

VACANT LAND - OWNERS REAL ESTATE CONDITION REPORT

1 PROPERTY ADDRESS: Farm E - Tract 6 - 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 11/6/2013
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? 12.39 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/sf.html) or by phone at 608-246-8131. For more
41 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
42 farming or grazing purposes)? YES NO UNK.
43 (12) Are you aware of prior reimbursement for corrective action costs under the Agricultural Chemical Cleanup Program?
44 (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

65

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 11-19-13 (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) By Date
71 Broker

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

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

VACANT LAND - OWNERS REAL ESTATE CONDITION REPORT

1 PROPERTY ADDRESS: Farm E - Tract 7 - See attached survey
2 PROPERTY OWNERS: BRW Ventures, LLC
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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10 Also ALL "YES" answers must be explained in the blank space at the end of this form.

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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 11/6/2013
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? 126.6 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/sf.html) or by phone at 608-246-8131. For more
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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

65

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 (Buyer) Date Signature (Seller) Date
67 Signature (Buyer) Douglas D. Wolf, Member 11-19-13 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) Broker By Date
71

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

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

VACANT LAND - OWNERS REAL ESTATE CONDITION REPORT

1 PROPERTY ADDRESS: Farm E - Tract 8 - See attached survey
2 PROPERTY OWNERS: BRW Ventures, LLC
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15 materially affect the Property or the present use of the Property? YES NO UNK.
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17 (3) Are you aware of any completed or pending Property tax reassessment 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 11/6/2013
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? 179± 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.

30 RURAL

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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/sfj.html) or by phone at 608-246-8131. For more
41 information about real estate valuation, see § 70.32, Wis. Stats.
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49 for storage of contaminants or flammable or combustible liquids, including but not limited to gasoline and heating oil? YES NO UNK.
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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: Creek crosses
65 Through parcel, possible flooding with heavy periods of rain.

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] 11-19-12 (x)
67 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)
71 Broker By Date

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

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

REAL ESTATE CONDITION REPORT — FARM

DISCLAIMER

Farm E - Tract 9

A. THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT 10454 University Farm Road
Bloomington, WI 53804 (STREET ADDRESS) IN THE Town (CITY/VILLAGE) (TOWN)
 OF Little Grant COUNTY OF Grant STATE OF
 WISCONSIN. THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY IN COMPLIANCE WITH
 SECTION 709.02 OF THE WISCONSIN STATUTES AS OF November (MONTH) 19 (DAY), 2013
 (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PRINCIPAL
 IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE
 PRINCIPALS MAY WISH TO OBTAIN.

OWNER'S INFORMATION

B.1. In this form, "am aware" means to have notice or knowledge. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises. *"Property", as used in this report, includes: 1) the land; 2) dwellings; 3) barns and outbuildings and 4) any other real or personal property included in the transaction. The Property Condition Statements below apply to all property, not just dwellings.*

B.2. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes any agent representing any principal in this transaction to provide a copy of this statement, and to disclose any information in the statement, to any person in connection with any actual or anticipated sale of the property.

B.3. The owner represents that to the best of his or her knowledge the responses to the following statements have been accurately noted as "yes", "no" or "not applicable" to the property being sold. If the owner responds to any statement with "yes", the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the statement is "yes".

B.4. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium and any limited common elements that may be used only by the owner of the condominium unit being transferred.

See back page ITEM D.3. for Information

PROPERTY CONDITION STATEMENTS* (See B.1 above defining "Property")

- C.1. I am aware of defects in the roof.
- C.2. I am aware of defects in the electrical system.
- C.3. I am aware of defects in part of the plumbing system (including the water heater, water softener and swimming pool) that is included in the sale.
- C.4. I am aware of defects in the heating and air conditioning system (including the air filters and humidifiers).
- C.5. I am aware of defects in the well, including unsafe well water due to contaminants such as coliform, nitrates and atrazine, and out-of-service wells and cisterns not closed/abandoned according to applicable regulations.
- C.6. I am aware that this property is served by a joint well.
- C.7. I am aware of defects in the septic system or other sanitary disposal system, including an out-of-service system not closed/abandoned according to applicable regulations.
- C.8. I am aware of underground or aboveground fuel storage tanks on or previously located on the property. (If "yes", the owner, by law, may have to register the tanks with the Department of Commerce at P.O. Box 7970, Madison, Wisconsin, 53707, whether the tanks are in use or not. Regulations of the Department of Commerce may require the closure or removal of unused tanks).
- C.9. I am aware of an "LP" tank on the property. (If "yes", specify in the additional information space whether the owner of the property either owns or leases the tank).
- C.10. I am aware of defects in the basement or foundation (including cracks, seepage and bulges) or of flooding, extreme dampness or wet walls; unsafe concentrations of mold or defects in drain tiling or sump pumps.
- C.11. I am aware that the property is located in a floodplain, wetland or shoreland zoning area.

