RECORD LEGAL DESCRIPTIONS

LOCATION SKETCH PARCEL 4 DUNHAM ROAD RIDGE PARCEL 1 -PARCEL 2 PARCEL 3

EXHIBIT "A"

PLAT OF SURVEY

LAKE LAWN LODGE PROPERTIES

PARCEL 1:

DECEMBER 19, 1974, IN VOLUME NO. 2 OF CERTIFIED SURVEYS ON PAGE NO. 257, AS DOCUMENT NO. 686723, SAID SURVEY BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 9, T2N, R16E, COUNTY OF WALWORTH, STATE OF WISCONSIN.

PARCEL 2

THENCE N 88DEG 29MIN 50SEC EAST ALONG THE NORTH LINE OF SAID SECTION, 300.00 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM A LIFT STATION SITE CONVEYED TO DELAVAN "50"; THENCE S 6DEG 11MIN 15SEC WEST, 625.87 FEET TO THE POINT OF BEGINNING; THENCE S 48DEG 56MIN 00SEC WEST 56.44 FEET; THENCE S 84DEG 11MIN 19SEC WEST 12.95 FEET; THENCE N 7DEG 28MIN 21SEC WEST 54.00 FEET; THENCE S 87DEG 11MIN 34SEC WEST 25.13 FEET; THENCE N 7DEG 33MIN 56SEC WEST 27.59 FEET; THENCE N 82DEG 08MIN 26SEC EAST 67.38 FEET; THENCE S 25DEG 50MIN 18SEC EAST 56.10 FEET TO THE POINT OF BEGINNING.

THE PROPERTY DESCRIBED IN CERTIFIED SURVEY MAP NO. 1169, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 16 EAST, TOWN OF SUGAR CREEK, WALWORTH COUNTY, WISCONSIN, AS RECORDED IN THE REGISTER OF DEEDS OFFICE IN VOLUME 5 OF CERTIFIED SURVEYS ON PAGE 227, AS DOCUMENT NO. 71667.

