

CENTER OF SECTION 11-8-10  
FOUND 1" IRON PIPE  
EAST 1/4 CORNER SECTION 11-8-10

EAST 1/4 CORNER SECTION 11-8-10  
FOUND 1" IRON ROD

**PARCEL "A"**  
3,182,402 SQ. FT. 73.057 ACRES

**PARCEL "B"**  
82,341 SQ. FT. 1.890 ACRES

Being part of Lot 1, Certified Survey Map No. 9502, recorded in Volume 54 of Certified Surveys, pages 144, 145, and 146, as Document No. 3169206 located in the SE 1/4 of Section 11, T8N, R10E, City of Sun Prairie, Dane County, Wisconsin, described as follows:

Commencing at the South 1/4 corner of said Section 11; thence N01°07'44"E along the West line of the SE 1/4 of said Section 11, 66.75 feet to the point of beginning of this description; thence continuing N01°07'44"E along the West line of the SE 1/4 of said Section 11, 2366.21 feet to the northwest corner of Lot 1, Certified Survey Map No. 9502; thence N89°27'17"E along the north line of Lot 1, Certified Survey Map No. 9502, 2549.69 feet to the westerly right-of-way line of County Trunk Highway "C"; thence S01°09'22"W along said east line, 600.32 feet to a northerly right-of-way line of Brooks Drive, 140.77 feet; thence N89°27'17"E along said easterly right-of-way line, 128.67 feet to the easterly right-of-way line of County Trunk Highway "C"; thence N02°02'18"W along the northerly line of Brooks Drive, 140.77 feet; thence N89°27'17"E along said easterly right-of-way line, 239.27 feet to a point of curve; thence northeasterly along the arc of a curve to the left on said right-of-way line which has a radius of 1422.21 feet and a chord which bears N29°56'14"E, 355.17 feet to the point of beginning of this description. This parcel contains 82,341 square feet (1.89 acres). Subject to an easement across the westerly 33.0 feet thereof for old County Trunk Highway "C" and being subject to a 40-foot Wide Electric Line Easement to Sun Prairie Water & Light Commission, Document No. 4032352, and easements and restrictions contained in Award of Damages, Document No. 4032352 and Notice of Cost Recovery Agreement, Document No. 4105686, a 16.5-foot easement to GTE MTO, Inc. Document No. 2047640, and being subject to any and all recorded easements and agreements of record.

**PARCEL "C"**  
1,021,563 SQ. FT. 23.452 ACRES

**PARCEL "C"**  
Being part of Lot 1, Certified Survey Map No. 9502, recorded in Volume 54 of Certified Surveys, pages 144, 145, and 146, as Document No. 3169206 located in the SE 1/4 of Section 11, T8N, R10E, City of Sun Prairie, Dane County, Wisconsin, described as follows:

Commencing at the South 1/4 corner of said Section 11; thence N89°26'50"E along the south line of the SE 1/4 of said Section 11, 999.27 feet to the point of beginning of this description and the easterly right-of-way line as shown on WisDOT Right-of-Way Project 1112-07-22; thence N00°33'22"W along said right-of-way line, 155.79 feet to a point of curve; thence northeasterly along the arc of a curve on said right-of-way line which has a radius of 350.00 feet and a chord which bears N31°02'37"W, 355.15 feet; thence N23°23'01"W, 64.75 feet to the easterly right-of-way line of Hoepker Road; thence N89°26'50"E along said line, 987.21 feet to a point of curve; thence northeasterly, easterly and southeasterly along said right-of-way line along the arc of a curve to the right which has a radius of 408.00 feet and a chord which bears N78°37'49"E, 607.94 feet; thence S55°12'30"E along a southerly right-of-way line of relocated Hoepker Road, 199.84 feet to the westerly right-of-way line of County Trunk Highway "C"; as shown on WisDOT Right-of-Way Project No. 1112-07-22; thence S17°59'44"W along the westerly right-of-way line of County Trunk Highway "C", 70.43 feet; thence S37°06'37"W along said right-of-way line, 440.25 feet; thence S26°11'22"W along said right-of-way line, 408.31 feet; thence S10°52'21"W along said right-of-way line, 166.66 feet; thence S03°50'52"W along said right-of-way line, 220.44 feet; thence S07°24'48"E along said right-of-way line of County Trunk Highway "C", 242.52 feet to the south line of the SE 1/4 of said Section 11; thence S89°26'50"W along said south line, 534.11 feet to the point of beginning of this description. This parcel contains 1,021,563 square feet (23.452 acres). Subject to an easement across the southerly 33.0 feet thereof for old Hoepker Road Right-of-Way, 30-foot wide public easement for sanitary sewer as shown on Certified Survey Map No. 9502, easements and restrictions contained in Award of Damages, Document No. 4032352, and a Notice of Cost Recovery Agreement, Document No. 4105686, also being subject to any and all recorded easements and agreements of record.

