

ALTA/ACSM LAND TITLE SURVEY

LOCATED IN PART OF THE E 1/4 OF SECTION 35 AND THE SW 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE 4TH PRINCIPAL MERIDIAN, GRANT COUNTY, WISCONSIN

2E - Zipperich Historical Legal Description

PARCEL I:
The East One-quarter (1/4) of Section Thirty-five (35), Township Four (4) North, Range Three (3) West of the 4th P.M., in the Town of South Lancaster, Grant County, Wisconsin, EXCEPT parcel of land conveyed to David L. Hudson and Elaine, his wife, as joint tenants, by Warranty Deed recorded in Volume 415 of Records, Page 422, as Document No. 404814. Also EXCEPT the East Three Hundred Thirty (330) feet of the East One-half (1/2) of the Northeast One-quarter (1/4) of said Section Thirty-five (35).

Also excepting therefrom those lands conveyed by Warranty Deed recorded on April 15, 2011 in Volume 1277 of Records, Page 869, as Document No. 735024.

Excepting therefrom those lands conveyed to Grant County in a Highway Deed recorded on February 20, 1937 in Volume 1 of Highway Conveyances, Page 449.

PARCEL II:
The South One-half (1/2) of the Southwest One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Thirty-six (36), in Township Four (4) North, Range Three (3) West of the 4th P.M., in the Town of South Lancaster, Grant County, Wisconsin, EXCEPT a parcel of land described in a certain deed to Dairyland Power Cooperative recorded in Volume 267 of Deeds, Page 577 and described as follows: That part of the Southwest One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Thirty-six (36), in Township Four (4) North, Range Three (3) West, described as: Commencing at the point where the East line of Federal Trunk Highway 61 intersects the South line of the aforementioned Section 36; thence East 208 feet; thence North 241 feet; thence West 208 feet; thence South along the East line of Federal Trunk Highway 61 to point of beginning.

Excepting therefrom those lands conveyed to Grant County in a Highway Deed recorded on February 20, 1937 in Volume 1 of Highway Conveyances, Page 449.

PARCEL III:
The East Three Hundred Thirty (330) feet of the East One-half (1/2) of the Northeast One-quarter (1/4) of Section Thirty-five (35), in Township Four (4) North, Range Three (3) West of the 4th P.M., in the Town of South Lancaster, Grant County, Wisconsin. Said parcel also described as Lot Two (2) of Certified Survey Map No. 248, recorded on May 12, 1986 in Volume 1 of Certified Survey Maps, Page 338, as Document No. 511744.

Excepting therefrom those lands conveyed to Grant County in a Highway Deed recorded on February 20, 1937 in Volume 1 of Highway Conveyances, Page 449.

ALSO EXCEPTING from the above lands the following parcel of land: Part of the East One-half (1/2) of the Southeast One-quarter (1/4) of Section Thirty-five (35), in Township Four (4) North, Range Three (3) West of the 4th P.M., in the Town of South Lancaster, Grant County, Wisconsin, and more particularly described as: Commencing at the Southeast corner of Section 35 marked by a railroad spike; thence North 01°29'44" West along the East line of Southeast 1/4, 1549.36 feet; thence South 86°45'35" West 50.01 feet to a No. 6 (3/4") rebar on the West right-of-way line of U.S. Highway #61 and the point of beginning; thence continuing South 86°45'35" West 509.83 feet to a No. 6 rebar; thence South 21°08'15" West 185.53 feet to a No. 6 rebar; thence South 71°06'27" East 360.81 feet to a No. 6 rebar; thence North 76°13'46" East 248.46 feet to a No. 6 rebar on the West right-of-way line of U.S. Highway #61; thence North 01°29'44" West 259.64 feet to the point of beginning.

