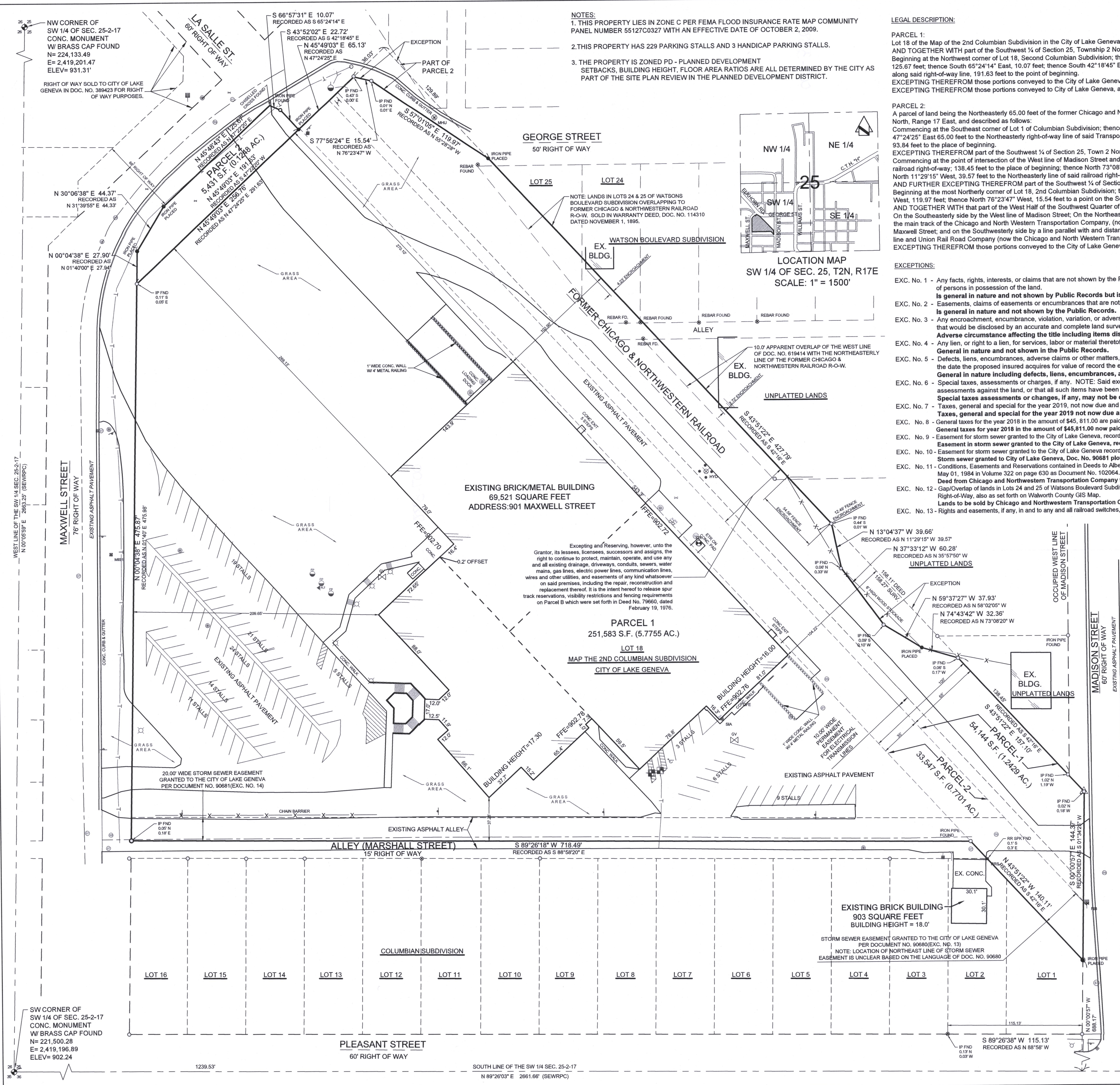




NOTES:
1. THIS PROPERTY LIES IN ZONE C PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 55127C0327 WITH AN EFFECTIVE DATE OF OCTOBER 2, 2009.
2. THIS PROPERTY HAS 229 PARKING STALLS AND 3 HANDICAP PARKING STALLS.
3. THE PROPERTY IS ZONED PD - PLANNED DEVELOPMENT SETBACKS, BUILDING HEIGHT, FLOOR AREA RATIOS ARE ALL DETERMINED BY THE CITY AS PART OF THE SITE PLAN REVIEW IN THE PLANNED DEVELOPMENT DISTRICT.

