

Ownership Information

1. Provide the name, address, phone number and email of the legal property owner of record, **City of Janesville, P.O. Box 5005, 18. N. Jackson St., Janesville, WI 53547, 608-755-300, Contact: Vic Grassman, Econ. Dev. Dir., 608-755-3181, grassmanv@ci.janesville.wi.us**
2. Include evidence of clear title to property owner, or certification from the property owner, include copy of Certificate of Title (attach as an exhibit) **See Ex. #1**
3. Include tax map and parcel number with site outlined (Attach as an exhibit) **See Ex. #2**
4. Include a dated letter from the property owner stating sales or lease price, (stated in dollars per acre) and term of stated price, or document with a current Real Estate Broker listing , including terms of listing (Attach as exhibit) **Ex. #3**
5. Provide a Voluntary Real Property Disclosure Form from the owner (Attach as an exhibit) **See Ex. #4**
6. Name of individual or group marketing site for development, **City of Janesville, Econ. Dev. Agency**
7. Proper documentation if economic development entity has right of first refusal (Attach as exhibit), **NA**

1690897

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

RECORDED

THIS DEED, made between Arthur T. Donaldson, Vivid, Inc., a Wisconsin corporation, and ELC Corporation, a Wisconsin corporation, as their interests may appear,

2004 DEC 22 AM 8 44

("Grantor," whether one or more), and City of Janesville

RANDAL LEYES
REGISTER OF DEEDS
ROCK CO WI 53545

REC
034

("Grantee," whether one or more).

JBC
241

Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the roofs, profits, fixtures and other appurtenant interests, in Rock County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Recording Area

Name and Return Address

City of Janesville

18 N. Jackson St.

Janesville, WI 53545

See attached legal description

CODE

TRANSFER

60-7

\$ 10,763.10

EXCLUSION

FEE

1300
35

*6-17-126, 034 022004, 6-17-126.4, 034 0220040040, 6-17-212, 034 060081 (part of), 6-17-214, 034 06003 (part of), 6-17-125, 034 022002, 6-17-126.6, 034 0220040052

Parcel Identification Number (PIN)

This is not homestead property.

(* is not)

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: municipal and zoning ordinances and agreements entered under them, recorded easements, recorded building and use restrictions and covenants, general taxes levied in the year 2004 and subsequent years, all outstanding and future special assessments, rights of farm tenant pursuant to Farm Lease dated 12/15/02, and any Agricultural Land Valuation Tax Penalty imposed pursuant to §74.48, Wis. Stats.

Dated December 17, 2004

ELC CORPORATION

[Signature] (SEAL)

[Signature] (SEAL)

* Arthur T. Donaldson

* By: Arthur T. Donaldson, Authorized Representative

VIVID, INC.

* By: Arthur T. Donaldson, Authorized Representative

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) of Arthur T. Donaldson

STATE OF _____)
) ss.
_____ COUNTY)

authenticated on December 17, 2004

[Signature]
Frederick L. Wesner

Personally came before me on _____
the above-named _____

TITLE: MEMBER STATE BAR OF WISCONSIN
(if not, _____
authorized by Wis. Stat. § 706.06)

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:

Nowlan & Mount J.J.P.

By: Attorney Frederick L. Wesner

Notary Public, State of _____
My commission (is permanent) (expires: _____)

LEGAL DESCRIPTION

Lot 1 of a Certified Survey Map as recorded in Volume 15, Pages 135-136; Part of the SE ¼ and the SE ¼ of the SW ¼ of Section 13, also part of the NW ¼ of the NE ¼, part of the NE ¼ of the NE ¼, part of the NE ¼ of the NW ¼ and part of the NW ¼ of the NW ¼ of Section 24 all being in T.2N., R.12E. of the 4th P.M., part in City of Janesville, and part in Town of Rock, Rock County, Wisconsin, described as follows:

