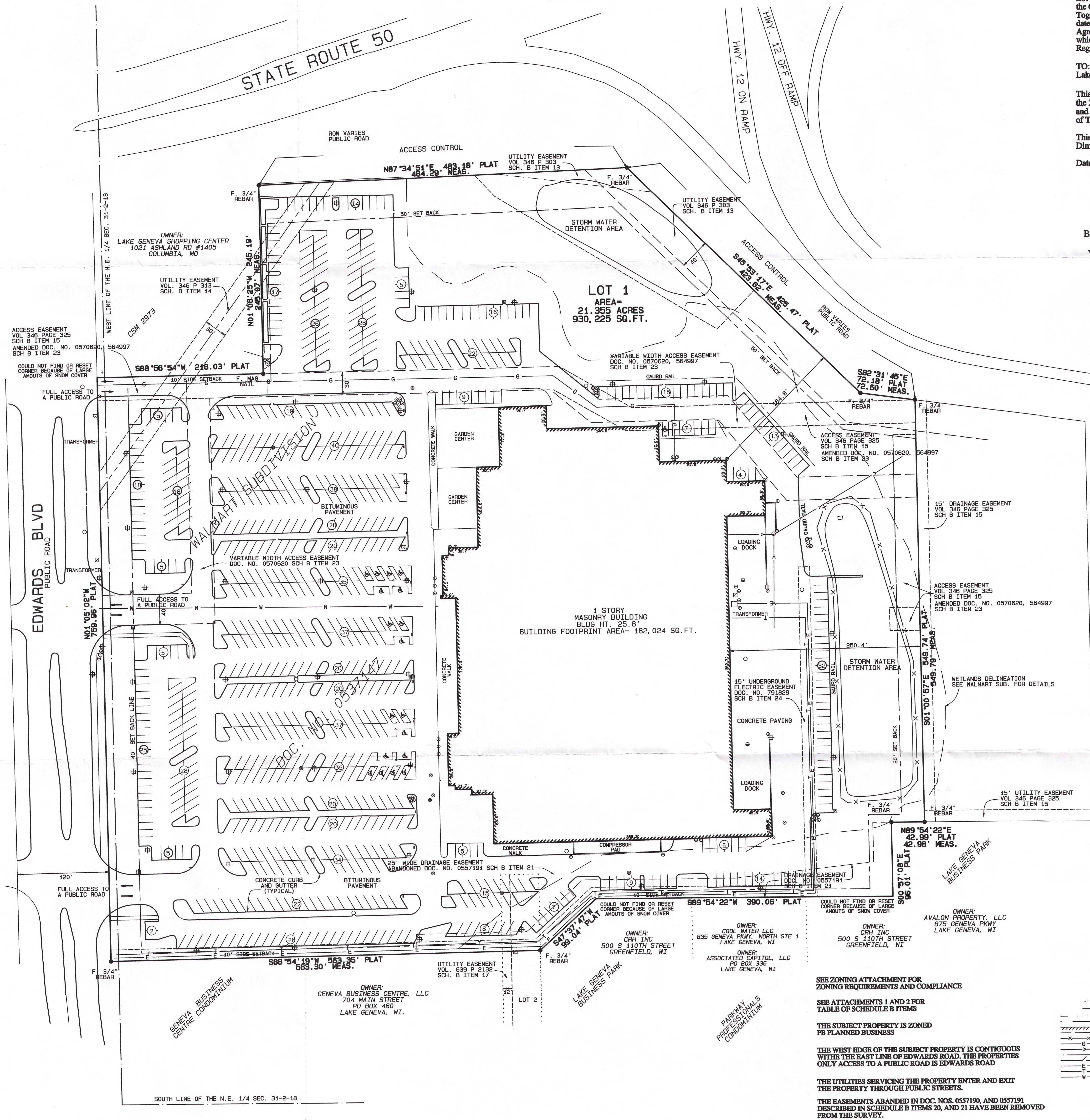




LEGAL DESCRIPTION

OF PROPERTY DESCRIBED AS:

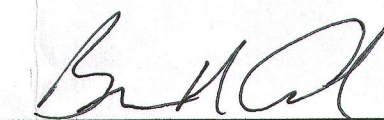
Lot 1, Walmart Subdivision, according to the recorded plat thereof. Said land being in the City of Lake Geneva, County of Walworth and State of Wisconsin. Together with those certain easements benefitting the Land contained in the agreement dated June 20, 1985 and recorded in Volume 346, Page 325, and the Amendment to Agreement dated July 2, 2003 and recorded July 10, 2003 as Document No. 564997, which was re-recorded August 14, 2003 as Document No. 570620, in the records of the Register of Deeds for Walworth County, Wisconsin.