Yes	No	N/A	Expert's Report
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

	Yes	No	N/A	See Expert's Report
C.12. I am aware of defects in the structure of the property.	_____	_____	_____	_____
C.13. I am aware of defects in mechanical equipment included in the sale either as fixtures or personal property.	_____	_____	_____	_____
C.14. I am aware of boundary or lot line disputes, encroachments or encumbrances (including a joint driveway) or noncompliance with fence laws (See Wis. Stat. ch. 90).	_____	_____	_____	_____
C.15. I am aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, lead in paint, lead or arsenic in soil, lead in water supplies or plumbing system or other potentially hazardous or toxic substances on the premises. <i>Note: specific federal lead paint disclosure requirements must be complied with in the sale of most residential properties built before 1978.</i>	_____	_____	_____	_____
C.16. I am aware of the presence of asbestos or asbestos-containing materials on the premises.	_____	_____	_____	_____
C.17. I am aware of a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic substances on neighboring properties.	_____	_____	_____	_____
C.17.a I am aware of dumpsites on the property where pesticides, herbicides, fertilizer or other toxic or hazardous materials or containers for these materials were disposed of in violation of manufacturer's or government guidelines or other laws regulating said disposal.	_____	_____	_____	_____
C.18. I am aware of current or previous termite, powder-post beetle or carpenter ant infestations or defects caused by animal or other insect infestations.	_____	_____	_____	_____
C.19. I am aware of defects in a wood burning stove or fireplace or of defects caused by a fire in a stove or fireplace or elsewhere on the property or a violation of applicable state or local smoke detector laws; NOTE: State law requires operating smoke detectors on all levels of all residential properties, and operating carbon monoxide detectors on all levels of most residential properties (see Wis. Stat. §§ 101.149 & 101.647).	_____	_____	_____	_____
C.20. I am aware either that remodeling affecting the property's structure or mechanical systems was done or that additions to this property were made during my period of ownership without the required permits.	_____	_____	_____	_____
C.21. I am aware of federal, state or local regulations requiring repairs, alterations or corrections of an existing condition.	_____	_____	_____	_____
C.22. I have received notice of property tax increases, other than normal annual increases, or am aware of a pending property reassessment.	_____	_____	_____	_____
C.23. I am aware that remodeling that may increase the property's assessed value was done.	_____	_____	_____	_____
C.24. I am aware of proposed or pending special assessments.	_____	_____	_____	_____
C.24.m I am aware that the property is located within a special purpose district, such as a drainage district, lake district or sanitary district, that has the authority to impose assessments against the real property located within the district.	_____	_____	_____	_____
C.25. I am aware of the proposed construction of a public project that may affect the use of the property.	_____	_____	_____	_____
C.26. I am aware of subdivision homeowners' associations, common areas co-owned with others, zoning violations or nonconforming uses, conservation easements, restrictive covenants, rights-of-way, easements or another use of a part of the property by nonowners, other than recorded utility easements.	_____	_____	_____	_____
C.26.m I am aware that the property is subject to a mitigation plan required under administrative rules of the department of natural resources related to county shoreland zoning ordinances, which obligates the owner of the property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county.	_____	_____	_____	_____
C.27. I am aware of other defects affecting the property including, without limitation, lack of legal access; any land division involving the property for which required state or local permits had not been obtained; livestock siting violations (Wis. Admin. Code ch. ATCP 51); existing or abandoned manure storage facilities; production of methamphetamine (meth) or other hazardous chemicals on the property; significant odor, noise, water diversion or other irritants emanating from neighboring property; or high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property.	_____	_____	_____	_____
C.27.a I am aware that all, or part, of the property is subject to, enrolled in or in violation of a Farmland Preservation Agreement (see D.1.d.) or a Forest Crop, Managed Forest (see disclosure requirements in Wis. Stat. § 710.12), Conservation Reserve or comparable program.	_____	_____	_____	_____

Yes No N/A See Expert's Report

- C.27.b I am aware of substantial crop damage from disease, insects, soil contamination, wildlife or other causes, diseased trees, or substantial injuries or disease in livestock on the property or neighboring properties.
C.27.c I am aware of the presence of unsafe levels of mold, or roof, basement, window or plumbing leaks, or overflow from sinks, bathtubs or sewers, or other water or moisture intrusions or conditions that might initiate the growth of unsafe levels of mold.

