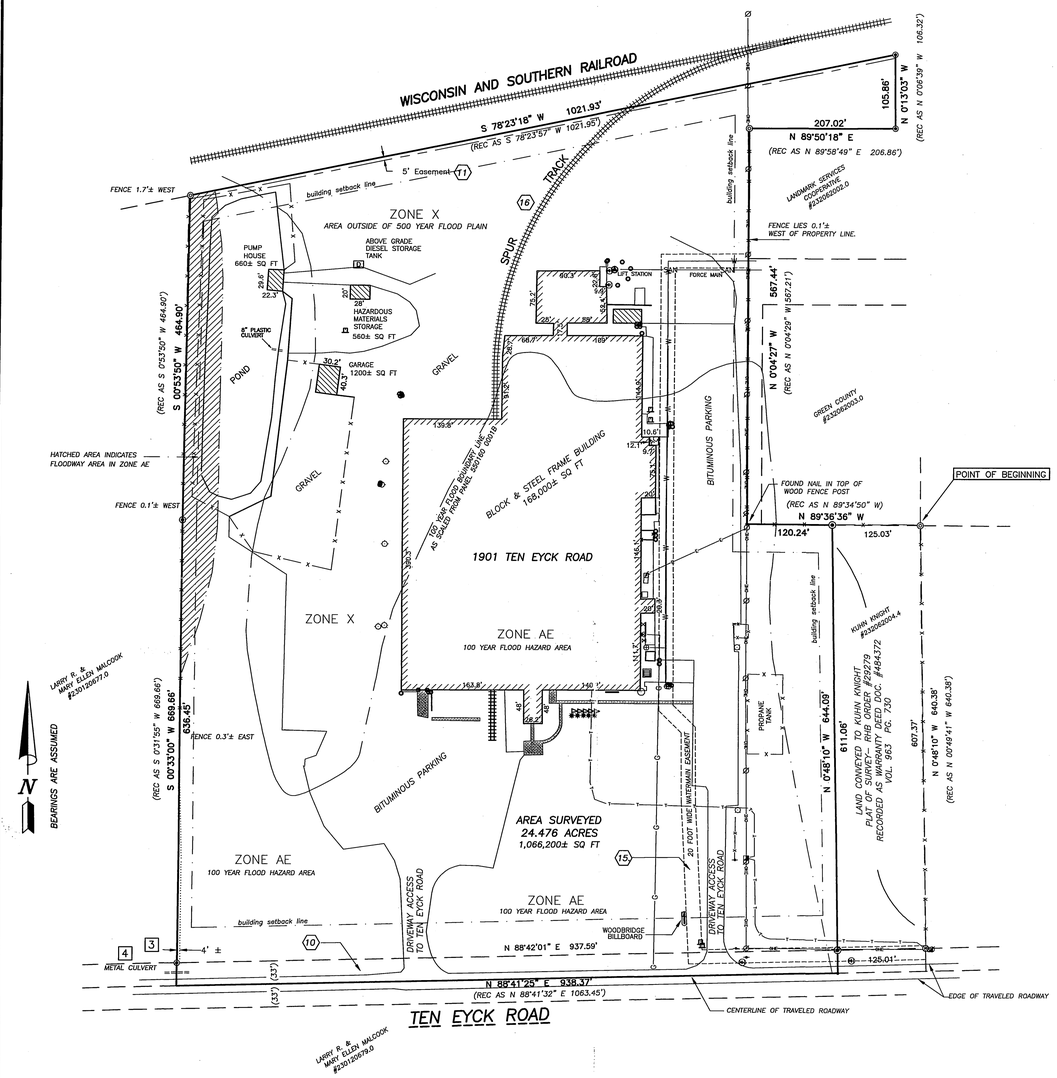
ALTA/ACSM LAND TITLE SURVEY OF

The Legal Description of Record as Contained within a Commitment for Title Insurance provided to the Surveyor by Stewart Title Services, Agent for Title Associates, Incorporated, Commitment No 708577, Effective Date: May 18, 2007 at 8:00 a.m.

FOR INFORMATIONAL PURPOSE ONLY: *Property located at 1901 Ten Eyck Road in the City of Brodhead, Green County, Wisconsin.*

Field July 24, 2007 and 11 pages +SS



SCALE: 1" = 100'

0 50 100 200

TO OBTAIN LOCATION OF PARTICIPATING UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

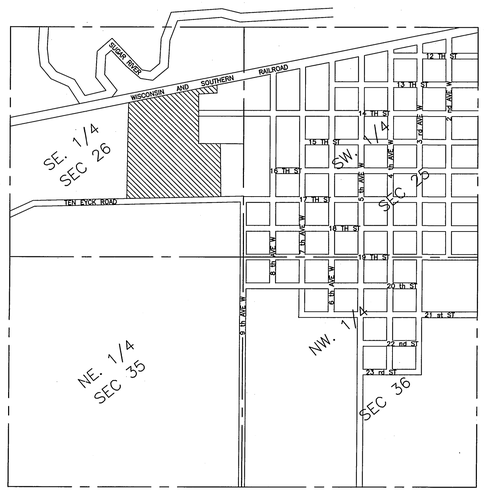
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
FAX A LOCATE 1-800-338-3860
TDD (FOR HEARING IMPAIRED) 1-800-542-2289
WISCONSIN STATUTE 182.0175 (1974) REQUIRES NOTICE OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

UTILITIES SHOWN HEREON ARE TAKEN FROM AN ALTA/ACSM SURVEY BY R.H. BATTERMAN & CO. INC., DATED JUNE 10, 2005 A UTILITY LOCATE WAS NOT DONE AS PART OF THIS SURVEY.

