

MORTGAGE FROM WALTER KASSURA REALTY CORPORATION TO JACK R. COURSHON, AS NOMINEE OF MEDIAN MORTGAGE INVESTORS, A MASSACHUSETTS TRUST, DATED JANUARY 22, 1971 AND RECORDED JANUARY 22, 1971 IN VOLUME 224 OF RECORDS, PAGE 510, AND SUBSEQUENTLY ASSIGNED TO JACK R. COURSHON AS NOMINEE OF THE TRUSTEES OF FIRST MORTGAGE INVESTORS, A MASSACHUSETTS BUSINESS TRUST; AND MORTGAGE FROM WALTER KASSURA REALTY CORPORATION TO JACK R. COURSHON AS NOMINEE OF MEDIAN MORTGAGE INVESTORS, A MASSACHUSETTS TRUST, DATED JANUARY 31, 1972, RECORDED FEBRUARY 7, 1972 IN VOLUME 317 OF RECORDS, PAGE 183, AND SUBSEQUENTLY ASSIGNED TO JACK R. COURSHON, AS NOMINEE OF THE TRUSTEES OF FIRST MORTGAGE INVESTORS, A MASSACHUSETTS BUSINESS TRUST. BOTH OF SAID MORTGAGES ARE RECORDED IN PUBLIC RECORDS OF THE COUNTY OF DANE, STATE OF WISCONSIN.

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A parcel of land located in the NW 1/4 of Section 3, T6N, R9E, Town of Fitchburg, Dane County, Wisconsin, To-wit:

Commencing at the West quarter corner of said Section 3; thence N02°21'13" E, 491.49 feet to the point of beginning; thence continuing N02°21'13"E, 214.00 feet; thence N33°22'58"E, 698.58 feet; thence N85°29'37"E, 79.06 feet; thence S56°37'03"E, 27.51 feet; thence S01°31'42"W, 6.56 feet to a point of curve; thence Southwesterly on a curve to the right which has a radius of 222.05 feet and a chord which bears S17°27'18"W, 121.87 feet; thence S33°22'58"W, 427.04 feet to a point of curve; thence Southwesterly on a curve to the left which has a radius of 500.00 feet and a chord which bears S17°52'06"W, 267.48 feet; thence S02°21'13"W, 60.84 feet; thence S87°38'47"E, 66.00 feet; thence N02°21'13"E, 60.84 feet to a point of curve; thence Northeasterly on a curve to the right which has a radius of 434.00 feet and a chord which bears N17°52'06"E, 232.18 feet; thence N33°22'58"E, 427.04 feet to a point of curve; thence Northeasterly on a curve to the left which has a radius of 288.05 feet and a chord which bears N17°27'18"E, 158.10 feet to a point of reverse curve; thence Northeasterly on a curve to the right which has a radius of 33.92 feet and a chord which bears N43°30'35"E, 45.38 feet; thence N85°29'37"E, 1,021.48 feet; thence S04°30'30"E, 130.69 feet to a point of curve; thence Southeasterly on a curve to the left which has a radius of 210.00 feet and a chord which bears S11°35'44"E, 51.82 feet; thence S26°35'30"W, 250.34 feet; thence S63°24'30"E, 99.48 feet; thence S69°06'00"W, 332.74 feet; thence N17°24'00"W, 305.00 feet; thence N25°54'00"W, 110.00 feet; thence S15°36'00"W, 185.00 feet; thence N89°54'00"W, 155.00 feet; thence S26°06'00"W, 460.00 feet; thence N68°40'15"W, 459.93 feet; thence S14°32'22"W, 216.40 feet; thence N87°38'47"W, 207.00 feet to the point of beginning.

Except those parcels conveyed to the Town of Fitchburg in Volume 224 of Records, page 180 and in Volume 211 of Records, page 278.

Subject to and together with the Recreational Easements recorded in Volume 214 of Records, page 472, #1278116 and in Volume 392 of Records, page 561, #1346300.

EXHIBIT 13

4328 RV-2