ADDITIONAL INFORMATION

- D.1. I am aware that a structure on the property is designated as a historic building or that part of the property is in a historic district.
D.1.a All or part of the land has been assessed as agricultural land under Wis. Stat. § 70.32 (2r).
D.1.b The owner has been assessed a use-value conversion charge under Wis. Stat. § 74.485(2).
D.1.c The payment of a use-value conversion charge has been deferred under Wis. Stat. § 74.485(4).

Notice: The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charges, contact the Wisconsin Department of Revenue's Equalization Section at 608-266-2149 or visit http://www.revenue.wi.gov/faqs/sif/useassmt.html.

- D.1.d The property is in a certified farmland preservation zoning district or subject to a farmland preservation agreement.

Notice: Rezoning a property zoned farmland preservation to another use or the early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land. Call 608-224-4500 or visit http://www.datcp.state.wi.us/workinglands/index.jsp for more information.

- D.1.e I am aware of a pier attached to the property that is not in compliance with state or local pier regulations. See http://dnr.wi.gov/ for information.

D.2. The owner has lived on the property for ___ years.

D.3. Explanation of "yes" responses. (See B.3.) These are farm buildings in Fair to POOR condition. Some "junk" is located but to a limited degree. No warranty is given as to use. Selling "as is" with no warranty. Sellers have never lived on the premises. Survey provided.

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at http://www.widocoffenders.org or by phone at 608-240-5830.

OWNER'S CERTIFICATION

E. The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Owner [Signature] Date 1/17/13 Owner _____ Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

F. A person other than the owner certifies that he or she has supplied information on which the owner relied for this report and that information is true and correct to the best of that person's knowledge as of the date on which the person signs this report.

Person _____ Items _____ Date _____ Person _____ Items _____ Date _____

Person _____ Items _____ Date _____ Person _____ Items _____ Date _____

NOTICE REGARDING ADVICE OR INSPECTIONS

G. THE PROSPECTIVE BUYER AND THE OWNER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTIONS, DEFECTS OR WARRANTIES.

BUYER'S ACKNOWLEDGMENT

H.1. The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations and floodplain status.

H.2. I acknowledge receipt of a copy of this statement.

Prospective Buyer _____ Date _____ Prospective Buyer _____ Date _____

Prospective Buyer _____ Date _____ Prospective Buyer _____ Date _____

*NOTE: All information appearing in italics in this REAL ESTATE CONDITION REPORT is purely of a supplemental nature and is not part of the REAL ESTATE CONDITION REPORT content required by Wis. Stat. § 708.03. Copyright © 2010 by Wisconsin REALTORS® Association. Drafted by: Attorney Debra Peterson Conrad

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

REAL ESTATE CONDITION REPORT

THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT 10454 University Farm Road Bloomington WI 53804
(STREET ADDRESS)

Farm E - Tract 10 IN THE Town OF Little Grant, COUNTY

OF Grant, STATE OF WISCONSIN. THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT

PROPERTY AS OF November 19 2013, IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN

STATUTES. IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PRINCIPAL IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PRINCIPALS MAY WISH TO OBTAIN.

OWNER'S INFORMATION

B.1. In this form, "am aware" means to have notice or knowledge. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

B.2. The owner discloses the following information with the knowledge that even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes any agent representing any principal in this transaction to provide a copy of this statement, and to disclose any information in the statement, to any person in connection with any actual or anticipated sale of the property.

B.3. The owner represents that to the best of his or her knowledge the responses to the following statements have been accurately noted as "yes", "no" or "not applicable" to the property being sold. If the owner responds to any statement with "Yes", the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the statement is "yes".

B.4. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium and any limited common elements that may be used only by the owner of the condominium unit being transferred.

See page 2 for disclosure information.

