

**ZONING DATA**

Zoning: BR, Business Regional  
 (Source: City of Delavan 262-728-5585)  
 Setbacks: Per Plat of Pine Tree Plaza

**ITEMS CORRESPONDING TO SCHEDULE B**

- Limited Access Restriction to S.T.H. "50" and no right of access to S.T.H. "15" n/s/1 "43" all as set forth in Deed from Lake Lawn Lodge, Inc., to the State of Wisconsin Department of Transportation recorded January 23, 1974 in Volume 108 of Records on Page 374 as Document No. 87444.
- Amended and Restated Declaration of Cross-Easements and Covenants and Restrictions affecting land by and between Shoko Stores, Inc. a Minnesota Corporation and EMM Holdings, Inc., dated June 1, 1995 and recorded on June 6, 1995 in Volume 638 of Records on Page 2615 as Document No. 307058. (Parking area and drive lanes shown.) (Not Platable)
- Water main easements, storm sewer easements, gas, electric, telephone and cable easements as shown on the recorded Plat of Pine Tree Plaza, recorded January 25, 2000 as Document No. 436215.
- Access restrictions and limitations, highway setback lines and driveway conditions, restrictions and easements as shown on the recorded Plat of Pine Tree Plaza.

**STATEMENT OF ENCROACHMENTS**

Asphalt at Southwesterly lot line.  
 Concrete curb at Southwesterly lot line.

**PARKING AND BENCHMARK NOTE**

<b>LOTS 1, 3 AND 4:</b>	
Regular Parking Spaces	339
Handicapped Spaces	11
<b>LOT 2:</b>	
Regular Parking Spaces	377
Handicapped Spaces	8

