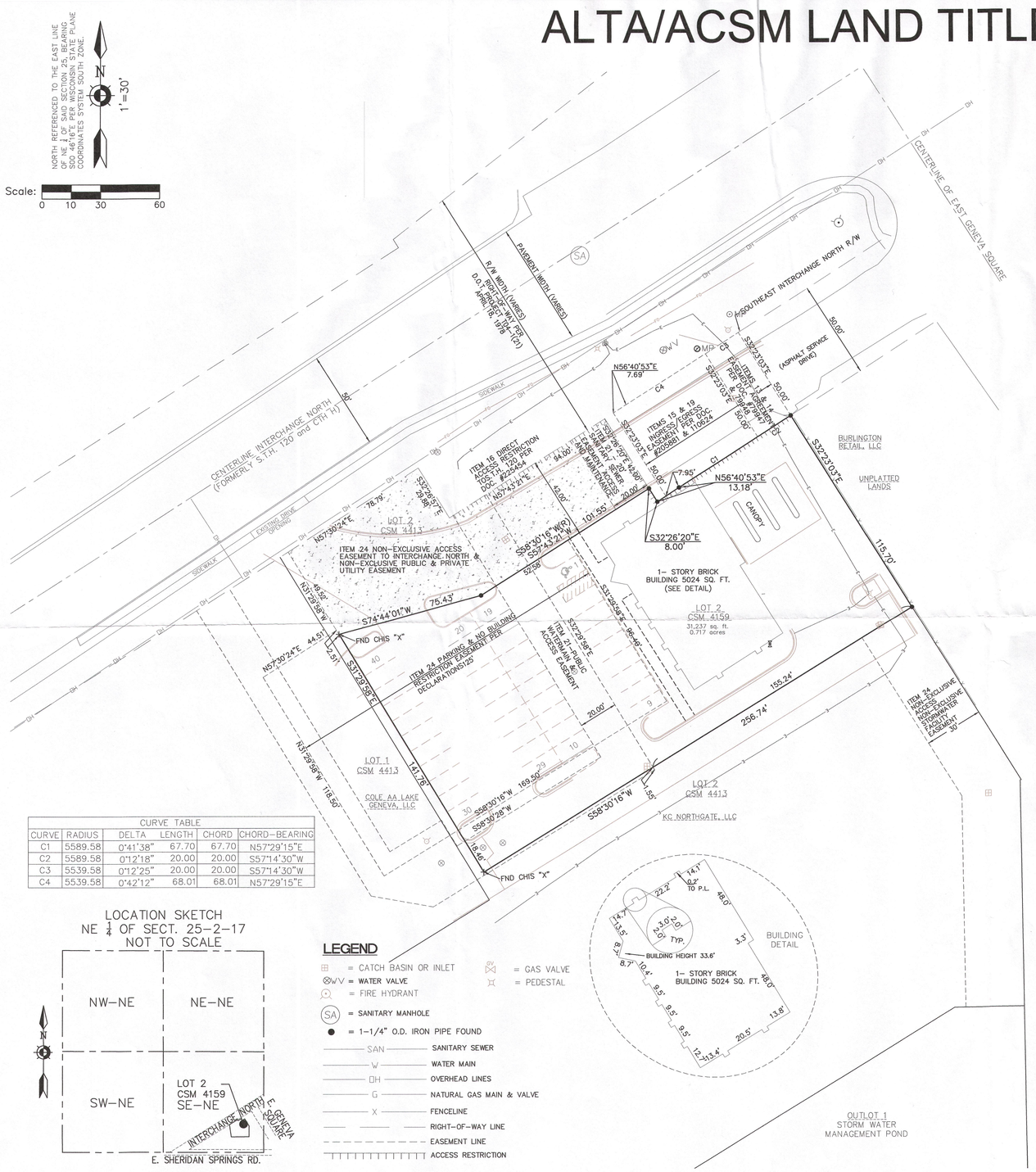
ALTA/ACSM LAND TITLE SURVEY



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD-BEARING
C1	5589.58	0°41'38"	67.70	67.70	N57°29'15"E
C2	5589.58	0°12'18"	20.00	20.00	S57°14'30"W
C3	5539.58	0°12'25"	20.00	20.00	S57°14'30"W
C4	5539.58	0°42'12"	68.01	68.01	N57°29'15"E

LOCATION SKETCH
NE 1/4 OF SECT. 25-2-17
NOT TO SCALE

LEGEND

- CATCH BASIN OR INLET
- WATER VALVE
- FIRE HYDRANT
- SANITARY MANHOLE
- = 1-1/4" O.D. IRON PIPE FOUND
- GV = GAS VALVE
- PEDESTAL
- SAN — SANITARY SEWER
- W — WATER MAIN
- OH — OVERHEAD LINES
- G — NATURAL GAS MAIN & VALVE
- X — FENCELINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- ACCESS RESTRICTION

Schedule B-II Notes:

This survey was prepared based on Stewart Title Guaranty Company based on Commitment No. 914100699, Dated October 13, 2014, which lists the following applicable exceptions per Schedule B-II:

12. Apparent unrecorded easement for temporary construction entrance as set forth in an unrecorded Vacant Land Offer to Purchase dated January 30, 2008 by and between KC Northgate, LLC and Community Bank CBD and/or its sucessors and assigns.

