

LEGAL DESCRIPTION:

PARCEL A: UNIT 1, TOGETHER WITH THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, IN LAKE COUNTRY CONDOMINIUM, PART OF THE SE 1/4 OF SECTION 20, TOWN 4 NORTH, RANGE 18 EAST, VILLAGE OF EAST TROY, WALWORTH COUNTY, WISCONSIN, BEING A CONDOMINIUM CREATED UNDER THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN BY A "DECLARATION OF CONDOMINIUM FOR LAKE COUNTRY CONDOMINIUM", DATED THE 1st DAY OF SEPTEMBER, 1999 AND RECORDED THE 3rd DAY OF SEPTEMBER 1999 IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN, IN VOLUME 666 OF RECORDS, PAGE 3942 AS DOCUMENT NO. 425766, AND BY A CONDOMINIUM PLAT THEREFORE AND AMENDMENTS THERETO, IN THE VILLAGE OF EAST TROY, WALWORTH COUNTY, WISCONSIN.

SAID AREA BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 CERTIFIED SURVEY MAP NO. 1128; THENCE N00°07'57"W, 180.50' ALONG THE EAST LINE OF ENERGY DRIVE TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE N00°07'57"W, 262.85'; THENCE N89°05'52"E, 180.04'; THENCE S66°59'38"E, 91.13'; THENCE S13°35'18"E, 169.00'; THENCE S32°23'30"E, 60.00'; THENCE S57°36'30"W, 83.04'; THENCE S89°51'55"W, 264.96' TO THE POINT OF BEGINNING. SAID AREA CONTAINS 81,405 S.F. MORE OR LESS.

PARCEL B: A PARKING AND ACCESS EASEMENT RECORDED DECEMBER 27, 1999 IN VOLUME 668 OF RECORDS, PAGE 6656 AS DOCUMENT NUMBER 434152.

SURVEYOR'S CERTIFICATE:

The undersigned, being a registered surveyor of the State of Wisconsin, certifies to (i) First Road Ranger 236, L.L.C., RI C53, L.L.C., and Commonwealth Land Title Insurance Company, as follows:

This map or plat and the survey on which it is based were performed in accordance with the current Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by the American Land Title Association (ALTA) and the National Society of Professional Surveyors (NSPS), a member organization of the American Congress on Surveying and Mapping (ACSM) in 2005, and includes items 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10, 11(a), and 13 from Table A thereto, along with any other significant observations not otherwise defined. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion as a land surveyor registered with the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

The survey was performed on the ground on November, 9th, 2009, by me and correctly shows the measured and, if applicable, record legal description and the land area of the subject property, the location and the type of all buildings, structures and other improvements (including billboards, signs, dumpsters, gas pumps, canopies, awnings, swimming pools, sidewalks, curbs, parking areas and spaces, fences, etc.) situated on the subject property, and any other matters situated on the subject property.

There is no observable evidence of easements or rights of way on or across the surveyed property, or on adjoining properties if they appear to affect the surveyed property, not otherwise shown on the survey.

There are no observable party walls and no observable, above ground encroachments, either: (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 Title Commitment No. 221005027 Case No. 209154, dated October 26, 2009, issued by Commonwealth Land 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 same property as described in the referenced title commitment.

The location of all improvements on the subject property are in accordance with minimum setback restrictions filed of record, or recorded on a subdivision map, or set forth in the applicable zoning or building codes for the subject property.

The subject property has direct access to a duly dedicated and accepted public street or highway.

The utilities serving the subject property appear to enter the subject property via a public right of way.

The subject property appears to drain into the adjoining properties.

The subject property does appear to serve any adjoining property for drainage, utilities, structural support, ingress or egress.

The record description of the subject property forms a mathematically closed figure.

No portion of the property shown on the survey lies within a Special Flood Hazard Area, as described on the Flood Insurance Rate Map Panel No. 55127C 0092 D, Effective 10/02/2009.

There is no observable evidence of any cemeteries or burial grounds on this property at the time the field survey was conducted.

The subject property is located in Zone B-3 Highway Business District. Current Zoning allows for Business, professional or public service offices. Accessory garages for the storage of vehicles used in conjunction with the operation of the business of for occupants of the premises and off street parking areas.

