ALTA / ACSM LAND TITLE SURVEY

ALTA NOTES:

1. Bearings are referenced to the South line of the Southwest 1/4 of Section 30, Township 2 North, Range 18 East, in the City of Lake Geneva, Walworth County, Wisconsin having a recorded bearing of North 89 degrees 54 minutes 09 seconds East.
2. Only the improvements that were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
3. Surface indications of utilities along with the underground utilities located by Digger's Hotline on the surveyed parcel have been shown. Offsite observations have not been made to determine the extent of utilities serving or existing on the property. Public records have been provided for additional information. Controlled underground exploratory effort together with Digger's markings is recommended to determine the full extent of underground service and utility lines. Contact Diggers at 1-800-242-8511.
4. This survey may not reflect all utilities, or improvements, if such items are hidden by landscaping, or areas covered by such items as dumpsters or trailers, or when the site was covered with snow.
5. The locations of the property lines shown on the face of this plat are based on the description and information furnished by the client, together with the title commitment. The parcel that is defined may not reflect actual ownership, but reflects what was surveyed. For ownership, consult your title company.
6. Compare this plat, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
7. Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map community panel 55127C0331D with an effective date of October 2, 2009, the subject property falls within Zone "X" (areas determined to be outside the 0.2% chance annual floodplain).
8. The property described hereon contains 6.837 acres (297,824 sq. ft.), more or less.
9. Chicago Title Company, Title Commitment No. 000448648, with an effective date of November 27, 2013, last revised December 11, 2013 has been reviewed in conjunction with the preparation of this survey. Notes related to the review of this title commitment, Schedule B-II Exceptions are as follows:

   #1 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*
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   #6 Visible encroachments, if any, have been identified by this survey.

   #7 Visible easements or claims of easements, if any, have been identified by this survey.

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   #9 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*

   #10 *Easement for Watermain as Document No. 98059. Easement is depicted on this survey.*

   #11 *Easement between Swift Investment Builders & the City of Lake Geneva as Document No. 98060 and Document No. 98061. Easement is depicted on this survey.*

   #12 *INTENTIONALLY OMITTED*

   #13 Stormwater Drainage *Easement as Document No. 685925. Easement is a general easement that allows the subject property to discharge stormwater into the Sediment Pond and Stormwater Pond located Northwesterly of the subject property. No specific location or width given to depict this easement on this survey.*

   #14 Terms & conditions contained in the "OEA" as Document No. 690251 and First Amendment as Document No. 724837 and Second Amendment as Document No. 876394. Easements found in this document are general in nature with no specific width or location given. Monument sign locations and permanent access drive locations listed in this document are depicted on this survey.

   #15 Access *Easement as Document No. 690249. Easement is depicted on this survey.*

   #16 Grading *Easement as Document No. 693552. Exhibit "C" of this document only depicts the "temporary grading easement" and does not depict the perpetual* "Easement Area" referenced. The temporary grading easement is not depicted on this survey because construction activities are complete.

   #17 Utility *Easement as Document No. 690246. Easement is depicted on this survey.*

   #18 Utility *Easement as Document No. 703614. Easement is depicted on this survey.*

   #19 *Easements and other matters shown on Certified Survey Map No. 3997 as Document No. 690248, excluding watermain easement vacated as Document No. 786590. Easements are depicted on this survey.*

   #20 Wisconsin Electric Power *Easement (WE Energies) as Document No. 703612. Easement is depicted on this survey.*

   #21 Sanitary Sewer and Watermain *Easement as Document No. 739057. Easement is depicted on this survey.*

   #22 Utility *Easement as Document No. 739058. Easement is depicted on this survey.*

   #23 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*
   #24 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*

   #25 *Easements and other matters shown on Certified Survey Map No. 3981 as Document No. 685693. Easements are depicted on this survey.*

   #26 Pedestrian *Easement & Temporary Construction Easement as Document No. 859779. Easement is depicted on this survey.*

   #27 Access *Easement as Document No. 859597. Easement is depicted on this survey.*

   #28 Underground Electric *Easement as Document No. 866252. Easement is depicted on this survey.*

   #29 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*

   #30 Underground Electric *Easement as Document No. 866253. Easement is depicted on this survey.*

   #31 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*

   #32 Dedicated streets and alleys per the public record have been shown on this survey along with visible evidence of traveled roadways adjacent to the subject property.

   #33 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*

   #34 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*

   #35 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*

   #36 Cross Access Easement Agreement per Document No. 876393. Easement is depicted on this survey.

