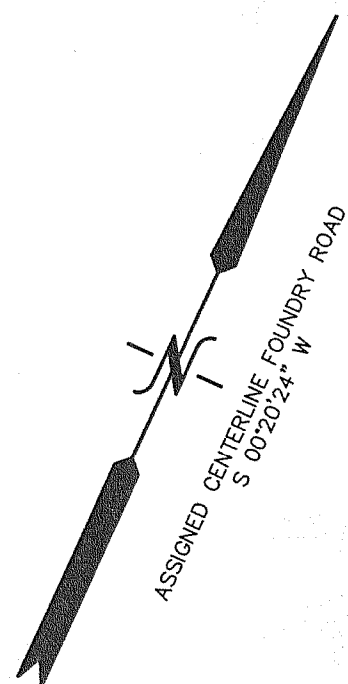


ALTA/ACSM LAND TITLE SURVEY

A PARCEL OF LAND LOCATED IN PART OF THE WEST 1/2 OF SECTION 33,
TOWN 2 NORTH, RANGE 15 EAST, WALWORTH COUNTY, WISCONSIN

TAX PARCEL D-33-14
LARSEN COMPANY C/O BIRDS EYE FOODS, INC.
ATTENTION: TERRY ZEH
P.O. BOX 20670
ROCHESTER, NY 14602



100 50 0 100 200 300 400
MAP SCALE IN FEET ORIGINAL 1"= 100'

20' STORM SEWER APPARENT EASEMENT
CORRESPONDENCE IN OUR FILES SHOWS A LEGAL DESCRIPTION FOR A 20 FOOT EASEMENT TRANSMITTED TO OWNERS ATTORNEY IN OCTOBER OF 2003. TITLE REVEALS NO RECORD EVIDENCE THIS WAS RECORDED, YET STORM STRUCTURES INDICATE USAGE AS A DRAINAGEWAY.

TAX PARCEL D-33-14
LARSEN COMPANY C/O BIRDS EYE FOODS, INC.
ATTENTION: TERRY ZEH
P.O. BOX 20670
ROCHESTER, NY 14602

16" STORM SEWER EASEMENT
SHOWN ON 1983 SURVEY OF
THIS NEIGHBORING PARCEL
REC. VOL. 117 M
PG. 454 W.C.R.
(WALWORTH COUNTY RECORDS)

EXCEPTION 17
EXACT ROUTE OF ANCIENT DRAIN TILE AND
EASEMENT DESCRIBED IN DOC. 491954 AND
VOL. 117 OF MORTGAGES PAGE 486 & 487
IN 1917 IS INDETERMINATE. DRAINAGE HAS
BEEN REROUTED. THE ANCIENT TILE IS
PROBABLY NO LONGER IN SERVICE.

EXCEPTION 19
EASEMENT TERMINATED IN DOC. 588047

3. The land referred to in the Commitment is described as follows:

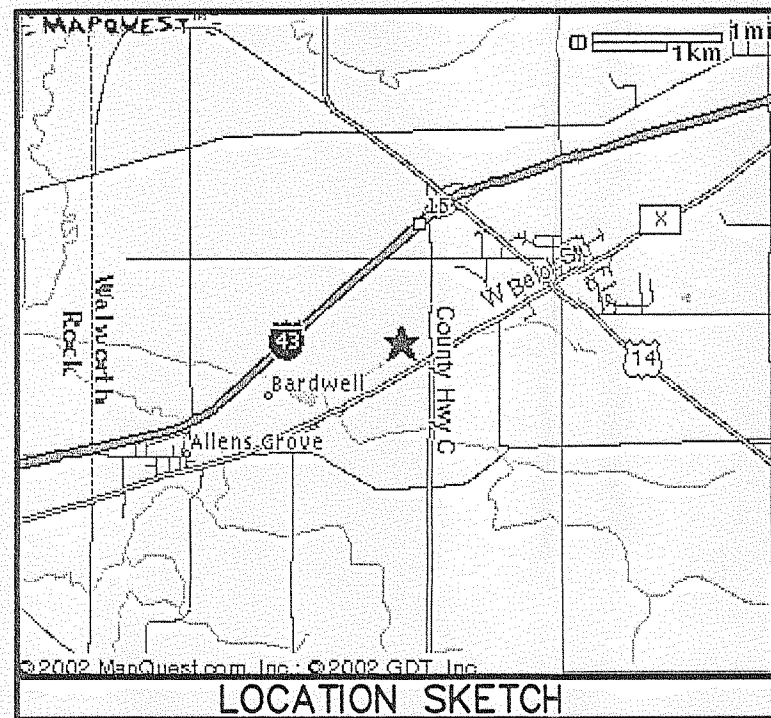
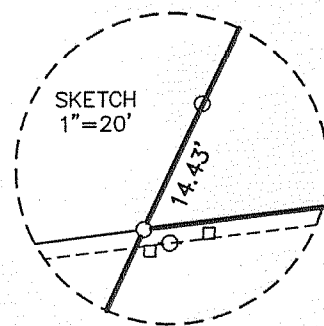
PARCEL 1:
Lot 1 of Certified Survey Map No. 1994, according to the plat thereof recorded in
Volume 9 of Certified Surveys on Page 266 as Document No. 205205, Town of Darien,
Walworth County, Wisconsin.

