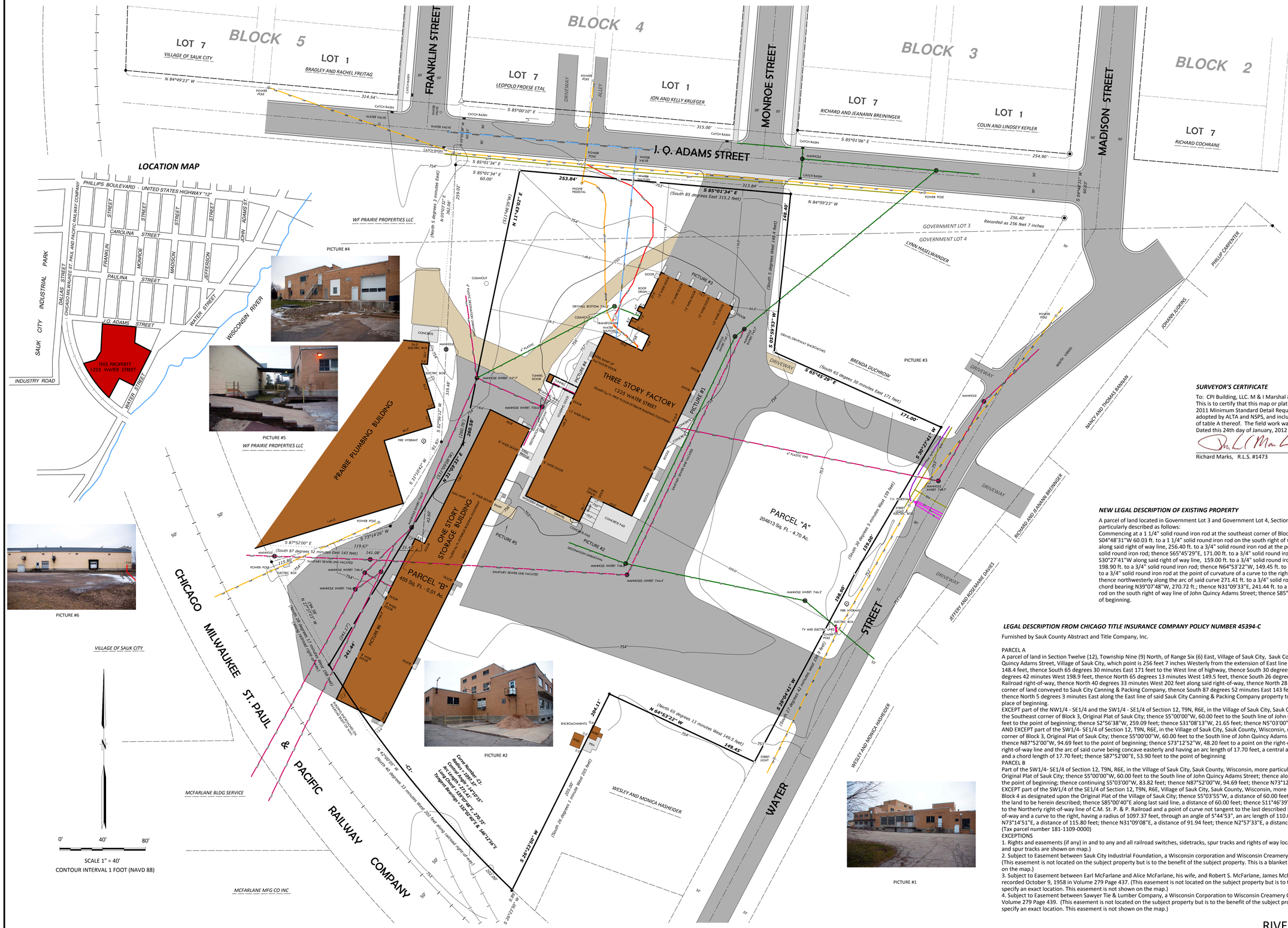
ALTA/ACSM LAND TITLE SURVEY

LOCATED IN GOVERNMENT LOT 3 AND GOVERNMENT LOT 4, SECTION 12, T9N, R6E, VILLAGE OF SAUK CITY, SAUK COUNTY, WISCONSIN.



LOCATION MAP

LEGEND AND NOTES

- Denotes 3/4" x 24" solid round iron rod weighing 1.50 lbs. per lineal foot set.
- Denotes 3/4" solid round iron rod found.
- Denotes 2" iron pipe found
- Denotes 1 1/4" solid round iron rod found
- Denotes PK nail found
- Denotes sanitary sewer line
- Denotes water line
- Denotes overhead electric line
- Denotes buried telephone line
- Denotes buried electric line
- Denotes buried gas line
- Denotes storm sewer line
- Denotes buried fiber optic line
- Denotes buried cable television line

1.) Bearings are grid based on the Sauk County coordinate system designed by the Wisconsin Department of Transportation NAD 83 2007. The south line of Block 3 of the Original Plat of the Village of Sauk City bears S85°01'06"E.

