### Vacant Land - Owners Real Estate Condition Report (Rev 03/07) NFO-PRO VaCANT LAND - OWNERS REAL ESTATE CONDITION REPORT

		VACANT LAND - OWNERS	VEAL FAIV	TE CONDITION INEL CITY			
	PROPE	ERTY ADDRESS: Farm F - Tract 11 - See attached	aurvey	5 200			
		ERTY OWNERS: BRW Ventures, LLC					
1	OWNE	THE PROPERTY FOR 3 Yes the purpose of complying with certain regulations and disclosure.	EARS.	tive that the following questions be answered an	d data k	ne.	
		or the purpose of complying with certain regulations and disclosed the development of record. This will also greatly assist the sale of		net the following questions of animoles and		tā	
		ING: Incorrect representations may result in seller liability					
	This	form is to be completed personally by owners based on all of or	wners information, l	mowledge and/or observations. While some of the	ne quest	ions are	
	worded	in a manner to assist recall, it is difficult to cover all situations,	so please add or am	end this report as appropriate.			
, [		er questions by circling your response. If you do not know the					
0	Also A	LL "YES" answers must be explained in the blank space at	the end of this for	n.	L. C. Ha		
1	This	is not a substitute for any inspections buyer may wish to obtain	. Seller is aware tha	Buyer may be relying upon this information in	aeciam	g wnemer	OF NOU
2	or upon	what terms to purchase the property. In this form "am aware" n	neans to have notice	of knowledge.			
	GENE					_	
4	(1)	Are you aware of planned or commenced public improvements materially affect the Property or the present use of the Property	which may result ii	special assessments or otherwise	YES	(NO)	UNK.
15 16	(2)	Are you aware of any government agency or court order requir	ing recair, alteration	or correction of any existing condition?	YES	<b>6</b>	UNK.
17	(3)	Are you aware of any completed or pending Property tax reasse	essment of the Prop	erty?	YES	(NO)	UNK.
18		Are you aware of any land division involving the Property (for	which required stat	e or local approvals were not obtained)		1	
19		and/or any reason why the land division may not have been rec	orded in the register	of deeds?	YES	(NO)	UNK.
20	(5)	Are you aware of any portion of the Property being in a 100 ye	ar floodplain, a wet	land or a shoreland zoning area under	YES	(NO)	UNK.
21	(6)	local, state or federal regulations?  Do you have a survey of the property?		(	YES	NO	UNK.
22	(6)	If so, what is the date of the survey 10/30/2013				$\sim$	
24		and do you know of any reason why the survey may be i	naccurate or misles	ding?	YES	(NO)	UNK.
25	(7)	If you know, what is the size of the Property? 471	cres - What do you	base that information on?			
26	(8)	Is this property subject to assessment by any non-governmenta	l entity or adjacent	ot owners (such as a shared well,	1000	(3)	I TARK
27		shared access road, water trust, out lot maintenance, etc.)?			YES	NO	UNK.
28	(9)	Other than a governmental authority, are you aware of any per- committee) which must approve of any construction on this pro-	son, group or comm	ittee (such as an architectural control	YES	(OI)	UNK.
29	DIII	committee) which must approve of any construction on this pre	эрепу г		. 20	9	
30 31	(10)	(a) Land sold with the property has been assessed as agricultural	land under Wis. St	st. §70.32 (2r) (use-value assessment)	YES	(1/2)	UNK.
32	(10)	(b) Land sold with the property has been assessed a penalty under	er Wis. Stat. §70.32	(2) (use-value assessment).	YES	(6A)	UNK.
33	(10)	(c) Land sold with the property has been assessed a penalty under	er Wis. Stat. §70,32	(4) (use-value assessment) which as been		3	10000000
34		deferred.			YES	(NO)	UNK.
35		Notice re: D.2. (a-c): Under Wisconsin Law, the assessed va instead based on the value of its use. This assessment system	e remines that the c	issessed value of agricultural land be based on			
36		the income that could be generated if this land is rent	ed for agriculturai	use. If agricultural land is converted to a			
37		non-agricultural use (e.g., residential, commercial, recreation N.W. 2d 704, 2006 WI App 244. To obtain information about	the use value law o	f penalty, contact the Wisconsin Department of			
38 39		Revenue's Equalization Bureau at (http://www.dor.state.w information about real estate valuation, see § 70.32, Wis. Sto	i.us/contact/slf.htm	l) or by phone at 608-246-8131. For more			
40	an	Are you aware of any boundary disputes or material violation	of fence laws? (note	: Wis. Stats. Ch. 90 requires the erection			
41	3	and maintenance of legal fences between adjoining properties	where one or both o	f the properties is used and occupied for		(1)	100 × 500 hr 11 + 000
42		farming or grazing purposes)?			YES	(NO)	UNK.
43	(12)	Are you aware of prior reimbursement for corrective action co	sts under the Agrica	iltural Chemical Cleanup Program?	YES	(50)	UNK.
44	-	(Wis. Stats. §94.73)	,,		1 63		UNK.
45 46	ENV	VIRONMENTAL ) Are you aware of any violations of environmental rules or other	er rules or sureemen	ta regulating the use of the Property?	YES	(NO)	UNK
47	(14)	Are you aware of conditions constituting a significant health o	r safety hazard for o	occupants of Property?	YES	(NO)	UNK.
48	(15)	Are you aware of underground or other storage tanks (including	g those which may	have been removed) on the Property			
49		for storage of contaminants or flammable or combustible liqui	ds, including but no	t limited to gasoline and heating oil?	YES	(NO)	UNK.
50	(16)	Are you aware of high voltage electric (100 KV or greater) or	steel natural gas tra	nsmission lines located on but no	serie	6	UNK.
51		directly serving the Property?			YES	8	UNK.
52	WE	ILL, SEPTIC & SUBSOIL	and Allian Admir Con	La NID 112 76) but which are not		6	
53	(17)	Are you aware of wells on the Property required to be abandon abandoned according to state regulations?	ica (wis. Adm. Cod	is 14K 112.20) but Which are not	YES	(20)	UNK.
54 55	(19)	Are you aware of cisterns or septic tanks on the Property?				(No.	UNK.
56	(19)	Have you ever had the property (or any portion thereof) tested	or examined (inclu	ded perc test, soil borings, etc.)?	YES	(NO)	UNK.
57	(20)	Are you aware of any of the following subsoil conditions: sub	surface foundations	organic or non-organic fill, dumpsites or			
58	40-1	containers on Property which contained or currently contain to	oxic or hazardous m	aterials, high groundwater, unusual soil		0.535*	
59		conditions (e.g. low load bearing capacity), excessive rocks or	rock formations on	the Property or any other condition which	YES		UNK.
60		effect cost of construction?				5	UNK.
61	(21)	Are you aware of a lack of legal vehicular access to the Prope	rty from public road	S?	1120	8	Grac.
62	(22)	<ul> <li>Are you aware of any other conditions or occurrences which we the value of the Property to a reasonable person with knowled</li> </ul>	vous significantly i	score of the condition or occurrence?	YES	(O)	UNK.
63 64	EX	PLANATIONS OF "YES" ANSWERS AND OTHER INFORM	ATION YOU WIS	H TO EXPLAIN			
65	LA			55 St.			
	The C	wher certifies that the information in this report is true and corre	ect to the best of Ov	mer's knowledge as of the date below.			
٠.		1 11-1	9-12 (x)				
	(x)	enature (Seller Douglas D. Wolf, Member Date		Signature (Seller)		Date	
67 68	Book-	gnature (Selber) Douglas D. worn, member Date or certifies that broker has inspected the property and unless other			e disclo		3
		and is not aware of information inconsistent with this report.					
	posts		(-)				
70 71		roker	(x)	Ву		Date	
		nowledge a receipt of a copy of this report.					
		ummerusen <del>- s</del> ondovisione - sono es	(-)				
73		gnature (Buyer) Date	(x)	Signature (Buyer)		Date	
74	اك.	Summa (California		DV 41			