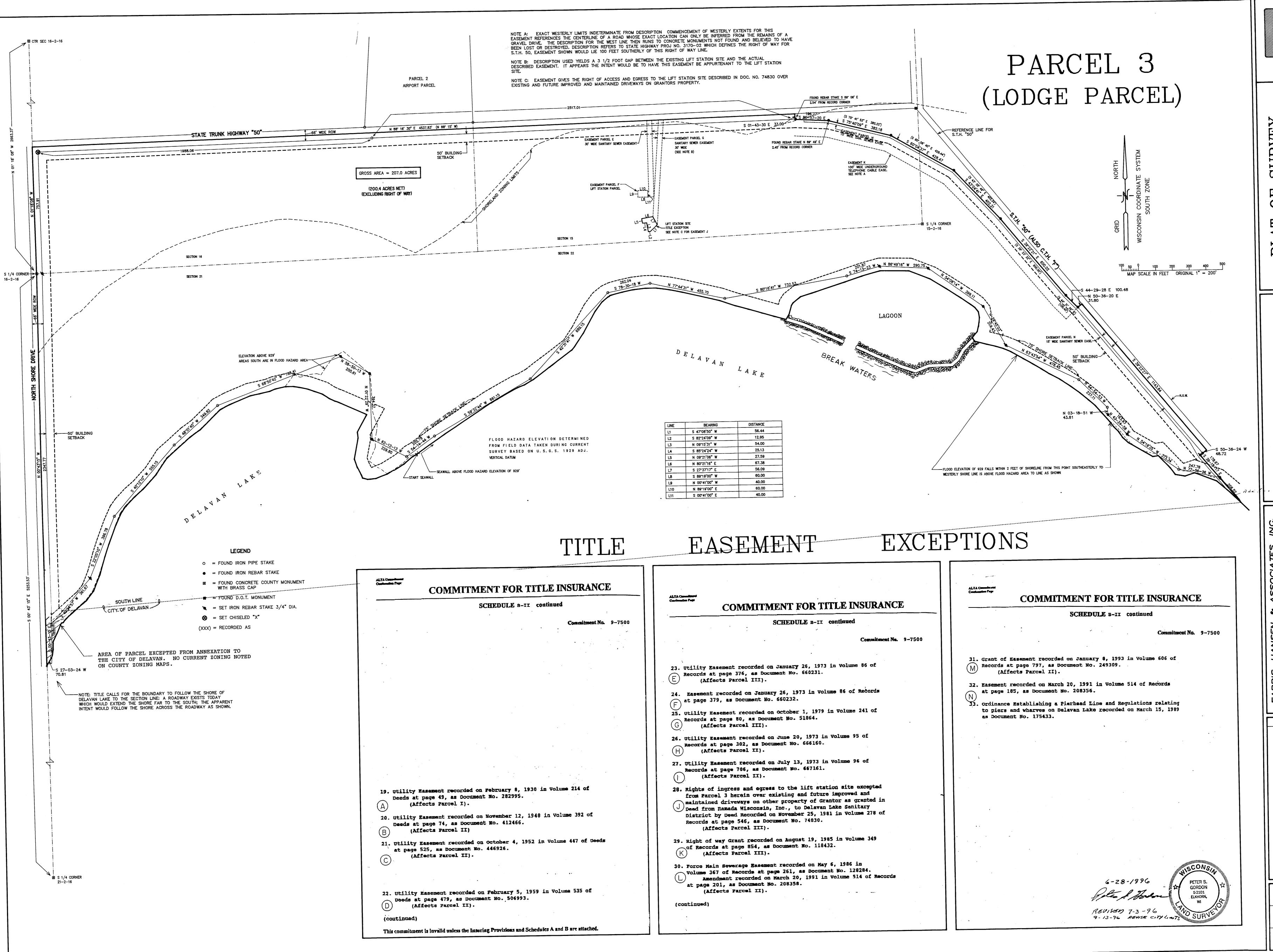
CONTENTS BY SHEET NUMBER

- COVER SHEET
- 2. SURVEY PLAT- PARCEL 3
- 3. SURVEY PLAT- PARCELS 1,2,4
- 4. DETAIL MAP- PARCEL 3 EAST
- 5. DETAIL MAP- PARCEL 3 WEST
- 6. CERTIFICATES & NOTES

2995.96 06/25/96 SHEET NO.

