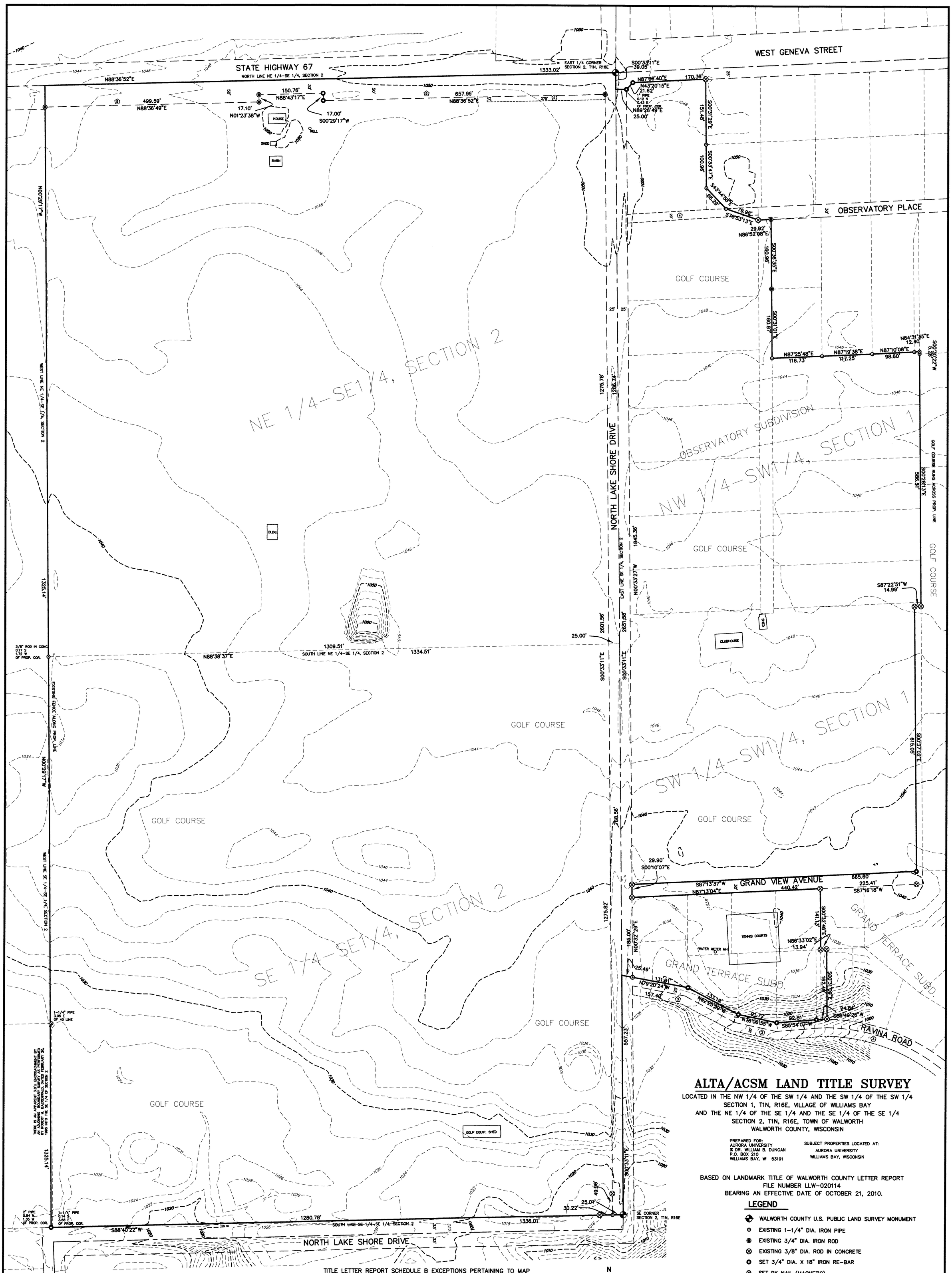

ALTA/ACSM LAND TITLE SURVEY

LOCATED IN THE NW 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SW 1/4
SECTION 1, T1N, R16E, VILLAGE OF WILLIAMS BAY
AND THE NE 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SE 1/4
SECTION 2, T1N, R16E, TOWN OF WALWORTH
WALWORTH COUNTY, WISCONSIN

PREPARED FOR:
AURORA UNIVERSITY
% DR. WILLIAM B. DUNCAN
P.O. BOX 210
WILLIAMS BAY, WI 53191

SUBJECT PROPERTIES LOCATED AT:
AURORA UNIVERSITY
WILLIAMS BAY, WISCONSIN

BASED ON LANDMARK TITLE OF WALWORTH COUNTY LETTER REPORT
FILE NUMBER LLW-020114
BEARING AN EFFECTIVE DATE OF OCTOBER 21, 2010.

