

ZFI 06001-ZFI 00002

### LEGAL DESCRIPTION:

Parcel I  
Unit 1 in the First Banking Center Office Plaza Condominium(s) created by a "Declaration of Condominium" recorded on January 6, 1992 in the office of the Register of Deeds for Walworth County, Wisconsin, as Document No. 224628, and any amendments and/or corrections thereto, and by its Condominium Plat and any amendments and/or corrections thereto. Said land being in the City of Lake Geneva, County of Walworth, and State of Wisconsin.

Parcel II  
Unit 2 in the First Banking Center Office Plaza Condominium(s) created by a "Declaration of Condominium" recorded on January 6, 1992 in the office of the Register of Deeds for Walworth County, Wisconsin, as Document No. 224628, and any amendments and/or corrections thereto, and by its Condominium Plat and any amendments and/or corrections thereto. Said land being in the City of Lake Geneva, County of Walworth, and State of Wisconsin.

Parcel III  
A 1/2 interest in the following described land: A parcel of land located in Block 2 of the Original Plat of Lake Geneva, Walworth County, Wisconsin, described as follows: commencing at a point on the South line of North Street 210 feet East of the Northwest corner of Lot 3, Block 2, said point being the place of beginning; thence South 00 deg. 48' West 349.63 feet, thence South 89 deg. 37' East 16 feet, thence North 00 deg. 48' East 349.63 feet, more or less, to the South line of North Street; thence West along the South line of North Street 16 feet, more or less to the place of beginning.

Address 567 Broad Street, Lake Geneva, WI 53147  
Tax Key ZFI 00001 (Parcel 1), ZFI 00002 (Parcel 2), ZOP 00028 (Parcel III)  
Containing 86,920 Sq. Ft. of 1.993 Acres

### SURVEYOR'S CERTIFICATION:

#### CERTIFICATE

TO: Wintrust Financial Corporation, an Illinois Corporation, Talmer Bank and Trust, a Michigan Corporation and Knight Barry Title Group and 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 2011 minimum standard detail requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 7(e)(1), 8 and 11(a)(b) of table A thereof. The field work was completed on May 15, 2014.

May 27, 2014

*James E. Robinson*  
James E. Robinson  
Registered Land Surveyor  
State of Wisconsin  
Registered No. 1283

### EXCEPTIONS:

From KNIGHT BARRY COMMITMENT FOR TITLE FILE # WW 712793 Dated May 7, 2014  
SCHEDULE B-SECTION II EXCEPTIONS

- Item 12 Easements, restrictions and other matters shown on the Plat of First Banking Center Office Plaza Condominium. (Describes common and limited common elements and is blanket in nature)
- Item 13 Agreement and other matters contained in the instrument recorded December 2, 1991 as Document No. 222578. (16' Underground utility easement) Alley has been removed and incorporated into parking paving.
- Item 14 Restrictions, covenants and other matters contained in the instrument recorded July 12, 1990 as Document No. 197132. (Restrictive covenant of no retail food sales as long as Sentry Food store is operating in Lake Geneva)
- Item 15 Covenants, conditions, restrictions and other matters contained in the instrument recorded August 29, 1983 as Document No. 93566. (Underground Utility Easement 75 feet wide)
- Item 16 Declaration of Condominium of First Banking Center Office Plaza Condominium and other matters contained in the instrument recorded January 6, 1992 as Document No. 224628.
- Item 17 Easement and other matters contained in the instrument Recorded November 16, 2009 as Doc. # 777296 16' Wide Overhead Easement to Wisconsin Power and Light Co. (As Shown).

### FLOODPLAIN NOTE:

By graphic plotting only, this property is located within an area having a Zone designation "X" by the Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Map, Community Panel No. 55127C0331D, which bears an effective date of October 2, 2009 and is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from FEMA.

