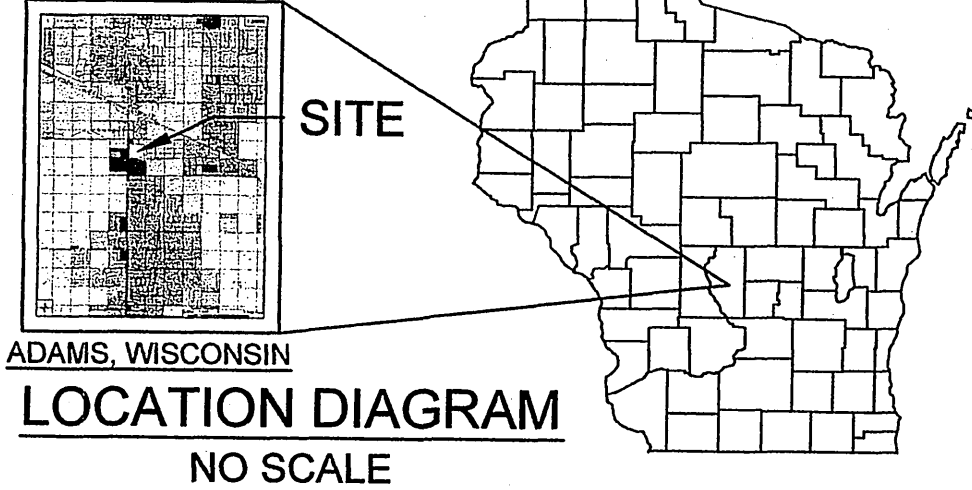


ALTA/ACSM LAND TITLE SURVEY

LOT 1 OF ADAMS COUNTY CERTIFIED SURVEY MAP NUMBER 3267, LOT 1 AND PART OF LOT 2 OF ADAMS COUNTY CERTIFIED SURVEY MAP NUMBER 1904, ADAMS COUNTY CERTIFIED SURVEY MAP 5466, ALL IN THE NORTHWEST 1/4 SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 - SOUTHWEST 1/4 ALL IN SECTION 17, T 17 N, R 6 E, CITY OF ADAMS, ADAMS COUNTY WISCONSIN



LEGAL DESCRIPTION PER ADAMS FRIENDSHIP TITLE COMPANY, Commitment # AC-13057996

Parcel 1: Lot One (1) of Certified Survey Map No. 3267 recorded in the Adams County Register of Deeds Office in Volume 13 of Certified Survey Maps, page 218-219, as Document No. 3267-1904, and EXCEPT Lot 1 of Certified Survey Map No. 5387; FURTHER LESS AND EXCEPT Certified Survey Map No. 5466, in the City of Adams, Adams County, Wisconsin.

TAX ROLL PARCEL NUMBER: 201-98-502

Parcel 2: Lot One (1) of Certified Survey Map No. 1904 recorded in the Adams County Register of Deeds Office in Volume 7 of Certified Survey Maps, page 226-227, as Document No. 301033, in the City of Adams, Adams County, Wisconsin.

TAX ROLL PARCEL NUMBER: 201-98-10

SCHEDULE B - SECTION II EXCEPTIONS PER ADAMS FRIENDSHIP TITLE COMPANY, Commitment # AC-13057996

NOTE: The below exceptions omit any covenant, condition or restriction based on race, color, religion, sex, sexual orientation, handicap, familial status, marital status, disability, national origin, ancestry, or source of income, as provided in 42 U.S.C. Sec. 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Sec. 3607 or (c) relates to a handicap, but does not discriminate against handicapped people.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

NOTE: Exception 1 will be removed only if the intervening matters appear of record between the effective date of this commitment and the recording of the instruments called for at item (c) of Schedule B, or if a gap endorsement is issued in conjunction with this commitment and the requirements for the issuance of "gap" coverage as described in the endorsement are met, including the payment of the premium.

