ALTA/ACSM LAND TITLE SURVEY

LOCATED IN THE SW¼ OF THE NW¼, THE NE¼ OF THE SW¼, THE SE¼ OF THE NW¼, THE SW¼ OF THE NE¼ AND THE SE¼ OF THE NE¼ OF SECTION 8, T9N, R10E, VILLAGE OF DEFOREST, DANE COUNTY, WISCONSIN.

BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS–460542–MAD, BEARING AN EFFECTIVE DATE OF OCT. 21, 2010 AT 7:30 A.M.

OWNER:
VILLAGE OF DEFOREST
306 DEFOREST STREET
DEFOREST, WI 53532

TABLE "A" NOTES

3) Parcel "A" is in FEMA Flood Zone X, Parcel "B" is in FEMA Flood Zone X, east of the 936' contour, and FEMA Flood Zone AE, west of the 936' contour as shown on the map.

4) The gross land area of Parcel "A" is 57.57 Acres. The gross land area of Parcel "B" is +/–28.6 Acres.

11) A location request was sent to Digger Hotline per ticket #'s 20123214357, 20123214389, 20123214414, 20123214429, 20123214465, 20123214482. The location of utilities were field located as marked by the Utility Companies and/or their agents and by visible above ground evidence.

17) Future westerly right–of–way of USH '51' is as shown on map. 2.82 acres of Parcel "A" to be acquired by WDOT.

18) There is no observable evidence that the site has been used as a solid waste dump, sump or sanitary landfill.

19) Wetlands as shown on the map were delineated in October of 2010 by Taylor Conservation LLC.

SCHEDULE B–II EXCEPTIONS PERTAINING TO MAP

(3) *POSSIBLE ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE*

(11) *TELEPHONE RIGHT–OF–WAY GRANT reserved by Northwest Telephone Company (Vol. 3041 of Records, Pg. 45, Doc. No. 1717093). For underground telephone lines. 10' wide easement along the east right–of–way of N. Stevenson Street, formerly Grinde Road on Parcel "A" as shown on survey.*

(12) *TELEPHONE RIGHT–OF–WAY GRANT reserved by Northwest Telephone Company (Vol. 3041 of Records, Pg. 47, Doc. No. 1717094). For underground telephone lines. 10' wide easement along the south right–of–way of Yahara Road on Parcel "B" as shown on survey.*

(13) *WATER DRAINAGE EASEMENT reserved by Village of DeForest and the Redevelopment Authority of the Village of DeForest (Doc. No. 3292665). For the right to discharge and drain surface water from the DeForest Business Park onto lands shown on the map as Parcels "A" & "B", the N1/2–SE1/4–NE1/4, and Part of the NE1/4–NE1/4. Easement is blanket in nature.*

NW CORNER SECTION 8–9–10 — S89°47'19"E 2657.55' — N1/4 CORNER SECTION 8–9–10 — N89°32'29"E 2656.08' — NE CORNER SECTION 8–9–10

S01°26'54"E 2658.74'

NW1/4–NW1/4 | NE1/4–NW1/4 | NW1/4–NE1/4 | NE1/4–NE1/4

N–S 1/4 LINE 2633.31' — S01°00'33"E

UNPLATTED

LOT 2 CSM 7226 | LOT 1 CSM 7226 | GRINDE RD. | LOT 1 CSM 7018 | LOT 2 CSM 7018 | HAWK TR. | LOT 3 CSM 7018 | LOT 4 CSM 7018

BOX CULVERT

LANDS V–13719 P–3

NORTH END OF PROPERTY LINE IS 3.7' WEST OF 40 LINE

66' R/W

(S83°19'59"E) S82°55'38"E 1621.63' 1544.29'

12 10' WIDE UTILITY EASEMENT TO NORTHWEST TELEPHONE CO. (V. 3041 PG. 47 DOC. 1717094)

(N88°22'31"E, 808.8') N89°36'34"E 808.72' 723.90'

WETLANDS 84.82'

3 WIRE FENCE +/– 12' EAST OF PROPERTY LINE

(N38°51'30"E, 496.7') N38°29'46"E 498.90'

CSM 865 N38°29'46"E 511.82'

