

ALTA/ACSM LAND TITLE SURVEY

KNOWN AS 7363 STATE HIGHWAY "50", IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

LOT 1 OF CERTIFIED SURVEY MAP NO. 3706, RECORDED JUNE 21, 2004 IN VOLUME 22 OF CERTIFIED SURVEYS, ON PAGE 34 AS DOCUMENT NO. 607722 AND LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

JULY 21, 2004

COMMERCIAL HORIZONS

SURVEY NO. 161760-DAW

NOTES:

A. BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 31 WHICH IS ASSUMED TO BEAR SOUTH 00°02'05" EAST

B. THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 410002, EFFECTIVE DATE OF JUNE 22, 2004, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:

11. PUBLIC OR PRIVATE RIGHTS, IF ANY, IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR ROAD, STREET, HIGHWAY AND/OR ALLEY PURPOSES. AFFECTS SITE BY LOCATION - GENERAL IN NATURE CANNOT BE PLOTTED

12. RIGHT-OF-WAY EASEMENT GRANTED BY RICHARD FRITZ AND SUSAN FRITZ, HIS WIFE, TO JOHNFONNIN DATED NOV. 10, 1983 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN ON JAN. 12, 1984 IN VOL. 316 OF RECORDS ON PAGE 758 AS DOCUMENT NO. 98540. DOES NOT AFFECT SITE BY LOCATION - SHOWN

13. RIGHT-OF-WAY GRANT GIVEN TO WISCONSIN BELL, INC. BY INSTRUMENT RECORDED NOV. 15, 1991 IN VOL. 542 ON PAGE 61 AS DOCUMENT NO. 221748. (AFFECTS THE NORTHERLY 1 ROD OF SUBJECT PROPERTY). DOES NOT AFFECT SITE BY LOCATION - SHOWN

C. ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF LAKE GENEVA, COMMUNITY PANEL NO. 550486 0028, EFFECTIVE DATE OF DECEMBER 1, 1982, THIS SITE FALLS IN ZONE C (AREAS OF MINIMAL FLOODING)

D. THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALIEN REGULATIONS THAT MAY APPLY - SITE IS ZONED PB PLANNED BUSINESS

FRONT SETBACK - 25'
SIDEYARD SETBACK - 10' OR 0' ON ZERO LOT LINE SIDE
REARYARD SETBACK - 30'
MAXIMUM HEIGHT - 45'

TO: COMMERCIAL HORIZONS
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 1999 AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7A, 8, 9, 10, 11(A), 11(B), AND 12 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 PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS" WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