LEGAL DESCRIPTION:

PARCEL 1:
Lot 18 of the Map of the 2nd Columbian Subdivision in the City of Lake Geneva, Walworth County, Wisconsin, described as:
AND TOGETHER WITH part of the Southwest 1/4 of Section 25, Township 2 North, Range 17 East, City of Lake Geneva, Walworth County, Wisconsin, described as:
Beginning at the Northwest corner of Lot 18, Second Columbian Subdivision; thence North 01°40'00" East, 27.94 feet; thence North 31°39'55" East, 44.33 feet; thence North 47°22'20" East, 125.87 feet; thence South 65°24'14" East, 10.07 feet; thence South 42°18'45" East, 22.72 feet to a point on the Southeastly right-of-way line of Maxwell Street; thence South 47°22'20" West 93.84 feet to the place of beginning.
EXCEPTING THEREFROM those portions conveyed to the City of Lake Geneva, a municipal corporation in Warranty Deed recorded June 26, 2017 as Document No. 948791. FURTHER EXCEPTING THEREFROM those portions conveyed to City of Lake Geneva, a municipal corporation in Quit Claim Deed recorded August 5, 1998, in Volume 5469, Document No. 389424.

PARCEL 2:
A parcel of land being the Northeasterly 65.00 feet of the former Chicago and North Western Transportation Company right-of-way, located in the Southwest Quarter of Section 25, Township 2 North, Range 17 East, and described as follows:
Commencing at the Southeast corner of Lot 1 of Columbian Subdivision; thence North 01°34'25" East 113.66 feet to the place of beginning; thence North 42°16'00" West 940.35 feet; thence North 47°24'25" East 65.00 feet to the Northeasterly right-of-way line of said Transportation Company; thence South 42°16' East 873.04 feet along said right-of-way line; thence South 01°34'25" West 93.84 feet to the place of beginning.
EXCEPTING THEREFROM part of the Southwest 1/4 of Section 25, Town 2 North, Range 17 East, City of Lake Geneva, Walworth County, Wisconsin, described as:
Commencing at the point of intersection of the West line of Madison Street and the Northeasterly line of the Chicago & Northwestern Railroad right-of-way; thence North 42°16'00" West along said railroad right-of-way; 138.45 feet to the place of beginning; thence North 73°08'20" West, 32.36 feet; thence North 58°02'05" West, 37.93 feet; thence North 35°57'50" West, 60.28 feet; thence North 11°29'15" West, 39.57 feet to the Northeasterly line of said railroad right-of-way; thence South 42°16'00" East, 158.11 feet to the place of beginning.
AND FURTHER EXCEPTING THEREFROM part of the Southwest 1/4 of Section 25, Town 2 North, Range 17 East, City of Lake Geneva, Walworth County, Wisconsin, described as:
Beginning at the most Northerly corner of Lot 18, 2nd Columbian Subdivision; thence South 42°18'45" East along the Southerly right-of-way line of CTH "H", 129.89 feet; thence North 55°28'28" West, 118.97 feet; thence North 76°23'47" West, 15.54 feet to a point on the Southerly right-of-way line of Maxwell Street; thence North 47°22'19" East, 36.03 feet to the point of beginning.
AND TOGETHER WITH that part of the West Half of the Southwest Quarter of Section 25, Township 2 North, Range 17 East of the Fourth Principal Meridian, bounded as follows:
On the Northeasterly side by the West line of Madison Street; On the Northeasterly side by a line parallel with and distant 15 feet Southwesterly, measured at right angles, from the center line of the main track of the Chicago and North Western Transportation Company, (now removed), as said main track was originally located; On the Northwesterly side by the Southeasterly line of Maxwell Street; and on the Southwesterly side by a line parallel with and distant 50 feet Southwesterly, measured at right angles, from the center line of the main track (now removed) of the State line and Union Rail Road Company (now the Chicago and North Western Transportation Company), as said main track center line was originally located and established across said Section 25. EXCEPTING THEREFROM those portions conveyed to the City of Lake Geneva, a municipal corporation in Warranty Deed recorded June 26, 2017 as Document No. 948791.

