

WOODSIDE SPORTS COMPLEX OPERATIONS, LLC, ALTA / NSPS LAND TITLE SURVEY

Located in Lot 1 and Out Lot 1, Certified Survey Map No. 5700, Volume 29 of Certified Survey Maps, Page 37, Document No. 513087, NW1/4- SE1/4, NE1/4-SE1/4, SE1/4-SE1/4 and SW1/4-SE1/4, Section 34, T14N, R6E, City of Wisconsin Dells, Adams County, Wisconsin.

Property has no address.
 Client: Woodside Sports Complex Operations, LLC, W4015 State Road 82, Mauston, WI, 53948

Carlson Surveying, a Division of General Engineering, P O Box 340, Portage, WI, 53901
 Phone (608) 742-2169

Bearings are referenced to east line of Lot 1, CSM No. 5700 and assumed to bear S00°15'49"W.

PARCEL DESCRIPTION (Title commitment No. AC-15100453):

Lot One (1) and Out Lot One (1) of Certified Survey Map No. 5700 recorded in the Adams County Register of Deeds Office in Volume 29 of Certified Survey Maps, pages 37-39, as document No. 513087; being situated in the Southeast Quarter of Section 34, Township 14 North, Range 6 East; LESS AND EXCEPT lands conveyed and/or used for highway purposes, in the City of Wisconsin Dells, Adams County, Wisconsin.

Tax Roll Parcel No.: 291-00620-0010 and 291-00620-0020180168

SCHEDULE B (EXCEPTIONS)

- The following items affecting the captioned premises as shown on Certified Survey Map No. 5700, recorded October 23, 2013 as Document Number 513087:
 - Utility Easement
 - Note stating: Out Lots 1 and 2 are potential future roads.
- Access covenants and conditions as set forth in instrument recorded October 19, 1989 in Volume 546 of Micro-records, Page 2 as Document Number 321092. (3 access points allowed on east side of S.T.H. "13")
- All matters as may affect the captioned premises as shown on Transportation Project Plat No. 6140-00-26-4.01 recorded January 25, 2011 as Document Number 494451.
- Utility easement granted to Wisconsin Power and Light Company and conditions as set forth in instrument recorded Map 6, 1968 in Volume 128 of Records, Page 215 as Document Number 167878. (No easement width along east side of S.T.H. "13" in SW 1/4 SE 1/4)
- Easement and conditions as set forth in instrument recorded February 27, 1970 in Volume 179 of Records, Page 260 as Document Number 214589.
- Easement and conditions as set forth in Right-Of-Way Agreement recorded February 27, 1970 in Volume 179 of Records, Page 362 as Document Number 214590. (Easement for sign purposes shown on map)
- Electric Line Easement granted to Wisconsin Power and Light Company and conditions as set forth in instrument recorded 4, 1974 in Volume 226 of Records, Page 716. (8 foot wide elect. line easement along easterly right of way of S.T.H. "13")
- Easement and conditions as set forth in an Access and Utility Easement recorded April 17, 2014 in Document number 515679.
- Highway setback lines shown on Certified Survey Map no. 4617, recorded February 27, 2004 as Document Number 4313376.

TABLE A

- All property corners are marked.
- Property does not have an address.
- No portion of this property shown on this survey lies within a Special Flood Hazard Area as described on the Flood Insurance Rate Map for the City of Wisconsin Dells, Wisconsin, Map Number 55001C0444D dated June 17, 2008 in which subject property is located.
- Parcel is zoned C-4. (No zoning letter or report was provided to the surveyor.)
- Exterior dimensions of buildings are shown on sheet 2.
- Substantial features observed in process of fieldwork.
- Number and type of parking spaces. (140 striped standard parking spaces and 9 striped handicap parking spaces.)
- Location of utilities as observed or located by Digger's Hotline.
- Proposed changes in street right of way lines, if known. (No right of way changes are known.)
- Plottable offsite easements as provided to surveyor. (None were provided.)
- All recordable documents (other than security documents, such as mortgages. All schedule B items are shown.

SURVEYOR'S CERTIFICATE:

To Bank of Wisconsin Dells, Woodside Sports Complex Operations, LLC, Chicago 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established by ALTA, and includes items 1, 2, 3, 6b, 7, 8, 9, 11a, 17, 19 and 21 (locate all recorded easements, right of way, etc on title commitment) of Table A thereof. The fieldwork was completed 3-29-16.

Dated this 11th day of April, 2016.

ALTA Last Updated on 4-11-16

Mark C. Carlson
 Mark C. Carlson WI S-2021



CARLSON SURVEYING
 PROFESSIONAL LAND SURVEYOR
 A DIVISION OF
GEC
 General Engineering Company
 916 Silver Lake Drive
 P.O. Box 340
 Portage, WI 53901
 608-697-8214 Call
 608-742-2592 Fax
 608-742-2169 GEC
 mcarlson@generalengineering.net

POS 3114.06 41008

- LEGEND**
- = SET 3/4" X 24" Round Iron Rod
 - ⊙ = Found 1 1/4" Iron Pipe
 - = Found 3/4" Round Iron Rod
 - Ⓛ = Concrete Light Pole Base
 - Ⓢ = Sanitary Sewer Manhole
 - Ⓢ = Storm Sewer Inlet
 - Ⓢ = Storm Sewer Inlet (Rectangular)
 - Ⓢ = Storm Sewer Manhole
 - Ⓢ = Fire Hydrant
 - Ⓢ = Water Main Valve
 - Ⓢ = Light Pole
 - Ⓢ = Utility Pole
 - Ⓢ = Telephone Pedestal
 - Ⓢ = Scoreboard
 - Ⓢ = Electric Meter
 - Ⓢ = Gas Meter
 - E— = Underground Electric Line
 - FO— = Underground Fiber Optic Line
 - GAS— = Underground Gas Main
 - SPP— = Underground Sanitary Sewer Main
 - ST— = Underground Storm Sewer Line
 - T— = Underground Telephone Line
 - WM— = Underground Water Main
 - OE— = Overhead Electric Line
 - 140-P
S-HC = Parking Count
 - = Retention Pond Overflow Structure
 - 890.05 = Tax Parcel Number
 - Ⓢ = Exception
 - Ⓢ = Stone Retaining Wall
 - Ⓢ = Chainlink Fence
 - Ⓢ = Facility Information Sign

CURVE TABLE:

| CURVE | RADIUS | DELTA | ARC | CHORD |
|-------|--------|-----------|---------|----------------------|
| C1 | 98.58' | 69°14'50" | 119.14' | N27°13'19"E, 112.02' |