2. Special taxes or assessments, if any.

NOTE: Exception 2 will be removed only if the Company receives written evidence from the municipality that there are no special assessments against the land, or that all such items have been paid in full.

3. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due on the development or improvement of the land, whether assessed or charged before or after the Date of Policy.

NOTE: The Company assumes the priority of the lien of the insured mortgage over any such lien, charges or fee.

NOTE: Exception 3 will be removed only if the Company receives (1) written evidence from the municipality that there are no deferred charges, hookup fees, or other fees or charges attaching to the property, (2) evidence that the land contains a completed building, and (3) a statement showing that the land has a water and sewer use account. If the land is vacant, this exception will not be removed.

4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

NOTE: Contact the Company for information on the deletion of this exception.

5. Rights or claims of parties in possession not shown by the public records.

NOTE: Exception 5 will be removed only if the Company receives the Construction Work and Tenants Affidavit on the form furnished by the Company. If the affidavit shows that there are tenants, Exception 5 will be replaced by an exception for the rights of the tenants disclosed by the Affidavit.

6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

7. Easements or claims of easements not shown by public records.

8. Any claim of adverse possession or prescriptive easement.

NOTE: Exceptions 6, 7 & 8 will be removed only if the Company receives an original survey which (1) has a current date, (2) is satisfactory to the Company, and (3) complies with current ALTA/ACSM Minimum Survey Standards or Wisconsin Administrative Code AE-7. If the survey shows matters which affect the title to the property, Exceptions 6, 7 & 8 will be replaced by exceptions describing those matters.

9. General and special taxes for the year 2013 and subsequent years.

10. Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway or alley purposes.

(11) Annexation as recorded in Volume 216 of Micro-records on Page 43 and in Volume 1335 of Micro-records on Page 45. (Parcel 1 and 2)

(12) Easement granted to Wisconsin Power and Light Company as recorded in Document No. 428995 and in Document No. 428651. (Parcel 1 and 2)

(13) Certificate of Compensation as recorded in Document No. 402221. (Parcel 1 and 2)

(14) Access Covenants as recorded in Volume 875 of Micro-records on Page 22 and in Volume 875 of Micro-records on Page 23 and in Volume 281 of Records on Page 644. (Parcel 1 and 2)

(15) Amended Transfer by Judicial Order as recorded in Document No. 473852 and recorded in Document No. 492957. (Parcel 1 and 2). (Parcel adjoins the south line of CSM 3276 but does not include any lands within CSM 3267.)

(16) Declaration and Grant of Easements and Protective Covenants as recorded in Volume 295 of Records on Page 239 as Document No. 278121. (Parcel 1 and 2)

(17) Electric Line Easement as recorded in Document No. 408652. (Parcel 3)

18. Rights and easement (if any) in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the subject premises. (Parcel 3)

19. There appears to be nothing of record establishing a right of access to and from the subject premises. Accordingly, this commitment and our policy, when issued, should not be construed as insuring such right. (Parcel 3)

20. Resolution of Restrictive Covenants for the City of Adams Industrial Park as recorded in Volume 583 of Micro-records on Page 3. (Parcel 4 and 5)

21. Easements for public utilities, if any. (Parcel 4 and 5)

22. Drainage rights and rights of way by reason of any drainage ditches, feeders, laterals and underground drain tile or pipes that may be located on the subject premises.

23. Any discrepancies or conflicts in boundary lines; any shortages in area; any gaps, gores, or overlaps between the parcels; or any encroachment or overlapping of improvements.

24. This policy does not insure that the land is or contains any certain number of acres.

25. Possible lien or reassessment pursuant to Section 74.485 Wis. Stats. for conversion of the land's use from agricultural.

