

# A.L.T.A./A.C.S.M. LAND TITLE SURVEY FOR

PREMIER BEDDING GROUP, LLC

BASED ON TITLE COMMITMENT NO. 17105 (REVISED)  
OF LAND TITLE AND CLOSING SERVICES, INC.  
BEARING AN EFFECTIVE DATE OF 05/21/99.

## LEGAL DESCRIPTION OF RECORD

A parcel of land located in the Southeast 1/4 of Section 16, Town 1 North, Range 16 East, Walworth County, Wisconsin, described as follows: Commencing at the Southeast corner of Section 16, Town 1 North, Range 16 East; thence North 89° 09' West 198 feet to the point of beginning; thence continue North 89° 09' West 1073.34 feet; thence North 0° 57' West, 448.75 feet; thence South 89° 09' East, 474.53 feet; thence South 0° 39' West, 60.00 feet; thence South 89° 09' East, 471.37 feet; thence South 0° 20' East 309.42 feet to the point of beginning, and subject to an easement for the construction, operation and maintenance of public utilities over the following described lands: A 40 foot easement the centerline of which is described as commencing at the Southeast Corner of said section 16; thence North 89° 09' West 809.34 feet to the point of beginning; thence North 0° 39' East 448.53 feet to the North line of said 10 acres, and the point of ending, situated in the County of Walworth and State of Wisconsin.

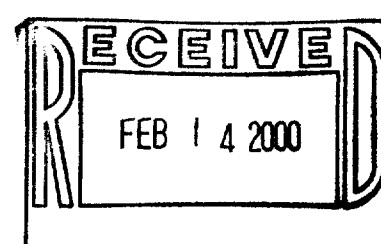
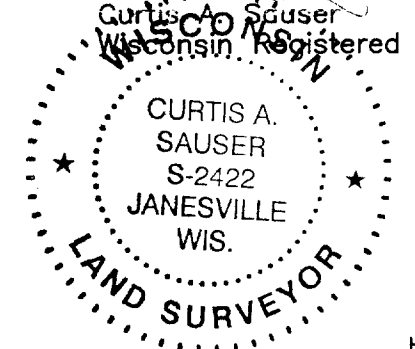
## SURVEYOR'S CERTIFICATE

To: Premier Bedding Group, LLC  
Fleet National Bank, a National Banking Association  
Wiggin & Dana, Counselors at Law  
Attorney Robert Cavanaugh

This is to Certify that this map or plat and the survey on which is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1997 and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an urban survey.

Date: 7-6-1999

(signed)   
Curtis A. Sauser  
Registered Land Surveyor S-2422



BEARINGS BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 16, ASSUMED N 89°09'00" W.  
SCALE: 1" = 50'

USG Acoustical Products  
W-16-20

THE EAST EDGE OF AN ABANDONED 12" WIDE ROADWAY LIES 4" WEST OF PROPERTY LINE.

24' RAILROAD LEAD TRACK EASEMENT SCHEDULE B-II (f)

SOUTH LINE OF THE SOUTHEAST QUARTER SECTION 16-1-16

ORDER NO. 25659

FOR THE EXCLUSIVE USE OF:  
PREMIER BEDDING GROUP, LLC

BOOK 413 PAGE 42  
File name: J:/CURT/PROJECTS/25659/25659  
Plot date: 07/06/99 at 08:56

## NOTES CORRESPONDING TO SCHEDULE B - SECTION II ITEMS

- ITEM (e) - A 40' UTILITY EASEMENT AS PLOTTED HEREON.
- ITEM (f) - A 24' RAILROAD LEAD TRACK EASEMENT AFFECTS THE PARCEL DIRECTLY WEST OF THE SUBJECT PARCEL AS PLOTTED HEREON.
- ITEM (g) - WARRANTY DEED WHICH CONTAINS THE 40' UTILITY EASEMENT CONTAINED IN ITEM (e) AND THE 24' RAILROAD LEAD TRACK EASEMENT CONTAINED IN ITEM (f). ALSO CONTAINED IN THIS DEED IS THE ROADWAY DEDICATION FOR WALWORTH AVENUE AS PLOTTED HEREON.
- ITEM (h) - RIGHT OF WAY AUTHORIZATION AND EASEMENT COULD NOT BE PLOTTED DUE TO AN AMBIGUOUS LEGAL DESCRIPTION.

