ALTA/ACSM LAND TITLE SURVEY
WITH TOPOGRAPHIC DATA

SITUATED ON PELLAR ROAD, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

PART OF THE SW 1/4 AND SE 1/4 OF SECTION 30, T2N, R18E, CITY OF LAKE GENEVA, COUNTY OF WALWORTH, STATE OF WISCONSIN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE W 1/4 CORNER OF SECTION 30 AND RUNNING THENCE S. 0 DEG. 03' W ALONG THE WEST LINE OF SECTION 30, 553.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 0 DEG. 03' W ALONG THE WEST LINE OF SECTION 30, 2085.49 FEET, MORE OR LESS TO THE SW CORNER OF SECTION 30; THENCE S 89 DEG. 17' E ALONG THE SOUTH LINE OF SECTION 30, 2055.46 FEET; THENCE N 0 DEG. 20'30" E 15.38 FEET; THENCE N 88 DEG. 40'30" W 95.59 FEET; THENCE N 0 DEG. 18' 30" E 230.82 FEET; THENCE S 89 DEG. 20' 30" E 95.76 FEET; THENCE S 0 DEG. 20' 30" W 3.25 FEET; THENCE S 89 DEG. 20' 30" 937.20 FEET; THENCE N 0 DEG. 20 '30" E 116.10 FEET; THENCE N 33 DEG. 22' W 716.71 FEET; THENCE N 32 DEG. 08' W 291.62 FEET; THENCE N 88 DEG 22' W 1190.90 FEET; THENCE N 3 DEG. 13' W 697.13 FEET; THENCE S 87 DEG. 10' E 521.00 FEET; THENCE N 12 DEG 00' E 309.50 FEET; THENCE N 32 DEG. 08' W 203.76 FEET; THENCE N 89 DEG. 33' W 414.91 FEET; THENCE S 78 DEG. 19' W 1301.05 FEET TO THE POINT OF BEGINNING.

JANUARY 18, 2006 RYAN COMPANIES US, INC. (WIGHT PARCEL) SURVEY NO. 163167-DAW

SUGGESTED LEGAL DESCRIPTION

PART OF THE SOUTHEAST 1/4, SOUTHWEST 1/4, NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWN 2 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30; THENCE SOUTH 89°54'09" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 SECTION 447.90 FEET TO THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED; THENCE CONTINUING SOUTH 89°54'09" WEST ALONG SAID SOUTH LINE 2056.22 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 30; THENCE NORTH 00°46'41" WEST ALONG SAID WEST LINE 2081.15 FEET TO A POINT; THENCE NORTH 77°28'13" EAST 1301.13 FEET TO A POINT; THENCE NORTH 89°32'32" EAST 414.52 FEET TO A POINT ON THE WESTERLY LINE OF USH "12"; THENCE SOUTH 33°01'04" EAST ALONG SAID WESTERLY LINE 203.83 FEET TO A POINT; THENCE SOUTH 11°20'04" WEST 309.68 FEET TO A POINT; THENCE NORTH 88°00'24" WEST 522.16 FEET TO A POINT; THENCE SOUTH 04°06'36" EAST 697.13 FEET TO A POINT; THENCE SOUTH 89°15'36" EAST 557.97 FEET TO A POINT; THENCE SOUTH 00°00'15" WEST 775.32 FEET TO A POINT; THENCE SOUTH 26°19'37" EAST 207.41 FEET TO A POINT; THENCE NORTH 89°27'46" EAST 74.05 FEET TO A POINT; THENCE SOUTH 00°32'08" EAST 230.92 FEET TO A POINT; THENCE NORTH 89°22'57" EAST 95.37 FEET TO A POINT; THENCE SOUTH 00°26'51" EAST 15.38 FEET TO THE POINT OF BEGINNING.
EXCEPTING THEREROM THE FOLLOWING:
LOT 1 OF CERTIFIED SURVEY MAP NO. 1918 BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE NORTH 00°46'41" WEST 607.53 FEET; THENCE SOUTH 63°27'02" EAST 237.52 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°46'41" WEST 369.72 FEET; THENCE NORTH 89°13'19" EAST 200.00 FEET; THENCE SOUTH 00°46'41" EAST 346.37 FEET; THENCE SOUTH 55°16'59" WEST 128.36 FEET; THENCE NORTH 63°27'12" WEST 105.25 FEET TO THE POINT OF BEGINNING.
CONTAINING 3,634,231 SQUARE FEET OR 83.4305 ACRES.

