

TABLE "A" ITEMS

- There is no visible evidence of earth moving, building construction or building additions within recent months.
- There are no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs if any, is shown.
- There is no observable evidence of site use as a solid waste dump or sanitary landfill.

NOTE

Per Title Commitment No. NCS-761345-STLO, there are no access easements granting Lot 1 of Certified Survey Map No. 2973 or subsequent lands access through adjoining parking lot. Also Certified Survey Map No. 2973 does not restrict access to STH 50 or STH 120.

LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- SANITARY CLEANOUT OR VENT
- M.I.S. MANHOLE
- UNKNOWN MANHOLE
- STORM MANHOLE
- INLET (ROUND)
- INLET (SQUARE)
- CURB INLET
- STORM SEWER END SECTION
- GAS VALVE
- GAS METER
- WATER VALVE
- HYDRANT
- WATER MANHOLE
- WATER SERVICE CURB STOP
- WELL HEAD
- STAND PIPE
- WALL INDICATOR VALVE
- POST INDICATOR VALVE
- LIGHT POLE
- SPOT/YARD LIGHT
- UTILITY POLE
- GUY POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CONTROL BOX
- FIBER OPTIC SIGN
- TRAFFIC LIGHT
- COMMUNICATION MANHOLE
- BOLLARD
- SOIL BORING/MONITORING WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- FLAGPOLE
- PARKING METER
- SIGN
- MAILBOX
- RAILROAD CROSSING SIGNAL
- HANDICAP SPACE
- CONFEROUS TREE
- DECIDUOUS TREE
- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- FENCE

ENCROACHMENT TABLE

A	CURB 0.85' OVER PROPERTY LINE
---	-------------------------------

ALTA/ACSM LAND TITLE SURVEY

CLIENT

Sight on Solutions.

SITE ADDRESS

281 North Edwards Boulevard, City of Lake Geneva, Walworth County, Wisconsin.

LEGAL DESCRIPTION

All of Lot 1 of Certified Survey Map No. 2973, being a part of the Northeast 1/4 and Northwest 1/4 of Section 31, in Township 2 North, Range 18 East, in the City of Lake Geneva, Walworth County, Wisconsin, recorded on April 21, 1998 in the Office of the Register of Deeds for Walworth County, Wisconsin in Volume 15 of Certified Survey Maps, Pages 293-295, inclusive, as Document No. 379822. Excepting those lands conveyed in a Warranty Deed recorded on March 21, 2002 as Document No. 504491. Said land being in the City of Lake Geneva, County of Walworth and State of Wisconsin. Warranty Deed recorded as Document No. 900595 on March 5, 2015 in the Office of the Register of Deeds for Walworth County, Wisconsin.

BASIS OF BEARINGS

Bearings are referenced to the West line of Certified Survey Map No. 2973 which is assumed to bear N01°05'41"W.

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-761345-STLO, effective date of November 04, 2015 which lists the following easements and/or restrictions from schedule B-II:

2, 3 & 8 visible evidence shown, if any. 1, 4, 5, 6, 7, 14, 15 & 16 not survey related.

9. Points of access to and from S.T.H. "120" and S.T.H. "50", a controlled access highway. **Affects site by location, shown.**

10. Storm Sewer Easement, Utility Access Easement, Water Main Easement and Access Easement as noted on Certified Survey Map No. 2973. **Affects site by location, shown.**

11. Utility Easement by and between Thomas E. Woelfle and City of Lake Geneva dated June 17, 1985 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on June 25, 1985 in Volume 346 of Records, Page 313, Document No. 116424. **Affects site by location, shown.**

12. Restrictive Covenant, Utility Easement, Drainage Easement, Access Easement, Construction Easement and Further Conditions of Easement Grants contained in Agreement by and between LaSalle National Bank and Lake Geneva Centre, Inc. dated June 20, 1985 and recorded in the office of the Register of Deeds for Walworth County, Wisconsin on June 25, 1985 in Volume 346 of Records, Page 325, Document No. 116428. **Easement does not affect site by location, shown.** Amendment of Agreement recorded July 10, 2003 as Document No. 564997 and re-recorded August 14, 2003 as Document No. 570620. **Does not affect site by location, shown.**

13. Conditional Use Permit Resolution recorded January 31, 2005 as Document No. 630049. **Affects site by location, blanket type.**

14. Real Estate Lease by and between National Properties LLC and Minni Mart LLC recorded July 12, 2005 as Document No. 646446. **Affects site by location, blanket type.**

PARKING SPACES

There are no parking spaces marked on this site.

FLOOD NOTE

According to the flood insurance rate map of the County of Walworth, Community Panel No. 55127C03330, effective date of October 2, 2009, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

MUNICIPAL ZONING

Site is zoned: PB (Planned Business District) Municipal Code: Section 98-105

Front or Street Lot Line: 25 feet, 40 feet

Building to Nonresidential Side Lot Line: 10 feet or 0 feet on zero lot line side

Building to Nonresidential Rear Lot Line: 30 feet

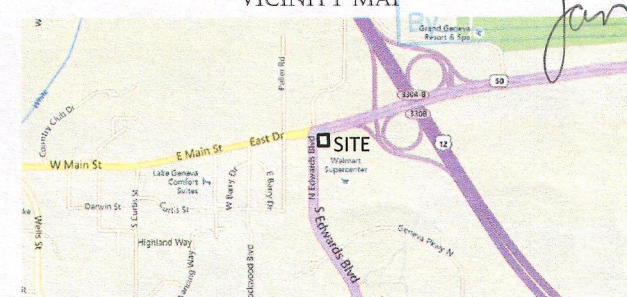
Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street

Maximum Building Height: 45 feet

LAND AREA

The Land Area of the subject property is 52,847 square feet or 1.2132 acres.

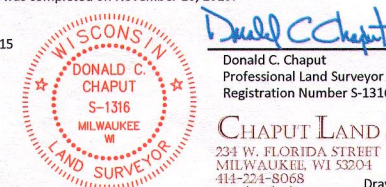
VICINITY MAP



TO: GMX Real Estate Group Acquisitions LLC
LGSC Outlot LLC, a Missouri limited liability company
First American Title Insurance Company

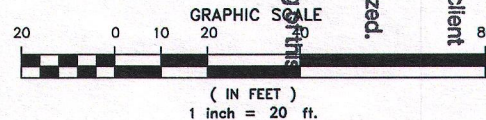
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11(a), 13, 14, 16, 17, 18, 19 and 21 of Table A thereof. The field work was completed on November 16, 2015.

Date of Map: November 18, 2015
Revised: December 2, 2015



CHAPUT LAND SURVEYS, LLC
224 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com Drawing No. 2161-jtn

The information shown hereon is intended solely for the use of the client and client directed third parties; access to anyone else is unauthorized. You are hereby notified that any dissemination, distribution, or copying of this survey, or any of its contents, is strictly prohibited.



STARTING BENCHMARK: 946.70
REFERENCE MARK AND REFERENCE BENCHMARK OF THE WEST 1/4 CORNER OF SEC. 31-2-18 FND. CHISELED CROSS IN TOP OF NW SIDE OF HYD. FLANGE