

Record Legal Descriptions:

Parcel A
 A parcel of land located in the Southeast Quarter (S.E. 1/4) of the Southeast Quarter (S.E. 1/4) of Section Thirty-Six (36), Township Two (2) North, Range One (1) West of the 4th P.M., Grant County, Wisconsin described as follows:
 Commencing at the East Quarter corner of Section 36, T2N, R1W, Grant County, Wisconsin; thence South 01°21'19" West, 1314.09 feet along the East line of the S.E. 1/4 of said Section 36 to the Northeast corner of the S.E. 1/4 of said Section 36; thence North 88°52'39" West 1172.20 feet along the North line of the S.E. 1/4 of the S.E. 1/4 of said Section 36; thence South 01°14'45" West 26.00 feet along the Southerly extension of the West line of the platted alley in Block 4 of South Lawn Addition to the point of beginning; thence continuing South 01°14'45" West 94.00 feet along the Southerly extension; thence North 88°52'39" West 101.60 feet to the Easterly right-of-way line of State Trunk Highway 80; thence South 01°35'26" West, 233.14 feet along said right-of-way; thence 66.86 feet along the arc of a curve concave to the East having a central angle of 00°20'09" and a radius of 11,410.00 and a chord bearing South 01°25'21" West and a chord length of 66.86 feet; thence South 88°52'39" East, 411.76 feet; thence North 01°21'19" East, 393.99 feet; thence North 88°52'39" West 309.31 feet to the point of beginning.

Area = 3.5000 Acres.

Parcel B
 A parcel of land located in the Southeast 1/4 of the Southeast 1/4 of Section 36, T 2 N, R 1 W, City of Cuba City, Grant County, Wisconsin described as follows:

Commencing at the Southeast Corner of Section 36, T2N, R1W; thence N01°07'16"E, 1307.19' along the East line of the SE 1/4 of said Section 36; thence N88°03'53"W, 504.33' to a point on the South R.O.W. line of Jean Street; thence S01°16'26"W, 394.55' thence S88°59'37"E, continuing N89°03'53"W 358.56' along the South R.O.W. line of Jean Street; thence N01°16'26"E 309.37' feet to the Point of Beginning, 134.26'; thence N00°03'31"E, 85.63'; thence S88°59'37"E, 226.11'; thence N01°16'26"E 309.37' feet to the Point of Beginning.

Said parcel contains 122,260 Sq. Ft. or 2.81 acres more or less and is subject to any and all other easements and right-of-ways of record.

Parcel C
 A parcel of land located in the Southeast 1/4 of the Southeast 1/4 of Section 36, Town 02 North, Range 01 West, City of Cuba City, Grant County, Wisconsin described as follows:

Commencing at the Southeast corner of Section 36; thence N01°21'19"E 1307.21 feet along the East line of the Southeast 1/4 of said Section 36; thence N88°50'00"W, along the South line of Jean Street 862.89 feet to an iron stake; thence S01°30'28"W, 394.55 feet to the Southeast corner of lands described in Volume 649, Pages 764 and 765 and the point of beginning; thence S88°46'17"E on the extension described in Volume 649, Pages 764 and 765 and the point of beginning; thence S88°46'17"E 545.77 feet to the East right-of-way line 134.26 feet; thence S00°17'34"W, 60.01 feet; thence N88°46'17"E on the arc of a curve concave to the East having a radius of 11,410.00 feet of S.T.H. 80; thence along said East line on the arc of a curve concave to the East having a radius of 11,410.00 feet and whose chord bears N01°06'15"E, 60.00 feet to the South line of said lands described in Volume 649, Pages 764 and 765; thence S88°46'17"E along said South line 410.66 feet to the point of beginning.

Parcel contains 32,723 square feet or 0.75 acres.

TABLE A ITEMS

- No Flood Insurance Rate Maps are available for this parcel. No Flood Hazard has been identified. No Flood Management program is currently in place.
- Parcels contain the following acreages: Parcel A 152,352 sf, Parcel B 122,260 sf, Parcel C 32,723 sf - total acreage 307,335 square feet (7.06 acres) more or less.
- 7b (1) The building is 40,000 square feet measured at ground level.
- There are no regular parking spaces on site and no handicapped spaces.