STATEMENTS

	Yes	No	N/A	See Experts Report
C.1. I am aware of defects in the roof.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.2. I am aware of defects in the electrical system.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.3. I am aware of defects in part of the plumbing system (including the water heater, water softener and swimming pool) that is included in the sale.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.4. I am aware of defects in the heating and air conditioning system (including the air filters and humidifiers).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.5. I am aware of defects in the well, including unsafe well water.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.6. I am aware that this property is served by a joint well.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.7. I am aware of defects in the septic system or other sanitary disposal system.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.8. I am aware of underground or aboveground fuel storage tanks on or previously located on the property. (If "yes", the owner, by law, may have to register the tanks with the Department of Commerce at P.O. Box 7970, Madison, Wisconsin 53707, whether the tanks are in use or not. Regulations of the Department of Commerce may require the closure or removal of unused tanks.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.9. I am aware of an "LP" tank on the property. (If "yes", specify in the additional information space whether or not the owner of the property either owns or leases the tank).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.10. I am aware of defects in the basement or foundation (including cracks, seepage and bulges).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.11. I am aware that the property is located in a floodplain, wetland or shoreland zoning area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.12. I am aware of defects in the structure of the property.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.13. I am aware of defects in mechanical equipment included in the sale either as fixtures or personal property.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.14. I am aware of boundary or lot line disputes, encroachments or encumbrances (including a joint driveway).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.15. I am aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, lead in paint, lead in soil, lead in water supplies or plumbing system, or other potentially hazardous or toxic substances on the premises.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.16. I am aware of the presence of asbestos or asbestos-containing materials on the premises.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.17. I am aware of a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic substances on neighboring properties.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.18. I am aware of current or previous termite, powder-post beetle or carpenter ant infestations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL INFORMATION

	Yes	No	N/A	See Expert's Report*
C.19. I am aware of defects in a wood burning stove or fireplace or of defects caused by a fire in a stove or fireplace or elsewhere on the property.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.20. I am aware either that remodeling affecting the property's structure or mechanical systems was done or that additions to this property were made during my period of ownership without the required permits.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.21. I am aware of federal, state, or local regulations requiring repairs, alterations or corrections of an existing condition.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.22. I have received notice of property tax increases, other than normal annual increases, or am aware of a pending property reassessment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.23. I am aware that remodeling that may increase the property's assessed value was done.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.24. I am aware of proposed or pending special assessments.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.25. I am aware of the proposed construction of a public project that may affect the use of the property.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.26. I am aware of subdivision homeowners' associations, common areas co-owned with others, zoning violations or nonconforming uses, rights-of-way, easements, or another use of a part of the property by nonowners, other than recorded utility easements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.27. I am aware of other defects affecting the property.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL INFORMATION

D.1. I am aware that a structure on the property is designated as a historic building or that part of the property is in a historic district.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.2.a. Land sold with the property has been assessed as agricultural land under Wis. Stat. §70.32 (2r) (use-value assessment).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.2.b. Land sold with the property has been assessed a penalty under Wis. Stat. §70.32 (2) (use-value assessment).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.2.c. Land sold with the property has been assessed a penalty under Wis. Stat. §70.32 (4) (use-value assessment) which as been deferred.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>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 the income that could be generated if this land is rented for agricultural use. If agricultural land is converted to a 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 Revenue's Equalization Bureau at (http://www.dor.state.wi.us/contact/slf.html) or by phone at 608-246-8131. For more information about real estate valuation, see § 70.32, Wis. Stats.</i>				
D.3. I am aware of the presence of unsafe levels of mold, or roof, basement, window or plumbing leaks, or overflow from sinks, bathtubs or sewers, or other water or moisture intrusions or conditions that might initiate the growth of unsafe levels of mold.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.4. The owner has lived on the property for <u>0</u> years.				
D.5. Explanation of "yes" responses. (See B.3.)				

This property is being sold "AS IS" with NO WARRANTY AS TO ANY INTENDED USE. The house is old but has a new roof. Septic works to sellers knowledge. Sellers have NEVER lived on the property during their ownership. House has been VACANT for much of the last 3 years. Old farm buildings ARE IN fair condition and do contain some items of junk in them. Seller knows of NO HAZARDOUS MATERIALS STORED ON The property. Survey provided

NOTICE: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.widocoffenders.org> or by phone at 877-234-0085.

