

12) 50 FOOT WIDE EASEMENT FROM ALPINE VALLEY RESORT, INC., TO WISCONSIN ELECTRIC
POWER COMPANY COMPANY DATED APRIL 27, 1977 AND RECORDED IN THE OFFICE OF THE
REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN ON JULY 16, 1977 IN VOLUME 189
OF RECORDS ON PAGE 54 AS DOCUMENT NO. 18400, AFFECTS PARCEL "I", AS SHOWN ON PLAT.

13) 50 FOOT WIDE EASEMENT FROM ALPINE VALLEY RESORT, INC., TO WISCONSIN ELECTRIC
POWER COMPANY COMPANY DATED JUNE 22, 1977 AND RECORDED IN THE OFFICE OF THE
REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN ON OCTOBER 5, 1977 IN VOLUME 198
OF RECORDS ON PAGE 54 AS DOCUMENT NO. 24004, AFFECTS PARCEL "I", AS SHOWN ON PLAT.

14) EASEMENT GRANTED BY MRS. ELIZABETH MOAT TO WISCONSIN ELECTRIC AND ELECTRIC COMPANY RECORDED
JUNE 2, 1956 IN VOLUME 2 OF DEEDS ON SHEET 2, PLAT AFFECTS PARCEL "I", AS SHOWN ON PLAT.

15) INSUFFICIENT DESCRIPTION, UNABLE TO PLOT, AFFECTS PARCEL "I".

16) REVERSION OF EASEMENT FOR SEWER TREATMENT FACILITY TO WISCONSIN RESORTS, INC.,
DATED AUGUST 31, 1987 AND RECORDED NOVEMBER 11, 1987 AT 11:46 A.M. IN VOLUME
416 OF RECORDS ON PAGE 557 AS DOCUMENT NO. 155235, AFFECTS PARCEL "I", AS SHOWN
ON PLAT AND DESCRIBED ON SHEET 2 AS DETAIL "J".

17) AN EASEMENT FOR THE BENEFIT OF PARCEL "I" AS CREATED BY EASEMENT FROM
WISCONSIN RESORT AVMT PRODUCTIONS, INC. DATED MAY 1, 1987, RECORDED
JUNE 1, 1988 IN VOLUME 428, PAGE 490 AS DOCUMENT NO. 162018 AS SHOWN ON PLAT.

18) GRANT OF ENTRY ROAD EASEMENT AS DESCRIBED UNDER "1. GRANT OF ENTRY ROAD EASEMENT"
BY WISCONSIN RESORTS, INC. TO AVMT PRODUCTIONS, INC., RECORDED IN VOLUME 428, PAGE
490 AS DOCUMENT NO. 162018, AS SHOWN ON SHEET 2 AS DETAIL "H", EXHIBIT "C".

19) GRANT OF BACKSTAGE PARKING AND ACCESS EASEMENT AS DESCRIBED UNDER
"2. GRANT OF BACKSTAGE PARKING AND ACCESS EASEMENT" BY WISCONSIN RESORTS, INC. TO AVMT
PRODUCTIONS, INC., RECORDED IN VOLUME 428, PAGE 491 AS DOCUMENT NO. 162018, AS SHOWN
ON SHEET 2 AS DETAIL "H", EXHIBIT "C" AND PARKING AREA AS DESCRIBED IN EXHIBIT "D"
OF SAID DOCUMENT NO. 162018, AFFECTS PARCEL "I", AS SHOWN ON PLAT.

20) TELEPHONE RIGHT OF WAY EASEMENT GRANTED BY JAMES W. KEATS, SR. AND EURE W. KEATS,
TO NORTH-WEST TELEPHONE COMPANY RECORDED NOVEMBER 14, 1979 IN VOLUME 125 OF
RECORDS ON PAGE 685542, GENERAL IN DESCRIPTION, UNABLE TO PLOT,
AFFECTS PARCEL "I".

21) TELEPHONE RIGHT OF WAY EASEMENT TO NORTHWEST TELEPHONE COMPANY DATED JANUARY 15,
1975 AND RECORDED MARCH 11, 1975 IN VOLUME 131 OF DEEDS ON SHEET 2, PLAT AFFECTS PARCEL "I".

22) LIMITED HIGHWAY EASEMENT DATED MAY 13, 1967 IN VOLUME 648 OF DEEDS ON PAGE
407 AS DOCUMENT NO. 591749, GENERAL IN DESCRIPTION, UNABLE TO PLOT,
AFFECTS PARCEL "IV".

EDNA KRATCHOVITS(TESCH) (N)

① 20'± CHAINLINK FENCE ENCROACHMENT ONTO ADJACENT
PARCEL FROM SUBJECT PARCEL.

ZONING DESIGNATION - B-5 PLANNED COMMERCIAL-RECREATION BUSINESS DISTRICT
AREA, HEIGHT, AND SETBACK REQUIREMENTS

*DWELLING UNIT DENSITY--NO PLANNED DEVELOPMENT APPROVED AS A CONDITIONAL USE IN THE B-5 ZONE MAY, WITH RESPECT TO THAT AREA EXCLUSIVELY DEVOTED TO RESIDENTIAL LAND USES, EXCEED 10 DWELLING UNITS PER NET DEVELOPABLE ACRE.

