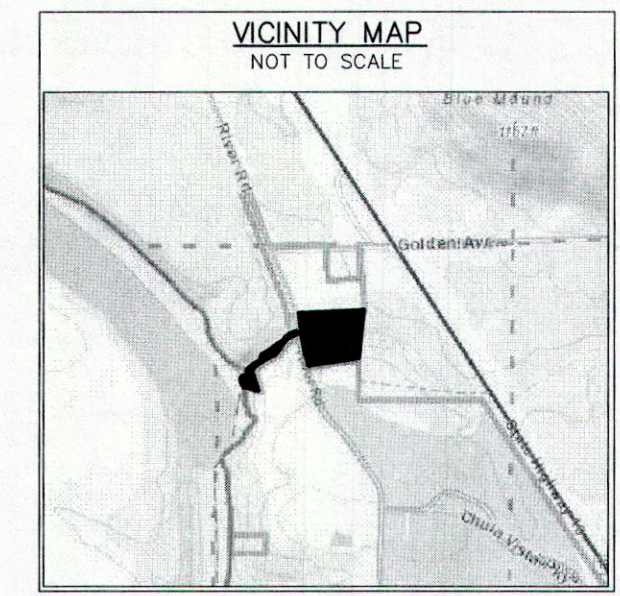


ALTA/NSPS LAND TITLE SURVEY

ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 5107, AS RECORDED IN ADAMS COUNTY REGISTRY AND PART OF GOVERNMENT LOT 5 (FRACTIONAL NORTHWEST QUARTER OF THE NORTHEAST QUARTER) OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 06 EAST, TOWN OF DELL PRAIRIE, ADAMS COUNTY, WISCONSIN

LINE	MEASURED BEARING & DISTANCE	RECORDED PER CSM 2602 & DOC'S 320210-320212	RECORDED PER APRIL 19, 1999 SURVEY BY MATHEW D. REIGEL
L1	N19°12'57"W, 65.14'	(N19°11'W, 65.05')	(N19°14'41"W, 65.09')
L2	N37°59'58"E, 44.85'	(N38°01'E, 44.86')	(N37°57'12"E, 44.77')
L3	N56°52'29"E, 114.81'	(N56°51'E, 114.84')	(N56°45'19"E, 114.89')
L4	N65°11'02"E, 89.72'	(N65°13'E, 89.66')	(N65°06'37"E, 89.70')
L5	N34°39'29"E, 145.97'	(N35°00'E, 145.83')	(N34°37'40"E, 145.97')
L6	N61°48'03"E, 68.60'		
L7	N61°48'03"E, 35.40'		
L6 & L7	N61°48'03"E, 104.00'	(N61°18'E, 103.73')	(N61°51'32"E, 103.73')
L8	S18°17'30"W, 28.80'	(S18°18'E, 28.87')	(S18°24'00"W, 28.87')
L9	N18°35'51"W, 111.33'	(N18°30'W, 110'+/-)	(N18°29'53"W, 111.24')
L10	S87°23'35"E, 29.89'		
L11	S71°33'35"E, 67.95'		
L12	Westerly, 36'+/-	(Westerly, +/-)	
L13	S44°46'41"E, 1087.66'	(S44°46'05"E, 1088.12')	
L14	N89°57'56"W, 2617.98'	(N89°57'00"W, 2617.96')	(S89°57'00"W, 2618.01')

CURVE	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	245.50	11°33'57"	1216.15	S12°30'30"E (CSM 2602: S12°31'E) (Reigel: S12°37'00"E)	245.08
C2	43.17	03°23'41"	728.64	N 08°25'32" W	43.17
C3	238.84	11°33'57"	1183.15	N 12°30'30" W	238.43
C4	12.98	00°35'43"	1249.15	N07°01'53" W	12.98



