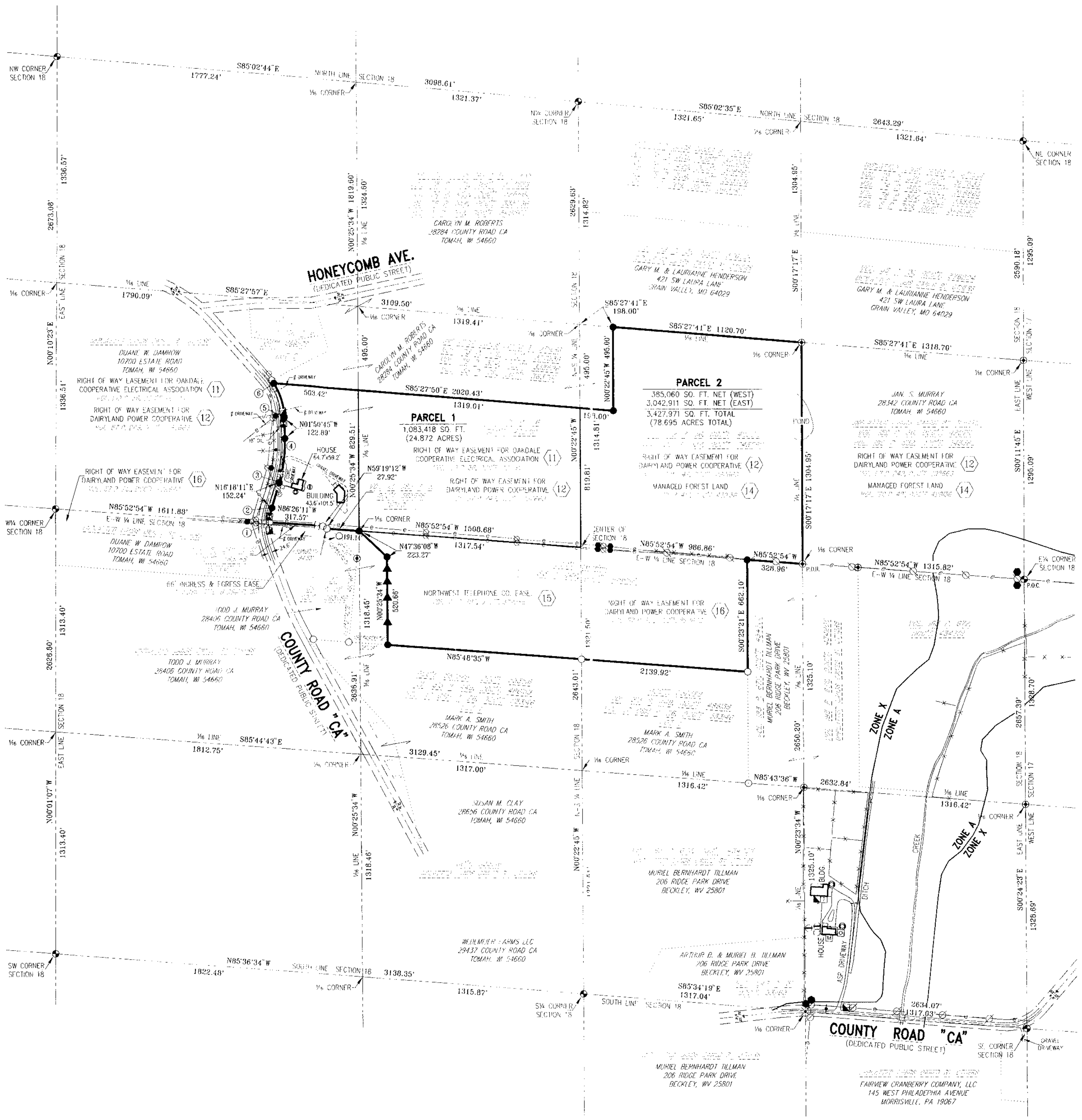


Record Legal Description

Parcel 1:
The South 25 acres of the Southeast Quarter of Northwest Quarter (SE 1/4 of NW 1/4), Section Eighteen (18), Township Seventeen (17) North, Range One (1) East, Monroe County, Wisconsin.