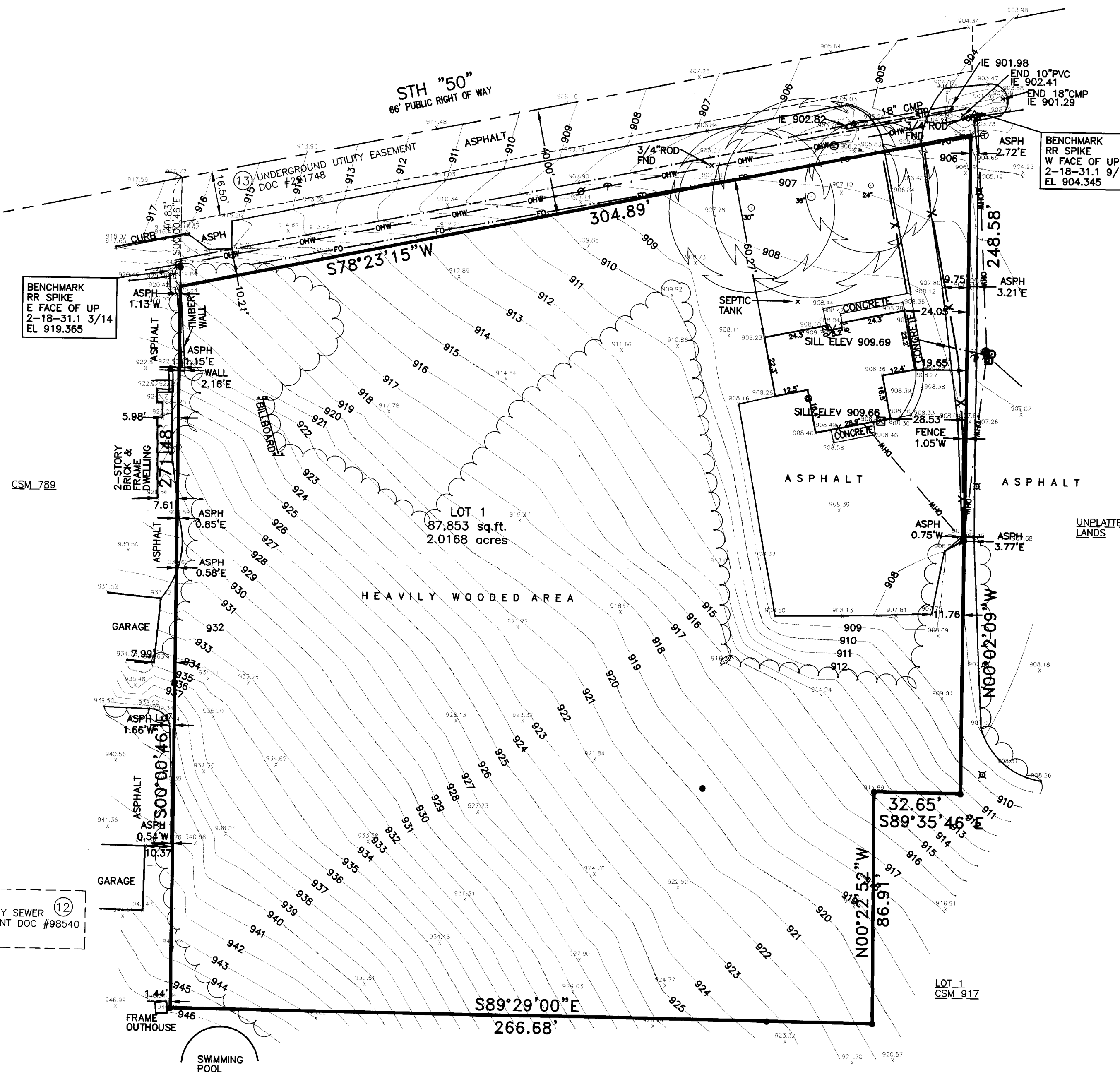
JULY 21, 2004

ERIC R. STURM
REGISTERED LAND SURVEYOR



LEGEND

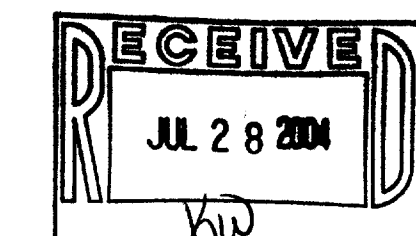
- △ BENCHMARK
- SECTION CORNER
- IRON PIPE FOUND
- IRON PIPE SET
- BOLLARD
- ⊕ SOIL BORING/MONITORING WELL
- ⊙ FLAGPOLE
- ⊙ MAILBOX
- ⊙ SIGN
- ⊙ BILLBOARD
- ⊙ CONTROL BOX
- ⊙ TRAFFIC SIGNAL
- ⊙ RAILROAD CROSSING SIGNAL
- ⊙ CABLE PEDESTAL
- ⊙ POWER POLE
- ⊙ GUY POLE
- ⊙ GUY WIRE
- ⊙ LIGHT POLE
- ⊙ SPOT/YARD/PEDESTAL LIGHT
- ⊙ GROUND OR OTHER SPOT SHOT
- ⊙ HANDICAPPED PARKING
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC PEDESTAL
- ⊙ ELECTRIC METER
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ MARKED FIBER OPTIC
- ⊙ GAS VALVE
- ⊙ GAS METER
- ⊙ STORM MANHOLE
- ⊙ ROUND INLET
- ⊙ SQUARE INLET
- ⊙ STORM SEWER END SECTION
- ⊙ SANITARY MANHOLE
- ⊙ SANITARY CLEANOUT OR SEPTIC VENT
- ⊙ SANITARY INTERCEPTOR MANHOLE
- ⊙ MISCELLANEOUS MANHOLE
- ⊙ WATER VALVE
- ⊙ HYDRANT
- ⊙ WATER SERVICE CURB STOP
- ⊙ WATER MANHOLE
- ⊙ WELL
- ⊙ WATER SURFACE
- ⊙ WETLANDS FLAG
- ⊙ MARSH
- ⊙ CONIFEROUS TREE
- ⊙ DECIDUOUS TREE
- ⊙ SHRUB
- EDGE OF TREES
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- BUREAU ELEC. SERV.
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC



DRAWING SCALE: 1 INCH = 30 FEET

HOTLINE TICKET #20042909040

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.



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