### UTILITY NOTE:

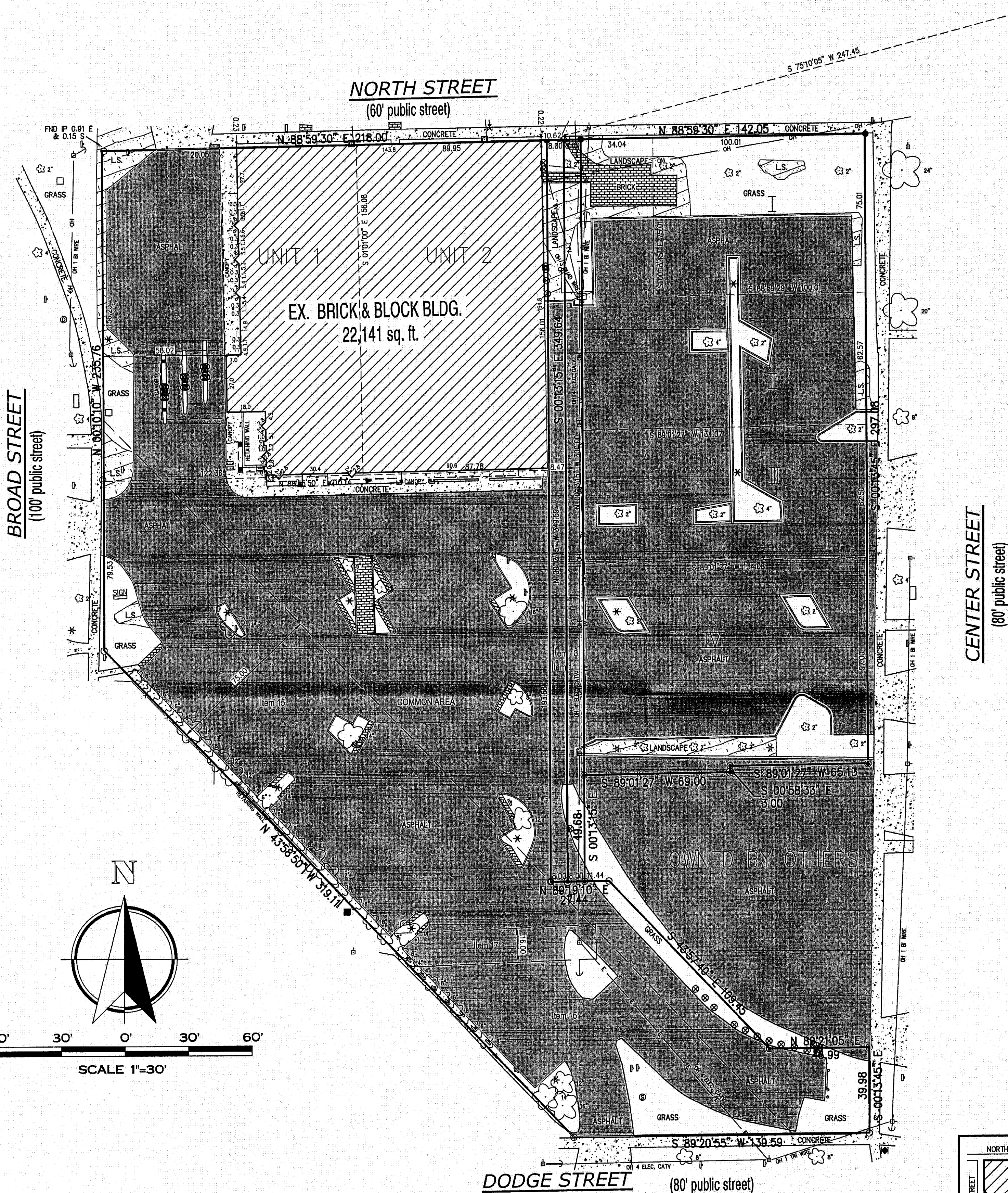
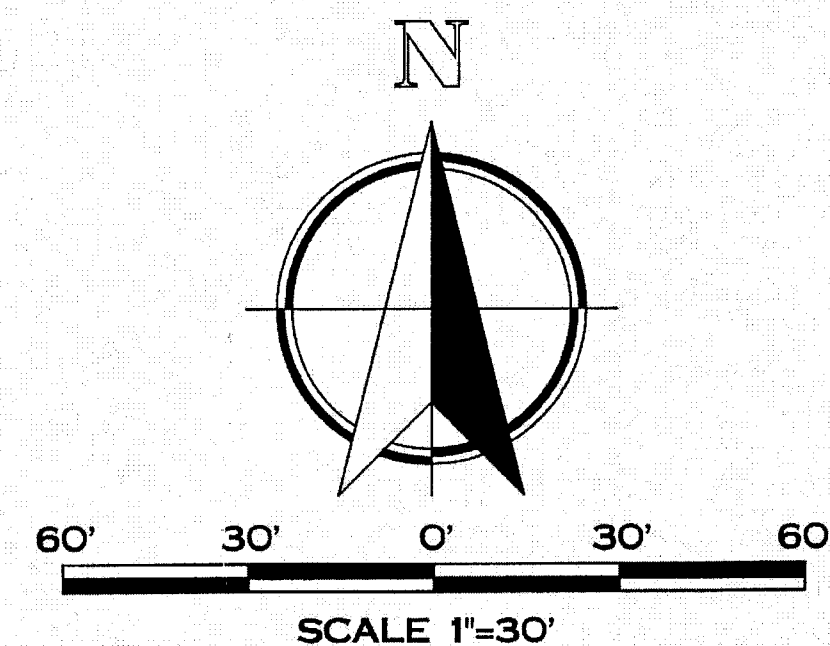
EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

