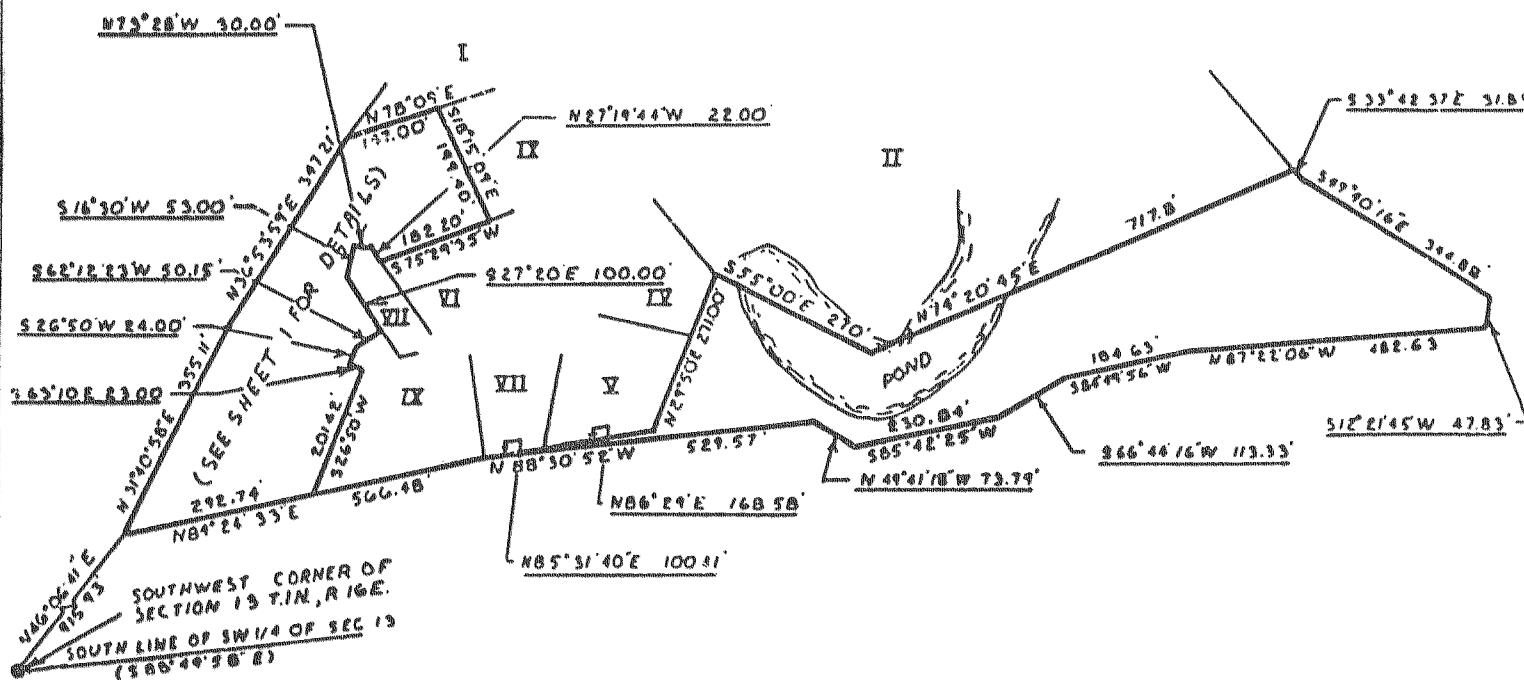


ABBEY SPRINGS CONDOMINIUM NO. 11 PHASE X (10)

ABBEY SPRINGS CONDOMINIUM NO. 11
EXHIBIT A-1 PHASE X DEVELOPMENT
WALWORTH COUNTY, WISCONSIN

NOTE: NO MONUMENTS HAVE BEEN PLACED AS AGREED BY KEEFE-MADSEN VENTURE & FARRIS, HANSEN & ASSOC., INC. WORK ORDERED BY: KEEFE-MADSEN VENTURE