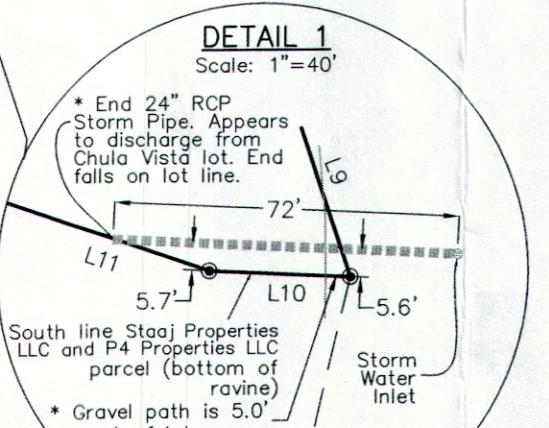
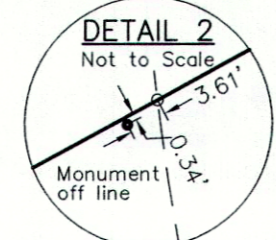
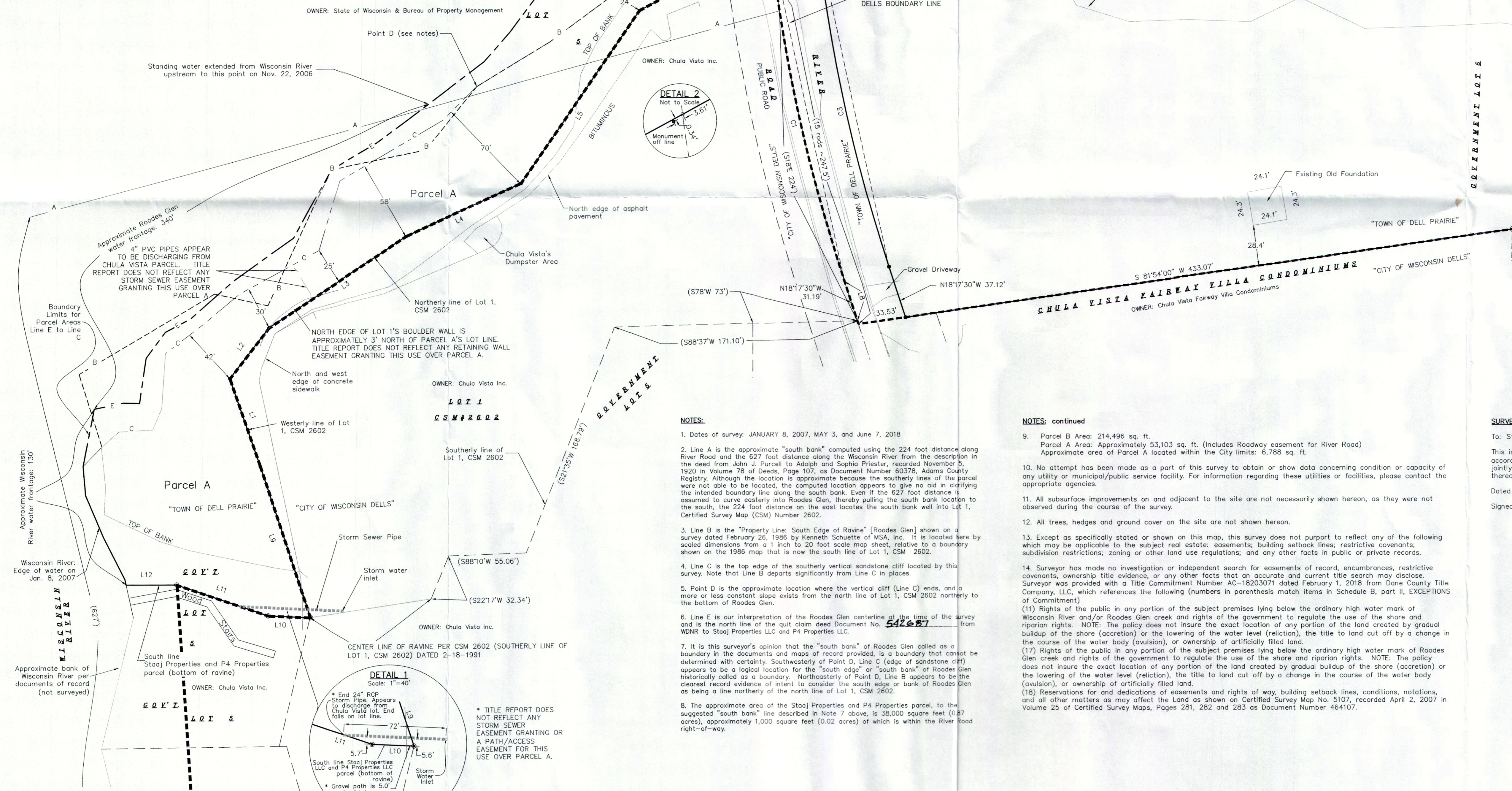
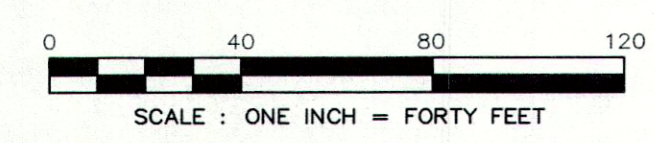
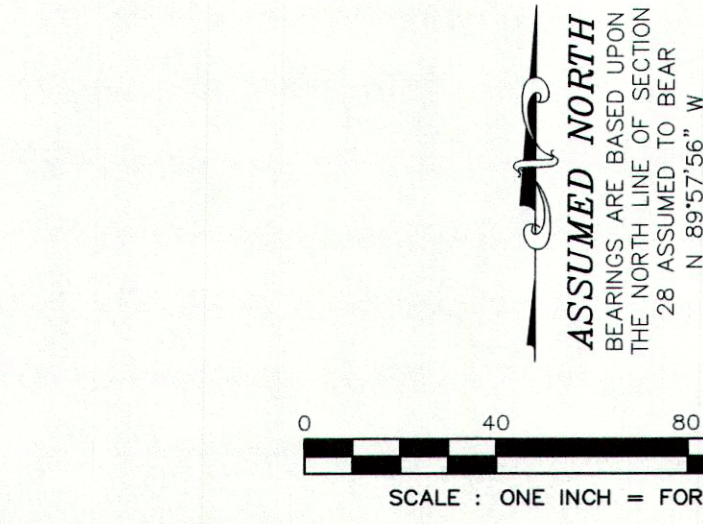
- LEGEND**
- SET 3/4"x18" REBAR, WT. 1.5 LBS/FT
 - FOUND 3/4" IRON ROD WITH CAP (OR AS NOTED)
 - FOUND IRON PIPE (OUTSIDE DIAMETER 1-1/4" UNLESS NOTED)
 - () INDICATES RECORDED DIMENSIONS
 - A- LINE IDENTIFIER (SEE NOTES 2, 3 AND 4)
 - L1, C1 LINE OR CURVE NUMBER (SEE LINE AND CURVE TABLES)

