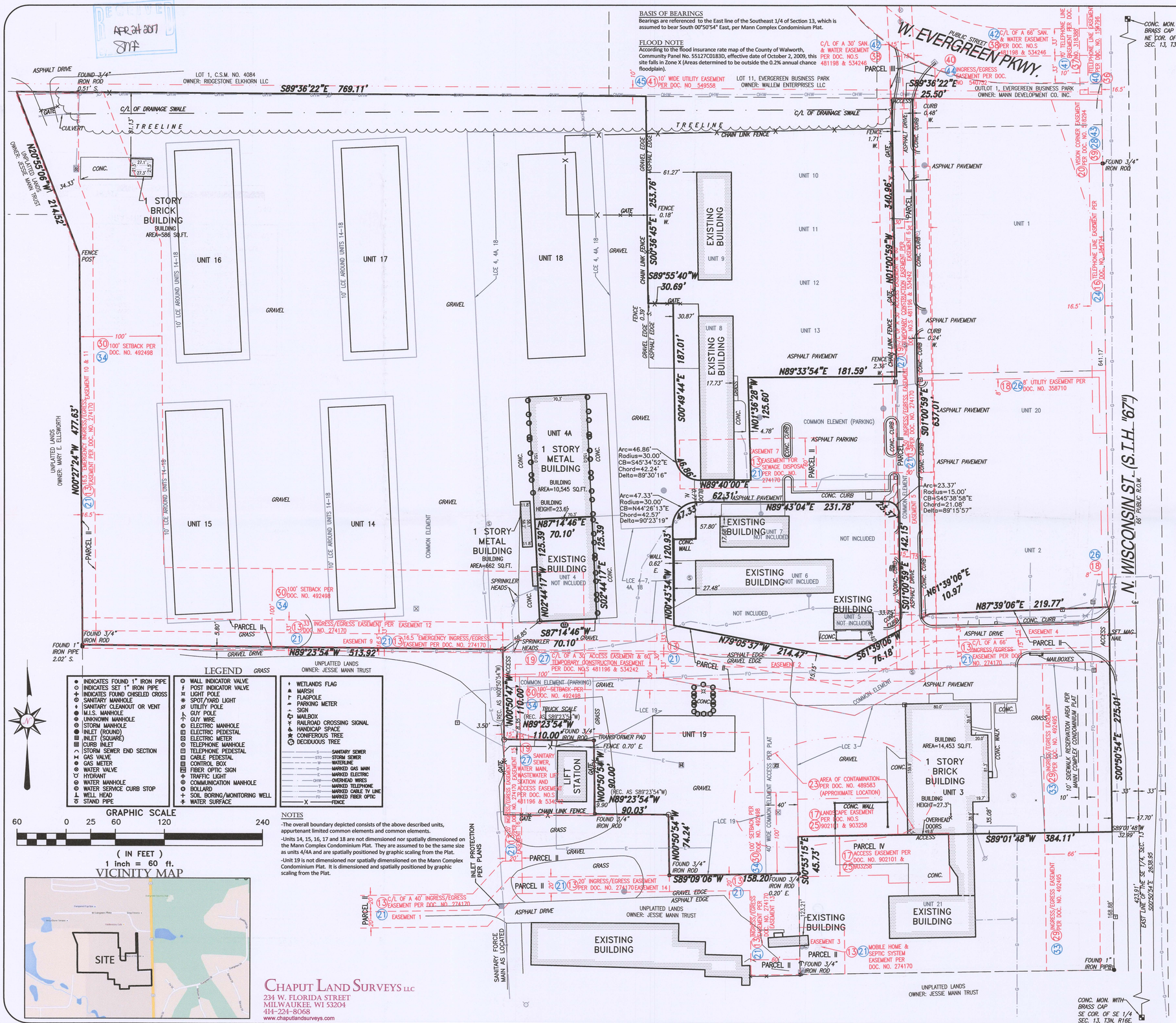
ALTA/NSPS LAND TITLE SURVEY



CLIENT

Lauderdale Lakes Marina, LLC

SITE ADDRESS

1950 N. Wisconsin St., Elkhorn, Walworth County, Wisconsin.

LEGAL DESCRIPTION–COMMITMENT NO. WA-5942. AMENDMENT 5

PARCEL 1:
Unit 3 in Mann Complex Condominium, together with said unit's undivided percentage interest in the common elements (and the exclusive use of the limited common elements appurtenant to said unit all in Mann Complex Condominium, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a Declaration as such condominium in the Office of the Register of Deeds for Walworth County, Wisconsin, on August 31, 1994, as Document No. 292082,and as amended by the First Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Mann Complex Condominium recorded May 29, 2003 as Document No. 558743, and Second Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Mann Complex Condominium recorded as Document No. 902101, and any amendments and addendums thereto, said condominium being located in the City of Elkhorn, County of Walworth, State of Wisconsin on the real estate described in said Declaration and incorporated herein by this reference thereto.
PARCEL 2:
A non-exclusive easement for ingress and egress for the benefit of the Unit more fully set forth as Parcel 1 above, as set forth in Declaration of Conditions, Covenants and Easements recorded in Volume 297 of Records on page 929 as Document No. 86923 as amended by a Declaration of Conditions, Covenants and Easements recorded in Volume 627 of Records on page 4942 as Document No. 274170. SEE EXCEPTION 13 & 21.
PARCEL 3:
Non-exclusive easement for ingress and egress for the benefit of the Units more fully set forth as Parcel 1 above, as set forth in a Driveway Easement recorded as Document No. 540752 and as further set forth in a Grant of Access Easement recorded as Document No. _____.
PARCEL 4:
A non-exclusive easement for access and egress as set forth in the Second Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Mann Complex Condominium recorded as Document No. 902101 described as follow:
An easement for access and egress to Unit 3 of Mann Complex Condominium over a part of the limited common element for Unit 21 of said condominium, located in the Southeast 1/4 of the Southeast 1/4 of Section 13, Town 3 North, Range 16 East, City of Elkhorn, Walworth County, Wisconsin, described as follows:
Commencing at the southeast corner of said Section 13 (T3N, R16E); thence N 00 deg 50 min 54 sec W, along the east line of the Southeast 1/4 of said section 13, 255.04 feet; thence S 89 deg 01 min 48 sec W, 416.38 feet along the south line of said condominium; thence N 00 deg 53 min 14 sec W, 123.21 feet to the point of beginning; thence continue N 00 deg 53 min 15 sec W, 46.24 feet; thence N 88 deg 47 min 16 sec E, 184.58 feet; thence S 01 deg 14 min 19 sec E, 60.00 feet; thence S 88 deg 45 min 41 sec W, 75.00 feet; thence N 01 deg 14 min 19 sec W, 10.00 feet; thence S 88 deg 45 min 41 sec W, 109.89 feet; thence N 00 deg 53 min 15 sec W, 3.85 feet to the point of beginning.

LEGAL DESCRIPTION–COMMITMENT NO. WA-5940. AMENDMENT 6

PARCEL 1:
Units 4A, 14, 15, 16, 17, 18 and 19 in Mann Complex Condominium, together with said unit's undivided percentage interest in the common elements (and the exclusive use of the limited common elements appurtenant to said unit all in Mann Complex Condominium, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a Declaration as such condominium in the Office of the Register of Deeds for Walworth County, Wisconsin, on August 31, 1994, as Document No. 292082,and as amended by the First Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Mann Complex Condominium recorded May 29, 2003 as Document No. 558743, and any amendments and addendums thereto, said condominium being located in the City of Elkhorn, County of Walworth, State of Wisconsin on the real estate described in said Declaration and incorporated herein by this reference thereto.
PARCEL 2:
Non-exclusive easements for ingress and egress for the benefit of the Units more fully set forth as Parcel 1 above, as set forth in Declaration of Conditions, Covenants and Easements recorded in Volume 297 of Records on page 929 as Document No. 86923 as amended by a Declaration of Conditions, Covenants and Easements recorded in Volume 627 of Records on page 4942 as Document No. 274170. SEE EXCEPTION 13 & 21.
PARCEL 3:
Non-exclusive easement for ingress and egress for the benefit of the Units more fully set forth as Parcel 1 above, as set forth in a Driveway Easement recorded as Document No. 540752 and as further set forth in a Grant of Access Easement recorded as Document No. _____.