OWNER'S CERTIFICATION

E. The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

The undersigned owner believes he or she is not subject to Wisconsin Statutes Chapter 709, but is completing this report on a voluntary basis. Accordingly, buyer would have no rescission rights based on this report. (Check if applicable) NOTE: Wisconsin Statute 709.035 requires owners who, prior to acceptance, obtain information which would change a response on this report, to submit a new report or an amended report to the prospective buyer.

<u>X</u> Owner Douglas D. Wolf	<u>11-19-13</u> Date	_____ Owner	_____ Date
_____ Owner	_____ Date	_____ Owner	_____ Date

CERTIFICATION BY PERSON SUPPLYING INFORMATION

F. A person other than the owner certifies that he or she has supplied information on which the owner relied for this report and that information is true and correct to the best of that person's knowledge as of the date on which the person signs this report.

_____ Person	_____ Items	_____ Date	_____ Person	_____ Items	_____ Date
_____ Person	_____ Items	_____ Date	_____ Person	_____ Items	_____ Date

NOTICE REGARDING ADVICE OR INSPECTIONS

G. THE PROSPECTIVE BUYER AND THE OWNER MAY WISH TO OBTAIN PROFESSIONAL ADVICE, OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTIONS, DEFECTS OR WARRANTIES.

BUYER'S ACKNOWLEDGMENT

H.1. THE PROSPECTIVE BUYER ACKNOWLEDGES THAT TECHNICAL KNOWLEDGE SUCH AS THAT ACQUIRED BY PROFESSIONAL INSPECTORS MAY BE REQUIRED TO DETECT CERTAIN DEFECTS SUCH AS THE PRESENCE OF ASBESTOS, BUILDING CODE VIOLATIONS AND FLOODPLAIN STATUS.

H.2. I ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

_____ Prospective Buyer	_____ Date	_____ Prospective Buyer	_____ Date
_____ Prospective Buyer	_____ Date	_____ Prospective Buyer	_____ Date

**NOTE: All information appearing in italics in this REAL ESTATE CONDITION REPORT is purely of a supplemental nature and is not part of the REAL ESTATE CONDITION REPORT required pursuant to Section 709.03 of the Wisconsin Statutes.*

PLAT OF SURVEY

TRACT 6 DESCRIPTION:

Located in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty (20), Township Five (5) North, Range Four (4) West of the 4th P.M., Town of Little Grant, Grant County, Wisconsin, containing 12.39 acres, more or less, and being described as follows:

Commencing at the Southeast corner of said Section 20;
thence North 89° 51' 05" West 1339.45 feet to the Southeast corner of the Southwest Quarter (SW 1/4) of said Southeast Quarter (SE 1/4), said corner being the point of beginning;
thence North 89° 51' 05" West 724.22 feet along the South line of the Southwest Quarter (SW 1/4) of said Southeast Quarter (SE 1/4);
thence North 15° 15' 37" East 517.86 feet to a point in the centerline of a township road known as Bedrock Road;
thence North 12° 05' 04" East 168.35 feet along said centerline;
thence 164.77 feet on the arc of a curve to the right having a radius of 225.00 feet and a long chord bearing North 33° 03' 47" East 161.11 feet along said centerline;
thence 186.21 feet on the arc of a curve to the right having a radius of 751.96 feet and a long chord bearing North 61° 08' 10" East 185.74 feet along said centerline;
thence 36.12 feet on the arc of a curve to the right having a radius of 751.96 feet and a long chord bearing North 69° 36' 23" East 36.12 feet along said centerline;
thence North 70° 58' 57" East 190.93 feet along said centerline;
thence 85.42 feet on the arc of a curve to the left having a radius of 800.00 feet and a long chord bearing North 67° 55' 25" East 85.38 feet along said centerline to the East line of the Southwest Quarter (SW 1/4) of said Southeast Quarter (SE 1/4);
thence South 00° 29' 43" East 997.71 feet along said East line to the point of beginning.
Tract being subject to any and all easements of record and/or usage.



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: 11-06-2013.