26. Fixture or crop filings, if any.

Platiable Exceptions

NOTES PERTAINING TO TABLE A

1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses. *Monuments shown on map.*

2. Site address:

3. Flood zone classification: Site is Zone X according to FEMA FIRM Panel: 55001C265 C & 55001C260 C, Effective Date, November 16, 1990

4. Gross land area and net land area stormwater: Site Area Shown on Face of Survey, Area of Storm Water:

5. Vertical relief with the source of information:

Contour Interval 1' - Intermediate, 5' - Indexed, Datum: North American Vertical Datum of 1988 (NAVD 88) and the Wisconsin Virtual Reference System

6. The zoning classification and setback requirements were provided by Robert A. Ellisor, City of Adams, Administrator in a letter dated January 13, 2014.

(a) Current zoning classification, as provided by the insurer. The 20,000 square foot MSW processing and packaging facility will be located in the south industrial park which is zoned "Industrial Park".

(b) Current zoning classification and building setback requirements, height and floor indicate space area restrictions as set forth in that classification, as provided by the insurer. If none, so state. Per the zoning code there are minimum setback requirements including 30 feet from the front street lot line and 10 feet from the side lot line. The industrial building will be well beyond the minimum setback requirements.

(c) Exterior dimensions of all buildings at ground level. Indicate on adjacent property indicate including roof height indicate location fences, provided by the insurer. If none, so state. Per the zoning code there are minimum setback requirements including 30 feet from the front street lot line and 10 feet from the side lot line. The industrial building will be well beyond the minimum setback requirements.

(d) Measured height of all buildings above grade at a location specified by the client. If no location is specified, the point of measurement shall be identified. Indicate heights to: Overall height: None Height to eaves: None Height to pitch: None

(e) "City of Adams South Business Park" sign exists at the southwest corner of the site as shown on map, no other features of this kind exist anywhere on site. Substantial features observed in the process of conducting the survey (in addition to the improvements and features required under Section 5) above such as parking lots, billboards, signs, swimming pools, landscaped areas, etc. including natural features, services, pits, trees, water ways, etc. None

9. Striping, number and type (e.g. handicapped, motorcycle, regular, etc.) of parking spaces in parking areas, lots and structures. Show parking and kerb, road set out. No parking lots or parking striping exist anywhere on site.

11. Location of utilities existing on or serving the surveyed property as determined by:

(a) Observed evidence.

(b) Underground Utilities were located as marked on the ground from Digger's Hotline utility markings per Digger's Hotline Ticket Numbers: 20132116472, 20132115504 & 2013115661

Note - With regard to Table A, item 11 (b), source information from plans and markings will be combined with observed evidence of utilities to develop a view of those underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

13. Show names of adjoining owners of platted lands according to current public records. Adjoining lot numbers crossover and driveway

14. Show distance to the nearest intersecting street as specified by the client. Site has frontage on STW 13, Dixie Lane, Industrial Drive and Vega Street.

15. Rectified orthophotography, photogrammetric mapping, airborne/mobile laser scanning and other similar products, tools or technologies as the basis for the showing the location of certain features (excluding boundaries) where ground measurements are not otherwise necessary to locate those features to an appropriate and acceptable accuracy relative to a nearby boundary. Include information on cad layers in survey. Topographic information was collected using Survey Grade GNSS technology tied to the Wisconsin Virtual Reference System.

(a) discuss the ramifications of such methodologies (e.g. the potential precision and completeness of the data gathered thereby) with the insurer, lender and client prior to the performance of the survey and. Survey Grade GNSS technology yields acceptable information for the herein survey.

(b) place a note on the face of the survey explaining the source, date, precision and other relevant qualifications of any such data.

16. Observed evidence of current earth moving work, building construction or building additions. None earthwork or construction in progress at the time of the survey.

17. Proposed changes in street right of way lines, if information is available from the controlling jurisdiction. Observed evidence of recent street or sidewalk construction or repairs. No proposed changes to street right-of-way lines are known at the time of this survey.

18. Observed evidence of site use as a solid waste dump, sump or sanitary landfill. No observable evidence that this site was used as a solid waste dump.