#### VACANT LAND - OWNERS REAL ESTATE CONDITION REPORT

P	ROPE	RTY ADDRESS: Farm F - Tract 12 - See attached survey			<u> </u>
		RTY OWNERS: BRW Ventures, LLC	0.70	- 1	
(	WNE	R HAS OWNED THE PROPERTY FOR 3 YEARS.  The purpose of complying with certain regulations and disclosure laws, it is imperative that the following questions be answered an	d data b	e	
	For	r the purpose of complying with certain regulations and disclosure laws, it is imperative that the following queened to a law of the purpose of complying with certain regulations and disclosure laws, it is imperative that the following queened to a law of the purpose of complying with certain regulations and disclosure laws, it is imperative that the following queened to be a law of the purpose of complying with certain regulations and disclosure laws, it is imperative that the following queened to be a law of the purpose of complying with certain regulations and disclosure laws, it is imperative that the following queened to be a law of the purpose of complying with certain regulations.			
8	nbbiled mbbiled	ING: Incorrect representations may result in seller liability for damages.			
,	This	form is to be completed personally by owners based on all of owners information, knowledge and/or observations. While some of the	se questi	ons are	
,	unnled	in a manner to assist recall, it is difficult to cover all situations, so please add or amend this report as appropriate.			
ſ	Answe	r questions by circling your response. If you do not know the answers, please circle "UNK." for "UNKNOWN".			
յ [	Also A	LL "YES" answers must be explained in the blank space at the end of this form.			
1	This	is not a substitute for any inspections buyer may wish to obtain. Seller is aware that Buyer may be relying upon this information in	aeciaing	whether	or not
2 (	ar upon	what terms to purchase the property. In this form "arm aware" means to have notice or knowledge.			
3 (	GENEI	RAL			
4	(1)	Are you aware of planned or commenced public improvements which may result in special assessments or otherwise	YES	(NO)	UNK.
5		materially affect the Property or the present use of the Property?  Are you aware of any government agency or court order requiring repair, alteration or correction of any existing condition?		X	UNK.
6	(2)	Are you aware of any government agency or court order requiring repair, alles about or correction of any completed or pending Property tax reassessment of the Property?	YES	NO	UNK.
7 8	(3)	Are you aware of any land division involving the Property (for which required state or local approvals were not obtained)			
9		and/or any reason why the land division may not have been recorded in the register of deeds?	YES	(NO)	UNK.
0	(5)	Are you aware of any portion of the Property being in a 100 year floodplain, a wetland or a shoreland zoning area under		0	
1		local state or federal regulations?	YES	NO	UNK.
2	(6)	Do you have a survey of the property?	YES		UNK.
3		If so, what is the date of the survey 10/30/2013	YES	(NO)	UNK.
4	7 <u>1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1</u>	and do you know of any reason why the survey may be inaccurate or misleading?  If you know, what is the size of the Property? 55.8± Acres - What do you base that information on?	, ve	u	
5	(7)	If you know, what is the size of the Property 66.61 Acres - what do you base due into matter of the Property subject to assessment by any non-governmental entity or adjacent lot owners (such as a shared well,	,	$\overline{}$	
6	(8)	Is this property subject to assessment by any non-governmental entity of adjacent to difficult distributions, shared access road, water trust, out lot maintenance, etc.)?	YES	(NO)	UNK.
7	(9)	Other than a governmental authority are you aware of any person, group or committee (such as an architectural control		A	
9	(2)	committee) which must approve of any construction on this property?	YES	(N9)	UNK.
0	RUF	RAL		0	
1	(10)	(a) Land sold with the property has been assessed as agricultural land under Wis. Stat. §70.32 (2r) (use-value assessment)	YES		UNK.
2	(10)	(b) Land sold with the property has been assessed a penalty under Wis. Stat. §70.32 (2) (use-value assessment).	YES	(NO)	UNK.
3	(10)	(c) Land sold with the property has been assessed a penalty under Wis. Stat. §70.32 (4) (use-value assessment) which as been	YES	(NO)	UNK.
14		deferred	153		UNK.
15		to the section of its use. This accomment system requires that the assessed value of agricultural land be based on			
6		the income that could be generated if this land is rented for auticultural use. If agricultural land is converted to a			
37		non-agricultural use (e.g., residential, commercial, recreation, etc.), the owner may owe a penalty. See Thomas v. Pringle, 724 N.W.2d 704, 2006 WI App 244. To obtain information about the use value law of penalty, contact the Wisconsin Department of			
38		Revenue's Equalization Bureau at (http://www.dor.state.wi.us/contact/stf.ntml) or by phone at 608-246-8151. For mare			
39		information about real estate valuation, see § 70.32, Wis. Stats.  Are you aware of any boundary disputes or material violation of fence laws? (note: Wis. Stats. Ch. 90 requires the erection			
40	(11)	and maintenance of legal fences between adjoining properties where one or both of the properties is used and occupied for			Vi
\$1 42		farming or grazing purposes)?	YES	(NO)	UNK.
43	(12)	Are you sweets of prior reimbursement for corrective action costs under the Agricultural Chemical Cleanup Program?		6	<b>)</b>
44	·	(Wis. Stats. §94.73)	YES	(NO	UNK.
45	EN	UIDONMENTAI.		6	UNK.
46	(13)	Are you aware of any violations of environmental rules or other rules or agreements regulating the use of the Property?	YES	X6)	UNK.
47	(14)	Are you aware of conditions constituting a significant health or safety hazard for occupants of Property?	1100		
48	(15)	Are you aware of underground or other storage tanks (including those which may have been removed) on the Property for storage of contaminants or flammable or combustible liquids, including but not limited to gasoline and heating oil?	YES	NO	) <sub>UNK.</sub>
49	,,,,,	for storage of contaminants or flammable or combustible liquids, including our not limited to gasoline and nearing our flammable or combustible liquids, including our not limited to gasoline and nearing our flammable or steel natural gas transmission lines located on but no		$\simeq$	
50	(16)	Are you aware of high voltage electric (100 KV or greater) of steel natural gas transmission lines to account of the directly serving the Property?	YES	(NO)	UNK.
51 52	WE	LL. SEPTIC & SUBSOIL			
53	(17)	Are you sware of wells on the Property required to be abandoned (Wis. Adm. Code NR 112.26) but which are not		0	
54		shandoned according to state regulations?	YES	(NOK	UNK.
55	(18	Are you aware of cisterns or septic tanks on the Property?	YES	NO	UNK.
56	(19	Have you ever had the property (or any portion thereof) tested or examined (included perc test, soil borings, etc.)?	YES	(NO)	UNK.
57	(20	Are you aware of any of the following subsoil conditions: subsurface foundations, organic or non-organic fill, dumpsites or			
58		containers on Property which contained or currently contain toxic or hazardous materials, high groundwater, unusual soil		~	`
59		conditions (e.g. low load bearing capacity), excessive rocks or rock formations on the Property or any other condition which	YES	(a)	UNK.
60		effect cost of construction?	YES	No	UNK.
61	(21	Are you aware of a lack of legal vehicular access to the Property from public roads?  Are you aware of any other conditions or occurrences which would significantly increase the cost of development or reduce			
62	(22	2) Are you aware of any other conditions or occurrences which would significantly increase the cost of development or reduce the value of the Property to a reasonable person with knowledge of the nature and scope of the condition or occurrence?	YES	NO.	UNK.
63 44	EV	PLANATIONS OF "YES" ANSWERS AND OTHER INFORMATION YOU WISH TO EXPLAIN	10		<u> </u>
64	EA	PLANATIONS OF TEST AND TEST AND OTHER PROPERTY.		20	-
65	The C	owner certifies that the information in this report is true and correct to the best of Owner's knowledge as of the date below.		MC)//	
	THE C	1/10-12			
66	(x)	(x) Signature (Seller)		Date	
67	Si	ignature (Seller) Douglas D. Wolf, Mernber Date Signature (Seller)  er certifies that broker has inspected the property and unless otherwise indicated, broker is not aware of either defects other than tho	se disclo		iis
68				- J - 11	
69	repor	t and is not ware of information inconsistent with this report.			
70		soker By		Date	
71		100-		105.544	
12	I acki	nowledge a receipt of a copy of this report.			
73	(x)_	(x)		Date	
74	S	ignature (Buyer) Date Signature (Buyer)		Date	

