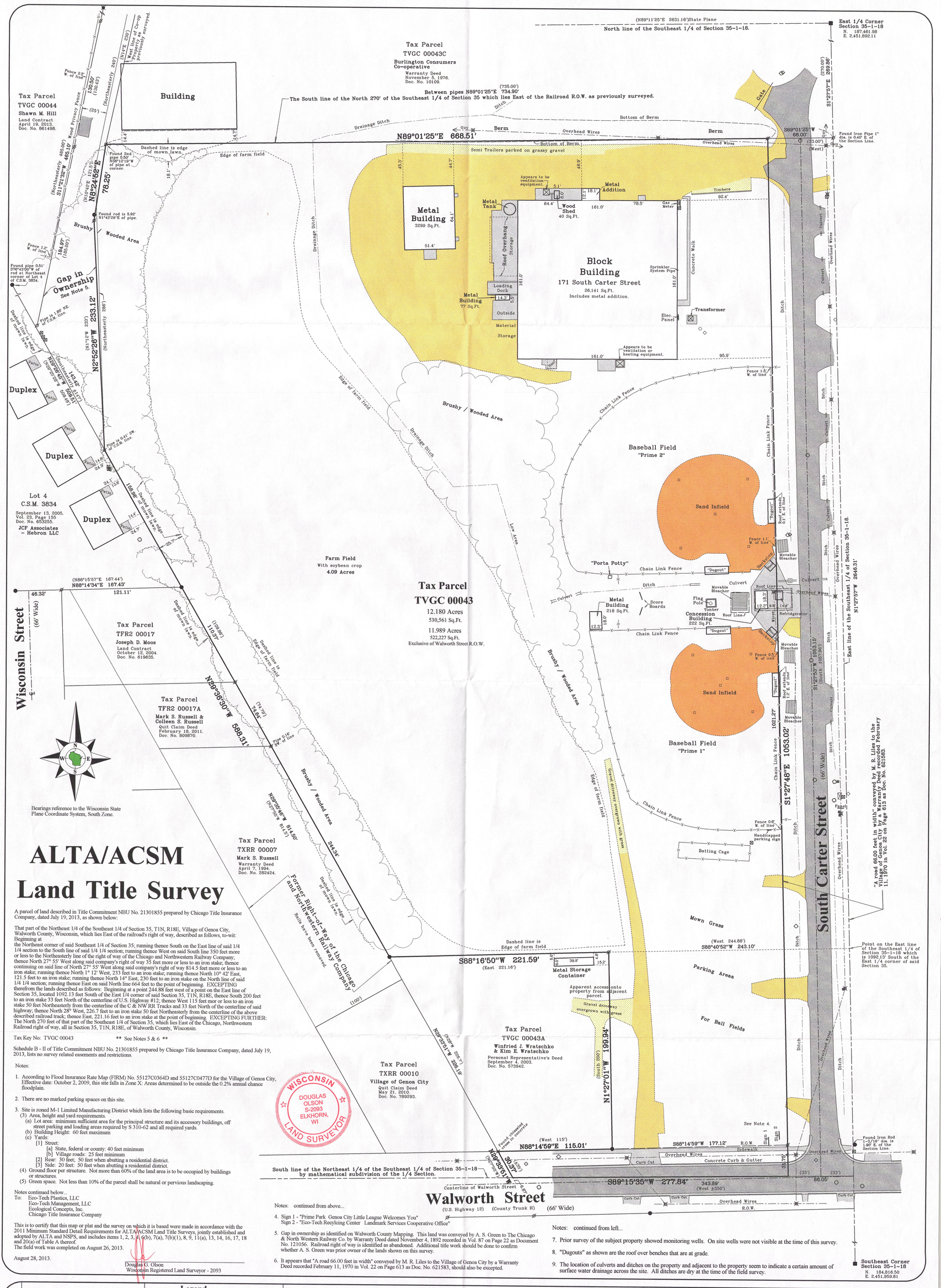

ALTA/ACSM Land Title Survey

A parcel of land described in Title Commitment NBU No. 21301855 prepared by Chicago Title Insurance Company, dated July 19, 2013, as shown below:

That part of the Northeast 1/4 of the Southeast 1/4 of Section 35, T1N, R18E, Village of Genoa City, Walworth County, Wisconsin, which lies East of the railroad's right of way, described as follows, to-wit: Beginning at
the Northeast corner of said Southeast 1/4 of Section 35; running thence South on the East line of said 1/4 1/4 section to the South line of said 1/4 1/4 section; running thence West on said South line 350 feet more or less to the Northeasterly line of the right of way of the Chicago and Northwestern Railway Company; thence North 27° 55' West along said company's right of way 35 feet more or less to an iron stake; thence continuing on said line of North 27° 55' West along said company's right of way 814.5 feet more or less to an iron stake; running thence North 1° 12' West, 233 feet to an iron stake; running thence North 10° 42' East, 121.5 feet to an iron stake; running thence North 14° East, 230 feet to an iron stake on the North line of said 1/4 1/4 section; running thence East on said North line 664 feet to the point of beginning. EXCEPTING therefrom the lands described as follows: Beginning at a point 244.88 feet west of a point on the East line of Section 35, located 1092.13 feet South of the East 1/4 corner of said Section 35, T1N, R18E, thence South 200 feet to an iron stake 33 feet North of the centerline of U.S. Highway #12; thence West 115 feet more or less to an iron stake 50 feet Northeasterly from the centerline of the C & NW RR Tracks and 33 feet North of the centerline of said highway; thence North 28° West, 226.7 feet to an iron stake 50 feet Northeasterly from the centerline of the above described railroad track; thence East, 221.16 feet to an iron stake at the point of beginning. EXCEPTING FURTHER: The North 270 feet of that part of the Southeast 1/4 of Section 35, which lies East of the Chicago, Northwestern Railroad right of way, all in Section 35, T1N, R18E, of Walworth County, Wisconsin.

Tax Key No: TVGC 00043 ** See Notes 5 & 6 **

Schedule B - II of Title Commitment NBU No. 21301855 prepared by Chicago Title Insurance Company, dated July 19, 2013, lists no survey related easements and restrictions.

Notes:

1. According to Flood Insurance Rate Map (FIRM) No. 55127C0364D and 55127C0477D for the Village of Genoa City, Effective date: October 2, 2009, this site falls in Zone X: Areas determined to be outside the 0.2% annual chance floodplain.

2. There are no marked parking spaces on this site.

3. Site is zoned M-1 Limited Manufacturing District which lists the following basic requirements.
   (3) Area, height and yard requirements.
   (a) Lot area: minimum sufficient area for the principal structure and its accessory buildings, off street parking and loading areas required by S 310-62 and all required yards.
   (b) Building Height: 60 feet maximum
   (c) Yards:
   [1] Street:
   [a] State, federal or county: 40 feet minimum
   [b] Village roads: 25 feet minimum
   [2] Rear: 30 feet; 50 feet when abutting a residential district.
   [3] Side: 20 feet; 50 feet when abutting a residential district.
   (4) Ground floor per structure. Not more than 60% of the land area is to be occupied by buildings or structures.
   (5) Green space. Not less than 10% of the parcel shall be natural or pervious landscaping.

Notes continued below...

To: Eco-Tech Plastics, LLC
Eco-Tech Management, LLC
Ecological Concepts, Inc.
Chicago Title Insurance Company

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 items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 8, 9, 11(a), 13, 14, 16, 17, 18 and 20(a) of Table A thereof.
The field work was completed on August 26, 2013.

August 28, 2013.

Douglas O. Olson
Wisconsin Registered Land Surveyor - 2093

Notes: continued from above...

4. Sign 1 - "Prime Park Genoa City Little League Welcomes You"
   Sign 2 - "Eco-Tech Recycling Center Landmark Services Cooperative Office"

5. Gap in ownership as identified on Walworth County Mapping. This land was conveyed by A. S. Green to The Chicago & North Western Railway Co. by Warranty Deed dated November 4, 1892 recorded in Vol. 87 on Page 22 as Document No. 121056. Railroad right of way is identified as abandoned. Additional title work should be done to confirm whether A. S. Green was prior owner of the lands shown on this survey.

6. It appears that "A road 66.00 feet in width" conveyed by M. R. Liles to the Village of Genoa City by a Warranty Deed recorded February 11, 1970 in Vol. 22 on Page 613 as Doc. No. 621583, should also be excepted.

Notes: continued from left...

7. Prior survey of the subject property showed monitoring wells. On site wells were not visible at the time of this survey.

8. "Dugouts" as shown are the roof over benches that are at grade.

9. The location of culverts and ditches on the property and adjacent to the property seem to indicate a certain amount of surface water drainage across the site. All ditches are dry at the time of the field survey.

2013.091

Sheet 1 of 1 Sheets

Drawing Name: t1nr18e-2013091-2013091ALTA.sxj

Job Reference Number

2013.091

Legend

- Found County Section Corner
- Found Iron Pipe, 1" dia. unless noted
- Found Iron Rod, 5/8" dia. unless noted
- ( ) Recorded Information
- Utility Pole
- Utility Box or Pedestal
- Manhole
- Vent
- Asphalt Surface
- Concrete Surface
- Gravel Surface
- Gravel Surface partly overgrown with grass
- ◇ Water Valve
- Approximate edge of Brushy/wooded areas
- Sand Surface
- Catch Basin

Jensen & Olson Land Surveying, LLC

45 South Wisconsin Street * P.O. Box 322 * Elkhorn, Wisconsin. 53121
Telephone: (262) 723-3434 * Facsimile: (262) 723-8044
Email: jensen.olson@elknet.net

Scale in Feet

1" = 40'

0' 20' 40' 80' 120'

Survey date: August 26, 2013.

Revisions:

RECEIVED OCT -7 2013 BY: ja

TVGC -43

006-1298