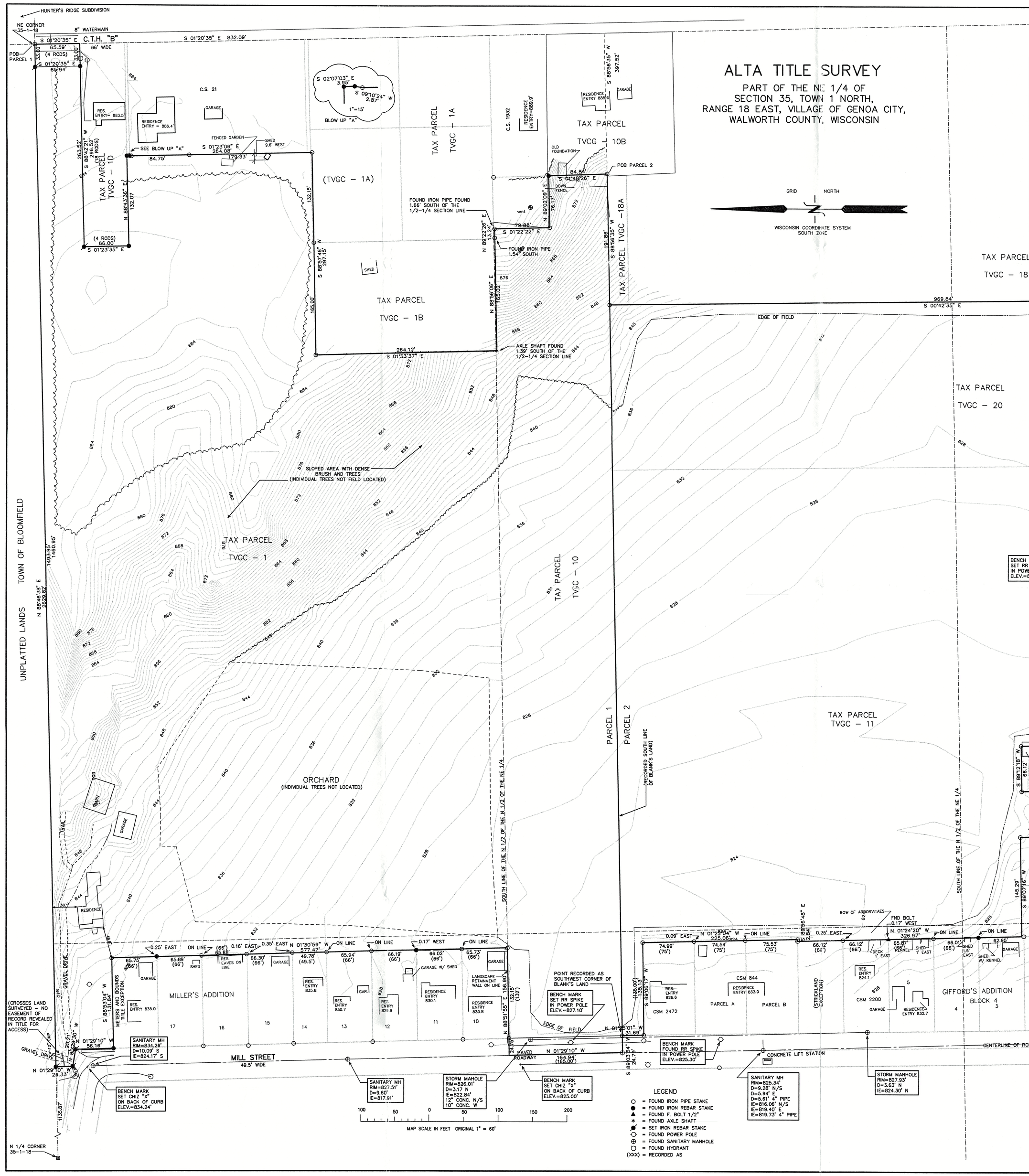
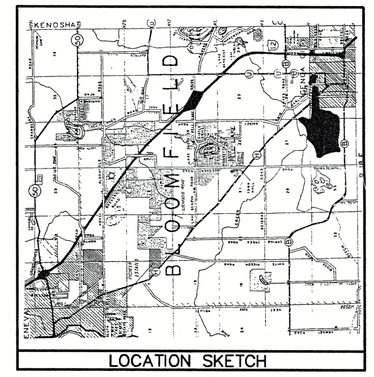