LEGAL DESCRIPTION OF PHASE X

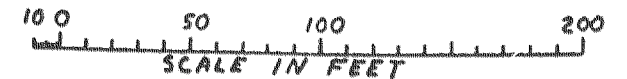
A Parcel of land located in the South Half of Section 13, Town 1 North, Range 16 East, Village of Fontana-on-Geneva Lake Walworth County, Wisconsin described as follows:

Commencing at a concrete monument marking the Southwest corner of said Section 13; thence N 48deg 06min 41sec E 915.93 feet to the point of beginning; thence N 31deg 40min 58sec E 355.11 feet; thence N 36deg 53min 59sec E 347.21 feet to an iron pipe marking the Southwest corner of Phase I of Abbey Springs Condominium No. 11; thence N 78deg 09min E 147.00 feet to the Northwest corner of Phase IX of Abbey Springs Condominium No. 11; thence S 18deg 15min 09sec E 189.40 feet to the North line of Phase VI of Abbey Springs Condominium No. 11; thence S 75deg 29min 35sec W 182.20 feet to the East line of Phase VII of Abbey Springs Condominium No. 11; thence N 27deg 19min 44sec W 22.00 feet; thence N 73deg 28min W 30.00 feet; thence S 18deg 30min W 53.00 feet, thence S 27deg 20min E 100.00 feet to the most Northerly corner of Phase IX of Abbey Springs Condominium No. 11; thence S 82deg 12min 23sec W 50.15 feet; thence S 26deg 50min W 24.00 feet; thence S 63deg 10min E 23.00 feet; thence S 26deg 50min W 201.42 feet; thence S 84deg 24min 33sec W 292.74 feet to the point of beginning containing 3.138 acres of land more or less.