Beginning at an aluminum monument at the NE corner of said Section 24; thence S.0°18'59"E. along the East line of the NE ¼ of said Section 24, a distance of 400.21 feet; thence N.88°27'04"W. parallel with the North line of said NE ¼ of said Section 24, a distance of 4017.90 feet to an iron pin monument on the East line of an existing parcel described in Vol. 211, Pages 237 and 238; thence N.44°30'37"E. along said East line 181.41 feet to an iron pin monument; thence N.0°35'56"W. continuing along said East line 252.96 feet to an iron pin monument at the SW corner of the SE ¼ of the SW ¼ of said Section 13; thence N.0°02'51"W. 1318.61 feet to a concrete monument at the NW corner of said SE ¼ of said SW ¼ of said Section 13; thence S.89°02'36"E. 1324.03 feet to an iron pin monument at the NE corner of said SE ¼ of said SW ¼ of said Section 13; thence N.0°00'24"E. along the North-South Centerline of said Section 13, a distance of 1283.03 feet to an iron pin monument on the South R.O.W. (right-of-way) line of S.T.H. 11; thence S.88°41'40"E. along said R.O.W. line, 1757.16 feet to an iron pin monument on the West line of a Certified Survey Map as recorded in Volume 8, Pages 114 and 115; thence S.1°18'01"W. 217.05 feet to an iron pin monument at the SW corner of Lot 1 of said Certified Survey Map; thence S.88°42'05"E. 110.00 feet to an iron pin monument at the SE corner of said Lot 1; thence N.1°18'01"E. 200.00 feet to an iron pin monument at the NE corner of said Lot 1; thence S.88°41'48"E. along said R.O.W. line, 70.00 feet to an iron pin monument at the NW corner of Lot 1 of a Certified Survey Map as recorded in Volume 9, Pages 132 and 133, thence S.1°18'01"W. 200.00 feet to an iron pin monument at the SW corner of said lot; thence S.88°42'05"E. 115.05 feet to an iron pin monument at the SE corner of said lot; thence N.1°18'01"E. 200.00 feet to an iron pin monument at the NE corner of said lot; thence S.88°41'48"E. along said R.O.W. line, 163.80 feet to an iron pin monument; thence S.71°01'05"E. along a vision triangle, 293.11 feet to a D.O.T. monument on the Westerly R.O.W. line of C.T.H. G; thence S. 5°31'29"E. along said Westerly R.O.W. line, 429.43 feet to an iron pin monument; thence S.89°21'10"E. 33.37 feet to the East line of the SE ¼ of said Section 13; thence S.0°00'13"W. along said East line, 187.20 feet; thence N.88°34'17"W. 40.01 feet to an iron pin monument at the NE corner of Lot 1 of a Certified Survey Map as recorded in Volume 15, Pages 135 and 136; thence S.0°00'13"W. along said Westerly R.O.W. line, 570.00 feet to an iron pin monument at the SE corner of said Lot 1; thence S.88°34'17"E. 40.01 feet to said East line; thence S.0°00'13"W. along said East line, 1322.41 feet to the place of beginning.

First American Title Insurance Company

OWNER'S POLICY

Schedule A

File Number 00042858

Policy Number: OP 6406478

Date of Policy: December 22, 2004 at 8:44 a.m.

Amount of Insurance \$3,607,050.00

1. Name of Insured:

City of Janesville

2. The estate or interest in the land, which is covered by this Policy is:

Fee Simple

3. Title to the estate or interest in the land is vested in:

City of Janesville

4. The land referred to in this Policy is described as follows:

See Exhibit A attached hereto and made a part hereof.

Parcel No.: 6-17-126, 034 022004, 6-17-126.4, 034 0220040040

NOTE: For informational purposes, the address is : Vacant land, Janesville, WI 53545

Authorized Officer or Agent for First American Title Insurance Company
T2R12S13 & T2R12S24

This policy is invalid unless the insuring provisions and Schedules A and B are attached.

