

ALTA/ACSM LAND TITLE SURVEY

KNOWN AS 1261 EAST GENEVA STREET, CITY OF DELAVAN, WISCONSIN

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF SECTION 17, T2N, R16E, CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF LOT 43, TYRRELLS SUBDIVISION IN SAID CITY OF DELAVAN; THENCE N 88°24' EAST 641.00 FEET; THENCE S 0°58' EAST 1194.04 FEET TO THE NORTHERLY LINE OF GENEVA STREET IN SAID CITY OF DELAVAN; THENCE N 88°17' EAST ALONG THE NORTHERLY LINE OF SAID STREET 817.50 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUE N 88°17' EAST ALONG THE NORTHERLY LINE OF SAID GENEVA STREET 100.00 FEET; THENCE N 1°00' WEST 300.00 FEET; THENCE S 88°17' WEST 100.00 FEET; THENCE S 1°00' EAST 300.00 FEET TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM LANDS CONVEYED TO THE CITY OF DELAVAN AS DESCRIBED IN VOLUME 466 OF RECORDS PAGE 133 AS DOCUMENT NO. 182782.

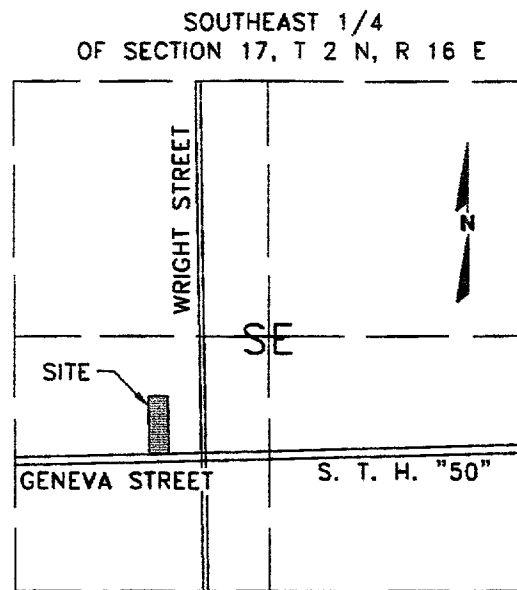
MARCH 5, 2001 P. H. HOSPITALITY SURVEY NO. 159898-CAB

NOTES:

- BEARINGS ARE BASED ON THE NORTH LINE OF GENEVA STREET WHICH IS ASSUMED TO BEAR NORTH 88°17'00" EAST
- THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 73583, EFFECTIVE DATE OF DECEMBER 11, 2000, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:
 - NO EASEMENTS OR CLAIMS SHOWN BY PUBLIC RECORD.
- ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF DELAVAN, COMMUNITY PANEL NO. 550463 0002B, EFFECTIVE DATE OF SEPTEMBER 1, 1983, THIS SITE FALLS IN ZONE C (AREAS OF MINIMAL FLOODING)
- THERE ARE 33 REGULAR PARKING SPACES AND 1 HANDICAPPED SPACE MARKED ON THIS SITE
- THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY - SITE IS ZONED LOCAL BUSINESS DISTRICT

