

VACANT LAND - OWNERS REAL ESTATE CONDITION REPORT

1 PROPERTY ADDRESS: Farm A - Tract 1 - See attached survey
2 PROPERTY OWNERS: BRW Ventures, LLC
3 OWNER 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 supplied 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 This form is to be completed personally by owners based on all of owners information, knowledge and/or observations. While some of the questions are
8 worded in a manner to assist recall, it is difficult to cover all situations, so please add or amend this report as appropriate.

9 Answer questions by circling your response. If you do not know the answers, please circle "UNK." for "UNKNOWN".
10 Also ALL "YES" answers must be explained in the blank space at the end of this form.

11 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 deciding whether or not
12 or upon what terms to purchase the property. In this form "am aware" means to have notice or knowledge.

13 GENERAL

- 14 (1) Are you aware of planned or commenced public improvements which may result in special assessments or otherwise
15 materially affect the Property or the present use of the Property? YES NO UNK.
16 (2) Are you aware of any government agency or court order requiring repair, alteration or correction of any existing condition? YES NO UNK.
17 (3) Are you aware of any completed or pending Property tax reassessment of the Property? YES NO UNK.
18 (4) Are you aware of any land division involving the Property (for which required state or local approvals were not obtained)
19 and/or any reason why the land division may not have been recorded in the register of deeds? YES NO UNK.
20 (5) Are you aware of any portion of the Property being in a 100 year floodplain, a wetland or a shoreland zoning area under
21 local, state or federal regulations? YES NO UNK.
22 (6) Do you have a survey of the property? YES NO UNK.
23 If so, what is the date of the survey 10/18/2013
24 and do you know of any reason why the survey may be inaccurate or misleading? YES NO UNK.
25 (7) If you know, what is the size of the Property? 104+- Acres - What do you base that information on? Survey
26 (8) Is this property subject to assessment by any non-governmental entity or adjacent lot owners (such as a shared well,
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 person, group or committee (such as an architectural control
29 committee) which must approve of any construction on this property? YES NO UNK.

30 RURAL

- 31 (10)(a) Land sold with the property has been assessed as agricultural land under Wis. Stat. §70.32 (2r) (use-value assessment) YES NO 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
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
36 instead based on the value of its use. This assessment system requires that the assessed value of agricultural land be based on
37 the income that could be generated if this land is rented for agricultural use. If agricultural land is converted to a
38 non-agricultural use (e.g., residential, commercial, recreation, etc.), the owner may owe a penalty. See Thomas v. Pringle, 724
39 N.W.2d 704, 2006 WI App 244. To obtain information about the use value law of penalty, contact the Wisconsin Department of
40 Revenue's Equalization Bureau at (http://www.dor.state.wi.us/contact/slf.html) or by phone at 608-246-8131. For more
41 information about real estate valuation, see § 70.32, Wis. Stats.
42 (11) Are you aware of any boundary disputes or material violation of fence laws? (note: Wis. Stats. Ch. 90 requires the erection
43 and maintenance of legal fences between adjoining properties where one or both of the properties is used and occupied for
44 farming or grazing purposes)? YES NO UNK.
45 (12) Are you aware of prior reimbursement for corrective action costs under the Agricultural Chemical Cleanup Program?
46 (Wis. Stats. §94.73) YES NO UNK.

47 ENVIRONMENTAL

- 48 (13) Are you aware of any violations of environmental rules or other rules or agreements regulating the use of the Property? YES NO UNK.
49 (14) Are you aware of conditions constituting a significant health or safety hazard for occupants of Property? YES NO UNK.
50 (15) Are you aware of underground or other storage tanks (including those which may have been removed) on the Property
51 for storage of contaminants or flammable or combustible liquids, including but not limited to gasoline and heating oil? YES NO UNK.
52 (16) Are you aware of high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but no
53 directly serving the Property? YES NO UNK.

54 WELL, SEPTIC & SUBSOIL

- 55 (17) Are you aware of wells on the Property required to be abandoned (Wis. Adm. Code NR 112.26) but which are not
56 abandoned according to state regulations? YES NO UNK.
57 (18) Are you aware of cisterns or septic tanks on the Property? YES NO UNK.
58 (19) Have you ever had the property (or any portion thereof) tested or examined (included perc test, soil borings, etc.)? YES NO UNK.
59 (20) Are you aware of any of the following subsoil conditions: subsurface foundations, organic or non-organic fill, dumpsites or
60 containers on Property which contained or currently contain toxic or hazardous materials, high groundwater, unusual soil
61 conditions (e.g. low load bearing capacity), excessive rocks or rock formations on the Property or any other condition which
62 effect cost of construction? YES NO UNK.
63 (21) Are you aware of a lack of legal vehicular access to the Property from public roads? YES NO UNK.
64 (22) Are you aware of any other conditions or occurrences which would significantly increase the cost of development or reduce
65 the value of the Property to a reasonable person with knowledge of the nature and scope of the condition or occurrence? YES NO UNK.