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: 13s169
G:\13s169
H:\PLAT\T5NR4W\20\13s169-BRW FARM E

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SWA -- AJA

SHEET 2 OF 6

PLAT OF SURVEY

TRACT 7 DESCRIPTION:

Located in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) and the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty (20) and in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4), the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) and the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-nine (29), Township Five (5) North, Range Four (4) West of the 4th P.M., Town of Little Grant, Grant County, Wisconsin, containing 127.65 acres, more or less, and being described as follows:

Commencing at the Northwest corner of said Section 29, said corner being the point of beginning;
thence South 00° 10' 17" West 1153.17 feet along the West line of said Section 29 to a point in the centerline of a township road known as University Farm Road;
thence 331.07 feet on the arc of a curve to the left having a radius of 408.75 feet and a long chord bearing South 89° 25' 37" East 322.09 feet along said centerline;
thence North 67° 22' 11" East 346.80 feet along said centerline;
thence 418.74 feet on the arc of a curve to the right having a radius of 5000.00 feet and a long chord bearing North 69° 46' 08" East 418.61 feet along said centerline;
thence North 11° 06' 24" East 353.68 feet;
thence North 89° 56' 34" East 189.53 feet;
thence South 56° 11' 35" East 155.80 feet;
thence South 74° 46' 21" East 225.08 feet;
thence South 05° 14' 58" West 152.27 feet to a point in said centerline;
thence South 85° 46' 17" East 213.10 feet along said centerline;
thence South 85° 31' 40" East 1009.35 feet to a corner of that property as described in Volume 776, Page 299 recorded as Document No. 587782, Grant County Registry;
thence North 25° 33' 16" East 622.40 feet along a line of said property;
thence North 27° 40' 23" East 398.29 feet along a line of said property to the North line of said Section 29;
thence North 15° 15' 37" East 517.86 feet to a point in the centerline of a township road known as Bedrock Road;
thence North 12° 05' 04" East 168.35 feet along said centerline;
thence 164.77 feet on the arc of a curve to the right having a radius of 225.00 feet and a long chord bearing North 33° 03' 47" East 161.11 feet along said centerline;
thence 186.21 feet on the arc of a curve to the right having a radius of 751.96 feet and a long chord bearing North 61° 08' 10" East 185.74 feet along said centerline;
thence North 20° 58' 29" West 464.07 feet to the North line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section 20;
thence North 89° 54' 37" West 879.86 feet along said North line to the Northwest corner thereof;
thence North 89° 54' 36" West 1335.64 feet to the Northwest corner of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section 20;
thence South 00° 12' 33" East 1320.64 feet to the Southwest corner of the Southeast Quarter (SE 1/4) of said Southwest Quarter (SW 1/4);
thence North 89° 51' 05" West 1339.45 feet along the North line of said Section 29 to the point of beginning.

Tract being subject to any and all easements of record and/or usage, containing 127.65 acres

Austin 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: 11-06-2013.



Austin

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PHONE: 608-723-6363 FAX: 608-723-6702

Prepared for: BRW VENTURES, LLC

JOB NO: 13s169
G:\13s169
H:\PLAT\5NR4W\20\13s169-BRW FARM E

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SWA - AJA

SHEET 3 OF 6

PLAT OF SURVEY

TRACT 8 DESCRIPTION:

Located in 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 Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4), the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4), 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 Twenty-nine (29), Township Five (5) North, Range Four (4) West of the 4th P.M., Town of Little Grant, Grant County, Wisconsin, containing 179.42 acres, more or less, and being described as follows:

Commencing at the West Quarter (W 1/4) corner of said Section 29, said corner being the point of beginning;