Tax Key No. BA 199400001

PARCEL 2:
A parcel of land located in the West 1/2 of Section 33, T2N, R15E, Town of Darien,
Walworth County, Wisconsin, described as follows:
Commencing at the North 1/4 corner of said Section 33; thence South 0° 20' 24" West,
along the East line of said West 1/2, 89.51 feet to the Southern line of land
formerly owned by the Chicago, Milwaukee, St. Paul and Pacific Railroad Company and
the place of beginning; thence continue South 0° 20' 24" West, along the East line,
1406.70 feet to the centerline of County Trunk Highway "X"; thence South 88° 20' 24"
West, along said centerline, 2337.07 feet to a point on the West line of the East 1/2
of the Northwest 1/4 of said Section 33, as fenced, 1720.44 feet to the Southern
line of the Northwest 1/4 of said Section 33, as fenced; thence North 0° 18' East, along said West line and the West line of the East 1/2 of the Southwest
1/4 of the Northwest 1/4 of said Section 33 as fenced, 1720.44 feet to the Southern
line of the land formerly owned by the Chicago, Milwaukee, St. Paul and Pacific
Railroad Company; thence North 65° 21' East, along said Southern line 2188.16 feet
to the place of beginning.

EXCEPTING therefrom Lot 1 of Certified Survey Map No. 1994 as recorded in Volume 9 of
Certified Surveys on Page 266 as Document No. 205205.

Tax Key No. BD 33000138



NOTE: PARCEL IS LOCATED WITHIN "ZONE C" AS SHOWN ON FLOOD INSURANCE
RATE MAP COMMUNITY-PANEL NUMBER 550462 0105 B. "ZONE C" IS
DESCRIBED AS "AREA OF MINIMAL FLOODING".

PARCEL IS ZONED M-1 (INDUSTRIAL). BUILDING SETBACKS PER COUNTY
ZONING ORDINANCE ARE SHOWN ON THE PLAT. MAXIMUM BUILDING
HEIGHT FOR THIS ZONING DISTRICT IS 55 FEET.

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

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, PETER S. GORDON, A REGISTERED SURVEYOR OF THE STATE OF WISCONSIN, CERTIFIES TO:

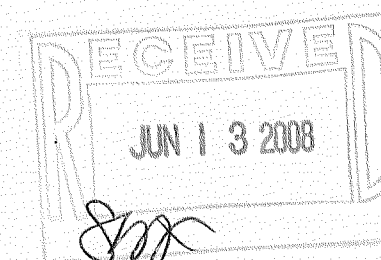
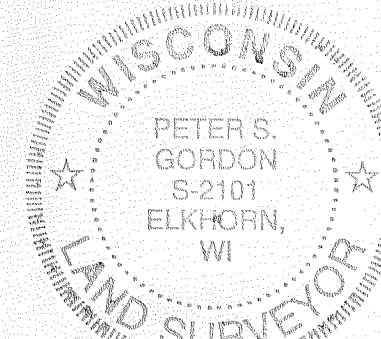
VERSACOLD CASCADE, INC.
CHICAGO TITLE INSURANCE COMPANY

AS FOLLOWS:

1.) THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH "THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND
TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION (ALTA) AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
(NSPS) IN 2005, AND INCLUDES ALL ALTA LAND TITLE SURVEY DETAIL REQUIREMENTS FROM TABLE "A", OPTIONS 1, 2, 3, 4, 5, 7(A), 8, 9, 10, 11(A), 13 AND 14
THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED HEREBY
CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WISCONSIN, THE RELATIVE POSITIONAL ACCURACY (AS DEFINED
THEREIN) RESULTING FROM THE MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

DATED: MAY 30, 2008

PETER S. GORDON
R.L.S. 2101



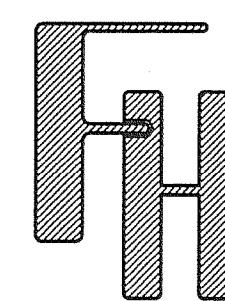
PARKING SUMMARY:

TOTAL STRIPED PARKING SPACES: 359 STALLS
CAR PARKING SPACES: 158 STALLS (1 HANDICAP)
SEMI/OTHER PARKING SPACES: 201 STALLS

- LEGEND
- = FOUND IRON PIPE STAKE
 - = FOUND IRON REBAR STAKE
 - = FOUND CONCRETE COUNTY MONUMENT
 - = UTILITY POLE LOCATED
 - OH--- = OVERHEAD WIRES
 - = UTILITY BOX LOCATED
 - = TRANSFORMER LOCATED
 - = LIGHT POLE LOCATED
 - = ELECTRIC METER LOCATED
 - {xxx} = RECORDED AS

NOTES RELATIVE TO TITLE NO. 128--00690
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 428550 AMENDED 04-02-2008

EXCEPTION 17 REFERS TO A DRAINAGE EASEMENT WHOSE RELATIVE POSITION IS NOTED
ON THIS MAP, SAID EASEMENT HAS BEEN RELEASED AND TERMINATED AS REFERENCED
IN TITLE EXCEPTION 19 (DOC. 588047).



ALTA/ACSM LAND TITLE SURVEY
TOWN OF DARIEN, WALWORTH COUNTY, WISCONSIN

WORK ORDERED BY -
VERSACOLD CASCADE, INC.
600 UNIVERSITY ST., SUITE 3600
SEATTLE, WA. 98101

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGEWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121

OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS
6/28/2007 - KB
UPDATE TO CURRENT
ALTA SPECIFICATIONS

PROJECT NO.
4415
DATE
10/30/2002
SHEET NO.
1 OF 1

BA1994-1 BD33-13B

215-677