SCHEDULE B SECTION 2 ITEMS (COMMITMENT No.: Case#4877T0-1R)

- Affects the subject properties in it's entirety.

Notes:

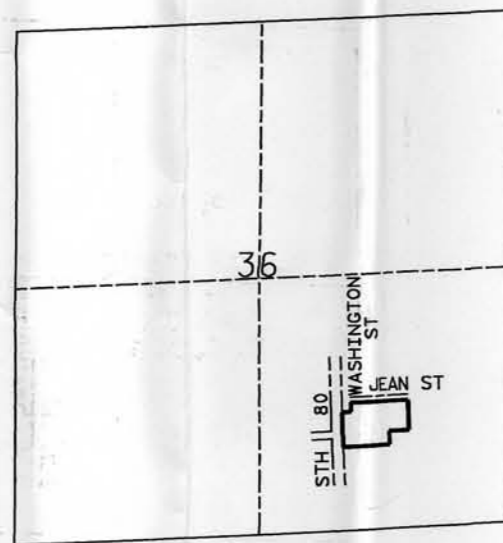
Contours shown are proposed as prepared by KD Engineering

LEGEND

- MH MANHOLE
- INLET
- WV WATER VALVE
- GV GAS VALVE
- ⊕ FIRE HYDRANT
- ⊕ DECIDUOUS TREE
- ⊕ CONIFEROUS TREE
- SIGN
- PEDESTAL
- STREET LIGHT
- POWER POLE
- GUY
- T UNDERGROUND TELEPHONE
- E UNDERGROUND ELECTRIC
- SAN UNDERGROUND SANITARY
- G UNDERGROUND GAS
- SS STORM SEWER
- UNDERGROUND WATER
- OVERHEAD LINES
- FOUND 3/4" IRON ROD
- SET 1" X 24" IRON PIPE
- WEIGHING 113 LBS/ LINEAR FOOT
- x CHISELED "X" IN CURB SET
- △ FOUND 1" IRON PIPE
- FOUND 2" IRON PIPE
- () RECORDED AS
- DIRECTION OF DRAINAGE PER PROPOSED GRADING PLAN

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SECTION 36, T02N, R01W AS N01°21'19"E

NOTE: UTILITIES SHOWN ON THIS MAP ARE APPROXIMATE AND ARE BASED ON FIELD MARKINGS PER DIGGERS HOTLINE TICKET #20074310775, #20074310785, #20074310782 AND MAPPING PROVIDED BY UTILITY COMPANIES.



LOCATION MAP
 SCALE 1"=2000'
 SECTION 36
 T02N-R01W, CITY OF CUBA CITY
 GRANT COUNTY, WISCONSIN

DATE OF FIELD SURVEY 11-01-07

DR. BY JCF	BOOK NO. 287				
CHK. BY JR	JOB NO. 53-0705.00				
DATE 11/15/07	SCALE 1" = 50'	NO.	DATE	REVISION	NO. DATE REVISION

SURVEYOR'S CERTIFICATION:

To Cuba City Real Estate, LLC, Midwest Title Insurance Company and JPMorgan Chase, N. A.

This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 2005 and includes Items 1,2,3,4,7a,7b(1),8,9,10,11,13 and 14 of Table A thereof and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on date of this certification) of an "urban" Survey.

Dated this 12th day of December, 2007.