11 10' WIDE UTILITY EASEMENT TO NORTHWEST TELEPHONE CO. (V. 3041 PG. 45 DOC. 1717093)

S01°01'26"E 659.09' (659')

UNPLATTED DOC#4717503

N1/2–SE1/4–NE1/4

LANDS

3 POWER POLE +/– 9' WEST OF PROPERTY LINE

(1277') N89°37'59"W 1277.09' 1094.92' 182.17'

3 WIRE FENCE +/– 1' NORTH OF PROPERTY LINE

3 WIRE FENCE +/– 3' SOUTH OF PROPERTY LINE

FUTURE WESTERLY RIGHT–OF–WAY LINE OF USH '51' PER WDOT PLAT NO. 6020–20–21–4.09

N02°19'22"E 226.88'

N00°32'17"W 432.98'

S00°57'48"E 464.90'

S01°51'56"W 195.14'

USH '51'

S01°02'53"E 2639.14'

S01°02'52"E 2646.20'

YAHARA ROAD — S82°55'38"E 1520.31' — NO EXISTING BUILDINGS ARE LOCATED ON THE SURVEYED PROPERTIES

YAHARA RIVER — (N02°13'58"W) N01°49'37"W #487 408.61' — 33.40' — WETLANDS — FIELD ACCESS

LANDS V–13719 P–3

3 UNDERGROUND TELEPHONE ± 35' ONTO PROPERTY

N82°55'38"W 77.34' (N83°19'59"W, 66')

3 WIRE FENCE +/– 7' EAST OF PROPERTY LINE

SE1/4–NW1/4 | SW1/4–NW1/4 | SW1/4–NE1/4

APPROXIMATE 936 CONTOUR (100 YR FLOOD EL.)

#45' (N55°45'22"W) N55°21'01"W 239.76'

#70' (N01°59'53"W) N01°35'32"W 340.20'

(N38°30'52"E) N38°55'13"E 123.12'

#60' (N47°39'36"E, 170.18') N48°03'57"E 169.95'

WETLANDS

UNPLATTED V–13719 P–3

LANDS V–13719 P–3

CENTERLINE OF RIVER

PARCEL "B"

+/– 1,247,000 sq. ft.
+/– 28.6 Acres
+/– 1,122,775 sq. ft. less R/W
+/– 25.8 Acres less R/W

AREA TO MEANDER LINE
1,214,946 sq. ft.
27.89 Acres

AREA TO 100 YR FLOOD
+/– 943,200 sq. ft.
+/– 21.6 Acres

N37°38'55"E, 955.79' (N37°14'55"E) 1033.22'

FIELD ACCESS — 66' R/W

CENTERLINE OF EXISTING DRAINAGE SWALE

PARCEL "A"

2,507,670 sq. ft.
57.57 Acres
2,474,310 sq. ft less R/W
56.80 Acres less R/W

NO EXISTING BUILDINGS ARE LOCATED ON THE SURVEYED PROPERTIES

(NW. 238.2') N65°26'08"W 237.25'

LANDS

W1/4 CORNER SECTION 8–9–10 — (N89°16'28"E, 1307.26') N89°40'25"E 1307.43' — E–W 1/4 LINE — 793.96' — S89°40'22"W 833.62' (S89°15'04"W, 833.74')

1152.07' — 70.08' — 766.41' — 75.00' — 687.92' — 499.16' — 188.76'

S89°40'14"W (S89°16'28"W) 2751.48' (2752')

END OF EX. ROADWAY — END OF EX. ROADWAY

N89°40'14"E 62.29' (S89°16'28"W)

E1/4 CORNER SECTION 8–9–10 — — x — EXISTING FENCE

(1277') RECORDED AS

N01°49'37"W ±43'

STEVENSON ST. — LANDS — CSM 8619 — CSM 9468 — CSM 8222 — S01°00'33"E 2645.92'