*BUILDING HEIGHT-MAXIMUM, COMMERCIAL STRUCTURES - 75 FEET
RESIDENTIAL STRUCTURES - 35 FEET

*SETBACK RESTRICTIONS - INTERIOR
REAR - MINIMUM 40 FEET
SIDE - MINIMUM 15 FEET
STREET - MINIMUM 25 FEET

*YARDS - PERIMETER, MINIMUM 100 FEET FROM THE EXTERIOR BONDARY OF THE DEVELOPMENT PARCEL

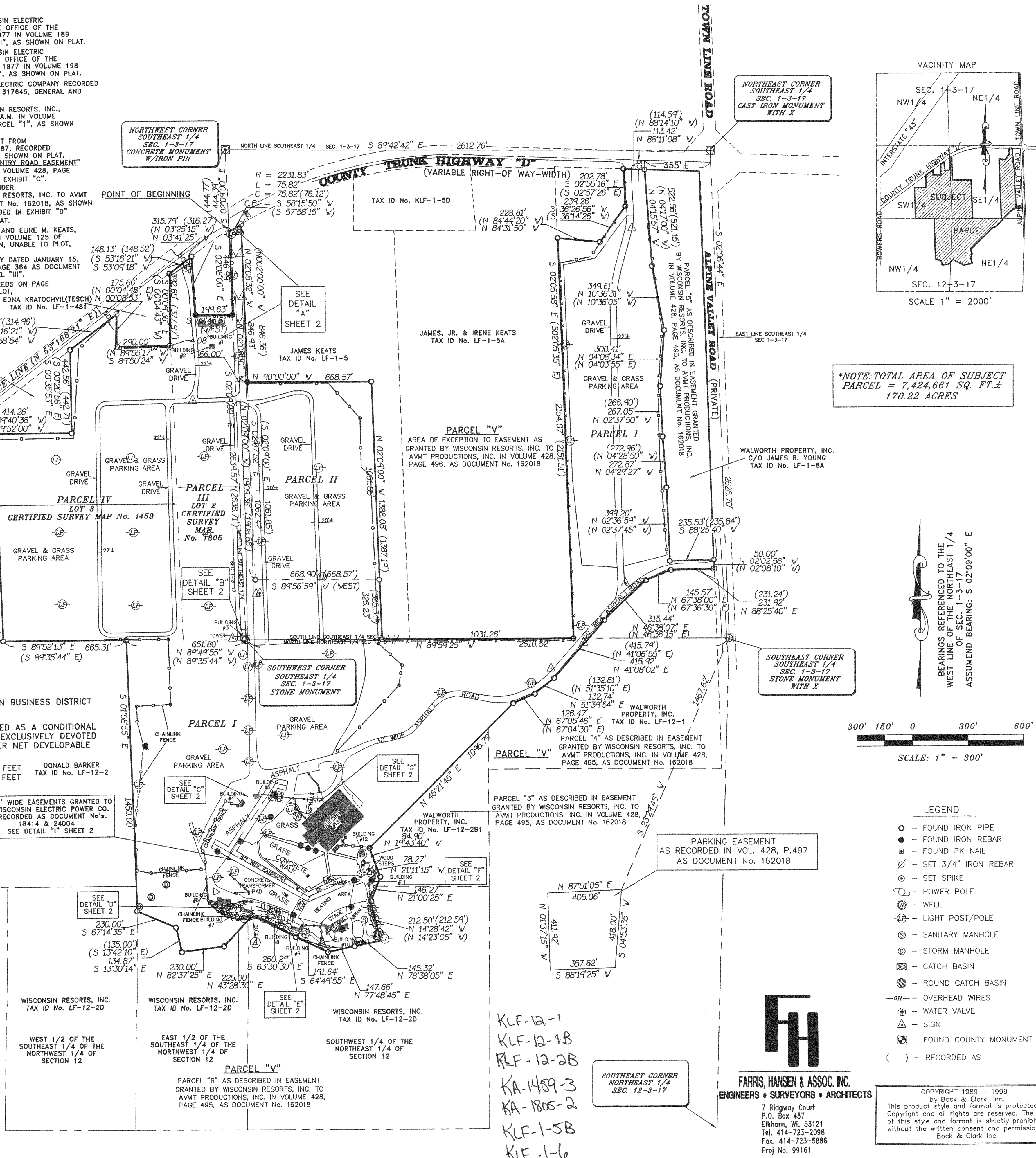
*OPEN SPACE - MINIMUM 90 PERCENT OF DEVELOPMENT AREA, INCLUDING ALL LANDS NOT COVERED BY STRUCTURES

*NOTE: NO STRIPED PARKING SPACES EXIST ON THIS SITE
DETERMINATION OF NUMBER OF PARKING SPACES
AVAILABLE IS NOT POSSIBLE WITH INFORMATION
PROVIDED

WALWORTH COUNTY PLANNING, ZONING & SANITATION
DEBORA L. GRUBE, ZONING MANAGER
W3929 COUNTY ROAD "NN"
ELKHORN, WISCONSIN 53121
(414)741-3394

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) _____ of the Flood Insurance Rate Map, Community Panel No. _____, which bears an effective date of AUGUST 15, 1983, and is not in a Special Flood Hazard Area. By telephone call dated JULY 9, 1989 to the Walworth County Planning, Zoning & Sanitation Department, we have learned this property does not qualify for special treatment in the Federal No Flood Hazard area. It is recommended that this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

317-459

[illegible][illegible]

CERTIFICATE OF SURVEYOR

TO: SFX Entertainment, Inc. its subsidiaries and affiliates; Chicago Title Insurance Company; The Bank of New York and as agent, its successors and assigns; NEJA Group LLC; NTC Holdings, Inc; and Bock & Clark Corporation.

The undersigned hereby certifies that to the best of his professional knowledge, information and belief, this map, plan and the Survey on which it is based were made at the date shown below of the premises specifically described in Chicago Title Insurance Company Commitment No. 68280 dated March 4, 1999 and was made (i) in accordance with the "minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1997; (ii) in accordance with the "AGREEMENT and Surveying Standards for ALTA/ACSM Land Title Surveys" dated May 12, 1998 and includes items one, 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, and 12 of Table 1 as specifically defined therein (iii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect at the date of this certification) of an Urban Survey.

1. The Survey was made on the ground for the property legally described on the Survey and is a true, correct and accurate representation of the property described on the Survey subject to the precision of measurement within the Minimum Standards stated below.

a. A fixed and determinable position and location of the perimeter of the property described thereon by courses and distances (including the position of the point of beginning if the property is

b. The size, location (including distance from the nearest facing exterior property lines) and type of buildings and improvements on the property and all other improvements required to be shown

c. All dedicated public streets abutting the property and providing access thereto, together with the

d. The location of all easements, encroachments, rights-of-way and other matters of record (with recording reference) based on Title Commitment No. 68280 from CHICAGO TITLE INSURANCE COMPANY d

3. There is no visible evidence of easements and/or servitudes of any kind which actually service or cross the property, or rights of way or uses affecting the property appearing from a careful physical

4. There are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, party walls, encroachments of structural appurtenances and projections by or on abutting streets, on any

5. Ingress to and egress from the subject property is provided by COUNTY TRUNK HIGHWAY "D" the same being a paved publicly dedicated rights-of-way.

8. The property described herein does not fall within a federally designated flood hazard area and has a property designated Flood Zone of C which means 500 Year Floodplain.

9. The Survey was made in accordance with the Minimum Standards.

RANDAL J. MATTHEWICK
Registration No. S-2411
In the State of WISCONSIN
Date of Survey June 14, 1999

Date of Survey: June 14, 1999
Date of Last Revision: July 12, 1999
Network Project No. 990316-2
Survey Performed By: Earle Hansen & Associates, Inc.