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XWUP-210 GA1169-1 XWUP-209 (Asliver part of) XWUP-ZH



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LODGE PROPERTIES

PARCEL 3 ODGE PARCEL)

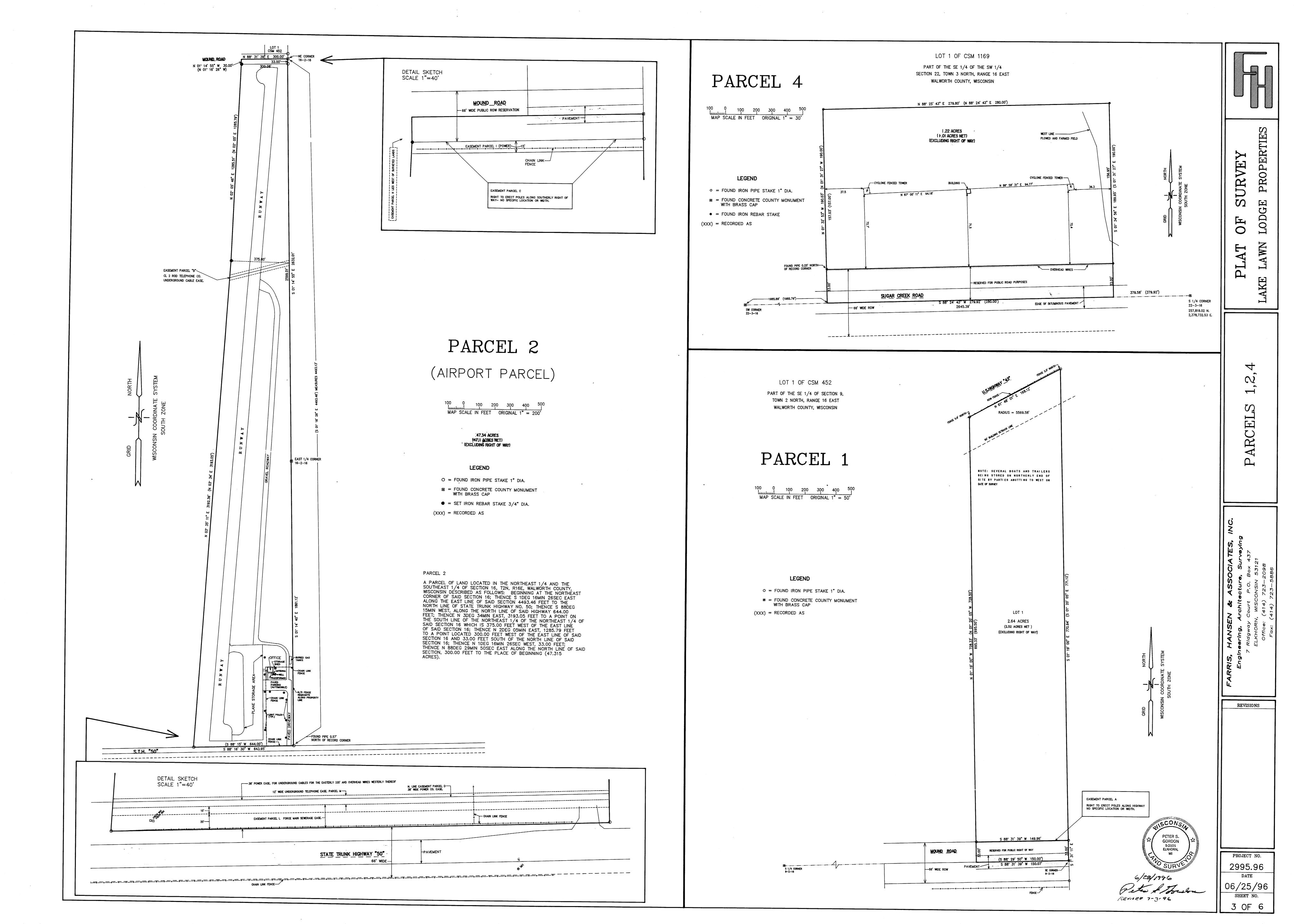
Engineering, Architecture, Surveying
7 Ridgway Court P.O. Box 437
ELKHORN, WISCONSIN 53121