   #37 *This Item is not survey related and was not reviewed in conjunction with the preparation of this survey.*

10. Other commitment items not specified hereon may not have been considered relevant to an ALTA/ACSM Land Title Survey, and have not been reviewed in conjunction with preparation of this plat (i.e. Annexation agreements, Leases, Mortgages, Liens, special assessments, covenants, trusts, unspecified or unrecorded rights).
11. At the time of the original fieldwork on October 23, 2013, subject parcel contained 235 regular striped parking stalls and 14 handicap accessible striped parking stalls for a total of 249 striped parking stalls.
12. Any proposed changes to the street right-of-way lines have not been disclosed by the City of Lake Geneva.
13. There was no visible evidence of solid waste on subject property at time of survey. ALTA/ACSM "TABLE A" Item 18 is limited to evidence that may be observed through the normal course of completing a survey without specific training beyond the practice of land surveying.

SURVEYOR'S CERTIFICATE
ALTA SURVEY

To:

(i) TJJA Development, LLC., a Wisconsin limited liability company
(ii) PHRE Lake Geneva, LLC., a Wisconsin limited liability company
(iii) Chicago Title Company
(iv) Lake Geneva Retail, DST, a Delaware statutory trust, and its successors, lenders and assigns

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, effective February 23, 2011, and includes items 1, 2, 3, 4, 5, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 16, 17, 18 and 21 of Table A thereof. The fieldwork was completed on October 23, 2013.

LANDS DESCRIBED IN TITLE COMMITMENT FILE NO. 000448648, CHICAGO TITLE COMPANY, INC. WITH AN EFFECTIVE DATE OF NOVEMBER 27, 2013, LAST REVISED DECEMBER 11, 2013.

PARCEL 1:
Lots 1 and 2 of Certified Survey Map No. 4470 recorded March 22, 2013 as Document No. 859599 being a redivision of Lot 3 of Certified Survey Map No. 3997, a division of Lot 1 of Certified Survey Map NO. 3981, recorded August 18, 2006 in the office of the Register of Deeds for Walworth County, as Document No. 685693, being a part of the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 30, Town 2 North, Range 18 East, in the City of Lake Geneva, Walworth County, Wisconsin.

Tax Key No.: ZA447000001 and ZA447000002
Address: 650 & 652 N. Edwards Boulevard

PARCEL 2:
Lots 1 of Certified Survey Map No. 4469 recorded March 22, 2013 as Document No. 859598, being located in part of the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 30, T2N, R18E, City of Lake Geneva, County of Walworth and State of Wisconsin.

Tax Key No.: ZA446900001

PARCEL 3:
Access Easement as designated in "OEA" dated October 5, 2006 and recorded October 6, 2006 as Document No. 690251 and First Amendment recorded December 4, 2007 as Document No. 724837 for the benefit of Parcel 1 shown above.

Ryan Wilgreen, R.L.S. No.S-2647
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 1317840

WISCONSIN RYAN J. WILGREEN S-2647 FOND DU LAC WI LAND SURVEYOR
12/11/13

LEGEND:

- WATER VALVE IN BOX
- WATER VALVE IN MANHOLE
- EXISTING ROUND CATCH BASIN
- EXISTING CURB INLET
- UTILITY POLE
- TELEPHONE PEDESTAL
- ELECTRIC TRANSFORMER
- IRRIGATION CONTROL VALVE
- EXISTING LIGHT POLE
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- PROPERTY LINE
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1"= 30' SCALE 30' 0 30' 60' FEET