2.) Recorded bearings and distances are shown in parentheses.

3.) Current zoning is limited industry (ML). Village of Sauk City setback requirements: Minimum lot area 15,000 square feet - Minimum lot width 100 feet - front and rear yard setback 25 feet - sideyard equal to height with a minimum of 10 feet - accessory building setbacks rear 3 feet and sides 20 feet.

4.) Flood zone designation - Zone "X".

5.) The location of all buried utilities shown on this map were taken from a utility locate done by digger's hotline. If the utilities were not marked they were not shown on the map. Contractors must verify the location of these lines prior to construction.

6.) Invert elevations are to bottom of manhole. Feeder pipe invert elevations are not shown on this map.

7.) There is no observable evidence of earth moving work, building construction or building additions within recent months. There have not been any changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill.

SURVEYOR'S CERTIFICATE

To: CPI Building, LLC. M & I Marshal & Isley Bank and First American Title Insurance Company:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ASCM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1,2,3,4,5,6,7(a),7(b)(1),8,9,10, 11(a), 11(b), 13,14,15 and 16 of table A thereof. The field work was completed on January 23, 2012.
Dated this 24th day of January, 2012

Richard Marks, R.L.S. #1473

WISCONSIN
RICHARD W. MARKS
S-1473
SAUK CITY, WIS.
LAND SURVEYOR

NEW LEGAL DESCRIPTION OF EXISTING PROPERTY

A parcel of land located in Government Lot 3 and Government Lot 4, Section 12, T9N, R6E, Village of Sauk City, Sauk County, Wisconsin more particularly described as follows:
Commencing at a 1 1/4" solid round iron rod at the southeast corner of Block 3 of the Original Plat of the Village of Sauk City; thence S04°48'31"W 60.03 ft. to a 1 1/4" solid round iron rod on the south right of way line of John Quincy Adams Street; thence N84°59'23"W along said right of way line, 256.40 ft. to a 3/4" solid round iron rod at the point of beginning; thence S05°59'53"W, 148.40 ft. to a 3/4" solid round iron rod; thence S65°45'29"E, 171.00 ft. to a 3/4" solid round iron rod on the west right of way line of Water Street; thence S30°27'41"W along said right of way line, 159.00 ft. to a 3/4" solid round iron rod; thence S28°04'41"W along said right of way line, 198.90 ft. to a 3/4" solid round iron rod; thence N64°53'22"W, 149.45 ft. to a 3/4" solid round iron rod; thence S26°23'50"W, 204.11 ft. to a 3/4" solid round iron rod at the point of curvature of a curve to the right having a central angle of 14°10'15" and a radius of 1097.37 ft.; thence northwesterly along the arc of said curve 271.41 ft. to a 3/4" solid round iron rod at the end of said curve, said curve having a long chord bearing N39°07'48"W, 270.72 ft.; thence N31°09'33"E, 241.44 ft. to a PK nail; thence N11°43'02"E, 260.58 ft. to a 3/4" solid round iron rod on the south right of way line of John Quincy Adams Street; thence S85°01'34"E, along said south right of way line, 253.84 ft. to the point of beginning.

LEGAL DESCRIPTION FROM CHICAGO TITLE INSURANCE COMPANY POLICY NUMBER 45394-C

Furnished by Sauk County Abstract and Title Company, Inc.

