

STEWART TITLE GUARANTY COMPANY
COMMITMENT NO. M-76471 AMENDED DATED APRIL 28, 1995 AT 8:00 A.M.

**SCHEDULE B--SECTION 2
EXCEPTIONS AFFECTING THIS SURVEY**

ITEM NO. 9: Apparent unrecorded easements for overhead and underground utilities along the south line of subject premises as depicted on Certified Survey Map No. 2333, Volume 11, pages 217 and 218 and depicted on the Plat of The Cove of Lake Geneva Condominium, Document No. 303257, Shown on the plat of survey.

ITEM NO. 10: "10' Sidewalk Easement" along the south line of subject premises depicted on the Plat of The Cove of Lake Geneva Condominium, Document No. 303257, Shown on the plat of survey.

ITEM NO. 11: "20' Wide sewer easement existing sanitary sewer line and 20' utility easement" as set forth on Certified Survey Map No. 2467, Volume 12 of Certified Survey Maps, pages 156, 157 and 158, Document No. 288787 and depicted on the Plat of The Cove of Lake Geneva Condominium, Document No. 303257. Shown on the plat of survey.

ITEM NO. 12: "100 year floodplain delineation" as set forth on Certified Survey Map No. 2467, Volume 12 of Certified Survey Maps, pages 156, 157 and 158 and depicted on the Plat of The Cove of Lake Geneva Condominium, Document No. 303257. Shown on the plat of survey.

SURVEYOR'S CERTIFICATE

I hereby certify to COVE DEVELOPMENT, LLC, a Wisconsin Limited Liability Company, ANCHOR BANK, S.S.B. and STEWART TITLE GUARANTY COMPANY, as of the date hereof, as follows:

(a) This survey was made on the ground and correctly and accurately shows:

(i) The boundary lines (which close by engineering calculation), dimensions and the area of land indicated on this survey and each parcel thereof;

(ii) The lot and block number shown on any plat, parcel map or field map to which reference is made in the legal description of the subject property, together with the filing date of such plat or map;

(iii) The location, size, type and dimension of all buildings, other improvements (including all visible items) and parking areas (including the type [standard, compact or handicapped] of spaces and number of vehicles that may be parked in each parking area and the total number of parking spaces) on the subject property at the ground surface level and the distance therefrom to the nearest facing exterior property lines of the subject property;

(iv) The location and dimensions of all alleys, streets, roads, right-of-way, setback and yard lines, easements and other matters of record affecting the subject property;

(v) All driveways or curb cuts along any street upon which the land abuts;

(vi) All courses and distances, including without limitation, the position of the point of beginning if the land is described by metes and bounds; and

(vii) The scale, the "NORTH" direction, the point of beginning, the width of the street(s) abutting the subject property and the distance to the nearest intersection street and the point of reference from which the subject property is measured.

(b) Except as shown hereon based upon a careful physical inspection of the property and a review of the matters of record, there are no visible:

(i) Building restrictions or setback lines, party walls, encroachments or other improvements upon any easement, right-of-way or adjacent land or encroachment of the improvements located on adjacent land onto the subject property; and

(ii) Easements, right-of-way, conflicts, officially designated one hundred (100) year flood plains or flood prone areas, springs, streams, creeks, rivers, ponds or lakes, cemeteries or burial grounds.

(c) That all streets abutting the subject property and all means of ingress to and egress from the subject property have been completed, dedicated and accepted for public maintenance and use by the municipality having jurisdiction over the same.

(d) This survey shows all utilities located in abutting public streets and the connections of such utilities for the subject property, and shows the point of entry and location of any utilities which pass through or are locate on adjoining private land.

(e) The subject property is situated within a Flood Hazard Area (as defined in the document entitled "DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION-SPECIAL FLOOD HAZARD AREA MAPS") nor is it shown on any U.S. DEPARTMENT OF H.U.D. FLOOD INSURANCE BOUNDARY MAP. The 100 year Floodplain has been delineated in the field and the field information appears on the plat of survey, defined by bearings and distances.

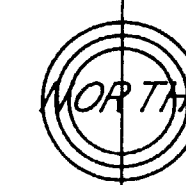
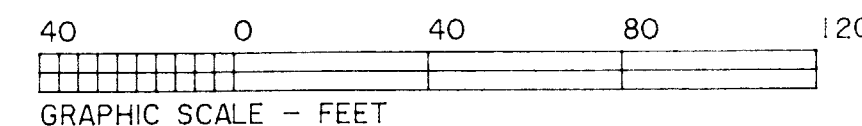
(f) The subject property is not situated within the conical zone or critical glide path of any airport.

I further certify that this survey and map or plat on which it is based were made in accordance with the "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" jointly established and adopted by the American Land Title Association and American Congress on Surveying and Mapping in 1988 and meets the accuracy requirements of a Class A Survey (as defined therein), and included all of the items set forth on Table 3 thereof.

Pete L. Bailey
AMERICAN SURVEYING COMPANY, INC.
PETE L. BAILEY, REGISTERED LAND SURVEYOR,
STATE OF WISCONSIN, NO. 1398
DATED THIS 25th day of June, 1995.