LEGAL DESCRIPTIONS FURNISHED:

PARCEL A
That part of Government Lot Five (5), in Section Twenty-eight (28), Township Fourteen (14) North, Range Six (6) East, in the Town of Dell Prairie and City of Wisconsin Dells, Adams County, Wisconsin, lying South of the centerline of the ravine commonly known as Rhodes Glen (also recorded as Roodes Glen); West of River Road; North and West of Certified Survey Map No. 2602, recorded in Volume 9 of Certified Surveys, Pages 364 and 365 as Document Number 328051; and North of lands set forth as Parcel 16 in Warranty Deed recorded September 23, 1994 in Volume 1054 of Micro-records, page 70 as Document Number 350750. Tax Roll Parcel Number: 008-00777-0000(PT)

PARCEL B
Lot One (1) of Certified Survey Map No. 5107, recorded in the office of the Register of Deeds for Adams County, Wisconsin in Volume 25 of Certified Survey Maps, Pages 281, 282 and 283, as Document Number 464107, LESS AND EXCEPT lands conveyed and/or used for highway purposes, in the Town of Dell Prairie, Adams County, Wisconsin. Tax Roll Parcel Number: 008-00776-0010

NOTE BY SURVEYOR:
Subject to roadway easement for River Road (Old State Highway 13).