TITLE COMMITMENT

This survey was prepared based on Chicago Title Insurance Company Commitment No. WA-5942 Amendment 5, effective date of July 22, 2016 which lists the following easements and/or restrictions from schedule B-II:

1, 5, 6, 7 & 8, visible evidence shown, if any. 2, 3, 4, 10, 15, 21, 22, 26, 27, 31, 32, 33, 34 & 35, not survey related. 9, 11, 12 & 24 Intentionally Omitted.

13. Declaration of Conditions, Covenants and Easements recorded in Volume 297 of Records on page 929 as Document No. 86923 as amended by a Declaration of Conditions, Covenants and Easements recorded in Volume 627 of Records on page 4942 as Document No. 274170. Affects and benefits property by location, shown.
14. Limitations and conditions imposed by the Condominium Ownership Act of the State of Wisconsin. Affects property by location, general in nature.
16. Grant of State Long Distance Telephone Co. Telephone Line Easement recorded in Volume 415 of Records on Page 531 as Document No. 154794. Affects property by location, shown.
17. Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Mann Complex Condominium recorded in Volume 631 of Records on Page 7791 as Document No. 292082, and First Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Mann Complex Condominium recorded as Document No. 558743, and Consents to Amendment to Condominium Declaration recorded as Document No. 569311. Affects property by location, blanket in nature.
Second Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Mann Complex Condominium recorded as Document No. 902101. Affects property by location, shown.
18. Distribution Easement Underground Joint recorded in Volume 648 on page 2761 as Document No. 358710. Affects property by location, shown.
19. Lift Station and Utility Easement recorded as Document No. 481196 and Partial Assignment of Lift Station and Utility Easement recorded as Document No. 534242. (Affects Common Elements) Affects property by location, shown.
20. Vision Corner Easement recorded as Document No. 518294. (Affects Common Elements) Affects property by location, shown.
23. Notice of Contamination to Property recorded as Document No. 489583. Affects property by location, approximate location shown.
25. Easement as set forth in a Condominium Deed recorded as Document No. 903258. Affects property by location, shown.
28. Rights of utility companies to maintain the sanitary manholes, storm manholes, gas valves, gas meters, hydrants, well heads, light poles, utility poles electric meters, telephone pedestals, storm sewer, marked gas mains, marked electric, overhead wires, and marked fiber optic as referenced on an ALTA/NSPS Land Title Survey prepared by Chaput Land Surveying LLC dated June 29, 2016 and revised *, as Drawing No. 2321-dmb. Affects property by location, shown.
29. Agreement recorded as Document No. 492495. Affects property by location, shown.
30. Easement recorded as Document No. 492498. Affects property by location, shown.
36. State Long Distance Telephone Co. Telephone Line Easement recorded in Volume 415 of Records on Page 353 Document No. 154796. Does not affect property by location, shown.
37. State Long Distance Telephone Co. Telephone Line Easement recorded in Volume 638 of Records on Page 574 Document No. 318388. Does not affect property by location, shown.
38. Grant of Utility Easement to Walworth County Metropolitan Sewerage District recorded as Document No. 481198 and Complete Assignment of Utility Easement recorded s Document No. 534246. Affects property by location, shown.
39. Vision Corner Easement recorded as Document No. 518294.
40. Terms and provisions of a Driveway Easement recorded as Document No. 540752 and a Grant of Access Easement recorded as Document No. _____. Benefits property by location, shown.
41. Easements and restrictions as set forth on the Plat of Evergreen Business Park recorded in Cabinet "C" of Subdivisions on Slide 145 as Document No. 549558, as amended by an Affidavit of Correction recorded as Document No. 551449. Does not affect property by location, shown.
42. Declaration of Protective Covenants, Evergreen Business Park recorded as Document No. 552580, as amended by First Amendment of Declaration of Protective Covenants for Evergreen Business Park recorded as Document No. 648562. Does not affect property by location, general in nature.
43. City of Elkhorn Development Agreement recorded as Document No. 648561. Does not affect property by location, general in nature.
44. Conditional Use Permit recorded as Document No. 682025. Does not affect property by location, general in nature.

