

ZONING DATA

Zoning: BR, Business Regional  
 (Source: City of Delavan 262-728-5555)  
 Setbacks: Per Plat of Pine Tree Plaza

ITEMS CORRESPONDING TO SCHEDULE B

13. Limited Access Restriction to S.T.H. "50" and no right of access to S.T.H. "15" n/k/a "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. 674484.
14. 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 635 of Records on Page 2615 as Document No. 307058. (Parking area and drive lanes shown.) (Not Plottable)
15. 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.
16. Access restrictions and limitations, highway setback lines and driveway conditions, restrictions and easements as shown on the recorded Plat of Pine Tree Plaza.
17. Electric Transmission Line Easement granted to American Transmission Company, LLC by instrument recorded January 8, 2008 as Document No. 727103, and re-recorded February 27, 2008 as Document No. 730398.

STATEMENT OF ENCROACHMENTS

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

PARKING AND BENCHMARK NOTE

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

LEGAL DESCRIPTION

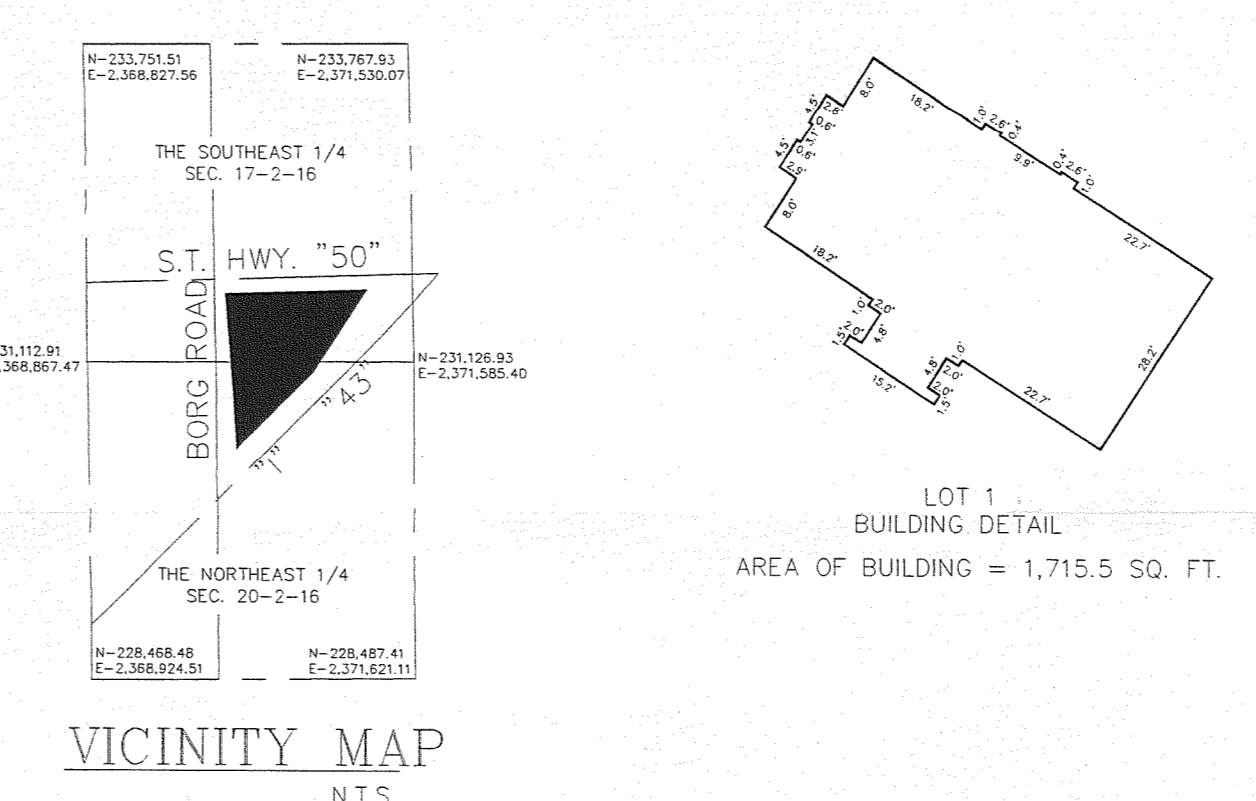
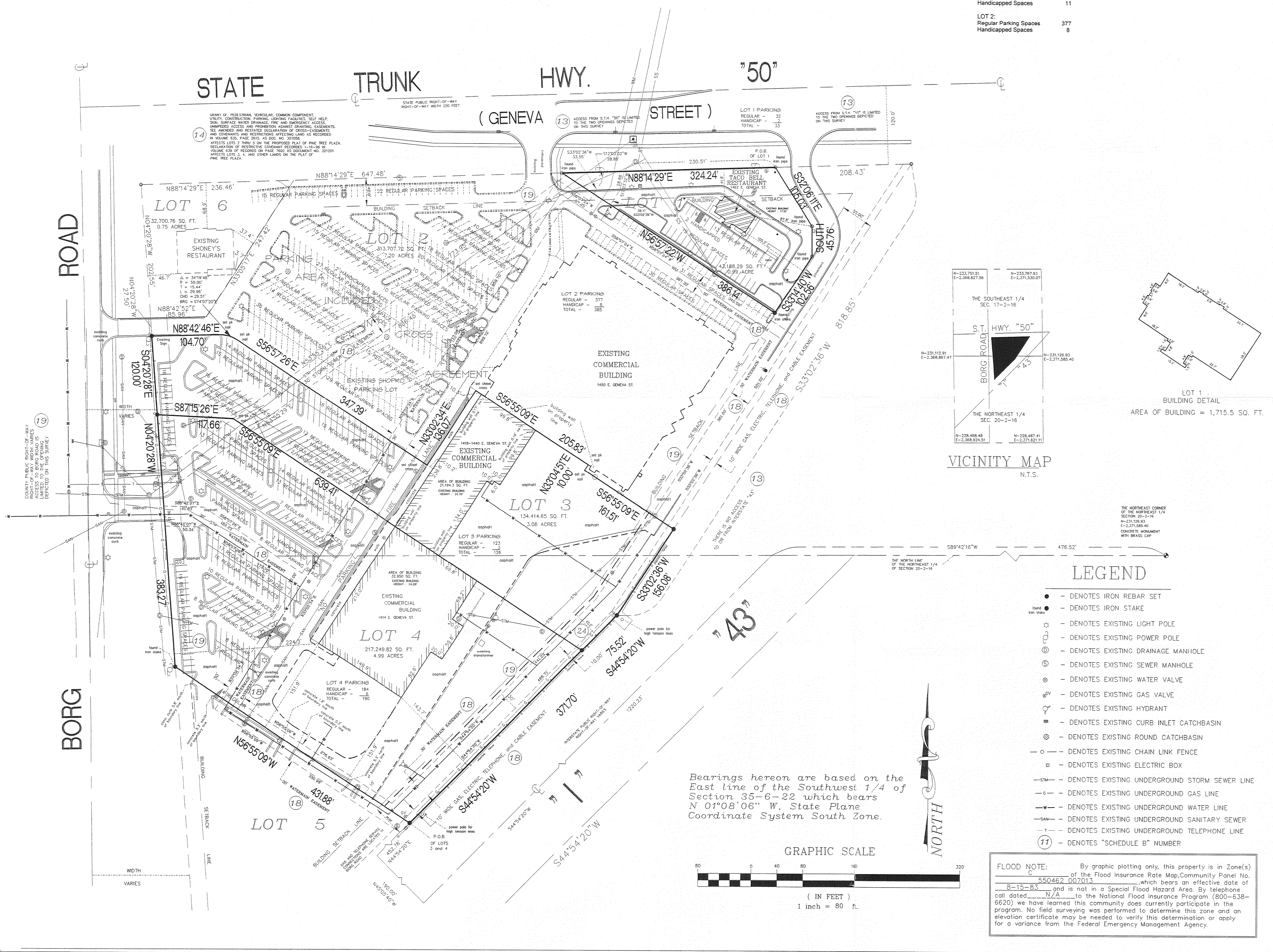
PARCEL 1: LOTS 1, 3 AND 4 IN PINE TREE PLAZA being a part of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 17, and part of the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 20, Town 2 North, Range 16 East, in the City of Delavan, Walworth County, Wisconsin.

PARCEL 2: Non exclusive easements for pedestrian and vehicular traffic, common components, utilities, access, construction, parking lighting facilities, self help, signs, surface water drainage, and fire and emergency access, as more fully described in the amended and Restated Declaration of Cross-Easements and Covenants and Restrictions Affecting Land recorded June 6, 1995 in Volume 635 of Records on page 2615 as Document No. 307058.