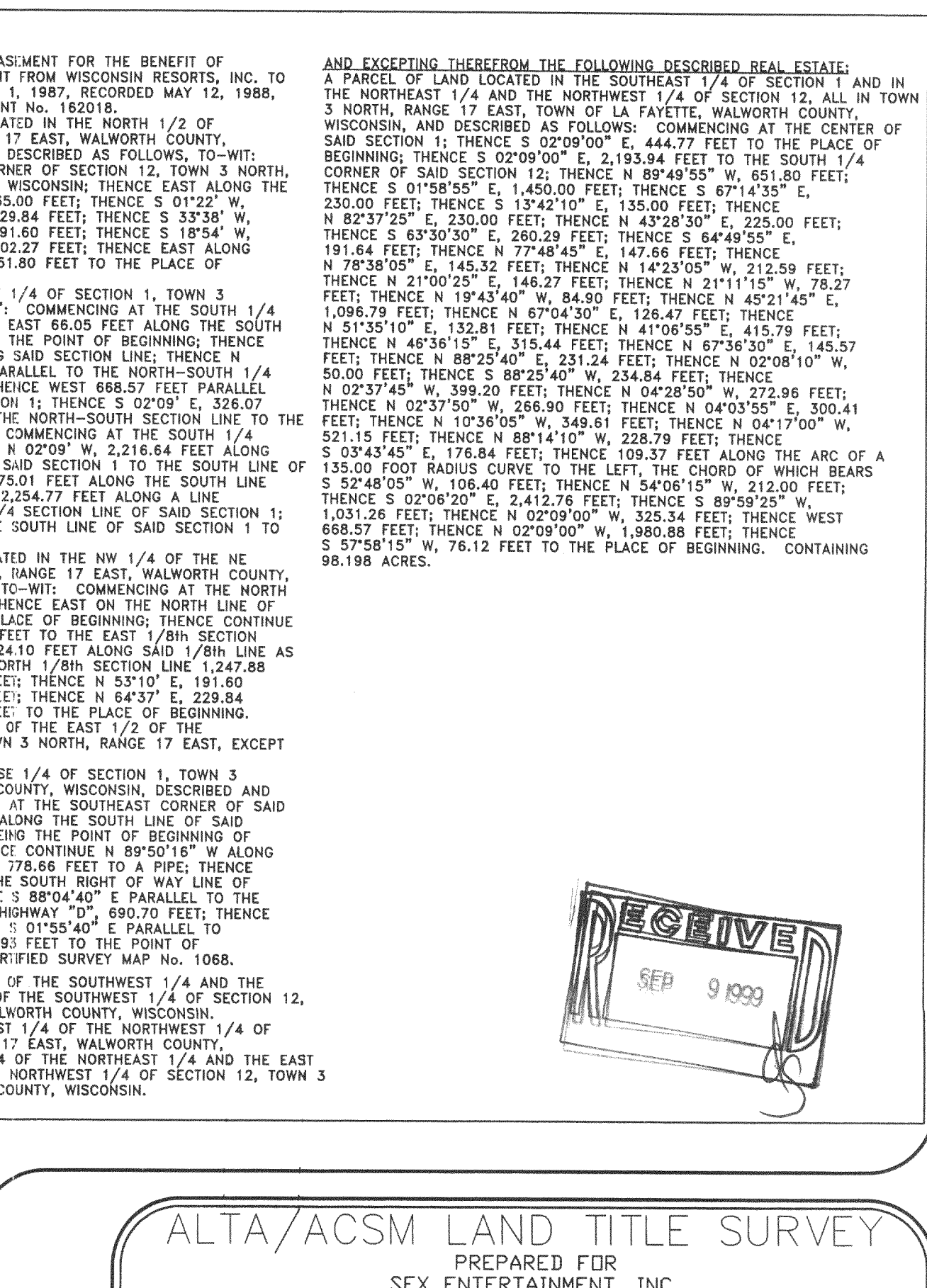
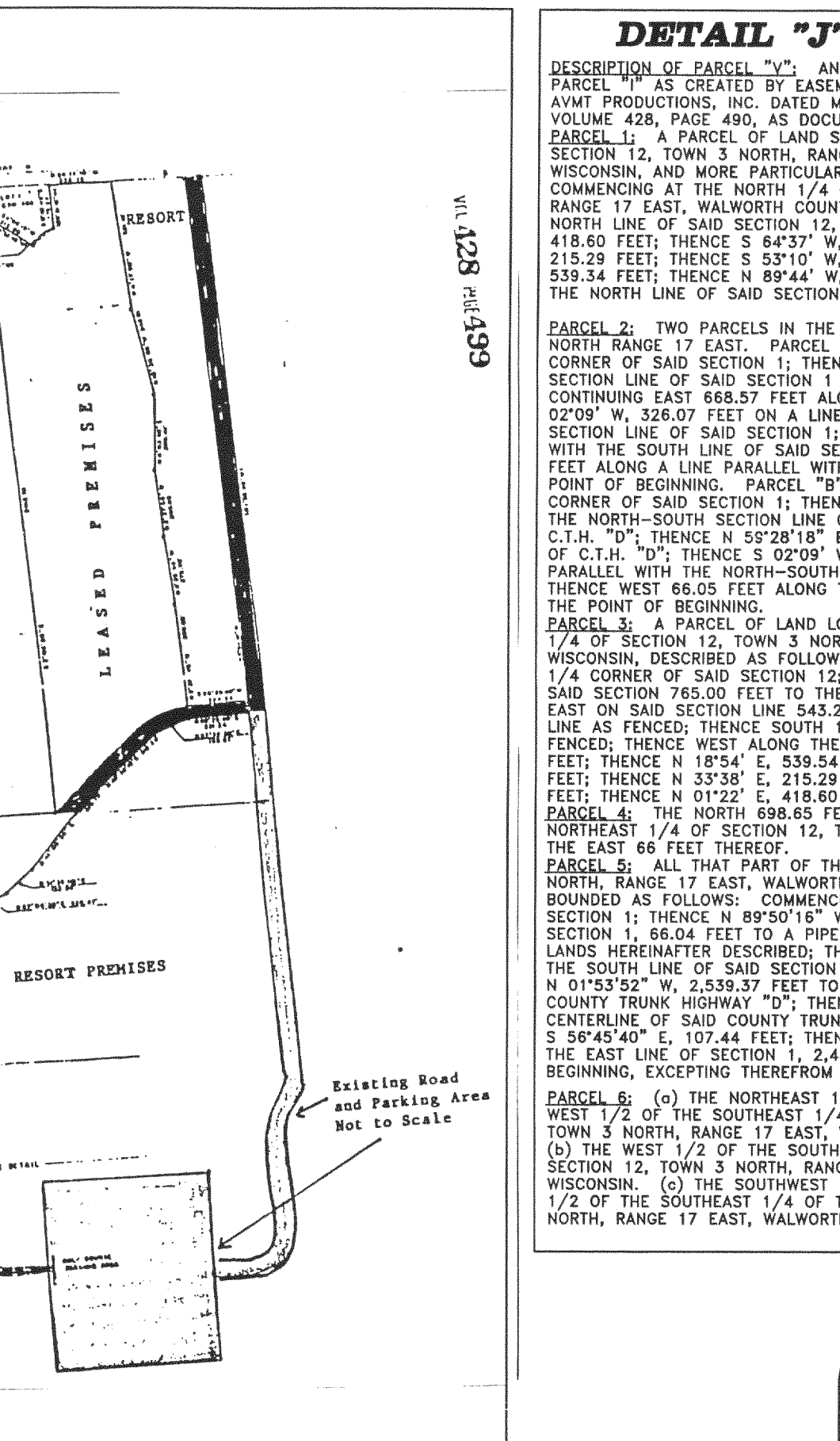
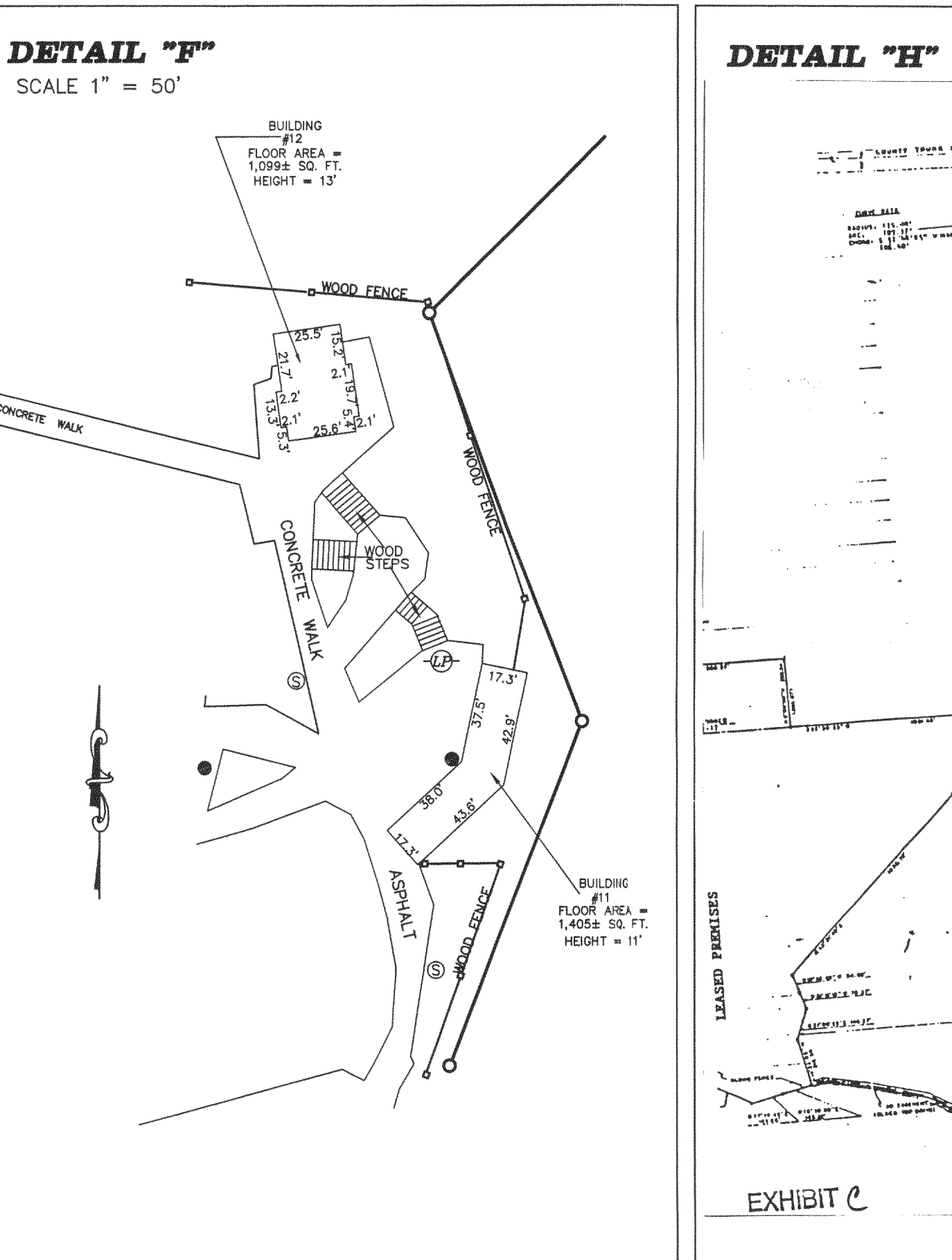
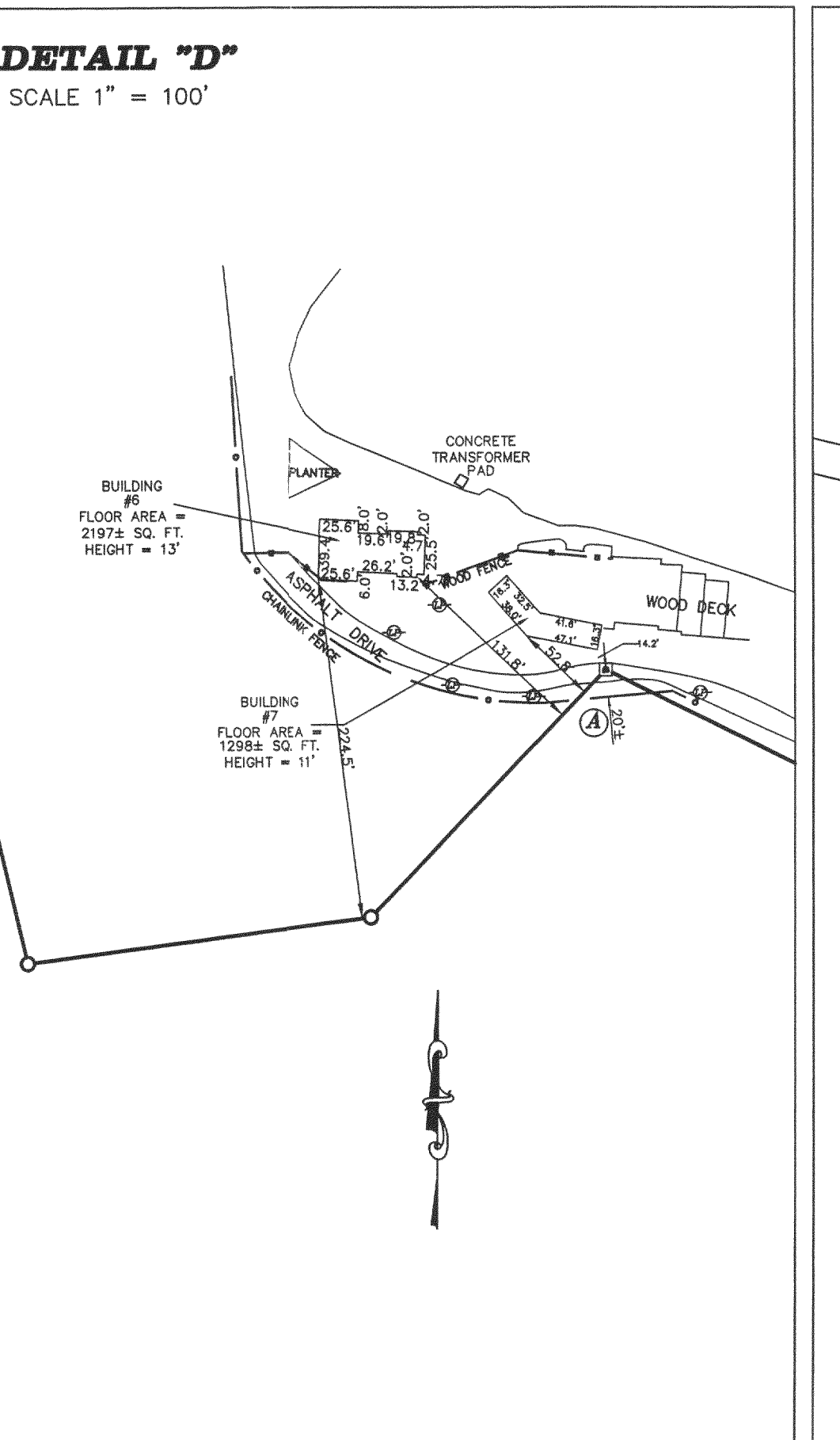