First American Title Insurance Company
OWNER'S POLICY
SCHEDULE B

File Number: ~~00042858~~

Policy No. ~~OP 6406478~~

This Policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Special taxes or assessments, if any, payable with the taxes levied or to be levied for the current and subsequent years.
2. Encroachments, overlaps, boundary disputes, shortage in area, or any other matters which would be disclosed by an accurate survey and inspection of the premises.
3. Easements or claims of easements not shown by the public records.
4. Any lien, or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Rights or claims of parties in possession not shown by the public records.
6. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due payable on the development or improvement of the Land, whether assessed or charged before or after the Date of Policy.
7. Any claim of adverse possession or prescriptive easement.
8. Taxes for 2004, not yet due and payable.
9. Annexation to the City of Janesville recorded November 11, 2004, as Document No. 1686316
10. Easement to The American Telephone and Telegraph Company of Wisconsin and Wisconsin Telephone Company, recorded May 11, 1949 in Vol. 40 of Misc. on Page 29.
11. High Voltage Electric Transmission Line Easement from to Wisconsin Power and Light Company, recorded September 29, 1977 in Vol. 666 of Records on Page 336 as Document No. 873768.
12. Limitations as to Access to State Highway 351 as set forth in Warranty Deed to State of Wisconsin, Department of Transportation, recorded January 13, 1989 on Card 380 Image 533 as Document No. 1085365.
13. Electric Line Easement from to Wisconsin Power and Light Company, recorded April 14, 1989 on Card 389 Image 912 as Document No. 1089690.

(Continued)

This policy is invalid unless the insuring provisions and Schedules A and B are attached.

SCHEDULE B - continued

File Number: 00042858

Policy No. OP 6406478

14. Reservation for Easement as shown on the Certified Survey Map recorded September 7, 1978 and re-recorded October 11, 1978 in Vol. 8 Page 114 as Document No. 895993, reserving a 70 foot road for access purposes off Avalon Road.
 15. Reservation for Easement as shown on the Certified Survey Map recorded October 12, 1978 and re-recorded on December 4, 1979 in Vol. 9, Page 132 as Document No. 917653, reserving a 70 foot road for access purposes off Avalon Road.
 16. Easement to Rock County Electric Cooperative Association, recorded May 6, 1937 in Vol. 1 of REA on Pages 334.
 17. Easement to Wisconsin Telephone Company and The American Telephone and Telegraph Company of Wisconsin, recorded February 3, 1949 in Vol. 39 of Misc. on Page 326.
 18. Authorization for Access by State of Wisconsin, Department of Transportation, recorded December 16, 1980 on Card 65 Image 116 as Document No. 933340.
 19. This survey is subject to any and all easements and agreements, recorded or unrecorded - as shown on Certified Survey Map recorded in Vol. 15 on Pages 135 and 136 as #1136187.
 20. Utility easements as set forth are for the use of the public bodies and private public utilities having rights to serve the platted area - as shown on Certified Survey Map recorded in Vol. 15 on Pages 135 and 136 as #1136187.
 21. Since lot contains existing building which utilizes an existing private sewage system, no percolation test on the lot was required at the time of this survey, however, soils on the lot may be restrictive to the replacement of the existing system - as shown on Certified Survey Map recorded in Vol. 15 on Pages 135 and 136 as #1136187.
 22. A 10 foot utility easement over the Easterly lot line of the insured premises - as shown on Certified Survey Map recorded in Vol. 15 on Pages 135 & 136 as #1136187.
 23. Ordinance Regulating Height of Structures and Trees and the Use of Property in the Vicinity of the Rock County Airport recorded Dec. 29, 1966 in Vol. 233 of Records, Page 282 as Doc. No. 711781.
 24. Public or private rights in that part of the insured premises which may be laid out or used for highway purposes or rights of way.
 25. Rights of existing tenants under unrecorded leases.
-

Exhibit A

Lot 1 of a Certified Survey Map as recorded in Volume 15, Pages 135-136; part of the SE 1/4 and the SE 1/4 of the SW 1/4 of Section 13, also part of the NW 1/4 of the NE 1/4, part of the NE 1/4 of the NE 1/4, part of the NE 1/4 of the NW 1/4, and part of the NW 1/4 of The NW 1/4 of Section 24, all being in T.2N., R.12E. of the 4th P.M. part in City of Janesville, and part in Town of Rock, Rock County, Wisconsin.