TO: WIGHT PARTNERS
CHICAGO TITLE INSURANCE COMPANY
RYAN COMPANIES US, INC.
LAKE GENEVA PROPERTIES

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 AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(B), 7(C), 8, 9, 10, 11(A) AND 14 OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS" WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF SURVEY: JANUARY 18, 2006

ERIC R. STURM
REGISTERED LAND SURVEYOR
REGISTRATION NO. S-2309

WISCONSIN ERIC R. STURM S-2309 NORTH PRAIRIE WI LAND SURVEYOR

A. **BASIS OF BEARINGS**
BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 30 WHICH IS ASSUMED TO BEAR NORTH 89°54'09" EAST

B. **TITLE COMMITMENT**
THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 416516, EFFECTIVE DATE OF JUNE 1, 2006, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:

11. PUBLIC OR PRIVATE RIGHTS, IF ANY, IN SUCH PORTION OF THE SUBJECT PREMISE AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR ROAD, STREET, HIGHWAY AND/OR ALLEY PURPOSES. AFFECTS SITE BY LOCATION – GENERAL IN NATURE, CANNOT BE PLOTTED
12. RIGHTS OF THE PUBLIC AND THE ADJOINING LAND OWNERS TO FREE AND UNINTERRUPTED FLOW OF WATERS OF ANY CREEK OR STREAM ON THE PREMISES. AFFECTS SITE BY LOCATION – GENERAL IN NATURE, CANNOT BE PLOTTED
13. EASEMENT GRANTED TO THE WISCONSIN SOUTHERN GAS COMPANY BY AN INSTRUMENT DATED JUNE 27, 1944 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN ON AUGUST 11, 1949 IN VOLUME 402 OF DEEDS AT PAGE 534 AS DOCUMENT NO. 418619. AFFECTS SITE BY LOCATION – GENERAL IN NATURE, CANNOT BE PLOTTED
14. EASEMENT GRANTED TO THE WISCONSIN POWER AND LIGHT COMPANY BY AN INSTRUMENT DATED NOVEMBER 29, 1956 AND RECORDED IN SAID REGISTER'S OFFICE ON APRIL 6, 1957 IN VOLUME 509 OF DEEDS AT PAGE 522 AS DOCUMENT NO. 459165. AFFECTS SITE BY LOCATION – GENERAL IN NATURE, CANNOT BE PLOTTED
15. RIGHTS OF THE PUBLIC IN ANY SUBMERGED PORTIONS OF THE SUBJECT PREMISES LYING BELOW THE ORDINARY HIGHWATER MARK OF WHITE RIVER. AFFECTS SITE BY LOCATION – GENERAL IN NATURE, CANNOT BE PLOTTED