EXCEPTIONS:

- EXC. No. 1 - Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
Is general in nature and not shown by Public Records but is shown by this inspection of the land.
- EXC. No. 2 - Easements, claims of easements or encumbrances that are not shown by the Public Records.
Is general in nature and not shown by the Public Records.
- EXC. No. 3 - Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflict in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the Public Records.
Adverse circumstance affecting the title including items disclosed by an accurate and complete land survey but not shown in the Public Records.
- EXC. No. 4 - Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.
General in nature and not shown in the Public Records.
- EXC. No. 5 - Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
General in nature including defects, liens, encumbrances, adverse claims and etc.
- EXC. No. 6 - Special taxes, assessments or charges, if any. NOTE: Said exception will be removed only if the Company receives written evidence from the municipality that there are no special assessments against the land, or that all such items have been paid in full within 30 days of closing.
Special taxes assessments or charges, if any, may not be due based on calendar year.
- EXC. No. 7 - Taxes, general and special for the year 2019, not now due and payable. Tax Parcel No. ZCL2 00015 and ZYUP 00044N (assessed with ZCL2 00015).
Taxes, general and special for the year 2019 not now due and payable.
- EXC. No. 8 - General taxes for the year 2018 in the amount of \$45,811.00 are paid in full.
General taxes for year 2018 in the amount of \$45,811.00 now paid in full.
- EXC. No. 9 - Easement for storm sewer granted to the City of Lake Geneva, recorded June 13, 1983 in Volume 303, Page 774 as Document No. 90680.
Easement in storm sewer granted to the City of Lake Geneva, recorded June 13, 1983 in Volume 303, Page 774 as Document No. 90680. Listed in southeast corner of ALTA survey map.
- EXC. No. 10 - Easement for storm sewer granted to the City of Lake Geneva recorded June 13, 1983 in Volume 303, Page 778 as Document No. 90681.
Storm sewer granted to City of Lake Geneva, Doc. No. 90681 plotted on survey as described in June 13th, Volume 303, Page 778.
- EXC. No. 11 - Conditions, Easements and Reservations contained in Deeds to Albert Trostel Packings Ltd. General in nature and reflects property line.
Deed from Chicago and Northwestern Transportation Company to Albert Trostel Packings Ltd. General in nature and reflects property line.
- EXC. No. 12 - Gap/Overlap of lands in Lots 24 and 25 of Watsons Boulevard Subdivision and the West line of land described in Document No. 619414 with the former Chicago & Northwestern Railroad Right-of-Way, also as set forth on Walworth County GIS Map.
Lands to be sold by Chicago and Northwestern Transportation Company to Albert Trostel Packing Limited.
- EXC. No. 13 - Rights and easements, if any, in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the subject premises.

EXCEPTIONS (CONTINUED):

- EXC. No. 14 - Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for road, street, highway and/or alley purposes.
Public or private rights, if any, matter whatsoever, for road purposes, highways and/or alley purposes is general in nature, its exact location no plotted.
- EXC. No. 15 - Rights of tenants in possession under unrecorded leases.
Is general in nature, its exact affect not known.
- EXC. No. 16 - Right to a lien for unpaid commissions, if any, in favor of any real estate broker for the property, pursuant to Section 779.32, Wis. Stats. This exception will be removed on receipt by the Company of satisfactory affidavits of the present owner and purchaser that no such commissions are owned, or that commissions will be paid at closing. No broker lien or notice of intent to file lien has been recorded as of the effective date of this commitment to insure.
Is general in nature and subject to State Statute Section 779.32 Wis. Statutes.