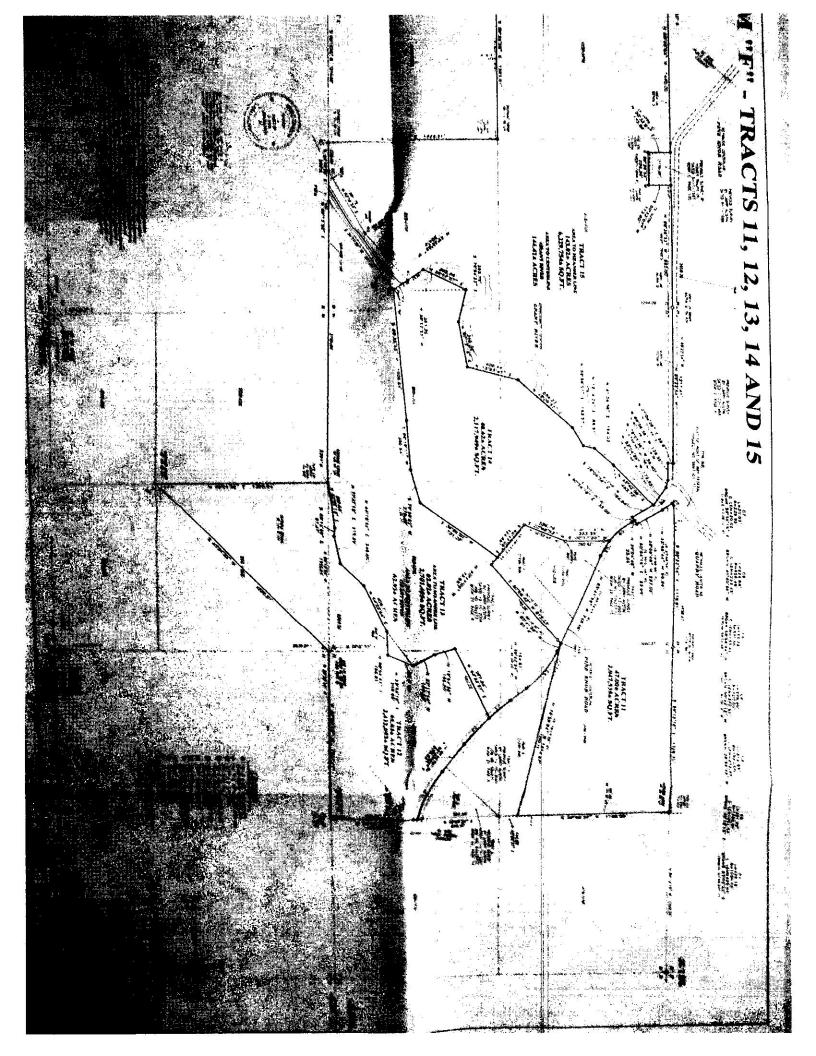
Vecen	र्प Land - Owners Real Estate	e Condition Report (Rev 03/07)	NEDO DEAL ES	INFO-PRO®	www.ir	nfoproform	18.00M
		ų		TATE CONDITION REPORT			
		SS: Farm F - Tract 13 - See at SS: BRW Ventures, LLC	tached survey				<del></del>
	OWNER HAS OWNE	D THE PROPERTY FOR 3	YEARS.				
4				nperative that the following questions be answered an	d data b	e	
		of record. This will also greatly assist to t representations may result in seller					
6	This form is to be co	mnleted personally by owners based (	n all of owners informat	tion, knowledge and/or observations. While some of t	he questi	ons are	
8	worded in a manner to a	assist recall, it is difficult to cover all s	ituations, so please add	or amend this report as appropriate.	- 3		
9	Answer questions by	circling your response. If you do not	know the answers, ple	ase circle "UNK." for "UNKNOWN".			ļ
10	Also ALL "YES" ans	swers must be explained in the blank	space at the end of thi	s form.  re that Buyer may be relying upon this information in	deciding	whether	or not
11 12	This is not a substitu	ate for any inspections ouver may wish purchase the property. In this form "arr	ro octain. Seller is awai aware" means to have r	notice or knowledge.	OCCIONED.	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	0. 1104
	GENERAL	A COLUMN TO THE PROPERTY OF THE PARTY OF THE		otologic MacAlline and a challent algorithm is price — the c			
14	(1) Are you aware	of planned or commenced public imp	overnents which may re	sult in special assessments or otherwise		_	
15	materially affect	ct the Property or the present use of the	Property?		YES	<b>Q</b> 3	UNK.
16	(2) Are you aware	of any government agency or court or	der requiring repair, alte	ration or correction of any existing condition?	YES	<b>20</b>	UNK.
17 18	(3) Are you aware (4) Are you aware	of any completed or pending Property of any land division involving the Pro	perty (for which require	d state or local approvals were not obtained)		<i>A</i>	
19	and/or any reas	son why the land division may not hav	e been recorded in the re	gister of deeds?	YES	(NO)	UNK.
20	(5) Are you aware	of any portion of the Property being is	n a 100 year floodplain,	a wetland or a shoreland zoning area under	VEC	<b>60</b>	UNK.
21	local, state or f	ederal regulations?			(YES)	NO	UNK.
22 23	If on what is th	he date of the survey 10/30/2013				$\overline{}$	
24	and do y	ou know of any reason why the survey	may be inaccurate or m	nisleading?	YES	(NO)	UNK.
25	(7) If you kr	now, what is the size of the Property?	621 Acres - What d	o you base that information on? 50re	2		
26	(8) Is this property	subject to assessment by any non-gov	vernmental entity or adja etc. 12	scent lot owners (such as a shared well,	YES	(NO)	UNK.
27 28	(9) Other than a go	overnmental authority, are you aware	of any person, group or o	committee (such as an architectural control		$\stackrel{\smile}{\sim}$	
29	committee) wh	nich must approve of any construction	on this property?		YES	(NO)	UNK.
30	RURAL			r. g., e20.22 (2.) (	YES	NO	UNK.
31 32	(10)(a) Land sold wi	ith the property has been assessed as a	gricultural land under W	is. Stat. §70.32 (2r) (use-value assessment)	YES	<b>(69)</b>	UNK.
33	(10)(c) Land sold wi	ith the property has been assessed a perith the property has been assessed a period of the property has been assessed as period of the property has been as period of the property has	nalty under Wis. Stat. §	70.32 (4) (use-value assessment) which as been		Š	
34	deferred				YES	(NO)	UNK.
35	instant book	I on the value of ite use This accessor	ent custem neguines than	cultural land is not based on fair market value, but is the assessed value of agricultural land be based on			