16. RIGHTS OF OTHERS ACROSS A PORTION OF THE SUBJECT PREMISES AS EVIDENCED IN THAT CERTAIN DEED FROM LOUISE GLASS TO PHILIP T. ROBERS, ET AL. RECORDED IN VOLUME 142 OF RECORDS AT PAGE 364 AS DOCUMENT NO. 695689. AFFECTS SITE BY LOCATION – SHOWN
17. APPARENT LACK OF ACCESS TO SUBJECT PROPERTY FROM PUBLIC STREET OR HIGHWAY. AFFECTS SITE BY LOCATION – SHOWN (NOT LABELED)
18. NO ACCESS TO U.S. HIGHWAY 12 FROM SUBJECT PREMISES. AFFECTS SITE BY LOCATION – SHOWN
19. POSSIBLE RIGHTS OF OTHERS IN AND TO THAT PORTION OF THE SUBJECT PREMISES AS DESCRIBED IN AFFIDAVIT OF ADVERSE POSSESSION RECORDED OCTOBER 13, 1997 IN VOLUME 650 ON PAGE 1005 AS DOCUMENT NO. 365544. AFFECTS SITE BY LOCATION – SHOWN
20. EASEMENT BY AND BETWEEN SWIFT INVESTMENT BUILDERS, INC., A CORPORATION AND THE CITY OF LAKE GENEVA, DATED DECEMBER 15, 1983 AND RECORDED DECEMBER 28, 1983 IN VOL. 315 OF RECORDS ON PAGE 934 AS DOCUMENT NO. 98060. AFFECTS SITE BY LOCATION – SHOWN
21. EASEMENT BY AND BETWEEN SWIFT INVESTMENT BUILDERS, INC., A CORPORATION AND THE CITY OF LAKE GENEVA, DATED DECEMBER 15, 1983 AND RECORDED DECEMBER 28, 1983 IN VOL. 315 OF RECORDS ON PAGE 939 AS DOCUMENT NO. 98061. AFFECTS SITE BY LOCATION – SHOWN
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23. EASEMENT BY AND BETWEEN SWIFT INVESTMENT BUILDERS, INC., A CORPORATION AND THE CITY OF LAKE GENEVA, DATED DECEMBER 15, 1983 AND RECORDED DECEMBER 28, 1983 IN VOL. 315 OF RECORDS ON PAGE 949 AS DOCUMENT NO. 98063. AFFECTS SITE BY LOCATION – SHOWN
24. GRANT OF EASEMENT GIVEN TO WISCONSIN NATURAL GAS COMPANY BY INSTRUMENT RECORDED DECEMBER 8, 1995 IN VOLUME 638 ON PAGE 1070 AS DOCUMENT NO. 318574. AFFECTS SITE BY LOCATION – SHOWN
25. GRANT OF EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN DEED FROM KEEFE & ASSOCIATES, INC., A WISCONSIN CORPORATION TO THE CITY OF LAKE GENEVA, A MUNICIPAL CORPORATION RECORDED JUNE 2, 1992 IN VOLUME 572 ON PAGE 828 AS DOCUMENT NO. 234890. AFFECTS SITE BY LOCATION – SHOWN
26. EASEMENTS FOR WATER MAIN TO THE CITY OF LAKE GENEVA BY INSTRUMENTS RECORDED APRIL 26, 1991 IN VOLUME 517 ON PAGE 486 AS DOCUMENT NO. 210110, AND RECORDED AUGUST 6, 1991 IN VOLUME 529 ON PAGE 993 AS DOCUMENT NO. 216088. AFFECTS SITE BY LOCATION – SHOWN

