

OWNERS: Dietzel Ridge Acres, Inc., a Wisconsin Corporation

Midwest Title Corporation Case No.: 12111TR (Parcel "A") and 13826T

SCHEDULE B EXCEPTIONS:

Case No. 12111TR

10. Right of Way Easement for Rural Electric Line granted to Grant County Cooperative Rural Electric Association by instrument dated February 24, 1938 and recorded in Volume 1 of Rural Electric Easements, page 90 on September 21, 1938. (Section 27. Limited Easement to "the use of the highways" as "now laid out and in use")

11. Right of First Refusal and Option from Edmund H. Dietzel, q/k/a Edmund Dietzel, and Malinda M. Dietzel, q/k/a Malinda Dietzel to Steven Dietzel and Mary Lou Dietzel, husband and wife, as survivorship marital property, as to an undivided 1/2 interest, and to Timothy Schuster and Lisa M. Schuster, husband and wife, as survivorship marital property, as to an undivided 1/2 interest, dated March 3, 1999 and recorded in Volume 823 of Records, page 760 on March 15, 1999. (OTHER PROPERTIES)

12. Easement granted to Grant County Cooperative Rural Electric Association by instrument dated May 10, 1938, and recorded in Volume 2 of Rural Electric Easements, page 581 on October 23, 1940. (NE-NE Section 35 and 36-2-2. Blanket Easement)

13. Easement granted to Dickeyville Telephone Co. & Sevier Rivers Cooperative by instrument dated October 30, 2000, and recorded in Volume 860 of Records, page 325 on November 15, 2000. (16.5 foot wide easement along CTH "HH" and Hill Road in the NE 1/4 of Section 35 and the NW 1/4 of 36-2-2)

14. Highway Conveyance from Lenard (Signed Leonard) Dietzel, Rogine D. (Signed Rogine) Dietzel, his wife, to Grant County, Wisconsin, dated September 24, 1957, and recorded in Volume 343 of Deeds, page 22, on December 14, 1957. (Pre-2000, Hill Road and CTH "HH" Right-of-Way, Section 35 and 36-2-2)

15. Easement for drain the set forth in Warranty Deed to Edmund Dietzel by instrument dated August 31, 1970, and recorded in Volume 480 of Records, page 367 on September 1, 1970. (Sepic Easement in the NW 1/4 of the NW 1/4, Section 36-2-2)

16. Right of Way Authorization granted to Dickeyville Telephone Corp. by instrument dated June 19, 1974, and recorded in Volume 498 of Records, page 286 on July 22, 1974. (Telephone Easement along the pre-2000 CTH "HH" Right-of-Way, in the NW 1/4 of the NE 1/4 of Section 36)

17. Severance Agreement between Dietzel Ridge Acres, Inc., a Wisconsin Farm Corporation, and Badgerland Farm Credit Services of Lancaster, dated May 13, 1999 and recorded in Volume 972 of Records, page 408 on May 16, 2003. (NW 1/4 of the NW 1/4 of Section 36)

18. Terms, conditions and provisions of Lease to be executed.

19. Mortgage from Edmund H. Dietzel and Malinda M. Dietzel, as his wife and in her own right, to The Federal Land Bank of Saint Paul, dated August 3, 1982, and recorded in Volume 583 of Records, page 188, Document #490833, on August 6, 1982 in the original amount of \$134,500.00.

20. Mortgage from Dietzel Ridge Acres, Inc., a Wisconsin Corporation; Edmund Dietzel q/k/a Edmund H. Dietzel and Malinda Dietzel q/k/a Malinda M. Dietzel, husband and wife, to Badgerland Farm Credit Services, FLCA, dated May 13, 1999, and recorded in Volume 827 of Records, page 583, Document #609799, on May 13, 1999, in the original amount of \$748,680.00.

21. Mortgage from Dietzel Ridge Acres, Inc., a Wisconsin Corporation; Edmund H. Dietzel q/k/a Edmund Dietzel and Malinda M. Dietzel q/k/a Malinda Dietzel, husband and wife, to Badgerland Farm Credit Services, FLCA, dated January 13, 2005, and recorded in Volume 1050 of Records, page 376, Document #674865, on January 13, 2005, in the original amount of \$255,000.00.