36 37	the income	that could be generated if this ian	id is rented for agricu	uturat use. If agricutaviat tana is converted to a wner-may awe a penalty. See Thomas v. Prinele, 724			
38	W W 24 701	2006 WI Ann 244 To obtain informs	tion about the use value.	law of penalty, contact the Wisconsin Department of If html) or by phone at 608-246-8131. For more			
39	information .	about real estate valuation, see § 70.3	2. Wis. Stats.				
40	(11) Are you aware	e of any boundary disputes or material	violation of fence laws?	(note: Wis. Stats. Ch. 90 requires the erection both of the properties is used and occupied for		^	
41 42	and maintenan	ace of legal tences between adjoining p	properties where one or t	Source, the properties is used and occupied to	YES	(NO)	UNK.
43	(12) Are you aware	e of prior reimbursement for corrective	action costs under the A	Agricultural Chemical Cleanup Program?		3	
44	(Wis. Stats. §9	94.73)			YES	NO	UNK.
45	ENVIRONMENT	AL	den or other rules or save	sements regulating the use of the Property?	YES	(20)	UNK.
46 47	(14) Are you aware	e of conditions constituting a significa-	nt health or safety hazard	d for occupants of Property?	YES	NO	UNK.
48	(15) Are you aware	e of underground or other storage tank	s (including those which	may have been removed) on the Property		(O)	UNK.
49	for storage of	contaminants or flammable or combus	stible liquids, including b	out not limited to gasoline and heating oil?	1 63		UNK.
50 51	(16) Are you aware	e of high voltage electric (100 K.V or a	reater) or steel natural g	as transmission lines located on but no	YES	(NO)	UNK.
52	WELL, SEPTIC &	& SUBSOIL				_	
53	(17) Are you awar	e of wells on the Property required to	be abandoned (Wis. Adn	n. Code NR 112.26) but which are not	VEC		UNK.
54	abandoned ac	cording to state regulations?			YES	(NO)	UNK.
55 56	(18) Are you awar	e of disterns of sepud tanks on the Pro or had the property (or any portion ther	eof) tested or examined	(included perc test, soil borings, etc.)?	YES	(NO)	UNK.
57	(20) Are you awar	re of any of the following subsoil cond	itions: subsurface found	ations, organic or non-organic fill, dumpsites or			
58	containers on	Property which contained or currently	contain toxic or hazarde	ous materials, high groundwater, unusual soil		_	
59	conditions (c.	g. low load bearing capacity), excessive	ve rocks or rock formation	ons on the Property or any other condition which	YES	()	UNK.
60 61	effect cost of	construction?	the Property from public	c roads?	YES	(NO)	UNK.
62	(22) Are you summ	re of any other conditions or occurrence	es which would significa	antly increase the cost of development or reduce		ă	
63	the value of ti	he Property to a reasonable person wit	h knowledge of the natu	re and scope of the condition or occurrence?	YES	(NO	UNK.
64		OF "YES" ANSWERS AND OTHER	INFORMATION YOU	WISH TO EXPLAIN			
65	The Owner certifies t	hat the information in this report is tru	e and correct to the best	of Owner's knowledge as of the date below.			
66	(x) V	eny	11-19-13	(x)			
67	A Maria	Douglas D. Wolf, Member	Date	Signature (Seller)	os dinal-	Date	ie
68	Broker certifies that	proker has inspected the property and t	inless otherwise indicate	d, broker is not aware of either defects other than those	ic discio	sou by thi	3
69		re of information inconsistent with this	тероп.	4			
70	a de la companya del companya de la companya de la companya del companya de la co			(×)By		Date	
71 72	land or some a	eipt of a copy of this report.		æ			
				(x)	1900_		
73 74		)	Date	Signature (Buyer)		Date	