C. **FLOOD NOTE**
ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF LAKE GENEVA, COMMUNITY PANEL NO. 550466 002B, EFFECTIVE DATE OF DECEMBER 1, 1982, THIS SITE FALLS IN ZONE A (AREAS OF 100 YEAR FLOOD), ZONE B (AREAS BETWEEN LIMITS OF 100 YEAR FLOOD AND 500 YEAR FLOOD) AND ZONE C (AREAS OF MINIMAL FLOODING)

D. **PARKING SPACES**
THERE ARE NO REGULAR OR HANDICAPPED PARKING SPACES MARKED ON THIS SITE.

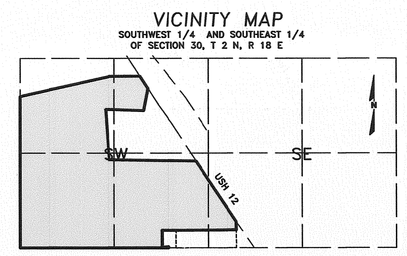
E. **MUNICIPAL ZONING**
THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY – SITE IS ZONED SR-3, SINGLE-FAMILY RESIDENTIAL-3

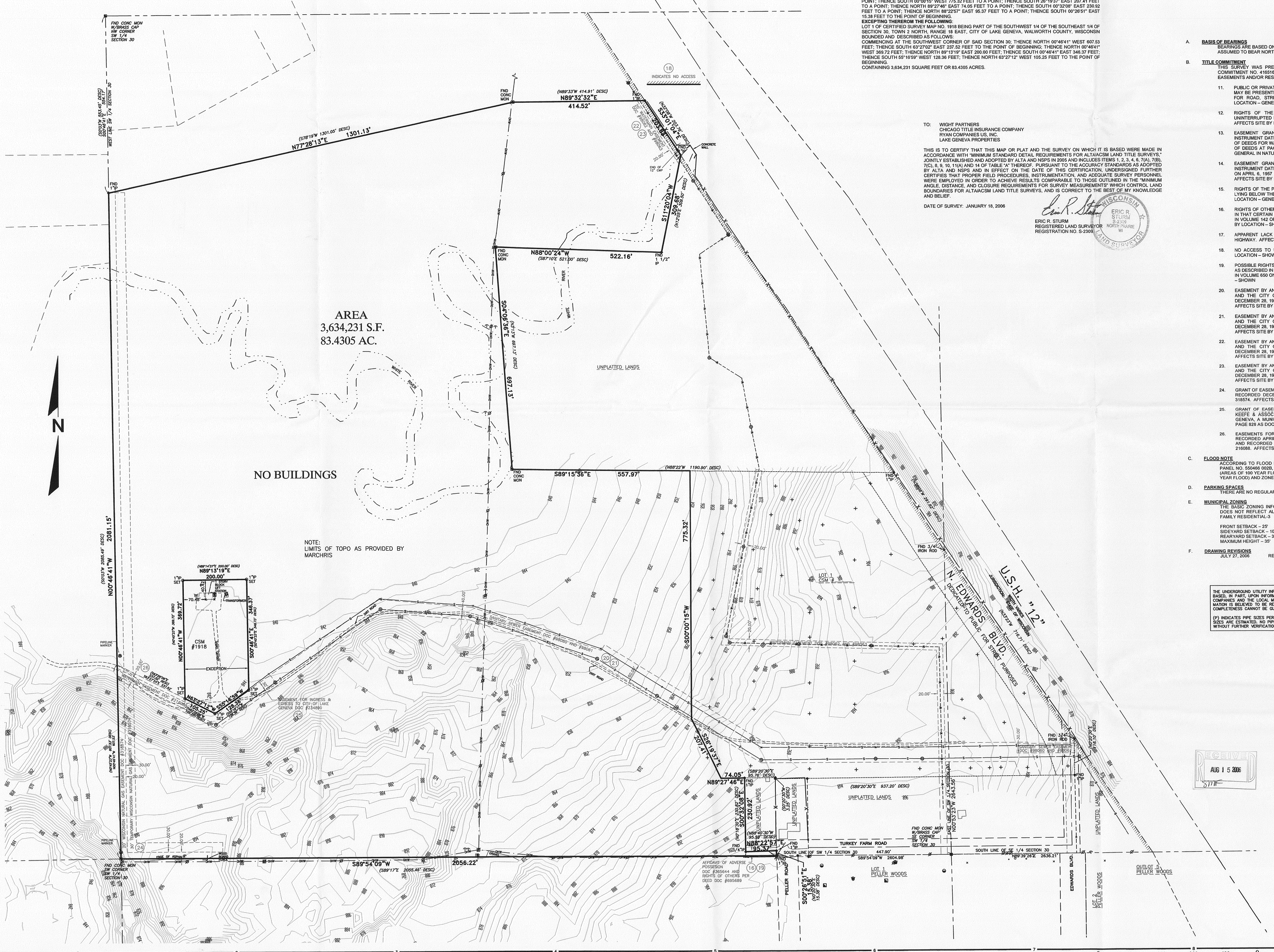
FRONT SETBACK – 25'
SIDEYARD SETBACK – 10' BUILDING
REARYARD SETBACK – 30'
MAXIMUM HEIGHT – 35'

F. **DRAWING REVISIONS**
JULY 27, 2006 REVISE SUGGESTED LEGAL AND CERT. NAMES REVISION NO. 1-ERS

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.





