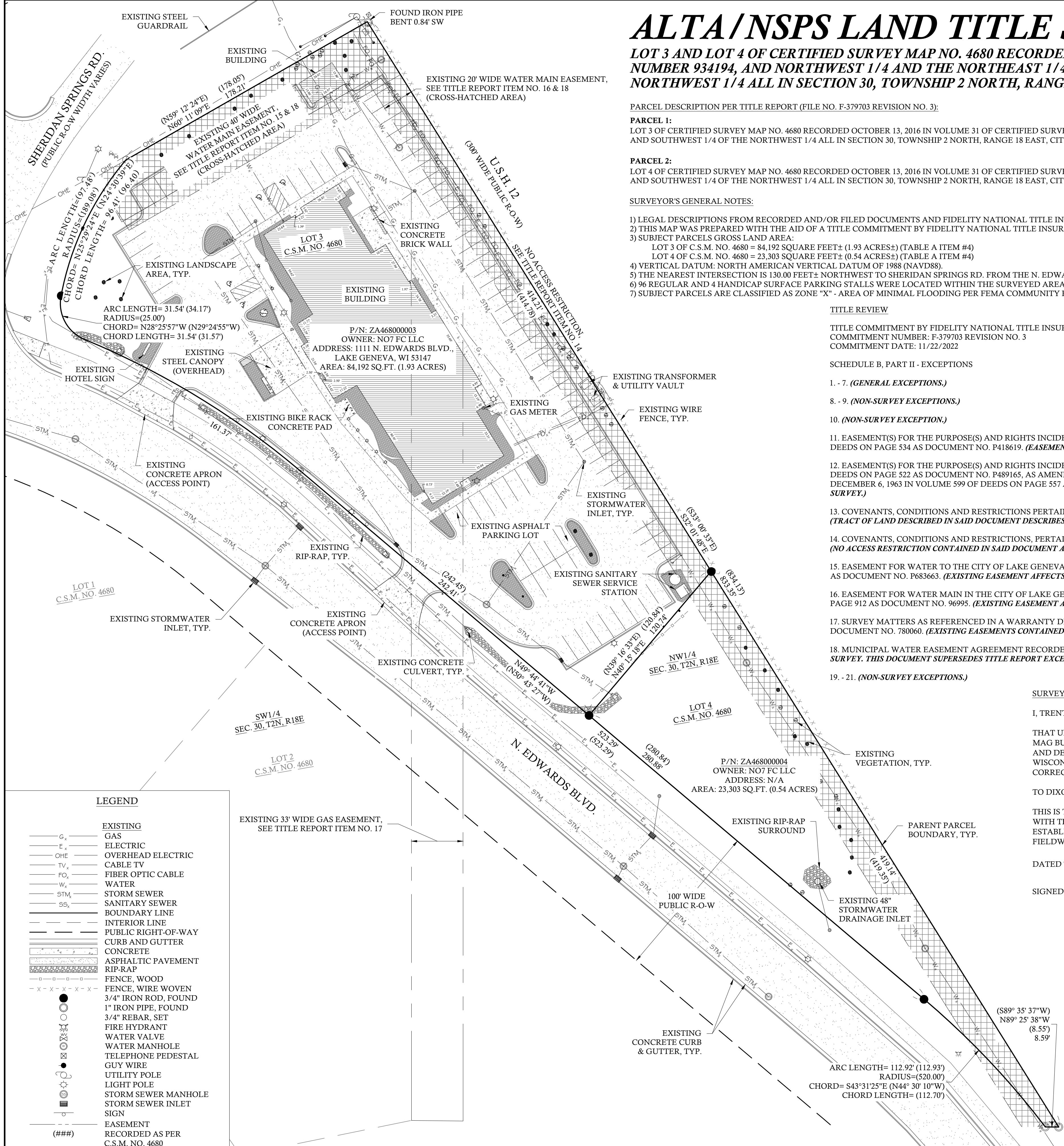




ALTA/NSPS LAND TITLE SURVEY

LOT 3 AND LOT 4 OF CERTIFIED SURVEY MAP NO. 4680 RECORDED ON OCTOBER 13, 2016 IN VOLUME 31 OF CERTIFIED SURVEYS ON PAGE 28 AS DOCUMENT NUMBER 934194, AND NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 ALL IN SECTION 30, TOWNSHIP 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

PARCEL DESCRIPTION PER TITLE REPORT (FILE NO. F-379703 REVISION NO. 3):

PARCEL 1:

LOT 3 OF CERTIFIED SURVEY MAP NO. 4680 RECORDED OCTOBER 13, 2016 IN VOLUME 31 OF CERTIFIED SURVEYS ON PAGE 28 AS DOCUMENT NO. 934194, AND BEING PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 ALL IN SECTION 30, TOWNSHIP 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

PARCEL 2:

LOT 4 OF CERTIFIED SURVEY MAP NO. 4680 RECORDED OCTOBER 13, 2016 IN VOLUME 31 OF CERTIFIED SURVEYS ON PAGE 28 AS DOCUMENT NO. 934194, AND BEING PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 ALL IN SECTION 30, TOWNSHIP 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

SURVEYOR'S GENERAL NOTES:

- LEGAL DESCRIPTIONS FROM RECORDED AND/OR FILED DOCUMENTS AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: F-379703 REVISION NO. 3, COMMITMENT DATE: 11/22/2022.
- THIS MAP WAS PREPARED WITH THE AID OF A TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: F-379703 REVISION NO. 3, COMMITMENT DATE: 11/22/2022.
- SUBJECT PARCELS GROSS LAND AREA:
LOT 3 OF C.S.M. NO. 4680 = 84,192 SQUARE FEET± (1.93 ACRES±) (TABLE A ITEM #4)
LOT 4 OF C.S.M. NO. 4680 = 23,303 SQUARE FEET± (0.54 ACRES±) (TABLE A ITEM #4)
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THE NEAREST INTERSECTION IS 130.00 FEET± NORTHWEST TO SHERIDAN SPRINGS RD. FROM THE N. EDWARDS BLVD. NORTHERNMOST ACCESS POINT. (TABLE A ITEM #14).
- 96 REGULAR AND 4 HANDICAP SURFACE PARKING STALLS WERE LOCATED WITHIN THE SURVEYED AREA. (TABLE A ITEM #9).
- SUBJECT PARCELS ARE CLASSIFIED AS ZONE "X" - AREA OF MINIMAL FLOODING PER FEMA COMMUNITY FLOOD MAP NO. 55127C0331D, EFFECTIVE DATE 10/02/2009.

TITLE REVIEW

TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NUMBER: F-379703 REVISION NO. 3
COMMITMENT DATE: 11/22/2022

SCHEDULE B, PART II - EXCEPTIONS

1. - 7. (GENERAL EXCEPTIONS.)

8. - 9. (NON-SURVEY EXCEPTIONS.)

10. (NON-SURVEY EXCEPTION.)

11. EASEMENT(S) FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO WISCONSIN SOUTHERN GAS COMPANY, RECORDED ON AUGUST 11, 1949, IN VOLUME 402 OF DEEDS ON PAGE 534 AS DOCUMENT NO. P418619. (EASEMENT AFFECTS SUBJECT PARCELS AND IS BLANKET IN NATURE THEREFORE COULD NOT BE PLOTTED ON THE SURVEY.)

12. EASEMENT(S) FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO WISCONSIN POWER AND LIGHT COMPANY, RECORDED ON APRIL 6, 1957, IN VOLUME 509 OF DEEDS ON PAGE 522 AS DOCUMENT NO. P489165, AS AMENDED AND MODIFIED BY A STATE HIGHWAY COMMISSION OF WISCONSIN QUITCLAIM DEED BY PUBLIC UTILITY TO THE STATE OF WISCONSIN RECORDED DECEMBER 6, 1963 IN VOLUME 599 OF DEEDS ON PAGE 557 AS DOCUMENT NO. P555364. (TRACT OF LAND DESCRIBED IN SAID DOCUMENT DESCRIBES U.S. HIGHWAY 12 PUBLIC RIGHT-OF-WAY WHICH IS SHOWN ON SURVEY.)

13. COVENANTS, CONDITIONS AND RESTRICTIONS PERTAINING TO ACCESS AS SET FORTH IN AWARD OF DAMAGES RECORDED ON JULY 27, 1962, IN VOLUME 580 OF DEEDS ON PAGE 253 AS DOCUMENT NO. P540798. (TRACT OF LAND DESCRIBED IN SAID DOCUMENT DESCRIBES U.S. HIGHWAY 12 PUBLIC RIGHT-OF-WAY WHICH IS SHOWN ON SURVEY.)

14. COVENANTS, CONDITIONS AND RESTRICTIONS, PERTAINING TO ACCESS AS SET FORTH IN AWARD OF DAMAGES RECORDED ON JULY 27, 1962, IN VOLUME 580 OF DEEDS ON PAGE 259 AS DOCUMENT NO. P540800. (NO ACCESS RESTRICTION CONTAINED IN SAID DOCUMENT AFFECTS THE SUBJECT PARCELS AND IS SHOWN ON SURVEY.)