BEARING BASE: GRID NORTH, WISCONSIN  
COORDINATE SYSTEM, SOUTH ZONE,  
BASED UPON NAD 1927.

**DIGGERS HOTLINE**  
Call 800 or (800) 242-8511  
www.DiggersHotline.com

#### LEGEND:

- |                       |                        |                     |                         |                      |                         |
|-----------------------|------------------------|---------------------|-------------------------|----------------------|-------------------------|
| ○ SANITARY MANHOLE    | — SAN — SANITARY SEWER | ⚡ FLOOD LIGHT       | ■ PAD MOUNT TRANSFORMER | ⬤ 6" DECIDUOUS TREE  | ⊙ "PK" NAIL             |
| ○ CATCH BASIN         | ⌋ CLEAN OUT            | ⚡ ELECTRIC PEDESTAL | ☎ TELEPHONE PEDESTAL    | ⬤ 6" CONIFEROUS TREE | ⊙ IRRIGATION VALVE      |
| ⊙ FIRE DEPT CONNECTOR | ⌋ VENT PIPE            | ⚡ ELECTRIC METER    | ▶ FLAG POLE             | ○ FOUND IRON PIPE    | ⊙ MISCELLANEOUS MANHOLE |
| ■ BRICK               | ⌋ HYDRANT              | — E — ELECTRIC LINE | — G — GAS MAIN          | ● SET IRON PIPE      | ⊙ PNEUMATIC TUBE        |
| ■ CONCRETE            | ⌋ WATER VALVE          | ⚡ LIGHT POLE        | ⊙ GAS METER             | — X — FENCE          | ⊙ SET CUT "X"           |
| ■ ASPHALT             | ⌋ WATER MAIN           | ⚡ POWER POLE        | ⊙ GAS VALVE             | ⊙ GUARD POST         |                         |
| ■ LANDSCAPE           | ⌋ CATV PEDESTAL        | ⌋ GUY WIRE          | ⌋ SIGN                  | ⬤ HVAC               |                         |



### LEGAL DESCRIPTION:

Parcel I  
Part of Lots 4 and 5 in Block 2 of the Original Plat of Lake Geneva described as: Commencing at the Northeast corner of Block 2 of the Original Plat of the City of Lake Geneva, Walworth County, Wisconsin, thence South 75 feet, thence West 100 feet, thence North 75 feet, thence East 100 feet to the place of beginning.

Parcel II  
Part of Lots 4, 5 and 6 in Block 2 of the Original Plat of Lake Geneva described as: Commencing 137 1/2 feet South of the Northeast corner of Block 2 of the Original Plat of the City of Lake Geneva, Walworth County, Wisconsin, thence West 134 feet, thence North 137 1/2 feet to the South line of North Street, thence East 34 feet, thence South 75 feet, thence East 100 to the East line of Block 2, thence South 62 1/2 feet to the place of beginning.

