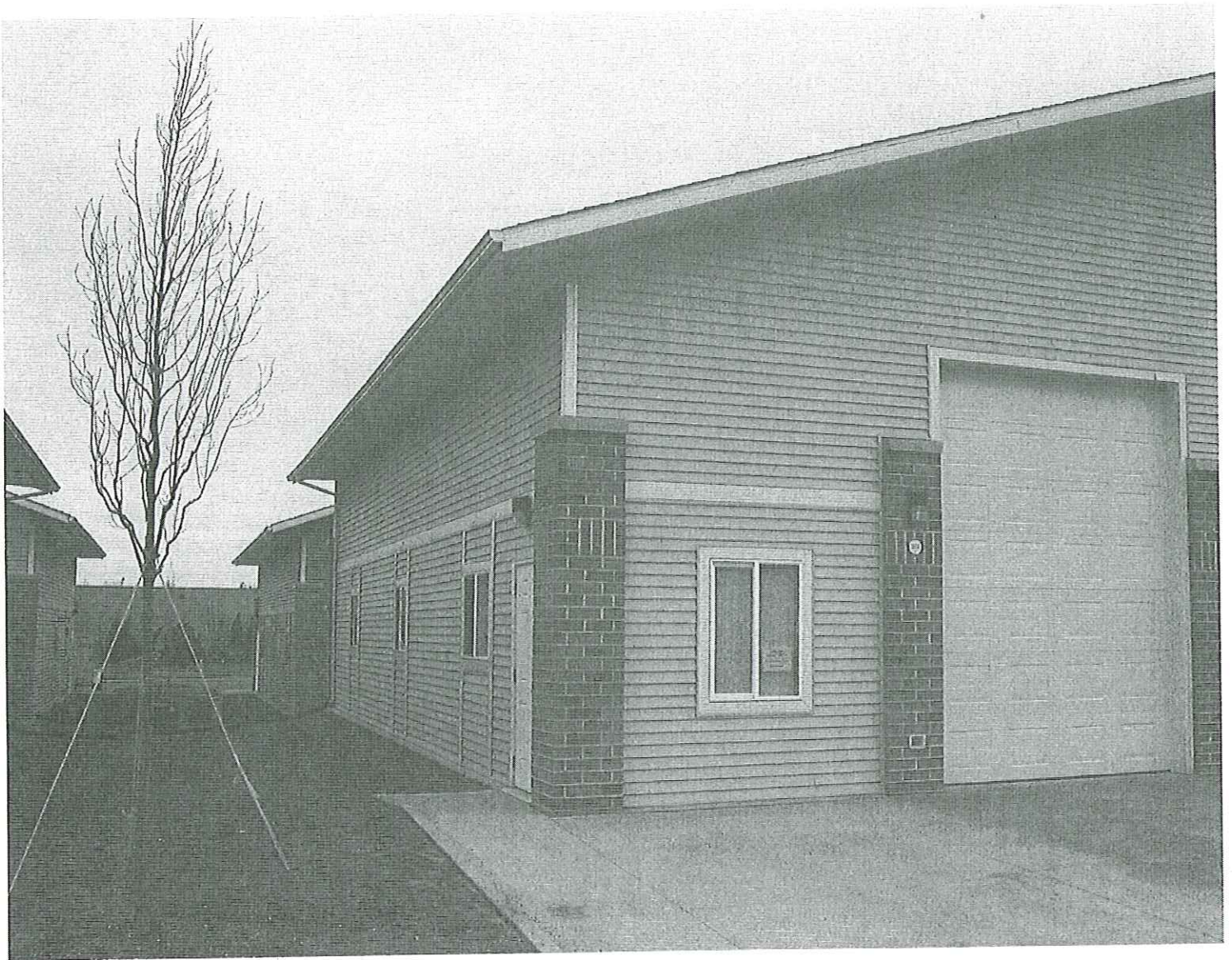
3 OF 10

15

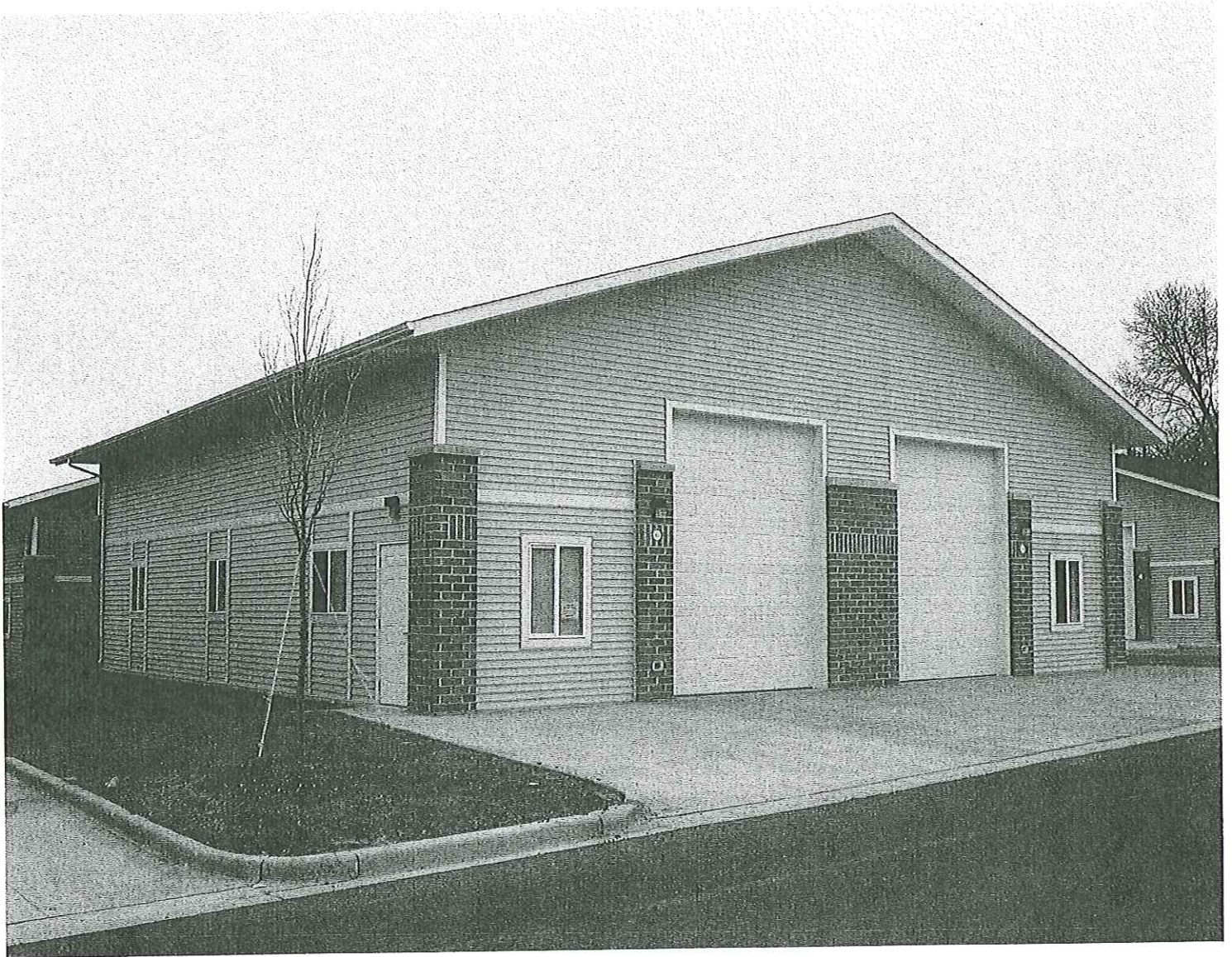