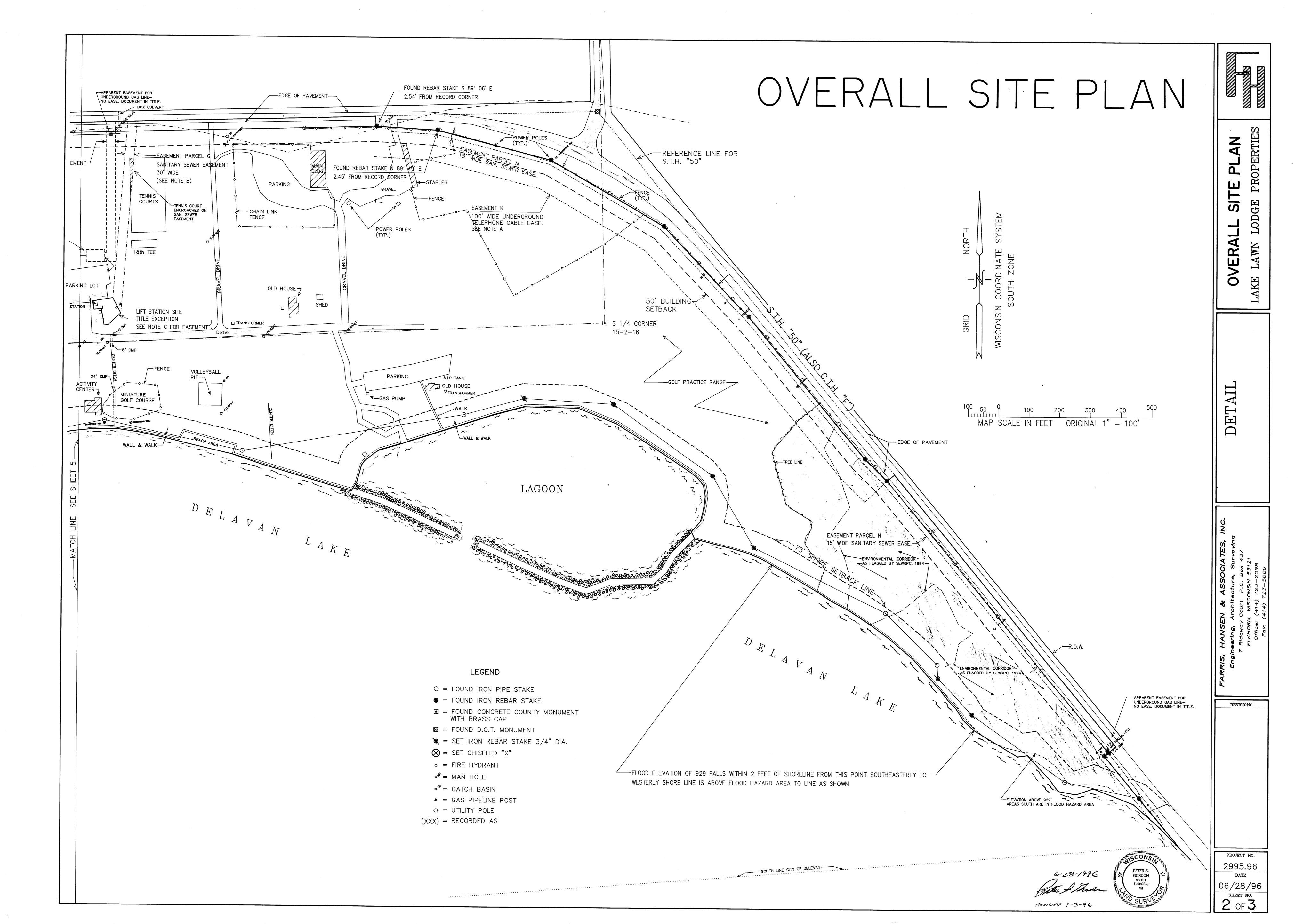
REVISIONS

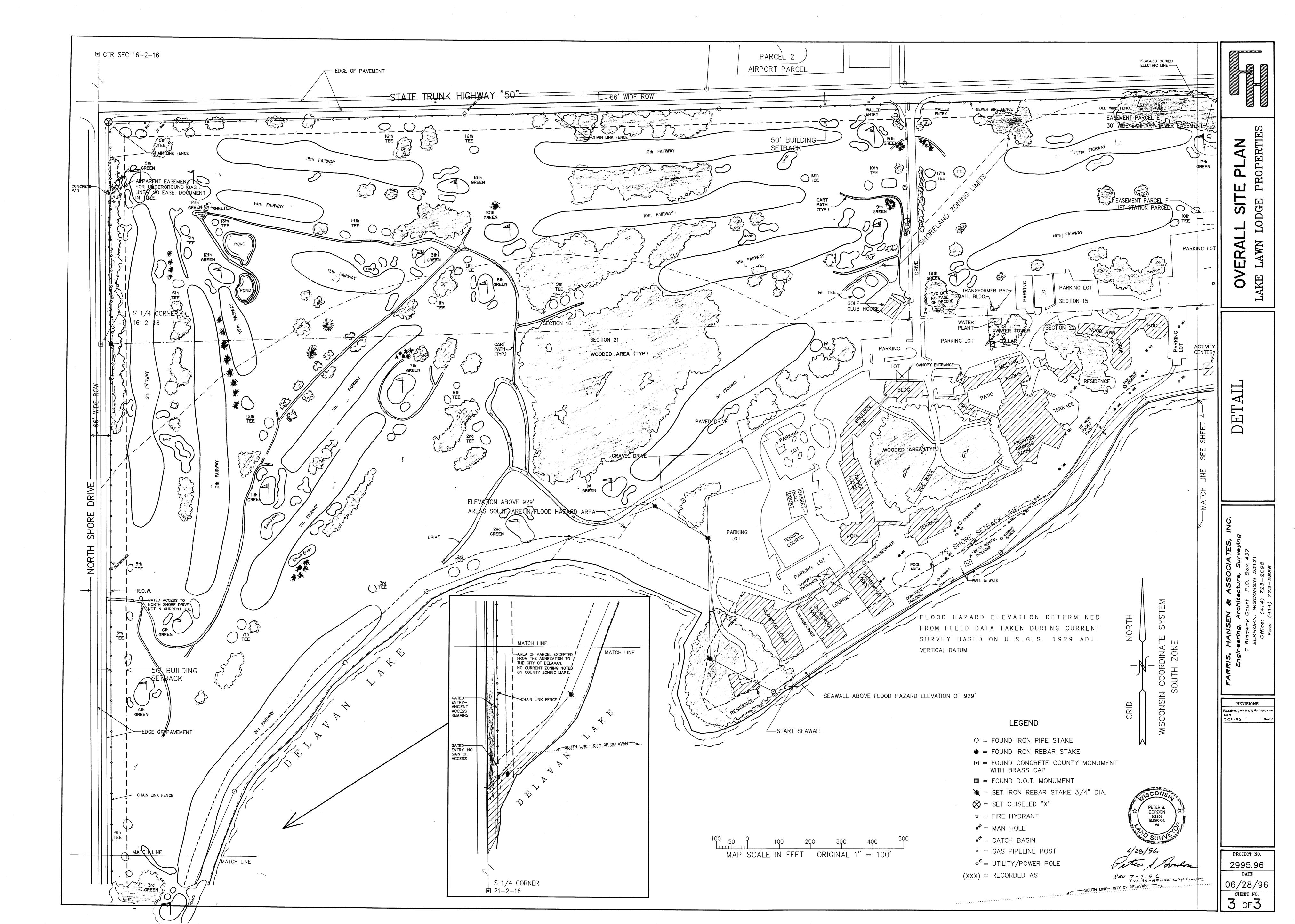
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DATE
06/25/96

SHEET NO.

