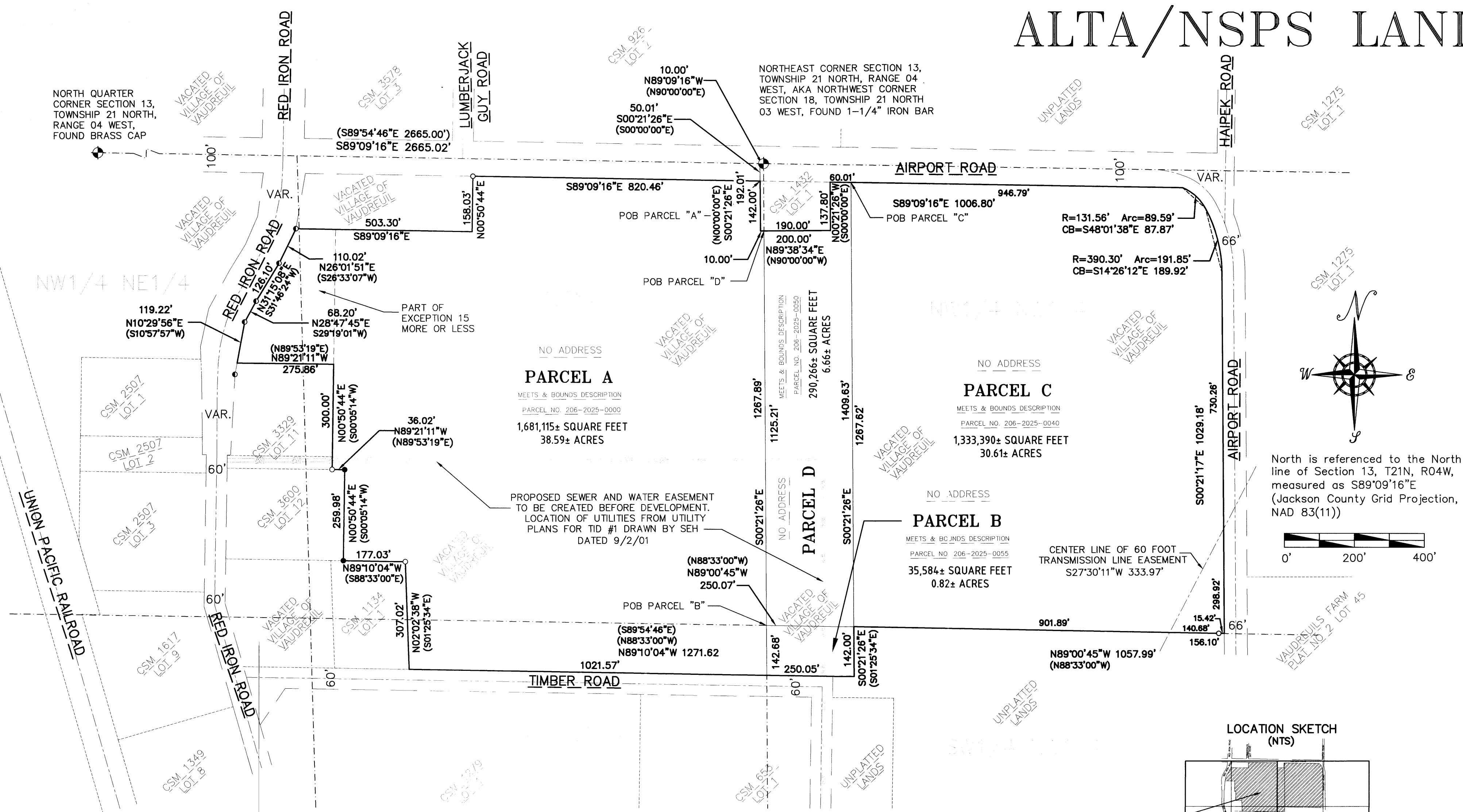


ALTA/NSPS LAND TITLE SURVEY

| |
|-------------------------------------|
| JOB NO. 01333-0052 |
| DRAWN BY D.J.L. |
| DATE 10/19/2016 |
| REVISIONS 11/17/2016 |
| REFERENCE FILE |
| DRAWING FILE Survey.11.17.16.dwg |



LEGAL DESCRIPTION

The land referred to in this Commitment according to Amended Commitment No.: File Number - BR - 16 - 0199 in the Title Commitment is described as follows:

Parcel A
That part of the Northeast Quarter, Section Thirteen, Township Twenty-one North, Range Four West described as follows: Commencing at the Northeast corner of said Section Thirteen, Township Twenty-one North, Range Four West; thence N89°09'16"W 10.00 feet; thence S00°21'26"E 50.01 feet to the point of beginning; thence continuing S00°21'26"E 142.00 feet; thence N89°38'34"E 10.00 feet; thence S00°21'26"E 1267.89 feet; thence N89°10'04"W 1021.57 feet; thence N02°02'38"W 307.02 feet; thence N89°10'04"W 177.03 feet; thence N00°50'44"E 259.98 feet; thence N89°21'11"W 36.02 feet; thence N00°50'44"E 300.00 feet; thence N89°21'11"W 275.86 feet; thence N10°29'56"E 119.22 feet; thence N28°47'45"E 68.20 feet; thence N31°15'08"E 126.10 feet; thence N26°01'51"E 110.02 feet; thence S89°09'16"E 503.30 feet; thence N00°50'44"E 158.03 feet; thence S89°09'16"E 820.46 feet to the point of beginning.

Tax Parcel No.: 206-2025.0000

Parcel B
That part of the Southwest Quarter of the Northwest Quarter of Section Eighteen, Township Twenty-one North, Range Three West, described as follows: Commencing at the Northwest corner of Section Eighteen, Township Twenty-one North, Range Three West; thence N89°09'16"W 10.00 feet; thence S00°21'26"E 192.01 feet; thence N89°38'34"E 10.00 feet; thence S00°21'26"E 1125.21 feet to the point of beginning; thence S89°09'16"E 946.79 feet; thence S00°21'26"E 142.00 feet thence N89°10'04"W 250.05 feet; thence N00°21'21"W 142.68 feet to the point of beginning.

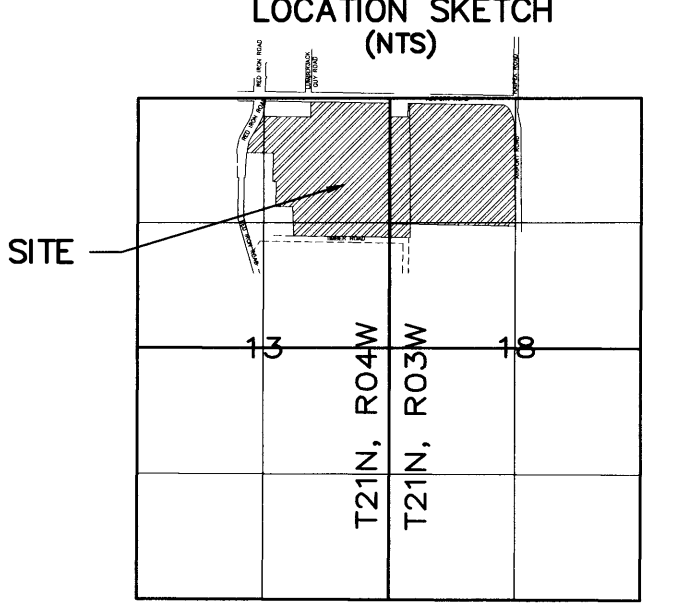
Tax Parcel No.: 206-2025.0055

Parcel C
That part of the Northwest Quarter of the Northwest Quarter of Section Eighteen, Township Twenty-one North, Range Three West, described as follows: Commencing at the Northwest corner of said Section Eighteen, Township Twenty-one North, Range Three West; thence N89°09'16"W 10.00 feet; thence S00°21'26"E 192.01 feet; thence N89°38'34"E 200.00 feet; thence N00°21'26"E 137.08 feet; thence S89°09'16"E 60.01 feet to the point of beginning; thence S89°09'16"E 946.79 feet; thence Southeasterly 89.59 feet along the curve of a 131.56 foot radius concave Southwesterly whose chord bears S48°01'38"E 87.87 feet; thence Southerly 191.85 feet along the curve of a 390.30 foot radius concave Westerly whose chord bears S14°26'12"E 189.92 feet; thence S00°21'17"E 1029.18 feet; thence N89°00'45"W 1057.99 feet; thence N00°21'26"W 1267.62 feet to the point of beginning.