66 EXPLANATIONS OF "YES" ANSWERS AND OTHER INFORMATION YOU WISH TO EXPLAIN OTHER: PRIVATE CEMETERY
67 ON PROPERTY AS DISCLOSED BY SURVEY MARINE AGREEMENT.

The Owner certifies that the information in this report is true and correct to the best of Owner's knowledge as of the date below.
68 (x) Signature (Seller) Douglas D. Wolf, Member Date 11-19-13 (x) Signature (Seller) Date

69 Broker certifies that broker has inspected the property and unless otherwise indicated, broker is not aware of either defects other than those disclosed by this
70 report and is not aware of information inconsistent with this report.

71 By Date
72 I acknowledge a receipt of a copy of this report.

73 (x) Signature (Buyer) Date (x) Signature (Buyer) Date
74 Signature (Buyer) Date

VACANT LAND - OWNERS REAL ESTATE CONDITION REPORT

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3 OWNER HAS OWNED THE PROPERTY FOR 3 YEARS.

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23 If so, what is the date of the survey 10/18/2013
24 and do you know of any reason why the survey may be inaccurate or misleading? YES NO UNK.
25 (7) If you know, what is the size of the Property? 151.74 Acres - What do you base that information on? Survey
26 (8) Is this property subject to assessment by any non-governmental entity or adjacent lot owners (such as a shared well,
27 shared access road, water trust, out lot maintenance, etc.)? YES NO UNK.
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29 committee) which must approve of any construction on this property? YES NO UNK.

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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
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? YES NO UNK.
62 (22) Are you aware of any other conditions or occurrences which would significantly increase the cost of development or reduce
63 the value of the Property to a reasonable person with knowledge of the nature and scope of the condition or occurrence? YES NO UNK.

64 EXPLANATIONS OF "YES" ANSWERS AND OTHER INFORMATION YOU WISH TO EXPLAIN

The Owner certifies that the information in this report is true and correct to the best of Owner's knowledge as of the date below.

66 (x) Signature (Seller) Douglas B. Wolf, Member Date 11-19-13 (x) Signature (Seller) Date

67 Broker certifies that broker has inspected the property and unless otherwise indicated, broker is not aware of either defects other than those disclosed by this
68 report and is not aware of information inconsistent with this report.