Parcel 2:
The Southwest Quarter of the Northeast Quarter (SW1/4 of NE1/4), except a strip of land 12 rods in width from East to West and 30 rods in length from North to South from the Northwest corner of said forty;

The North One half of the West three-fourths of the Northwest Quarter of the Southeast Quarter (N 1/2 of W 3/4 of NW 1/4 of SE 1/4);

The North One-half of the Northeast Quarter of the Fractional Southwest Quarter (N 1/2 of NE 1/4 of Frac. SW 1/4), EXCEPT Commencing at the Harrison cast iron monument on the East 1/4 corner of Section 18; thence N85°52'54"W along the East-West quarter line of Section 18, 3949.18 feet to a rebar on the 1/16 corner and the point of beginning of the following description; thence S47°36'08"E, 223.27 feet to a rebar; thence S00°25'34"E, 520.66 feet to a rebar on the North line of Volume 17 CSM page 26; thence N85°48'35"W along the North line of Volume 17 CSM page 26, 231.08 feet to a pipe on the Southeast corner of Volume 20 CSM at page 52; thence N05°37'42"E along the Easterly line of Volume 20 CSM at page 52, 497.48 feet to a rod on a corner of said Volume 20 CSM at page 52; thence N38°58'14"W along the Easterly line of Volume 20 CSM at page 52, 167.00 feet to a pipe on a corner of said Volume 20 CSM at page 52; thence N59°19'12"W along the Easterly line of Volume 20 CSM page 52, 84.53 feet to a pipe on the Northeast corner of said Volume 20 CSM page 52 and the East-West 1/4 line of Section 18; thence S85°52'54"E along the East-West 1/4 line of Section 18, 191.14 feet to the point of beginning;

Outlot Two (2) of Certified Survey Map recorded in Vol. 20 of CSM at page 51 as Document Number 563588 located in the Fractional Northwest Quarter of the Fractional Southwest Quarter (Frac. NW 1/4 of Frac. SW 1/4);

All that part of the Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4), which lies Easterly of the centerline of C.T.H. "CA" formerly CTH "C", EXCEPT the following parcels:

1. A piece of land 30 rods in length from North to South and lying East of the highway from the NE corner of said forty, (same being the North 30 rods of said forty lying East of the highway);
2. Those lands described in Vol. 74 Records on page 513 as Doc. No. 383598 (includes Outlot 1 and Outlot 2 of 20 CSM page 051 as Doc. No. 563588).

All lands located in Section Eighteen (18), Township Seventeen (17) North, Range One (1) East, Town of Oakdale, Monroe County, Wisconsin.

Items Corresponding to Schedule B-II:

10. The State of Wisconsin owns the beds of navigable lakes and rivers in trust for the public. This policy does not insure title to any part of the Land described in Schedule A which is below the ordinary high water mark of Bear Creek. Rights of the federal, state or local government, and other riparian owners, to regulate use of the shore and any riparian rights attached to the land. The bed of Bear Creek may have moved because of the buildup of material at the shore (accretion), a change in the course of the water body (avulsion), a lowering of the water level (reliction), or removal of dry land by wave action (erosion). This policy does not insure title to any part of the Land described in Schedule A which has been added or lost because of accretion, avulsion, reliction, or erosion. Rights of the State of Wisconsin and the public in any portion of the Land which has been created by artificial fill in the bed of Bear Creek. (Not plotted) (Does not affect subject property).
11. Easement granted to Oakdale Cooperative Electrical Association by an instrument dated Apr. 13, 1937 and recorded in the Office of the Register of Deeds for Monroe County, Wisconsin, on Aug. 23, 1938 at 3:00 P.M. in Vol. 159 of Deeds, on page 36, as Document No. 200951. (Plotted) (Affects Parcels 1 and 2 of subject property).
12. Easement granted to Dairyland Power Cooperative by an instrument dated June 26, 1968 and recorded in the Office of the Register of Deeds for Monroe County, Wisconsin, on Aug. 21, 1968 at 1:10 P.M. in Vol. 57 of Mis., on page 249, as Document No. 292669. (Plotted) (Affects Parcel 1 & 2 of subject property).
13. Easement granted to Milwaukee Gas Light Company by an instrument dated Dec. 8, 1960 and recorded in the Office of the Register of Deeds for Monroe County, Wisconsin, on May 15, 1961 at 1:00 P.M. in Vol. 44 of Mis., on page 253, as Document No. 267513. (Not plotted, no evidence of pipe line found) (May not affect subject property).
14. Managed Forest Land created by an instrument executed by and between Wisconsin Dept. of Natural Resources described in Vol. 172 of Records on Page 421 as Document No. 429136. (Plotted) (Affects Parcel 2 of subject property).
15. Easement granted to North-West Telephone Company by an instrument dated Jan. 27, 1977 and recorded in the Office of the Register of Deeds for Monroe County, Wisconsin, on Feb. 2, 1977 at 9:00 A.M. in Vol. 75 of Misc., on page 292, as Document No. 329586. (Plotted) (Affects Parcel 2 of subject property).
16. Easement granted to Dairyland Power Cooperative by an instrument dated June 25, 1968 and recorded in the Office of the Register of Deeds for Monroe County, Wisconsin, on Aug. 21, 1968 at 1:10 P.M. in Vol. 57 of Misc., on page 251, as Document No. 292670. (Plotted) (Affects Parcel 2 of subject property).