NOTE:
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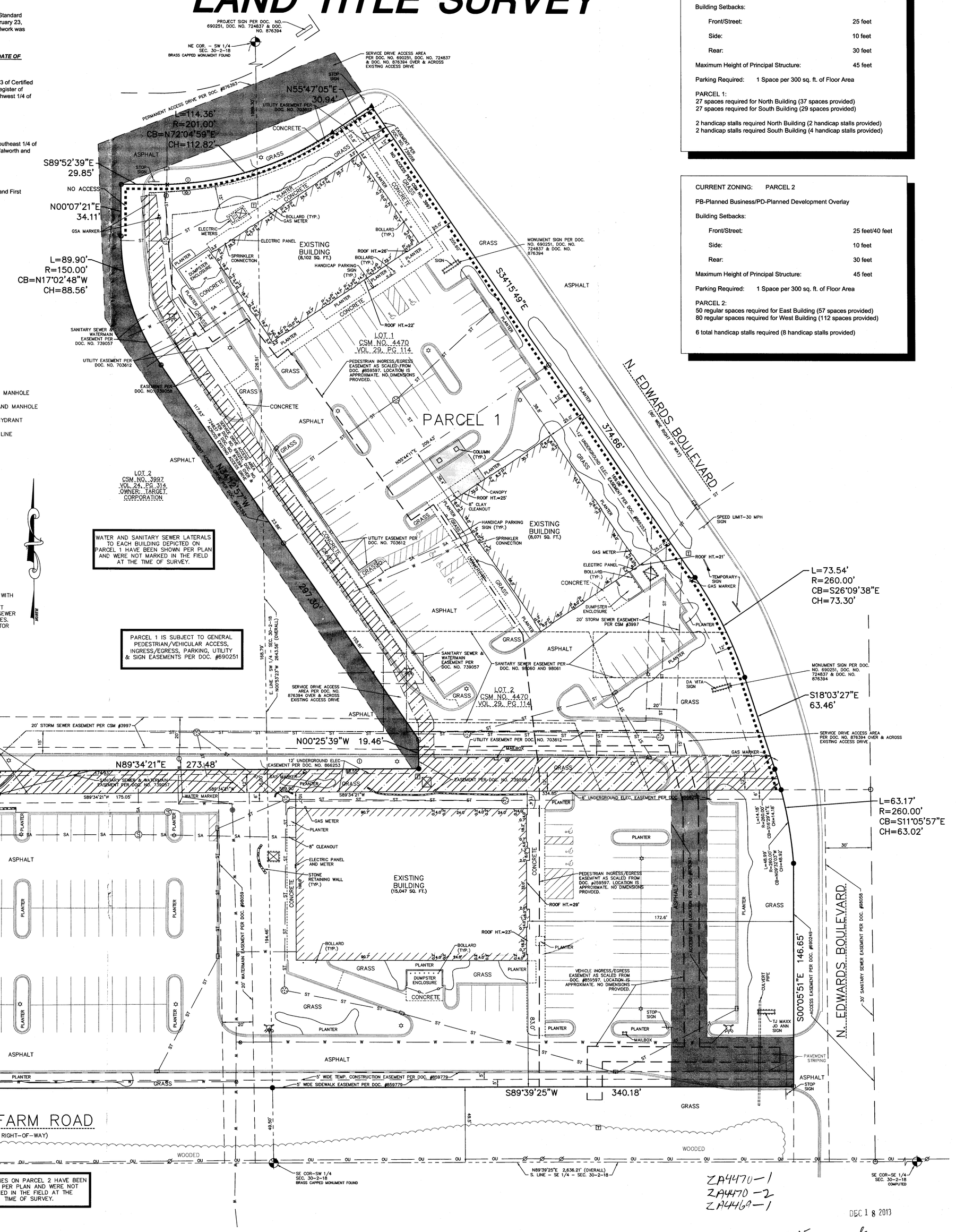

CURRENT ZONING: PARCEL 1
PD: Planned Development

Building Setbacks:

Front/Street:	25 feet
Side:	10 feet
Rear:	30 feet
Maximum Height of Principal Structure:	45 feet
Parking Required:	1 Space per 300 sq. ft. of Floor Area

PARCEL 1:
27 spaces required for North Building (37 spaces provided)
27 spaces required for South Building (29 spaces provided)

2 handicap stalls required North Building (2 handicap stalls provided)
2 handicap stalls required South Building (4 handicap stalls provided)

CURRENT ZONING: PARCEL 2

PB-Planned Business/PD-Planned Development Overlay

Building Setbacks:

Front/Street:	25 feet/40 feet
Side:	10 feet
Rear:	30 feet
Maximum Height of Principal Structure:	45 feet
Parking Required:	1 Space per 300 sq. ft. of Floor Area

PARCEL 2:
50 regular spaces required for East Building (57 spaces provided)
80 regular spaces required for West Building (112 spaces provided)

6 total handicap stalls required (8 handicap stalls provided)

EXCEL ENGINEERING INC.
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
FAX: (920) 926-9801

Always a Better Plan

OWNER:

PROJECT:
ALTA/ACSM LAND TITLE SURVEY
LAKE GENEVA RETAIL DEVELOPMENT
LAKE GENEVA, WI

SHEET ISSUE:
OCTOBER 29, 2013
SEE TITLE SHEET TO CONFIRM THAT THIS SHEET HAS BEEN ISSUED FOR CONSTRUCTION

REVISIONS:
11/05/2013
12/11/2013

JOB NUMBER:
1317840

SHEET
AL-1

2011 © EXCEL ENGINEERING, INC.

ZA4470-1
ZA4470-2
ZA4469-1

DEC 18 2013

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ALTA / ACSM LAND TITLE SURVEY

EASEMENT DETAIL

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WISCONSIN JAMES A. VILDEGREN S-2497 FOND DU LAC, WI LAND SURVEYOR 12/11/13

LEGEND:

WATER VALVE IN BOX	EXISTING STORM SEWER AND MANHOLE
WATER VALVE IN MANHOLE	EXISTING SANITARY SEWER AND MANHOLE
EXISTING ROUND CATCH BASIN	EXISTING WATER LINE AND HYDRANT
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DEC 18 2013

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OWNER:

PROJECT:
ALTA/ACSM LAND TITLE SURVEY
LAKE GENEVA RETAIL DEVELOPMENT
LAKE GENEVA, WI

SHEET ISSUE:
OCTOBER 29, 2013
SEE TITLE SHEET TO CONFIRM THAT THIS SHEET HAS BEEN ISSUED FOR CONSTRUCTION

REVISIONS:
11/05/2013
12/11/2013

JOB NUMBER:
1317840

SHEET
AL-2

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