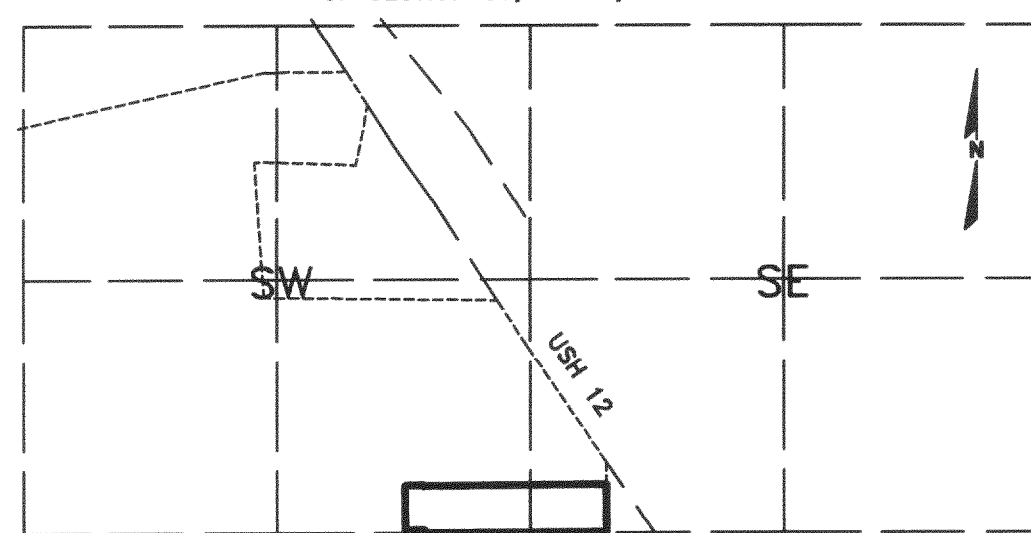


▲ BENCHMARK
 ▲ SECTION CORNER
 ● IRON PIPE FOUND
 ● IRON PIPE SET
 ○ BOLLARD
 + SOIL BORING/MONITORING WELL
 † FLAGPOLE
 □ MAILBOX
 — SIGN
 — BILLBOARD
 □ CONTROL BOX
 □ TRAFFIC SIGNAL
 † RAILROAD CROSSING SIGNAL
 □ CABLE PEDESTAL
 ○ POWER POLE
 ▲ GUY POLE
 ▲ GUY WIRE
 ▲ LIGHT POLE
 ▲ SPOT YARD/PEDESTAL LIGHT
 × GROUND OR OTHER SPOT SHOT
 ● HANDICAPPED PARKING
 ○ ELEC. MANHOLE
 □ ELECTRIC PEDESTAL
 □ ELECTRIC METER
 □ TELEPHONE MANHOLE
 □ TELEPHONE PEDESTAL
 □ MARKED FIBER OPTIC
 † GAS VALVE
 ● GAS METER
 ● GAS WARNING SIGN
 ● STORM MANHOLE
 ● STORM INLET
 □ SQUARE INLET
 ~ STORM SEWER END SECTION
 □ SANITARY MANHOLE
 ▲ SANITARY CLEANOUT OR SEPTIC VENT
 □ SANITARY INTERCEPTOR MANHOLE
 ○ MISCELLANEOUS MANHOLE
 ● WATER VALVE
 ● HYDRANT
 ~ STORM SEWER CURB STOP
 ○ WATER MANHOLE
 † WELL
 ~ WATER SURFACE
 ● WETLANDS FLAG
 ▲ MARSH
 ▲ CONIFEROUS TREE
 ○ DECIDUOUS TREE
 ○ SHRUB

~~~~~ EDGE OF TREES  
 — s — SANITARY SEWER  
 — s — STORM SEWER  
 — w — WATERMAIN  
 — c — MARKED GAS MAIN  
 — e — MARKED ELECTRIC  
 — o — OVERHEAD WIRES  
 — b — BUREAU ELEC. SERV.  