PARCEL A
A parcel of land in Section Twelve (12), Township Nine (9) North, of Range Six (6) East, Village of Sauk City, Sauk County, Wisconsin, described as: Beginning at a point on South line of John Quincy Adams Street, Village of Sauk City, which point is 256 feet 7 inches Westerly from the extension of East line of Block Three (3), Original Plat of Sauk City, thence South 5 degrees West 148.4 feet, thence South 65 degrees 30 minutes East 171 feet to the West line of highway, thence South 30 degrees 5 minutes West 159 feet along said line of highway, thence South 27 degrees 42 minutes West 198.9 feet, thence North 65 degrees 13 minutes West 149.5 feet, thence South 26 degrees 1 minute West 205 feet to a point on Northerly line of the C. M. St. P. & P. Railroad right-of-way, thence North 40 degrees 33 minutes West 202 feet along said right-of-way, thence North 28 degrees 17 minutes West 198 feet along said right-of-way to Southwest corner of land conveyed to Sauk City Canning & Packing Company, thence South 87 degrees 52 minutes East 143 feet to Southeast corner of said Sauk City Canning & Packing Company land, thence North 5 degrees 3 minutes East along the East line of said Sauk City Canning & Packing Company property to Northeast corner thereof, thence South 85 degrees East 315.2 feet to the place of beginning.
EXCEPT part of the NW1/4 - SE1/4 and the SW1/4 - SE1/4 of Section 12, T9N, R6E, in the Village of Sauk City, Sauk County, Wisconsin, more particularly described as follows: Commencing at the Southeast corner of Block 3, Original Plat of Sauk City; thence S5°00'00"W, 60.00 feet to the South line of John Quincy Adams Street; thence along said South line, N85°00'00"W, 570.17 feet to the point of beginning; thence S2°56'38"W, 259.09 feet; thence S31°08'13"W, 21.65 feet; thence N5°03'00"E, 278.36 feet to the point of beginning.
AND EXCEPT part of the SW1/4- SE1/4 of Section 12, T9N, R6E, in the Village of Sauk City, Sauk County, Wisconsin, more particularly described as follows: Commencing at the Southeast corner of Block 3, Original Plat of Sauk City; thence S5°00'00"W, 60.00 feet to the South line of John Quincy Adams Street; thence N85°00'00"W, 570.17; thence S5°03'00"W,362.18 feet; thence N87°52'00"W, 94.69 feet to the point of beginning; thence S73°12'52"W, 48.20 feet to a point on the right-of-way line of the C.M. St. P. & P. Railroad and a curve; thence along said right-of-way line and the arc of said curve being concave easterly and having an arc length of 17.70 feet, a central angle of 0°55'30", a radius of 1,096.28 feet, a chord bearing N25°50'15"W, and a chord length of 17.70 feet; thence S87°52'00"E, 53.90 feet to the point of beginning
PARCEL B
Part of the SW1/4- SE1/4 of Section 12, T9N, R6E, in the Village of Sauk City, Sauk County, Wisconsin, more particularly described as follows: Commencing at the Southeast corner of Block 3, Original Plat of Sauk City; thence S5°00'00"W, 60.00 feet to the South line of John Quincy Adams Street; thence along said South line N85°00'00"W, 570.17; thence S5°03'00"W, 278.36 feet to the point of beginning; thence continuing S5°03'00"W, 83.82 feet; thence N87°52'00"W, 94.69 feet; thence N73°12'52"E, 68.58 feet; thence N31°08'13"E, 70.29 feet to the point of beginning.
EXCEPT part of the SW1/4 of the SE1/4 of Section 12, T9N, R6E, Village of Sauk City, Sauk County, Wisconsin, more particularly described as follows: Commencing at the Southwest corner of Block 4 as designated upon the Original Plat of the Village of Sauk City; thence S5°03'55"W, a distance of 60.00 feet to the South line of John Quincy Adams Street to the point of beginning for the land to be herein described; thence S85°00'40"E along last said line, a distance of 60.00 feet; thence S11°46'39"W, a distance of 260.76 feet; thence S31°09'08"W, a distance of 241.17 feet to the Northerly right-of-way line of C.M. St. P. & P. Railroad and a point of curve not tangent to the last described line; thence from a tangent which bears N32°01'42"W, along last said right-of-way and a curve to the right, having a radius of 1097.37 feet, through an angle of 5°44'53", an arc length of 110.09 feet and the chord being N29°09'15"W, a distance of 110.05 feet; thence N73°14'51"E, a distance of 115.80 feet; thence N31°09'08"E, a distance of 91.94 feet; thence N2°57'33"E, a distance of 259.09 feet to the point of beginning.
(Tax parcel number 181-1109-0000)
EXCEPTIONS
1. Rights and easements (if any) in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the subject premises. (Switches, sidetracks and spur tracks are shown on map.)
2. Subject to Easement between Sauk City Industrial Foundation, a Wisconsin corporation and Wisconsin Creamery Company Co-operative, recorded October 9, 1958 in Volume 279 Page 435. (This easement is not located on the subject property but is to the benefit of the subject property. This is a blanket easement and does not specify an exact location. This easement is not shown on the map.)
3. Subject to Easement between Earl McFarlane and Alice McFarlane, his wife, and Robert S. McFarlane, James McFarlane, and Paul McFarlane and Wisconsin Creamery Company Co-operative, recorded October 9, 1958 in Volume 279 Page 437. (This easement is not located on the subject property but is to the benefit of the subject property. This is a blanket easement and does not specify an exact location. This easement is not shown on the map.)
4. Subject to Easement between Sawyer Tie & Lumber Company, a Wisconsin Corporation to Wisconsin Creamery Company Co-operative, recorded October 9, 1958 in Volume 279 Page 439. (This easement is not located on the subject property but is to the benefit of the subject property. This is a blanket easement and does not specify an exact location. This easement is not shown on the map.)

RIVER VALLEY LAND SURVEYING
RICHARD MARKS - 504 CEDAR STREET - SAUK CITY - WISCONSIN - 53583 - PHONE (608)643-4391