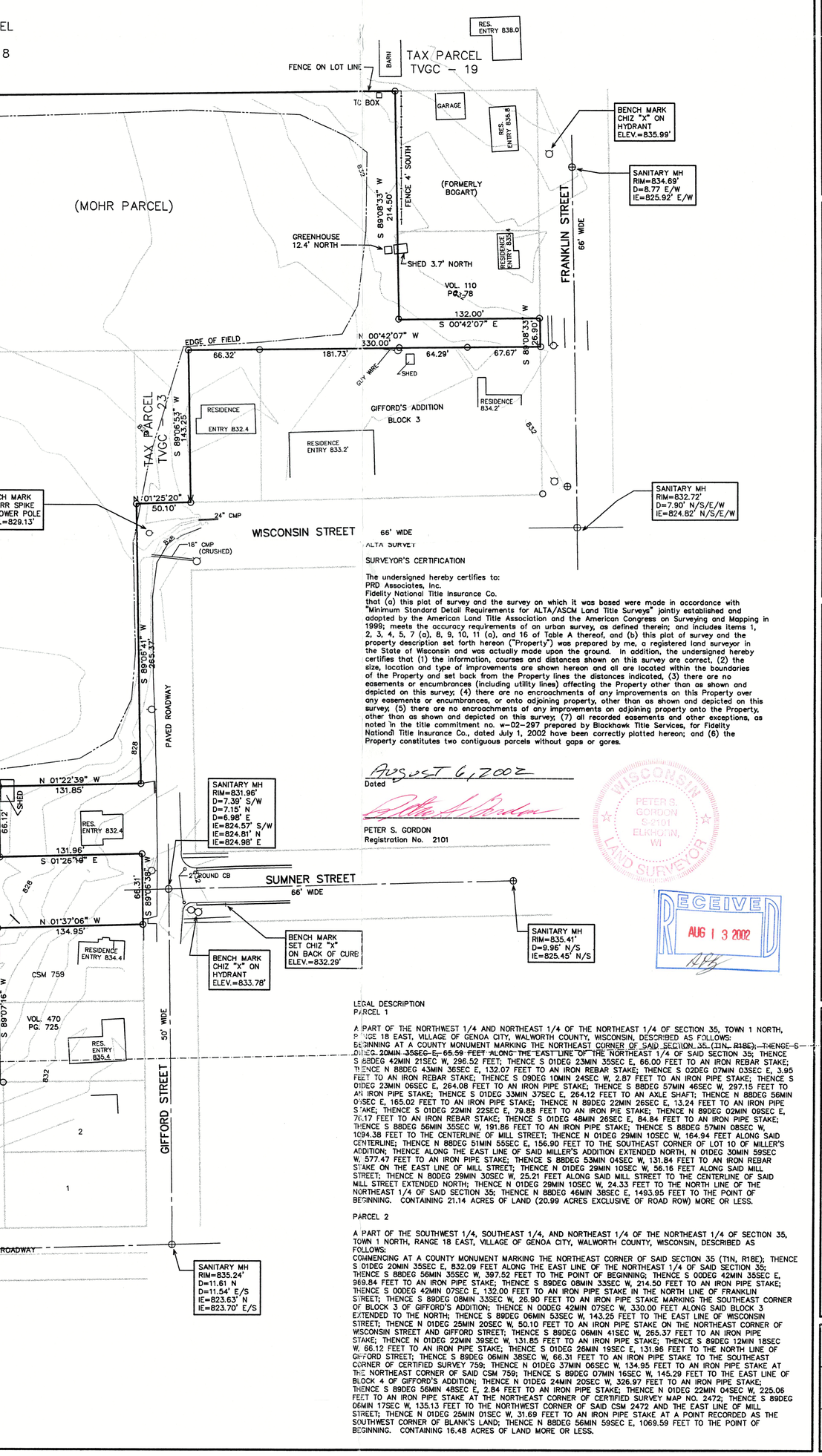
ALTA TITLE SURVEY