TITLE COMMITMENT

This survey was prepared based on Chicago Title Insurance Company Commitment No. WA-5940, Amendment 6, effective date of July 22, 2016 which lists the following easements and/or restrictions from schedule B-II:

1, 5, 6, 7 & 8, visible evidence shown, if any. 2, 3, 4, 10-20, 23, 30, 35-39 & 49-55, not survey related. 9 Intentionally Omitted.

21. Declaration of Conditions, Covenants and Easements recorded in Volume 297 of Records on page 929 as Document No. 86923 as amended by a Declaration of Conditions, Covenants and Easements recorded in Volume 627 of Records on page 4942 as Document No. 274170. Affects and benefits property by location, shown.
22. Limitations and conditions imposed by the Condominium Ownership Act of the State of Wisconsin. Affects property by location, general in nature.
24. Grant of State Long Distance Telephone Co. Telephone Line Easement recorded in Volume 415 of Records on Page 531 as Document No. 154794. Affects property by location, shown.
25. Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Mann Complex Condominium recorded in Volume 631 of Records on Page 7791 as Document No. 292082, and First Amendment to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Mann Complex Condominium recorded as Document No. 558743, and Consents to Amendment to Condominium Declaration recorded as Document No. 569311. Affects property by location, blanket in nature.
26. Distribution Easement Underground Joint recorded in Volume 648 on page 2761 as Document No. 358710. Affects property by location, shown.
27. Lift Station and Utility Easement recorded as Document No. 481196 and Partial Assignment of Lift Station and Utility Easement recorded as Document No. 534242. (Affects Common Elements) Affects property by location, shown.
28. Vision Corner Easement recorded as Document No. 518294. (Affects Common Elements) Affects property by location, shown.
32. Rights of utility companies to maintain the sanitary manholes, storm manholes, gas valves, gas meters, hydrants, well heads, light poles, utility poles electric meters, telephone pedestals, storm sewer, marked gas mains, marked electric, overhead wires, and marked fiber optic as referenced on an ALTA/NSPS Land Title Survey prepared by Chaput Land Surveying LLC dated June 29, 2016 and revised *, as Drawing No. 2321-dmb. Affects property by location, shown.
33. Agreement recorded as Document No. 492495. Affects property by location, shown.
34. Easement recorded as Document No. 492498. Affects property by location, shown.
40. State Long Distance Telephone Co. Telephone Line Easement recorded in Volume 415 of Records on Page 353 Document No. 154796. Does not affect property by location, shown.
41. State Long Distance Telephone Co. Telephone Line Easement recorded in Volume 638 of Records on Page 574 Document No. 318388. Does not affect property by location, shown.
42. Grant of Utility Easement to Walworth County Metropolitan Sewerage District recorded as Document No. 481198 and Complete Assignment of Utility Easement recorded s Document No. 534246. Affects property by location, shown.
43. Vision Corner Easement recorded as Document No. 518294. Affects property by location, shown.
44. Driveway Easement recorded as Document No. 540752. Benefits property by location, shown.
45. Easements and restrictions as set forth on the Plat of Evergreen Business Park recorded in Cabinet "C" of Subdivisions on Slide 145 as Document No. 549558, as amended by an Affidavit of Correction recorded as Document No. 551449. Does not affect property by location, shown.
46. Declaration of Protective Covenants, Evergreen Business Park recorded as Document No. 552580, as amended by First Amendment of Declaration of Protective Covenants for Evergreen Business Park recorded as Document No. 648562. Does not affect property by location, general in nature.
47. City of Elkhorn Development Agreement recorded as Document No. 648561. Does not affect property by location, general in nature.
48. Conditional Use Permit recorded as Document No. 682025. Does not affect property by location, general in nature.