- NOTES:**
- Dates of survey: JANUARY 8, 2007, MAY 3, and June 7, 2018
 - Line A is the approximate "south bank" computed using the 224 foot distance along River Road and the 627 foot distance along the Wisconsin River from the description in the deed from John J. Purcell to Adolph and Sophia Priestler, recorded November 5, 1920 in Volume 78 of Deeds, Page 107, as Document Number 60378, Adams County Registry. Although the location is approximate because the southern lines of the parcel were not able to be located, the computed location appears to give no aid in clarifying the intended boundary line along the south bank. Even if the 627 foot distance is assumed to curve easterly into Roodes Glen, thereby pulling the south bank location to the south, the 224 foot distance on the east locates the south bank well into Lot 1, Certified Survey Map (CSM) Number 2602.
 - Line B is the "Property Line: South Edge of Ravine" [Roodes Glen] shown on a survey dated February 26, 1986 by Kenneth Schuette of MSA, Inc. It is located here by scaled dimensions from a 1 inch to 20 foot scale map sheet, relative to a boundary shown on the 1986 map that is now the south line of Lot 1, CSM 2602.
 - Line C is the top edge of the southernly vertical sandstone cliff located by this survey. Note that Line B departs significantly from Line C in places.
 - Point D is the approximate location where the vertical cliff (Line C) ends, and a more or less constant slope exists from the north line of Lot 1, CSM 2602 northerly to the bottom of Roodes Glen.
 - Line E is our interpretation of the Roodes Glen centerline at the time of the survey and is the north line of the quit claim deed Document No. 542687 from WDNR to Staj Properties LLC and P4 Properties LLC.
 - It is this surveyor's opinion that the "south bank" of Roodes Glen called as a boundary in the documents and maps of record provided, is a boundary that cannot be determined with certainty. Southwesterly of Point D, Line C (edge of sandstone cliff) appears to be a logical location for the "south edge" or "south bank" of Roodes Glen historically called as a boundary. Northeastly of Point D, Line B appears to be the clearest record evidence of intent to consider the south edge or bank of Roodes Glen as being a line northerly of the north line of Lot 1, CSM 2602.
 - The approximate area of the Staj Properties and P4 Properties parcel, to the south of the suggested "south bank" line described in Note 7 above, is 38,000 square feet (0.87 acres), approximately 1,000 square feet (0.02 acres) of which is within the River Road right-of-way.

- NOTES: continued**
- Parcel A Area: 214,496 sq. ft.
Parcel A Area: Approximately 53,103 sq. ft. (Includes Roadway easement for River Road)
Approximate area of Parcel A located within the City limits: 6,788 sq. ft.
 - No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
 - All subsurface improvements on and adjacent to the site are not necessarily shown hereon, as they were not observed during the course of the survey.
 - All trees, hedges and ground cover on the site are not shown hereon.
 - Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts in public or private records.
 - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. Surveyor was provided with a Title Commitment Number AC-18203071 dated February 1, 2018 from Dane County Title Company, LLC, which references the following (numbers in parenthesis match items in Schedule B, part II, EXCEPTIONS of Commitment)
 - (11) Rights of the public in any portion of the subject premises lying below the ordinary high water mark of Wisconsin River and/or Roodes Glen creek and rights of the government to regulate the use of the shore and riparian rights. NOTE: The 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), the title to land cut off by a change in the course of the water body (avulsion), or ownership of artificially filled land.
 - (17) Rights of the public in any portion of the subject premises lying below the ordinary high water mark of Roodes Glen creek and rights of the government to regulate the use of the shore and riparian rights. NOTE: The 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), the title to land cut off by a change in the course of the water body (avulsion), or ownership of artificially filled land.
 - (18) Reservations for and dedications of easements and rights of way, building setback lines, conditions, notations, and all other matters as may affect the Land as shown on Certified Survey Map No. 5107, recorded April 2, 2007 in Volume 25 of Certified Survey Maps, Pages 281, 282 and 283 as Document Number 464107.

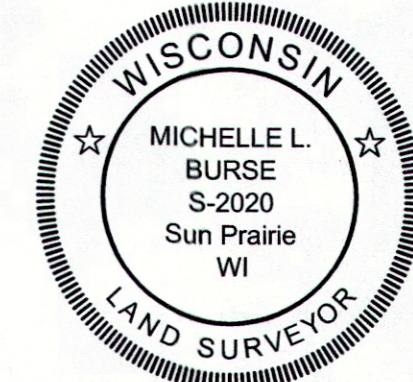
SURVEYOR'S CERTIFICATE:

To: Staj Properties LLC, P4 Properties, LLC and Dane County Title Company, LLC:

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 Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 4, 8, 13, and 19 of Table A thereof. The fieldwork was completed on May 3, 2018.

Dated this 1st day of March, 2019.

Signed: *Michelle L. Burse*
Michelle L. Burse, P.L.S. No. 2020
EMAIL: MBURSE@BSE-INC.NET



SURVEYED FOR:
Staj Properties and P4 Properties

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