**PARCEL "D"**  
123,477 SQ. FT. 2.835 ACRES

**PARCEL "D"**  
Being part of Lot 1, Certified Survey Map No. 9502, recorded in Volume 54 of Certified Surveys, pages 144, 145, and 146, as Document No. 3169206 located in the Southeast 1/4 of Section 11, T8N, R10E, City of Sun Prairie, Dane County, Wisconsin, described as follows:

Commencing at the South 1/4 corner of said Section 11; thence N89°26'50"E along the south line of the SE 1/4 of said Section 11, 330.00 feet to the point of beginning of this description and the easterly right-of-way line of County Trunk Highway "C"; as referenced on WisDOT Right-of-Way Project No. 1112-07-22; thence N04°43'56"E along said right-of-way line, 233.57 feet to a point of curve; thence northeasterly along the arc of a curve to the left along said right-of-way line which has a radius of 866.73 feet and a chord which bears N42°15'56"E, 293.40 feet; thence N76°55'51"E along said right-of-way line, 60.34 feet to a point of curve; thence southeasterly along the arc of a curve to the right on the westerly right-of-way line as shown on WisDOT Right-of-Way Project No. 1112-07-22, which has a radius of 250.00 feet and a chord which bears S31°02'32"E, 253.68 feet; thence S03°32'22"E along said right-of-way line, 155.78 feet to the south line of the SE 1/4 of said Section 11; thence S89°26'50"W along said south line, 569.30 feet to the point of beginning of this description. This parcel contains 123,477 square feet (2.835 acres). Subject to an easement across the southerly 33.0 feet for Old Hoepker Road, a 30-foot wide public easement for sanitary sewer as shown on Certified Survey Map No. 9502, a permanent sanitary sewer easement to the City of Sun Prairie, Document No. 3618878, easements and restrictions recorded in Award of Damages, Document No. 4032352 and a Notice of Cost Recovery Agreement, Document No. 4105686, also being subject to any and all recorded easements and agreements of record.

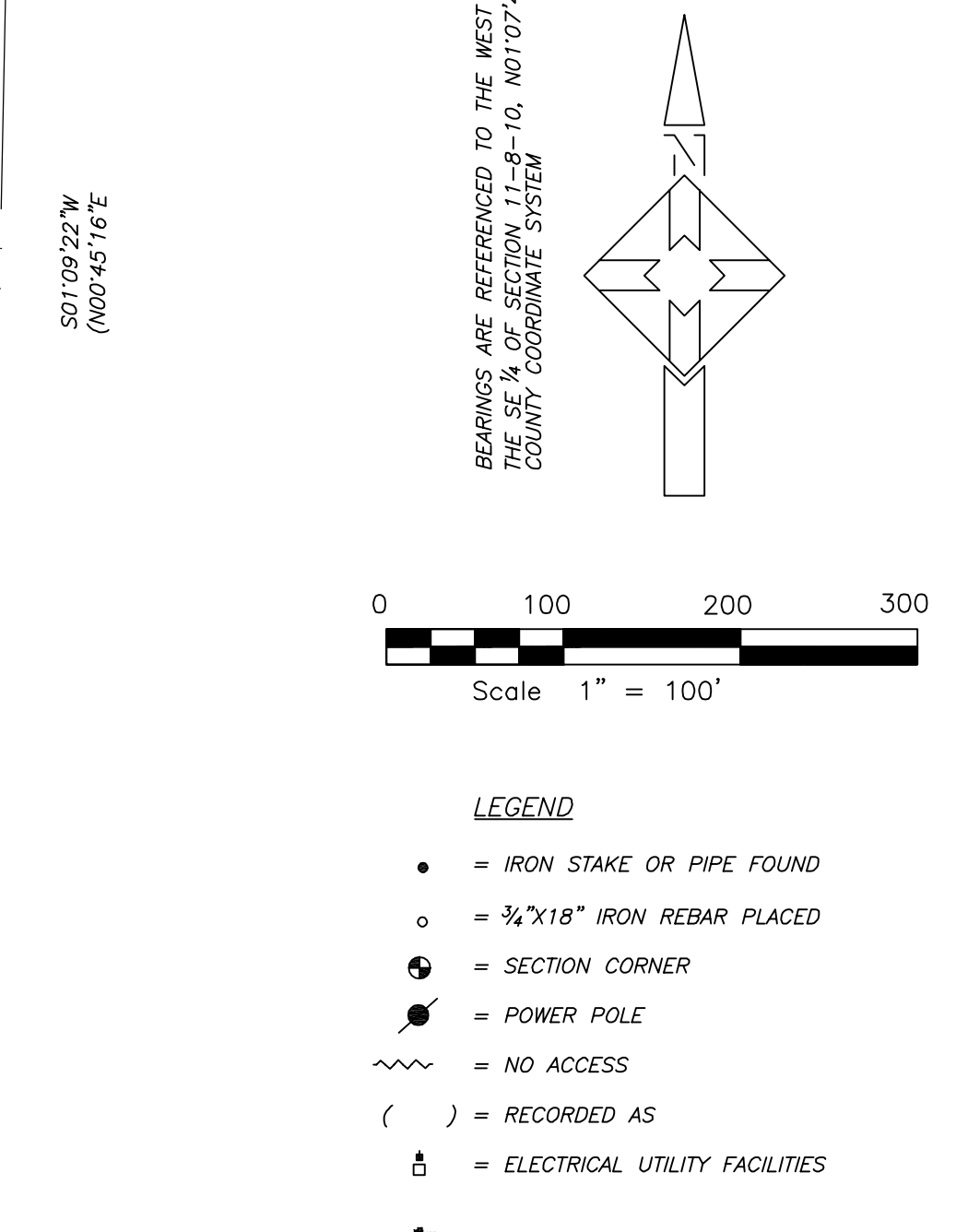
**PARCEL "E"**  
1,065,274 SQ. FT. 24.455 ACRES

