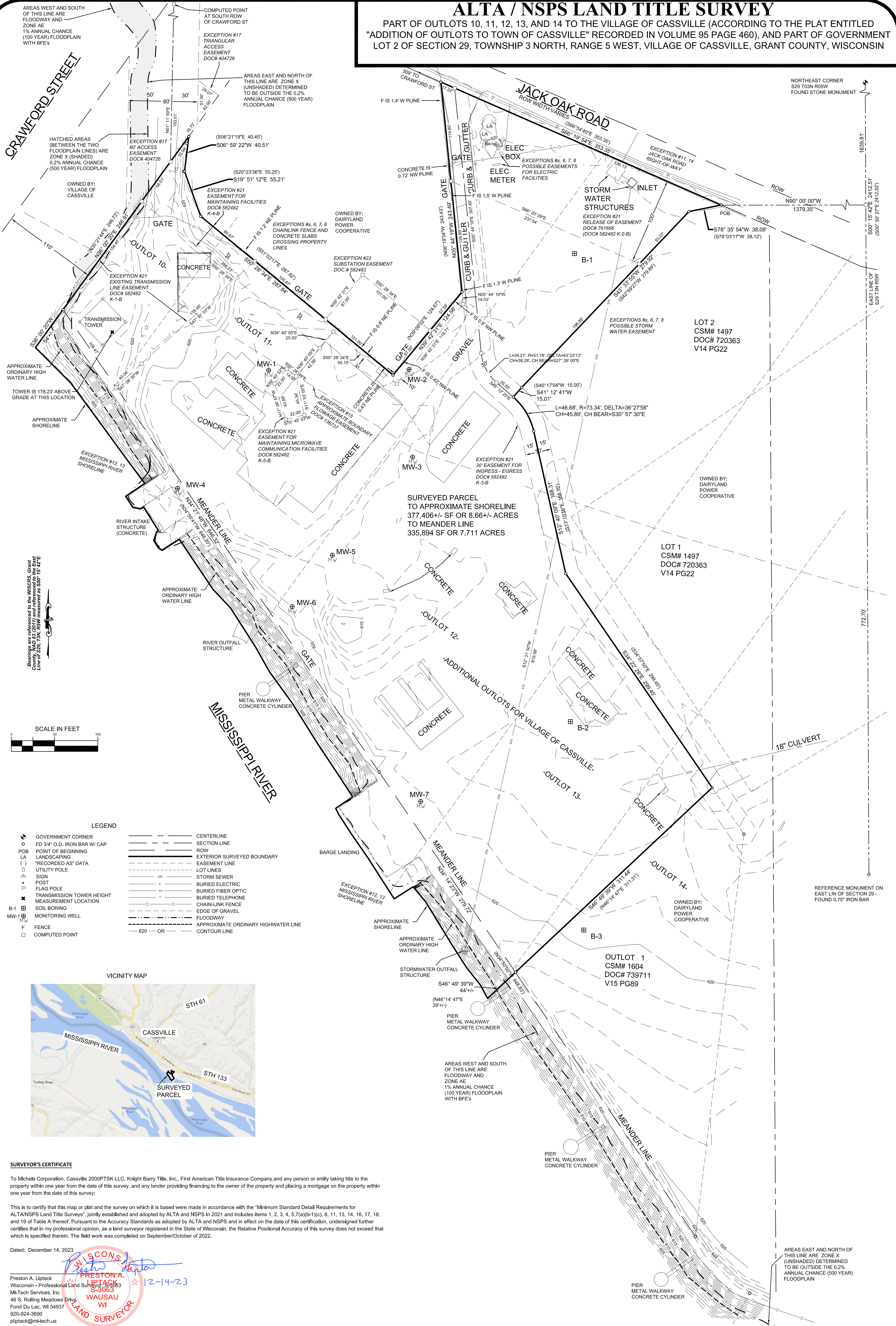


# ALTA / NSPS LAND TITLE SURVEY

PART OF OUTLOTS 10, 11, 12, 13, AND 14 TO THE VILLAGE OF CASSVILLE (ACCORDING TO THE PLAT ENTITLED "ADDITION OF OUTLOTS TO TOWN OF CASSVILLE" RECORDED IN VOLUME 95 PAGE 460), AND PART OF GOVERNMENT LOT 2 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 5 WEST, VILLAGE OF CASSVILLE, GRANT COUNTY, WISCONSIN