Parcel III  
Part of Lots 8 and 9 in Block 2 of the Original Plat of Lake Geneva described as: Commencing 137 1/2 feet South of the Northeast corner of Block 2 of the Original Plat of the City of Lake Geneva, Walworth County, Wisconsin, thence West 134 feet, thence South 62 1/2 feet, thence East 134 feet, thence North to the place of beginning.

Parcel IV  
Part of Lots 9 and 12 in Block 2 of the Original Plat of Lake Geneva described as: Commencing at a point in the East line of Block 2 in the City of Lake Geneva, late Village of Geneva, which is 280 feet South of the North line of North Street, and running thence West at right angles to said East line 134 feet, thence South parallel with said East line 98 1/2 feet, thence East parallel with the first line to Center Street, thence North on Center Street to the place of beginning. EXCEPTING therefrom the East 65 feet of the South 1 1/2 feet. Also commencing at a point in the alley running North and South through Block 2, according to the Original Plat of the Village of Geneva, now City of Lake Geneva, in the County of Walworth and State of Wisconsin, on record in the Register's Office of said County, which point is 383 1/2 feet South of the North line of North Street and in the East line of said alley being 298 1/2 feet South of the South line of North Street and the Southwest corner of land owned by Harriet M. Richards likewise the Northwest corner of land owned by Charles T. Schlada thence East in the North line of said Schlada's land 69 feet; thence South 1 1/2 feet; thence West parallel with the North line of said Schlada's land 69 feet to the alley, thence North in the East line of said alley 1 1/2 feet to the place of beginning.

Parcel V  
Part of Lots 4, 5, 8, 9 and 12 in Block 2 of the Original Plat of Lake Geneva described as: a 1/2 interest in and to the following: a parcel of land located in Block 2 of the Original Plat of the Village (now City) of Lake Geneva, Walworth County, Wisconsin, described as follows: Commencing at a point on the South line of North Street 210 feet East of the Northwest corner of Lot 3, Block 2, said point being the place of beginning, thence South 00 deg. 48' West 349.63 feet, thence South 89 deg. 37' East 16 feet, thence North 00 deg. 48' East 349.63 feet, more or less, to the South line of North Street, thence West along the South line of North Street 15 feet, more or less to the place of beginning.

Address 532 Center Street Lake Geneva, WI 53147  
Tax Key ZOP 00023, ZOP 800024, ZOP 00025, ZOP 00026  
Containing 42,826 Sq. Ft. of 0.983 Acres

### SURVEYOR'S CERTIFICATION:

#### CERTIFICATE

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May 27, 2014

*James E. Robinson*  
JAMES E. ROBINSON  
S-1283  
RACINE, WI  
LAND SURVEYOR

James E. Robinson  
Registered Land Surveyor  
State of Wisconsin  
Registered No. 1283

### EXCEPTIONS:

From KNIGHT BARRY COMMITMENT FOR TITLE FILE # WW 712808 Dated May 05, 2014  
SCHEDULE B-SECTION II EXCEPTIONS

- Item 11 Agreement and other matters contained in the instrument Recorded December 2, 1991 as Doc. # 222578. (16' Underground utility easement) Alley has been removed and incorporated into parking paving.

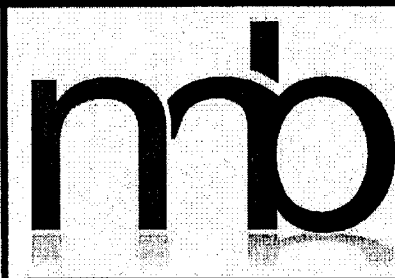
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RECEIVED  
SEP 18 2014  
By *[Signature]*



Nielsen Madsen & Barber S.C.  
Civil Engineers and Land Surveyors  
1458 Horizon Blvd. Suite 200, Racine, WI. 53406  
Tele: (262)634-5588 Fax: (262)634-5024  
Website www.nmbssc.net

**A.L.T.A. SURVEY**  
FOR  
**TALMER BANK & TRUST**  
AND  
**WINTRUST FINANCIAL CORP.**  
CITY OF LAKE GENEVA, WALWORTH COUNTY WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MRM.  
DRAFTED: SCB  
DATE: 5-19-14  
CHECKED: MRM.  
DATE: 5-29-14

2014.0051.01  
SHEET  
1 OF 1