Case No. 13826T

10. Right of Way Easement for Rural Electric Line granted to Grant County Cooperative Rural Electric Association by instrument dated May 10, 1938, and recorded in Volume 2 of Rural Electric Easements, page 579 on October 23, 1940. (Blanket Easement SE 1/4 of the NE 1/4, Section 35)

11. Right of Way Easement granted to Grant-Lafayette Electric Cooperative by instrument dated June 1, 1992, and recorded in Volume 700 of Records, page 811 on October 14, 1992. (Limited Easement SE 1/4 Section 35)

12. Mortgage from Dietzel Ridge Acres Inc., a Wisconsin Corporation; Edmund H. Dietzel q/k/a Edmund Dietzel and Malinda M. Dietzel q/k/a Malinda Dietzel, husband and wife, to Badgerland Farm Credit Services, FLCA, dated January 13, 2005, and recorded in Volume 1050 of Records, page 376, Document #674865, on January 13, 2005 in the original amount of \$255,000.00.

13. Right of way to and from the land, (not located) (A note on Plat of Survey, Book 16, Page 19 reads as follows: This survey was prepared for the exchange of land between adjoining land owners, therefore no access was surveyed for this parcel.)

14. Terms, conditions and provisions of Lease to be executed.

TAX ID No.: 46-995-010
46-996-010

DESCRIPTION:

DOCUMENT NO. 674864

Part of the Southeast Quarter (S.E.1/4) of the Northeast Quarter (N.E.1/4) and the Southwest Quarter (S.W.1/4) of the Northeast Quarter (N.E.1/4) of Section Thirty-five (35), Township Two (2) North, Range Two (2) West of the 4th P.M., Paris Township, Grant County, Wisconsin, described as follows: Commencing at the East Quarter corner of said Section, said corner being the point of beginning; thence North 00° 15' 24" West 884.11 feet along the East line of said Section; thence South 89° 52' 01" West 1982.27 feet to the West line of the E.1/2 of the S.W.1/4 of said N.E.1/4; thence South 00° 10' 24" East 887.18 feet along said West line; thence North 89° 46' 42" East 1983.55 feet along the South line of the N.E.1/4 of said Section to the point of beginning.

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.

CONSOLIDATED DESCRIPTION:

BEGINNING at the East Quarter Corner of Section 35 thence S89°46'38"W, 1983.49 feet (S89°46'42"W, 1983.55 feet) along the south line of the NE 1/4 of Section 35 to the southwest corner of the east half of the SW 1/4 of the NE 1/4 of Section 35; thence N00°10'24"W, 887.13 feet (recorded as 887.18 feet) along the west line of the east half of the SW 1/4 of the NE 1/4 of Section 35; thence N89°51'46"E, 1982.21 feet (recorded as N89°52'01"E, 1982.27 feet) to the east line of the NE 1/4 of Section 35; thence S00°15'18"E, 884.11 feet (recorded as S00°15'24"E, 884.11 feet) along the east line of the NE 1/4 of Section 35 to the POINT OF BEGINNING. Containing 1,756,120 Square Feet (40.31 acres) 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.

SURVEYOR'S NOTES:

1) FENCE ENCROACHMENTS ONTO SUBJECT PROPERTY: (SEE MAP) North Line; approximately 0 to 2 feet.

2) FENCE ENCROACHMENTS ONTO ADJOINING PROPERTIES: (SEE MAP) South Line; approximately 0 to 5 feet.

3) No observable evidence of site use as a solid dump, sump or sanitary landfill.

4) No observable evidence of earth moving work, building construction or building additions within recent months.

5) This survey conducted during the winter of 2008-2009. Observable evidence may have been obscured due to snow cover.

6) Access to adjoining properties has been restricted by the Grant County Sheriff's Department, requiring written permission to be granted by the property owner.

7) 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: DICKEVILLE TELEPHONE CORPORATION CUBA CITY MUNICIPAL UTILITIES CUBA CITY/BELMONT TELEPHONE SCENIC RIVERS ENERGY COOPERATION ALLIANT ENERGY CORPORATION CENTURYTEL DARIYLAND 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

DIETZEL RIDGE ACRES

LOCATED IN THE SW 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE NE 1/4, SECTION 35, T.2N., R.2W., TOWN OF PARIS, GRANT COUNTY, WISCONSIN

SHEET 48

LEGEND

- GRANT COUNTY SECTION CORNER (AS NOTED)
- 3/4" NON RE-BAR (ROUND) (UNLESS NOTED)
- FENCE POST
- FENCE LINE
- OVERHEAD UTILITIES
- TELEPHONE REDISTAL
- BUILDING HEIGHT
- FIELD ENTRANCE

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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 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:

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

SURVEYOR
PAULSON & ASSOCIATES, LLC
Daniel A. Paulson
136 West Holm Street
Deforest, WI 53532

BASIS OF BEARING
THE EAST LINE OF THE SE 1/4, SEC 36 IS ASSUMED TO BEAR N00°15'50"W

SCALE
1" = 400'

LOCATION SKETCH
SECTION 35