2E - Zipperich Surveyed Legal Description

A part of the East Quarter (E 1/4) of Section Thirty-five (35) and of the Southwest Quarter (SW 1/4) of Section Thirty-six (36), in Township Four (4) North, Range Three (3) West of the Fourth Principal Meridian, Grant County, Wisconsin, more particularly described as follows:

Beginning at the northeast corner of said Section Thirty-five (35); thence South 0 degrees 56 minutes 39 seconds East, 2647.46 feet on the east line of said East Quarter (E 1/4) of Section Thirty-five (35), to the southeast corner of the North Half (N 1/2) of the East Quarter (E 1/4) of said Section Thirty-five (35); thence South 0 degrees 56 minutes 41 seconds East, a distance of 1,095.89 feet on the east line of said East Quarter (E 1/4) of Section Thirty-five (35), to the northeast corner of premises conveyed to Gregory J. Miles and Megan M. Miles from Cass Realty Company, LLC by Warranty Deed recorded April 15, 2011 as Document 735024 in Volume 1277 in Page 869; thence South 21 degrees 18 minutes 34 seconds West, 559.90 feet on the north line of said premises so conveyed to Miles, to the northwest corner of said premises so conveyed to Miles; thence South 21 degrees 43 minutes 46 seconds West, 185.60 feet on the westerly line of said premises so conveyed to Miles, to the southwesterly corner of said premises so conveyed to Miles; thence South 70 degrees 34 minutes 29 seconds East, 360.86 feet on the southerly line of said premises so conveyed to Miles; thence North 78 degrees 47 minutes 42 seconds East, 299.74 feet on the southerly line of said premises so conveyed to Miles, to the east line of said East Quarter (E 1/4) of Section Thirty-five (35); thence South 0 degrees 56 minutes 41 seconds East, a distance of 637.77 feet, to the northwest corner of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section Thirty-six (36); thence South 89 degrees 24 minutes 15 seconds East, a distance of 1,328.40 feet, to the northeast corner of said South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-six (36); thence South 9 degrees 59 minutes 04 seconds East, 663.44 feet on the east line of said South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4), to the southeast corner of said Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4); thence North 89 degrees 18 minutes 46 seconds West, a distance of 1,070.90 feet on the south line of said Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4), to the southeast corner of the premises conveyed to Dairyland Power Cooperative from Wilbur Stanton and Wilma L. Stanton by Warranty Deed recorded December 17, 1946 in Volume 267 at Page 577; thence North 0 degrees 56 minutes 41 seconds East, 241.00 feet on the east line of said premises so conveyed to Dairyland Power Cooperative, to the northeast corner of said premises so conveyed to Dairyland Power Cooperative; thence North 89 degrees 18 minutes 46 seconds West, 258.02 feet on the north line of said premises so conveyed to Dairyland Power Cooperative, to the east line of said Section Thirty-five (35); thence South 0 degrees 56 minutes 41 seconds East, 17.25 feet on said east line of Section Thirty-five (35), to the northeast corner of the premises conveyed to Beverly J. Degenhardt from the Estate of Eugene F. Degenhardt, Deceased by Partition and Certificate Terminating Joint Tenancy recorded June 27, 1994 as Document 66819 in Volume 732 of Records at Page 41; thence North 89 degrees 18 minutes 34 seconds West, 252.00 feet on the north line of said premises conveyed to Beverly J. Degenhardt, to the northwest corner of said premises so conveyed to Beverly J. Degenhardt; thence South 0 degrees 56 minutes 41 seconds East, 223.75 feet on the west line of said premises so conveyed to Beverly J. Degenhardt, to the south line of said East Quarter (E 1/4) of Section Thirty-five (35); thence North 89 degrees 18 minutes 28 seconds West, a distance of 1,073.11 feet on said south line of the East Quarter (E 1/4), to the southwest corner of said East Quarter (E 1/4) of Section Thirty-five (35); thence North 0 degrees 54 minutes 47 seconds West, a distance of 5,301.56 feet on the west line of said East Quarter (E 1/4) of Section Thirty-five (35), to the northwest corner of said East Quarter (E 1/4) of the Section Thirty-five (35); thence South 88 degrees 55 minutes 11 seconds, a distance of 1,322.50 feet on the north line of said East Quarter (E 1/4) of Section Thirty-five, to the Point of Beginning, containing 174.805 acres, more or less, of which 9.182 acres, more or less is in public road right of way.