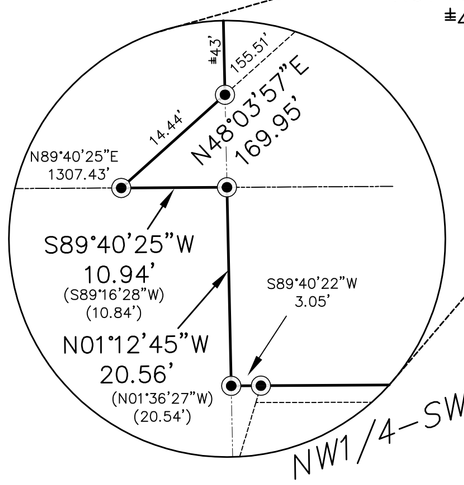
STOKELY DRIVE — LOT 2 CSM 7768 — LOT 3 CSM 7768 — LOT 1 CSM 7768 — CSM 7768

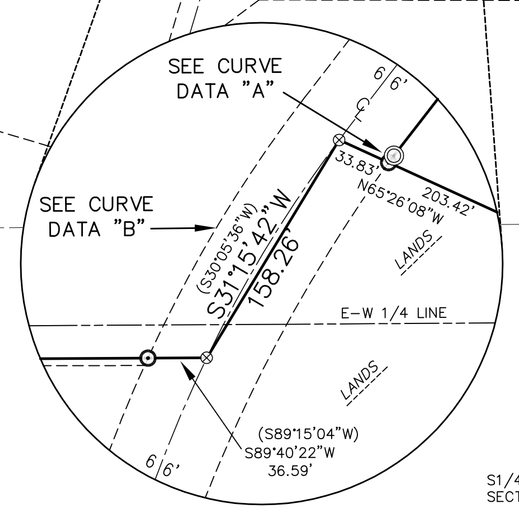
BURTON BLVD

NW1/4–SE1/4 | NE1/4–SE1/4 | NE1/4–SW1/4 | NW1/4–SW1/4

BURTON BOULEVARD

S1/4 CORNER SECTION 8–9–10





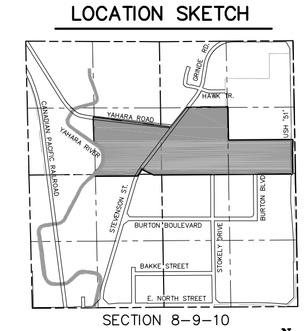
CURVE DATA "A"

CH = S37°27'15"W (S36°13'48"W)
CL = 5.42' (28.39')
L = 5.42'
R = 798.47'
D = 0°23'20" (02°02'14")

CURVE DATA "B"

CH = N31°11'57"E
CL = 194.21'
L = 194.62'
R = 864.47'
D = 12°53'57"

LOCATION SKETCH



SECTION 8–9–10

GRAPHIC SCALE UNIT
0 200 400

BEARINGS REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SECTION 8 ASSUMED TO BEAR S01°02'53"E

LEGEND

- EXISTING DANE CO. MONUMENT
- EXISTING 3/4" DIA. IRON ROD
- EXISTING 1" DIA. IRON PIPE
- EXISTING PK NAIL
- — x — EXISTING FENCE
- (1277') RECORDED AS

CERTIFICATION

To: Deloitte Consulting, LLP; First American Title Insurance Company;

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 and adopted by ALTA and NSPS, and includes items 3, 4, 11, 17, 18, and 19 of Table A thereof. The field work was completed on August 23, 2012.

Vierbicher Associates, Inc
By Scott F. Dischler

Scott F. Dischler, PLS 2605 *Date*
sdis@vierbicher.com

Survey Requested By:
Deloitte Consulting LLP
111 S. Wacker Drive
Chicago, IL 60606
c/o Neale Rath

Survey Prepared By:
Vierbicher Associates, Inc.
400 Viking Drive PO Box 379
Reedsburg, WI 53959
(608) 524–6468
by: Scott F. Dischler, RLS 2605

vierbicher
planners | engineers | advisors
REEDSBURG • MADISON • PRAIRIE DU CHIEN
400 Viking Drive PO Box 379 Reedsburg, WI 53959
Phone: (608) 524-6468 Fax: (608) 524-6218

THIS INSTRUMENT DRAFTED BY S. DISCHLER

J:\Project\EMI Kessenich 035055249\5_Surv\dwg\EMI_BASE.dwg

PARCEL A per Title Commitment Exhibit "A":