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LOT 1 OF CERTIFIED SURVEY NO. 452 RECORDED IN THE OFFICE OF THE REGIS ER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN ON DECEMBER 19, 1974, IN VOLUME NO. 2 OF CERTIFIED SURVEYS ON PAGE NO. 257, AS DOCUMENT NO. 686723, SAID SURVEY BEING A PART OF THE SCHITHEAST 1/4 OF SECTION 9, T2N, R16E, COUNTY OF WALWORTH, STATE OF WISCONSIN.

PARCEL 2

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 16, T2N, R16E, WALWORTH COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE S 1DEG 16MIN 26SEC EAST ALONG THE EAST LIN F SAID SECTION 4493.46 FEET TO THE NORTH LINE OF STATE TRUNK HIGHWAY NO. 50; THENCE S 88DEG 15MIN WEST, ALONG 3193.05 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16 WHICH THE NORTH LINE OF SAID HIGHWAY 644.00 FEET; THENCE N 3DEG 34MIN ' IS 375.00 FEET WEST OF THE EAST LINE OF SAID SECTION 16; THENCE N 05MIN EAST, 1285.79 FEET TO A POINT LOCATED 300.00 FEET WEST OF THE EAST LINE OF SAID SECTION 16 AND 33.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 16; THENCE N 1DEG 16MIN 26SEC WEST, 33.00 FEET; THENCE N 88DEG 29MIN 50SEC EAST ALONG THE NORTH LINE OF SAID SECTION, 300.00 FEET TO THE PLACE OF BEGINNING.

PARCEL 3

ALL THAT PART OF THE SOUTH 1/2 OF SECTION 15, THAT PART OF THE SOUTH AST 1/4 OF SECTION 16, THAT PART OF THE NORTHEAST 1/4 OF SECTION 21, AND THAT PART OF THE NORTH 1/2 OF SECTION 22, OF T2N, R16E, WALWORTH COUNTY, WISCONSIN, LYING SOUTH AND SOUTHWE TERLY OF THE CENTERLINE OF STATE TRUNK HIGHWAY NO. 50, EAST OF THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 16 AND EAST OF THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21, AND LYING NORTHERLY OF THE NORTH SHORE OF DELAVAN LAKE, EXCEPTING THEREFROM SAID PARCEL THAT PORTION THEREOF CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION BY DEED RECORDED DECEMBER 12, 1986 IN VOLUME 386 OF RECORDS ON PAGE 876, AS DOCUMENT NO. 139020. ALSO EXCEPTING THEREFROM A LIFT STATION SITE CONVEYED TO DELAVAN LAKE SANIARY DISTRICT DESCRIBED AS FOLLOWS: A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 15, T2N, R16E, TOWN OF DELAVAN, WALWORTH COUNTY, WISCONSIN: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 15; THENCE S ODEG 32MIN 30SEC WEST 1894.32 FEET ALONG THE WEST LINE OF SAID SECTION 15 TO THE CENTERLINE OF PRESENT S.T.H. "50"; THENCE S 89DEG 47MIN 17SEC EAST 113. 6 FEET ALONG THE CENTERLINE OF SAID S.T.H. "50"; THENCE S 6DEG 11MIN 15SEC WEST, 625.87 FEET TO THE POINT OF BEGINNING; THENCE S 48DEG 56MIN 00SEC WEST 56.44 FEET; THENCE S 84 G 11MIN 19SEC WEST 12.95 FEET; THENCE N 7DEG 28MIN 21SEC WEST 54.00 FEET; THENCE S 87DEG 11MIN 34SEC WEST 25.13 FEET; THENCE N 7DEG 33MIN 56SEC WEST 27.59 FEET; THENCE N 82DE 8MIN 26SEC EAST 67.38 FEET; THENCE S 25DEG 50MIN 18SEC EAST 56.10 FEET TO THE POINT OF BEGINNING.