LEGEND

- WALWORTH COUNTY U.S. PUBLIC LAND SURVEY MONUMENT
- EXISTING 1-1/4" DIA. IRON PIPE
- EXISTING 3/4" DIA. IRON ROD
- EXISTING 3/8" DIA. ROD IN CONCRETE
- SET 3/4" DIA. X 18" IRON RE-BAR
- SET PK NAIL (MAGNETIC)

CONTOUR DATA DERIVED FROM WALWORTH COUNTY GIS DATA WITH LIMITED FIELD VERIFICATION

BOUNDARY DESCRIPTION

LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 1, T1N, R16E, VILLAGE OF WILLIAMS BAY AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 2, T1N, R16E, TOWN OF WALWORTH IN WALWORTH COUNTY, WISCONSIN, BOUND BY THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 2, T1N, R16E, SAID POINT BEING THE POINT OF BEGINNING; THENCE S00°33'11"E, 39.05 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 2; THENCE N89°26'49"E, 25.00 FEET; THENCE N43°20'15"E, 21.62 FEET; THENCE N87°06'40"E, 170.36 FEET; THENCE S00°31'29"E, 151.48 FEET; THENCE S00°33'47"E, 100.96 FEET; THENCE S43°44'58"E, 66.29 FEET; THENCE S70°53'13"E, 79.96 FEET; THENCE N86°52'08"E, 29.92 FEET; THENCE S00°36'35"E, 160.96 FEET; THENCE S00°31'01"E, 160.87 FEET; THENCE N87°25'48"E, 116.73 FEET; THENCE N87°19'38"E, 117.25 FEET; THENCE N87°10'08"E, 98.60 FEET; THENCE N84°31'35"E, 12.40 FEET; THENCE S00°30'22"W, 5.26 FEET; THENCE S00°28'13"E, 586.51 FEET; THENCE S87°22'51"W, 14.99 FEET; THENCE S00°37'02"E, 615.05 FEET TO THE NORTH RIGHT OF WAY LINE OF GRAND VIEW AVENUE; THENCE S87°13'37"W, 665.60 FEET ALONG THE NORTH RIGHT OF WAY LINE OF GRAND VIEW AVENUE; THENCE S00°10'07"E, 29.90 FEET; THENCE N87°13'04"E, 440.42 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF GRAND VIEW AVENUE; THENCE S00°32'46"E, 141.13 FEET; THENCE N86°33'02"E, 13.94 FEET; THENCE S00°31'09"E, 162.49 FEET TO THE NORTH RIGHT OF WAY LINE OF RAVINA ROAD; THENCE S86°49'26"W, 24.84 FEET ALONG THE NORTH RIGHT OF WAY LINE OF RAVINA ROAD; THENCE S85°34'07"W, 92.81 FEET ALONG THE NORTH RIGHT OF WAY LINE OF RAVINA ROAD; THENCE N78°06'35"W, 91.72 FEET ALONG THE NORTH RIGHT OF WAY LINE OF RAVINA ROAD; THENCE N62°25'59"W, 133.19 FEET ALONG THE NORTH RIGHT OF WAY LINE OF RAVINA ROAD; THENCE N79°20'24"W, 157.40 FEET ALONG THE NORTH RIGHT OF WAY LINE OF RAVINA ROAD; THENCE S00°33'11"E, 557.23 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 2; THENCE S88°40'22"W, 1,336.01 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2; THENCE N00°29'17"W, 1,325.14 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2; THENCE N00°29'17"W, 1,325.14 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2; THENCE N88°36'52"E, 1,333.02 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2 TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT OF WAYS OF NORTH LAKE SHORE DRIVE AND STATE HIGHWAY 67.
CONTAINING 4,688,357 SQUARE FEET OR 107.63 ACRES, MORE OR LESS.