Located in the SW 1/4 of the NE 1/4, the SE 1/4 of the NE 1/4 and the SE 1/4 of the NW 1/4 of Section 8, Town 9 North, Range 10 East, Village of Deforest, Dane County, Wisconsin described as follows: Commencing at the East 1/4 Corner of Section 8; thence S89°16'28"W along the East–West 1/4 line of said Section 8, 62 feet more or less to the west right–of–way line of USH 51 as established by the State of Wisconsin Department of Transportation, Right of Way Project No. 6030–00–21 and the POINT OF BEGINNING;
thence continuing S89°16'28"W, 687.92 feet along said East–West 1/4 line of Section 8, 2752 feet more or less to a point 278.9 feet east of the intersection of the east right–of–way line of Grinde Road (AKA North Stevenson Street) and the East–West 1/4 line; thence Northwesterly 238.2 feet more or less to a point on a curve along the east right–of–way line of said Grinde Road (AKA North Stevenson Street); thence Northeasterly along said easterly right–of–way line of Grinde Road (AKA North Stevenson Street) and along the arc of a curve to the right with a central angle of 00°02'14", a radius of 798.47 feet and a long chord of N36°13'48"E, 28.39 feet; thence continuing along said easterly right–of way line N37°14'55"E, 1033.22 feet to the easterly extension of the centerline of Yahara Road; thence N83°19'59"W, along said centerline of Yahara Road, 66 feet more or less to the westerly right–of–way line of Grinde Road; thence N38°51'30"E along said westerly right–of–way line of Grinde Road, 496 feet more or less to the south line of the NW 1/4 of the NE 1/4 of Section 8; thence N88°22'31"E along said south line of the NW 1/4 of the NE 1/4 of Section 8 and the south line of CSM No. 7018, 808.8 feet more or less to the northeast corner of the SW 1/4 of the NE 1/4 of Section 8; thence southerly along the east line of said SW 1/4 of the NE 1/4 of Section 8, 659 feet more or less to the northwest corner of the South 1/2 of the SE 1/4 of the NE 1/4 of Section 8; thence Easterly along the north line of said South 1/2 of the SE 1/4 of the NE 1/4 of Section 8, 1277 feet more or less to the westerly right–of–way line of USH 51 as established by the State of Wisconsin Department of Transportation, Right of Way Project No. 6030–00–21; thence Southerly along the said westerly right–of–way line of USH 51, 659 feet more or less to the POINT OF BEGINNING.

PARCEL B per Title Commitment Exhibit "A":

A parcel of land located in the SW 1/4 of the NW ¼ and the SE 1/4 of the NW 1/4, and the NE 1/4 of the SW 1/4 and the SW 1/4 of the NE 1/4, all located in Section 8, T9N, R10E, Village of Deforest, Dane County, Wisconsin.
Commencing at the West 1/4 corner of said Section 8; thence N89°16'28"E, along the East–West Quarter section line, 1307.26 feet to a meander line of the Yahara River, thence along said meander line for the next four courses; N47°39'36"E, 170.18 feet; thence N38°30'52"E, 123.12 feet; thence N01°59'53"W, 340.20 feet; thence N55°45'22"W, 239.76 feet to end of said meander line; thence N02°13'58"W, 442.01 feet to the centerline of East Yahara Road; thence S83°19'59"E, along said centerline 1621.63 feet to the Easterly right–of–way of Grinde Road; thence S37°14'55"W along said easterly right–of–way 1033.22 feet to a point of curve; thence along the arc of a curve and said easterly right–of–way, concave easterly, having a radius of 798.47 feet and a long chord which bears S36°13'48"W, a distance of 28.39 feet to existing village limits; thence N65°51'05"W, 33.60 feet to a point on the centerline of Grinde Road; thence S30°05'36"W, along said centerline 135.50 feet to a point 20.5 feet south of and parallel to East–West Quarter section line; thence S89°15'04"W along a line located 20.5 feet South of and being parallel with said section line, 833.74 feet to the West line of the NE 1/4 of the SW 1/4; thence N01°36'27"W, 20.56 along said quarer line 20.54 feet to a point on said section line and quarter line; thence S89°16'28"W along said section line 10.84 feet to said meander line and the Point of Beginning. Said parcel includes all land between the centerline of the Yahara River and said meander line.