LEGEND

- BENCHMARK
- SECTION CORNER
- IRON PIPE FOUND
- IRON PIPE SET
- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- BILLBOARD
- CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- GROUND OR OTHER SPOT SHOT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- FO MARKED FIBER OPTIC
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- EDGE OF TREES
- S —SANITARY SEWER
- STO —STORM SEWER
- W —WATERMAIN
- G —MARKED GAS MAIN
- E —MARKED ELECTRIC
- OHW—OVERHEAD WIRES
- B —(BUREAU ELEC. SERV.
- T —MARKED TELEPHONE
- TV—MARKED CABLE TV LINE
- FO —MARKED FIBER OPTIC

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ALTA/ACSM LAND TITLE SURVEY

SITUATED ON PELLAR ROAD, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

PART OF THE SW 1/4 AND SE 1/4 OF SECTION 30, T2N, R18E, CITY OF LAKE GENEVA, COUNTY OF WALWORTH, STATE OF WISCONSIN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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SUGGESTED LEGAL DESCRIPTION

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TO: WIGHT PARTNERS
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RYAN COMPANIES US, INC.
LAKE GENEVA PROPERTIES

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DATE OF SURVEY: JANUARY 18, 2006

ERIC R. STURM
REGISTERED LAND SURVEYOR
REGISTRATION NO. S-2309

WISCONSIN ERIC R. STURM S-2309 NORTH PRAIRIE WI LAND SURVEYOR

A. **BASIS OF BEARINGS**
BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 30 WHICH IS ASSUMED TO BEAR NORTH 89°54'09" EAST

B. **TITLE COMMITMENT**
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15. RIGHTS OF THE PUBLIC IN ANY SUBMERGED PORTIONS OF THE SUBJECT PREMISES AS EVIDENCED BY THE ORDINARY HIGHWATER MARK OF WHITE RIVER. AFFECTS SITE BY LOCATION – GENERAL IN NATURE, CANNOT BE PLOTTED
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17. APPARENT LACK OF ACCESS TO SUBJECT PROPERTY FROM PUBLIC STREET OR HIGHWAY. AFFECTS SITE BY LOCATION – SHOWN (NOT LABELED)
18. NO ACCESS TO U.S. HIGHWAY 12 FROM SUBJECT PREMISES. AFFECTS SITE BY LOCATION – SHOWN
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26. EASEMENTS FOR WATER MAIN TO THE CITY OF LAKE GENEVA BY INSTRUMENTS RECORDED APRIL 26, 1991 IN VOLUME 517 ON PAGE 486 AS DOCUMENT NO. 210110, AND RECORDED AUGUST 6, 1991 IN VOLUME 529 ON PAGE 993 AS DOCUMENT NO. 216088. AFFECTS SITE BY LOCATION – SHOWN

C. **FLOOD NOTE**
ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF LAKE GENEVA, COMMUNITY PANEL NO. 550466 002B, EFFECTIVE DATE OF DECEMBER 1, 1982, THIS SITE FALLS IN ZONE A (AREAS OF 100 YEAR FLOOD), ZONE B (AREAS BETWEEN LIMITS OF 100 YEAR FLOOD AND 500 YEAR FLOOD) AND ZONE C (AREAS OF MINIMAL FLOODING)

D. **PARKING SPACES**
THERE ARE NO REGULAR OR HANDICAPPED PARKING SPACES MARKED ON THIS SITE.

E. **MUNICIPAL ZONING**
THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY – SITE IS ZONED SR-3, SINGLE-FAMILY RESIDENTIAL-3

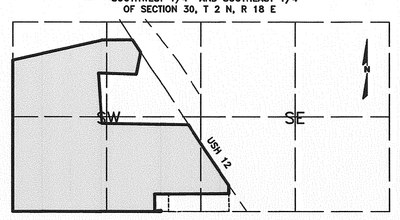
FRONT SETBACK – 25'
SIDEYARD SETBACK – 10' BUILDING
REARYARD SETBACK – 30'
MAXIMUM HEIGHT – 35'