13. Easement Agreement as recorded in Volume 286, Page 951, as Document No. 79947 and as depicted on an ALTA/ACSM Land Title Survey prepared by Key Engineering Group Ltd. dated May 7, 2006 and as further depicted on an ALTA/ACSM Land Title Survey prepared by Kapur & Associates, Inc., dated August 13, 2008, as Project No. 07.0940.01.

14. Easement Agreement as recorded in Volume 286, Page 954, as Document No. 79948 and as depicted on an ALTA/ACSM Land Title Survey prepared by Key Engineering Group Ltd. dated May 7, 2006 and as further depicted on an ALTA/ACSM Land Title Survey prepared by Kapur & Associates, Inc., dated August 13, 2008, as Project No. 07.0940.01.

15. Covenants, conditions, restrictions, easement and right-of-way as set forth in a Warranty Deed recorded in Volume 509, Page 555, as Document No. 205881 and as depicted on an ALTA/ACSM Land Title Survey prepared by Key Engineering Group Ltd. dated May 7, 2006 and as further depicted on an ALTA/ACSM Land Title Survey prepared by Kapur & Associates, Inc., dated August 13, 2008, as Project No. 07.0940.01.

16. Access restriction as set forth in a Warranty Deed recorded in Volume 550, Page 390 as Document 225454 and as depicted on an ALTA/ASCM Land Title Survey prepared by Key Engineering Group Ltd. dated May 7, 2006 and as further depicted on an ALTA/ACSM Land Title Survey prepared by Kapur & Associates, Inc., dated August 13, 2008, as Project No. 07.0940.01.

17. Easement granted to Wisconsin Gas and Electric Company, its successors and assigns, recorded in Volume 112 of Mortgages, Page 528, as Document No. 201553 and set forth in Warranty Deed recorded in Volume 648, Page 1585, as Document No. 338275 and re-recorded in a Warranty Deed recorded in Volume 648, Page 7065, as Document No. 360385. (Description cannot be mapped)

18. Rights of the public in that portion of the premises lying within the limits of S.T.H. "120".

19. Easement as set forth in Warranty Deed recorded in Volume 336, Page 622, as Document No. 110624 and various other conveyances and as depicted on an ALTA/ACSM Land Title Survey prepared by Key Engineering Group Ltd. dated May 7, 2006 and as further depicted on an ALTA/ACSM Land Title Survey prepared by Kapur & Associates, Inc., dated August 13, 2008, as Project No. 07.0940.01.

20. Easements, access rights, reservations, notes, apparent easements for overhead utilities, utility poles, electric meter, transformer, and telephone pedestals as depicted an ALTA/ACSM land Title Survey prepared by Key Engineering Group Ltd. dated May 7, 2006 Rights with respect to the maintenance and removal of said utilities described above.

21. Easements, setbacks and other matters as depicted on Certified Survey Map 4159 recorded in the office of the Register of Deeds for Walworth County, Wisconsin on July 22, 2008, in Volume 26 of Certified Survey Maps, on Page 163, as Document No. 741895.

22. Declaration of Restrictions and Easements by KC Northgate, LLC recorded as Document No. 744719 and Affidavit of correction recorded as Document No. 744990 and First Amendment To Declaration Of Restrictions And Easements recorded as Document No. 843155.

23. Unpaid assessments and/or dues to the North Gate Retail Center Owner's Association, Inc. No charges and /or assessments are delinquent as of September 3, 2008. (Not survey related)

24. Parking and No Building restrictions, stormwater fadcility easement, sanitary sewer easement, setbacks, and other matters as depicted on an ALTA Land Title Survey prepared by Kapur & Associates, Inc., dated August 13th, 2008, as Project No. 07.0940.01. Right with respect to the maintenance and removal of said utilities described above.

25. Rights of others in and to and possible charges and assessments as to the maintenance and upkeep of the Easement set forth on Schedule A hereof. No charges and/or assessments are delinquent as of September 3, 2008. (Not survey related)

26. Covenants, conditions and restrictions as set forth in Waranty Deed dated September 3, 2008 and recorded as Document No. 744991.