 — t — MARKED TELEPHONE  
 — f — MARKED CABLE TV LINE  
 — fo — MARKED FIBER OPTIC

SOUTHWEST 1/4 AND SOUTHEAST 1/4  
OF SECTION 30, T 2 N, R 18 E



SCALE: 1" = 1000'

TO: PH REAL ESTAE HOLDINGS, LLC, AND ITS SUCCESSORS AND ASSIGNS  
PH LAKE GENEVA, LLC, AND ITS SUCCESSORS AND ASSIGNS  
WHG REAL ESTATE NORTH, LLC AND ITS SUCCESSORS AND ASSIGNS  
PH GREEN BAY, LLC, AND ITS SUCCESSORS AND ASSIGNS  
PHRE LAKE GENEVA, LLC  
TCF NATIONAL BANK, ITS SUCCESSORS AND/OR ASSIGNS  
CHICAGO TITLE INSURANCE COMPANY

[illegible]

DATE OF SURVEY: FEBRUARY 15, 2006

ERIC R. STURM  
REGISTERED LAND SURVEYOR  
REGISTRATION NO. S-2309

NOTE: PARCEL 1 AND PARCEL 2  
HAVE ACCESS RIGHTS TO PELLER ROAD.

SITUATED ON TURKEY FARM ROAD, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

**PARCEL 1**  
**BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 30, T2N, R18E OF THE 4TH P.M., TOWNSHIP OF LYONS,**  
**COUNTY OF WALWORTH, STATE OF WISCONSIN; RUN THENCE WEST ON THE SOUTH LINE OF THE**  
**SOUTHWEST 1/4 OF SECTION 30, 444.50 FEET TO A POINT AND THE PLACE OF BEGINNING OF PARCEL OF**  
**LAND HEREINAFTER DESCRIBED; THENCE CONTINUE WEST, ON THE SOUTH LINE OF THE SOUTHWEST 1/4**  
**OF SAID SECTION, 100.00 FEET TO A POINT, THENCE NORTH 0°19' WEST, 244.50 FEET TO A POINT, THENCE**  
**EAST, PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION, 100.00 FEET TO A POINT,**  
**THENCE SOUTH 0°19' EAST, 244.50 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID**  
**SECTION AND THE PLACE OF BEGINNING.**

SAID PARCEL OF LAND IS LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, T2N, R18E, CITY OF LAKE GENEVA, COUNTY OF WALWORTH AND STATE OF WISCONSIN.

PARCEL 2  
COMMENCING AT AN IRON STAKE 16.5 FEET NORTH OF THE INTERSECTION OF THE NORTH LINE OF SECTION 31, T2N, R18E, OF THE 4TH P.M., AND THE WEST LINE OF THE PUBLIC ROAD IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE NORTH 228 FEET TO AN IRON STAKE; THENCE WEST 95.52 FEET TO AN IRON STAKE; THENCE SOUTH 228 FEET TO AN IRON STAKE; THENCE EAST 52 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, T2N, R18E, CITY OF LAKE GENEVA, COUNTY OF WALWORTH AND STATE OF WISCONSIN.

PARCEL 3  
BEGINNING AT THE SOUTH ONE-QUARTER (1/4) CORNER OF SECTION 30, T2N, R18E, OF THE 4TH P.M.  
TOWNSHIP OF LYONS, WALWORTH COUNTY, STATE OF WISCONSIN, THENCE EAST 23.8 RODS, THENCE  
NORTH 244.5 FEET, THENCE WEST 57 RODS, THENCE SOUTH 244.5 FEET, THENCE EAST 33.2 RODS TO THE  
PLACE OF BEGINNING, EXCEPTING A PARCEL AS DESCRIBED IN VOL. 464 ON PAGE 494 OF THE WALWORTH  
COUNTY RECORDS, SAID PARCEL BEING LOCATED IN THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF  
SECTION 30, T2N, R18E, CITY OF LAKE GENEVA, COUNTY OF WALWORTH, STATE OF WISCONSIN.