Described as follows: Beginning at an iron pipe monument at the NE corner of said Section 24; thence S.0°18'59"E. along the East line of the NE 1/4 of said Section 24, a distance of 400.21 feet; thence N.88°27'04"W. parallel with the North line of said NE 1/4 of said Section 24, a distance of 4017.90 feet to an iron pin monument on the East line of an existing parcel described in Vol. 211, Pages 237 and 238; thence N.44°30'37"E. along said East line 181.41 feet to an iron pin monument; thence N.0°35'56"W. continuing along said East line 252.96 feet to an iron pin monument at the SW corner of the SE 1/4 of the SW 1/4 of said Section 13; thence N.0°02'51"W. 1318.61 feet to a concrete monument at the NW corner of said SE 1/4 of said SW 1/4 of said Section 13; thence S.89°02'36"E. 1324.03 feet to an iron pin monument at the NE corner of said SE 1/4 of said SW 1/4 of said Section 13; thence N.0°00'24"E. along the North-South centerline of said Section 13, a distance of 1283.03 feet to an iron pin monument on the South R.O.W. (Right-of-Way) line of S.T.H. 11; thence S.88°41'40"E. along said R.O.W. line, 1757.16 feet to an iron pin monument on the West line of a Certified Survey Map as recorded in Volume 8, Pages 114 and 115; thence S.1°18'01"W. 217.05 feet to an iron pin monument at the SW corner of Lot 1 of said Certified Survey Map; thence S.88°42'05"E. 110.00 feet to an iron pin monument at the SE corner of said Lot 1; thence N.1°18'01"E. 200.00 feet to an iron pin monument at the NE corner of said Lot 1; thence S.88°41'48"E. along said R.O.W. line, 70.0 feet to an iron pin monument at the NW corner of Lot 1 of a Certified Survey Map as recorded in Volume 9, Pages 132 and 133, thence S.1°18'01"W. 200.00 feet to an iron pin monument at the SW corner of said Lot; thence S.88°42'05"E. 115.05 feet to an iron pin monument at the SE corner of said Lot; thence N.1°18'01"E. 200.0 feet to an iron pin monument at the NE corner of said Lot; thence S.88°41'48"E. along said R.O.W. line, 163.80 feet to an iron pin monument; thence S.71°01'05"E. along a vision triangle, 293.11 feet to a D.O.T. monument on the westerly R.O.W. line of C.T.H. G; thence S.5°31'29"E. along said Westerly R.O.W. line, 429.43 feet to an iron pin monument; thence S.89°21'10"E. 33.37 feet to the East line of the SE 1/4 of Said Section 13; thence S.0°00'13"W. along said East line, 187.20 feet; thence N.88°34'17"W. 40.01 feet to an iron pin monument at the NE corner of Lot 1 of a Certified Survey Map as recorded in Volume 15, Pages 135 and 136; thence S.0°00'13"W. along said Westerly R.O.W. line, 570.0 feet to an iron pin monument at the SE corner of said Lot 1; thence S.88°34'17"E. 40.01 feet to said East line; thence S.0°00'13"W. along said East line, 1322.41 feet to the place of beginning.