PARCEL 4

THE PROPERTY DESCRIBED IN CERTIFIED SURVEY MAP NO. 1169, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 16 EAST, TOWN OF SUGAR CREEK, WALWORTH COUNTY, WISCONSIN, AS RECORDED IN THE REGISTER OF DEEDS OFFICE IN VOLUME 5 OF CERTIFIED SURVEYS ON PAGE 227, AS DOCUMENT NO. 71667.

CERTIFICATE OF SURVEYOR JUNE <u>28</u>, 1996

LAKE LAWN AIRFIELD, INC. LAKE LAWN LODGE, INC. C/O PIRCHER, NICHOLS, & MEEKS 900 N. MICHIGAN AVE CHICAGO, IL. 60611

FIRST AMERICAN TITLE INSURANCE COMPANY AND WISCONSIN TITLE SERVICE COMPANY, INC. C/O NEAR NORTH NATIONAL TITLE CORPORATION 222 N. LASALLE STREET

RE: LAKE LAWN LODGE PROPERTIES

CHICAGO, IL. 60601

WALWORTH COUNTY, WISCONSIN

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT ISSUED BY WISCONSIN TITLE SERVICE COMPANY, INC. COMMITMENT NO. 9-7500 DATED MAY 22, 1996

THE UNDERSIGNED PETER S. GORDON, WISCONSIN REGISTERED LAND SURVEYOR NO. 2101, UNDERSTANDS (1) LAKE LAWN LODGE, INC., A DELAWARE CORPORATION ("LLL"), MAY BE ACQUIRING THAT CERTAIN LAND AND IMPROVEMENTS LOCATED IN THE CITY OF DELAVAN AND THE TOWN OF DELAVAN, COUNTY OF WALWORTH, STATE OF WISCONSIN, COMMONLY KNOWN AS LAKE LAWN LODGE ("PARCEL 3"), (2) LAKE LAWN AIRFIELD, INC., A DELAWARE CORPORATION ("LLA"; LLL AND LLA ARE HEREAFTER COLLECTIVELY REFERRED TO AS "INVESTOR"), MAY BE ACQUIRING THAT CERTAIN LAND AND IMPROVEMENTS LOCATED IN BOTH THE CITY OF DELAVAN AND THE TOWN OF SUGAR CREEK, COMMONLY KNOWN AS LAKE LAWN LODGE AIRPORT ("PARCELS 1, 2, AND 4") (PARCELS 1,2,3, AND 4 MAY HEREAFTER BE COLLECTIVELY REFERRED TO AS THE "SUBJECT PROPERTY") AND (3) THAT INVESTOR IS RELYING UPON THIS CERTIFICATE IN CONNECTION WITH SUCH ACQUISITION. THE SUBJECT PROPERTY MAY BE IDENTIFIED AS FOLLOWS:

LAND	ACREAGE	ACREAGE	PARKING SPACE
SEE EXHIBIT "A"	GROSS	NET	
PARCEL 1	2.64 ACRES	2.52 ACRES	0
PARCEL 2	47.34 ACRES	47.11 ACRES	22
PARCEL 3	207.0 ACRES	200.4 ACRES	741
PARCEL 4	1.22 ACRES	1.01 ACRES	0

(NET ACREAGE EXCLUDING ROAD RIGHT OF WAY)

IN ORDER TO RENDER THIS CERTIFICATE, THE UNDERSIGNED HAS EXAMINED AND REVIEWED THE SUBJECT PROPERTY AND SUCH OTHER MATTERS AS THE UNDERSIGNED DEEMED NECESSARY OR APPROPRIATE FOR THE PURPOSES OF RENDERING THIS CERTIFICATE (INCLUDING, BUT NOT LIMITED TO, THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY SET FORTH IN EXHIBIT "A" TO THIS CERTIFICATE). THE UNDERSIGNED HEREBY CERTIFIES, ON BEHALF OF ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF INVESTOR'S SUCCESSORS AND ASSIGNS, THAT THE SURVEY IS CORRECT AND IS BASED ON AN ACTUAL FIELD SURVEY IN CONFORMANCE WITH CHAPTER AE-7 OF WISCONSIN STATUTES MINIMUM SURVEY REQUIREMENTS, AND THE UNDERSIGNED CERTIFIES THAT:

A. THE SUBJECT PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THE SURVEY IS A TRUE AND ACCURATE REPRESENTATION THEREOF. THE ABOVE DESCRIPTIONS OF THE LAND, AMOUNT OF ACREAGE, AND NUMBER OF PARKING SPACES INCLUDED IN THE SUBJECT PROPERTY IS TRUE AND COMPLETE.

