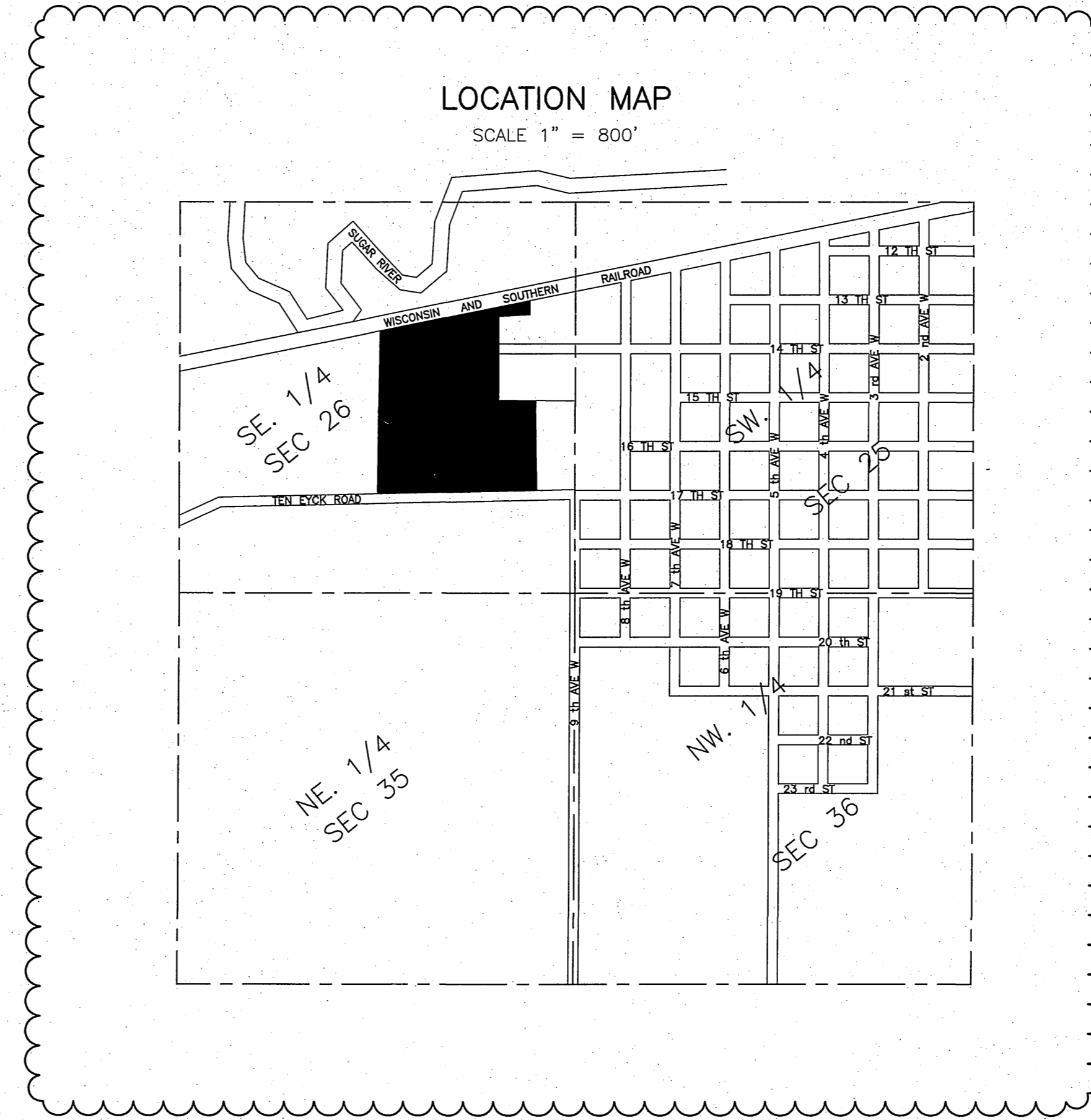


ALTA/ACSM LAND TITLE SURVEY

of The Legal Description of Record as Contained within a Commitment for Title Insurance provided to the Surveyor by Chicago Title Insurance Company NBU No. 21203456, Local No. 1296358
Effective Date: November 25, 2012.