70 (x) Broker By Date

72 I acknowledge a receipt of a copy of this report.

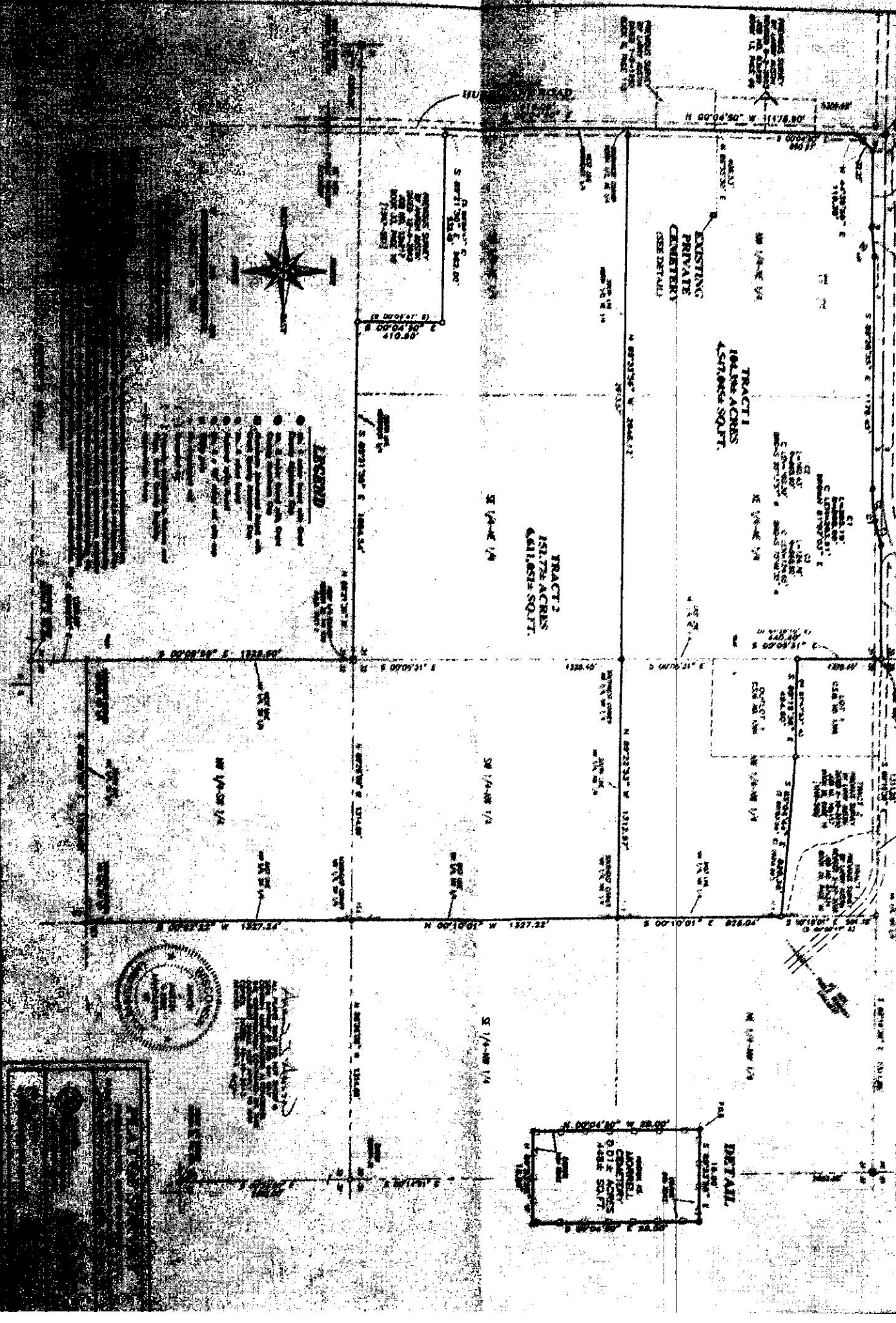
73 (x) Signature (Buyer) Date Signature (Buyer) Date

# FARM "A" - TRACTS 1 & 2

COUNTY RESERVE

CURVE ROAD

SCALE



*Handwritten signature or notes.*



# PLAT OF SURVEY

## TRACT 1 DESCRIPTION:

Located in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) and the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-one (31) and the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-two (32), also Outlot 1 of Certified Survey Map No. 1366 recorded in Volume 12 of Certified Survey Maps on Page 108 as Document No. 699948, Grant County Registry, all being located in Township Four (4) North, Range Three (3) West of the 4th P.M., Town of South Lancaster, Grant County, Wisconsin, and being described as follows:

Commencing at the Northeast corner of said Section 31, said corner being the point of beginning; thence South 00° 05' 31" East 440.40 feet along the East line of said Section 31 to the Northwest corner of Outlot 1 of said Certified Survey Map No. 1366; thence South 89° 19' 36" East 494.60 feet along the North line of said Outlot 1 to the Northeast corner thereof; thence South 85° 04' 44" East 820.36 feet along the South line of that property as described in Volume 1246, Page 569 recorded as Document No. 727572, Grant County Registry; thence South 00° 10' 01" East 826.04 feet along the East line of the NW 1/4 of said NW 1/4 to the Southeast corner thereof; thence North 89° 22' 53" West 1312.97 feet along the South line of the NW 1/4 of said NW 1/4 to the Southwest corner thereof; thence North 89° 23' 56" West 2646.12 feet along the South line of the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of Section 31 to the Southwest corner thereof; thence North 00° 04' 30" West 1178.90 feet along the West line of the NW 1/4 of the NE 1/4 of said Section 31; thence North 44° 39' 59" East 118.36 feet along a line of that property as described in Volume 448, Page 333 recorded as Document No. 417725, Grant County Registry to the Southerly right of way of County Highway "N"; thence South 89° 28' 35" East 373.08 feet along said right of way; thence North 84° 48' 47" East 150.75 feet along said right of way; thence South 89° 28' 35" East 1179.45 feet along said right of way; thence 285.19 feet on the arc of a curve to the left having a radius of 868.60 feet and a long chord bearing North 81° 07' 03" East 283.91 feet along said right of way to the North line of Section 31; thence South 89° 26' 21" East 579.11 feet along the North line of Section 31 to the point of beginning. Tract being subject to any and all easements of record and/or usage.

