

PLAT OF SURVEY

PART OF THE WEST 1/2 OF THE NE 1/4 SECTION 6
TOWN 2 NORTH, RANGE 17 EAST
CITY OF ELKHORN
WALWORTH COUNTY, WISCONSIN

LEGAL DESCRIPTION

Commitment Number: T-82166

1. Effective Date: March 12, 1998 at 8:00 A. M.
2. POLICIES TO BE ISSUED: AMOUNT OF INSURANCE

ALIA OWNER'S POLICY: (10-17-92) \$ 375,000.00

Proposed Insured:
Mann Development Company, LLC, a Wisconsin Limited Liability Company
3. The estate or interest in the land described or referred to in this commitment and covered herein is fee simple and title thereto is at the effective date hereof held of record by:

Trotter Kent, Inc., as Liquidating Trustee for Delton Value Village, Inc., under Bankruptcy proceedings, Case No. 95B 19860
4. The land referred to in this commitment is described as follows:

Parcel 1:

Commencing at the Northwest corner of the Northeast ¼ of Section 6, Town 2 North, Range 17 East, City of Elkhorn, Walworth County, Wisconsin, thence North 88° 53' East along the North line of said Section 123.75 feet, thence South 00° 01' East 36.85 feet, thence South 89° 24' West 501.30 feet, thence North 89° 24' East 501.30 feet, to the beginning of the lands hereinafter described, to-wit: thence South 00° 01' East 3369.23 feet to a point on the West line of the proposed frontage road; thence North 27° 22' East 43.50 feet, thence North 89° 24' West 501.30 feet, thence North 89° 24' East 501.30 feet, thence North 36° 23' East parallel with said S.T.H. 15' and along said West line of said frontage road 1158.01 feet, thence North 00° 30' West along said West line of said frontage road 77.00 feet, thence North 89° 24' West 501.30 feet, thence South 89° 02' West along said South line 390.97 feet; thence North 87° 03' West along said South line 98.95 feet, thence South 89° 24' West along said South line 501.30 feet; thence North 89° 24' East 501.30 feet, thence North 89° 24' East 501.30 feet, to the South line interest in and to the strip of land lying between the foregoing described parcel and the West right-of-way line of new S.T.H. 15' as described in said deed recorded in the Walworth County Register's Office, dated 11/28/1972, and in Wisconsin on May 2, 1983 in Volume 301 of Records, on Page 188, as Document No. 88075. Thence by Elkhorn Development Company to dedicate said strip of land to the use and enjoyment of the public as a highway, to-wit: thence North 89° 24' East 501.30 feet, thence North 89° 24' East 501.30 feet, to the North line of the Elkhorn Development Company, a Wisconsin Non-profit Corporation and Barton A. Gleason and Virginia H. Gleason, husband and wife, as joint tenants, dated April 2, 1972 and recorded in the Walworth County Register's Office, dated 11/28/1972, and in Wisconsin on May 2, 1983 in Volume 301 of Records, on Page 551, as Document No. 646883. Excepting therefrom any portion thereof taken for road and highway purposes by Awaits of Damages recorded in November 1972 in Volume 301 of Records, on Page 551, as Document No. 387101, and in Wisconsin on May 2, 1983 in Volume 301 of Records, on Page 926, as Document No. 670412.

[illegible]

Tax Key No. YV SE 00004G

Parcel II:

A parcel of land located in the NE¼ of Section 6, T2N, R17E, City of Elkhorn, Willwerth County, Wisconsin described as follows: Commencing at the NW¼ corner of said Section 6; thence N 88° 52' 50" E 123.73 feet; thence S 1° 07' 10" E 37.64 feet; thence S 76° 58' 10" E 84.73 feet; thence N 88° 49' 15" E 300.00 feet; thence S 85° 28' 04" E 100.50 feet; thence S 88° 02' 07" E 519.35 feet; thence S 36° 25' 23" E 223.17 feet; thence S 35° 40' 45" W 223.17 feet; thence S 35° 40' 45" W 223.17 feet and the chord bearing S 35° 40' 57" W 282.02 feet; thence N 54° 30' 45" W 56.26 feet to the place of beginning; thence S 35° 29' 15" W 200.67 feet; thence N 54° 30' 45" W 223.17 feet; thence N 35° 29' 15" E 180.67 feet; thence S 54° 30' 45" E 0.67 feet; thence N 54° 29' 15" E 180.67 feet; thence S 54° 30' 45" E 384.84 feet; thence N 35° 29' 15" E 200.67 feet; thence S 54° 30' 45" E 192.66 feet; thence S 35° 29' 15" W 11.00 feet to the place of beginning.

Excepting therefrom that land described in Award of Damages, dated April 29, 1966 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on November 14, 1966 in Volume 642 of Deeds, on Page 401, as Document No. 587010 and in Award of Damages dated June 20, 1973 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on September 26, 1973 in Volume 101 of Records, on Page 926, as Document No. 670412.

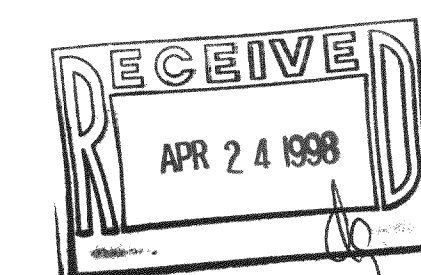
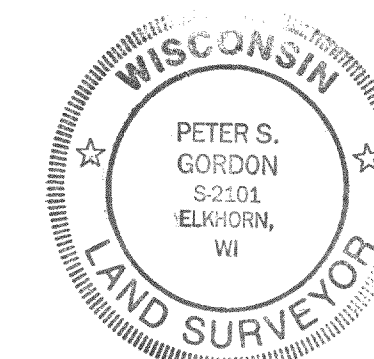
Tax Key No. YV SE 00004G1

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY ARE BLUE LINE PRINTS SHOWING SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN BLACK INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: 4-10-98

Peter S. Gordon
PETER S. GORDON R.L.S. 2101



WORK ORDERED BY: ROBERT MANN
PO BOX 48
ELKHORN, WI. 53121

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REVISIONS

PROJECT NO.	2092.98
DATE	04-09-98
SHEET NO.	1 OF 1