TITLE LETTER REPORT SCHEDULE B EXCEPTIONS PERTAINING TO MAP

1. Covenants, Conditions, Easements, Restrictions and Environmental Matters: Water Main (Easement dated September 7, 1995 and recorded in the office of the Register of Deeds for Walworth County,Wisconsin on September 25, 1995 in Volume 638, page 9781, as Document No. 313981. (DOES NOT PERTAIN TO SUBJECT PARCEL)
2. Right of Way Grant dated June 9, 1992 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on December 13, 1993 in Volume 627, page 3855, as Document No. 273792.
3. Road Right-of-Way Easement recorded in the office of the Register of Deeds for Walworth County, Wisconsin on August 27, 2002 as Document No. 521005.
4. Water Main Easement and Temporary Construction Easement recorded in the office of the Register of Deeds for Walworth County, Wisconsin on March 12, 2002 as Document No. 503462.
5. Conveyance of Lands for Highway Purposes recorded in the office of the Register of Deeds for Walworth County, Wisconsin on October 28, 1939 in Volume 280, page 163, as Document No. 337800.
6. Driveway Easement dated June 2, 1979 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on June 15, 1979 in Volume 234, page 226, as Document No. 478011. (DOES NOT PERTAIN TO SUBJECT PARCEL)
7. Easement as contained in Quit Claim Deed dated December 31, 1993 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on January 4, 1994 in Volume 627, page 6731, as Document No. 275831. (DOES NOT PERTAIN TO SUBJECT PARCEL)
8. Groundwater Use Restriction dated February 5, 2002 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on February 13, 2002 as Document No. 500850. (DOES NOT PERTAIN TO SUBJECT PARCEL)

BEARINGS REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SECTION 2, T1N, R16E ASSUMED TO BEAR S00°33'11E

100 0 100

SCALE: 1" = 100'

RECEIVED DEC 22 2010 By SMF

SURVEYOR'S CERTIFICATE

TO AURORA UNIVERSITY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS IN 2005. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WISCONSIN, THE RELATIVE ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

UNDERSIGNED FURTHER CERTIFIES THAT HE HAS SURVEYED AND MAPPED THE ABOVE PLATTED PROPERTY IN ACCORDANCE WITH THE INFORMATION FURNISHED AND IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER AE-7, WISCONSIN ADMINISTRATIVE CODE; AND THAT THE ABOVE-DESCRIBED PROPERTY AND 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 THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY, AS OF MARCH 30, 2010 TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF AURORA UNIVERSITY, AND ALSO THOSE WHO INSURE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF; AND AS TO THEM I CERTIFY THE ACCURACY OF SAID SURVEY MAP.

BT SQUARED, INC.
BY JOHN L. BREY

JOHN L. BREY, PLS 1319 — DATE 12/20/2010

WISCONSIN JOHN L. BREY S-1319 Reedsburg, Wisconsin LAND SURVEYOR

LIMITATIONS ON UTILITIES SHOWN

UNDERGROUND UTILITIES WERE NOT MARKED BY DIGGERS HOTLINE AS PART OF THIS SURVEY AND HAVE NOT BEEN LOCATED OR SHOWN ON THIS SURVEY.

FOR ANY CONSTRUCTION, SITE WORK, DESIGN WORK & PLANNING, THE OWNER OR ITS REPRESENTATIVE, OR THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

PROJECT NO.	4164	DRAWN BY:	JB
DRAWN:	12/16/2010	CHECKED BY:	JLB
REVISED:		APPROVED BY:	

SURVEYOR: BT SQUARED, 2830 DAIRY DRIVE MADISON, WI 53718-6751, PHONE: (608) 224-2830

CLIENT: AURORA UNIVERSITY, % DR. WILLIAM B. DUNCAN, P.O. BOX 210, WILLIAMS BAY, WI 53191

SITE: AURORA UNIVERSITY, WILLIAMS BAY, WI

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SHEET 1 OF 1

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EW 2-19 EW 2-20 WWUPU

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