B. EXCEPT FOR THE PORTION OF THE SUBJECT PROPERTY WHICH DIRECTLY BORDERS DELAVAN LAKE AND IS IDENTIFIED ON THE SURVEY AS BEING IN ZONE A-2 (AREA DETERMINED TO BE WITHIN 100 YEAR FLOOD PLAIN), THE SUBJECT PROPERTY IS NOT IN AN AREA IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS BEING A SPECIAL FLOOD HAZARD AREA AND LIES WITHIN ZONE "C" AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 550462 0070 B, WITH AN EFFECTIVE DATE OF AUGUST 15, 1983, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

C. THE LANDS DESCRIBED AS PARCEL 3 (THE LODGE PARCEL) HAS DIRECT AND UNENCUMBERED PEDESTRIAN AND VEHICULAR ACCESS TO STATE TRUNK HIGHWAY NO. 50 AND NORTH SHORE DRIVE AT THE ACCESS POINTS SHOWN ON THE SURVEY; SAID ROADWAYS BEING OPEN PUBLIC STREETS.

D. THE LANDS DESCRIBED AS PARCEL 2 (THE AIRPORT PARCEL) HAS DIRECT AND UNENCUMBERED PEDESTRIAN AND VEHICULAR ACCESS TO STATE TRUNK HIGHWAY NO. 50 AT THE ACCESS POINTS SHOWN ON THE SURVEY: SAID ROADWAY BEING AN OPEN PUBLIC STREET. E.) THE LANDS DESCRIBED AS PARCEL 4 (THE ANTENNAE PARCEL) HAS DIRECT AND UNENCUMBERED PEDESTRIAN AND VEHICULAR ACCESS TO SUGAR CREEK ROAD; SAID ROADWAY BEING AN OPEN PUBLIC

F.) THE LANDS DESCRIBED AS PARCEL 1 HAS DIRECT AND UNENCUMBERED PEDESTRIAN AND VEHICULAR ACCESS TO MOUND ROAD; SAID ROADWAY BEING AN OPEN PUBLIC STREET.

G.) WHEN CONSIDERED TOGETHER, THE LANDS INCLUDED IN THAT PORTION OF THE SUBJECT PROPERTY WHICH IS DESCRIBED AS PARCELS 1 AND 2, CONSTITUTES 1 CONTIGUOUS PARCEL OF LAND EXCEPT ONLY FOR THE DIVISION OF PARCELS 1 AND 2 BY MOUND ROAD; AND THE LANDS INCLUDED IN THAT PORTION OF THE SUBJECT PROPERTY WHICH IS DESCRIBED AS PARCELS 2 AND 3, CONSTITUTES 1 CONTIGUOUS PARCEL OF LAND EXCEPT ONLY FOR THE DIVISION OF PARCELS 2 AND 3 BY STATE TRUNK HIGHWAY "50".

H.) ALL VISIBLE IMPROVEMENTS LOCATED ON THE SUBJECT PROPERTY ARE AS SHOWN ON THE SURVEY.

I.) ALL UTILITY EASEMENTS DISCLOSED IN THE ABOVE REFERENCED TITLE COMMITMENT, AND ALL APPARENT ABOVE GROUND PUBLIC UTILITY FACILITIES FOR THE SUBJECT PROPERTY ARE AS SHOWN ON THE

J.) (1.) THERE ARE NO BOUNDARY FENCES ON THE SUBJECT PROPERTY EXCEPT AS SHOWN ON THE SURVEY; (2.) THERE ARE NO VIOLATIONS OF ANY SETBACK REQUIREMENTS AFFECTING THE SUBJECT PROPERTY, (EXCEPT AS SHOWN ON THE SURVEY); (3.) (EXCEPT FOR ANY ENCROACHMENTS IDENTIFIED AS SUCH ON THE SURVEY) THERE ARE NO ENCROACHMENTS ONTO EASEMENTS, ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF THE BUILDINGS, STRUCTURES, OR ANY OTHER IMPROVEMENTS ON THE SUBJECT PROPERTY; (4.) (EXCEPT FOR ANY ENCROACHMENTS IDENTIFIED AS SUCH ON THE SURVEY) THERE ARE NO ENCROACHMENTS ONTO THE SUBJECT PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS ON ADJOINING PREMISES; (5.) ALL EASEMENTS IDENTIFIED IN SAID TITLE COMMITMENT, RIGHTS OF WAY AND SETBACK REQUIREMENTS TO WHICH THE SUBJECT PROPERTY IS SUBJECT ARE SHOWN ON THE SURVEY (AND IN THE CASE OF RECORDED EASEMENTS ARE IDENTIFIED BY RECORDING INFORMATION, SETBACK REQUIREMENTS BY ZONING REQUIREMENTS FOR THE CITY OF DELAVAN AND WALWORTH COUNTY); AND (6.) THERE IS NO OVERLAPPING OF ANY SUCH EASEMENTS OR RIGHTS OF WAY.