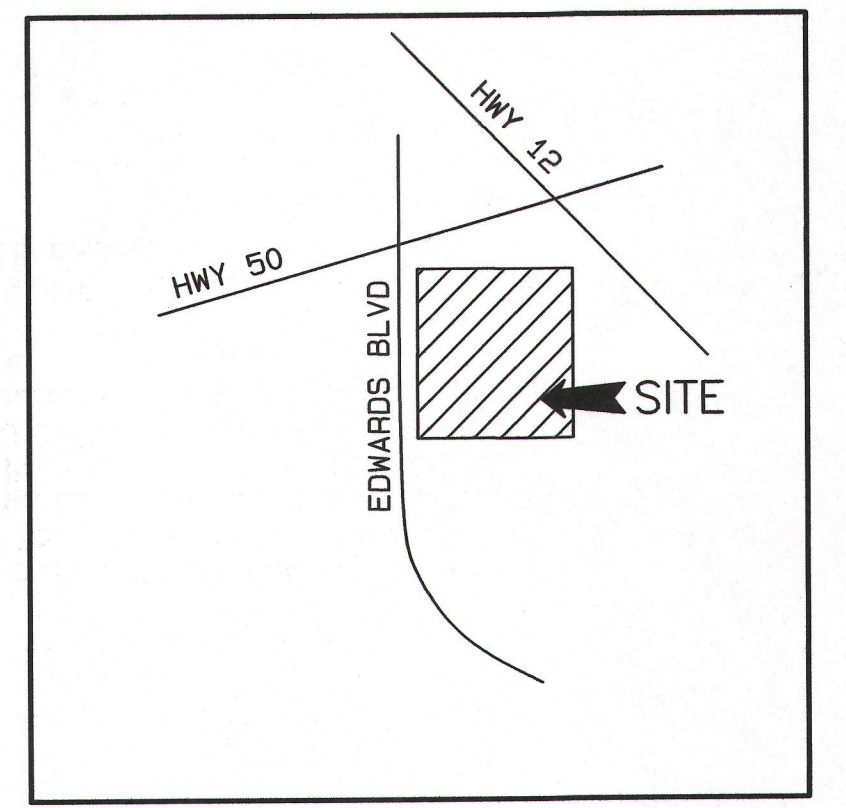
TO: Jefferies LoanCore LLC its successors and/or assigns, First American Title Insurance Company Lake Geneva Shopping Center, L.L.C., a Missouri limited liability company.

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, and includes Table A Items 1, 2, 3, 4, 6a, 7a, 7b(1), 7c, 8, 9, 11a, 16, 18, 21, of Table A thereof. The field work was completed on February 12, 2015.

This survey was made of the above described property at the request of Harold Belzer. Dimensions are given in feet and decimals of a foot, unless otherwise specified.

Dated February 19, 2015 Rockford, Illinois

By: 
Brian M. Carlson
Wisconsin Land Surveyor No. 2039 (Exp. 1/31/16)



LOCATION MAP

NOTE: BECAUSE OF THE LARGE AMOUNT OF SNOW COVER OBSERVED EVIDENCE FOR UTILITIES AND LOCATION OF PARKING SPACES WERE EXTREMELY LIMITED. INFORMATION WAS TAKEN FROM A SITE DESIGN SUBMITTED TO THE CITY OF LAKE GENEVA SUPPLIED BY THE CLIENT, AND ALSO AERIAL PHOTOS.

The legal description contained in those certain deeds recorded as document number 0537140, 0537141, 0537144, and 0537145, in the Office of the Register of Deeds for Walworth County, Wisconsin, when combined and after less outs and plating, described the same property as the property described herein and in First American Title Insurance Company's commitment No. NCE-711749-STLO with an effective date of January 23, 2015.

