

VACANT LAND - OWNERS REAL ESTATE CONDITION REPORT

1 PROPERTY ADDRESS: Farm F - Tract 11 - 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 10/30/2013
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? 47± Acres - What do you base that information on?
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, consult the Wisconsin Department of
40 Revenue's Equalization Bureau at (http://www.dor.state.wi.us/contact/sif.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.

45 ENVIRONMENTAL

- 46 (13) Are you aware of any violations of environmental rules or other rules or agreements regulating the use of the Property? YES NO UNK.
47 (14) Are you aware of conditions constituting a significant health or safety hazard for occupants of Property? YES NO UNK.
48 (15) Are you aware of underground or other storage tanks (including those which may have been removed) on the Property
49 for storage of contaminants or flammable or combustible liquids, including but not 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 transmission lines located on but no
51 directly serving the Property? YES NO UNK.
52 WELL, SEPTIC & SUBSOIL
53 (17) Are you aware of wells on the Property required to be abandoned (Wis. Adm. Code NR 112.26) but which are not
54 abandoned according to state regulations? YES NO 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
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 D. Wolf, Member Date 11-19-12 (x) Signature (Seller) Date

68 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
69 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

VACANT LAND - OWNERS REAL ESTATE CONDITION REPORT

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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 10/30/2013
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? 55.8± 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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54 WELL, SEPTIC & SUBSOIL

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56 abandoned according to state regulations? YES NO UNK.
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66 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.
67 (x) Signature (Seller) Douglas D. Wolf, Member Date Signature (Seller) Date

68 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
69 report and is not aware of information inconsistent with this report.

70 (x) By Date
71 Broker

72 I acknowledge a receipt of a copy of this report.
73 (x) Signature (Buyer) Date Signature (Buyer) Date

VACANT LAND - OWNERS REAL ESTATE CONDITION REPORT

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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 10/30/2013
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? 62+ 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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53 directly serving the Property? YES NO UNK.

54 WELL, SEPTIC & SUBSOIL

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56 abandoned according to state regulations? YES NO UNK.
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68 Signature (Seller) Douglas D. Wolf, Member Date

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70 report and is not aware of information inconsistent with this report.

71 (x) By Date
72 Broker

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

74 (x) Date Signature (Buyer) Date
75 Signature (Buyer) Date

VACANT LAND - OWNERS REAL ESTATE CONDITION REPORT

1 PROPERTY ADDRESS: Farm F - Tract 14 - See attached survey
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3 OWNER HAS OWNED THE PROPERTY FOR 3 YEARS.

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5 supplied by the owner of record. This will also greatly assist the sale of your property.

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15 materially affect the Property or the present use of the Property? YES NO UNK.
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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 10/30/2013
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? 48.8± 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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VACANT LAND - OWNERS REAL ESTATE CONDITION REPORT

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- 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/sf.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.

45 ENVIRONMENTAL

- 46 (13) Are you aware of any violations of environmental rules or other rules or agreements regulating the use of the Property? YES NO UNK.
47 (14) Are you aware of conditions constituting a significant health or safety hazard for occupants of Property? YES NO UNK.
48 (15) Are you aware of underground or other storage tanks (including those which may have been removed) on the Property
49 for storage of contaminants or flammable or combustible liquids, including but not 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 transmission lines located on but no
51 directly serving the Property? YES NO UNK.

52 WELL, SEPTIC & SUBSOIL

- 53 (17) Are you aware of wells on the Property required to be abandoned (Wis. Adm. Code NR 112.26) but which are not
54 abandoned according to state regulations? YES NO 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
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 OTHER: STREAM FISH MGMT
65 WITH OUR FISH MANAGEMENT.