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15



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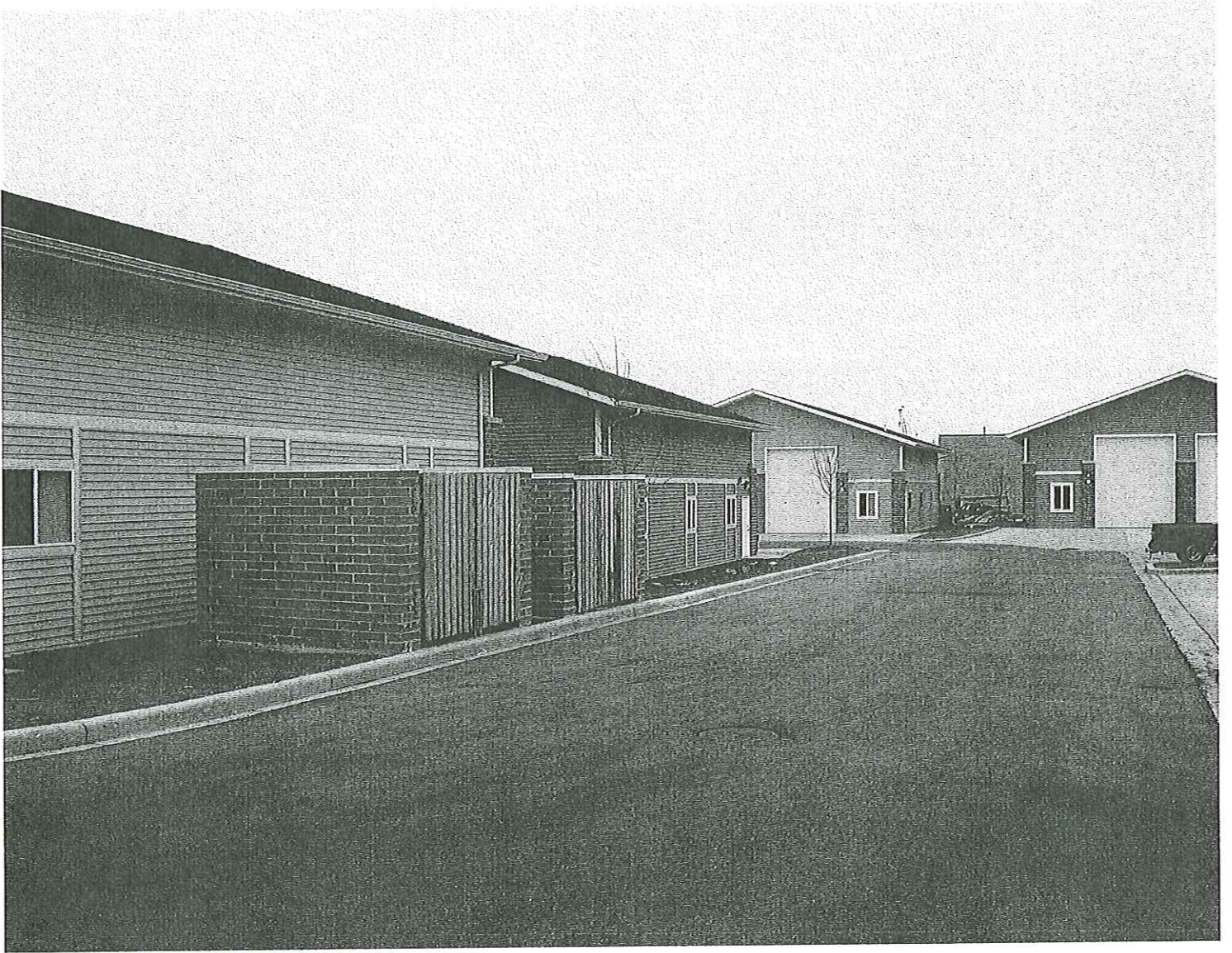