## STATEMENT OF ENCROACHMENTS

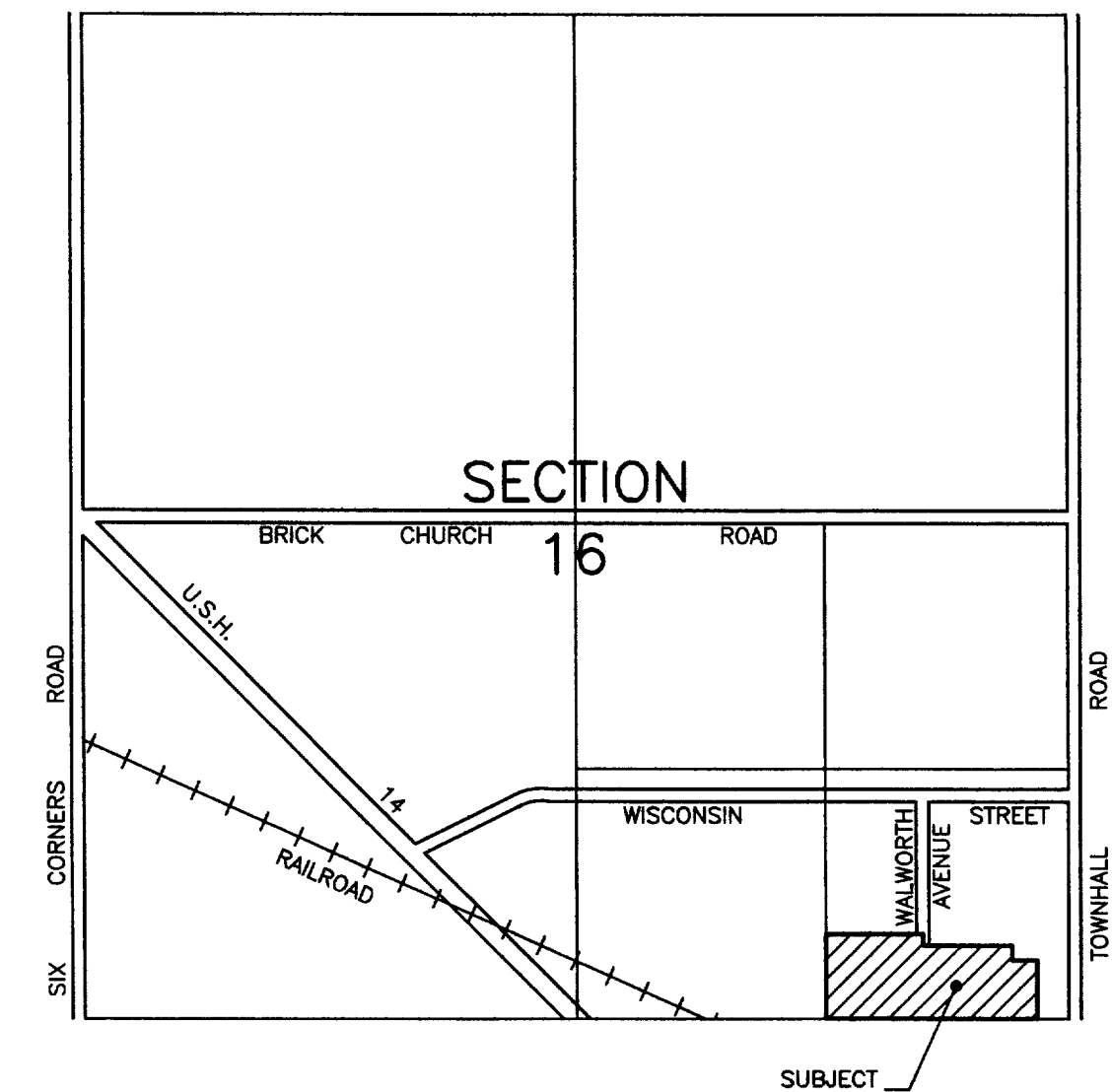
ENCROACHMENT (A) - GRAVEL DRIVEWAY ENCROACHES OVER THE PROPERTY LINE A MAXIMUM DISTANCE OF 22" FOR A LENGTH OF 175'±

## LEGEND

- IRON REBAR SET 3/4" x 24"(1.5 Lbs./Ft.)
- IRON PIPES FOUND
- MAG NAILS SET
- FENCES
- CONC. MON. FOUND
- BRASS CAP FOUND
- LIGHT
- GUYWIRE
- UTILITY POLE
- MAILBOX
- MANHOLE
- SANITARY SEWER
- HYDRANT
- WATER VALVE
- SIGN
- TELEPHONE BOX
- TREELINE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE

## LOCATION SKETCH

SCALE 1" = 1000'



## NOTES CORRESPONDING TO UNDERGROUND UTILITIES

UNDERGROUND WATER LINES SHOWN HEREON WERE DERIVED FROM WATER VALVE LOCATIONS.

SANITARY SEWER LINES SHOWN HEREON WERE DERIVED FROM MANHOLE LOCATIONS

UNDERGROUND GAS, TELEPHONE AND ELECTRIC LINES SHOWN HEREON WERE DERIVED FROM A UTILITY LOCATE PERFORMED BY DIGGER'S HOTLINE, TICKET NUMBERS 5734685 AND 5754486. THE WORK PERFORMED UNDER THESE TICKET NUMBERS IS BELIEVED TO BE INCOMPLETE AS OF 7-2-99 AND THEREFORE ALL UNDERGROUND UTILITIES ARE NOT BELIEVED TO BE SHOWN HEREON.

DALCO Metal Products  
VWUP-14F

Lantz Brothers  
(Walworth Woodcraft)  
VWUP-14

VWUP-14A  
9.9938 Acres  
435,331 Sq. Ft.

Gary Merritt  
W-16-24

Ray Saunders  
W-16-27

Lynn Anthony  
W-16-28

Town of Walworth  
W-16-26

Town of Walworth  
W-16-29

John Heyer  
VWP-7

R.H. BATTERMAN & CO. INC.  
LAND SURVEYORS - ENGINEERS - PLANNERS  
2857 BARTELLS DRIVE  
BELOIT, WISCONSIN 53511  
(608) 365-4464 FAX 365-1850  
E-MAIL: SURVEYOR@INWAVE.COM

VWUP-14A

089-707