Tax Parcel No.: 206-2025.0040

Parcel D
That part of the Northwest Quarter of the Northwest Quarter, Section Eighteen, Township Twenty-one North, Range Three West, described as follows: Commencing at the Northwest corner of Section Eighteen, Township Twenty-one North, Range Three West; thence N89°09'16"W 10.00 feet; thence S00°21'26"E 192.01 feet; thence N89°38'34"E 10.00 feet to the point of beginning; thence N89°38'34"E 190.00 feet; thence N00°21'26"W 137.80 feet; thence S89°09'16"E 60.01 feet; thence S00°21'26"E 1267.62 feet; thence N89°00'45"W 250.07 feet; thence N00°21'26"W 1125.21 feet to the point of beginning.

Tax Parcel No.: 206-2025.0050



LEGEND

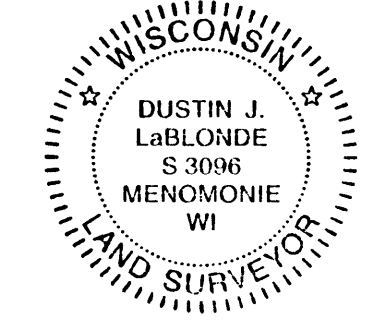
- ⊕ GOVERNMENT CORNER (AS NOTED)
- FOUND 1" O.D. IRON PIPE
- FOUND 1-1/4" O.D. IRON PIPE
- ⊙ FOUND 3/4" IRON PIPE
- LIGHT POLE
- ⊕ WATER GATE VALVE
- ⊕ FIRE HYDRANT
- ⊕ EX. STORM MANHOLE
- ⊕ EX. SANITARY MANHOLE
- ⊕ TELEPHONE PED
- ⊕ ELECTRIC PED
- ⊕ GAS METER
- ⊕ WATER SHUTOFF
- ⊕ STORM INLET
- ⊕ UTILITY POLE
- ⊕ GUY WIRE ANCHOR
- ⊕ Recorded As Bearing/Distance
- UTILITY LINE WITH TEXT
- STM=APPROXIMATE STORM SEWER
- OE=APPROXIMATE OVERHEAD UTILITY
- UE=APPROXIMATE BURIED ELECTRIC
- TEL=APPROXIMATE TELEPHONE
- FO=APPROXIMATE FIBER OPTIC
- GAS=APPROXIMATE GAS
- WTR=APPROXIMATE WATER

SURVEYOR'S CERTIFICATION

To the City of Black River Falls:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirement for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, and 4 of Table A thereof. The field work was completed on August 23th, 2016.

Dated this 19th day of October, 2016

Dustin J. LaBlonde
Dustin J. LaBlonde, Wisconsin Professional Land Surveyor, S-3096
Revised 11/17/2016



SCHEDULE B II EXCEPTIONS

11. Easement as set forth in Quit Claim Deed dated March 19, 1968 and recorded May 9, 1968 in Volume 181 of Deeds, Page 336, Document No. 190834 in the office of the Register of Deeds for Jackson County, Wisconsin. (NOT ON SUBJECT PROPERTY)
12. Easement dated April 23, 1968 and recorded May 2, 1968 in Volume 181 of Records, Page 305, Document No. 190784 in the office of the Register of Deeds for Jackson County, Wisconsin. (NOT ON SUBJECT PROPERTY)
13. Transmission line easement dated March 29, 1973 and recorded October 10, 1973 in Volume 208 of Records, Page 345, Document No. 203018 AND dated June 6, 1969 and recorded June 18, 1969 in Volume 185 of Records, Page 111, Document No. 193118 in the office of the Register of Deeds for Jackson County, Wisconsin. (UNSURE OF LOCATION)
14. Rights accorded municipalities, utility companies and others by Section 80.32(4), Wis. Statutes, to continue to maintain existing installations, if any, within the vacated public ways of the insured premises. (UNSURE OF LOCATION)
15. Agreement dated March 31, 1976 and recorded May 27, 1976 in Volume 221 of Records, Page 71, Document No. 209778 AND Release dated August 30, 1982 and recorded August 31, 1982 in Volume 257 of Records, Page 599, Document No. 229051 in the office of the Register of Deeds for Jackson County, Wisconsin. (UNSURE OF LOCATION)
16. Right-of-Way Easement to Jackson Electric Cooperative, a cooperative corporation, its successors and assigns, dated May 21, 1985 and recorded on July 10, 1986 in Volume 279 of Records, Page 401, Document No. 240890 in the office of the Register of Deeds for Jackson County, Wisconsin. (UNSURE OF LOCATION)
17. Statement of Mineral Claim dated October 6, 1992 and recorded October 8, 1992 in Volume 317 of Records, Page 871, Document No. 263047 AND dated October 6, 1992 and recorded October 8, 1992 in Volume 317 of Records, Page 872, Document No. 263048 AND dated October 6, 1992 and recorded October 8, 1992 in Volume 317 of Records, Page 873, Document No. 263049 in the office of the Register of Deeds for Jackson County, Wisconsin. (UNSURE OF LOCATION)