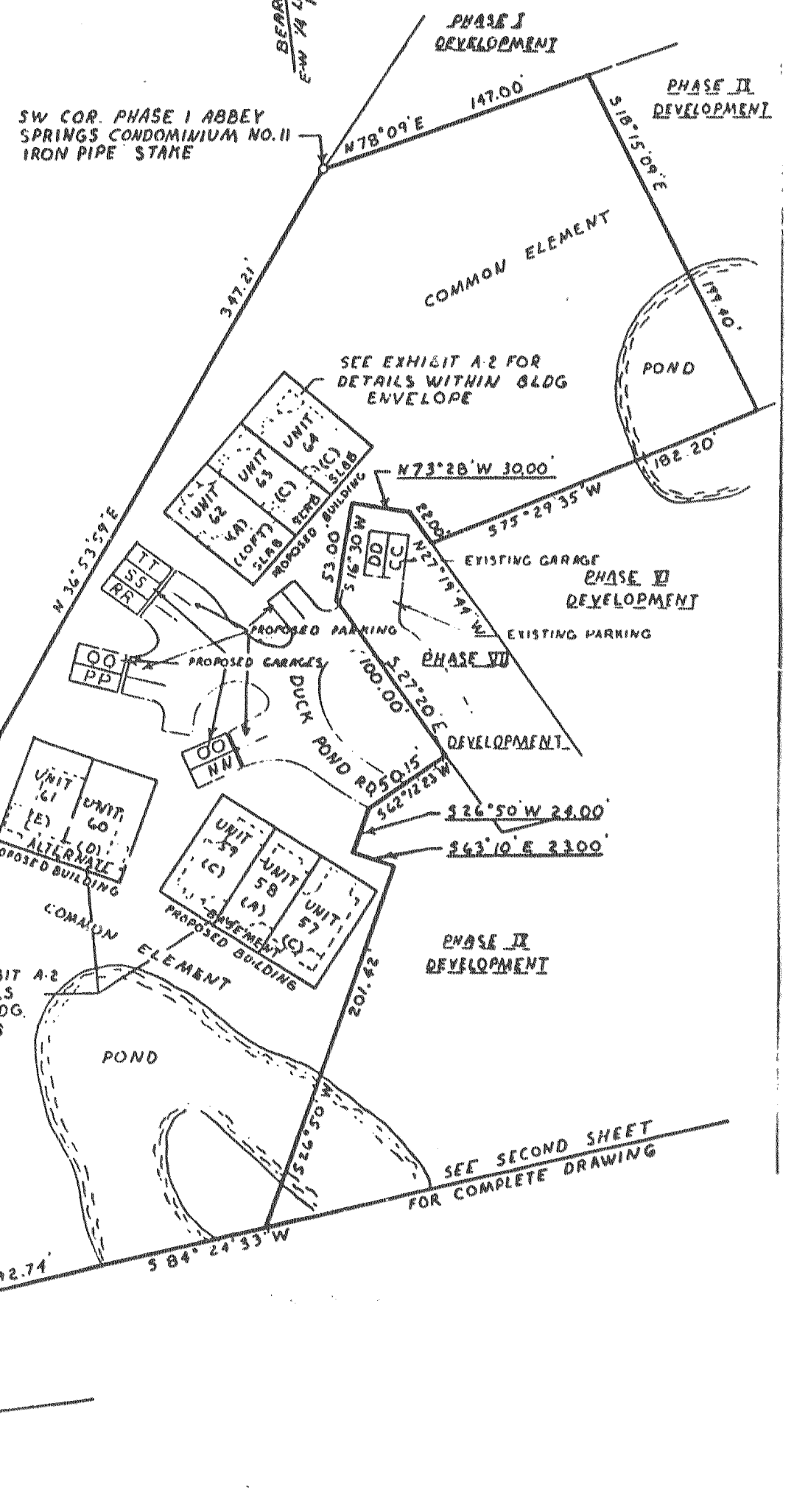
Together with a parcel Commencing at a concrete monument marking the Southwest corner of aforesaid Section 13; thence N 48deg 06min 41sec E 915.93 feet; thence N 84deg 24min 33sec E 566.48 feet to the Southwest corner of Phase VII and the point of beginning; thence N 85deg 31min 40sec E 100.41 feet to the Southwest corner of Phase V of Abbey Springs Condominium No. 11; thence N 88deg 29sec E 188.58 feet; thence N 29deg 50min E 271.00 feet to an angle point in the Westerly line of Phase II of Abbey Springs Condominium No. 11; thence S 55deg 00min E 270 feet; thence N 74deg 20min 45sec E 717.8 feet; thence S 33deg 42min 37sec E 31.89 feet; thence S 49deg 40min 16sec E 344.88 feet; thence S 12deg 21min 45sec W 47.83 feet; thence N 87deg 22min 06sec W 482.63 feet; thence S 84deg 49min 58sec W 184.83 feet; thence S 68deg 44min 18sec W 113.35 feet; thence S 85deg 42min 25sec W 230.84 feet; thence N 49deg 41min 18sec W 73.79 feet; thence N 88deg 30min 52sec W 528.57 feet to the point of beginning containing 5.848 acres of land more or less.

I HEREBY CERTIFY that Phase X was surveyed under my direction and that this plat is a correct representation of the condominium described to the best of my knowledge and belief and that the identification and location of each unit and the common elements can be determined from the plat.

ABBEY SPRINGS CONDOMINIUM NO. 11
EXHIBIT A-1 PHASE X DEVELOPMENT
WALWORTH COUNTY, WISCONSIN



NOTE: NO MONUMENTS HAVE BEEN PLACED AS AGREED BY KEEFE-MADSEN VENTURE & FARRIS, HANSEN & ASSOC., INC. WORK ORDERED BY: KEEFE-MADSEN VENTURE



SEE EXHIBIT A-2 FOR DETAILS WITHIN BLDG. ENVELOPES

SEE SECOND SHEET FOR COMPLETE DRAWING

SOUTH LINE OF SW 1/4 OF SEC. 13 (588°49'58"E)
SOUTHWEST CORNER OF SECTION 13, T.1N., R.16E.