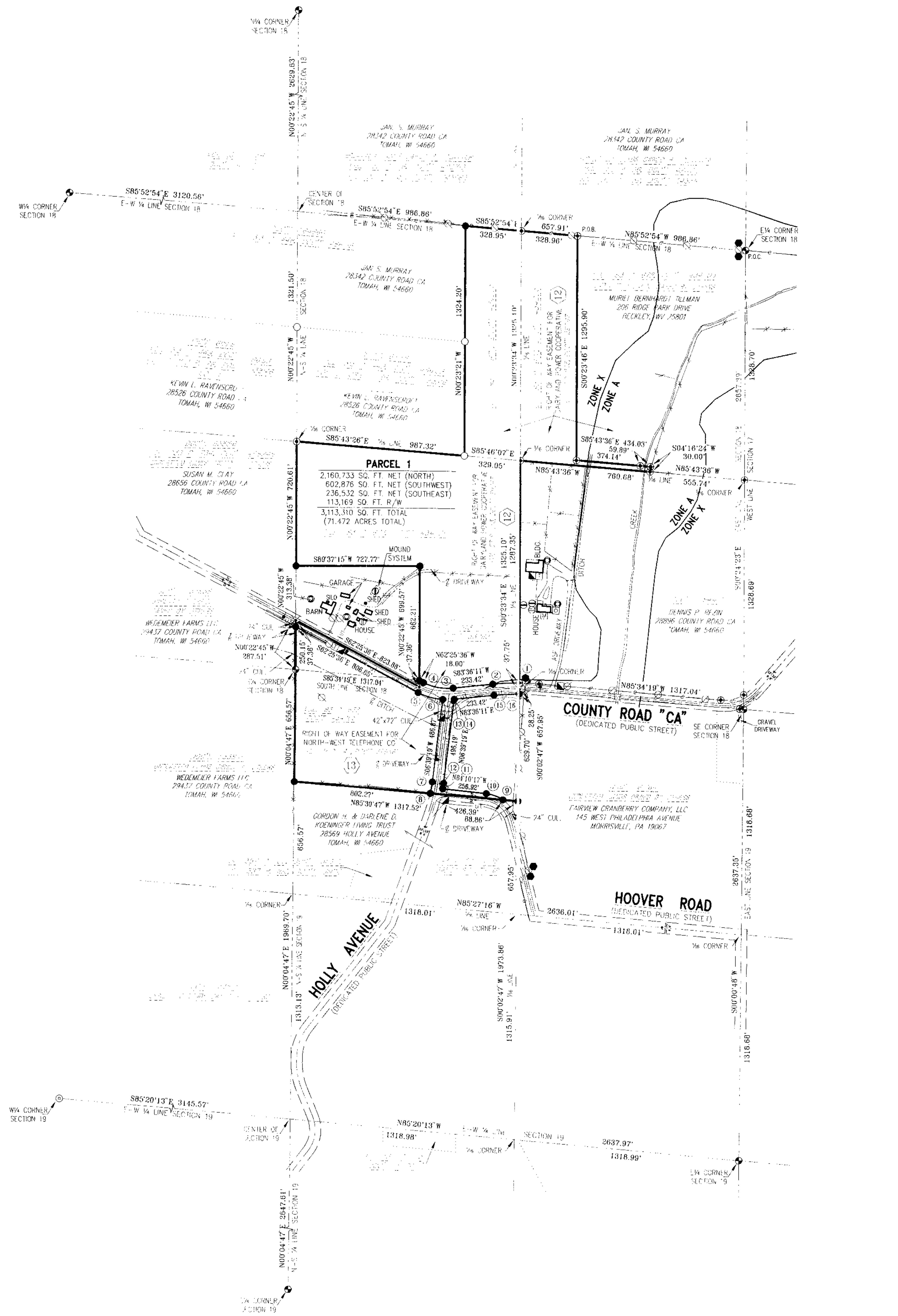


Record Legal Description

The West One-fourth of the Northeast Quarter of the Southeast Quarter (W 1/4 of the NE 1/4 of SE 1/4) and also the South 30 feet width starting at the SW corner of the East 3/4 of said forty and continuing Easterly to and across Bear Creek to a point 15 feet East of the East bank of Bear Creek;