EXCEPTING THEREFROM land used as a Private Cemetery which is located in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-one (31), Township Four (4) North, Range Three (3) West of the 4th P.M., Town of South Lancaster, Grant County, Wisconsin, and being described as follows:

Commencing at the North Quarter (N 1/4) corner of said Section 31; thence South 00° 04' 30" East 890.37 feet along the West line of the Northeast Quarter (NE 1/4) of said Section; thence North 89° 55' 30" East 406.53 feet to the point of beginning; thence South 89° 23' 56" East 16.00 feet; thence South 00° 04' 30" East 28.00 feet; thence North 89° 23' 56" West 16.00 feet; thence North 00° 04' 30" West 28.00 feet to the point of beginning. Tract being subject to any and all easements of record and/or usage.

Overall area of Tract 1 is 104.39 acres, more or less.

## Surveyor's Note in regards to the Private Cemetery:

The description provided excepted therefrom a tract of land used as a private cemetery. A previous deed recorded in [619-633] contained an exception for land used as a private cemetery. This exception is described as follows:

"EXCEPTING THEREFROM a tract of land used as a private cemetery as now enclosed by an iron fence together with the right to travel from the public highway to said cemetery, but not over any fenced lane or roadway and this reservation of a roadway shall not prevent owners from cultivating any part of said lands except said enclosed cemetery"

A private cemetery was found on this property which was bounded by an iron fence. I have monumented and described this cemetery based upon the existing iron fence.



*Aaron J. 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: 10-18-2013. REVISED: 11-19-2013. *AAA*



Austin  
Engineering LLC  
austineengineeringllc.com

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

Prepared for: BRW VENTURES, LLC

JOB NO: 13s168  
G:\13s168  
H:\PLAT\74NR3W\31\13s168-BRW FARM A

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

SHEET 2 OF 3

# PLAT OF SURVEY

## TRACT 2 DESCRIPTION:

Located in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-one (31) and in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) and the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-two (32), Township Four (4) North, Range Three (3) West of the 4th P.M., Town of South Lancaster, Grant County, Wisconsin, containing 151.77 acres, more or less, and being described as follows:

Commencing at the West Quarter (W 1/4) corner of said Section 32, said corner being the point of beginning;  
thence South 00° 09' 55" East 1328.50 feet along the West line of the NW 1/4 of the SW 1/4 of said Section 32 to the Southwest corner thereof;  
thence South 89° 29' 36" East 1319.48 feet along the South line of the NW 1/4 of the SW 1/4 to the Southeast corner thereof;  
thence North 00° 22' 22" West 1327.24 feet along the East line of the NW 1/4 of the SW 1/4 to the Northeast corner thereof;  
thence North 00° 10' 01" West 1327.22 feet along the East line of the SW 1/4 of the NW 1/4 to the Northeast corner thereof;  
thence North 89° 22' 53" West 1312.97 feet along the North line of the SW 1/4 of the NW 1/4 to the Northwest corner thereof;  
thence North 89° 23' 56" West 2646.12 feet along the North line of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of said Section 31 to the Northwest corner thereof;  
thence South 00° 04' 30" East 916.08 feet along the West line of the NE 1/4 of said Section 31 to the Northwest corner of that property as described in Volume 1347, Page 551 recorded as Document No. 751640, Grant County Registry;  
thence South 89° 21' 30" East 962.00 feet along the North line of said property described in Volume 1347, Page 551 to the Northeast corner thereof;  
thence South 00° 04' 30" East 410.50 feet along the East line of said property to the Southeast corner thereof;  
thence South 89° 21' 30" East 1684.54 feet along the South line of the NE 1/4 of said Section 31 to the point of beginning.  
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 descriptions hereon were surveyed, mapped and monumented as shown on this plat by me or under my direct supervision.

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

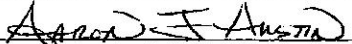
That to the best of my knowledge and belief, this plat is an accurate representation thereof.

That all plans that do not show a seal imprint in red ink may contain unauthorized alterations.

The certification contained on this document shall not apply to any copies.

Dated this 18th day of October, 2013.

Revised this 19th day of November, 2013. (TRACT 2 DESCRIPTION) ~~7031~~

  
Aaron J. Austin, S-2922



Austin  
Engineering LLC  
austinengineeringllc.com

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

Prepared for: BRW VENTURES, LLC

JOB NO: 13s168  
G:\13s168  
H:\PLAT\174NR3W\31\13s168-BRW FARM A

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

SHEET 3 OF 3