# Vacant Land - Owners Real Estate Condition Report (Rev 03/07) VACANT LAND - OWNERS REAL ESTATE CONDITION REPORT

		VACANT EARLY OWNERS REAL CONTROL OF THE STATE OF THE STAT			
1	PROP	PERTY ADDRESS: Farm F - Tract 14 - See attached survey			
2		PERTY OWNERS: BRW Ventures, LLC		- 22	
3		ER HAS OWNED THE PROPERTY FOR 3 YEARS.	4 . 4 . 4 .	i	
4		or the purpose of complying with certain regulations and disclosure laws, it is imperative that the following questions be answered	md data	De	
5		ed by the owner of record. This will also greatly assist the sale of your property.			
6	WAR	NING: Incorrect representations may result in seller liability for damages.	·		
7	This	is form is to be completed personally by owners based on all of owners information, knowledge and/or observations. While some of	trie ques	INDIS ALC	
8	worder	d in a manner to assist recall, it is difficult to cover all situations, so please add or amend this report as appropriate.  The recovery of the sum of th			
9		ALL "YES" answers must be explained in the blank space at the end of this form.			ì
10 11		is is not a substitute for any inspections buyer may wish to obtain. Seller is aware that Buyer may be relying upon this information i	n decidir	g whether	or not
12		on what terms to purchase the property. In this form "am aware" means to have notice or knowledge.		•	
13	GENE				
14	(1)	Are you aware of planned or commenced public improvements which may result in special assessments or otherwise materially affect the Property or the present use of the Property?	YES	(NO)	UNK.
15	(2)	2	YES	(No	UNK.
16 17	(2)		YES	NO	UNK.
18	(4)				
19	(7	and/or any reason why the land division may not have been recorded in the register of deeds?	YES	(NO	UNK.
20	(5)			-	
21	37.30	local, state or federal regulations?	YES	(NO	UNK.
22	(6)	Do you have a survey of the property?	YES	NO NO	UNK.
23		If so, what is the date of the survey 10/30/2013		-	<b>.</b>
24		and do you know of any reason why the survey may be inaccurate or misleading?  If you know, what is the size of the Property? 48.6± Acres - What do you base that information on?	YES	(NO	UNK.
25	(7)		ves		100.00
26	(8)		YES	(NO)	UNK.
27		shared access road, water trust, out lot maintenance, etc.)?	1423		OIAK.
28	(9)	Other than a governmental authority, are you aware of any person, group or committee (such as an architectural control committee) which must approve of any construction on this property?	YES	NO	UNK.
29	DI			6	1-1-1-1-1-1
30 31		IRAL    Xa) Land sold with the property has been assessed as agricultural land under Wis. Stat. §70.32 (2r) (use-value assessment)	YES	1	UNK.
32	(10)	(b) Land sold with the property has been assessed a penalty under Wis. Stat. §70.32 (2) (use-value assessment).	YES	YND	UNK.
33	(10)	(c) Land sold with the property has been assessed a penalty under Wis. Stat. §70.32 (4) (use-value assessment) which as been			
34	(10,	deferred	YES	(NO)	UNK.
35		Notice re: D.2. (a-c): Under Wisconsin Law, the assessed value of all agricultural land is not based on fair market value, but it	5		
36		instead based on the value of its use. This assessment system requires that the assessed value of agricultural land be based on the income that could be generated if this land is rented for agricultural use. If agricultural land is converted to	1		
37		non-agricultural use (e.g., residential, commercial, recreation, etc.), the owner may owe a penalty. See Thomas v. Pringle, 72-	4		
38		N.W.2d 704, 2006 WI App 244. To obtain information about the use value law of penalty, contact the Wisconsin Department of Revenue's Equalization Bureau at (http://www.dor.state.wi.us/contact/slf.html) or by phone at 608-246-8131. For mon	; e		
39		information about real estate valuation, see § 70.32, Wis. Stats.			
40	(11	Are you aware of any boundary disputes or material violation of fence laws? (note: Wis. Stats. Ch. 90 requires the erection			`
41		and maintenance of legal fences between adjoining properties where one or both of the properties is used and occupied for	VEC	NO.	UNK
42		farming or grazing purposes)?	YES		UIV.
43		2) Are you aware of prior reimbursement for corrective action costs under the Agricultural Chemical Cleanup Program?	YES	NO	UNK.
44		(Wis. Stats. §94.73)			01.11
45 46	EN	IVIRONMENTAL  3) Are you aware of any violations of environmental rules or other rules or agreements regulating the use of the Property?	YES	Sie	UNK.
47	(14	Are you aware of conditions constituting a significant health or safety hazard for occupants of Property?	YES	(NO)	UNK.
48	(15	5) Are you aware of underground or other storage tanks (including those which may have been removed) on the Property		<u>~</u>	
49		for storage of contaminants or flammable or combustible liquids, including but not limited to gasoline and heating oil?	. YES	(NO)	UNK.
50		5) Are you aware of high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but no			r
51		directly serving the Property?	YES	(NO)	UNK.
52		ELL, SEPTIC & SUBSOIL		_	
53	(17	7) Are you aware of wells on the Property required to be abandoned (Wis. Adm. Code NR 112.26) but which are not		$\mathcal{L}$	
54		abandoned according to state regulations?	YES	999Y)	UNK.
55	(18	B) Are you aware of cisterns or septic tanks on the Property?	YES		UNK.
56	(19	9) Have you ever had the property (or any portion thereof) tested or examined (included perc test, soil borings, etc.)?	YES	Ny	UNK.
57		D) Are you aware of any of the following subsoil conditions: subsurface foundations, organic or non-organic fill, dumpsites or			
58		containers on Property which contained or currently contain toxic or hazardous materials, high groundwater, unusual soil		-	
59		conditions (e.g. low load bearing capacity), excessive rocks or rock formations on the Property or any other condition which	YES	(NO)	UNK.
60		effect cost of construction?  1) Are you aware of a lack of legal vehicular access to the Property from public roads?	•••	NO	UNK.
61	(21	Are you aware of a lack of legal venicular access to the Property from public rosses.     Are you aware of any other conditions or occurrences which would significantly increase the cost of development or reduce.			) <del>-</del>
62		the value of the Property to a reasonable person with knowledge of the nature and scope of the condition or occurrence?	YES	NO	UNK.
63 64		EXPLANATIONS OF "YES" ANSWERS AND OTHER INFORMATION YOU WISH TO EXPLAIN	10100		
65		d DAM NOND OF The Manual Control of the Control of			
03		Owner certifies that the information in this report is true and correct to the best of Owner's knowledge as of the date below.			
	11100	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			
66		(x)		D.	
67	Si	ignature (Seller) Douglas D. Wolf, Member Date Signature (Seller)		Date	
68		ter certifies that broker has inspected the property and unless otherwise indicated, broker is not aware of either defects other than the	oc alscic	wen ny tui	
69	repor	rt and is not aware of information inconsistent with this report.			
70				-	
71		Broker By		Date	
72	. I ack	mowiedge a receipt of a copy of this report.			
73	(x)_			- 12	
74	N 10 10 10 10 10 10 10 10 10 10 10 10 10	Signature (Buyer) Date Signature (Buyer)		Date	

# Vacant Land - Owners Real Estate Condition Report (Rev 03/07) INFO-PROS VACANT LAND - OWNERS REAL ESTATE CONDITION REPORT