**PARCEL "E"**  
Being part of Lot 1, Certified Survey Map No. 8037, recorded in Volume 43 of Certified Surveys, pages 17, 18, 19 & 20, as Document No. 2724835, located in the NE 1/4 of Section 14, T8N, R10E, City of Sun Prairie, Dane County, Wisconsin, described as follows:

Commencing at the North 1/4 corner of said Section 14; thence N89°26'50"E along the North line of the NE 1/4 of said Section 14, 330.00 feet; thence S01°02'45"W, 50.02 feet to the southerly right-of-way line of Hoepker Road, said point being the point of beginning of this description; thence N89°26'50"E along said northerly right-of-way line, 963.47 feet to a point on the westerly right-of-way line of County Trunk Highway "C"; thence S01°02'45"W, 50.02 feet to the southerly right-of-way line of Hoepker Road, said point being the point of beginning of this description; thence N77°56'39"E along said right-of-way line, 190.88 feet; thence S15°53'31"E along said right-of-way line, 591.78 feet; thence S06°36'33"W along said right-of-way line, 245.45 feet to a point on the southerly line of Lot 1, Certified Survey Map No. 8037; thence N65°14'48"W, 193.52 feet along said south line; thence S88°17'17"W along said south line, 1014.22 feet; thence N48°43'07"W, 210.00 feet; thence S01°02'45"W, 50.02 feet to the point of beginning of this description. This parcel contains 1,065,274 square feet (24.455 acres). Subject to a 16.5-foot wide easement to GTE MTO, Inc. Document No. 2047640, a 100-foot wide easement for Intermittent Stream Corridor as shown on Certified Survey Map No. 8037, 30-foot wide Sanitary Sewer Easement, Documents No. 4016403, Covenants, Conditions and/or Restrictions set forth in Warranty Deed, Document No. 4016403. Also being subject to any and all recorded easements and agreements of record.

**SURVEYOR'S CERTIFICATE**  
I, HOWARD F. LICHT, S-1136, REGISTERED LAND SURVEYOR OF THE STATE OF WISCONSIN, CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREIN DESCRIBED LANDS ACCORDING TO THE INSTRUCTIONS AND INFORMATION PROVIDED TO ME BY FC LAND, LLC AND FROM INFORMATION CONTAINED IN THE REPORT OF TITLE AS PROVIDED BY LAWYERS TITLE INSURANCE CORPORATION, CASE NUMBERS SP252604 AND SP252454, DATED OCTOBER 6 AND OCTOBER 10, 2005. I FURTHER CERTIFY THAT THIS MAP IS A TRUE REPRESENTATION OF THAT SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

HELD ENGINEERING ASSOCIATES, INC.  
HOWARD F. LICHT RLS S-1136 DATE



BOUNDARY SURVEY			
SCALE: 1" = 100'	FOR: FC LAND, LLC	OWNER BY: HFL	
DATE: 03/06/06	BY: JERRY C. GARDEN DRIVE	SUN PRAIRIE, WI 53590	REVISED: 03/24/06
PART OF LOT 1, C.S.M. 8037 AND PART OF LOT 1, C.S.M. 9502			
LOCATED IN THE NE 1/4 SEC. 14 AND IN THE SE 1/4 SEC. 11 T8N, R10E			
CITY OF SUN PRAIRIE, DANE COUNTY, WISCONSIN			
HELD ENGINEERING ASSOCIATES, INC.		PHONE: (608) 833-7373	OWNER NUMBER:
6601 GRAND TETON BLVD.		FAX: (608) 833-3527	10-158
MADISON, WI 53719			