AREAS WEST AND SOUTH OF THIS LINE ARE FLOODWAY AND ZONE AE 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN WITH BFE'S

AREAS EAST AND NORTH OF THIS LINE ARE ZONE X (UNSHADED) DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE (500 YEAR) FLOODPLAIN

HATCHED AREAS BETWEEN THE TWO FLOODPLAIN LINES ARE ZONE X (SHADED) 0.2% ANNUAL CHANCE (500 YEAR) FLOODPLAIN

OWNED BY: VILLAGE OF CASSVILLE

APPROXIMATE ORDINARY HIGH WATER LINE  
TOWER IS 178.23' ABOVE GRADE AT THIS LOCATION

APPROXIMATE SHORELINE

EXCEPTION #12, 13 MISSISSIPPI RIVER SHORELINE

EXCEPTION #17 TRIANGULAR ACCESS EASEMENT DOC# 404726

EXCEPTION #17 80' ACCESS EASEMENT DOC# 404726

EXCEPTION #21 EXISTING TRANSMISSION LINE EASEMENT DOC# 582482 K-1-B

EXCEPTION #21 EASEMENT FOR MAINTAINING FACILITIES DOC# 582482 K-4-B

EXCEPTION #22 SUBSTATION EASEMENT DOC# 582483

EXCEPTION #21 EASEMENT FOR MAINTAINING MICROWAVE COMMUNICATION FACILITIES DOC# 582482 K-5-B

EXCEPTION #21 30' EASEMENT FOR INGRESS - EGRESS DOC# 582482 K-3-B

EXCEPTION #12, 13 MISSISSIPPI RIVER SHORELINE

APPROXIMATE ORDINARY HIGH WATER LINE

APPROXIMATE SHORELINE

APPROXIMATE ORDINARY HIGH WATER LINE

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APPROXIMATE ORDINARY HIGH WATER LINE

COMPUTED POINT AT SOUTH ROW OF CRAWFORD ST

OWNED BY: DAIRYLAND POWER COOPERATIVE

OWNED BY: DAIRYLAND POWER COOPERATIVE

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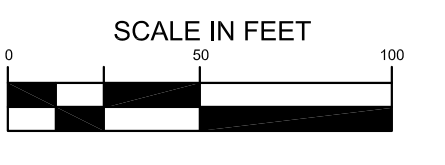
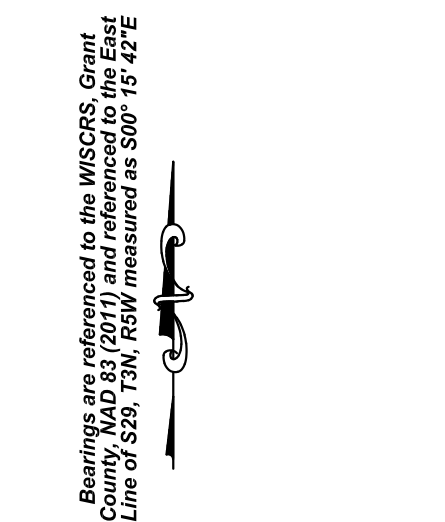
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LEGEND

○	GOVERNMENT CORNER	—	CENTERLINE
○	FD 3/4" O.D. IRON BAR W/ CAP	—	SECTION LINE
○	POINT OF BEGINNING	—	ROW
LA	LANDSCAPING	—	EXTERIOR SURVEYED BOUNDARY
( )	"RECORDED AS" DATA	—	EASEMENT LINE
( )	UTILITY POLE	—	LOT LINES
+	SIGN	—	STORM SEWER
+	POST	—	BURIED ELECTRIC
+	FLAG POLE	—	BURIED FIBER OPTIC
+	TRANSMISSION TOWER HEIGHT MEASUREMENT LOCATION	—	CHAIN-LINK FENCE
+	SOIL BORING	—	EDGE OF GRAVEL
MW-1	MONITORING WELL	—	FLOODWAY
F	FENCE	—	APPROXIMATE ORDINARY HIGH WATER LINE
□	COMPUTED POINT	—	CONTOUR LINE