		VACANT LAND - OWNERS REAL ESTATE CONDITION REPORT						
1	PROP	ERTY ADDRESS: Farm F • Tract 15 - See attached survey						
2	PROP	PERTY OWNERS: BRW Ventures, LLC						
3	OWN	ER HAS OWNED THE PROPERTY FOR 3 YEARS.						
4	For the purpose of complying with certain regulations and disclosure laws, it is imperative that the following questions be answered and data be							
5		ed by the owner of record. This will also greatly assist the sale of your property.						
6	WARNING: Incorrect representations may result in seller liability for damages.							
7	Thi	is form is to be completed personally by owners based on all of owners information, knowledge and/or observations. While some of	ne ques	tions are				
8	worde	d in a manner to assist recall, it is difficult to cover all situations, so please add or amend this report as appropriate.						
9		rer questions by circling your response. If you do not know the answers, please circle "UNK." for "UNKNOWN".						
10		ALL "YES" answers must be explained in the blank space at the end of this form.						
11		is is not a substitute for any inspections buyer may wish to obtain. Seller is aware that Buyer may be relying upon this information in	Geciain	g wnemer	r or not			
12	or upo	on what terms to purchase the property. In this form "am aware" means to have notice or knowledge.						
13	GENE							
14	(1)	Are you aware of planned or commenced public improvements which may result in special assessments or otherwise	1202		200			
15		materially affect the Property or the present use of the Property?	YES	<b>/</b>	UNK.			
16	(2)	Are you aware of any government agency or court order requiring repair, alteration or correction of any existing condition?	YES		UNK.			
17	(3)		YES		UNK.			
18	(4)	Are you aware of any land division involving the Property (for which required state or local approvals were not obtained)	VEC		UNK.			
19		and/or any reason why the land division may not have been recorded in the register of deeds?	1123		ON.			
20	(5)		YES	(NO)	UNK.			
21	"	local, state or federal regulations?  Do you have a survey of the property?	(YES)	NO	UNK.			
22	(6)			_				
23 24		If so, what is the date of the survey 10/30/2013  and do you know of any reason why the survey may be inaccurate or misleading?	YES	(NO)	UNK.			
25	(7)			$\sim$				
26	(8)	the state of the s		<u></u>				
27	(0)	shared access road, water trust, out lot maintenance, etc.)?	YES	(NO)	UNK.			
28	(9)							
29	(-)	committee) which must approve of any construction on this property?	YES	(NO	UNK.			
30	RU	ral (rate of the control of the cont		7				
31	(10)	)(a) Land sold with the property has been assessed as agricultural land under Wis. Stat. §70.32 (2r) (use-value assessment),	YES	(D)	UNK.			
32	(10)	(b) Land sold with the property has been assessed a penalty under Wis. Stat. §70.32 (2) (use-value assessment)	YES	(NO)	UNK.			
33	(10)	(c) Land sold with the property has been assessed a penalty under Wis. Stat. §70.32 (4) (use-value assessment) which as been		(2)				
34		deferred.	YES	(NO	UNK.			
35		Notice re: D.2. (a-c): Under Wisconsin Law, the assessed value of all agricultural land is not based on fair market value, but is instead based on the value of its use. This assessment system requires that the assessed value of agricultural land be based on						
36		the income that could be generated if this land is rented for agricultural use. If agricultural land is converted to a						
37		non-agricultural use (e.g., residential, commercial, recreation, etc.), the owner may owe a penalty. See Thomas v. Pringle, 724 N.W. 2d 704, 2006 WI App 244. To obtain information about the use value law of penalty, contact the Wisconsin Department of						
38		Revenue's Equalization Bureau at (http://www.dor.state.wi.us/contact/slf.html) or by phone at 608-246-8131. For more						
39		information about real estate valuation, see § 70.32, Wis. Stats.						
40		Are you aware of any boundary disputes or material violation of fence laws? (note: Wis. Stats. Ch. 90 requires the erection and maintenance of legal fences between adjoining properties where one or both of the properties is used and occupied for		_				
41		farming or grazing purposes)?	YES	(NO)	UNK.			
42	/10	tarming or grazing purposes)?  Are you aware of prior reimbursement for corrective action costs under the Agricultural Chemical Cleanup Program?						
43 44		(Wis. Stats. §94.73)	YES	NO)	UNK.			
45		IVIRONMENTAL		$\propto$				
46	(13	) Are you aware of any violations of environmental rules or other rules or agreements regulating the use of the Property?	YES	(News)	UNK.			
47	(14	Are you aware of conditions constituting a significant health or safety hazard for occupants of Property?	YES	(NO)	UNK.			
48		i) Are you aware of underground or other storage tanks (including those which may have been removed) on the Property		A				
49		for storage of contaminants or flammable or combustible liquids, including but not limited to gasoline and heating oil?	YES	(NO)	UNK.			
50	(16	6) Are you aware of high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but no		0				
51		directly serving the Property?	YES	NO	UNK.			
52		ELL, SEPTIC & SUBSOIL		$\sim$				
53		7) Are you aware of wells on the Property required to be abandoned (Wis. Adm. Code NR 112.26) but which are not	YES	(Na	UNK.			
54		abandoned according to state regulations?		Xin	UNK.			
55	(18	3) Are you aware of cisterns or septic tanks on the Property?	YES	46	UNK.			
56	(19	Have you ever had the property (or any portion thereof) tested or examined (included perc test, soil borings, etc.)?		0	J. 1884			
57		<ol> <li>Are you aware of any of the following subsoil conditions: subsurface roundations, organic or non-organic rin, dumpsites of containers on Property which contained or currently contain toxic or hazardous materials, high groundwater, unusual soil</li> </ol>						
58		conditions (e.g. low load bearing capacity), excessive rocks or rock formations on the Property or any other condition which		0				
59		effect cost of construction?	YES	(NO)	UNK.			
60 61	(2)	Are you aware of a lack of legal vehicular access to the Property from public roads?	YES	NO	UNK.			
62	(22	2) Are you aware of any other conditions or occurrences which would significantly increase the cost of development or reduce		$\mathcal{L}$				
63		the value of the Property to a reasonable person with knowledge of the nature and scope of the condition or occurrence?	YES	(Ng)	UNK.			
64	EX	CPLANATIONS OF "YES" ANSWERS AND OTHER INFORMATION YOU WISH TO EXPLAIN OTHEY: STIE		ENS N	WITH			
65		ITA OUR FISH MANAGEMENT.	2000 00					
		Owner pertifies that the information in this report is true and correct to the best of Owner's knowledge as of the date below.						
		11.19.1						
66	/	(x) Signature (Sallar)		Date				
67		ignature (Select) Douglas D. Wolf, Member Date Signature (Seller)	-امعنام م		4			
68		er certifies that broker has inspected the property and unless otherwise indicated, broker is not aware of either defects other than those	- 413610	ou by un	-			
69	repor	nt and is not aware of information inconsistent with this report.						
70	200	(x)	-100	13.4.				
71		Broker By		Date				
72	l ack	nowledge a receipt of a copy of this report.						
73	(x)_	(x)						
74	200	Signature (Buyer) Date Signature (Buyer)		Date				



#### TRACT 11 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-two (32) and the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-three (33), Township Five (5) North, Range Three (3) West of the 4th P.M., Town of North Lancaster, Grant County, Wisconsin, containing 47.00 acres, more or less, and being described as follows:

Commencing at the Northeast corner of said Section 32, said corner being the point of

thence South 89° 12' 18" East 1328.30 feet to the Northeast corner of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 33;

thence South 00° 08' 37" West 1188.08 feet along the East line of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 33;

thence North 76° 09' 54" West 1414.97 feet along a line as described in Tract 3 of Volume 1235, Page 309 recorded as Document No. 724514, Grant County Registry;

thence North 65° 41' 59" West 748.68 feet along a line of that property as described in said Tract 3 of Volume 1235, Page 309 and along a line of that property as described in Tract 1 of Volume 1154, Page 310 recorded as Document No. 703449, Grant County Registry; thence 133.73 feet on the arc of a curve to the right having a radius of 570.00 feet and a long chord bearing North 58° 58' 44" West 133.42 feet along a line of said property described in Tract 1 of Volume 1154, Page 310;

thence 224.96 feet on the arc of a curve to the right having a radius of 556.49 feet and a long chord bearing North 40° 40' 36" West 223.43 feet along the centerline of a township road known as Pine Knob Road;

thence North 29° 04' 48" West 25.35 feet along the centerline of said Pine Knob Road; thence North 60° 54' 16" East 33.00 feet along a line of that property as described in Volume 776, Page 393 recorded as Document No. 587829, Grant County Registry;

thence North 28° 09' 46" West 237.02 feet along a line of said property described in Volume 776, Page 393;

thence North 32° 55' 44" West 90.89 feet along a line of said property described in Volume 776. Page 393;

thence 20.03 feet on the arc of a curve to the left having a radius of 229.85 feet and a long chord bearing North 58° 30' 15" East 20.02 feet along a line of said property described in Volume 776, Page 393 to the North line of said Section 32;

thence South 89° 22' 54" East 1118.81 feet along the North line of said Section 32 to the point of beginning.

Tract being subject to any and all easements of record and/or usage.