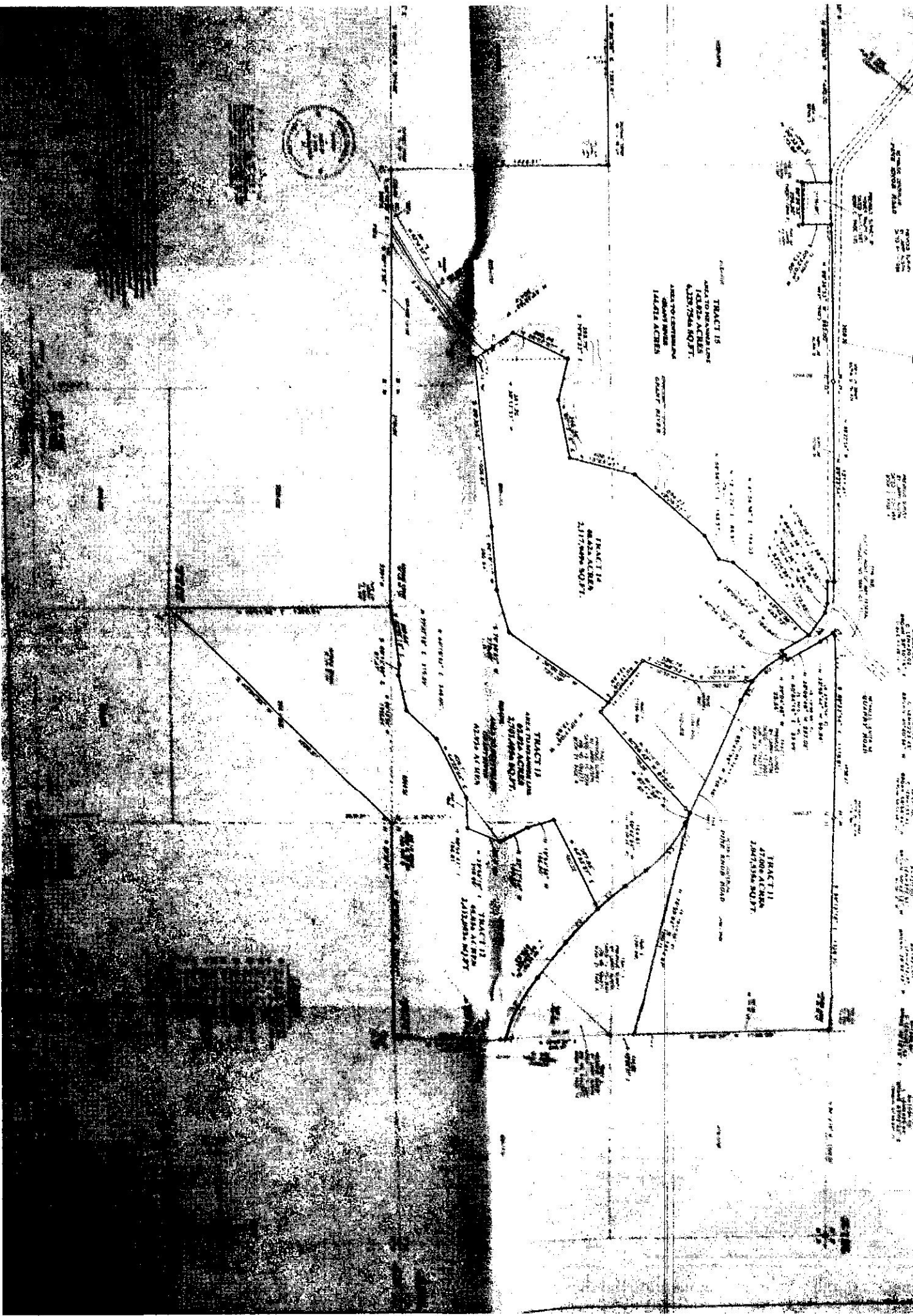
The Owner certifies that the information in this report is true and correct to the best of Owner's knowledge as of the date below.

66 (x) Signature (Seller) Douglas D. Wolf, Member Date 11/9/12 (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
71 I acknowledge a receipt of a copy of this report.