### SURVEYOR'S CERTIFICATE

To Michels Corporation, Cassville 2000PTSK LLC, Knight Barry Title, Inc., First American Title Insurance Company, and any person or entity taking title to the property within one year from the date of this survey, and any lender providing financing to the owner of the property and placing a mortgage on the property within one year from the date of this survey:

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/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2021 and includes items 1, 2, 3, 4, 5, 7(a)(b-1)(c), 8, 11, 13, 14, 16, 17, 18, and 19 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 registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. The field work was completed on September/October of 2022.

Dated: December 14, 2023

**WISCONSIN**  
**PRESTON A. LIPTACK**  
Professional Land Surveyor  
No. 3083  
WAUSAU, WI  
12-14-23  
LAND SURVEYOR

Project Number	110040
Sheet Reference Number	1 of 2
Designed: _____	
Drawn: _____	
Checked: _____	
Approved: _____	
Project Number	
Revision	
Description	
Date	
Revision	
Description	
Date	
Revision	
Description	
Date	

## ALTA/NSPS LAND TITLE SURVEY

PROPERTY OF DTE STONEMAN, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS MID-AMERICAN POWER LLC, A WISCONSIN LIMITED LIABILITY COMPANY  
LOCATED IN PART OF GOVERNMENT LOT 2 OF SECTION 29, TOWNSHIP 03 NORTH, RANGE 05 WEST, VILLAGE OF CASSVILLE, GRANT COUNTY, WISCONSIN

**MI-TECH**  
46 South Rolling Meadows Drive  
Fond Du Lac, WI 54937  
920-924-3690  
www.mi-tech.com

# ALTA / NSPS LAND TITLE SURVEY

OF  
PART OF OUTLOTS 10, 11, 12, 13, AND 14 TO THE VILLAGE OF CASSVILLE (ACCORDING TO THE PLAT ENTITLED "ADDITION OF OUTLOTS TO TOWN OF CASSVILLE" RECORDED IN VOLUME 95 PAGE 460), AND PART OF GOVERNMENT LOT 2 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 5 WEST, VILLAGE OF CASSVILLE, GRANT COUNTY, WISCONSIN

## PROPERTY DESCRIPTION PER TITLE COMMITMENT

**Knight Barry Title, Inc. - File #: 22396910 - Revision: 22396210**

A parcel of land located in part of Government Lot 2 of Section 29, Town 3 North, Range 5 West, also being part of Outlots 10, 11, 12, 13 and 14 to the Village of Cassville (according to the Plat entitled "Addition of Outlots to Town of Cassville" recorded in Volume 95 on Page 460), Village of Cassville, County of Grant, State of Wisconsin, to-wit:

Commencing at the Northeast corner of said Section 29; thence South 00° 06' 21" East along the East line of said Section 29, 2236.47 feet to a point of intersection with the Southerly right-of-way line of Amelia Street; thence North 54° 34' 37" West along said Southerly right-of-way line, 73.73 feet to a point on the West line of the East 60.00 feet of said Outlot 14; thence continuing North 54° 34' 37" West along said Southerly right-of-way line, 442.17 feet; thence North 72° 50' 11" West 522.73 feet; thence North 77° 54' 03" West 113.51 feet; thence North 79° 33' 50" West 198.07 feet; thence North 66° 54' 40" West 176.59 feet to the point of beginning; thence South 78° 03' 17" West 38.12 feet; thence South 42° 59' 27" West 279.89 feet; thence South 40° 17' 04" West 15.00 feet to a point on the centerline of an easement for ingress or egress, said easement being 30.00 feet wide, said point also being a point of curve; thence along said centerline on a curve to the right having a radius of 73.34 feet and a chord that bears South 31° 29' 26" East 45.87 feet to a point of tangency; thence South 13° 15' 56" East along said centerline, 168.35 feet; thence South 34° 57' 50" East along said centerline, 364.43 feet to the point of termination of said centerline; thence South 06° 16' 55" West 467.78 feet; thence South 44° 24' 19" East 90.54 feet to a point located North 28° 39' 21" East 44 feet more or less from the Northerly shore line of the Mississippi River; thence returning North 44° 24' 19" West along a meander line, 90.54 feet; thence North 34° 50' 50" West along said meander line, 648.83 feet; thence North 34° 55' 41" West along said meander line, 646.20 feet to a point on the Southeasterly line of the Northwesterly 110.00 feet of said Outlot 10, said point being located North 35° 21' 44" East 34 feet more or less from the Northerly shore line of the Mississippi River, thence North 35° 21' 44" East along the Southeasterly line of the Northwesterly 110.00 feet of said Outlot 10, 246.73 feet; thence South 06° 21' 19" West 40.45 feet; thence South 20° 23' 36" East 55.25 feet; thence South 51° 03' 17" East 287.82 feet; thence North 39° 08' 02" East 124.67 feet; thence North 06° 19' 34" West 243.43 feet; thence South 66° 54' 40" East 353.35 feet to the point of beginning. Said parcel includes all lands lying between said meander line and the Northerly shore line of the Mississippi.

EXCEPTING THEREFROM those lands conveyed in a Quit Claim Deed recorded August 28, 2015 in Volume 1435, page 132 as Document No. 772965, more particularly described as follows: Outlot 1 of Certified Survey Map No. 1604 recorded on October 11, 2011 in the office of the Register of Deeds, Grant County, Wisconsin in Volume 15 of Certified Survey Maps at Page 85-89 as Document No. 739711.

For informational purposes only:  
Property Address: Vacant Land, Cassville, WI  
Tax Key Number: 111-00516-0010

## SURVEYED PROPERTY DESCRIPTION

NOTE: A NEW METES AND BOUNDS DESCRIPTION OF THE SURVEYED PROPERTY IS DESCRIBED HERE TO PROVIDE A DESCRIPTION OF THE EXTERIOR SURVEYED BOUNDARY OF SAID PARCEL. THE NEW DESCRIPTION DESCRIBES THE SAME PROPERTY AS THE RECORD DESCRIPTION PER TITLE COMMITMENT LISTED ABOVE.

PART OF OUTLOTS 10, 11, 12, 13, AND 14 TO THE VILLAGE OF CASSVILLE (ACCORDING TO THE PLAT ENTITLED "ADDITION OF OUTLOTS TO TOWN OF CASSVILLE" RECORDED IN VOLUME 95 PAGE 460), AND PART OF GOVERNMENT LOT 2 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 5 WEST, VILLAGE OF CASSVILLE, GRANT COUNTY, WISCONSIN. Said property being more particularly described as follows:

Commencing at the Northeast Corner of said Section 29; thence South 00 degrees 15 minutes 42 seconds East along the East Line of said Section 29, a distance of 1639.81 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 1379.35 feet to the South Right-of-Way (ROW) Line of Jack Oak Road and the Point of Beginning; thence South 78 degrees 35 minutes 54 seconds West, a distance of 38.08 feet; thence South 43 degrees 33 minutes 55 seconds West, a distance of 279.92 feet; thence South 41 degrees 12 minutes 41 seconds West, a distance of 15.01 feet to the Centerline of a 30'-wide existing easement for ingress or egress described in Document No. 582482 at the Grant County Register of Deeds Office, also being the beginning point of a curve; thence 46.68 feet along the arc of a curve concave to the Southwest and along said Centerline, having a radius of 73.34 feet and measured along a chord bearing South 30 degrees 57 minutes 30 seconds East, a distance of 45.89 feet to the ending point of said curve; thence South 12 degrees 40 minutes 09 seconds East along said Centerline, a distance of 168.31 feet; thence South 34 degrees 22 minutes 28 seconds East along said Centerline, a distance of 299.45 feet to the Northwest Corner of Outlot 1 of Certified Survey Map (CSM) No. 1604 recorded as Document No. 739711 in Volume 15 Page 89 at the Grant County Register of Deeds Office; thence South 46 degrees 49 minutes 39 seconds West along the West Line of said Outlot 1, a distance of 311.44 feet to a Meander Corner of said Outlot 1 being located North 46 degrees 49 minutes 39 seconds East along said West Line, a distance of 44 feet more or less from the Northerly shore line of the Mississippi River; thence North 34 degrees 14 minutes 23 seconds West along a Meander Line, a distance of 279.72 feet; thence North 34 degrees 21 minutes 48 seconds West along said Meander Line, a distance of 646.32 feet to a Meander Corner on the Southeasterly Line of the Northwesterly 110.00 feet of said Outlot 10, said Meander Corner being located North 36 degrees 00 minutes 20 seconds East along said Southeasterly Line, a distance of 54 feet more or less from the Northerly shore line of the Mississippi River; thence North 36 degrees 00 minutes 20 seconds East along said Southeasterly Line, a distance of 246.91 feet; thence South 6 degrees 59 minutes 22 seconds West, a distance of 40.51 feet; thence South 19 degrees 51 minutes 12 seconds East, a distance of 55.21 feet; thence South 50 degrees 28 minutes 34 seconds East, a distance of 287.84 feet; thence North 39 degrees 42 minutes 31 seconds East, a distance of 124.58 feet; thence North 5 degrees 44 minutes 19 seconds West, a distance of 243.49 feet to said South ROW Line of Jack Oak Road; thence South 66 degrees 19 minutes 54 seconds East along said South ROW Line, a distance of 353.35 feet to the Point of Beginning; Said parcel includes all lands lying between said meander line and the Northerly shore line of the Mississippi River. Also subject to any part thereof used for highway purposes; subject to easements and restrictions of record.

Said Property containing 377,406+/- Square Feet or 8.66+/- Acres.

## EXCEPTIONS PER SCHEDULE B, PART II OF TITLE COMMITMENT (RELATED TO THIS FIELD SURVEY)

Rights or claims of parties in possession not shown by the Public Records.

- Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting Title that would be disclosed by an accurate and complete land survey of the Land. SURVEYOR NOTES: SEE CHAIN-LINK FENCE AREAS, CONCRETE SLABS, STORM WATER FACILITIES, ELECTRIC FACILITIES.
- Easements or claims of easements not shown by the Public Records. SURVEYOR NOTES: SEE CHAIN-LINK FENCE AREAS, CONCRETE SLABS, STORM WATER FACILITIES, ELECTRIC FACILITIES.
- Any claim of adverse possession or prescriptive easement. SURVEYOR NOTES: SEE CHAIN-LINK FENCE AREAS, CONCRETE SLABS, STORM WATER FACILITIES, ELECTRIC FACILITIES.
- NOT SURVEY RELATED.
- NOT SURVEY RELATED.
- Public or private rights, if any, in such portion of the Land as may be presently used, laid out, or dedicated in any manner whatsoever, for street, highway and/or alley purposes. SURVEYOR NOTES: SEE JACK OAK ROAD RIGHT-OF-WAY.
- Rights of the public in any portion of the Land lying below the ordinary high water mark of Mississippi River and/or Jack Oak Slough, and rights of the government to regulate the use of the shore and riparian rights. This Commitment and/or Policy does not insure the exact location of any portion of the Land created by gradual buildup of the shore (accretion) or the lowering of the water level (reliction), or the title to land cut off by a change in the course of the water body (avulsion), or to artificially filled land. SURVEYOR NOTES: SEE MISSISSIPPI RIVER SHORELINE.
- Public rights of the United States, the State of Wisconsin or the City or County or any of their agencies in respect to that portion of the Land constituting the bed or the waters of Mississippi River and/or Jack Oak Slough or the banks, shores or dock lines, wharves, piers, protection walls, bulkheads, or other structures pertaining thereto. SURVEYOR NOTES: SEE MISSISSIPPI RIVER SHORELINE.
- Rights and easements (if any) in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the Land. SURVEYOR NOTES: SEE JACK OAK ROAD RIGHT-OF-WAY.
- Flowage rights and easements in favor of the United States of America and other matters contained in the Order Vesting Title (Law Docket No. 3984) recorded June 6, 1941 in Volume 252, page 321 as Document No. 136737. SURVEYOR NOTES: SEE APPROXIMATE BOUNDARY FLOWAGE EASEMENT.
- Reservation of rights and easements in favor of the United States of America and other matters contained in the Quitclaim Deed recorded November 5, 1962 in Volume 379, page 470 as Document No. 362091. SURVEYOR NOTES: IT IS NOT ON, DOES NOT TOUCH, AND/OR - BASED ON THE DESCRIPTION CONTAINED IN THE RECORD DOCUMENT - DOES NOT AFFECT, THE SURVEYED PROPERTY.
- Easement by and between the Village of Cassville and Dairyland Power Cooperative and other matters contained in the instrument recorded September 27, 1966 in Volume 415, page 260 as Document No. 404726. SURVEYOR NOTES: SEE 80' EASEMENT AREA AND TRIANGULAR PARCEL.
- Roadway easement and other matters contained in the Warranty Deed and Easement by and between Dairyland Power Cooperative and the Village of Cassville recorded October 4, 1966 in Volume 415, page 432 as Document No. 404820. SURVEYOR NOTES: IT IS NOT ON, DOES NOT TOUCH, AND/OR - BASED ON THE DESCRIPTION CONTAINED IN THE RECORD DOCUMENT - DOES NOT AFFECT, THE SURVEYED PROPERTY.
- Easement for Sewer Main by and between Dairyland Power Cooperative and the Village of Cassville and other matters contained in the instrument recorded April 14, 1967 in Volume 442, page 177 as Document No. 407437. SURVEYOR NOTES: IT IS NOT ON, DOES NOT TOUCH, AND/OR - BASED ON THE DESCRIPTION CONTAINED IN THE RECORD DOCUMENT - DOES NOT AFFECT, THE SURVEYED PROPERTY.
- Notice regarding the existence of a Solid Waste Land Disposal Site and other matters contained in the Affidavit recorded September 13, 1989 in Volume 660, page 869 as Document No. 533092. As affected by Affidavit to specifically describe the location of the Solid Waste Land Disposal Site, which was recorded May 15, 1996 in Volume 762, page 350 as Document No. 582264. SURVEYOR NOTES: BLANKET NOTICE, RELATES TO SURVEYED PROPERTY.
- Easements, restrictive covenant and other matters contained in the Warranty Deed from Dairyland Power Cooperative to Mid-America Power LLC recorded May 24, 1996 in Volume 762, page 853 as Document No. As affected by Release of Easement by Dairyland Power Cooperative recorded March 10, 2014 in Volume 1388, page 41 as Document No. 761666. SURVEYOR NOTES: SEE EXISTING TRANSMISSION LINE EASEMENT K-1-B, 30' ACCESS EASEMENT K-3-B, MAINTAINING FACILITIES EASEMENT K-4-B, AND MAINTAINING MICROWAVE FACILITIES EASEMENT K-5-B.
- Grant of Substation Use Easement by and between Dairyland Power Cooperative and Mid-America Power LLC and other matters contained in the instrument recorded May 24, 1996 in Volume 762, page 880 as Document No. 582483. SURVEYOR NOTES: SEE SUBSTATION EASEMENT.
- Rights and easements in favor of the United States of America to construct, operate, and maintain channel improvement works and other matters contained in the Easement Deed recorded March 14, 2001 in Volume 868, page 245 as Document No. 626228. SURVEYOR NOTES: IT IS NOT ON, DOES NOT TOUCH, AND/OR - BASED ON THE DESCRIPTION CONTAINED IN THE RECORD DOCUMENT - DOES NOT AFFECT, THE SURVEYED PROPERTY.
- Affidavit of Notice by DTE Stoneman, LLC relating to an ordinance dated May 9, 1949 creating a valid shoreline and other matters contained in the instrument recorded June 8, 2022 as Document No. 830317. SURVEYOR NOTES: BLANKET NOTICE, RELATES TO SURVEYED PROPERTY.