FEBRUARY 15, 2006

EPSTEIN UHEN ARCHITECTS

SURVEY NO. 162877-DAW

A. **BASIS OF BEARINGS**  
BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 30 WHICH IS  
ASSUMED TO BEAR NORTH 89°54'09" EAST

B. TITLE COMMITMENT  
THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 419902, EFFECTIVE DATE OF FEBRUARY 9, 2006, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:

11. PUBLIC OR PRIVATE RIGHTS, IF ANY, IN SUCH PORTION OF THE SUBJECT PROPERTY 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 - KNOWN ROADS ARE SHOWN
12. WATER WELL AGREEMENT BY AND BETWEEN LOUISE GLASS AND VICTOR C. HOLMES FLORENCE K. HOLMES, HUSBAND AND WIFE RECORDED AUGUST 29, 1960 IN VOLUME 556 ON PAGE 206 AS DOCUMENT NO. 522338. AFFECTS SITE BY LOCATION - GENERAL IN NATURE, CANNOT BE PLOTTED
13. EASEMENT FOR SANITARY SEWER FROM ESTHER SLATER CHRISTENSON, JOSEPH J. GLASS AND MARLYN G. GLASS, HIS WIFE, TO CITY OF LAKE GENEVA, DATED DECEMBER 19, 1983 AND RECORDED ON DECEMBER 28, 1983. IN VOLUME 315 AT PAGE 924, AS DOCUMENT NO. 98058. AFFECTS SITE BY LOCATION - SHOWN
14. EASEMENT FOR WATER MAIN FROM ESTHER SLATER CHRISTENSON, JOSEPH J. GLASS AND MARLYN G. GLASS, HIS WIFE, TO CITY OF LAKE GENEVA, DATED DECEMBER 19, 1983 AND RECORDED ON DECEMBER 28, 1983. IN VOLUME 315 AT PAGE 924, AS DOCUMENT NO. 98059. AFFECTS SITE BY LOCATION - SHOWN

C. **FLOOD NOTE**  
ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF LAKE GENEVA, COMMUNITY  
PANEL NO. 550466 0002B, EFFECTIVE DATE OF DECEMBER 1, 1982, THIS SITE FALLS IN ZONE C  
(AREAS OF MINIMAL FLOODING)

D. ELEVATIONS  
ELEVATIONS REFER TO THE 1929 NGVD DATUM.

E. **PARKING SPACES**  
THERE ARE NO REGULAR OR HANDICAPPED PARKING SPACES MARKED ON THIS SITE.

F. **MUNICIPAL ZONING** THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY – SITE IS ZONED PB – PLANNED BUSINESS.

FRONT/STREET SETBACK- 25'(40' IF ADJACENT TO OFFICIALLY MAPPED ROW EXCEEDING 100')  
SIDEYARD SETBACK -10'  
REARYARD SETBACK - 30'  
MAXIMUM HEIGHT - 45'

G. **DRAWING REVISIONS**      FEBRUARY 22, 2006      UPDATED TITLE COMMITMENT      REVISION NO. 1 - DAW

### UPDATED TITLE COMMITMENT

REVISION NO. 1 - DAW

RECEIVED  
MAR 2 1964  
SMF

U.S.H. "12"  
JURISDICTION: WIDTH VARIES  
STATE OF WISCONSIN

APPROXIMATE TURKEY FARM  
ROAD RESERVATION  
(CONFLICTING EVIDENCE ON  
ACTUAL LOCATION WHICH  
INDICATE CENTERLINE  
MAY BE ON PROPERTY LINE)

**National  
Survey &  
Engineering**  
A Division of R.A. Smith & Associates, Inc.

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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

SHEET 1 OF 2

ZYUP-187 ZYUP-189  
ZYUP-188

007-2383