Name and Address	Parcel #	Alt Parcel #
City of Janesville, PO Box 5005 Janesville, WI 53548-5005	0413300001	0413300001
	Property Address	
3598 Beloit Av		

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type
City of Janesville,	12/17/2004	\$182,250	Warranty Deed	20050128	0	Land
City of Janesville,	12/17/2004	\$130,000	Warranty Deed	20050128	0	Land
City of Janesville,	12/17/2004	\$1,855,890	Warranty Deed	20050128	0	Land
City of Janesville,	12/17/2004	\$182,250	Warranty Deed	20050128	0	Land
City of Janesville,	12/17/2004	\$1,237,300	Warranty Deed	20050128	0	Land

PERMITS

Date	Number	Amount	Purpose	Note
1/1/2006	TID 22 AMEND	\$0	Occupancy	cmplt rh
2/22/2005	ANNEXATION	\$0	Occupancy	3/24/05 Complete, ra

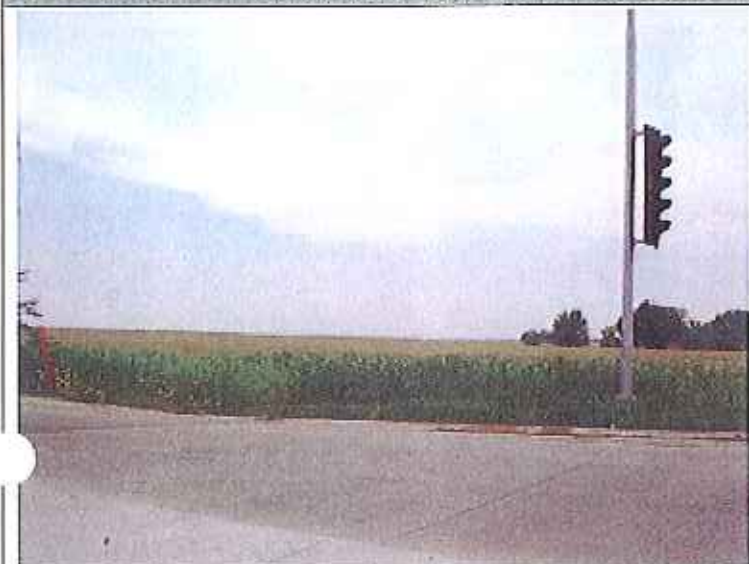
2007 ASSESSED VALUE

Class	Land	Improvements	Total
X4-Local Exempt	\$0	\$0	\$0
Total	\$0	\$0	\$0

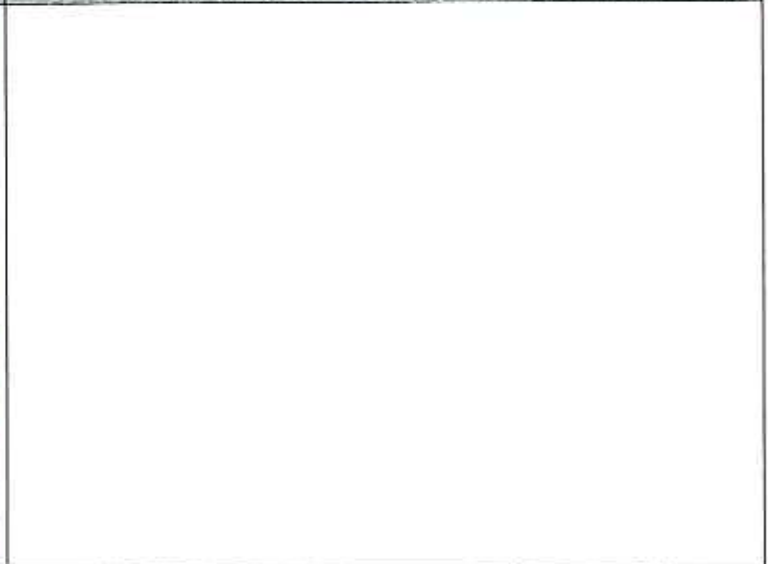
LEGAL DESCRIPTION

Pt SE. ¼ and Pt SW. ¼ Sec 13-2-12 and also Pt NE. ¼ and NW. ¼ Sec 24-2-12, 4TH PM, City of Janesville, Rock Co, WI DAF: Com NE cor sd Sec 24; th S0°18'59"E alg E L NE ¼ sd Sec 24, 400.21'; th N88°27'04"W 33.02' to W L CTH G and POB; th N88°27'04"W 3859.99'; th N0°02'51"W 1704.64' to N L SE ¼ SW ¼ sd Sec 13; th S89°02'36"E alg sd N L 1291.03' to NE cor sd SE ¼ SW ¼ sd Sec 13; th N0°00'24"E alg N-S CL sd Sec 13, 1283.03' to S L STH 11; th S88°41'40"E alg sd S L