LAND AREA

The Land Area of the subject property is 711,454 square feet or 16.3328 acres.

TABLE "A" ITEMS

11. Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-call Utility Marking System (Wisconsin Statute 182.0175), Ticket Numbers 20162419993 & 20162420112. This survey represents the underground utilities that participated with the request and were marked on the time of the survey. Additional utilities may exist, but were non-responsive to the request.
16. There is no visible evidence of earth moving, building construction or building additions within recent months.
17. There are no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs if any, is shown.
18. There is no evidence on site of delineated wetlands areas.
19. There were no offsite easements or servitudes benefiting the survey property disclosed in furnished Title Commitment at the time of survey.

PARKING SPACES

There are no parking spaces marked on this site.

MUNICIPAL ZONING

Municipal Code: Elkhorn Zoning Code; Table 17.5-3
Per City of Elkhorn Zoning Administrator, dated July 12, 2016
Site is zoned: B-6 (Commercial Business)
Front setback: 30 feet
Side setback: 15 feet
Rear setback: 30 feet
Maximum building height: none listed

TO: Lauderdale Lakes Marina, LLC, a Wisconsin limited liability company
LSCG Fund 17, LLC, its successors and/or assigns
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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 6(a), 6(b), 7(a), 7(b1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on June 20, 2016.

Date of Map: June 29, 2016.
Revised: July 11, 2016
Revised: July 27, 2016

Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

WISCONSIN DONALD C. CHAPUT S-1316 MILWAUKEE WI LAND SURVEYOR

Drawing No. 2321-dmb

LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- SANITARY CLEANOUT OR VENT
- M.L.S. MANHOLE
- UNKNOWN MANHOLE
- STORM MANHOLE
- INLET (ROUND)
- INLET (SQUARE)
- CURB INLET
- STORM SEWER END SECTION
- GAS VALVE
- GAS METER
- WATER VALVE
- HYDRANT
- WATER MANHOLE
- WATER SERVICE CURB STOP
- WELL HEAD
- STAND PIPE
- WALL INDICATOR VALVE
- POST INDICATOR VALVE
- LIGHT POLE
- SPOT/YARD LIGHT
- UTILITY POLE
- GUY POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CONTROL BOX
- FIBER OPTIC SIGN
- TRAFFIC LIGHT
- COMMUNICATION MANHOLE
- BOLLARD
- SOIL BORING/MONITORING WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- FLAGPOLE
- PARKING METER
- SIGN
- MAILBOX
- RAILROAD CROSSING SIGNAL
- HANDICAP SPACE
- CONIFEROUS TREE
- DECIDUOUS TREE
- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- FENCE

GRAPHIC SCALE
60 0 25 60 120 240
(IN FEET)
1 inch = 60 ft.

NOTES

-The overall boundary depicted consists of the above described units, appurtenant limited common elements and common elements.

-Units 14, 15, 16, 17 and 18 are not dimensioned nor spatially dimensioned on the Mann Complex Condominium Plat. They are assumed to be the same size as units 4/4A and are spatially positioned by graphic scaling from the Plat.

-Unit 19 is not dimensioned nor spatially dimensioned on the Mann Complex Condominium Plat. It is dimensioned and spatially positioned by graphic scaling from the Plat.

VICINITY MAP

CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

YMC-1 thru YMC-21

COX-2587