7 OF 10

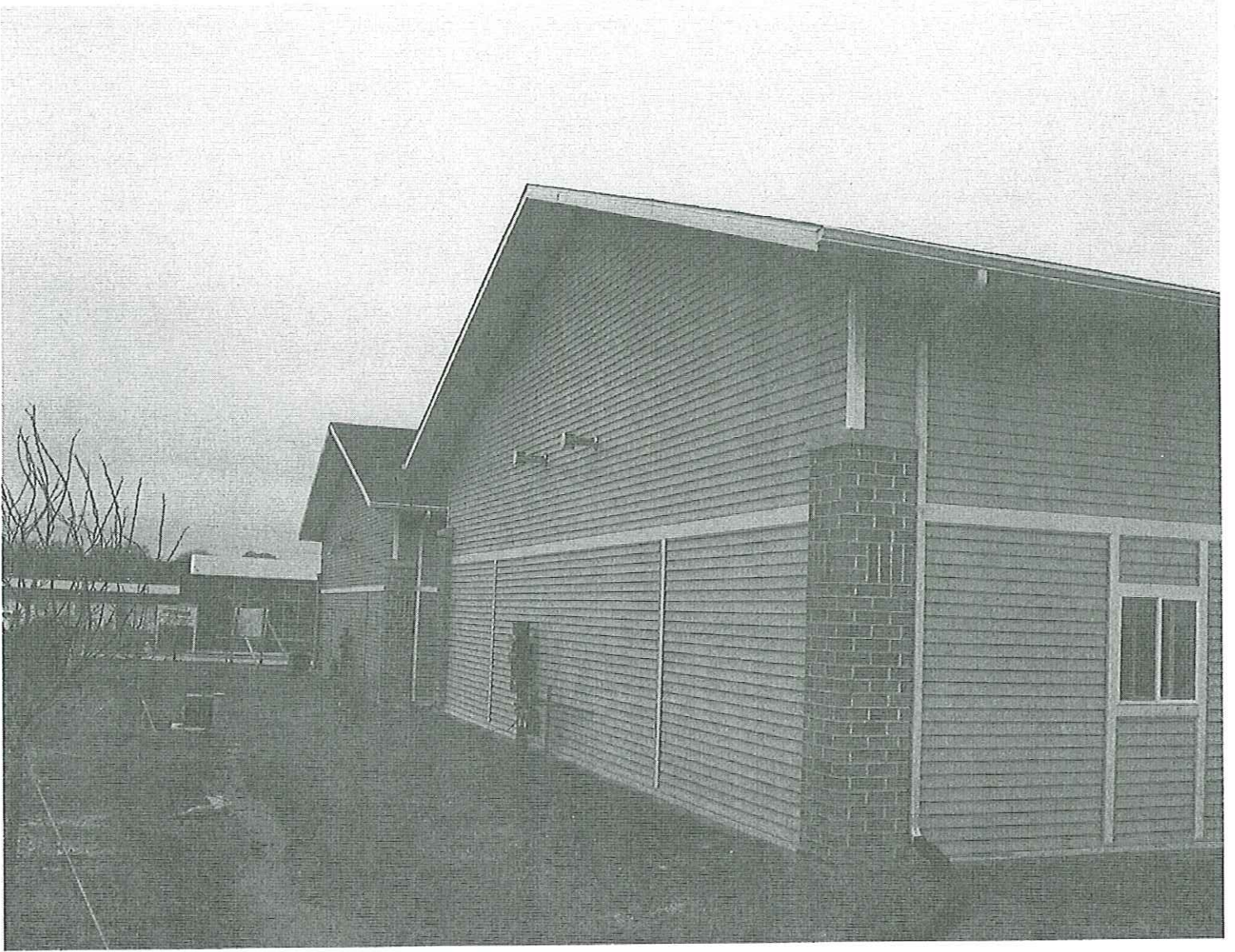


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15



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**Tired of Paying Rent?
Looking for an Affordable Workspace?
Want a Business Space that Fits Your Needs?**

- > WHAT'S A BUSINESS BUNGALOW?
- > PRICING & DETAILS
- > CURRENT DEVELOPMENTS
- > TESTIMONIALS
- > CONTACT US

PRICING & DETAILS

Business Bungalows, the new work/play concept, is excited to announce two new developments locations in the Milwaukee area breaking ground in the spring of 2008. Please see Germantown and Menomonee Falls in the current developments section of the website for more details. Our Waukesha site has two remaining while our Saukville is complete with five units remaining.

