

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 800-242-4511 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
304 West Main Street
Whitewater, WI 53190

DESCRIPTION Parcel "A"

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

Commencing at the NE ¼ of said Section 7; thence S88°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 southerly line of U.S.H. "12" BYPASS; thence along said southerly 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 southerly line 730.60 feet to the southerly line of Lot 1, Certified Survey Map No. 1099; thence N 0°19'15"W, along said southerly line 122.70 feet to the southerly line of C.T.H. "B"/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°09'28"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°41'33"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 to the southerly line of Walworth Street and the southerly line of Indian Mound Parkway; thence S 7°33'09"W, along said southerly line, 213.90 feet; thence S 1°33'13"E, along said southerly line, 206.66 feet; thence S 0°07'17"E, along said southerly line, 300.00 feet; thence S 4°35'41"E, along said southerly line, 300.92 feet; thence S 0°07'17"E, along said southerly line, 100.00 feet; thence S 4°33'08"W, along said southerly line, 559.81 feet to the southerly line of U.S.H. "12" BYPASS; thence along said southerly line being the arc of a curve, concave northeasterly, having a radius of 2723.10 feet and a chord that bears S79°02'17"E, 298.53 feet to the point of beginning; thence S82°10'48"E, along said southerly 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 northeasterly, having a radius of 3083.99 feet and a chord that bears N81°38'36"W, 57.76 feet to the southerly line of Lot 1, Certified Survey Map No. 2772; thence S 1°42'18"E, along said southerly line, 245.72 feet to the SE corner thereof; thence N76°51'10"W, along the south line of said Lot 1, 246.74 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 southerly line of Indian Mound Parkway; thence S 3°25'08"W, along said southerly line 817.12 feet; S 0°00'00"E, along said southerly line 100.00 feet; thence S 4°37'14"W, along said southerly line 351.14 feet; thence S 0°00'00"E, along said southerly line 55.00 feet to the SE corner thereof; thence S88°39'54"W, along the southerly line of said Indian Mound Parkway, 100.00 feet to the SW corner thereof; thence N 0°00'00"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°00'00"W, along said westerly line, 100.00 feet; thence N 4°27'33"W, along said westerly line, 646.79 feet; thence N 2°13'49"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 2723.10 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 southerly line of the State of Wisconsin Department of Transportation Railroad; thence N60°59'11"E, along said southerly line 1963.67 feet to a point of curvature; thence along said southerly line being the arc of a curve concave northeasterly, having a radius of 5837.00 feet 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 southerly 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.

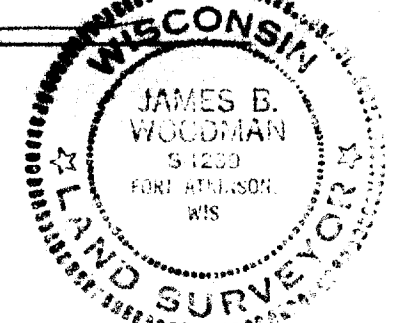
CERTIFICATION

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 NPS in 1999. Pursuant to the Accuracy Standards as adopted by ALTA, NPS 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 4-20-05
REV 7-25-05

James B. Woodman
Professional Land Surveyor, S-1239



WOODMAN & ASSOCIATES, S.C. Professional Land Surveyors 210 MADISON AVENUE FORT ATKINSON, WISCONSIN 53638 (608) 683-5182 FAX (608) 683-6854				
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				
CSN	REV	DATE	SCALE	1" = 200'
CSN	4-05	REV	7-25-05	JOB NO. 948-12
APP	4-29-05	REV	8-SHEET	1 OF 1