PART OF THE NE 1/4 OF
SECTION 35, TOWN 1 NORTH,
RANGE 18 EAST, VILLAGE OF GENOA CITY,
WALWORTH COUNTY, WISCONSIN





LOCATION SKETCH



SURVEYOR'S NOTES:

1) THE LEGAL DESCRIPTIONS ATTACHED DESCRIBE 2 PARCELS BEING CONTIGUOUS WITH NO GAPS OR OVERLAPS. THESE LEGAL DESCRIPTIONS REPRESENT LANDS FORMERLY DESCRIBED IN TITLE COMMITMENT NO. W-02-298, PREPARED BY BLACKHAWK TITLE SERVICES, DATED JULY 1, 2002. THESE TITLE DESCRIPTIONS ALONG WITH THE EXCEPTIONS LISTED REPRESENT PARCELS WITH GAPS IN DESCRIBED LANDS, AND EXCEPTIONS WHICH OVERLAP. THIS SURVEY WAS BASED UPON A RETRACEMENT OF THESE PARCELS IN CONJUNCTION WITH MONUMENTS FOUND WHICH APPEAR TO BEST REPRESENT THE DESCRIBED PARCELS AND EXCEPTIONS.

2) USERS SHOULD NOTE THERE ARE VARIOUS APPARENT ENCROACHMENTS SHOWN ON THE MAP WHICH MAY REPRESENT A CLAIM BY OTHERS TO THE USE OF THESE LANDS.

3) TITLE REVEALS DOCUMENTS GRANTING FLOWAGE RIGHTS (DEED DATED MAY 16, 1849, RECORDED IN VOL. 10 OF DEEDS, PAGE 599 AND DEED DATED OCT. 11, 1855, REC. VOL. 22 OF DEEDS, PG. 148). THE SURVEY REVEALS NO CREEKS OR STREAMS FOR THESE FLOWAGE RIGHTS TO ENCUMBER.

4) THE NORTHWEST CORNER OF PARCEL 1 HAS A GRAVEL DRIVE FOR LANDS TO THE NORTH FOR WHICH THERE IS NO RECORD EASEMENT.

5) VISIBLE ABOVE GROUND UTILITIES HAVE BEEN SHOWN ON THE MAP. DIGGERS HOTLINE SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION IN THE EVENT THERE ARE BELOW SURFACE UTILITIES.

LEGEND

- ○ = FOUND IRON PIPE STAKE
- ● = FOUND IRON REBAR STAKE
- ▲ = FOUND F. BOLT 1/2"
- ✱ = FOUND AXLE SHAFT
- ◉ = SET IRON REBAR STAKE
- ⬡ = FOUND POWER POLE
- ⊕ = FOUND SANITARY MANHOLE
- ⊕ = FOUND HYDRANT
- (XXX) = RECORDED AS

SURVEYOR'S CERTIFICATION

The undersigned hereby certifies to:
PRD Associates, Inc.
Fidelity National Title Insurance Co.
that (a) this plat of survey and the survey on which it was based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ASCM Land Title Surveys" jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1999; meets the accuracy requirements of an urban survey, as defined therein; and includes items 1, 2, 3, 4, 5, 7 (a), 8, 9, 10, 11 (a), and 16 of Table A thereof, and (b) this plat of survey and the property description set forth hereon ("Property") was prepared by me, a registered land surveyor in the State of Wisconsin and was actually made upon the ground. In addition, the undersigned hereby certifies that (1) the information, courses and distances shown on this survey are correct, (2) the size, location and type of improvements are shown hereon and all are located within the boundaries of the Property and set back from the Property lines the distances indicated, (3) there are no easements or encumbrances (including utility lines) affecting the Property other than as shown and depicted on this survey; (4) there are no encroachments of any improvements on this Property over any easements or encumbrances, or onto adjoining property, other than as shown and depicted on this survey; (5) there are no encroachments of any improvements on adjoining property onto the Property, other than as shown and depicted on this survey; (7) all recorded easements and other exceptions, as noted in the title commitment no. w-02-297 prepared by Blackhawk Title Services, for Fidelity National Title Insurance Co., dated July 1, 2002 have been correctly plotted hereon; and (6) the Property constitutes two contiguous parcels without gaps or gores.