F. **DRAWING REVISIONS**
JULY 27, 2006 REVISE SUGGESTED LEGAL AND CERT. NAMES REVISION NO. 1-ERS

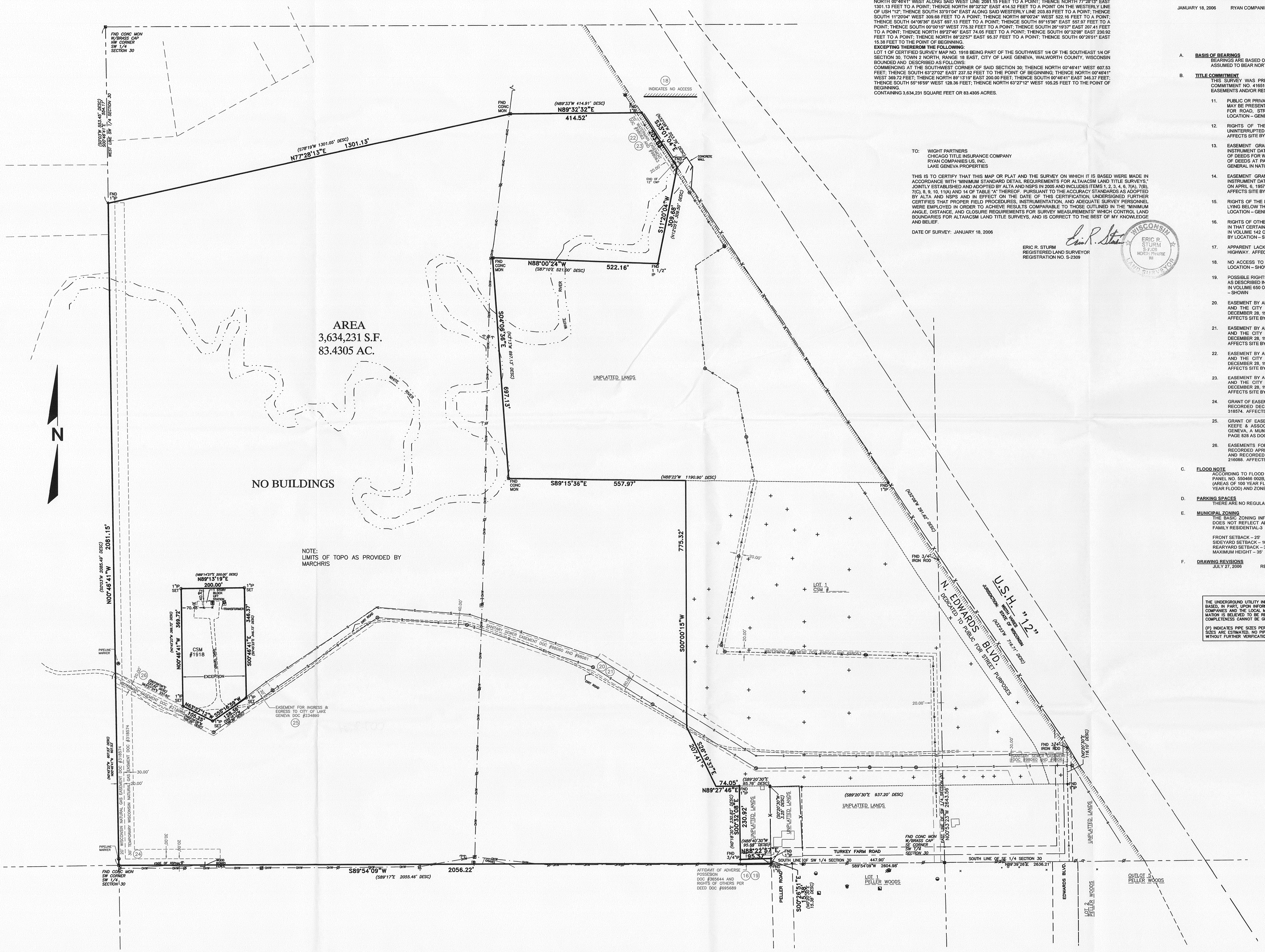
THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

VICINITY MAP
SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF SECTION 30, T 2 N, R 18 E



SCALE: 1" = 1000'



LEGEND

- BENCHMARK
- SECTION CORNER
- IRON PIPE FOUND
- IRON PIPE SET
- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- BILLBOARD
- CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- GROUND OR OTHER SPOT SHOT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- MARKED FIBER OPTIC
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB

- EDGE OF TREES
- S —SANITARY SEWER
- STO —STORM SEWER
- W —WATERMAIN
- G —MARKED GAS MAIN
- E —MARKED ELECTRIC
- OHW —OVERHEAD WIRES
- B —BUREAU ELEC. SERV.
- T —MARKED TELEPHONE
- TV —MARKED CABLE TV LINE
- FO —MARKED FIBER OPTIC

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