The East One-fourth of the Northwest Quarter of the Southeast Quarter (E 1/4 of NW 1/4 of SE 1/4);

The Southwest Quarter of the Southeast Quarter (SW 1/4 of SE 1/4) excepting the following parcel: Commencing at the Harrison cast iron monument on the South Quarter corner of Section 18; thence N00°22'45"W along the North-South Quarter line of Section 18, 287.51 feet to a P.K. nail on the centerline of County Road "CA" and the point of beginning of the following description: thence continuing N00°22'45"W along the North-South Quarter line of Section 18, 37.36 feet to a rebar on the North line of County Road "CA"; thence continuing N00°22'45"W along the North-South quarter line of Section 18, 276.02 feet to a rebar; thence N89°37'15"E, 727.77 feet to a rebar; thence S00°22'45"E, 662.21 feet to a rebar on the North line of County Road "CA"; thence continuing S00°22'45"E, 37.36 feet to a P.K. nail on the centerline of County Road "CA"; thence N62°25'36"W along the centerline of County Road "CA", 823.88 feet to the Point of Beginning.

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

The North One half of the Northwest Quarter of the Northeast Quarter (N 1/2 of NW 1/4 of NE 1/4), Section Nineteen (19), Township Seventeen (17) North, Range One (1) East, Town of Oakdale, Monroe County, Wisconsin excepting the following parcel: Commencing at the Harrison cast iron monument on the South Quarter corner of Section 18; thence N00°22'45"W along the North-South Quarter line of Section 18, 287.51 feet to a P.K. nail on the centerline of County Road "CA" and the point of beginning of the following description: thence continuing N00°22'45"W along the North-South Quarter line of Section 18, 37.36 feet to a rebar on the North line of County Road "CA"; thence continuing N00°22'45"W along the North-South quarter line of Section 18, 276.02 feet to a rebar; thence N89°37'15"E, 727.77 feet to a rebar; thence S00°22'45"E, 662.21 feet to a rebar on the North line of County Road "CA"; thence continuing S00°22'45"E, 37.36 feet to a P.K. nail on the centerline of County Road "CA"; thence N62°25'36"W along the centerline of County Road "CA", 823.88 feet to the Point of Beginning.

Items Corresponding to Schedule B-II:

12. Easement granted to Dairyland Power Cooperative by an instrument dated June 28, 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 253 as Document No. 292671. (Plotted) (Affects subject property).
13. 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 242, as Document No. 329561. (Plotted) (Affects subject property).
14. 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) (Affects subject property).

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
- P.K. NAIL SET
- POWER POLE
- POWER POLE ANCHOR
- TRANSFORMER
- ELECTRIC METER
- L.P. TANK
- TELEPHONE JUNCTION BOX
- SATELITE DISH
- WELL
- SEPTIC SYSTEM VENT
- SEPTIC TANK
- A/C UNIT
- SIGN
- MAILBOX
- AERIAL ELECTRIC LINE
- UNDERGROUND 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:

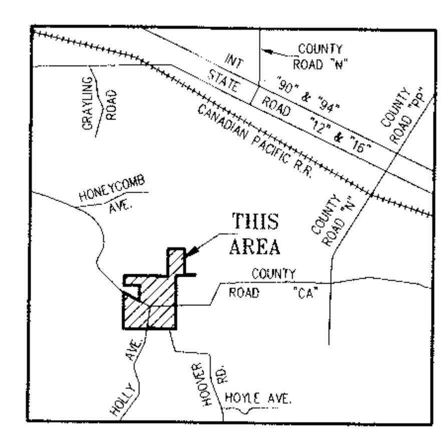
THE EAST LINE OF THE SE¼, SECTION 18, T17N, R1E, ASSUMED TO BEAR S00°24'23"E.

