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ALTA/ACSM LAND TITLE SURVEY

COMP. FILE: 080040.dwg
PLOT FILE: STANDARD
VIEW: Layout1

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST, SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 16 EAST, CITY OF DELAVAN, COUNTY OF WALWORTH, STATE OF WISCONSIN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE SOUTH 1 DEGREE 16 MINUTES 42 SECONDS EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 1,316.09 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID NORTHEAST QUARTER; THENCE SOUTH 88 DEGREES 29 MINUTES 51 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTH HALF, A DISTANCE OF 375.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 3 DEGREES 31 MINUTES 46 SECONDS WEST, A DISTANCE OF 2,019.87 FEET TO THE NORTHEAST CORNER OF LOT 1 IN CERTIFIED SURVEY MAP NO. 4042; THENCE SOUTH 88 DEGREES 50 MINUTES 05 SECONDS WEST ALONG THE NORTH LINE OF SAID CERTIFIED SURVEY MAP NO. 4042, A DISTANCE OF 992.59 FEET TO THE SOUTHEAST CORNER OF OUTLOT 1 IN LOWE'S DELAVAN SUBDIVISION; THENCE NORTH 1 DEGREE 09 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF SAID OUTLOT 1, A DISTANCE OF 222.34 FEET; THENCE NORTH 34 DEGREES 11 MINUTES 25 SECONDS WEST ALONG THE NORTHEAST LINE OF SAID OUTLOT 1, A DISTANCE OF 555.81 FEET MEASURED, (555.16 FEET RECORD) TO THE NORTHEAST CORNER OF SAID OUTLOT 1, SAID POINT BEING A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 88 DEGREES 29 MINUTES 47 SECONDS WEST ALONG THE NORTH LINE OF SAID OUTLOT 1, SAID LINE BEING THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 672.28 MEASURED, (672.63 RECORD) FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 1; THENCE SOUTH 1 DEGREE 09 MINUTES 55 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLOT 1, A DISTANCE OF 620.69 FEET MEASURED (620.25 FEET RECORD) TO THE NORTHEAST CORNER OF OUTLOT 2 IN SAID LOWE'S DELAVAN SUBDIVISION; THENCE SOUTH 88 DEGREES 50 MINUTES 05 SECONDS WEST ALONG THE NORTH LINE OF SAID OUTLOT 2, A DISTANCE OF 40.30 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 2; THENCE NORTH 1 DEGREE 09 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF OUTLOT 1 IN DELAVAN CROSSINGS SUBDIVISION, A DISTANCE OF 49.16 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 1; THENCE NORTH 77 DEGREES 52 MINUTES 17 SECONDS WEST ALONG THE NORTHEAST LINE OF SAID OUTLOT 1, A DISTANCE OF 531.78 FEET; THENCE SOUTH 88 DEGREES 50 MINUTES 05 SECONDS WEST ALONG THE NORTH LINE OF SAID OUTLOT 1, A DISTANCE OF 598.70 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 1, SAID POINT BEING A POINT ON THE SOUTHEASTERLY LINE OF INTERSTATE NO. 43; THENCE NORTH 35 DEGREES 30 MINUTES 18 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 554.02 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 88 DEGREES 29 MINUTES 47 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 709.82 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 1 DEGREE 19 MINUTES 26 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 945.61 FEET TO THE POINT OF INTERSECTION WITH SAID SOUTHEASTERLY LINE OF INTERSTATE NO. 43; THENCE NORTH 35 DEGREES 30 MINUTES 18 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 464.00 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF THE SOUTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 88 DEGREES 29 MINUTES 51 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 1,974.50 FEET TO THE POINT OF BEGINNING.

LEGEND

- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- FIRE HYDRANT
- CURB INLET
- WATER VALVE
- PHONE UTILITY RISER
- Lightpole
- GAS METER
- ELECTRIC TRANSFORMER