All being situated in part of the East 1/2 of the Southeast 1/4 of Section 26, Town 2 North, Range 9 East, in the City of Brodhead, County of Green, State of Wisconsin.

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



GENERAL NOTES

- UTILITIES SHOWN HEREON ARE TAKEN IN COMBINATION FROM AN ALTA/ACSM SURVEY BY R.H. BATTERMAN & CO. INC., DATED OCTOBER 26, 2007 AND BY MARKINGS PROVIDED BY A CURRENT DIGGERS HOTLINE LOCATE, TICKET NO. 2012-500-4079.
- SCHEDULE 'A' LEGAL DESCRIPTIONS AND SCHEDULE B-2 NOTES ARE REPRODUCED EXACTLY FROM THE TITLE POLICY PROVIDED FOR THIS SURVEY TAKEN FROM A TITLE COMMITMENT DATED NOVEMBER 25, 2012 BY CHICAGO TITLE INSURANCE COMPANY NBU No. 21203456, Local No. 1296358.
- WITH REGARD TO TABLE ITEM 6, NO ZONING INFORMATION WAS PROVIDED TO THE SURVEYOR.
- THE CULVERT AND DRIVEWAY AT THE SOUTHWEST CORNER OF THE SURVEYED PARCEL, APPEAR TO BE USED JOINTLY BY THE SUBJECT PARCEL AND THE ADJACENT PROPERTY; OWNERSHIP UNDETERMINED.
- THERE ARE AREAS OF BITUMINOUS PAVEMENT ON THE PROPERTY; BUT NO CLEARLY STRIPED PARKING SPACES (TABLE A ITEM 9)
- WITH REGARD TO TABLE ITEM 10, THERE DO NOT APPEAR TO BE ANY PARTY WALLS WITH THE ADJOINING PROPERTIES.
- TABLE A ITEM 14, (DISTANCE TO NEAREST INTERSECTING STREET) 9TH AVENUE IS APPROXIMATELY 375 FEET EAST FROM THE SOUTHEASTERLY PROPERTY CORNER
- WATERMAIN AS MARKED BY DIGGERS HOTLINE LIES OUTSIDE OF THE DESCRIBED EASEMENT
- WITH REGARD TO TABLE ITEM 16, NO EVIDENCE OF CONSTRUCTION OR EARTH MOVING WAS OBSERVED
- WITH REGARD TO TABLE ITEM 17, THERE ARE NO PROPOSED CHANGES TO THE STREET RIGHT OF WAY.
- WITH REGARD TO TABLE ITEM 18, THE SITE DOES NOT APPEAR TO BE USED AS A SOLID WASTE DUMP OR LANDFILL.
- TEN EYCK ROAD IS MAINTAINED AS A 66 FOOT WIDE PUBLIC ROADWAY
- RAILROAD SPUR TRACK SERVICES THE SUBJECT PARCEL; NO OTHER INFORMATION AVAILABLE
- WISCONSIN WETLAND INVENTORY MAPS WERE USED TO OBTAIN THE SCALED LOCATION OF THE POSSIBLE WETLAND AREA SHOWN HEREON. THE MOST ACCURATE METHOD OF DETERMINING THE LEGAL EXTENT OF A WETLAND, IS A FIELD DELINEATION OF THE WETLAND BOUNDARY BY A TRAINED PROFESSIONAL IN WETLAND DELINEATION, DURING THE GROWING SEASON. (TABLE A ITEM 19)

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	----- CULVERT
⊕ CATCH BASIN	⊕ WATER VALVE	▒ CONCRETE
⊕ SQUARE INLET	⊕ LIFT STATION	- WET - POSSIBLE WETLAND

MONUMENT KEY

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

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UTILITIES SHOWN HEREON ARE TAKEN IN COMBINATION FROM AN ALTA/ACSM SURVEY BY R.H. BATTERMAN & CO. INC., DATED OCTOBER 26, 2007 AND BY MARKINGS PROVIDED BY A CURRENT DIGGERS HOTLINE LOCATE, TICKET NO. 2012-500-4079. WHILE PERFORMING THE FIELD WORK ON DECEMBER 18, 2012, APPROXIMATELY 2 INCHES OF SNOW FELL ON THE SITE.