August 6, 2002
Dated

PETER S. GORDON
Registration No. 2101

WISCONSIN PETER GORDON S-2101 BARABOO, WI LAND SURVEYOR

RECEIVED AUG 13 2002

LEGAL DESCRIPTION
PARCEL 1

A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWN 1 NORTH, RANGE 18 EAST, VILLAGE OF GENOA CITY, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT A COUNTY MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 35, (T1N, R18E); THENCE S 01DEG 20MIN 35SEC E, 65.59 FEET ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE S 88DEG 42MIN 21SEC W, 296.52 FEET; THENCE S 01DEG 23MIN 35SEC E, 66.00 FEET TO AN IRON REBAR STAKE; THENCE N 88DEG 43MIN 36SEC E, 132.07 FEET TO AN IRON REBAR STAKE; THENCE S 02DEG 07MIN 03SEC E, 3.95 FEET TO AN IRON REBAR STAKE; THENCE S 09DEG 10MIN 24SEC W, 2.87 FEET TO AN IRON PIPE STAKE; THENCE S 01DEG 23MIN 06SEC E, 264.08 FEET TO AN IRON PIPE STAKE; THENCE S 88DEG 57MIN 46SEC W, 297.15 FEET TO AN IRON PIPE STAKE; THENCE S 01DEG 33MIN 37SEC E, 264.12 FEET TO AN AXLE SHAFT; THENCE N 88DEG 56MIN 01SEC E, 165.02 FEET TO AN IRON PIPE STAKE; THENCE N 89DEG 22MIN 26SEC E, 13.24 FEET TO AN IRON PIPE STAKE; THENCE S 01DEG 22MIN 22SEC E, 79.88 FEET TO AN IRON PIE STAKE; THENCE N 89DEG 02MIN 09SEC E, 76.17 FEET TO AN IRON REBAR STAKE; THENCE S 01DEG 48MIN 26SEC E, 84.84 FEET TO AN IRON PIPE STAKE; THENCE S 88DEG 56MIN 35SEC W, 191.86 FEET TO AN IRON PIPE STAKE; THENCE S 88DEG 57MIN 08SEC W, 1034.38 FEET TO THE CENTERLINE OF MILL STREET; THENCE N 01DEG 29MIN 10SEC W, 164.94 FEET ALONG SAID CENTERLINE; THENCE N 88DEG 51MIN 55SEC E, 156.90 FEET TO THE SOUTHEAST CORNER OF LOT 10 OF MILLER'S ADDITION; THENCE ALONG THE EAST LINE OF SAID MILLER'S ADDITION EXTENDED NORTH, N 01DEG 30MIN 59SEC W, 577.47 FEET TO AN IRON PIPE STAKE; THENCE S 88DEG 53MIN 04SEC W, 131.84 FEET TO AN IRON REBAR STAKE ON THE EAST LINE OF MILL STREET; THENCE N 01DEG 29MIN 10SEC W, 56.16 FEET ALONG SAID MILL STREET; THENCE N 88DEG 29MIN 30SEC W, 25.21 FEET ALONG SAID MILL STREET TO THE CENTERLINE OF SAID MILL STREET EXTENDED NORTH; THENCE N 01DEG 29MIN 10SEC W, 24.33 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE N 88DEG 46MIN 38SEC E, 1493.95 FEET TO THE POINT OF BEGINNING. CONTAINING 21.14 ACRES OF LAND (20.99 ACRES EXCLUSIVE OF ROAD ROW) MORE OR LESS.

