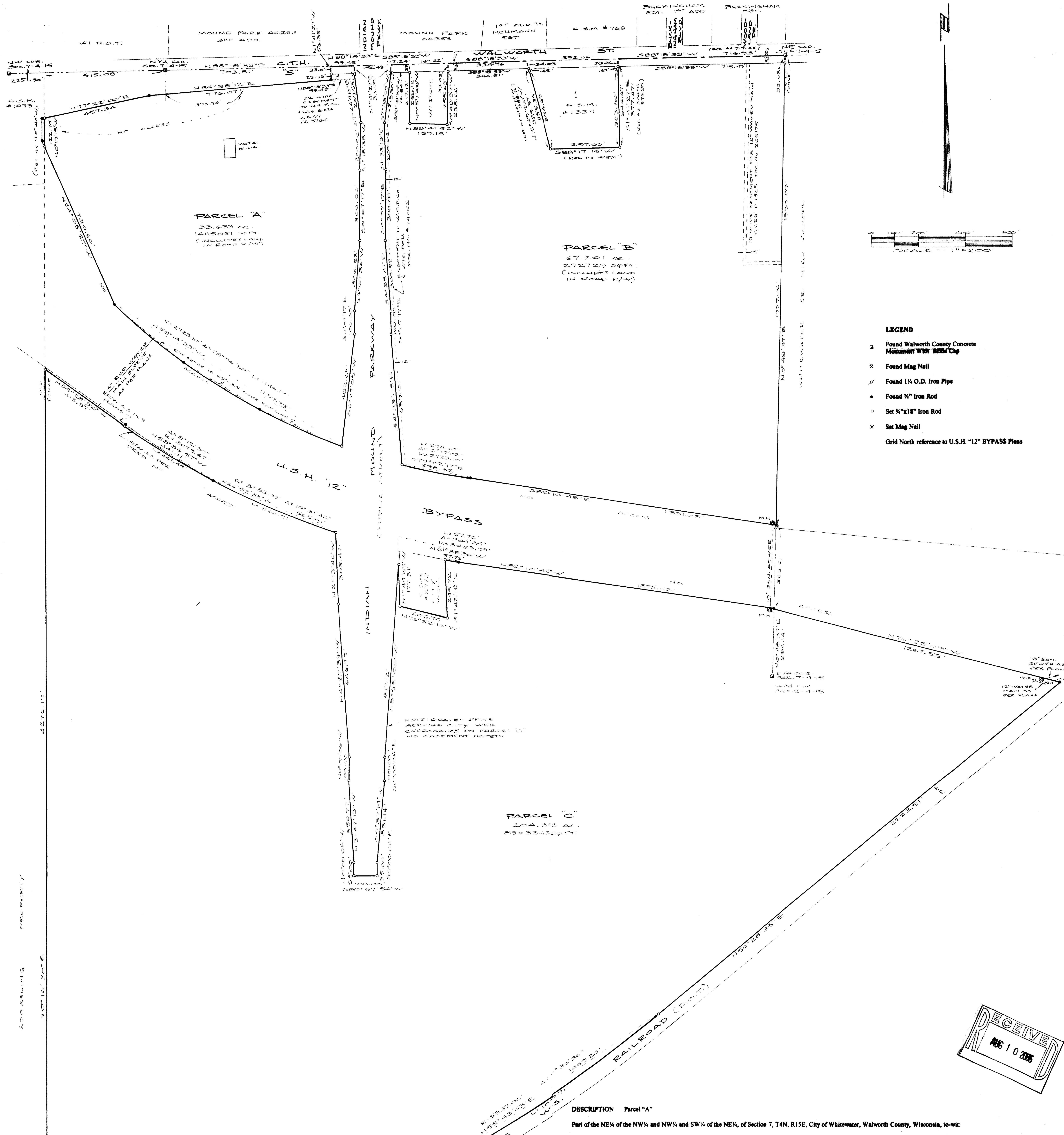

RECEIVED AUG 10 2005

DESCRIPTION Parcel "A"

Part of the NE¼ of the NW¼ and NW¼ and SW¼ of the NE¼, of Section 7, T4N, R15E, City of Whitewater, Walworth County, Wisconsin, to-wit:

Commencing at the N ¼ of said Section 7; thence N88°18'33"E, along the north line of said NE¼ 703.81 feet to the point of beginning; thence continue N88°18'33"E, along said north line, 99.45 feet; thence S 1°41'27"E, 33.00 feet to the southerly line of Walworth Street and the westerly line of Indian Mound Parkway; thence S 7°44'48"E, along said westerly line, 209.55 feet; thence S 1°18'38"W, along said westerly line, 200.06 feet; thence S 0°07'17"E, along said westerly line, 300.00 feet; thence S 4°07'36"W, along said westerly line, 300.83 feet; thence S 0°07'17"E, along said westerly line, 100.00 feet thence S 6°27'05"W, along said westerly line, 482.69 feet to the northerly line of U.S.H. "12" BYPASS; thence along said northerly line being the arc of a curve, concave northeasterly, having a radius of 2723.10 feet and a chord that bears N58°14'33"W, 1137.73 feet; thence N24°05'27"W, along said northerly line 730.60 feet to the easterly line of Lot 1, Certified Survey Map No. 1099; thence N 0°19'15"W, along said easterly line 122.70 feet to the southerly line of C.T.H. "S"/Walworth Street; thence N77°22'00"E, along said southerly line 457.34 feet; thence N84°38'12"E, along said southerly line 776.07 feet; thence N 1°41'27"W, 56.35 feet to the point of beginning, containing 33.633 acres and subject to a road right of way across the northerly 33 feet as shown.

DESCRIPTION Parcel "B"

Part of the NW¼, NE¼, SW¼ and SE¼ of the NE¼ of Section 7, T4N, R15E, City of Whitewater, Walworth County, Wisconsin, to-wit:

Beginning at the NE corner of said Section 7; thence S88°18'33"W, along the north line of said NE¼, 716.93 feet; thence S 1°41'27"E, along the east line of Lot 1, Certified Survey Map No. 1334, 377.47 feet to the SE corner thereof; thence S88°17'16"W, along the south line of said Lot 1, 297.00 feet to the SW corner thereof; thence N15°49'20"W, along the westerly line of Lot 1, 389.37 feet to said north line; thence S88°18'33"W, along said north line 334.76 feet; thence S 0°48'37"W, 258.66 feet; thence N88°41'52"W, 159.18 feet; thence N 0°59'48"W, 250.12 feet to said north line; thence S88°18'33"W, along said north line 77.24 feet; thence S 1°41'27"E, 33.00 feet the southerly line of Walworth Street and the easterly line of Indian Mound Parkway; thence S 7°33'09"W, along said easterly line, 213.90 feet; thence S 1°33'13"E, along said easterly line, 200.06 feet; thence S 0°07'17"E, along said easterly line, 300.00 feet; thence S 4°35'41"E, along said easterly line, 300.92 feet; thence S 0°07'17"E, along said easterly line, 100.00 feet; thence S 4°33'05"E, along said easterly line, 559.01 feet to the northerly line of U.S.H. "12" BYPASS; thence along said northerly line being the arc of a curve, concave northerly having a radius of 2723.10 feet and a chord that bears S79°02'17"E, 298.52 feet to the point of tangency; thence S82°10'48"E, along said northerly line 1331.05 feet to the east line of said NE¼; thence N 0°48'37"E, along said east line 1990.09 feet to the point of beginning, containing 67.201 acres and subject to a road right of way across the northerly 33 feet as shown.

DESCRIPTION Parcel "C"

Part of the NE¼ and SE¼ of the NW¼ and NE¼ and SE¼ of the SW¼ and SW¼ and SE¼ of the NE¼ and NW¼, NE¼, SW¼ and SE¼ of the SE¼ of Section 7 and NE¼ of the NW¼ and NW¼ of the NE¼ of Section 18 and SW¼ of the NW¼ and NW¼ of the SW¼ of Section 8, T4N, R15E, City of Whitewater, Walworth County, Wisconsin, to-wit:

Commencing at the E ¼ corner of said Section 7; thence N 0°48'37"E, along the east line of said NE¼ of Section 7, 284.14 feet to the southerly line of U.S.H. "12" BYPASS and the point of beginning; thence N82°10'48"W, along said southerly line, 1375.42 feet to a point of curvature; thence along said southerly line being the arc of a curve concave northerly, having a radius of 3083.99 feet and a chord that bears N81°38'36"W, 57.76 feet to the easterly line of Lot 1, Certified Survey Map No. 2772; thence S 1°42'18"E, along said easterly line, 245.72 feet to the SE corner thereof; thence N76°51'10"W, along the south line of said Lot 1, 206.74 feet to the SW corner thereof; thence N 1°44'09"W, along the west line of said Lot 1, 177.31 feet to the easterly line of Indian Mound Parkway; thence S 3°55'08"W, along said easterly line 817.12 feet; S 0°00'06"E along said easterly line 100.00 feet; thence S 4°37'14"W, along said easterly line 351.14 feet; thence S 0°00'06"E, along said easterly line 55.00 feet to the SE corner thereof; thence S89°59'54"W, along the southerly line of said Indian Mound Parkway, 100.00 feet to the SW corner thereof; thence N 0°00'06"W, along the westerly line of said Indian Mound Parkway 55.00 feet; thence N 3°47'13"W, along said westerly line, 350.77 feet; thence N 0°00'06"W, along said westerly line, 100.00 feet; thence N 4°27'33"W, along said westerly line, 646.79 feet; thence N 2°13'40"W, along said westerly line 303.47 feet to said southerly line U.S.H. "12" BYPASS; thence along said southerly line, being the arc of a curve, concave northeasterly, having a radius of 3083.99 feet and a chord that bears N66°52'53"W, 565.91 feet; thence along the southerly line of the land acquired by D.O.T. for Hwy 12 By-Pass Project being the arc of a curve concave northeasterly having a radius of 3079.67 feet and a chord that bears N58°34'57"W, 441.11 feet; thence N54°28'32"W, along said southerly line, 413.37 feet; thence S 0°16'30"E, 4276.19 feet to the northerly line of the State of Wisconsin Department of Transportation Railroad; thence N60°59'11"E, along said northerly line 1983.67 feet to a point of curvature; thence along said northerly line being the arc of a curve concave northwesterly, having a radius of 5837.00 and a long chord that bears N55°43'43"E, 1069.20 feet to the point of tangency; thence N50°28'35"E, along said northerly line, 2223.51 feet; thence N76°25'09"W, along said southerly line of U.S.H. "12" BYPASS, 1267.53 feet to the point of beginning, containing 204.393 acres.

NOTES:

All applicable easements are shown as per Schedule B Chicago Title Insurance Co., Commitment No. 406969 dated 01-19-2004.

11) Access restrictions are contained in Vol. 685, page 2239 and Vol. 674, Page 5858.

12 & 13) Easements to W.E.P. Co., and Wisconsin Bell (Vol. 647, page 5164 and 5169) and water main and temporary gravel access drive easements (Vol. 649, pages 1687 and 1691) are within the Indian Mound Parkway Street R-O-W except as noted.

15) Drainage easement in Vol. 109 page 705 is not adequately described but does not appear to affect this property.

Some Underground and overhead utilities appear to be outside of the right of way for Walworth Street along Parcel B.

Diggers Hotline must be called at 800-242-8511 at least three (3) working days prior to any excavating on this site.

These lots may be subject to any and all easements or agreements either recorded or unrecorded.

Prepared For: John Hoffmann
Hoffmann Lands, Ltd.
C/o Attorney Mitch Simon
304West Main Street
Whitewater, WI 53190

/WUP 00324
/WUP 00325
/WUP 00327
/WUP 00328

CERTIFICATION

To: Hoffmann Lands, Ltd., Chicago Title Insurance Company, Robert Arthur Land Company

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, ACSM and NSPS IN 1999. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Date 4-29-05
REV. 7-25-05

James B. Woodman
Professional Land Surveyor, S-1239

WISCONSIN JAMES B. WOODMAN S-1239 FORT ATKINSON, WIS LAND SURVEYOR

WOODMAN & ASSOCIATES, S.C.
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JAMES B. WOODMAN, PROFESSIONAL LAND SURVEYOR
MARK E. ANDERSON, PROFESSIONAL LAND SURVEYOR

ALTA/ACSM Land Title Survey
Part of Sections 7, 8 and 18, T4N, R15E,
City of Whitewater, Walworth County, Wisconsin

		DATE		DATE		
DSN.			REV.	7-25-05	SCALE	1" = 200'
DRN.	JW	4-05	REV.		JOB NO.	94S-12
APPR.	JW	4-29-05	REV.		SHEET	1 OF 1

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