thence North 00° 10' 17" East 1493.35 feet along the West line of said Section to a point in the centerline of a township road known as University Farm Road;
thence 331.07 feet on the arc of a curve to the left having a radius of 408.75 feet and a long chord bearing South 89° 25' 37" East 322.09 feet along said centerline;
thence North 67° 22' 11" East 346.80 feet along said centerline;
thence 418.74 feet on the arc of a curve to the right having a radius of 5000.00 feet and a long chord bearing North 69° 46' 08" East 418.61 feet along said centerline;
thence 29.79 feet on the arc of a curve to the right having a radius of 5000.00 feet and a long chord bearing North 72° 20' 20" East 29.79 feet along said centerline;
thence North 72° 30' 34" East 87.57 feet along said centerline;
thence 200.72 feet on the arc of a curve to the right having a radius of 700.00 feet and a long chord bearing North 80° 43' 27" East 200.03 feet along said centerline;
thence South 02° 35' 57" East 449.76 feet;
thence North 66° 16' 16" East 79.59 feet;
thence North 13° 29' 07" East 135.61 feet;
thence North 45° 13' 36" East 200.66 feet;
thence South 86° 42' 16" East 158.73 feet;
thence North 55° 36' 51" East 75.60 feet;
thence North 03° 59' 46" East 77.19 feet to a point in said centerline;
thence South 85° 31' 40" East 1009.35 feet to a corner of that property as described in Volume 776, Page 299 recorded as Document No. 587782, Grant County Registry;
thence South 43° 04' 55" East 233.47 feet along a line of said property;
thence South 48° 32' 39" East 290.09 feet along a line of said property;
thence South 45° 04' 44" East 150.20 feet along a line of said property;
thence South 29° 26' 18" East 401.60 feet along a line of said property;
thence South 34° 34' 04" East 206.35 feet along a line of said property;
thence South 47° 35' 04" East 249.90 feet along a line of said property;
thence South 56° 32' 44" East 225.86 feet along a line of said property to the East line of the Southwest Quarter (SW 1/4) of said Northeast Quarter (NE 1/4);
thence South 00° 11' 02" West 455.15 feet along the East line of the Southwest Quarter (SW 1/4) of said Northeast Quarter (NE 1/4) to the Southeast corner thereof;
thence North 89° 49' 03" West 2674.63 feet along the East-West Quarter (E-W 1/4) line of said Section to the Northeast corner of the Northwest Quarter (NW 1/4) of said Southwest Quarter (SW 1/4);
thence South 00° 08' 11" East 1327.13 feet to the Southeast corner of the Northwest Quarter (NW 1/4) of said Southwest Quarter (SW 1/4);
thence North 89° 31' 29" West 1339.78 feet to the Southwest corner of the Northwest Quarter (NW 1/4) of said Southwest Quarter (SW 1/4);
thence North 00° 17' 08" West 1320.31 feet along the West line of said Section 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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PHONE: 608-723-6363 FAX: 608-723-6702

Prepared for: BRW VENTURES, LLC

JOB NO: 13s169
G:\13s169
H:\PLAT\T5NR4W\20\13s169-BRW FARM E

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SWA - AJA

SHEET 4 OF 6

PLAT OF SURVEY

TRACT 9 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-nine (29), Township Five (5) North, Range Four (4) West of the 4th P.M., Town of Little Grant, Grant County, Wisconsin, containing 2.35 acres, more or less, and being described as follows:

Commencing at the Northwest corner of said Section 29;
thence South $00^{\circ} 10' 17''$ West 1153.17 feet along the West line of said Section 29 to a point in the centerline of a township road known as University Farm Road;
thence 331.07 feet on the arc of a curve to the left having a radius of 408.75 feet and a long chord bearing South $89^{\circ} 25' 37''$ East 322.09 feet along said centerline;
thence North $67^{\circ} 22' 11''$ East 346.80 feet along said centerline;
thence 418.74 feet on the arc of a curve to the right having a radius of 5000.00 feet and a long chord bearing North $69^{\circ} 46' 08''$ East 418.61 feet along said centerline;
thence 29.79 feet on the arc of a curve to the right having a radius of 5000.00 feet and a long chord bearing North $72^{\circ} 20' 20''$ East 29.79 feet along said centerline;
thence North $72^{\circ} 30' 34''$ East 87.57 feet along said centerline;
thence 200.72 feet on the arc of a curve to the right having a radius of 700.00 feet and a long chord bearing North $80^{\circ} 43' 27''$ East 200.03 feet along said centerline to the point of beginning;
thence 64.63 feet on the arc of a curve to the right having a radius of 700.00 feet and a long chord bearing South $88^{\circ} 24' 59''$ East 64.60 feet along said centerline;
thence South $85^{\circ} 46' 17''$ East 217.05 feet along said centerline;
thence South $85^{\circ} 46' 17''$ East 213.10 feet along said centerline;
thence South $03^{\circ} 59' 46''$ West 77.19 feet;
thence South $55^{\circ} 36' 51''$ West 75.60 feet;
thence North $86^{\circ} 42' 16''$ West 158.73 feet;
thence South $45^{\circ} 13' 36''$ West 200.66 feet;
thence South $13^{\circ} 29' 07''$ West 135.61 feet;
thence South $66^{\circ} 16' 16''$ West 79.59 feet;
thence North $02^{\circ} 35' 57''$ West 449.76 feet to the point of beginning.
Tract being subject to any and all easements of record and/or usage.