15. EASEMENT FOR WATER TO THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN RANTED TO THE CITY OF LAKE GENEVA, RECORDED ON SEPTEMBER 9, 1974, IN VOLUME 122 OF RECORDS ON PAGE 711 AS DOCUMENT NO. P683663. (EXISTING EASEMENT AFFECTS THE SUBJECT PARCELS AND IS SHOWN ON SURVEY. THIS DOCUMENT IS SUPERSEDED BY TITLE REPORT EXCEPTION 18.)

16. EASEMENT FOR WATER MAIN IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN GRANTED TO THE CITY OF LAKE GENEVA, RECORDED ON NOVEMBER 23, 1983, IN VOLUME 313 OF DEEDS ON PAGE 912 AS DOCUMENT NO. 96995. (EXISTING EASEMENT AFFECTS THE SUBJECT PARCELS AND IS SHOWN ON SURVEY. THIS DOCUMENT IS SUPERSEDED BY TITLE REPORT EXCEPTION 18.)

17. SURVEY MATTERS AS REFERENCED IN A WARRANTY DEED FROM WISCONSIN ELECTRIC POWER COMPANY, D/B/A WE ENERGIES, SUCCESSOR TO WISCONSIN SOUTHERN GAS RECORDED DECEMBER 30, 2009 AS DOCUMENT NO. 780060. (EXISTING EASEMENTS CONTAINED IN SAID DOCUMENT AFFECT THE SUBJECT PARCELS AND ARE SHOWN ON SURVEY.)

18. MUNICIPAL WATER EASEMENT AGREEMENT RECORDED NOVEMBER 8, 2018 AS DOCUMENT NO. 978467. (EXISTING EASEMENTS CONTAINED IN SAID DOCUMENT AFFECT THE SUBJECT PARCELS AND ARE SHOWN ON SURVEY. THIS DOCUMENT SUPERSEDES TITLE REPORT EXCEPTIONS NO. 15 & 16.)

19. - 21. (NON-SURVEY EXCEPTIONS.)

SURVEYOR'S CERTIFICATE:

I, TRENT D. NELSON, WISCONSIN PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

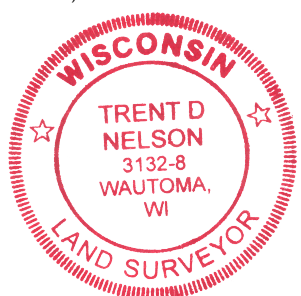
THAT UNDER THE DIRECTION OF NO7 FC LLC, A LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 50% INTEREST AND MAG BUSINESSES, LLC, A LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 50% INTEREST, THE PROPERTY AS SHOWN AND DESCRIBED ON THIS MAP WAS SURVEYED AND MAPPED UNDER MY DIRECTION AND CONTROL ACCORDING TO THE WISCONSIN ADMINISTRATIVE CODE, CHAPTER AE-7 OF MINIMUM STANDARDS FOR PROPERTY SURVEYS AND IS A CORRECT REPRESENTATION OF THE ABOVE DESCRIBED PROPERTY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

TO DIXON CONSTRUCTION GROUP, INC. OR ASSIGNS AND FIDELITY NATIONAL 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 7(a), 8, 9 AND 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 9-10, 2022.

DATED THIS 31ST DAY OF MARCH, 2023.

SIGNED: 
TRENT D. NELSON, PLS NO. 3132-8



BEARINGS ARE REFERENCED TO THE SOUTHEAST LINE OF LOT 3 OF C.S.M. NO. 4680 OF SECTION 30, T2N, R18E MEASURED TO BEAR N40° 15' 18"E DATUM: WISCONSIN COUNTY COORDINATE SYSTEM - WALWORTH COUNTY, U.S. FOOT.





RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

DATE ISSUED 03/31/2023
ISSUE PHASE FINAL
PROJECT TITLE

FAIRFIELD INN & SUITES

PREPARED FOR
NO7 FC LLC
5701 WEATHERSTONE WAY
JOHNSBURG, IL 60050

MAG BUSINESSES, LLC
88 N. DUGAN ROAD, UNIT F
SUGAR GROVE, IL 60554

PROJECT LOCATION
1111 N. EDWARDS BLVD.
LAKE GENEVA WI, 53147
WALWORTH COUNTY

SCALE
0 17.5' 35' 70'
11" x 17" - 1" = 70'
22" x 34" - 1" = 35'

PROJECT NUMBER **57296**
SHEET NUMBER **1 OF 1**