SCHEDULE B II EXCEPTIONS (continued)

18. Permanent Right-Way-Easement, A Permanent Vision Easement dated May 3, 1994 and recorded May 3, 1994 in Volume 329 of Records, Page 578, Document No. 269428 in the office of the Register of Deeds for Jackson County, Wisconsin. (NOT ON SUBJECT PROPERTY)
19. Easement dated March 5, 2001 and recorded March 9, 2001 in Volume 391 of Records, Page 553, Document No. 302179 AND Dated April 27, 2001 and recorded May 14, 2001 in Volume 394 of Records, Page 261, Document No. 303231 in the office of the Register of Deeds for Jackson County, Wisconsin. (NOT ON SUBJECT PROPERTY)
20. Notice of Lien dated August 22, 2001 and recorded August 24, 2001 in Volume 398 of Records, Page 336, Document No. 304971 in the office of the Register of Deeds for Jackson County, Wisconsin. (NOT ON SUBJECT PROPERTY)
21. Easements Deed by Court Order dated January 14, 2013 and recorded February 22, 2013 in Volume 575 of Records, Page 122, Document No. 368924 in the office of the Register of Deeds for Jackson County, Wisconsin. (UNSURE OF LOCATION)
22. Terms and conditions of Certified Survey Maps referenced in legal description.
23. Gas Distribution Easement dated September 2, 2014 and recorded September 8, 2014 in Volume 593 of Records, Page 587, Document No. 375287 AND Amended and Restated Gas Distribution Easement dated March 18, 2015 and recorded March 27, 2015 in Volume 600 of Records, Page 532, Document No. 377558 in the office of the Register of Deeds for Jackson County, Wisconsin. (NOT ON SUBJECT PROPERTY)
24. Right-of-Way Easement for Water Main for Municipal Utilities to City of Black River Falls, a municipal corporation and Brockway Sanitary District No. 1, a municipal corporation, dated February 23, 1994 and recorded February 25, 1994 in Volume 328 of Records, Page 187, Document No. 268632 in the office of the Register of Deeds for Jackson County, Wisconsin. (NOT ON SUBJECT PROPERTY)
25. Order of Brockway Sanitary District No. 1 as set forth November 16, 1994 and recorded November 17, 1984 in Volume 333 of Records, Page 854, Document No. 272128 in the office of the Register of Deeds for Jackson County, Wisconsin. (COVERS PART OF SUBJECT PROPERTY)
26. Easement as set forth in Warranty Deed January 17, 1914 and recorded January 17, 1914 in Volume 81 of Deeds, Page 425, Document No. 81065 AND dated March 1914 and recorded August 25, 1914 in Volume 81 of Deeds, Page 606, Document No. 82528 AND dated May 5, 1916 and recorded May 18, 1916 in Volume 84 of Deeds, Page 522, Document No. 86358 in the office of the Register of Deeds for Jackson County, Wisconsin. (UNSURE OF LOCATION)
27. Easement to Northern States Power Company, a Wisconsin Corporation dated March 10, 1987 and recorded April 6, 1987 in Volume 284 of Records, Page 416, Document No. 243576 in the office of the Register of Deeds for Jackson County, Wisconsin. (NORTH-SOUTH 30 FOOT WIDE STRIP NEAR AIRPORT ROAD ON THE EAST SIDE OF PARCEL C)
28. Statement of Mineral Claim dated September 29, 1993 and recorded September 30, 1993 in Volume 325 of Records, Page 314, Document No. 267024 in the office of the Register of Deeds for Jackson County, Wisconsin. (COVERS PART OF SUBJECT PROPERTY)

604 Wilson Avenue
Menomonie, Wisconsin 54751

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