19. Location of wetland areas as delineated by appropriate authorities. No known wetlands on site.

21. Professional Liability Insurance policy obtained by the surveyor in the minimum amount of dollar value to be in effect throughout the contract term. Certificate of insurance to be furnished upon request.

22. See attached List dated April 2013 and include:

Survey Punch List April 2013 by GEITS

Issued Felicia Whiting

Datum point

North point

Boundaries

Reduced Levels (RLs)

Fencing (height and type)

Roads (kerb - top of gutter and camber)

Driveways Cross Overs

Stormwater system (swale RLs)

Existing buildings if any

Neighbouring property boundaries

Neighbouring buildings - roof height, footprint

Trees (centre, height and type)

Show Significant features

Existing Services and pits

Easements

Power poles and street lights

Kerbs and driveways

Railway track (centre alignment) and station buildings

Lot No.s

Property Descriptions

PARCEL "A" LEGAL DESCRIPTION AS SURVEYED

A parcel of land located the NW 1/4 - SW 1/4 and the SW 1/4 - SW 1/4 Section 17, T17N, R6E, City of Adams, Adams County Wisconsin, bounded by a line described as follows:

Commencing at the west one-quarter corner of Section 17, T17N, R6E, thence S 00°09'57" E, 330.60 feet along the west line of the NW 1/4 of said Section 17;

Thence N 89°22'41" E, 103.16 feet to the northwest corner of Lot 1 of Adams County CSM #3267 and point of beginning of this description;

Thence continuing along the north line of said Lot 1, N 89°22'41" E, 289.56 feet to the southwest corner of Lot 1 Adams County CSM #1904;

thence N 01°13'12" E, 329.97 feet to the northwest corner of said Lot 1, CSM #1904;

thence N 88°33'49" E, 207.22 feet to the northeast corner of said Lot 1; CSM #1904;

thence S 01°13'12" E, 330.29 feet to the southeast corner of said Lot 1 CSM #1904 and the north line of Adams County CSM #3267;

thence along the north line of Lot 1 of said CSM 3267, N 89°30'22" E, 148.98 feet to the west line of Linden Street also being the northwest corner of Outlot 1 of Adams County CSM #5466;

thence S 01°38'42" E, 65.96 feet along said west line of Linden Street to the south line of Industrial Drive;

thence N 88°37'00" E, 344.33 feet along the said south line of Industrial Drive;

to the point of curvature of a curve to the right having a radius of 37.50', a chord of 53.65', which bears S 45°52'22" E, an arc distance of 59.64';

thence along the west line of Industrial Drive S 00°18'13" W, 913.66 feet to the southwest corner of Outlot 1 of said CSM #5466 also being the south line of said CSM 3267 and the north line of Dixie Lane;

thence N 89°32'03" W, 1038.43 feet to the west line of Wisconsin State Highway "13" and the southwest corner of said CSM #3267;

thence N 02°04'46" E, 59.35 feet to the point of curvature of a curve to the left having a radius of 11519.16 feet, a chord of 623.18 feet which bears N 00°29'46" E, an arc distance of 623.26 feet;

thence N 00°39'14" W, 265.83 feet to the point of beginning

Parcel contains 24.62 Acres, (107280 sq. ft.) and is subject to all (other) easements and rights-of-way of record.