AARON

AUSTIN
S-2922
LANCASTER
WI
OSURVE

ALL PLANS THAT DO NOT SHOW A SEAL IMPRINT IN RED INK MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. DATED: 10-30-2013.

Prepared for: BRW VENTURES, LLC

Austin Engineering uc austinengineeringlic.com 4211 HWY 81 E, LANCASTER, WI 53813 PHONE: 608-723-6363 FAX: 608-723-6702

JOB NO: 13s165 G:\13s165 H:\PLAT\15NR3W\32\13S165-BRW FARM F

FIELDBOOK: TDSR DRAWN BY: AJ AUSTIN CREW: SW AUSTIN

SHEET 2 OF 6

#### TRACT 12 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4), the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-two (32) and in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-three (33), Township Five (5) North, Range Three (3) West of the 4th P.M., Town of North Lancaster, Grant County, Wisconsin, containing 55.83 acres, more or less and being described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 32, said corner being the point of beginning;

thence South 45° 51' 22" West 1870.51 feet to the Southwest corner of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 32;

thence North 00° 24' 22" East 1320.64 feet to the Northwest corner of the Northeast

Ouarter (NE 1/4) of said Southeast Quarter (SE 1/4);

thence North 82° 53' 13" East 369.55 feet; thence South 85° 12' 09" East 67.47 feet;

thence North 77° 47' 18" East 215.39 feet;

thence North 77° 47' 18" East 215.39 feet; thence North 44° 16' 32" East 246.00 feet;

thence North 64° 23' 54" East 406.71 feet;

thence North 88° 04' 47" East 186.81 feet;

thence North 23° 54' 18" East 208.98 feet;

thence North 27° 17' 14" West 190.63 feet; thence North 15° 54' 38" West 165.80 feet;

thence North 64° 33' 37" East 597.63 feet;

thence 281.79 feet on the arc of a curve to the left having a radius of 1920.00 feet and a long chord bearing South 46° 15' 15" East 281.54 feet along a line described in Tract 3 of Volume 1235, Page 309 recorded as Document No. 724514, Grant County Registry; thence South 50° 27' 32" East 270.83 feet along a line of that property described in said Tract 3 of Volume 1235, Page 309 and along a line of that property as described in Tract 2 of Volume 1154, Page 310 recorded as Document No. 703449, Grant County Registry; thence 439.16 feet on the arc of a curve to the left having a radius of 1000.00 feet and a long chord bearing South 63° 02' 23" East 435.64 feet along a line of said property described in Tract 2 of Volume 1154, Page 310;

thence South 00° 08' 37" West 689.05 feet along the East line of the Southwest Quarter

(SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 33; thence North 89° 20' 19" West 1327.17 feet along the South line of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 33 to the point of beginning, Tract being subject to any and all easements of record and/or usage.

AARON

AUSTIN
S-2922
LANCASTER
WI

SURVE

ALL PLANS THAT DO NOT SHOW A SEAL IMPRINT IN RED INK MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. DATED: 10-30-2013.

Prepared for: BRW VENTURES, LLC

Austin Flepared 163.

Engineering LLC
oustinengineeringilc.com
4211 HWY 81 E, LANCASTER, WI 53813
PHONE: 608-723-6363 FAX: 608-723-6702

JOB NO: 13s165 G:\13s165 H:\PLAT\T5NR3W\32\13S165-BRW FARM F FIELDBOOK: TDSR DRAWN BY: AJ AUSTIN CREW: SW AUSTIN

SHEET 3 OF 6

TRACT 13 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4), the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-two (32) and in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) and the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-three (33), Township Five (5) North, Range Three (3) West of the 4th P.M., Town of North Lancaster and being described as follows:

Commencing at the Northeast corner of said Section 32;

thence South 89° 12' 18" East 1328.30 feet to the Northeast corner of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 33;

thence South 00° 08' 37" West 1188.08 feet along the East line of the Northwest Quarter (NW 1/4)

of the Northwest Quarter (NW 1/4) of Section 33; thence North 76° 09' 54" West 1414.97 feet along a line as described in Tract 3 of Volume 1235, Page 309 recorded as Document No. 724514, Grant County Registry to the point of beginning; thence South 50° 06' 43" West 812.23 feet along a line of that property as described in Tract 4 of Volume 1235, Page 309 recorded as Document No. 724514, Grant County Registry;

thence North 50° 17' 09" West 72.65 feet along a line of said property described in Tract 4 of Volume 1235, Page 309;

thence South 36° 00' 00" West 731.28 feet; thence South 75° 35' 52" West 276.46 feet;

thence South 86° 19' 11" West 380.94 feet;

thence South 85° 25' 03" West 1008.84 feet to a meander corner which is located South 35° 33' 33"

East 78 feet, more or less, from the centerline of the Grant River;

thence South 54° 51' 36" West 877.54 feet along the Southerly meander line of the Grant River to a meander corner which is located South 89° 13' 55" East 100 feet, more or less from the centerline of the Grant River;

thence South 89° 13' 55" east 2190.54 feet along the East-West Quarter (E-W 1/4) line of said Section 32 to the Southeast corner of the Southwest Quarter (SW 1/4) of said Northeast Quarter (NE

thence North 82° 53' 13" East 369.55 feet;

thence South 85° 12' 09" East 67.47 feet;

thence North 77° 47' 18" East 215.39 feet;

thence North 44° 16' 32" East 246.00 feet;

thence North 64° 23' 54" East 406.71 feet;

thence North 88° 04' 47" East 186.81 feet;

thence North 23° 54' 18" East 208.98 feet;

thence North 27° 17' 14" West 190.63 feet;

thence North 15° 54' 38" West 165.80 feet; thence North 64° 33' 37" East 597.63 feet;

thence 212.55 feet on the arc of a curve to the right having a radius of 1920.00 feet and a long chord bearing North 38° 52' 42" West 212.45 feet along a line of that property as described in Tract 3 of

Volume 1235, Page 309 recorded as Document No. 724514, Grant County Registry,

thence North 35° 42' 24" West 154.81 feet along a line of said Tract 3 described in Volume 1235, Page 309;

thence 376.90 feet on the arc of a curve to the left having a radius of 720.00 feet and a long chord bearing North 50° 42' 12" West 372.61 feet along a line of said Tract 3 described in Volume 1235,

thence North 65° 41' 59" West 65.14 feet along a line of said Tract 3 described in Volume 1235, Page 309 to the point of beginning, INCLUDING ALL LANDS between the above described

meander line and the centerline of the Grant River. Tract being subject to any and all easements of record and/or usage.

AARON
AUSTIN
S-3922
LANC ISTER
WI
O SURVE

ALL PLANS THAT DO NOT SHOW A SEAL IMPRINT IN RED INK MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. DATED: 10-30-2013.

