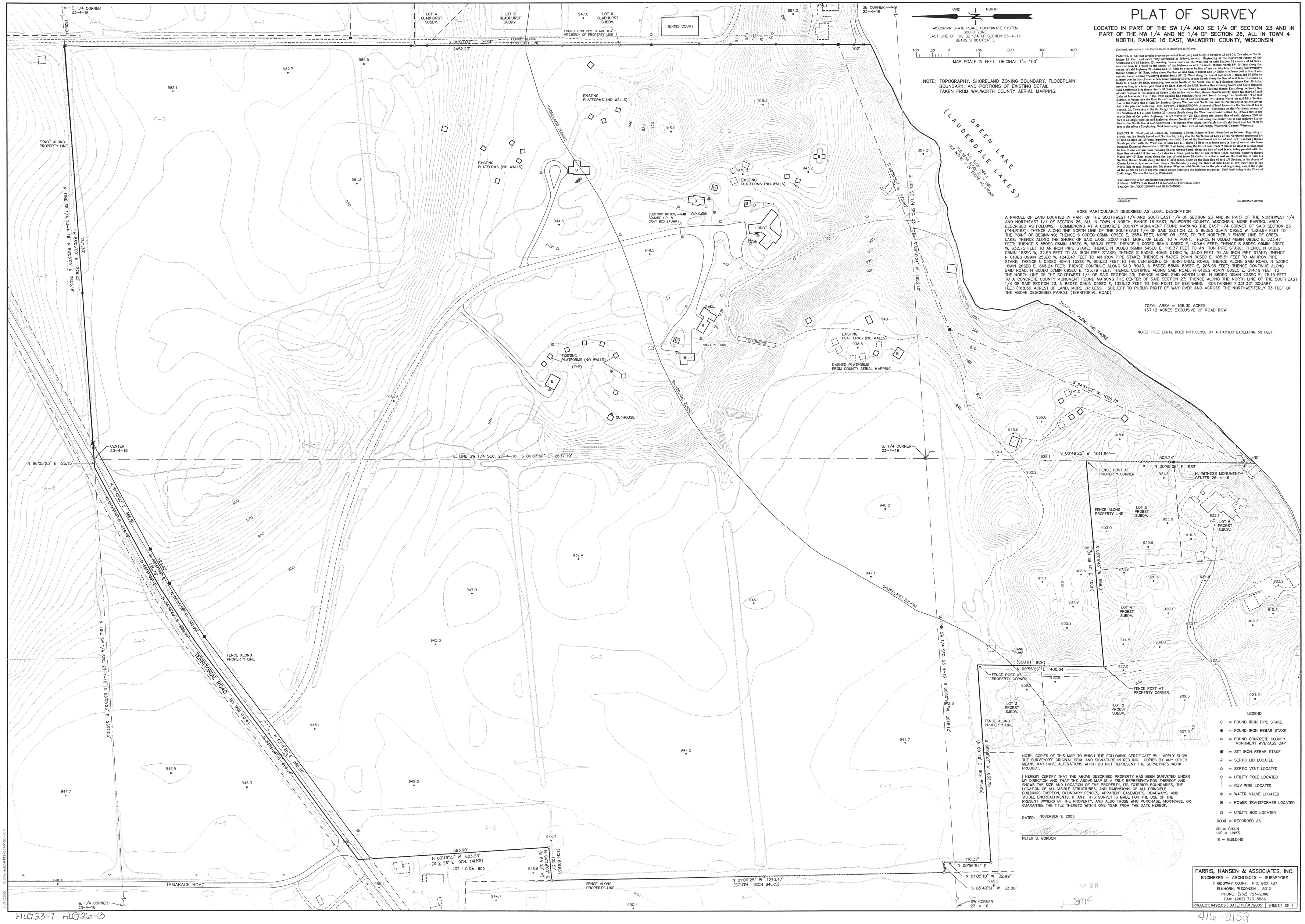
PLAT OF SURVEY

LOCATED IN PART OF THE SW 1/4 AND SE 1/4 OF SECTION 23 AND IN PART OF THE NW 1/4 AND NE 1/4 OF SECTION 26, ALL IN TOWN 4 NORTH, RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN



MORE PARTICULARLY DESCRIBED AS LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF SECTION 23 AND IN PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF SECTION 26, ALL IN TOWN 4 NORTH, RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE EAST 1/4 CORNER OF SAID SECTION 23 (T4N,R16E); THENCE ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 23, S 86DEG 05MIN 09SEC W, 1328.94 FEET TO THE POINT OF BEGINNING; THENCE S 00DEG 03MIN 03SEC E, 2554 FEET, MORE OR LESS, TO THE NORTHERLY SHORE LINE OF GREEN LAKE; THENCE ALONG THE SHORE OF SAID LAKE, 2007 FEET, MORE OR LESS, TO A POINT; THENCE N 00DEG 48MIN 06SEC E, 533.47 FEET; THENCE S 85DEG 06MIN 45SEC W, 659.81 FEET; THENCE N 00DEG 55MIN 05SEC E, 400.64 FEET; THENCE S 86DEG 09MIN 23SEC W, 632.75 FEET TO AN IRON PIPE STAKE; THENCE N 00DEG 56MIN 54SEC E, 116.37 FEET TO AN IRON PIPE STAKE; THENCE N 01DEG 05MIN 18SEC W, 32.99 FEET TO AN IRON PIPE STAKE; THENCE S 85DEG 40MIN 51SEC W, 33.00 FEET TO AN IRON PIPE STAKE; THENCE N 01DEG 06MIN 25SEC W, 1243.47 FEET TO AN IRON PIPE STAKE; THENCE N 84DEG 29MIN 00SEC E, 105.51 FEET TO AN IRON PIPE STAKE; THENCE N 03DEG 49MIN 15SEC W, 603.23 FEET TO THE CENTERLINE OF TERRITORIAL ROAD; THENCE ALONG SAID ROAD, N 53DEG 16MIN 26SEC E, 865.24 FEET; THENCE CONTINUE ALONG SAID ROAD, N 56DEG 55MIN 59SEC E, 206.09 FEET; THENCE CONTINUE ALONG SAID ROAD, N 60DEG 37MIN 09SEC E, 125.79 FEET; THENCE CONTINUE ALONG SAID ROAD, N 61DEG 45MIN 00SEC E, 314.19 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE ALONG SAID NORTH LINE, N 86DEG 05MIN 23SEC E, 25.15 FEET TO A CONCRETE COUNTY MONUMENT FOUND MARKING THE CENTER OF SAID SECTION 23; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 23, N 86DEG 05MIN 09SEC E, 1328.22 FEET TO THE POINT OF BEGINNING. CONTAINING 7,331,321 SQUARE FEET (168.30 ACRES) OF LAND, MORE OR LESS. SUBJECT TO PUBLIC RIGHT OF WAY OVER AND ACROSS THE NORTHWESTERLY 33 FEET OF THE ABOVE DESCRIBED PARCEL (TERRITORIAL ROAD).

TOTAL AREA = 168.30 ACRES
167.12 ACRES EXCLUSIVE OF ROAD ROW

NOTE: TITLE LEGAL DOES NOT CLOSE BY A FACTOR EXCEEDING 50 FEET.

The land referred to in this Commitment is described as follows:

PARCEL I: All that certain piece or parcel of land lying and being in Sections 23 and 26, Township 4 North, Range 16 East, and more fully and accurately described as follows, to wit: Beginning at the Northwest corner of the Southwest 1/4 of Section 23; thence South on the West line of said Section 23 chains and 64 links, more or less, to a point in the center of the highway as now traveled; thence North 54° 23' East along the center of said highway 26 chains and 14 links to a point in line of one certain fence running Southwestly; thence South 2° 40' East, being along the line of said fence 9 chains and 14 links to a fence post in line of one certain fence running Westerly; thence South 85° 20' West along the line of said fence 1 chain and 60 links to a fence post in line of one certain fence running South, thence South along the line of said fence 18 chains 84 links to a point 50 links, (equaling two rods) North of the South line of said Section; thence East 38 links, more or less, to a fence post that is 50 links East of the 13th Section line running North and South through said Southwest 1/4; thence South 50 links to the South line of said Section; thence East along the South line of said Section to the shores of Green Lake at low water line; thence Northeasterly along the shore of said Lake at low water line to the 13th Section line running North and South through the Southeast 1/4 of said Section, it being also the East line of the West 1/2 of said Southeast 1/4; thence North on said North line of the Southeast 1/4 to the place of beginning, except the right of way of the public highway, in the Town of LaGrange, Walworth County, Wisconsin.

PARCEL II: That part of Section 26, Township 4 North, Range 16 East, described as follows: Beginning at a point on the North line of said Section 26, being also the North line of Lot 1 of the Northwest fractional 1/4 of said Section 26, 50 links (equaling two rods) East of the Northwest corner of said Lot 1; running thence South parallel with the West line of said Lot 1, 1 chain 78 links to a fence post in line of one certain fence running Easterly; thence North 89° 40' East being along the line of said fence 9 chains 59 links to a fence post in line of one certain fence running South; thence South along the line of said fence, running Easterly through East line of said 1/4 Section, 8 chains to a fence post in line of one certain fence running Easterly; thence South 85° 20' East being along the line of said fence 1 chain 60 links to a fence post on the East line of said 1/4 Section; thence South along the line of said fence, being on the East line of said 1/4 Section, to the shores of Green Lake at low water line; thence Northeasterly along the shore of said Lake at low water line to the North line of said Section No. 26; thence West on said North line to the place of beginning; except the right of the public in any of the real estate above described for highway purposes. Said land being in the Town of LaGrange, Walworth County, Wisconsin.

The following is for informational purpose only:
Address: N8233 State Road 12 & 67/W5873 Territorial Drive
Tax Key Nos. HLG 2300007 and HLG 2300003

ALTA Commitment
Schedule C

(N46.4832)(N7.4837)(N)

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: NOVEMBER 1, 2005

PETER S. GORDON

LEGEND

- ○ = FOUND IRON PIPE STAKE
- ● = FOUND IRON REBAR STAKE
- ⊠ = FOUND CONCRETE COUNTY MONUMENT W/BRASS CAP
- ◪ = SET IRON REBAR STAKE
- ♣ = SEPTIC LID LOCATED
- △ = SEPTIC VENT LOCATED
- ◇ = UTILITY POLE LOCATED
- ↓ = GUY WIRE LOCATED
- ⊕ = WATER VALVE LOCATED
- ⊠ = POWER TRANSFORMER LOCATED
- □ = UTILITY BOX LOCATED
- [XXX] = RECORDED AS
- CH = CHAIN
- LKS = LINKS
- B = BUILDING

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERS – ARCHITECTS – SURVEYORS
7 RIDGWAY COURT, P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5886

PROJECT: 6492.05	DATE: 11/01/2005	SHEET: 1 OF 1

HLG23-7 HLG26-3

416-2159