PARCEL 2

A PART OF THE SOUTHWEST 1/4, SOUTHEAST 1/4, AND NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWN 1 NORTH, RANGE 18 EAST, VILLAGE OF GENOA CITY, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCING AT A COUNTY MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 35 (T1N, R18E); THENCE S 01DEG 20MIN 35SEC E, 832.09 FEET ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE S 88DEG 56MIN 35SEC W, 397.52 FEET TO THE POINT OF BEGINNING; THENCE S 00DEG 42MIN 35SEC E, 969.84 FEET TO AN IRON PIPE STAKE; THENCE S 88DEG 08MIN 33SEC W, 214.50 FEET TO AN IRON PIPE STAKE; THENCE S 00DEG 42MIN 07SEC E, 132.00 FEET TO AN IRON PIPE STAKE IN THE NORTH LINE OF FRANKLIN STREET; THENCE S 88DEG 08MIN 33SEC W, 26.90 FEET TO AN IRON PIPE STAKE MARKING THE SOUTHEAST CORNER OF BLOCK 3 OF GIFFORD'S ADDITION; THENCE N 00DEG 42MIN 07SEC W, 330.00 FEET ALONG SAID BLOCK 3 EXTENDED TO THE NORTH; THENCE S 88DEG 08MIN 53SEC W, 143.25 FEET TO THE EAST LINE OF WISCONSIN STREET; THENCE N 01DEG 25MIN 20SEC W, 50.10 FEET TO AN IRON PIPE STAKE ON THE NORTHEAST CORNER OF WISCONSIN STREET AND GIFFORD STREET; THENCE S 89DEG 06MIN 41SEC W, 265.37 FEET TO AN IRON PIPE STAKE; THENCE N 01DEG 22MIN 39SEC W, 131.85 FEET TO AN IRON PIPE STAKE; THENCE S 89DEG 13MIN 18SEC W, 66.12 FEET TO AN IRON PIPE STAKE; THENCE S 01DEG 26MIN 19SEC E, 131.96 FEET TO THE NORTH LINE OF GIFFORD STREET; THENCE S 89DEG 06MIN 38SEC W, 66.31 FEET TO AN IRON PIPE STAKE TO THE SOUTHEAST CORNER OF CERTIFIED SURVEY 759; THENCE N 01DEG 37MIN 06SEC W, 134.95 FEET TO AN IRON PIPE STAKE AT THE NORTHEAST CORNER OF SAID CSM 759; THENCE S 89DEG 07MIN 16SEC W, 145.29 FEET TO THE EAST LINE OF BLOCK 4 OF GIFFORD'S ADDITION; THENCE N 01DEG 24MIN 20SEC W, 326.97 FEET TO AN IRON PIPE STAKE; THENCE S 89DEG 56MIN 48SEC E, 2.84 FEET TO AN IRON PIPE STAKE; THENCE N 01DEG 22MIN 04SEC W, 225.06 FEET TO AN IRON PIPE STAKE AT THE NORTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 2472; THENCE S 89DEG 08MIN 17SEC W, 135.13 FEET TO THE NORTHWEST CORNER OF SAID CSM 2472 AND THE EAST LINE OF MILL STREET; THENCE N 01DEG 25MIN 01SEC W, 31.69 FEET TO AN IRON PIPE STAKE AT A POINT RECORDED AS THE SOUTHWEST CORNER OF BLANK'S LAND; THENCE N 88DEG 56MIN 59SEC E, 1069.59 FEET TO THE POINT OF BEGINNING. CONTAINING 16.48 ACRES OF LAND MORE OR LESS.

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5866

– WORK ORDERED BY –
HELMUT PETTER
PRD ASSOCIATES, INC.
P.O. BOX 705
LIBERTYVILLE, IL 60048

REVISIONS

PROJECT NO.	6060
DATE	07-25-02
SHEET NO.	1 OF 1

AUG 06 2002

TVGC- 11,10,1,23,20

006-1043