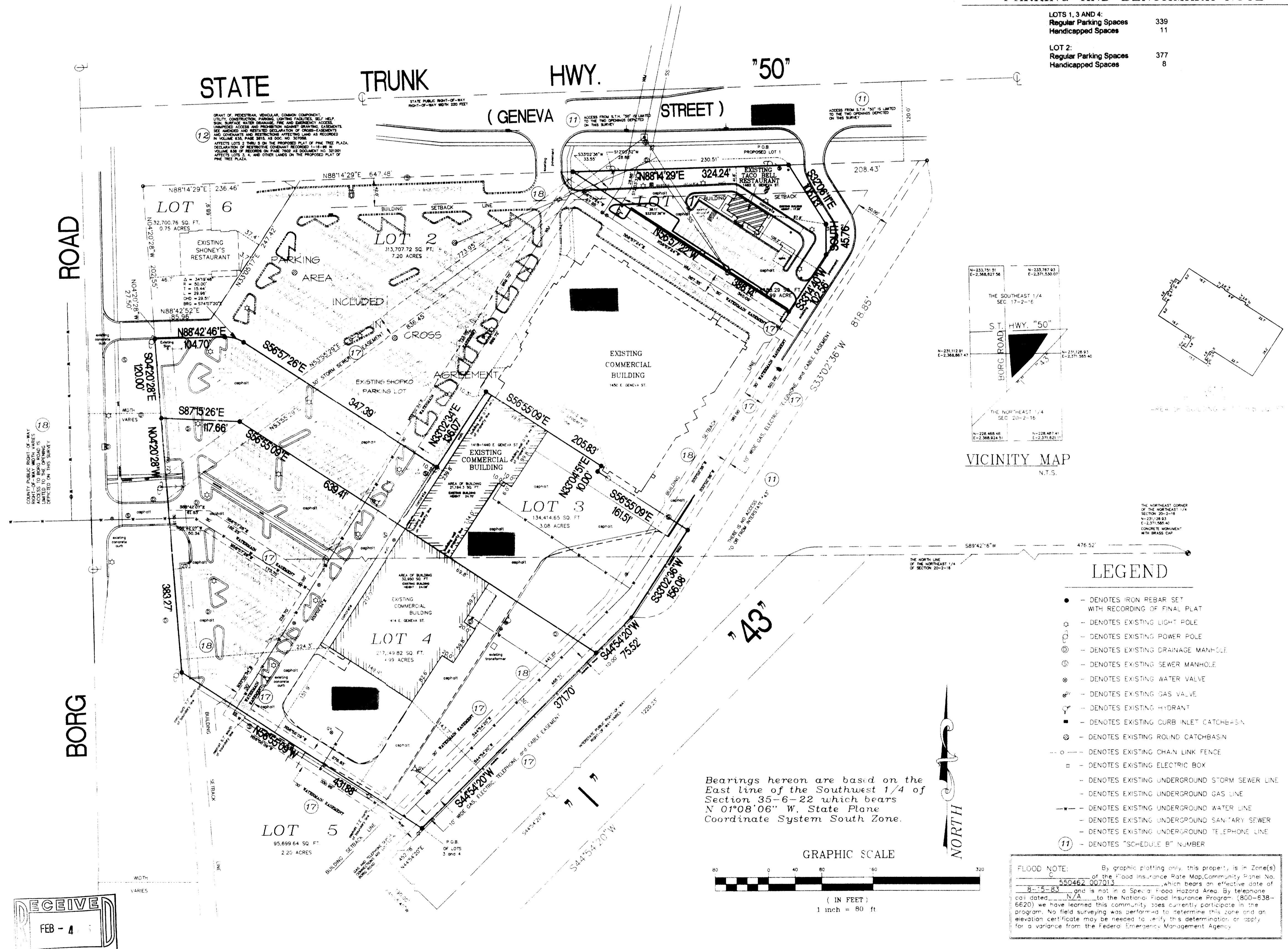
**LEGAL DESCRIPTION**

LOTS 1, 3 AND 4 IN PINE TREE PLAZA being a part of the Southeast 1/4 and Southwest 1/4 of Section 17, and part of the Northeast 1/4 and Northwest 1/4 of Section 20, Town 2 North, Range 16 East, in the City of Delavan, Walworth County, Wisconsin.

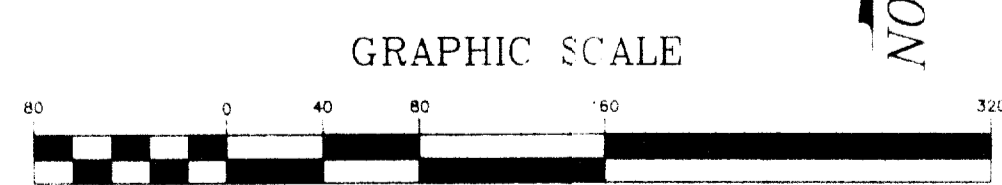
Tax Key No.: XPIN0001, XPIN0003 and XPIN0004

Note 1: The property herein described is the same as the pertinent property as described in Chicago Title Insurance Company, Commitment No. 404830, effective date August 20, 2003.

Note 2: "The underground utilities shown herein were located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities."



Bearings hereon are based on the East line of the Southwest 1/4 of Section 35-6-22 which bears N 01°08'06" W, State Plane Coordinate System South Zone.



FLOOD NOTE: By graphic plotting only, this property is in Zone(s) of the Flood Insurance Rate Map, Community Panel No. 550462 007013, which bears an effective date of 8-15-83, and is not in a Special Flood Hazard Area. By telephone call dated 11-23-03 to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination, or apply for a variance from the Federal Emergency Management Agency.

**ALTA/ACSM LAND TITLE SURVEY**

**SURVEYOR'S CERTIFICATE**

The undersigned, being a registered surveyor of the State of Wisconsin, certifies to JPMorgan Chase Bank, its successors and assigns, J.P. Morgan Mortgage Capital Inc., Chicago Title Insurance Company, Fred Kornick, and Ted Kornick, as personal representative of the Estate of Vicki Ann Cook, as follows:

- The survey was made on the ground on the 22<sup>nd</sup> day of September 2003 by me or under my supervision and correctly shows the legal description and the land area of the subject Property, the location and type of all visible above-ground buildings, structures and other improvements (including sidewalks, curbs, parking areas and spaces and fences) situated on the subject Property, and other matters situated on the subject Property.
- Except as shown on the survey, there are no visible easements or rights of way of which the undersigned has been advised.
- Except as shown on the survey, there are no party walls and no observable, above ground encroachments (a) by the improvements on the subject Property upon adjoining properties, streets, alleys, easements, or rights of way, or (b) by the improvements on any adjoining properties, streets, or alleys upon the subject Property.
- The location of each easement, right of way, servitude, and other matter (above or below ground) affecting the subject Property and listed in the title insurance commitment no. 404830 dated August 20, 2003, issued by Chicago Title Insurance Company with respect to the subject Property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The Property shown on the survey is the described in that title commitment. The location of all improvements on the subject Property is in accord with minimum setback, side yard and rear yard lines, provisions and restrictions of record for the subject Property referenced in such title commitment.
- The subject Property has direct access to and from a duly dedicated and accepted public street or highway.
- Except as shown on the survey, the subject Property does not serve any adjoining property for drainage, utilities, structural support or ingress or egress.
- The record description for the subject Property forms a mathematically closed figure.
- Except as shown on the survey, no portion of the Property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject Property is located.

The parties listed above and their successors and assigns are entitled to rely on the survey and this certificate as being true and accurate.

Dated: October 14, 2003  
 Surveying Associates, Inc.  
 Frederick W. Shibleik  
 Registered Land Surveyor S-1154  
 State of Wisconsin  
 P. O. BOX 26596  
 WAUKATOSHA, WI 53226  
 414-257-2272 Fax: (414) 257-2443  
 E-MAIL: info@wafri.com

**SURVEYING ASSOCIATES, INC.**  
 Scale: 1" = 80' Date: 10/14/03 Revised:  
 Project: 29967AL Field Work: JTY  
 Number: JTY AUM Drawn By: TLZ  
 Project Completed For:  
 ALBERT FINSTON/TENNEY & BENTLEY, L.L.C.

XPIN-1  
 XPIN-2  
 XPIN-3  
 XPIN-4

003-2264