Each Bungalow building is approximately 50ft by 50ft with 14ft high ceilings. Each building can accommodate a single user or can be divided into 2 separate 1250 square foot units.

Upgraded Interior finishes can be contracted through us or you can buy your standard unit and complete upgrades when and if you see a need. Generally, our sites are zoned for light industrial which allows just about any use you can think of outside of straight retail.

SPECIFICATIONS:

Base unit

- Unit size is 25ft x 50ft with 14 ft ceilings
- Wood frame construction, 2x6 walls and OSB sheathing 8 ft up from ground
- Energy trusses, 4/12 pitch, vented
- Bath stub in and a central floor drain
- 591 series theracore overhead door (10 x 13 - 14) with operator.
- 5 inch reinforced concrete floor slab on grade
- Cellulose blown in insulation (dense pack), R-21 in walls, and R-38 in ceiling
- Full drywall finish, painted, 1 coat
- 100 amp service panel, overhead lighting, outlets, smoke detector
- Jeldwen slider insulated windows (4) white alum clad ext. (3ft x 4ft)
- Gas fired blower furnace, ceiling mounted, exhaust fan, thermostat
- Vinyl siding and brick veneer
- Asphalt architectural shingles, 35 yr
- Paved driveway, parking for 3 vehicles per unit
- Exterior lighting
- Awning/sign
- Cable/phone/internet ready

Options

- AC
- Office buildout
- Epoxy floor finishes
- Expanded electrical plan

"The 14 foot doors make it easy to bring in a high-cab truck!"

"We finished out our unit ourselves. I enjoy putting our sweat equity into our own property!"

"We left behind \$50,000 worth of leasehold improvements at our previous location - half of the cost for owning a Business Bungalow!"

"The 14-foot ceiling gives us enough height for a second story mezzanine over the office for additional storage."

"I bought a duplex, kept one for myself and rented out the other half - it's like having your cake and eating it too."



- Bathroom finished, toilet, sink, accessories
- Mechanical ventilation (per use)
- Wall finishes
- Security systems
- Larger overhead door
- Garage shelving/organization accessories

**To schedule a walk-through or for further information,
please contact Doug Braun at 414-721-8984.**

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StorageShopUSA™

"Why rent a storagewhen you could USE a workshop"

Northeast Madison 4611 Dovetail Dr, Madison WI 53704 **SOLD OUT!!!** (call for possible resales)

Madison West/Fitchburg 705 Post Rd, Madison 53713 **26 of 28** Units
SOLD_(2/08)

Waukesha/Milwaukee Tesch Ln, Waukesha **21 of 24** Units
SOLD check out www.businessbungalows.com

Lake Mills Lake Mills Business Park **6 of 8** Units **SOLD** (phase 2 coming)

SouthEast Madison//McFarland Ivywood ln(off Sigglekow) - **2 Units SOLD** 6
Units under constrution (spring occupancy 2008)

Waunakee 315 Moravian Valley Rd under construction 1 of 8 reserved

Middleton/West Madison - 8685 W. Mineral Point Rd ONLY 4 UNITS AVAILABLE NOW!!!!

DePere East Industrial Park - Under Construction Now (2 units available 3/08)

East Madison 801 Walsh Rd - Units available more
info: <http://www.walshroadstorageshop.com/>

******New******

Janesville 4200 commercial Dr - A few Units available now

Stoughton 280 Business Park Circle Just started construction

*******Coming Soon*******

Verona - coming soon!

Sun Prairie - coming soon!

Deforest area - coming soon!

Appleton - coming soon

Various Milwaukee locations!!

We are accepting reservations at various sites both east, west, north, and south. Get your name on the list now to receive the "preconstruction pricing"!

Ask about our RENT-TO-OWN Program!

For more information email us at gat@storageshopusa.com or call 608 444 1515.