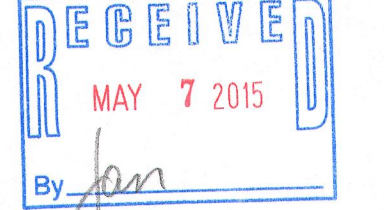
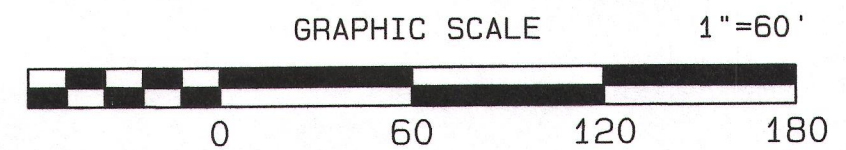
SUBJECT PROPERTY OWNER:
LAKE GENEVA SHOPPING CENTER, LLC
201 N. EDWARDS BLVD
LAKE GENEVA, WI

FLOOD ZONE CLASSIFICATION
Subject property is located in ZONE X
areas determined to be outside the 0.2%
annual chance floodplain. Shown on
Map #53127033D, Oct. 2, 2009

THERE ARE 829 PARKING SPACES
INCLUDING 19 HANDICAP SPACES

LEGEND

- BOLLARD
- CLEANOUT
- CURB INLET
- ELECTRIC METER
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- GUY WIRE
- LIGHT POLE
- MANHOLE
- OPEN GRATE MANHOLE
- TRAFFIC SIGNAL
- UTILITY POLE
- SPECIAL INLET
- UTILITY PEDESTAL
- VALVE
- WATER MANHOLE
- WELL
- CONIFEROUS TREE
- DECIDUOUS TREE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- AERIAL UTILITY
- BUILDING SETBACK LINE
- BUILDING WALL
- EASEMENT LINE
- FENCE LINE
- GAS MAIN
- SANITARY SEWER
- SECTION LINE
- STORM SEWER
- UNDERGROUND ELECTRIC CABLE
- UNDERGROUND TELEPHONE CABLE
- WATER MAIN



SEE ZONING ATTACHMENT FOR
ZONING REQUIREMENTS AND COMPLIANCE

SEE ATTACHMENTS 1 AND 2 FOR
TABLE OF SCHEDULE B ITEMS

THE SUBJECT PROPERTY IS ZONED
PB PLANNED BUSINESS

THE WEST EDGE OF THE SUBJECT PROPERTY IS CONTIGUOUS
WITH THE EAST LINE OF EDWARDS ROAD. THE PROPERTIES
ONLY ACCESS TO A PUBLIC ROAD IS EDWARDS ROAD

THE UTILITIES SERVING THE PROPERTY ENTER AND EXIT
THE PROPERTY THROUGH PUBLIC STREETS.

THE EASEMENTS ABANDONED IN DOC. NOS. 0557190, AND 0557191
DESCRIBED IN SCHEDULE B ITEMS 20, AND 21 HAVE BEEN REMOVED
FROM THE SURVEY.

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525
© 2013 FEHR GRAHAM

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:
LAKE GENEVA SHOPPING CENTER, L.L.C.

PROJECT AND LOCATION:
WALMART
201 N. EDWARDS BLVD.
LAKE GENEVA, WISCONSIN

DRAWN BY: BMC
APPROVED BY: DLK
DATE: 2-18-15
SCALE: 1" = 60'

REVISIONS			DATE
REV. NO.	DESCRIPTION		
1	REVISE TO COMMENTS		3/5/15
2	ADD NOTE REMOVE EASEMENTS		3/9/15
3	REVISE LEGAL		3/10/15

DRAWING:
ALTA/ACSM LAND TITLE SURVEY
PART SECTION 31, T.2 N., R.18 E.
LAKE GENEVA, WISCONSIN
Tue Mar 10 06:55:45 2015
6:\TM\2015\15-076\lake geneva walmart.pro

JOB NUMBER:
15-076

SHEET NUMBER:

ZWAL-1 007-3/41