ORDER NO. 30014
FOR: THE WOODBRIDGE GROUP
DATE: MAY 31, 2007
BOOK 513 PG 16
File Name: J:\30000-30049\30014\30014.DWG
Plotted on 07/12/07 at 10:45:38.

LOCATION MAP

SCALE 1" = 800'



GENERAL NOTES AND POSSIBLE ENCROACHMENTS

1. *UTILITIES SHOWN HEREON ARE A RESULT OF FIELD OBSERVATION ONLY AND A 2005 ALTA/ACSM SURVEY BY R.H. BATTERMAN & CO. INC., A UTILITY LOCATE WAS NOT A PART OF THIS SURVEY*
2. *SCHEDULE 'A' LEGAL DESCRIPTIONS AND SCHEDULE B–II NOTES ARE REPRODUCED EXACTLY FROM THE TITLE POLICY PROVIDED FOR THIS SURVEY*
3. *THE ADJACENT FARMED FIELD IS OCCUPYING LAND 4'± EAST OF THE PROPERTY CORNER*
4. *THE CULVERT AND DRIVEWAY APPEAR TO BE USED JOINTLY BY THE SUBJECT PARCEL AND THE ADJACENT PROPERTY; OWNERSHIP UNDETERMINED.*
5. *ITEM NO. (12) DESCRIBES THE ENTIRE PARCEL INCLUDING THAT PARCEL OF LAND THAT WAS PART OF A TRANSACTION THAT WAS RECORDED ON MAY 18, 2006 AS W.D. DOC. NO. 484372, SAID PARCEL BEING NOW AN EXCEPTION TO THE SCHEDULE 'A' LEGAL DESCRIPTION*
6. *ITEM NO. (13) DESCRIBES THE ENTIRE PARCEL INCLUDING THAT PARCEL OF LAND THAT WAS PART OF A TRANSACTION THAT WAS RECORDED ON MAY 18, 2006 AS W.D. DOC. NO. 484372, SAID PARCEL BEING NOW AN EXCEPTION TO THE SCHEDULE 'A' LEGAL DESCRIPTION*
7. *ITEM NO. (14) DESCRIBES THE ENTIRE PARCEL INCLUDING THAT PARCEL OF LAND THAT WAS PART OF A TRANSACTION THAT WAS RECORDED ON MAY 18, 2006 AS W.D. DOC. NO. 484372, SAID PARCEL BEING NOW AN EXCEPTION TO THE SCHEDULE 'A' LEGAL DESCRIPTION*
8. *PARCEL IS ZONED AS I–2 GENERAL INDUSTRIAL*

MAXIMUM BUILDING HEIGHT	45 FEET	SIDE YARD SETBACK (PRINCIPAL BUILDING)	20 FEET
MINIMUM LOT WIDTH	100 FEET	SIDE YARD SETBACK (ACCESSORY BUILDING)	5 FEET
REAR YARD SETBACK	40 FEET	FRONT YARD SETBACK	50 FEET

ZONING INFORMATION TAKEN FROM WWW.CITYOFBRODHEADWI.US

9. *THE PARKING LOTS ARE NOT CLEARLY STRIPED; PARKING SPACES NOT SHOWN NOR COUNTED*

MONUMENT KEY

- Iron Pipe Found
- Iron Rebar Found
- Nail Found
- Fences
- (XXX') Record Information

LEGEND

- SANITARY SEWER
- ELECTRIC BOX
- FLAG POLE
- HANDICAP PARKING STALL
- BOLLARD
- ELECTRIC METER
- CATCH BASIN
- SQUARE INLET
- GROUND LIGHT
- UTILITY POLE WITH LIGHT
- UTILITY POLE
- TELEPHONE BOX
- SIGN
- HYDRANT
- WATER VALVE
- LIFT STATION
- RAILROAD TRACKS
- E — UNDERGROUND ELECTRIC
- T — BURIED TELEPHONE
- G — GAS SERVICE
- W — WATER

SCHEDULE 'A' LEGAL DESCRIPTION

Commencing at the Southeast corner of Section 26, Town 2 North, Range 9 East, thence North 1298.55 feet to an iron pipe, thence North 89 Degrees 48' West 261.90 feet to iron stake and point of beginning, thence North 89 Degrees 48' West 245.53 feet to fence corner, thence North 0 Degrees 08' West 568.30 feet to iron stake, thence East 207.43 feet to iron stake, thence North 0 Degrees 08' West 108.15 feet to iron stake, thence South 78 Degrees 16' West along railroad right–of–way a distance of 1022.80 feet to iron stake, thence South 0 Degrees 59' West 465 feet to iron stake, thence South 0 Degrees 32' West 669.15 feet to point in center of road, thence North 88 Degrees 41' East 1064.25 feet to point in center of road, thence North 0 Degrees 51' West 641 feet to iron stake and point of beginning, and being part of the East half of the Southeast Quarter of Section 26, Town 2 North, Range 9 East, City of Brodhead, Green County, Wisconsin. Excepting those lands conveyed by Warranty Deed recorded on May 18, 2006 as Document No. 484372.