SCHEDULE 'A' LEGAL DESCRIPTION

TAKEN FROM A TITLE COMMITMENT DATED NOVEMBER 25, 2012 BY CHICAGO TITLE INSURANCE COMPANY NBU No. 21203456, Local No. 1296358

That part of the East 1/2 of the Southeast 1/4 of Section 26, Town 2 North, Range 9 East, in the City of Brodhead, County of Green, State of Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of Section 26, Town 2 North, Range 9 East; thence North 0° 00' 00" East, 1298.86 feet to an iron pipe; thence South 89° 59' 34" West, 261.82 feet to iron stake and point of beginning; thence North 89° 34' 50" West, 245.27 feet to fence corner; thence North 0° 04' 29" West, 567.21 feet to iron stake; thence North 89° 58' 49" East, 206.86 feet to iron stake; thence North 0° 06' 39" West, 106.32 feet to iron stake; thence South 78° 23' 57" West, 1021.95 feet along railroad right-of-way to iron stake; thence South 0° 53' 50" West, 454.50 feet to iron stake; thence South 0° 31' 55" West, 559.65 feet to a point in center of road; thence North 88° 41' 32" East along center of said road 1063.45 feet to a point in center of said road; thence North 0° 49' 41" West, 640.38 feet to iron stake and point of beginning.

EXCEPT from the above described property: Part of the East 1/2 of the Southeast 1/4 of Section 26, Town 2 North, Range 9 East, in the County of Green, State of Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of said Section 26; thence North 0° 00' 00" East 1298.86 feet; thence South 89° 59' 34" West 261.82 feet to the place of beginning; thence South 0° 48' 10" East 640.38 feet; thence South 88° 41' 25" West 125.01 feet; thence North 0° 48' 10" West 644.09 feet; thence South 89° 36' 36" East 125.03 feet to the place of beginning.

NOTES CORRESPONDING TO SCHEDULE 'B'-2 ITEMS

(PLOTTED AND SHOWN HEREON UNLESS INDICATED OTHERWISE)

- Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for road purposes.
- Utility Easement granted to Wisconsin Utilities Co., recorded in Volume 5 Misc., Page 200.
- Easement Grant Deed recorded as Document No. 492562.
- Rights and easements, if any, in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the subject premises. (RAIL SPUR LINE OBSERVED AT THE TIME OF THIS SURVEY IS PLOTTED HEREON.)
- APPARENT EASEMENTS relative to sanitary sewer and water lines serving building property as shown by Sheet No. A-1 designated as Plot Plan for Jonesville Product Division Plant, Brodhead, Wisconsin prepared by Helgestel Corporation Engineering Division dated November 20, 1972 and as designated on ALTA/ACSM Land Title Survey prepared by Land Information Services, Inc. dated August 27, 1997 and revised September 25, 1997. (SHEET NO. A-1 NOT FURNISHED AS A PART OF THIS COMMITMENT; NOT PLOTTED.)
- PUBLIC OR PRIVATE RIGHTS, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street purposes and/or alley purposes as shown by Sheet No. A-1 designated as Plot Plan for Jonesville Product Division Plant, Brodhead, Wisconsin prepared by Helgestel Corporation Engineering Division dated November 20, 1972 and as designated on ALTA/ACSM Land Title Survey prepared by Land Information Services, Inc. dated August 27, 1997 and revised September 25, 1997 and, as to Ten Eyck Road, as plotted on ALTA/ACSM Land Title Survey plotted on June 1, 2005 by R.H. Batterman & Co. Inc. designated as order No. 28847. (SHEET NO. A-1 NOT FURNISHED AS A PART OF THIS COMMITMENT; NOT PLOTTED.) (ALTA/ACSM SURVEY BY LAND INFORMATION SERVICES, INC WAS NOT FURNISHED AS PART OF THIS COMMITMENT.)
- RIGHTS OF THE RAILROAD COMPANY servicing the railroad siding located on insured premises in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof, and also rights of the others entitled thereto, in and to the use thereof. Spur line plotted hereon ALTA/ACSM Land Title Survey plotted on June 1, 2005 by R.H. Batterman & Co. Inc. designated as order No. 28847. (RAIL SPUR LINE OBSERVED AT THE TIME OF THIS SURVEY IS PLOTTED HEREON.)
- APPARENT EASEMENT OF OVERHEAD UTILITY LINES as designated on ALTA/ACSM Land Title Survey prepared by Land Information Services, Inc. dated August 27, 1997 and recorded September 25, 1997 and on ALTA/ACSM Land Title Survey plotted on June 1, 2005 by R.H. Batterman & Co. Inc. designated as order No. 28847. (OVERHEAD UTILITY LINES OBSERVED AT THE TIME OF THIS SURVEY ARE PLOTTED HEREON.) (ALTA/ACSM SURVEY BY LAND INFORMATION SERVICES, INC WAS NOT FURNISHED AS PART OF THIS COMMITMENT.)
- APPARENT SERVICE EASEMENTS for gas line, water mains, sanitary sewer lines as designated on ALTA/ACSM Land Title Survey prepared by Land Information Services, Inc. dated August 27, 1997 and revised September 25, 1997 and ALTA/ACSM Land Title Survey plotted on June 1, 2005 by R.H. Batterman & Co. Inc. designated as order No. 28847. (ALTA/ACSM SURVEY BY LAND INFORMATION SERVICES, INC WAS NOT FURNISHED AS PART OF THIS COMMITMENT.) (UTILITY LINES OBSERVED AT THE TIME OF THIS SURVEY AND MARKED BY DIGGERS' HOTLINE ARE PLOTTED HEREON.)
- WOOD AND WIRE FENCE encroachment as designated on ALTA/ACSM Land Title Survey prepared by Land Information Services, Inc. dated August 27, 1997 and revised September 25, 1997. "Fences plotted hereon are based on field work done as a part of the ALTA Survey, it has not been determined if they are the same fences as shown on the previous ALTA by Land Information Services" (as stated by ALTA/ACSM Land Title Survey plotted on June 1, 2005 by R.H. Batterman & Co. Inc. designated as order No. 28847). (FENCES OBSERVED AT THE TIME OF THIS SURVEY ARE PLOTTED HEREON.) (ALTA/ACSM SURVEY BY LAND INFORMATION SERVICES, INC WAS NOT FURNISHED AS PART OF THIS COMMITMENT.)
- FARM FIELD is encroaching onto the southwest corner of site 4±. The field encroachment end 300± north. The culvert appears to be a joint use by the adjoining farm and the owners of the subject property. On ALTA/ACSM Land Title Survey plotted on June 1, 2005 by R.H. Batterman & Co. Inc. designated as order No. 28847 (NO ENCROACHMENT OBSERVED)

FLOOD ZONE INFORMATION

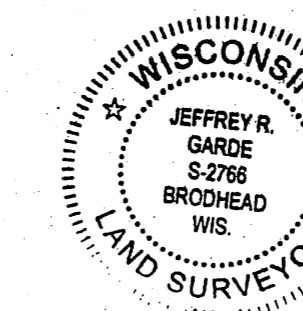
THE FLOOD INFORMATION SHOWN HEREON WAS SCALED AND TAKEN FROM FEMA FLOOD INSURANCE RATE MAP NUMBER 58045C0332C EFFECTIVE DATE MAY 18, 2009. THE PARCEL SHOWN HEREON LIES WITHIN ZONE AE (SPECIAL FLOOD HAZARD AREA INUNDATED BY 100 YEAR FLOOD) AND ZONE X (AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN).

SURVEYOR'S CERTIFICATE

To: Kuhn North America, Inc.
Chicago Title Insurance Company

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 7a, 8, 9, 10, 11a, 11b, 13, 14, 16, 17, 18, 19, and 20a of Table A thereof. The field work was completed on December 18, 2012.

Jeffrey R. Garde
Jeffrey R. Garde, R.L.S.
Wisconsin Land Surveyor S-2766
Dated: January 3, 2013



Jan 28 2013 10:13:13 PM 116

SCALE: 1" = 100'
0 50 100 200

ORDER NO. 31479
FOR: KUHN NORTH AMERICA, INC.
DATE: DECEMBER 27, 2012
BOOK 513 PG 16
File Name: J:\31451-31499\31479 Kuhn North America\31479.DWG
Plotted on 01/03/13 at 09:17:57.

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