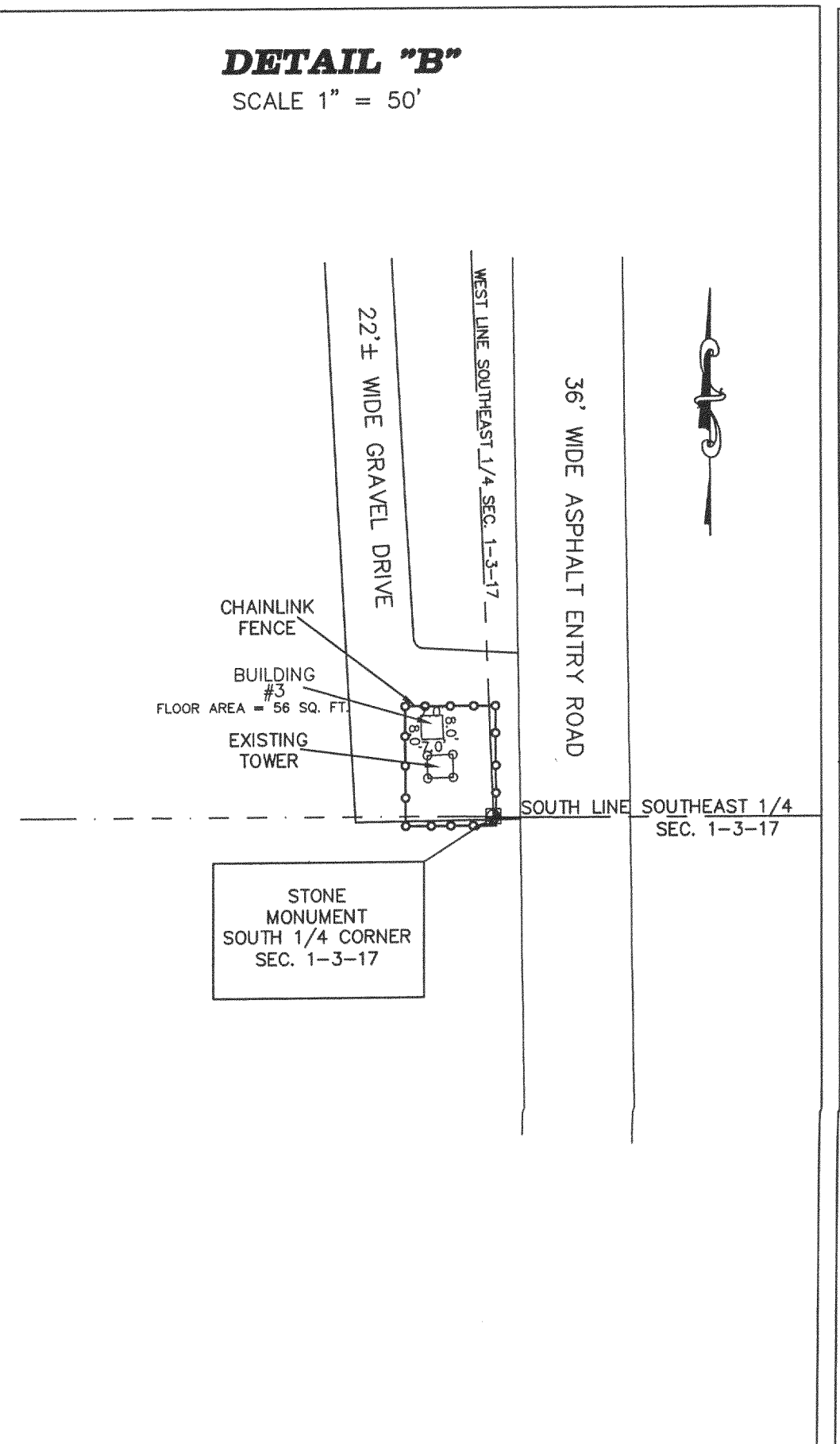
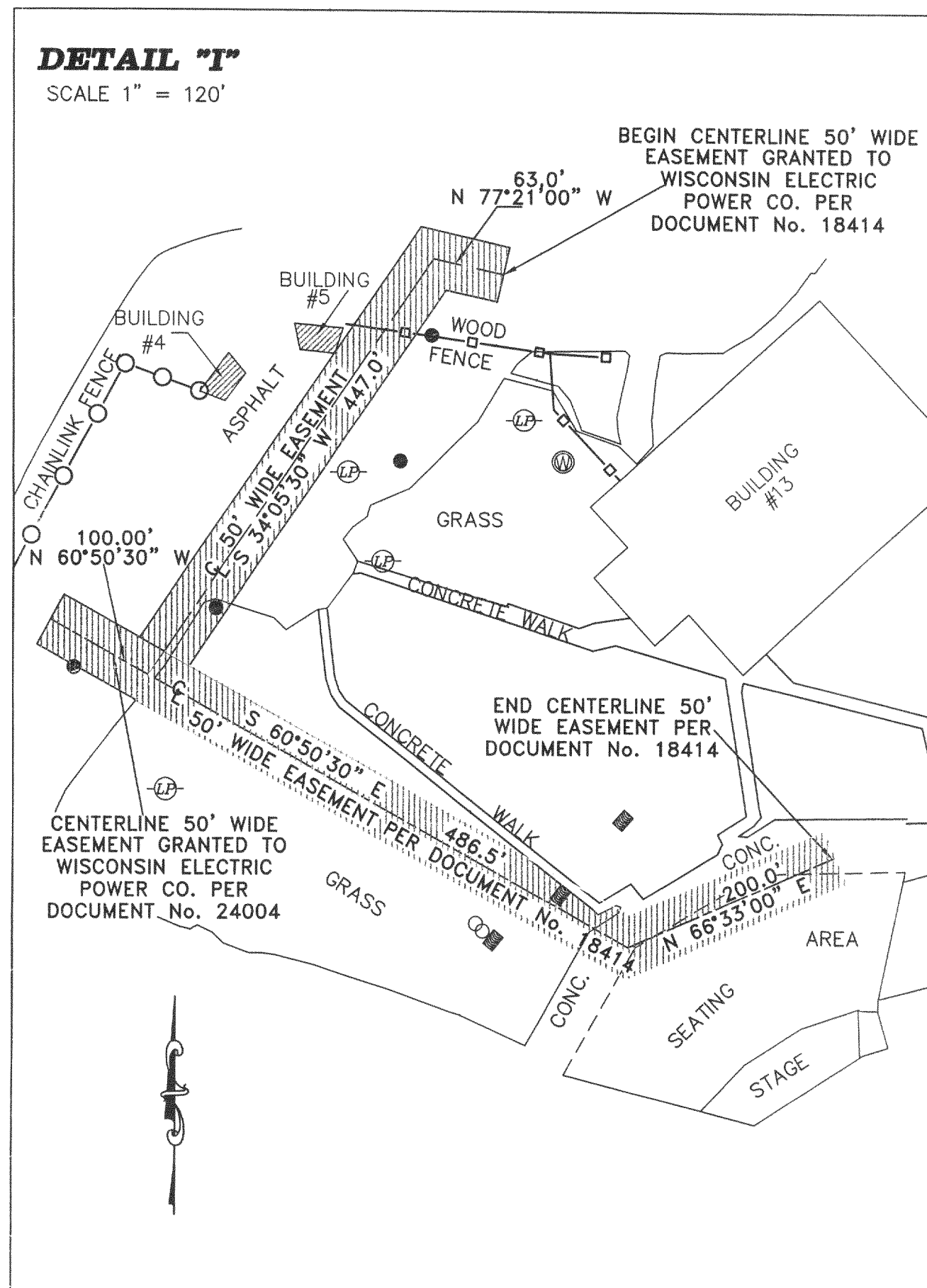
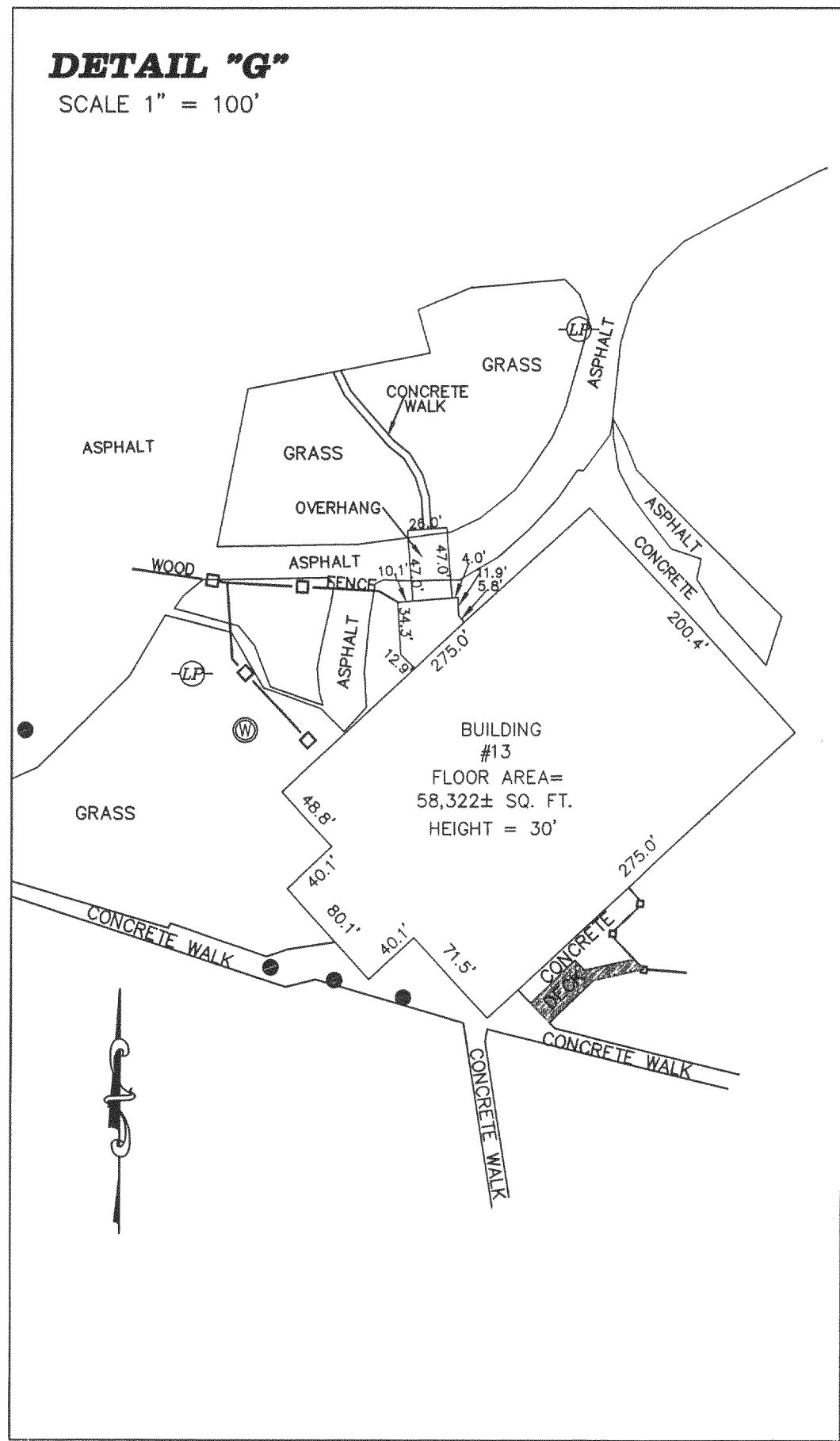
