

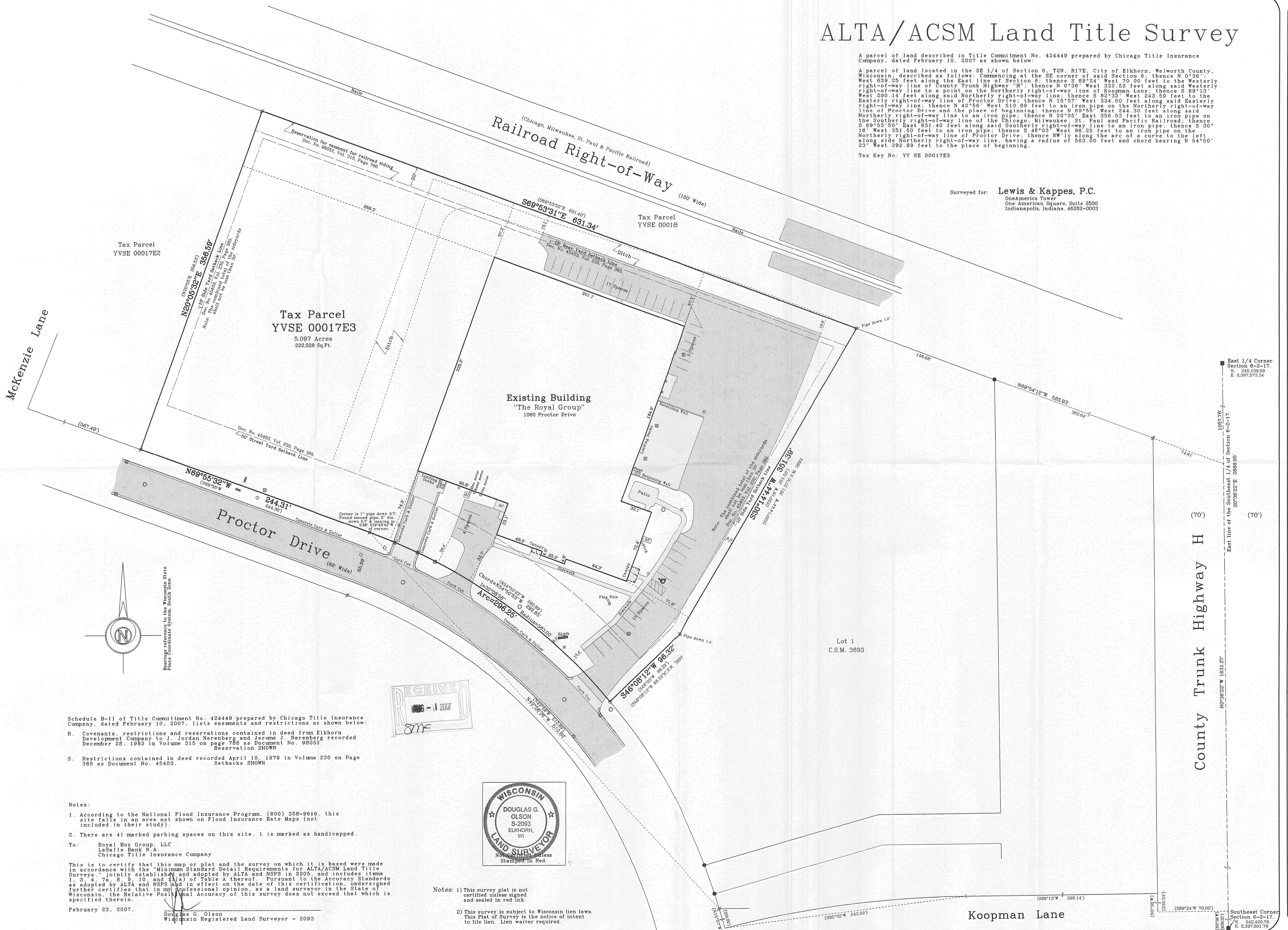
ALTA/ACSM Land Title Survey

A parcel of land described in Title Commitment No. 424449 prepared by Chicago Title Insurance Company, dated February 10, 2007 as shown below:

A parcel of land located in the SE 1/4 of Section 6, T2N, R17E, City of Elkhorn, Walworth County, Wisconsin, described as follows: Commencing at the SE corner of said Section 6; thence N 0°36'11" West 639.25 feet along the East line of Section 6; thence S 89°24' West 70.00 feet to the Westerly right-of-way line of County Trunk Highway "H"; thence N 0°36' West 332.53 feet along said Westerly right-of-way line to a point on the Northerly right-of-way line of Koopman Lane; thence S 89°13' West 290.14 feet along said Northerly right-of-way line; thence S 82°32' West 243.59 feet to the Easterly right-of-way line of Proctor Drive; thence N 15°57' West 334.00 feet along said Easterly right-of-way line; thence N 42°56' West 510.89 feet to an iron pipe on the Northerly right-of-way line of Proctor Drive and the place of beginning; thence N 69°55' West 244.30 feet along said Northerly right-of-way line to an iron pipe; thence N 20°05' East 356.53 feet to an iron pipe on the Southerly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence S 69°53'50" East 631.40 feet along said Southerly right-of-way line to an iron pipe; thence S 30°16' West 351.50 feet to an iron pipe; thence S 48°03' West 96.25 feet to an iron pipe on the Northerly right-of-way line of Proctor Drive; thence NW 1/4 along the arc of a curve to the left along side Northerly right-of-way line, having a radius of 563.00 feet and chord bearing N 54°50'23" West 292.69 feet to the place of beginning.

Tax Key No: YY SE 00017E3

Surveyed for: **Lewis & Kappes, P.C.**
OneAmerica Tower
One American Square, Suite 2500
Indianapolis, Indiana. 46282-0003



Schedule B-11 of Title Commitment No. 424449 prepared by Chicago Title Insurance Company, dated February 10, 2007, lists easements and restrictions as shown below:

R. Covenants, restrictions and reservations contained in deed from Elkhorn Development Company to J. Jordan Nerenberg and Jerome J. Nerenberg recorded December 28, 1983 in Volume 315 on page 786 as Document No. 98052.

S. Restrictions contained in deed recorded April 10, 1979 in Volume 230 on Page 365 as Document No. 46403. Setbacks SHOWN

Notes:

1. According to the National Flood Insurance Program, (800) 358-9616, this site falls in an area not shown on Flood Insurance Rate Maps (not included in their study).

2. There are 41 marked parking spaces on this site. 1 is marked as handicapped.

To: Royal Box Group, LLC
LaSalle Bank N.A.
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 the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 3, 4, 7a, 8, 9, 10, and 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

February 23, 2007.

Douglas G. Olson
Wisconsin Registered Land Surveyor - 2093

Notes: 1) This survey plat is not certified unless signed and sealed in red ink.
2) This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.

Survey date: February 23, 2007.
Revisions: No. 1 - Certified to

Scale in Feet
1" = 40'



Jensen & Olson Land Surveying, LLC
45 South Wisconsin Street
P.O. Box 322
Elkhorn, Wisconsin 53121
Telephone: (262) 723-3434
Facsimile: (262) 723-8044

Legend
Found County Section Corner
Found Iron Rod 3/4" dia.
Set Iron Rod 3/4" dia.
Found Iron Pipe 1/2" dia.
Found Iron Pipe 1/4" dia.
Found Iron Pipe 1/8" dia.
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