

OWNERS: G. Robert and Glenda J. Egan, husband and wife

Midwest Title Corporation Case No.: 138301

SCHEDULE B EXCEPTIONS:

10. Severance Agreement/Encasement between G. Robert Egan and Glenda J. Egan and Badgerland/Farm Credit Services, FLCA, dated December 28, 2000 and recorded in Volume 862 of Records, page 631 on December 29, 2000. (Section 2-1-1)
11. Farmland Preservation Agreement by and between George R. Egan and Glenda J. Egan and the Department of Agriculture, Trade and Consumer Protection, dated July 22, 2004 and recorded in Volume 1032 of Records, page 334 on July 27, 2004. (Section 2-1-1)
12. Right of Way Easement for Rural Electric Line granted to Grant County Cooperative Rural Electric Association by instrument dated February 18, 1938, and recorded in Volume 1 of Rural Electric Easements, page 71 on September 21, 1938. (Section 35, Blanket Easement)
13. Conveyance of Lands for Highway Purposes from Harold F. Rogers and Mory L. Rogers, his wife, to Grant County, Wisconsin, dated February 23, 1953, and recorded in Volume 307 of Deeds, page 415, on March 13, 1953. (C.H. "H" Right-of-Way)
14. Right of First Refusal by G. Robert Egan and Glenda J. Egan, as husband and wife, to Clarissa A. Kaufman, dated September 30, 2005 and recorded in Volume 1078 of Records, page 124 on October 4, 2005. (NW 1/4-NE 1/4, Section 35)
15. Terms, conditions and provisions of Lease to be executed.

TAX ID No.: 54-918-000
54-924-000
54-929-000

DESCRIPTION:

DOCUMENT NOT PROVIDED
The East Half (E 1/2) of the Northwest Quarter (N.W. 1/4) and the Northwest Quarter (N.W. 1/4) of the Northeast Quarter (N.E. 1/4), all in Section Thirty-five (35), Township Two (2) North, Range One (1) West of the 4th P.M., Grant County, Wisconsin.
EXCEPT a parcel of land located in the N.W. 1/4 of N.E. 1/4 of Section 35, T2N, R1W, Grant County, Wisconsin, described as follows:
Commence at the Northeast corner of N.W. 1/4 of N.E. 1/4 of Section 35, T2N, R1W, Grant County, Wisconsin;
thence West along the center line of County Trunk "H" 175 feet;
thence South 297 feet;
thence North 297 feet to center of line of County Trunk "H" and the point of Beginning.
Also EXCEPT Lots 1 and 2 of Certified Survey Map #752 as recorded in the office of the Register of Deeds for Grant County, Wisconsin, as Document #628512.
EXCEPT a parcel of land conveyed to Lucille F. Alt by Quit Claim Deed recorded in Volume 976 of Records, page 99 described as follows: Part of the N.W. 1/4 of the N.E. 1/4 of Section 35, T2N, R1W, of the 4th P.M., Smeiser Township, Grant County, Wisconsin, described as follows:
Commencing at the North Quarter corner of said Section;
thence South 89' 28" 47" East 1141.19 feet along the North line of said Section to the point of beginning;
thence South 00' 18" 47" West 297.00 feet to a No. 6 rebar marking the corner of that exception as described in Volume 632, Page 733, recorded as Document #517512, Grant County Register.

thence North 00' 18" 47" East 297.00 feet along the West line of said exception to the North line of said Section 35;
thence North 89' 28" 47" West 5100 feet along the North line to said Section to the point of beginning.
Also EXCEPT all of Valley View Acres Subdivision located in the N.W. 1/4 of the N.E. 1/4 of Section 35, T2N, R1W, of the 4th P.M., Grant County, Wisconsin.

Subject to C.H. "H", Heil Road and Slaats Road Rights-of-Way.
Subject to potential rights of others created by the described property on the subject property, as shown hereon.
Including potential rights to lands lying between the described property and existing fence lines, as shown hereon.
Subject to potential overhead beam path restrictions.

CONSOLIDATED DESCRIPTION:

BEGINNING at the North Quarter Corner of Section 35 and the northwest corner of Valley View Acres Plat;
thence S00°06'06"W (recorded as S00°19'29"W), 297.93 feet along the east line of the NW 1/4 of Section 35 and the west line of Valley View Acres Plat to the southwest corner of said Plat;
thence S89°41'56"E, 1141.97 feet (recorded as S89°28'47"E, 1141.26 feet) along the south line of Valley View Acres Plat to the southeast corner of said Plat;
thence N89°32'40"E (recorded as S89°28'47"E), 3100 feet;
thence S89°38'47"E, 1743.33 feet (recorded as East, 1731.00 feet) to the east line the NW 1/4 of the NE 1/4 of Section 35;

thence S00°06'01"W (recorded as S00°18'47"W), 1024.62 feet along the east line of the NW 1/4 of the NE 1/4 of Section 35 to the southeast corner of the said NW 1/4 of the NE 1/4;
thence N89°45'02"W, 1321.56 feet along the south line of the NW 1/4 of Section 35 to the southwest corner of the said NW 1/4 of the NE 1/4;
thence S00°06'06"W (recorded as S00°19'29"W), 1323.83 feet along the east line of the NW 1/4 of Section 35 to the Center of Slaats Road;
thence N89°49'27"W (recorded as N89°38'42"W), 1322.47 feet along the south line of the NW 1/4 of Section 35 to the southwest corner of the E 1/2 of the NW 1/4 of said Section;
thence N00°08'24"E, 2387.88 feet along the west line of the NW 1/4 of Section 35 to the south line of Lot 1, C.S.M. No. 752;
thence S89°52'17"E, 176.62 feet along the south line of Lot 1, C.S.M. No. 752 to the southeast corner of said Lot 1;
thence N89°24'48"E, 207.91 feet (recorded as S89°38'23"E, 208.71 feet) along the south line of Lot 2, C.S.M. No. 752 to the southeast corner of said Lot 2;
thence N00°40'01"W, 253.83 feet (recorded as N00°35'30"W, 255.93 feet) along the east line of Lot 2, C.S.M. No. 752 to the northeast corner of said Lot 2 and the north line of the NW 1/4 of Section 35;
thence N89°39'20"E, 939.75 feet (recorded as N89°46'36"E, 950.53 feet) along the north line of the NW 1/4 of Section 35 to the POINT OF BEGINNING.
Containing 4,753,350 Square Feet (108.13 acres)
Subject to C.H. "H", Heil Road and Slaats Road Rights-of-Way.
Subject to potential rights of others created by fence encroachments onto the subject property, as shown hereon.
Including potential rights to lands lying between the described property and existing fence lines, as shown hereon.
Subject to potential overhead beam path restrictions.