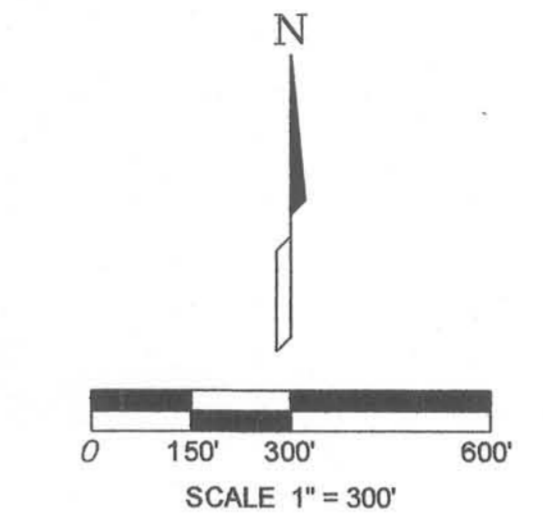
Flood Zone Designation

The subject property is located in Zone "X" as shown on the FIRM (Flood Insurance Rate Map) for Grant County, Wisconsin, by the Federal Emergency Management Agency, Map No. 55043C0490E and 55043C0495E. Effective date of September 2, 2011 on both maps.

Zone "X" definition: Areas determined to be outside the 0.2% annual chance floodplain.

Title Commitment

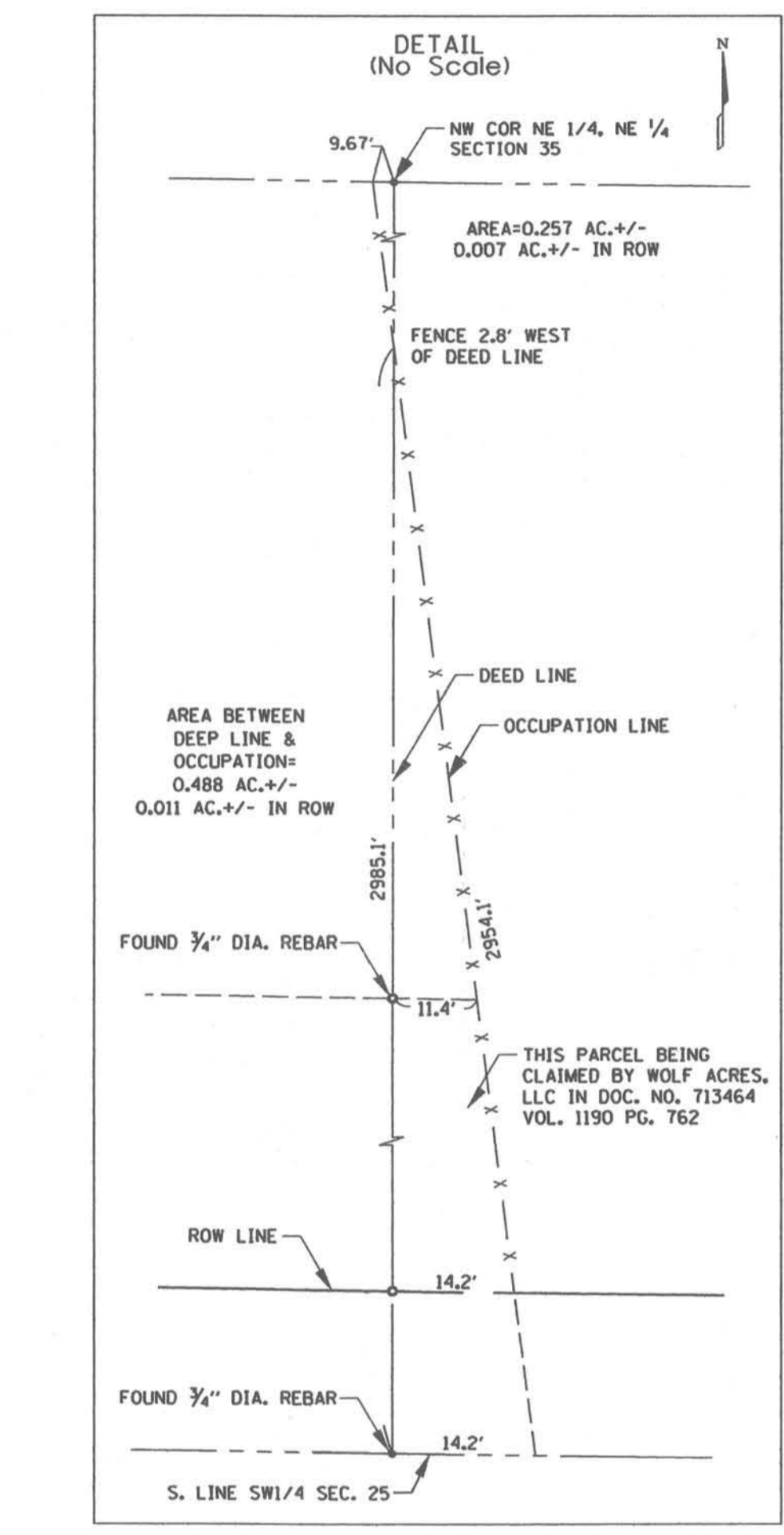
Title Commitment prepared by Wisconsin Title Service Company, Inc.
Commitment Number: 1209R0099-37 Effective Date September 12, 2012
Schedule B items that are not survey related are not shown hereon. (Items 1-8, 25-26)
Schedule B items that are survey related are shown hereon. (Items 9-24)