K. THE UNDERSIGNED (THE PERSON EXECUTING THIS CERTIFICATE) HAVE THE POWER AND AUTHORITY TO RENDER THIS CERTIFICATE.

DATED: JUNE 28, 1996 REVISED JULY 03, 1986



ZONING CODE ZONING DISTRICTS AND REGULATIONS THEREFOR

22.205 M-3 Industrial/Recreation District. The M-3 Industrial/Recreation District is intended to provide for large lot development projects of a varied nature adjacent to major transportation facilities; manufacturing, industrial and related uses of such technical nature so as not to require storage; commercial recreation development projects that require large lot area, including recreation-related residential land uses, and may allow more than one permitted use per lot. Such development projects are likely to include a large number of different individual land uses which are needed to carry on and support the primary industrial/recreational activities within the district.

(1) Industrial Permitted Uses. Processing, assembling, manufacturing and indoor storage of the following:

(a) Automatic temperature controls (b) Dental equipment and supplies

(c) Electronic instruments, components, and controls (d) Engineering, laboratory and scientific and

research instruments and associated equipment (e) Orthopedic, prosthetic, medical and surgical

appliances and supplies (f) Watches, clocks, clockwork-operated devices and parts

(1a) Industrial Conditional Uses.

(a) Airports and their related facilities (C-538, 11/14/89)

(2) Recreation Permitted Uses.

(a) Miniature golf courses, and golf driving ranges

(b) Archery ranges (c) Convention and conference centers

(d) Health and recreational uses. The following uses which may be permitted as accessory uses as a part of the resort complex, provided that either in combination or individually they do not occupy more than 35 percent of the total floor area of the principle resort buildings:

1. Antiques 2. Artists services

3. Barber services and beauty shops Clothing including custom tailoring

6. Dry cleaning, laundry, shoe repair and other cleaning services

7. Furniture 8. Gifts, souvenirs, flowers 9. Music supplies

 Mercantile sales 11. Photographic studios, cameras and photographic

supplies 12. Printing shops

13. Sporting goods 14. Travel arranging services

(e) Golf courses, country clubs and related facilities

(f) Hotels and motels (g) Race tracks

(h) Riding stables

(i) Skiing and tobogganing (j) Single-family and Multiple-family dwelling units when located on the same site with health or recreational resorts provided, however, that the transfer of ownership of any dwelling units may only include therewith a fractional interest in the site on which the dwelling unit is located, and such transfer shall not result in a subdivision or minor subdivision as defined under the City of Delavan Subdivision Code. Any permitted dwelling units may be used either for the accommodation of transient guests or exclusively for living quarters for one family. Density of residential

area shall not exceed 10-unit per net developable acre.

(k) Sports field

(1) Polo field

(m) Skating rinks

(n) Theaters, and cinemas (o) Commercial recreational facilities

(p) Off-season storage facilities (g) Nursery and day-care centers

(r) Vehicle sales and services (s) Restaurants (t) Cocktail Lounges

(u) Kennels and kennel clubs

(v) Governmental and cultural uses such as fire and police stations, community centers, libraries, public emergency shelters, parks, playgrounds, and museums.

(w) Utilities (x) Public parking lots

(3) Recreation Conditional Uses

(a) Amusement parks (b) Snowmobile trails (c) Ski hills (d) Drive-in movies

(4) Lot Area and Width

(a) Lots in the M-3 district shall be a minimum of 1 acre in area and shall be not less than 150 feet in width.

(5) Height and Yard Requirements

Building Height: Maximum, Commercial Structures -75 ft. Residential Structures -35 ft. Yards: (Interior) Rear: Minimum 40 feet Side: Minimum 15 feet Street: Minimum 25 feet

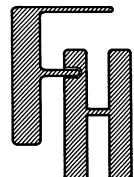
Yards: (Perimeter) Minimum 50 feet from the exterior boundary of the development parcel (See also Section 22.63)

Open Space: Minimum 25 percent of development area, including all lands not covered by structures.

> PROJECT NO. 2995.96

06/28/96 SHEET NO.

6 OF 6



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REVISIONS

REVISED CERTIFICAT

7/03/96