SURVEYOR'S NOTES:

- 1) CAPS / OVERLAPS: (SEE MAP)
A gap exists between the west line of Case No. 138301 (as described by the Title Policy caption) and the East line of Case No. 55117 (as described by the Title Policy caption). (see Doc No. 516036 & 633651)
An overlap exists between the east line of Document No. 617287 (West 1/2 of the NW 1/4, excluding the east 33 feet) and the west line of Lot 1, CSM No. 752 and the west line of a parcel described on a Plat of Survey on Tract No. 2 in Book 12, Page 47, filed in the Grant County Surveyor's Office.
- 2) FENCE ENCROACHMENTS ONTO SUBJECT PROPERTY: (SEE MAP)
East line NW 1/4 of the NE 1/4, approximately 0 to 2 feet.
- 3) FENCE ENCROACHMENTS ONTO ADJOINING PROPERTIES: (SEE MAP)
South line NW 1/4 of the NE 1/4, approximately 30 feet. (FIELD LINE)
West line W 1/2 of the NW 1/4, approximately 26 to 32 feet.
- 4) No observable evidence of site use as a solid dump, sump or sanitary landfill.
- 5) No observable evidence of earth moving work, building construction or building additions within recent months.
- 6) This survey conducted during the winter of 2008-2009. Observable evidence may have been obscured due to snow cover.
- 7) Access to adjoining properties has been restricted by the Grant County Sheriff's Department, requiring written permission to be granted by the property owner.
- 8) The Client has waived the requirements of Chapter A-E 7.07 of the Wisconsin Administrative Code requiring the placement of monuments at property corners.

FLOOD ZONE NOTE:

Flood Insurance Rate Map (FIRM) Number: 555557 0400 B and 555557 0425 B
Flood Zone: "C"

UTILITY NOTES:

Underground utilities have not been field located. Utilities, as shown on this map, are approximate.
Contact Diggers Hotline at 1-800-242-8511 prior to excavation for exact location of underground utilities.
Local Utility Companies include:
WE ENERGIES
DICKENVILLE TELEPHONE CORPORATION
CUBA CITY MUNICIPAL UTILITIES
SCENIC RIVERS ENERGY COOPERATION
ALLIANT ENERGY CORPORATION
CENTURYTEL
DAIRYLAND POWER COOPERATIVE

NOTE: CASE NO. AS SHOWN HEREON REFERS TO THE MIDWEST TITLE CORPORATION TITLE SEARCH REPORT.

PAULSON & ASSOCIATES, LLC
136 WEST HOLM STREET DeFOREST, WI 53532 (608)846-2523
ALTA/ACSM LAND TITLE SURVEY
WHITE OAK WIND FARM
GEORGE & GLENDA EGAN

LOCATED IN THE NW 1/4 OF THE NE 1/4, THE NE 1/4 OF THE NW 1/4 AND THE SE 1/4 OF THE NW 1/4, SECTION 35, T2N, R1W, TOWN OF SMEISER, GRANT COUNTY, WISCONSIN

Surveyor's Certificate
To White Oak Wind, LLC and Stewart National Title Services:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005, and includes items 2, 3, 4, 8, 9, 10, 11a, 14, 15, 16 and 18 of Table A thereof. 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 in the state of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Daniel A. Paulson

RLS-1699

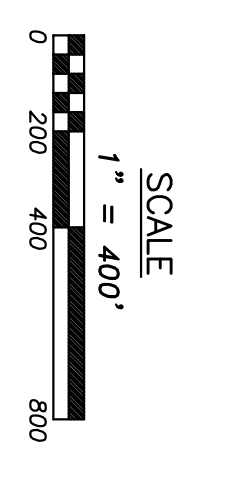
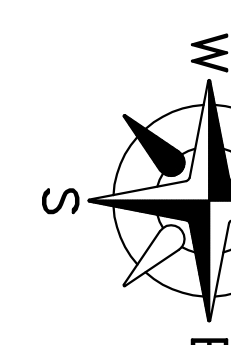
Date:

SHEET 46

JOB NO. 08-118	DRAWING NO.	DRAWN BY: MW
REVISIONS:		DATE: 07-01-09

CLIENT
WHITE OAK WIND, LLC
c/o Wind Capital Group, LLC
2923 Markridge Drive
Madison, WI 53719

SURVEYOR
PAULSON & ASSOCIATES, LLC
136 West Holm Street
DeForest, WI 53532



- LEGEND**
- GRANT COUNTY SECTION CORNER (AS NOTED)
 - 3/4" IRON RE-BAR (FOUND) (UNLESS NOTED)
 - FENCE POST
 - FENCE LINE
 - OVERHEAD UTILITIES
 - BUILDING HEIGHT
 - TELEPHONE PEDESTAL
 - FIELD ENTRANCE