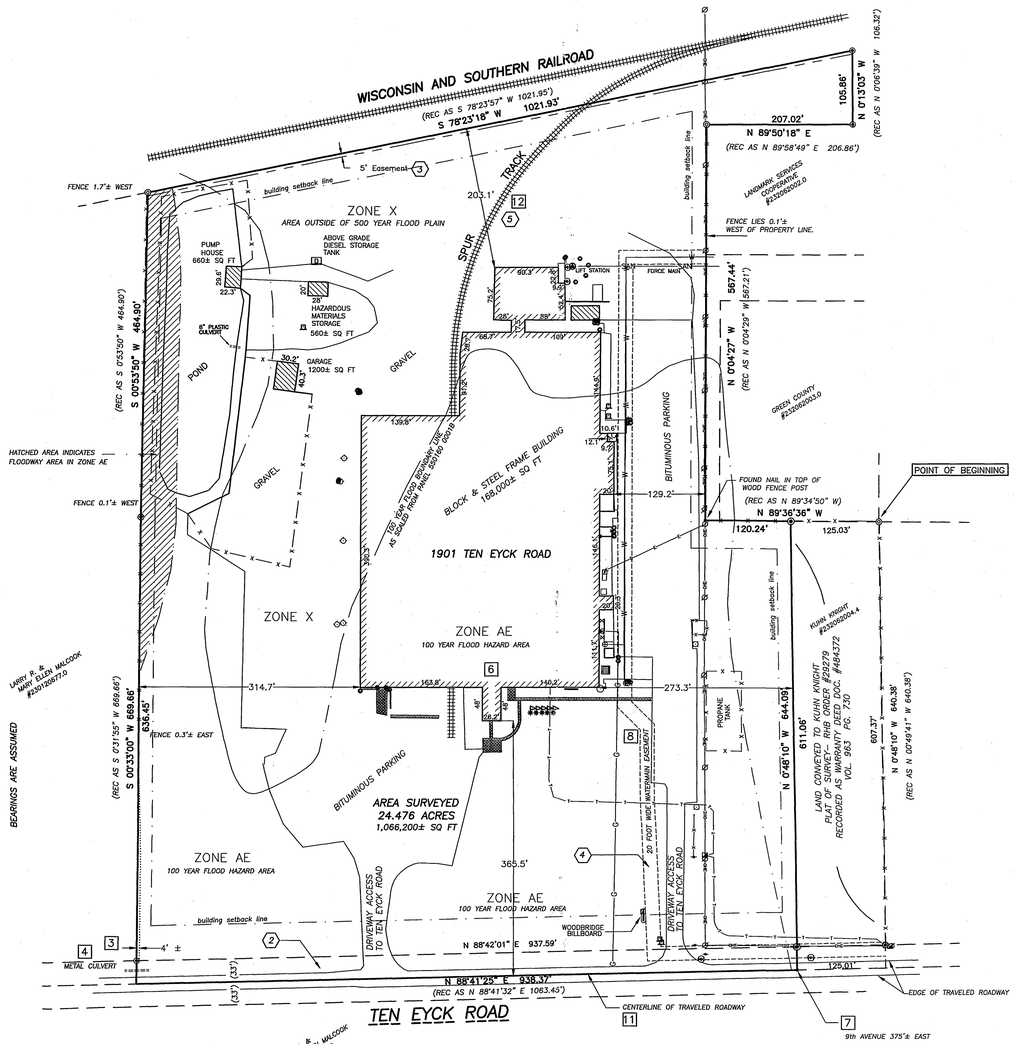
ALTA/ACSM LAND TITLE SURVEY OF

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. and revised Policy No. PRO–FORMA received July 30, 2007.

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

Sheet 1 of 2 Sheets 11/8/2007

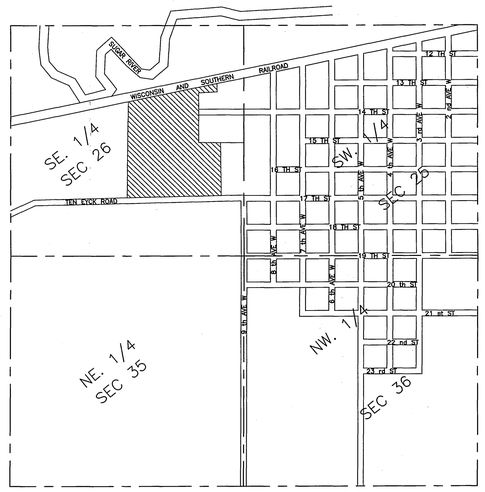


SCALE: 1" = 100'

0 50 100 200

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 (PRO–FORMA)*
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. *THERE ARE BITUMINOUS PARKING AREAS ON THE PROPERTY; BUT NO CLEARLY STRIPED SPACES*
6. *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

BUILDING HEIGHT AS MEASURED AT THE PEAK OF THE ROOF ON THE SOUTH SIDE OF THE BUILDING 28.3'

BUILDING HAS MULTIPLE ROOF LINES FOR OFFICE AND MANUFACTURING, BUT IS ALL SINGLE STORY

BUILDING HAS MULTIPLE STACKS EXTENDING FROM ROOF, NOT MEASURED

7. *TABLE A ITEM 14, (DISTANCE TO NEAREST INTERSECTING STREET) 9TH AVENUE IS APPROXIMATELY 375 FEET EAST FROM THE SOUTHEASTERLY PROPERTY CORNER*
8. *TABLE A ITEM 16, (EVIDENCE OF EARTH MOVING,...) WATER MAIN CONSTRUCTION OBSERVED AT TIME OF SURVEY, SHOWN HEREON.*
9. *TABLE A ITEM 17, (CHANGES IN RIGHT OF WAY,...) NONE PLANNED. (REF. ZONING REPORT BY: ZONING–INFO, DATED JULY 23, 2007, SITE #13485*
10. *TABLE A ITEM 18, (OBSERVABLE EVIDENCE OF USE AS A DUMP, LANDFILL....) NO OBSERVABLE EVIDENCE*
11. *TEN EYCK IS MAINTAINED AS A 66 FOOT WIDE PUBLIC ROADWAY*
12. *RAILROAD SPUR TRACK SERVICES THE SUBJECT PARCEL; NO OTHER INFORMATION AVAILABLE*

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)

2. 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, as shown on ALTA/ACSM Land Title Survey prepared by R.H. Batterman & Co., Inc. dated July 12, 2007 (the "Survey") and revised July 31, 2007.
3. 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, as shown on the Survey.
4. 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, as shown on the Survey.
5. Rights of the railroad company servicing the railroad siding located on the insured premises, as shown on the Survey 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*

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, 7a, 8, 9, 10, 11a, 13, 14, 16, 17, and 18 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

Jeffrey R. Garde, R.L.S.
Wisconsin Land Surveyor S–2766
Last day of field work May 30, 2007.
Date: July 12, 2007
Revised Date: October 26, 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

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 MINIMUM OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
TO OBTAIN LOCATION OF UNDERGROUND UTILITY FACILITIES YOU DIG IN WISCONSIN

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

MONUMENT KEY

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

LEGEND

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

ORDER NO. 30014A
FOR: THE WOODBRIDGE GROUP
DATE: AUGUST 8, 2007
BOOK 513 PG 16
File Name: J:\30000–30049\30014\30014revised.DWG
Plotted on 10/26/07 at 08:30:53.