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

# M.F. - TRACTS 11, 12, 13, 14 AND 15



# PLAT OF SURVEY

## 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 beginning;  
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 J. Austin*

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Austin Prepared for: BRW VENTURES, LLC

Engineering LLC  
austinengineeringllc.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 2 OF 6

# PLAT OF SURVEY

## 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 Quarter (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 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 J. Austin*

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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: 13s165  
G:\13s165  
H:\PLAT\15NR3W\32\13S165-BRW FARM F

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

SHEET 3 OF 6



# PLAT OF SURVEY

## 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 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 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, Page 309;  
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 J. Austin*

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**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: 13s165  
G:\13s165  
H:\PLAT\15NR3W\32\13S165-BRW FARM F

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

SHEET 4 OF 6

# PLAT OF SURVEY

## 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 J. Austin*

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

Prepared for: BRW VENTURES, LLC

JOB NO: 13s165  
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FIELDBOOK: TDSR  
DRAWN BY: AJ AUSTIN  
CREW: SW AUSTIN

SHEET 5 OF 6

# PLAT OF SURVEY

## 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  $00^{\circ} 22' 14''$  East 1317.99 feet to the Southwest corner of the Northwest Quarter (NW 1/4) of said Northwest Quarter (NW 1/4);  
thence South  $89^{\circ} 25' 28''$  East 1321.61 feet to the Southeast corner of the Northwest Quarter (NW 1/4) of said Northwest Quarter (NW 1/4);  
thence South  $00^{\circ} 02' 27''$  East 1322.31 feet to the Southwest corner of the Southeast Quarter (SE 1/4) of said Northwest Quarter (NW 1/4);  
thence South  $89^{\circ} 13' 55''$  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  $89^{\circ} 13' 55''$  West 133 feet, more or less, from the centerline of the Grant River;  
thence North  $60^{\circ} 56' 03''$  East 561.75 feet along the North meander line of said river to a meander corner;  
thence North  $48^{\circ} 36' 16''$  East 509.62 feet along the North meander line of said river to a meander corner which is located North  $35^{\circ} 33' 33''$  West 55 feet, more or less, from the centerline of said river;  
thence North  $35^{\circ} 33' 33''$  West 148.53 feet;  
thence North  $26^{\circ} 57' 57''$  East 365.86 feet;  
thence South  $76^{\circ} 04' 23''$  East 253.70 feet;  
thence North  $80^{\circ} 13' 16''$  East 349.26 feet;  
thence North  $15^{\circ} 23' 47''$  East 400.44 feet;  
thence North  $43^{\circ} 09' 53''$  East 554.23 feet;  
thence North  $59^{\circ} 56' 01''$  East 163.57 feet;  
thence North  $13^{\circ} 14' 24''$  East 86.91 feet;  
thence North  $41^{\circ} 54' 58''$  East 194.03 feet;  
thence North  $45^{\circ} 42' 59''$  East 443.73 feet;  
thence North  $53^{\circ} 04' 39''$  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  $76^{\circ} 07' 36''$  West 58.40 feet along a line of said property as described in Volume 776, Page 393;  
thence North  $89^{\circ} 08' 38''$  West 128.35 feet along a line of said property as described in Volume 776, Page 393;  
thence North  $01^{\circ} 04' 06''$  East 39.67 feet along a line of said property as described in Volume 776, Page 393;  
thence North  $89^{\circ} 22' 54''$  West 1211.41 feet along the North line of said Section 32 to the North Quarter (N 1/4) corner thereof;  
thence North  $89^{\circ} 36' 53''$  West 962.00 feet along the North line of said Section 32;  
thence South  $00^{\circ} 32' 07''$  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  $89^{\circ} 36' 53''$  West 256.30 feet along a line of said property described in Volume 1176, Page 381;  
thence North  $00^{\circ} 32' 07''$  East 173.60 feet along a line of said property described in Volume 1176, Page 381;  
thence North  $89^{\circ} 36' 53''$  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.

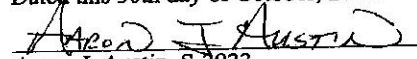
That this survey was prepared under the instructions of Roger Diehm of Schrader Real Estate and Auction Company, Inc.

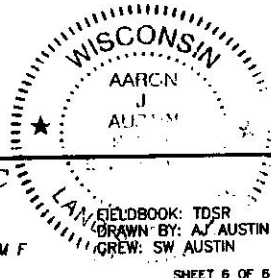
That to the best of my knowledge and belief, this plat is an accurate representation thereof.

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

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

Dated this 30th day of October, 2013.

  
Aaron J. Austin, S-2922



Austin  
Engineering LLC  
austinengineeringllc.com

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FIELDBOOK: TDSR  
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SHEET 6 OF 6