Prepared for: BRW VENTURES, LLC

Austin Engineering LLC oustinengineeringlic.com

JOB NO: 13s165 G:\13s165 H:\PLAT\15NR3W\32\13S165-BRW FARM F 4211 HWY 81 E, LANCASTER, WI 53813 PHONE: 608-723-6363 FAX: 608-723-6702

FIELDBOOK: TDSR DRAWN BY: AJ AUSTIN CREW: SW AUSTIN

TRACT 14 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4), the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4), the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4), the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-two (32), Township Five (5) North, Range Three (3) West of the 4th P.M., Town of North Lancaster, Grant County, Wisconsin, containing 48.62 acres, more or less, and being described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 32; thence North 89° 13' 55" West 1333.03 feet along the East-West Quarter (E-W 1/4) line to the Southeast corner of the Southwest Quarter (SW 1/4) of said Northeast Quarter (NE 1/4); thence continuing North 89° 13' 55" West 2190.54 feet along said East-West Quarter (E-W 1/4) line:

thence North 54° 51' 36" East 877.54 feet to the point of beginning;

thence North 35° 33' 33" West 281.20 feet; thence North 26° 57' 57" East 365.86 feet;

thence South 76° 04' 23" East 253.70 feet;

thence North 80° 13' 16" East 349.26 feet;

thence North 15° 23' 47" East 400.44 feet;

thence North 43° 09' 53" East 554.23 feet;

thence North 59° 56' 01" East 163.57 feet;

thence North 13° 14' 24" East 86.91 feet;

thence North 41° 54' 58" East 194.03 feet;

thence North 45° 42' 59" East 443.73 feet;

thence South 28° 09' 56" East 194.94 feet along a line of that property as described in Volume 776,

Page 393 recorded as Document No. 587829, Grant County Registry;

thence North 60° 54' 16" East 33.00 feet along a line of said property described in Volume 776, Page 393;

thence South 29° 04' 48" East 25.35 feet along the centerline of a township road known as Pine Knob Road;

thence 224.96 feet on the arc of a curve to the left having a radius of 556.49 feet and a long chord bearing South 40° 40' 36" East 223.43 feet along the centerline of said Pine Knob Road;

thence South 00° 17' 20" West 333.35 feet along a line of that property as described in Tract 1 of

Volume 1154, Page 310 recorded as Document No. 703449, Grant County Registry; thence South 22° 49' 52" West 336.76 feet along a line of that property as described in Tract 4 of Volume 1235, Page 309 recorded as Document No. 724514, Grant County Registry;

thence South 50° 17' 09" East 324.89 feet along a line of that property described in said Tract 4 of Volume 1235, Page 309;

thence South 36° 00' 00" West 731.28 feet;

thence South 75° 35' 52" West 276.46 feet;

thence South 86° 19' 11" West 380.94 feet;

thence South 85° 25' 03" West 1008.84 feet to the point of beginning.

Tract being subject to any and all easements of record and/or usage.

AARON AUSTIN \* 

ALL PLANS THAT DO NOT SHOW A SEAL IMPRINT IN RED INK MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. DATED: 10-30-2013.

Prepared for: BRW VENTURES, LLC

Austin Engineering 440 austinengineeringlic.com 4211 HWY 81 E, LANCASTER, WI 53813 PHONE: 608-723-6363 FAX: 608-723-6702

JOB NO: 13s165 G:\13s165 H:\PLAT\T5NR3W\32\13S165-BRW FARM F

FIELDBOOK: TDSR DRAWN BY: AJ AUSTIN CREW: SW AUSTIN

#### TRACT 15 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4), the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4), the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4), the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4), the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) and the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-two (32), Township Five (5) North, Range Three (3) West of the 4th P.M., Town of North Lancaster, Grant County,

Wisconsin, said parcel being described as follows: Commencing at the Northwest corner of said Section Thirty-two (32), said corner being the point of beginning thence South 00° 22' 14" East 1317.99 feet to the Southwest corner of the Northwest Quarter (NW 1/4) of said Northwest Quarter (NW 1/4); thence South 89° 25' 28" East 1321.61 feet to the Southeast corner of the Northwest Quarter (NW 1/4) of said Northwest Quarter (NW 1/4); thence South 00° 02' 27" East 1322.31 feet to the Southwest corner of the Southeast Quarter (SE 1/4) of said Northwest Quarter (NW 1/4); thence South 89° 13' 55" East 223.69 feet along the East-West Quarter (E-W 1/4) line of said Section to a meander corner which is located North 89° 13' 55" West 133 feet, more or less, from the centerline of the Grant River; thence North 60° 56' 03" East 561.75 feet along the North meander line of said river to a meander corner; thence North 48° 36' 16" East 509.62 feet along the North meander line of said river to a meander corner which is located North 35° 33' 33" West 55 feet, more or less, from the centerline of said river; thence North 35° 33' 33" West 148.53 feet; thence North 26° 57' 57" East 365.86 feet; thence South 76° 04' 23" East 253.70 feet; thence North 80° 13' 16" East 349.26 feet; thence North 15° 23' 47" East 400.44 feet; thence North 43° 09' 53" East 554.23 feet; thence North 59° 56' 01" East 163.57 feet; thence North 13° 14' 24" East 86.91 feet; thence North 41° 54' 58" East 194.03 feet; thence North 45° 42' 59" East 443.73 feet; thence North 53° 04' 39" West 172.95 feet along a line of that property as described in Volume 776, Page 393 recorded as Document No. 587829, Grant County Registry; thence North 76° 07' 36" West 58.40 feet along a line of said property as described in Volume 776, Page 393; thence North 89° 08' 38" West 128.35 feet along a line of said property as described in Volume 776, Page 393; thence North 01° 04' 06" East 39.67 feet along a line of said property as described in Volume 776, Page 393; thence North 89° 22' 54" West 1211.41 feet along the North line of said Section 32 to the North Quarter (N 1/4) corner thereof; thence North 89° 36' 53" West 962.00 feet along the North line of said Section 32; thence South 00° 32' 07" West 173.60 feet along a line of that property as described in Volume 1176, Page 381 recorded as Document No. 709467, Grant County Registry; thence North 89° 36' 53" West 256.30 feet along a line of said property described in Volume 1176, Page 381; thence North 00° 32' 07" East 173.60 feet along a line of said property described in Volume 1176, Page 381; thence North 89° 36' 53" West 1440.00 feet along the North line of said Section 32 to the point of beginning, INCLUDING ALL LANDS between the above described meander line and the centerline of the Grant River. Tract being subject to any and all easements of record and/or usage.

#### SURVEYOR'S CERTIFICATE:

I, Aaron J. Austin, Registered Wisconsin Land Surveyor, hereby certify:

That the above descriptions were surveyed, mapped and monumented as shown on this plat by me or under my direct supervision.

That conformance with local ordinances are not guaranteed with this survey.

That this survey was prepared under the instructions of Roger Diehm of Schrader Real Estate and Auction Company, Inc.

That to the best of my knowledge and belief, this plat is an accurate representation thereof. That all plans that do not show a seal imprint in red ink may contain unauthorized alterations. AARCN AUTOM The certification contained on this document shall not apply to any copies.

Dated this 30th day of October, 2013.

Agon J. Austin, S-2922

Prepared for: BRW VENTURES, LLC

Austin Engineering LLC

JOB NO: 13s165 G:\13s165 H:\PLAT\T5NR3W\32\13S165-BRW FARM F

F IELDBOOK: TDSR
ORAWN BY: AJ AUSTIN
OREW: SW AUSTIN
SHEET 6 OF 6

gustinengineeringlic.com 4211 HWY 81 E, LANCASTER, WI 53813 PHONE: 608-723-6363 FAX: 608-723-6702