PARCEL "B" LEGAL DESCRIPTION AS SURVEYED

A parcel of land located the NW 1/4 - SW 1/4 and the SW 1/4 - SW 1/4 Section 17, T17N, R6E, City of Adams, Adams County Wisconsin, bounded by a line described as follows:

Commencing at the west one-quarter corner of Section 17, T17N, R6E, thence S 00°09'57" E, 330.60 feet along the west line of the NW 1/4 of said Section 17;

Thence N 89°22'41" E, 392.72 feet;

thence N 88°39'10" E, 207.22 feet;

thence N 89°30'22" E, 148.98 feet;

thence N 88°35'55" E, 116.04 feet;

thence N 88°36'07" E, 333.33 feet to the northeast corner of Outlot 1 of Adams County CSM #5466 and point of beginning of this description;

thence N 88°36'07" E, 147.02 feet to northeast corner of Adams County CSM #3267;

thence S 00°17'43" E, 874.19 feet to the northeast corner of Lot 1 of Adams County CSM #5387;

thence N 89°47'12" W, 146.95 feet to the west line of Industrial Drive and the northwest corner of Lot 1 of said CSM #5387;

thence N 00°17'54" W, 870.05 feet to the point of beginning;

Parcel contains 2.94 Acres, (128176 sq. ft.) and is subject to all (other) easements and rights-of-way of record.

SURVEYOR'S CERTIFICATE

To: Adams Friendship Title Company, Mid America Bank and Geits Corporation:

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 1, 2, 3, 4, 5, 6, 7(a), 7(b), 7(c), 8, 9, 11, 11(b), 13, 14, 15, 16, 17, 18, 19, and 21 of Table A thereof.

The field work was completed on June 5, 2013.

Marc A. Londo, Registered Land Surveyor # 2896

NSA Professional Services, Inc.

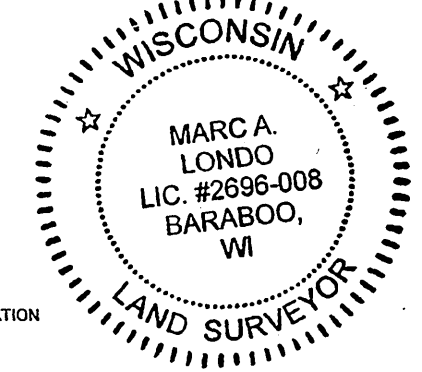
Marc A. Londo, Registered Land Surveyor # 2896

1/9/2019

Date

ALTA LEGEND

BOUNDARY LINE	CABLE TV FEEDS, FIELD VERIFY	RECORD INFORMATION
CATCH BASIN	E-ELECTRIC TRANSFORMER	N-NORTH
CHURN INLET	F-FOUND IRON PIPE	S-SOUTH
CURB STOP	F-FOUND 2" IRON PIPE	E-EAST
DEODOROUS TREE	F-FOUND 1" IRON PIPE	W-WEST
RIGHT-OF-WAY LINE	F-FOUND 3/4" IRON REBAR	CONC. - CONCRETE
ABUTTING SURVEY	F-FOUND 3/4" IRON REBAR	VOL. - VOLUME
UNDERGROUND ELECTRIC	G-GAS METER, FIELD VERIFY	PG. - PAGE
UNDERGROUND TELEPHONE	H-HYDRANT	CSM - CERTIFIED SURVEY MAP
OVERHEAD ELECTRIC	I-INDUSTRIAL	BENCHMARK
OVERHEAD CABLE TV	J-JANTRY MANHOLE	E-ELECTRIC METER, FIELD VERIFY
WATER LINE	K-KERB	F-FOUND IRON ROD
GAS LINE	L-LANDSLIDE	F-FOUND 2" IRON PIPE
FENCE LINE	M-MANHOLE	F-FOUND 1" IRON PIPE
CONTOUR LINE	N-NATURAL	F-FOUND 3/4" IRON REBAR
	O-OVERLAP	F-FOUND 3/4" IRON REBAR
	P-PARKING	S-SET 3/4" BY 1/2" SOLID ROD-1.50 LBS./FT.
	Q-QUALITY	U-UTILITY POLE GUY ANCHOR



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ALTA/ACSM Land Title Survey, City of Adams South Business Park
City of Adams, Wisconsin

PROJECT NO: 00030012
SCALE: 1"=100'
NO. DATE
REVISION
BY

FILE NO:
00030012
SHEET
1 of 1

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