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: 11-06-2013.



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

Prepared for: BRW VENTURES, LLC

JOB NO: 13s169
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FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SWA - AJA

SHEET 5 OF 6

PLAT OF SURVEY

TRACT 10 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) and the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-nine (29), Township Five (5) North, Range Four (4) West of the 4th P.M., Town of Little Grant, Grant County, Wisconsin, containing 3.11 acres, more or less, and being described as follows:

Commencing at the Northwest corner of said Section 29;
thence South 00° 10' 17" West 1153.17 feet along the West line of said Section 29 to a point in the centerline of a township road known as University Farm Road;
thence 331.07 feet on the arc of a curve to the left having a radius of 408.75 feet and a long chord bearing South 89° 25' 37" East 322.09 feet along said centerline;
thence North 67° 22' 11" East 346.80 feet along said centerline;
thence 418.74 feet on the arc of a curve to the right having a radius of 5000.00 feet and a long chord bearing North 69° 46' 08" East 418.61 feet along said centerline to the point of beginning;
thence 29.79 feet on the arc of a curve to the right having a radius of 5000.00 feet and a long chord bearing North 72° 20' 20" East 29.79 feet along said centerline;
thence North 72° 30' 34" East 87.57 feet along said centerline;
thence 200.72 feet on the arc of a curve to the right having a radius of 700.00 feet and a long chord bearing North 80° 43' 27" East 200.03 feet along said centerline to the point of beginning;
thence 64.63 feet on the arc of a curve to the right having a radius of 700.00 feet and a long chord bearing South 88° 24' 59" East 64.60 feet along said centerline;
thence South 85° 46' 17" East 217.05 feet along said centerline;
thence North 05° 14' 58" East 152.27 feet;
thence North 74° 46' 21" West 225.08 feet;
thence North 56° 11' 35" West 155.80 feet;
thence South 89° 56' 34" West 189.53 feet;
thence South 11° 06' 24" West 353.68 feet to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

ACCESS EASEMENT:

A Twenty foot (20') wide access easement for ingress-egress which is located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) and the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-nine (29), Township Five (5) North, Range Four (4) West of the 4th P.M., Town of Little Grant, Grant County, Wisconsin, said easement being located ten feet (10') on each side of the following described centerline:

Commencing at the Northwest corner of said Section 29;
thence South 00° 10' 17" West 1153.17 feet along the West line of said Section 29 to a point in the centerline of a township road known as University Farm Road;
thence 331.07 feet on the arc of a curve to the left having a radius of 408.75 feet and a long chord bearing South 89° 25' 37" East 322.09 feet along said centerline;
thence North 67° 22' 11" East 346.80 feet along said centerline;
thence 418.74 feet on the arc of a curve to the right having a radius of 5000.00 feet and a long chord bearing North 69° 46' 08" East 418.61 feet along said centerline;
thence 29.79 feet on the arc of a curve to the right having a radius of 5000.00 feet and a long chord bearing North 72° 20' 20" East 29.79 feet along said centerline;
thence North 72° 30' 34" East 87.57 feet along said centerline;
thence 200.72 feet on the arc of a curve to the right having a radius of 700.00 feet and a long chord bearing North 80° 43' 27" East 200.03 feet along said centerline;
thence 64.63 feet on the arc of a curve to the right having a radius of 700.00 feet and a long chord bearing South 88° 24' 59" East 64.60 feet along said centerline to the point of beginning;
thence North 52° 06' 17" West 196.18 feet;
thence North 36° 45' 53" West 60.35 feet;
thence North 02° 26' 34" East 112.62 feet to the terminus point.

EASEMENT NOTES:

Other documentation will need to be recorded to clarify the intent use, maintenance, assignments or other pertinent information of this easement.

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 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.

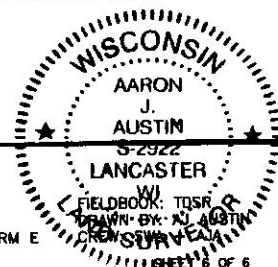
That to the best of my knowledge and belief, this plat is an accurate representation thereof.

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 6th day of November, 2013.


Aaron J. Austin, S-2922



2411 HWY 81 E, LANCASTER, WI 53813
PHONE: 608-723-6363 FAX: 608-723-6702

Prepared for: BRW VENTURES, LLC

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SHEET 6 OF 6