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: 20115100110, 20115100114, 20115100117, 20115100129, 20115100132 AND 20115100135.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THESE PROPERTIES ARE IN ZONES A & 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 A – SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD – NO BASE FLOOD ELEVATION DETERMINED. 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	1	1433.00'	S86°42'10"W	S89°48'09"W	N83°36'11"E	06°11'58"	155.05'	154.98'
3–4	1	317.00'	N79°24'42.5"W	S83°36'11"W	S62°25'36"E	33°58'13"	187.95'	185.21'
5–6	1	383.00'	S74°24'30"E	S62°25'36"E	N86°23'24"W	23°57'48"	160.18'	159.02'
7–8	1	767.00'	S09°17'34"W	S06°39'19"W	N11°55'49"E	05°16'30"	70.62'	70.59'
9–10	1	208.00'	N69°45'46"W	N55°21'15"W	S84°10'17"E	28°49'02"	104.61'	103.52'
11–12	1	833.00'	N07°49'02"E	N08°58'45"E	S06°39'19"W	02°19'26"	33.79'	33.79'
13–14	1	383.00'	N83°36'52.5"E	N83°37'34"E	S83°36'11"W	00°01'23"	0.15'	0.15'
15–16	1	1367.00'	N86°42'10.5"E	N83°36'11"E	S89°48'10"W	06°11'59"	147.92'	147.85'

As-Surveyed Legal Description

Part of the NW1/4SE1/4, NE1/4SE1/4 and SW1/4SE1/4, Section 18, Part of the NW1/4NE1/4, Section 19, All in 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, 986.86 feet to a rebar and the Point of Beginning of the following description;

Thence S00°23'46"E, 1295.90 feet to a rebar;

Thence S85°43'36"E, 434.03 feet to a rebar;

Thence S04°16'24"W, 30.00 feet to a rebar on the 1/16 line;

Thence N85°43'36"W along the 1/16 line, 760.68 feet to a rebar on the 1/16 corner;

Thence S00°23'34"E along the 1/16 line, 1287.35 feet to a rebar on the North line of County Road "CA";

Thence continue S00°23'34"E along the 1/16 line, 37.75 feet to a P.K. nail on the 1/16 corner;

Thence S00°02'47"W along the 1/16 line, 28.25 feet to a rebar on the South line of County Road "CA";

Thence continue S00°02'47"W along the 1/16 line, 629.70 feet to a rebar;

Thence N85°30'47"W, 88.86 feet to a rebar on the Northerly line of Hoover Road;

Thence continue N85°30'47"W, 426.39 feet to a rebar on the West line of Holly Avenue;

Thence continue N85°30'47"W, 802.27 feet to a rebar on the North-South quarter line of Section 19;

Thence N00°04'47"E along the North-South quarter line of Section 19, 656.57 feet to a Harrison cast iron monument on the South quarter corner of Section 18;

Thence N00°22'45"W along the North-South quarter line of Section 18, 250.15 feet to a rebar on the South line of County Road "CA";

Thence continue N00°22'45"W along the North-South quarter line of Section 18, 37.36 feet to a P.K. nail on the centerline of County Road "CA";

Thence S62°25'36"E along the centerline of County Road "CA", 823.88 feet to a P.K. nail;

Thence N00°22'45"W, 37.36 feet to a rebar on the North line of County Road "CA";

Thence continue N00°22'45"W, 662.21 feet to a rebar;

Thence S89°37'15"W, 727.77 feet to a rebar on the North-South quarter line of Section 18;

Thence N00°22'45"W along the North-South quarter line of Section 18, 720.61 feet to a rebar on the 1/16 corner and the South line of Lot 1, Volume 17 CSM Page 26;

Thence S85°43'26"E along the 1/16 line and the South line of Lot 1, Volume 17 CSM Page 26, 987.32 feet to a pipe on the Southeast corner of said Lot 1;

Thence N00°23'21"W along the East line of Lot 1, Volume 17 CSM Page 26 and its prolongation thereof, 1324.20 feet to a rebar on the East-West quarter line of Section 18;

Thence S85°52'54"E along the East-West quarter line of Section 18, 657.91 feet to the Point of Beginning, containing 3,113,310 square feet or 71.472 acres;

This description describes the same properties as insured in Chicago Title Insurance Company Commitment Number 11M041382 with an effective date of December 5, 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 December 13 and 19, 2011.

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

Thomas J. Trzinski
Registration No. 2636

SEAL:

1/4/12

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

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 ________

DESIGNER:
DRAWN BY: JIM BRASEL

FIELD DATA BY: D.S. & T.T.
DATE: 2011
CHECKED BY: T.J.T. DATE: 12/16/11

DWG. DATE: JAN. 4, 2012

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

PROJECT NO. 11-40

PLAN SHEET 1

SHEET 1 OF 1 SHEET(S)