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
Contact Diggers Hotline, Inc., Etc.
1-800-242-8511

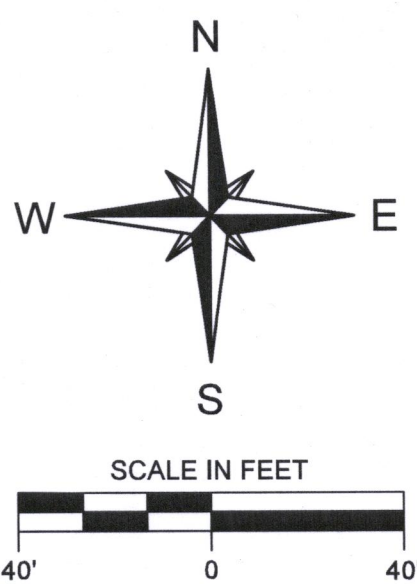
SURVEYOR'S CERTIFICATE:

To: ELM HOLDINGS, LLC & EVERETT SMITH GROUP, LLC and FIRST AMERICAN TITLE COMPANY, its successors and assigns: This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA, ACSM and SNAPS in 2016, and includes Items 1, 2, 3, 4, 6, 6a, 7a, 7 (b)(1), 8, 9, 10a, 11, 14, 16, 19 and 20 in the amount of \$2,000,000.00 of Table A thereof. Pursuant to the Accuracy Standards a adopted by ALTA, SNAPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/NSPS Land Title Surveys."

John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820

Dated this 20th day of May, 2019

SE CORNER OF SW 1/4 OF SEC. 25-2-17 CONC. MONUMENT W/ BRASS CAP FOUND
N= 221,526.57
E= 2,421,858.38
ELEV= 885.64'



REFERENCE BEARING: BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 25, T2N, R17E WHICH HAS A BEARING OF NORTH 89°28'03" EAST BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).

BENCHMARK: 902.24 (USGS) TOP OF CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 25, T2N, R17E.

LEGEND:

- SECTION CORNER MONUMENT
- EX. CHISELED CROSS FOUND
- EX. IRON ROD FOUND
- EX. IRON PIPE FOUND
- EX. STORM MANHOLE
- EX. CATCH BASIN ROUND
- EX. CATCH BASIN SQUARE
- EX. SIAMESE HYDRANT
- EX. GAS VALVE
- EX. AIR CONDITIONER
- EX. ELECTRIC METER
- EX. GAS METER
- EX. ELECTRIC PEDESTAL
- EX. TELEPHONE PEDESTAL
- EX. CLEANOUT
- EX. POWER POLE
- EX. MAILBOX
- EX. SANITARY MANHOLE
- EX. UNKNOWN MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. ELECTRIC MANHOLE
- EX. TELEPHONE MANHOLE
- EX. GUY WIRE
- EX. LIGHT POLE
- EX. SIGN
- EX. BOLLARD
- EX. WATER VALVE
- EX. OVERHEAD WIRES
- EX. BUREAU OF ELECTRICAL SERVICES
- EX. FENCE LINE
- EX. COMMUNICATIONS
- EX. TELEPHONE LINE
- EX. GAS LINE
- EX. FIBER OPTICS
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- EX. RETAINING WALL

UNDERGROUND COMBUSTIBLE GAS LINE



FOR: JOE DEVORKIN

ALTA/ACSM LAND TITLE SURVEY
RE: 901 MAXWELL STREET
PART OF THE SW 1/4 OF SECTION 25, T2N, R17E
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

JAHNKE & JAHNKE ASSOCIATES INC.

PLANNERS & PROFESSIONAL ENGINEERS
711 W. MORELAND BLVD.-WAUKESHA, WI 53188
TEL. NO. (262) 542-5797 FAX (262) 542-7698

SCALE: 1" = 40'	DATE: MAY 20, 2019
DRAWN BY: K.D.	CHECKED BY: J.R.S.
FILE NO.: WALWORTH 113	
BOOK NO.: WALWORTH 13 PG 825	JOB: S-8828
	SHEET 1 OF 1