## GENERAL NOTES

- Site surveyed by Mi-Tech Services, Inc. during September and October 2022.
- Horizontal Datum - Bearings/Distance are referenced to the Wisconsin Coordinate Reference System (WISCRS), Grant County NAD 83 (2011) U.S. Survey Feet.
- Vertical Datum - Contour Lines are reference to the NAVD (88) - Geoid G18-WI U.S. Survey Feet.
- Underground utilities as shown are derived from locating marks in the field at the time of the survey from Diggers Hotline Ticket Number(s): 20223824535. Some utilities may not be shown accurately due to some utility companies denying the locate request.
- The contractor/owner is responsible for making his/her own determination as to the type and location of underground utilities that may be necessary to avoid damages thereto. Contractor/owner shall be responsible to contact Digger's Hotline prior to start of any construction.
- Document information shown for adjoining parcels was obtained from the county tax rolls. Mi-Tech Services, Inc. makes no claim as to the accuracy or relevance of this information.
- Only those site features along or near the exterior boundaries of the subject property are shown hereon.
- This survey is based on the Knight Barry Title, Inc. Commitment for Title Insurance, File #: 2239610, with a Commitment Date of October 6, 2023 at 12:00 AM.
- Flood Zone Areas are scaled in locations (SEE MAP) per FIRM map 55043C0578E Panel 578 of 775, Effective Date: September 2, 2011.
- No delineated markers of wetlands were observed during the field survey.
- Road ROW established from previous surveys of record.
- Found existing U.S. Public Land Survey Monument Record for PLSS Corner shown on map, verified okay.
- No Zoning Information Provided.
- No buildings found on site.
- Crawford Street is 309'+/- to the West.
- No evidence of recent earth moving work.
- No known proposed changes to street right of way lines and no evidence found of recent street or sidewalk construction or repairs.
- Approximate Ordinary High Water Mark (Line) shown on this map is for reference only.
- Any land below the Ordinary High Water Mark (Line) of a lake or a navigable stream is subject to the Public trust in navigable waters that is established under article IX, section 1, of the state constitution.
- The Property Boundary described in this ALTA is Contiguous to Lot 3 of Parcel B as described in the Knight Barry Title, Inc. Commitment for Title Insurance, File #: 2239605 - Revision: 2239605, with a Commitment Date of October 6, 2023 at 12:00 AM, with no gaps, gores, or strips.

## SURVEYOR'S CERTIFICATE

To Michels Corporation, Cassville 2000PTSK LLC, Knight Barry Title, Inc., First American Title Insurance Company, and any person or entity taking title to the property within one year from the date of this survey, and any lender providing financing to the owner of the property and placing a mortgage on the property within one year from the date of this survey:

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/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2021 and includes items 1, 2, 3, 4, 5, 7(a)(b-1)(c), 8, 11, 13, 14, 16, 17, 18, and 19 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 registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. The field work was completed on September/October of 2022.

Dated: December 14, 2023

Preston A. Liptack  
Wisconsin - Professional Land Surveyor, No. 53063  
Mi-Tech Services, Inc.  
46 S. Rolling Meadows Drive  
Fond Du Lac, WI 54937  
920-924-3690  
pliptack@mi-tech.us



12-14-23

## ALTA/NSPS LAND TITLE SURVEY

PROPERTY OF DTE STONEMAN, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS  
MID-AMERICAN POWER LLC, A WISCONSIN LIMITED LIABILITY COMPANY  
LOCATED IN PART OF GOVERNMENT LOT 2 OF SECTION 29, TOWNSHIP 03 NORTH, RANGE 05 WEST,  
VILLAGE OF CASSVILLE, GRANT COUNTY, WISCONSIN

Sheet Reference Number

2 of 2

Project Number

110040

Designert:  
Drawn: AL  
Checked: PL  
Approved: PL

Project Number

Revision

Description

Revision

Date

Revision

Description

Revision

Date

46 South Rolling Meadows Drive  
Fond Du Lac, WI 54937  
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**MI-TECH**