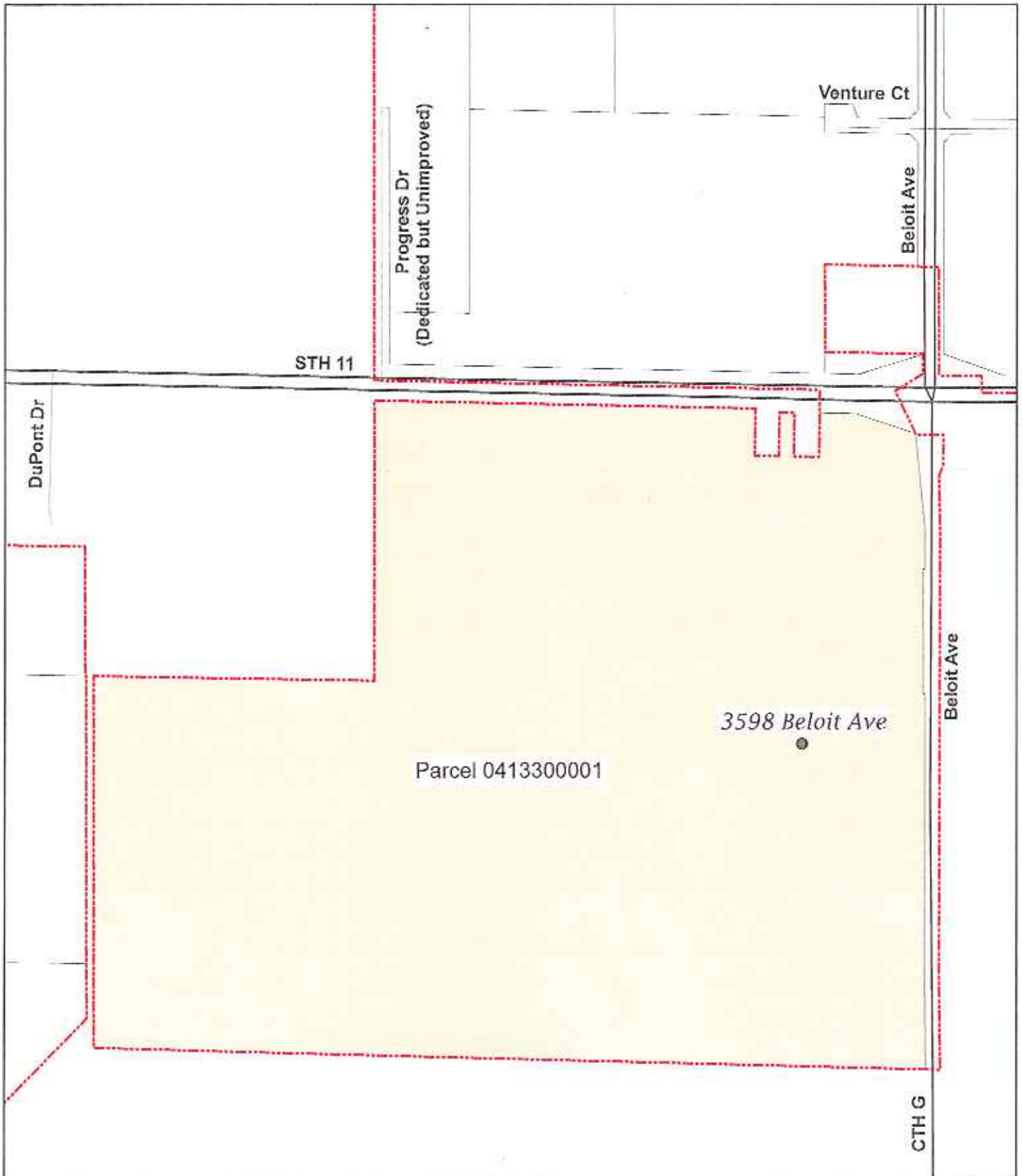
PROPERTY IMAGE




PROPERTY SKETCH



Phase II - Ownership Information - Exhibit 2



 Parcel 0413300001

 City Limits

0 300 600
1" = 600'



Wisconsin's Park Place
City of Janesville
PLANNING SERVICES

Date: June 2010 K. Benz, Planning Services

Map Location: S:\Projects\Economic_Development\ADY\Phase II, Ownership Information - Exhibit 2.mxd

DISCLAIMER: This data is provided by the City of Janesville for informational purposes only. The City does not warrant or guarantee the accuracy or reliability of this data. The recipient of this data assumes any risk of its use for any purpose.



CITY OF JANESVILLE
Wisconsin's Park Place

Exhibit #3

June 1, 2010

To Whom It May Concern:

Re: Land Price for 35987 Beloit Ave., Janesville, WI.

The City of Janesville owns this 224 acre property zoned M1 and located within TIF District #22. The asking price per acre is \$36,000.00 which can often be reduced on a project by project basis using TIF financing.

The term of this stated price will be from June 1, 2010 through May 31, 2011.

For further information, please call me 608-755-3181,
grassmanv@ci.janesville.wi.us

Sincerely;

Vic Grassman, CEcD
Director of Economic Development

Voluntary Real Property Disclosure Form

The purpose of this form is to allow property owners to fully disclose certain conditions associated with the development site to the buyer. The Real Property Disclosure Form is a statement from a seller to a buyer as to conditions at an identified site at a specific time represented by the date of this form. Condition is defined as a characteristic of the property that would have a substantial adverse effect on the value or liability of the real property or impair the use of the property by future owners. The seller may inform the prospective buyer of changes in the property that have taken place proceeding the date of this form. Statements made on this form are not warranties but may be accepted as reliable and true. This is not a legal document and has no legal effect but is a voluntary statement by the seller.