John C. Favorite Registered Land Surveyor S-1890



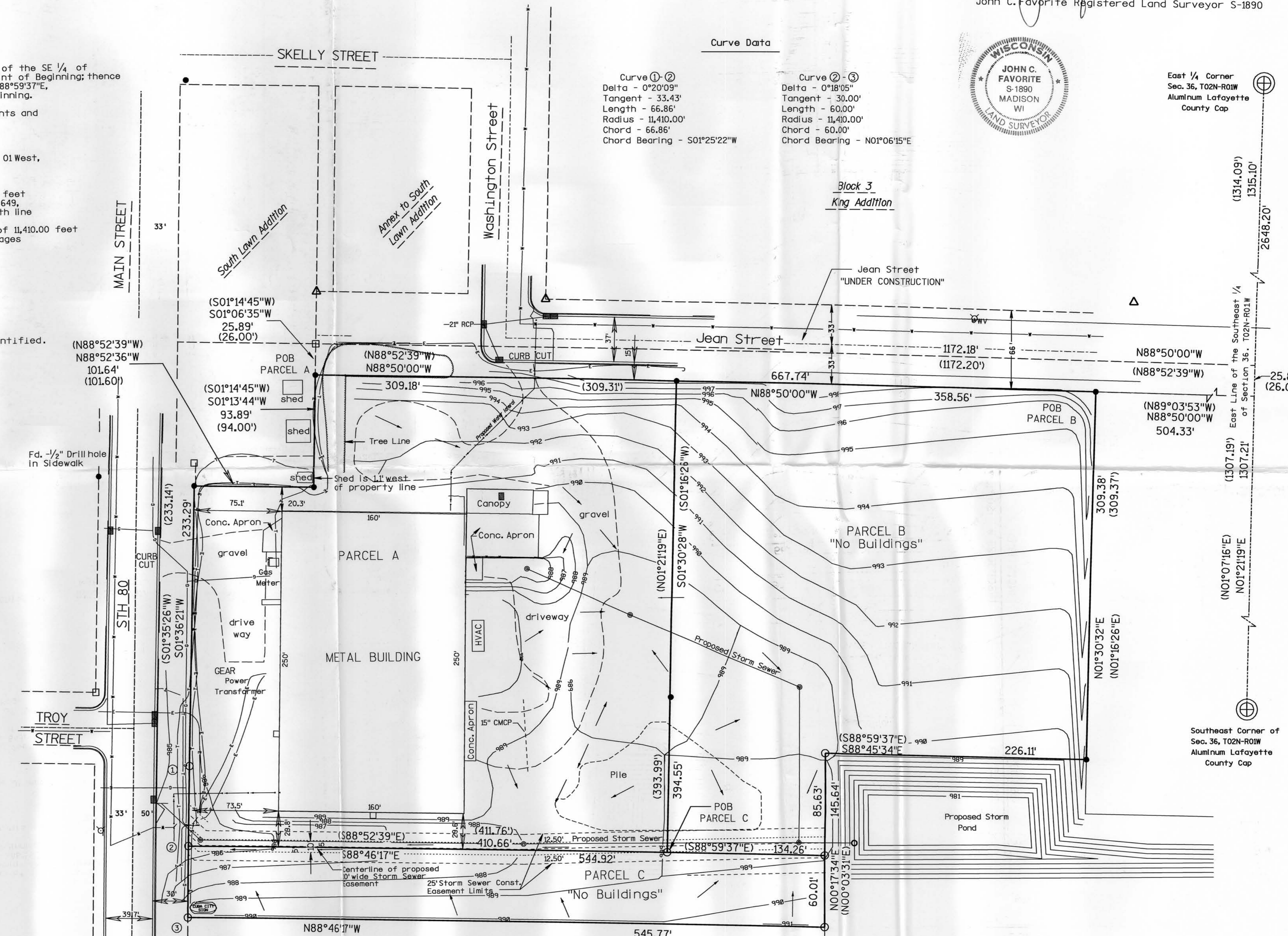
East 1/4 Corner
 Sec. 36, T02N-R01W
 Aluminum Lafayette
 County Cap

Curve Data

Curve ①-②
 Delta - 0°20'09"
 Tangent - 33.43'
 Length - 66.86'
 Radius - 11,410.00'
 Chord - 66.86'
 Chord Bearing - S01°25'22"W

Curve ②-③
 Delta - 0°18'05"
 Tangent - 30.00'
 Length - 60.00'
 Radius - 11,410.00'
 Chord - 60.00'
 Chord Bearing - N01°06'15"E

Block 3
 King Addition



Southeast Corner of
 Sec. 36, T02N-R01W
 Aluminum Lafayette
 County Cap

AYRES ASSOCIATES
 1802 PANKRATZ STREET
 MADISON, WI 53704
 608-443-1235



ALTA/ACSM LAND TITLE SURVEY
 PREPARED FOR: CUBA CITY REAL ESTATE, LLC.
 CUBA CITY, WISCONSIN

DRAWING NO.
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