LEGAL DESCRIPTION

Commercial Unit No. 1 and Units 102,104,106,108,110,112,114, 116,118,120,122,124,126,128,130,132,134,136,138,140,142,144,146, 148,150,152,154,156,158,160,200,201,202,203,204,205,206,207,208, 209,210,211,212,214,215,216,217,218,219,220,221,222,223,224,225, 226,227,228,229,230,231,232,233,234,235,236,237,238,239,240,241, 242,243,244,245,246,247,248,249,250,251,252,253,254,255,256,257, 258,259,260,261,263,265,267,300,301,302,303,304,305,306,307,308, 309,310,311,312,313,314,315,316,317,318,319,320,321,322,323,324, 325,326,327,328,329,330,331,332,333,334,335,336,337,338,339,340, 341,342,343,344,345,346,347,348,349,350,351,352,353,354,355,356, 357,358,359,361,363,365,367,400,401,402,403,404,405,406,407,408, 409,410,411,412,414,415,416,417,418,419,420,421,422,423,424,425, 426,427,428,429,430,431,432,433,434,435,436,437,438,439,440,441, 442,443,444,445,446,447,448,449,450,451,452,453,454,455,456,457, 458,459,460,461,462,463,465,467, together with said unit's undivided appurtenant interest in the common elements all in the COVE OF LAKE GENEVA CONDOMINIUM, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by Declaration of such condominium in the Office of the Register of Deeds of Walworth County, Wisconsin on March 30, 1995 in Volume 634 of Records, pages 3235 to 3283 inclusive, as Document No. 303258 said condominium being located in the City of Lake Geneva, County of Walworth, State of Wisconsin on real estate described in said Declaration and incorporated herein by this reference thereto.



LEGEND:
O - DENOTES NO. 6 REBAR W/CAP SET
ALL BEARINGS ARE REFERENCED TO GRID NORTH,
SOUTH ZONE OF THE WISCONSIN STATE PLANE
COORDINATE SYSTEM.
● - DENOTES IRON PIPE FOUND

100 YEAR FLOOD PLAIN

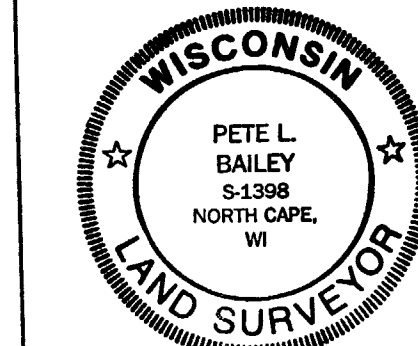
COURSE	BEARING	DISTANCE
1	S 79°03'26"E	25.44'
2	N 64°31'03"E	38.29'
3	N 62°02'35"E	34.82'
4	N 83°32'07"E	42.47'
5	N 89°58'47"E	49.57'
6	S 82°53'45"E	39.43'
7	N 86°46'18"E	53.15'
8	N 74°46'37"E	61.70'
9	N 75°46'34"E	64.91'
10	N 64°17'01"E	41.55'
11	N 74°40'15"E	50.56'
12	N 29°54'50"E	17.22'
13	N 18°39'52"E	48.73'
14	N 28°09'18"E	20.05'
15	N 87°02'22"E	38.55'
16	S 66°07'35"E	21.98'
17	S 66°09'54"E	43.17'
18	N 35°38'35"E	30.73'
19	N 46°46'55"E	37.80'
20	N 14°41'13"E	40.32'
21	N 18°19'08"E	19.99'

POINT	NORTHING	EASTING	DESCRIPTION
22	218072.577	2421869.809	WETLANDS
23	218063.622	2421894.795	WETLANDS
24	218074.889	2421923.700	WETLANDS
25	218090.351	2421953.260	WETLANDS
26	218094.939	2421994.450	WETLANDS
27	218090.740	2422047.450	WETLANDS
28	218088.029	2422087.700	WETLANDS
29	218128.290	2422107.700	WETLANDS
30	218133.346	2422205.600	WETLANDS
31	218149.890	2422278.840	WETLANDS
32	218161.640	2422394.190	WETLANDS
33	218175.184	2422308.852	WETLANDS
34	218195.346	2422322.999	WETLANDS
35	218206.106	2422350.310	WETLANDS
36	218222.689	2422369.330	WETLANDS
37	218233.012	2422378.030	WETLANDS
38	218276.347	2422370.960	WETLANDS
39	218302.646	2422348.970	WETLANDS
40	218318.844	2422389.630	WETLANDS
41	218320.889	2422411.190	WETLANDS
42	218349.338	2422410.060	WETLANDS
43	218359.589	2422426.590	WETLANDS
44	218367.430	2422447.560	WETLANDS
45	218348.226	2422478.000	WETLANDS
46	218353.166	2422507.530	WETLANDS
47	218376.705	2422543.063	WETLANDS

CENTER STREET

WILLOW STREET

CASS STREET



CITY OF LAKE GENEVA

AMERICAN SURVEYING COMPANY, INC.
12207 C.T.H. "A", NORTH CAPE
FRANKVILLE, WIS.
(414) 835-4774

ALTA SURVEY

PREPARED FOR: COVE DEVELOPMENT, LLC

DRAWN: PLB	APPROVED: DATE:	JOB NUMBER: 95002	SHEET: 1 OF 1 FILE NUMBER: JNS9008
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