Additional Notes:
1. The underground utility information shown on this map is base on field data obtained during this survey. While this information is deemed to be reliable, its accuracy and completeness cannot be guaranteed.
2. Flood zone classification is Zone X. Based on FEMA Map Number 55127C0331D, effective date October 2, 2009.
3. PD Zoning – Building setbacks are zero (0) feet for the North and East lot lines and also there is no side, no rear yard setbacks, a maximum heighth of 45 feet and floor area ratio 0.30 for the Bank as per approved Precise Implementation Plan dated March 10, 2008.
4. There are no party walls.
5. There is no oberved evidence of earth moving, building construction or additions, street or sidewalk construction, site use as a solid waste dump, sump and sanitary landfill.
6. There are no wetland areas as delineated by the DNR and shown on the Walworth County GIS.
7. Kapur & Associates, Inc. professional liability Insurance levels are 3 mil. occ/5 mil. agg.

Description as per Stewart Title Guaranty Company, Commitment # 914100699.

Lot 2 of Certified Survey Map 4159 recorded in the office of the Office of the Register of Deeds for Walworth County, Wisconsin on July 22, 2008, in Volume 26 of Certified Survey Maps, on Page 163, as Document No. 741895, located in part of the SE 1/4 of the NE 1/4 of Section 25, Town 2 North, Range 17 East, City of Lake Geneva, Walworth County, Wisconsin.

Together with a non-exclusive perpetual easement for ingress and egress as set forth in Declarations of Restrictions and Easements recorded as Document No. 744719 and Affidavit of Correction recorded as Document No. 744990 and more particularly described as: Part of Lot 3 of Certified Survey Map 4159 recorded in the Office of the Register of Deeds for Walworth County, Wisconsin on July 22, 2008, in Volume 26 of Certified Survey Maps, on Page 163, as Document No. 741895 located in part of the Southeast 1/4 of the Northeast 1/4 Section 25, Township 2 North, Range 17 East, City of Lake Geneva, Walworth County, State of Wisconsin, bounded and described as follows:

Beginning at the North corner of said Lot 3; thence South 32°26'57" East along the Southeasterly right of way line of County Highway H (formerly State Highway 120 (now Interchange North)), 29.88 feet; thence North 57°43'21" East, along said line, 94.00 feet to the Northeasterly line of said Lot 3; thence South 32°26'20" East along said line, 42.00 feet to a Southeasterly line of said Lot 3; thence South 57°43'21" West along said line, 101.55 feet; thence South 74°44'01" West along said line, 75.43 feet; thence North 31°29'58" West 49.52 feet to the Southeasterly right of way line of County Highway H (formerly State Highway 120 (now Interchange North)); thence North 57°30'24" East, along said line, 78.79 feet to the point of beginning.

Said parcel contains 31237 square feet or 0.717 acre, more of less.

Subject to all easements as set forth in said Declarations of Restrictions and Easements recorded as Document No.744719 and Affidavit of Correction recorded as Document No. 744990.

Tax Key Number: ZA 41590002
Address: 200 Interchange North Lake Geneva, WI 53147

Surveyors Certificate:
To: Wintrust Financial Corporation and Stewart Title Guaranty Company, File No. 914100699 (October 13, 2014).

This is to certify that this map or plat and the survey on which it is based were made in accordance with the the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11a, 13, 14, 16, 17, 18, 19 and 21 of Table A thereof. The field work was completed on October 27th, 2014

Dated this 5th day of November, 2014.

Gary R. Splinter S-2239

WISCONSIN GARY R. SPLINTER S-2239 OAK CREEK WI LAND SURVEYOR

Basis:
Stewart Title Guaranty Company, File No. 914100699 (October 13, 2014).
Surveyor: Gary R. Splinter
Kapur & Associates, Inc.
6025 S. Pine Street
Burlington, WI 53105

RECEIVED MAY 4 2015 By

DESIGNED BY: GRS	NO.	REVISIONS	DATE
DRAWN BY: GRS			
CHECKED BY:			
APPROVED BY:			
DATE: 11/06/14			
SCALE: 1"=30'			

VERIFY SCALES
BAR ON ORIGINAL DRAWING IS ONE INCH
0 1
IF NOT ONE INCH ADJUST SCALES ACCORDINGLY

KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
BURLINGTON, WISCONSIN
262.767.2747

ALTA/ACSM LAND TITLE SURVEY FOR COMMUNITY BANK CBD
LOT 2 OF CERTIFIED SURVEY MAP 4159 LOCATED IN THE SE 1/4 OF NE 1/4, OF SECTION 25, T2N, R17E, CITY OF LAKE GENEVA, WALWORTH COUNTY, STATE OF WISCONSIN

PROJECT NO. 15.0038.01

SHEET NO. 1 OF 1

ZA4159-2 007-3130