LINE TABLE

① N 89°19'34" W	252.00'
② S 0°56'41" E	223.75'
③ N 0°56'41" E	241.00'
④ N 89°18'46" W	258.02'
⑤ N 0°56'41" W	420.31'
⑥ S 0°56'41" E	17.25'

NW CORNER NE 1/4 SECTION 35
T.4N., R.3W., OF THE 4TH P.M.
FOUND R.R. SPIKE IN PAVEMENT
PER RECORD CORNER TIE CERTIFICATE



Surveyors Statement
To: Eagle Creek Midwest LLC, Old Republic National Title Insurance Company, and Wisconsin Title Service Company, Inc.
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 by and adopted by ALTA and NSPS, and includes Items, 1, 3, 4, 7(a), 13, 16, 18, 20, and 21 of Table A thereof. The field work was completed on September 14, 2012.

In Witness whereof, I hereunto affix my hand and seal this 12th day of November, 2012 A.D.
Jimmy D. Rose
Jimmy D. Rose, RLS No. 1911-8
Current license expiration date: January 31, 2014



- LEGEND**
- FOUND MONUMENT AS NOTED
 - SET 5/8" DIA. BY 24" LONG REBAR
 - ▲ SET SURVEY NAIL MARKER IN PVMT.
 - POB POINT OF BEGINNING
 - () DIMENSION OF RECORD
 - UE UTILITY EASEMENT
 - SURVEY BOUNDARY
 - ⊙ LIGHT
 - POWER POLE
 - GUY WIRE
 - SIGN
 - X — EXISTING FENCE LINE
 - A — OVERHEAD ELECTRIC LINE
 - ⊞ TELEPHONE PEDESTAL

TOTAL TRACT AREA = 7,614,540 SQ. FT. +/- (174,805 AC. +/-)
AREA IN ROADWAY EASEMENT = 399,953 SQ. FT. +/- (9,182 AC. +/-)
NET AREA = 7,214,887 SQ. FT. +/- (165,623 AC. +/-)

NO.	REVISION	DATE
1	REVISED TO LAST TITLE COMMITMENT	11/12/12
FILE NAME	C40912.10	
SHEET NO.	1	
OF	1	
DRAWN BY:	LJR	
APPROVED BY:	JDR	
DATE:	9/30/2012	
TRACT 2E - ZIPPERICH FARM ALTA/ACSM LAND TITLE SURVEY GRANT COUNTY, WISCONSIN		