Tax Key No.: XPIN 00001, XPIN 00003 and XPIN 00004

Note 1: The property hereon described is the same as the pertinent property as described in Chicago Title Insurance Company, Commitment No. 430278, effective date September 2, 2008.

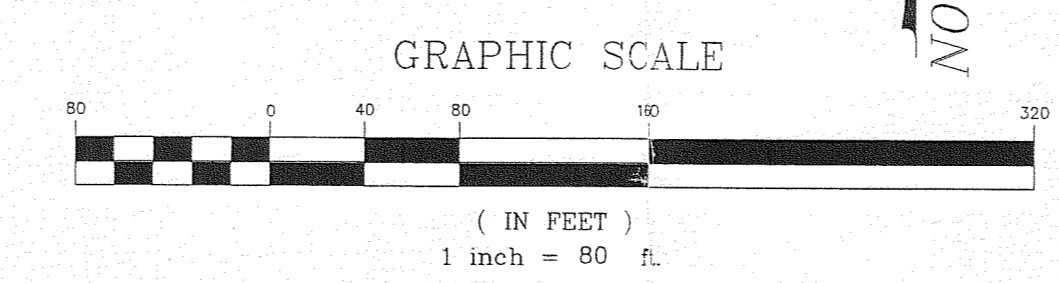
Note 2: The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground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



LEGEND

- - DENOTES IRON REBAR SET
- - DENOTES IRON STAKE
- ☆ - DENOTES EXISTING LIGHT POLE
- ⊕ - DENOTES EXISTING POWER POLE
- ⊙ - DENOTES EXISTING DRAINAGE MANHOLE
- ⊗ - DENOTES EXISTING SEWER MANHOLE
- ⊘ - DENOTES EXISTING WATER VALVE
- ⊙ - DENOTES EXISTING GAS VALVE
- ⊙ - DENOTES EXISTING HYDRANT
- ⊙ - DENOTES EXISTING CURB INLET CATCHBASIN
- ⊙ - DENOTES EXISTING ROUND CATCHBASIN
- ⊙ - DENOTES EXISTING CHAIN LINK FENCE
- ⊙ - DENOTES EXISTING ELECTRIC BOX
- - DENOTES EXISTING UNDERGROUND STORM SEWER LINE
- - DENOTES EXISTING UNDERGROUND GAS LINE
- - DENOTES EXISTING UNDERGROUND WATER LINE
- - DENOTES EXISTING UNDERGROUND SANITARY SEWER
- - DENOTES EXISTING UNDERGROUND TELEPHONE LINE
- ① - DENOTES "SCHEDULE B" NUMBER

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) C 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 N/A 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

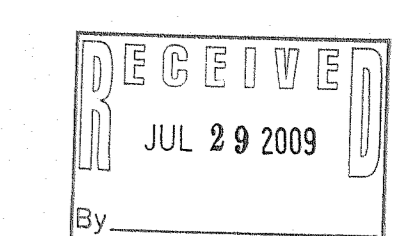
The undersigned, being a registered surveyor of the State of Wisconsin, certifies to Bayview Financial Trading Group, its successors and assigns, Chicago Title Insurance Company, Delavan, LLC, a Wisconsin Limited Liability Company, in care of Fred Koniol, managing member as follows:

1. The survey was made on the ground on the 17th day of October 2008 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.
2. Except as shown on the survey, there are no visible easements or rights of way of which the undersigned has been advised.
3. 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, alleys, easements, or rights upon the subject Property.
4. The location of each easement, right of way, servitude, and other matter (above or below ground) affecting the subject Property and stated in the insurance Commitment No. 430278 dated September 2, 2008, 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 as 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.
5. The subject Property has direct access to and from a duly dedicated and accepted public street or highway.
6. Except as shown on the survey, the subject Property does not serve any adjoining property for drainage, utilities, structural support or express or egress.
7. The record description for the subject Property forms a mathematically closed figure.
8. 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 15, 2008

Surveyor's Association, Inc.  
 Frederick W. Shubiski  
 Registered Land Surveyor S-1154  
 State of Wisconsin



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 EMAIL: sai@wirs.com

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Scale: 1" = 80' Date: 10/15/08 Revised:  
 Project: 32610ALT Field Work: JTY Drafted By: BJK  
 Number: BJK  
 Project Completed For:  
 ALBERT FINSTON/ TENNEY & BENTLEY, L.L.C.

XPIN-1 XPIN-3 XPIN-4

002-2478