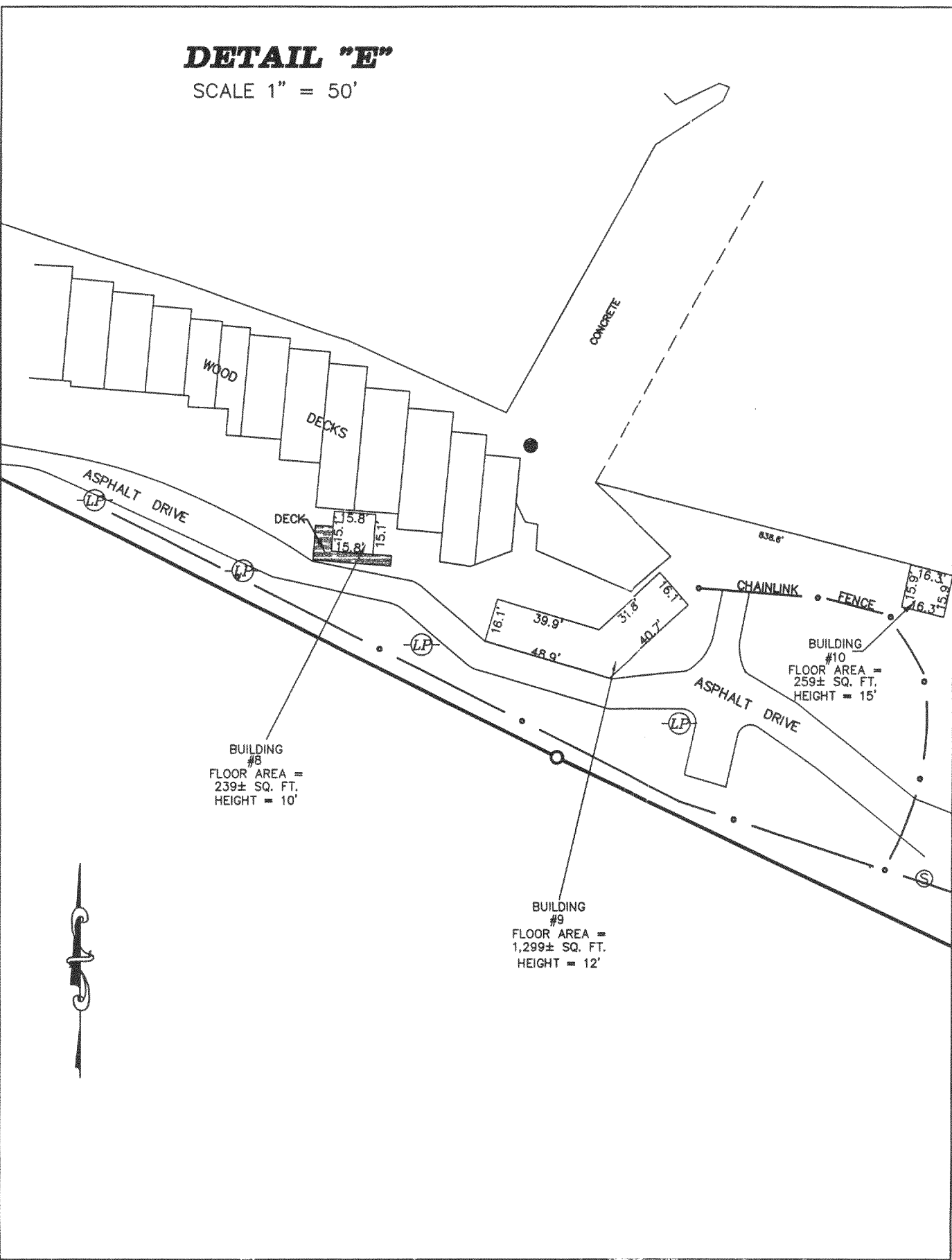
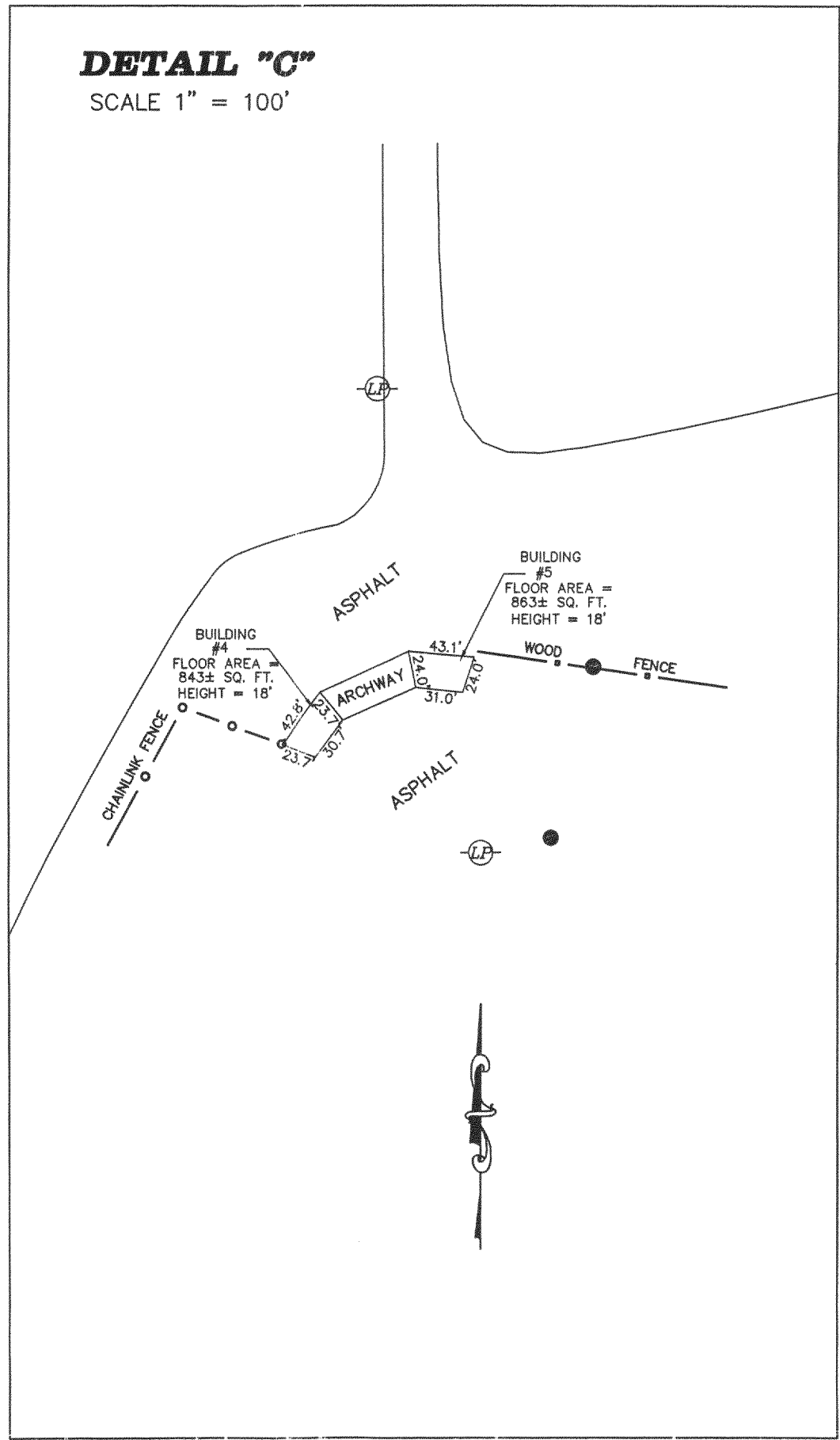
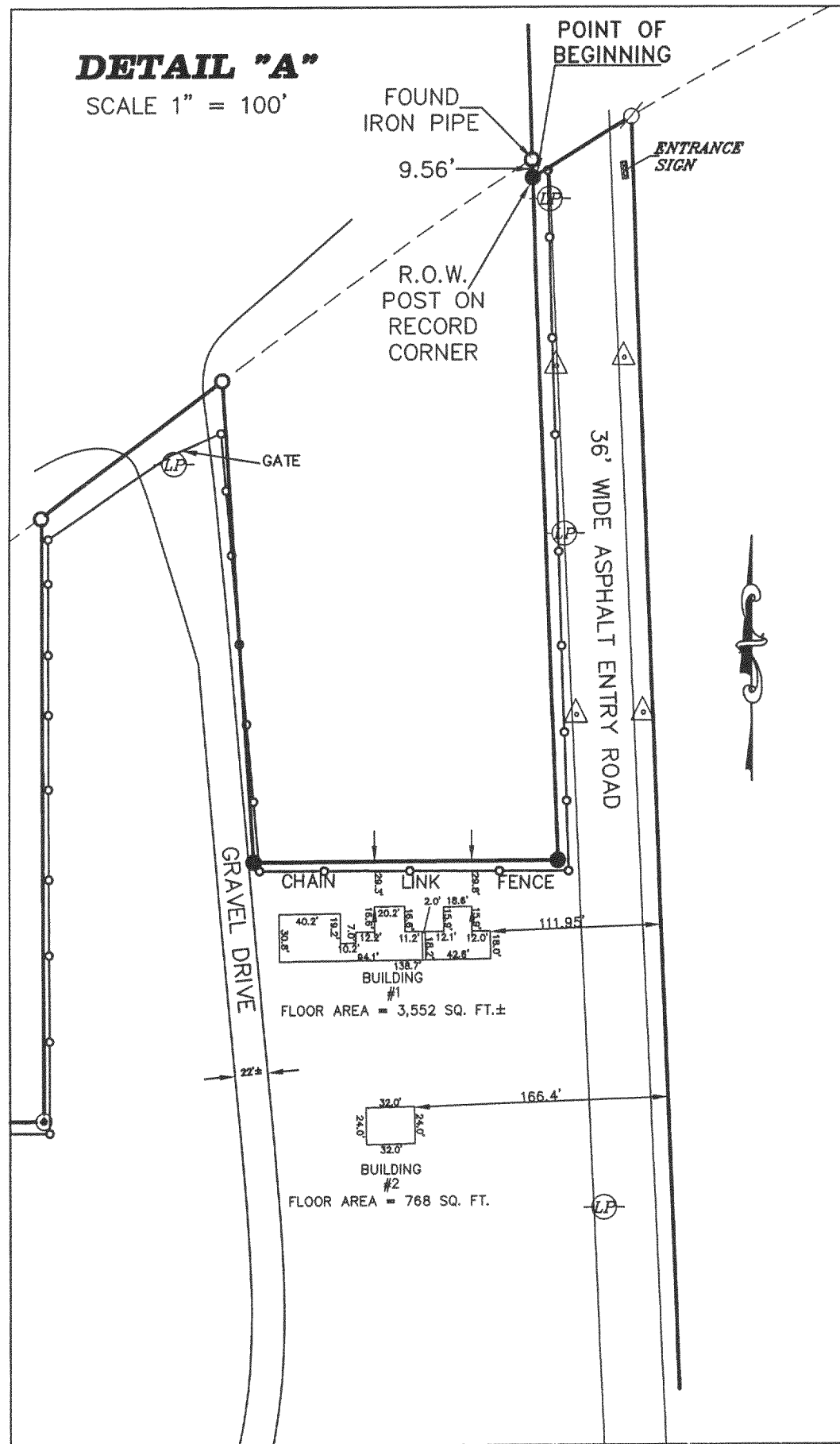
Survey Performed by: Burns, Hansen & Associates, Inc.




SEP 9 1999 SHEET 1 OF 1

BOCK & CLARK INC.'S NATIONAL SURVEYORS NETWORK

phone: 1-800-SURVEYS, fax: 330-666-3608, email: webmaster@1800surveys.com
537 N. Cleveland — Massillon Road, Akron, Ohio 44333 <http://www.1800surveys.com>



ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR
SFX ENTERTAINMENT, INC.

DATE: JUNE 14, 1999 REVISED: JULY 12, 1999
NETWORK PROJECT NO. 990316-2 SHEET 2 OF 2

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