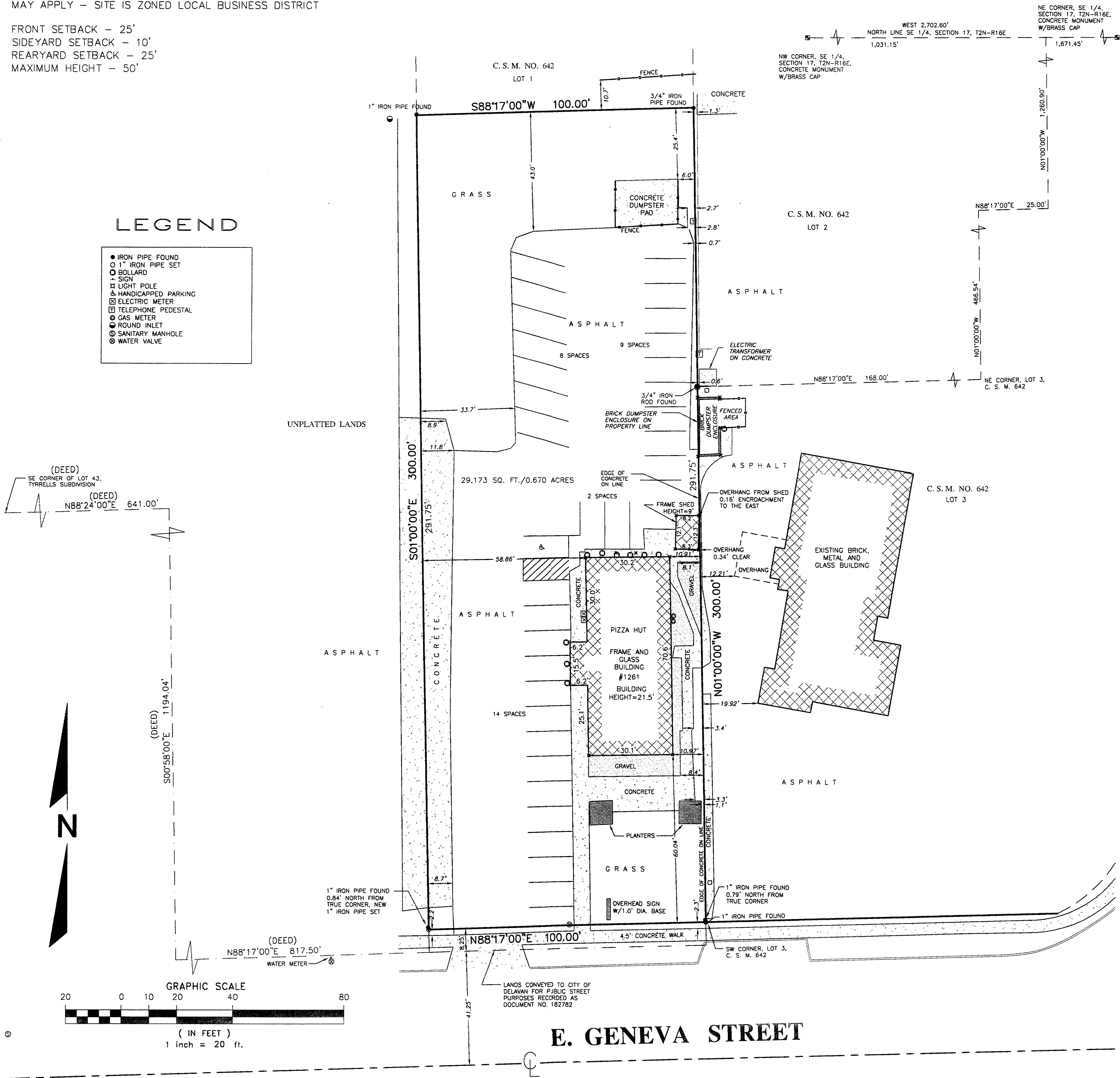
FRONT SETBACK - 25'
SIDEYARD SETBACK - 10'
REARYARD SETBACK - 25'
MAXIMUM HEIGHT - 50'

VICINITY MAP



LEGEND

- IRON PIPE FOUND
- 1" IRON PIPE SET
- BOLLARD
- SIGN
- ⊠ LIGHT POLE
- ⊠ HANDICAPPED PARKING
- ⊠ ELECTRIC METER
- ⊠ TELEPHONE PEDESTAL
- ⊠ GAS METER
- ⊠ ROUND INLET
- ⊠ SANITARY MANHOLE
- ⊠ WATER VALVE

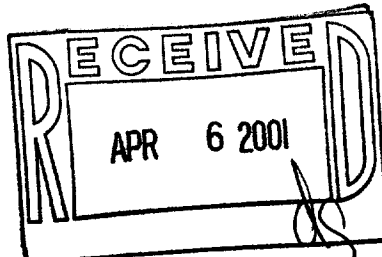
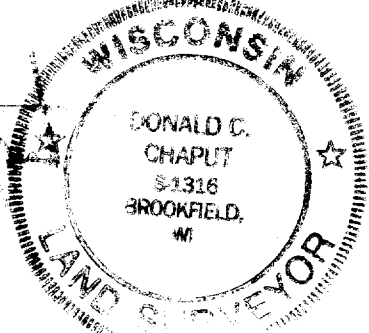


TO: PH REAL ESTATE HOLDINGS, LLC
GODFREY & KAHN, S.C.
TCF NATIONAL BANK
MILLER & ASSOCIATES ENVIRONMENTAL BROKERS
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999 AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(C), 8, 9, 10, AND 11(A) OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS" WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MARCH 5, 2001

DONALD C. CHAPUT (SEAL)
REGISTERED LAND SURVEYOR
REGISTRATION NO. S-1316



National Survey & Engineering

Telephone 262-781-1000
Facsimile 262-781-8468
16745 W. Bluemound Road
Suite 200
Brookfield, WI 53005-5938
www.nsae.com