As-Surveyed Legal Description

Part of the SW1/4NW1/4, SE1/4NW1/4, SW1/4NE1/4, NE1/4SW1/4 and NW1/4SE1/4, All in Section 18, T17N, R1E, Town of Oakdale, Monroe County, Wisconsin.

Commencing at the Harrison cast iron monument on the East quarter corner of Section 18;

Thence N85°52'54"W along the East-West quarter line of Section 18, 1315.82 feet to a rebar on the 1/16 corner and the Point of Beginning of the following description;

Thence continue N85°52'54"W along the East-West quarter line of Section 18, 328.96 feet to a rebar;

Thence S00°23'21"E, 662.10 feet to a pipe on the Northeast corner of Volume 17 CSM Page 26;

Thence N85°48'35"W along the North line of Volume 17 CSM Page 26, 2139.92 feet to a rebar;

Thence N00°25'34"W, 520.66 feet to a rebar;

Thence N47°36'08"W, 223.27 feet to rebar on the 1/16 corner on the East-West quarter line of section 18;

Thence N85°52'54"W along the East West quarter line of Section 18 and the South line of Outlot 2, Volume 20 CSM Page 51, 191.14 feet to a pipe on the Southeast corner of Outlot 1, Volume 20 CSM Page 51 and the Northeast corner of Volume 20 CSM Page 52;

Thence N59°19'12"W along the East line of Outlot 1, Volume 20 CSM Page 51, 27.92 feet to a pipe on the Northeast corner of said Outlot 1;

Thence N86°26'11"W along the North line of Outlot 1, Volume 20 CSM Page 51, 317.57 feet to a pipe on the Northwest corner of said Outlot 1, the East line of County Road "CA" and the beginning of a circular curve concave to the East with a radius of 358.06 feet and a central angle of 14°57'24";

Thence Northerly along the arc of the curved Easterly line of County Road "CA", 93.47 feet to a rebar, which is measured by a chord of 93.20 feet and bears N08°49'29"E;

Thence N16°18'11"E along the Easterly line of County Road "CA", 152.24 feet to a rebar and the beginning of a circular curve concave to the West with a radius of 833.00 feet and a central angle of 18°08'56";

Thence Northerly along the arc of the curved Easterly line of County Road "CA", 263.86 feet to a rebar, which is measured by a chord of 262.76 feet and bears N07°13'44"E;

Thence N01°50'45"W along the Easterly line of County Road "CA", 122.89 feet to a rebar and the beginning of a circular curve concave to the Southwest with a radius of 391.16 feet and a central angle of 31°03'16";

Thence Northwesterly along the arc of the curved Easterly line of County Road "CA", 212.01 feet to a rebar, which is measured by a chord of 209.43 feet and bears N17°22'23"W;

Thence S85°27'50"E, 2020.43 feet to a rebar;

Thence N00°22'45"W, 495.00 feet to a rebar on the 1/16 line;

Thence S85°27'41"E along the 1/16 line, 1120.70 feet to a rebar on the 1/16 corner;

Thence S00°17'17"E along the 1/16 line, 1304.95 feet to the Point of Beginning, containing 4,511,389 square feet or 103.567 acres;

This description describes the same properties as insured in Chicago Title Insurance Company Commitment Number 11M041280 with an effective date of December 19, 2011 at 4:30 P.M.

Table A:

Item 18: No observed evidence of site being used as a solid waste dump, sump or sanitary landfill.

Statement Of Encroachments:

☐ There are no encroachments affecting subject property.

Utility Information:

Utilities were located by observed evidence, together with plans and markings provided by utility companies and Diggers Hotline.

Miscellaneous Notes:

1. All field measurements matched record dimensions within the precision requirements of ALTA/ACSM specifications.
2. There were no cemeteries or burial grounds observed in the field or information regarding cemeteries or burial grounds found in the recorded documents provided.

Surveyors Certificate:

To: Fairview Cranberry Company, LLC and Chicago Title Insurance Company.

This is to certify that this map or plat 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, 3, 4, 7(a), 11(a), 11(b), 13, 14, 18, 20(a), 20(b) and 22 of Table A thereof. The fieldwork was completed on November 30, 2011.