The above described property is also described as:

Commencing at the Southeast corner of Section 26, Town 2 North, Range 9 East, thence North 0 Degrees 00' 00" E, 1298.86 feet to an iron pipe, thence South 89 Degrees 59' 34" W, 261.82 feet to an iron stake and point of beginning, thence North 89 Degrees 34' 50" W, 245.27 feet to fence corner, thence North 0 Degrees 04' 29" W, 567.21 feet to iron stake, thence North 89 Degrees 58' 49" E, 206.86 feet to iron stake, thence North 0 Degrees 06' 39" W, 106.32 feet to iron stake; thence South 78 Degrees 23' 57" W, 1021.95 feet along railroad right–of–way to an iron stake, thence South 0 Degrees 53' 50" W, 464.90 feet to iron stake, thence South 0 Degrees 31' 55" W, 669.66 feet to point in center of road, thence North 88 Degrees 41' 32" E, along center of said road 1063.45 feet to a point in center of said road, thence North 0 Degrees 49' 41" W, 640.38 feet to iron stake and point of beginning, and being a part of the East half of the Southeast Quarter of Section 26, Town 2 North, Range 9 East, City of Brodhead Green County, Wisconsin. Excepting those lands conveyed by Warranty Deed recorded on May 18, 2006 as Document No. 484372.

Tax Parcel Number: 23–206–2004.0

NOTES CORRESPONDING TO SCHEDULE 'B'–2 ITEMS

(PLOTTED AND SHOWN HEREON UNLESS INDICATED OTHERWISE)

(9) *Any claim of adverse possession or prescriptive easement.*
(NOTE IS GENERAL IN NATURE AND IS NOT PLOTTED)

(10) *Rights of the public in and to that portion of the insured premises lying within the limits of the public roads and/or right–of–ways.*

(11) *Utility Easement to Wisconsin Utilities Company dated November 15, 1923, and recorded on January 3, 1924, in Reel/Volume 5 of Misc., Image/Page 200.*

(12) *Terms and provisions of Lease dated May 4, 1973, as disclosed by Memorandum of Lease recorded in Reel/Volume 265, Image/Page 510, as Document No. 242811.*
(NOTE IS GENERAL IN NATURE AND IS NOT PLOTTED; SEE GENERAL NOTE 5.)

(13) *Rights of Woodbridge Corporation, as Lessee disclosed in Memorandum of Sub Lease dated October 29, 1987, and recorded on January 8, 1988, in Reel/Volume 413, Image/Page 49, as Document No. 312798.*
(NOTE IS GENERAL IN NATURE AND IS NOT PLOTTED; SEE GENERAL NOTE 6.)

(14) *Assignment of Lease and Intangible Property and Assumption of Lease by and between Woodmen of the World Life Insurance Society and/or Omaha Woodman Life Insurance Society, a/k/a Woodman of the World Life Insurance Company of Omaha, Nebraska and Woodbridge Corporation, a Wisconsin corporation dated November 14, 1997, and recorded on November 18, 1997, in Reel/Volume 569, Image/Page 552, as Document No. 379456.*
(NOTE IS GENERAL IN NATURE AND IS NOT PLOTTED; SEE GENERAL NOTE 7.)

(15) *Watermain Easement to City of Brodhead, a Wisconsin Municipality dated February 9, 2007, and recorded on February 12, 2007, in Reel/Volume 996, Image/Page 676, as Document No. 492562.*

(16) *Rights of the railroad company servicing the railroad siding located on the insured premises in and to the ties, rails and other properties constituting said railroad siding and also the rights of others entitled thereto.*

FLOOD ZONE INFORMATION

BY SCALING FROM FEMA FLOOD INSURANCE RATE MAP PANEL 550160 001B DATED SEPTEMBER 29, 1989. THE PARCEL SHOWN HEREON LIES WITHIN (ZONE AE–SPECIAL FLOOD HAZARD AREA INUNDATED BY 100 YEAR FLOOD) AND (ZONE X– AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN.)

SURVEYOR'S CERTIFICATE

To: Woodbridge Corporation
Stewart Title Services

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, 8, 9, 10, 11a, 13 from Table A.

Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the state of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

WISCONSIN JEFFREY R. GARDE S-2766 ORFORDVILLE WI LAND SURVEYOR

Jeffrey R. Garde, R.L.S.
Wisconsin Land Surveyor S–2766
Last day of field work May 30, 2007.
Date: July 12, 2007

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