SCHEDULE B

U.	Easement from George W. Borg to Wisconsin Power and Light, dated June 1958 and recorded on February 5, 1959, in Volume 535 of Deeds at Page 479, as Document No. 506993.	DOES NOT AFFECT PROPERTY
V.	Access Restrictions contained in Deed recorded January 23, 1974 in Volume 108 of Records on Page 374 as Document No. 674484.	SHOWN ON SURVEY
W.	Covenants, conditions, restrictions and access limitations contained in Quit Claim Deed recorded March 21, 1979 in Volume 229 of Records on Page 530 as Document No. 44848.	DOES NOT AFFECT PROPERTY
X.	Sewer Main Easement by and between Bank of Wisconsin, Trustee of the Harold W. Zilbach Revocable Trust dated July 18, 1984 and the Village of Williams Bay, a municipal corporation, dated December 13, 1985 and recorded May 6, 1986 in Volume 367 of Records on page 269 as Document No. 1258285. Said easement assigned to Walworth County Metropolitan Sewerage District by Document recorded August 4, 1988 in Volume 486 of Records on page 115 as Document No. 198141.	DOES NOT AFFECT PROPERTY
Y.	Easement from Airport 43 Limited partnership, an Illinois limited partnership to Walworth County Metropolitan Sewerage District, a municipal corporation, dated March 6, 1991 and recorded on March 20, 1991, in Volume 314 of Records at Page 191, as Document No. 208537.	DOES NOT AFFECT PROPERTY
Z.	Easement from Airport 43 Limited partnership, an Illinois limited partnership to Wisconsin Bell, Inc., dated June 17, 1992 and recorded on January 8, 1993, in Volume 606 of Records at Page 800, as Document No. 246310.	DOES NOT AFFECT PROPERTY
AA.	Development Agreement by and between the City of Delavan, a municipal corporation, and Household Finance Corporation III, a Delaware Corporation, dated December 19, 2005 and recorded in the Office of the Register of Deeds for Walworth County, Wisconsin on November 21, 2001 as Document No. 490207.	NOT PLOTTABLE AFFECTS PROPERTY SEE DOCUMENT FOR AFFECTS
AB.	Terms and conditions contained in the "ECR" by and between Walmart Real Estate Trust, Kohl's Department Stores, Inc., Household Finance Corporation III, and Delavan Crossing Association, Inc., dated November 7, 2003 and recorded November 11, 2003 as Document No. 583408 and First Amendment to Easements and Covenants and Restrictions Affecting Land ("ECR") dated June 30, 2003 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on July 1, 2003 as Document No. 563742, and second Amendment recorded November 11, 2003 as Document No. 583408, and Third Amendment recorded January 31, 2005 as Document No. 630012.	NOT PLOTTABLE AFFECTS PROPERTY BLANKET IN NATURE
AC.	Restrictive Covenant Agreement by and between Household Finance Corporation III, a Delaware Corporation, and Chili's of Wisconsin, Inc. a Wisconsin Corporation, recorded in the Office of the Register of Deeds for Walworth County, Wisconsin on September 16, 2003 as Document No. 575830.	NOT PLOTTABLE AFFECTS PROPERTY BLANKET IN NATURE
AD.	Reciprocal Easement Agreement by and between Household Finance Corporation III and Chili's of Wisconsin, Inc. recorded in the Office of the Register of Deeds for Walworth County, Wisconsin on September 16, 2003 as Document No. 575831.	NOT PLOTTABLE AFFECTS PROPERTY BLANKET IN NATURE

NOTES:

1. Title Commitment No. 428017, Effective Date 1-18-2008 and amended 3-11-2008 issued by Chicago Title Insurance Co. was used in preparing this survey.

2 M=Measured distance R=Record distance.

3. Bearings based on Wisconsin State Plane Coordinates South Zone 1927 Datum.

4. The triangular parcel depicted hereon as "Not Included" may constitute a land locked parcel. If so, a right-of-way easement by necessity may exist or apply to the subject property. A title insurer or attorney should be consulted for particulars.

5. No easement or access documents for the located billboard sign were noted in the title commitment.

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
* No distance should be assumed by scaling.
* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use, or possession should be hereon implied.
* This Survey and Plat of Survey are void without original embossed or red colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

CLIENT: HSBC
DRAWN BY: EH CHECKED BY: ____
SCALE: 1"=100' SEC. 16 T. 2N R. 16E
JOB NO.: 080040
DATE.: 3-03-2008
FIELD WORK COMPLETED: 2-28-2008
REVISIONS.: 3-12-2008
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF

RECEIVED MAY 29 2008

STATE OF ILLINOIS)
)SS
COUNTY OF McHENRY)

To: GKBP Holdings, LLC
Household Finance Corporation, III, A Delaware Corporation
Chicago 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 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 2005, and includes items 1, 3, 4, 7a, 8, 10 and 11a of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

I further certify that I have examined F.I.R.M. Map, Community Panel No. 550462 0070 B Effective date: August 15, 1983 and have determined that the subject property is in Zone C area of minimal flooding.

Date: March 13, 2008

By: E. Haglund

Eric J. Haglund
Wisconsin Registered Land Surveyor No. S-2532

WISCONSIN ERIC J. HAGLUND S-2532 McHENRY, IL LAND SURVEYOR

BK.____ PG.____

XWUP-22 XWUP-222

002-2431