Date: December 29, 2011
Revised: January 4, 2012

Thomas J. Trzinski
Registration No. 2636

Scale 1"=400'

400' 300' 200' 100' 0' 200' 400'

LEGEND:

- HARRISON CAST IRON MONUMENT FOUND
- ¾"x18" REBAR SET-1.502 LB/FT.
- ¾" REBAR FOUND
- ¾" ROD FOUND
- 1" O.D. PIPE FOUND
- LATH SET
- POWER POLE
- POWER POLE ANCHOR
- TRANSFORMER
- ELECTRIC METER
- L.P. TANK
- TELEPHONE JUNCTION BOX
- SATELLITE DISH
- WELL
- SEPTIC SYSTEM VENT
- SEPTIC TANK
- A/C UNIT
- SIGN
- MAILBOX
- AERIAL ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- FENCE
- PREVIOUSLY RECORDED AS (000)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

N W E S

BASIS FOR BEARINGS:

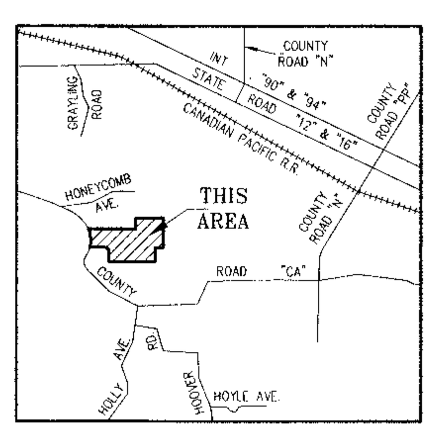
THE EAST LINE OF THE SE¼, SECTION 18, T17N, R1E, ASSUMED TO BEAR S00°24'23"E.

UNDERGROUND UTILITIES

THIS DRAWING HAS BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE ENGINEER AND/OR SURVEYOR WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT. LOCATION AND DEPTH OF UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED PRIOR TO BEGINNING DESIGN, EXCAVATION OR CONSTRUCTION WORK. DIGGERS HOTLINE STANDARD LOCATE TICKET NUMBERS 20114607966, 20114607974, 20114608011 AND 20114608055.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THESE PROPERTIES ARE IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 55081C0410D, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 20, 2010 AND IS IN A SPECIAL FLOOD HAZARD AREA. ZONE X -- AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN



LOCATION SKETCH
NOT TO SCALE

-CURVE TABLE-

CURVE NO.	PARCEL NO.	RADIUS LENGTH	CHORD BEARING	TANGENT BEARING	TANGENT BEARING	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH
1-2	2	358.06'	N08°49'29"E	N01°20'47"E	S16°18'11"W	14°57'24"	93.47'	93.20'
3-4	2	833.00'	N07°13'44"E	N16°18'11"E	S01°50'45"E	18°08'56"	263.86'	262.76'
5-6	2	391.16'	N17°22'23"W	N01°50'45"W	S32°54'01"E	31°03'16"	212.01'	209.43'

REVISIONS

BY	DATE	DESCRIPTION
J.B.	1/4/12	REVISED PER NEW TITLE COMMITMENT
-		
-		
-		
-		

ESP GROUP, INC.
LAMPERT-LEE & ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
10968 State Hwy. 54 East • Wisconsin Rapids, WI 54494-8718
715-424-3131 or 715-344-0068 • FAX 715-423-8774

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CLIENT: **FAIRVIEW CRANBERRY COMPANY, LLC**

PROJECT: **TOWN OF OAKDALE**

TITLE: **ALTA/ACSM LAND TITLE SURVEY**

☐ **PRELIMINARY**
NOT FOR CONSTRUCTION
DATE:________ BY________

☐ **FOR BIDDING ONLY**
DATE:________ BY________

☐ **FOR CONSTRUCTION**
DATE:________ BY________

☒ **DRAWING OF RECORD**
DATE: 1/4/12 BY T.J.T.

☐
DATE:________ BY________

SEAL:

ORIGINAL DOCUMENT BEARS AN EMBOSSED SEAL OR A SEAL STAMPED IN RED WITH AN ORIGINAL SIGNATURE AND DATE.

DESIGNER:
DRAWN BY: JIM BRASEL

FIELD DATA BY: D.S. & T.T.
DATE: 2011
CHECKED BY: T.J.T. DATE: 12/22/11

DWG. DATE: JAN. 4, 2012

DWG. NO. 9597-P-1A-D

PROJECT NO. 11-40

PLAN SHEET 1

SHEET 1 OF 1 SHEET(S)