The seller discloses, to the best of his or her knowledge, that the items listed below are identified and marked accurately:

Seller's Legal Name: City of Janesville

Seller's Legal Address: 18 N. Jackson Street

Janesville, WI 53547

Property Address: 3598 Beloit Ave.

Janesville, WI 53546

Seller is aware of the current conditions of the property. Yes No N/A

Property is in a flood plain. Yes No N/A

Property owner currently has flood insurance. Yes No N/A

Seller is aware of unsafe levels of radon on the property. Yes No N/A

Seller is aware of unsafe concentrations or conditions relating to lead paint, lead water pipes or lead in the soil on the premise.

Yes No N/A

Seller is aware of mine subsidence, underground pits, settlement, sliding, upheaval, or other earth stability defects on the premise.

Yes No N/A

Real Property

Seller is aware of underground fuel storage tanks on the property. Yes No N/A

Seller is aware of boundary or lot line disputes. Yes No N/A

Seller has received notice of violation of local, State or Federal laws or regulations relating to this property, which violation has not been corrected.

Yes No N/A

Explanations or comments on any of the items marked above or concerning the property in general.

NA

The Seller certifies that the above information is true and correct based on actual notice or actual knowledge of the seller without specific investigation on the part of the seller. The Seller authorizes any person representing the Seller to provide a copy of this statement and to disclose any information in this statement, to any person in connection with any actual or anticipated sale of the property.

Seller: Quanta G. Jensen Date: 6/3/2010

Seller: _____ Date: _____