The height of all buildings above grade is less than 35 feet. The zoning ordinance of the Village of East Troy requires the height of all buildings not to exceed 35 feet.

The parking requirements set forth in the zoning ordinance of The Village of East Troy, and the existing parking spaces at the surveyed property, are as follows:

PARKING	REQUIRED NO. OF SPACES	EXISTING NO. OF SPACES
REGULAR	1 per 300 S.F. (15)	27 on site visible
HANDICAPPED	2 Required	1 on site visible
OTHER	Offsite parking strips not visible	

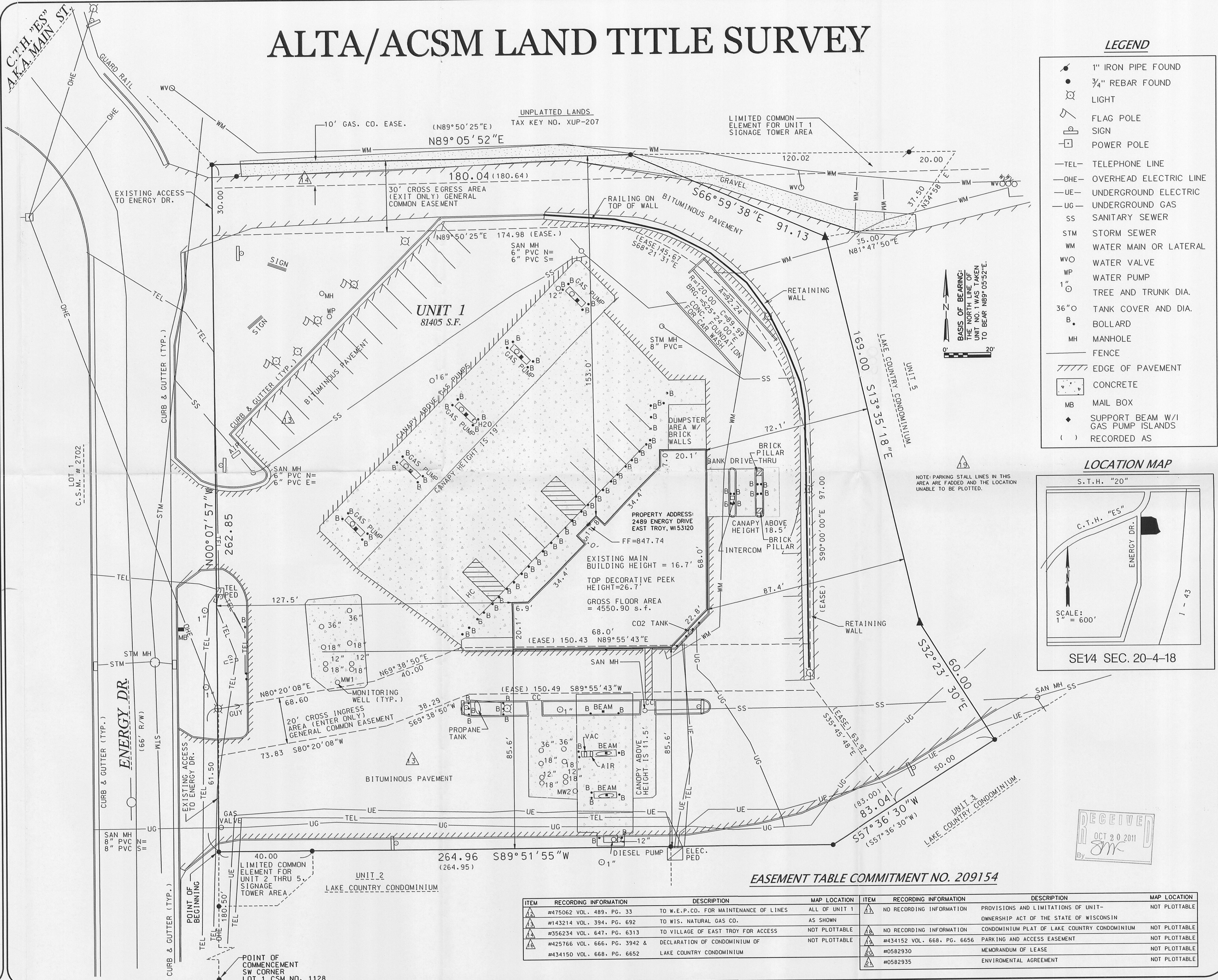
The setbacks imposed by the zoning ordinance of Village of East Troy, and the existing setbacks on the surveyed property, are as follows:

SET-BACKS	REQUIRED SETBACK DISTANCE	EXISTING SETBACK DISTANCE
FRONT	40 Feet From All ROWs	121.5 Feet
SIDE	10 Feet	85.6 Feet and 153.0 Feet
BACK	25 Feet	72.1 Feet

The parties listed above and their predecessors and assigns are entitled to rely on the survey and this plat, and the same being true and accurate.

Michael A. Greeson 12/17/09
Michael A. Greeson
Registration No.: 2770
Dated: 12/03/2009
Rev. Date: 12/17/2009
LAND SURVEYOR
(ORIGINAL ONLY IF SEAL IS RED)
RSV ENGINEERING, INC.
W232 S7530 BIG BEND DRIVE
BIG BEND, WI 53103
(262) 662-4292

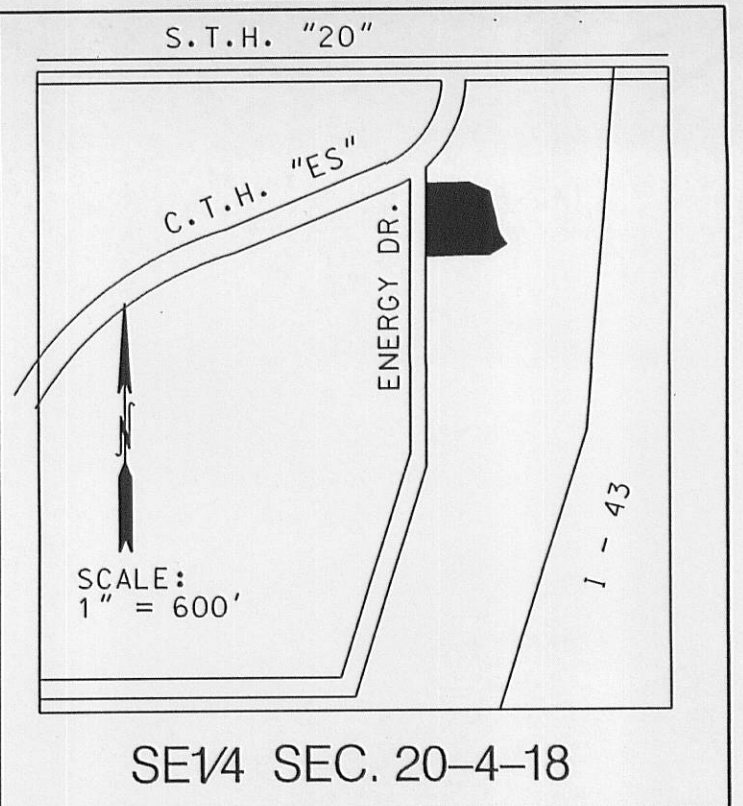
ALTA/ACSM LAND TITLE SURVEY



LEGEND

- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- LIGHT
- FLAG POLE
- SIGN
- POWER POLE
- TEL- TELEPHONE LINE
- OHE- OVERHEAD ELECTRIC LINE
- UE- UNDERGROUND ELECTRIC
- UG- UNDERGROUND GAS
- SS- SANITARY SEWER
- STM- STORM SEWER
- WM- WATER MAIN OR LATERAL
- WVO- WATER VALVE
- WP- WATER PUMP
- 1" O- TREE AND TRUNK DIA.
- 36" O- TANK COVER AND DIA.
- B- BOLLARD
- MH- MANHOLE
- FENCE
- EDGE OF PAVEMENT
- CONCRETE
- MB- MAIL BOX
- SUPPORT BEAM W/ GAS PUMP ISLANDS
- RECORDED AS

LOCATION MAP



EASEMENT TABLE COMMITMENT NO. 209154

ITEM	RECORDING INFORMATION	DESCRIPTION	MAP LOCATION	ITEM	RECORDING INFORMATION	DESCRIPTION	MAP LOCATION
#475062	VOL. 489, PG. 33	TO W.E.P.CO. FOR MAINTENANCE OF LINES	ALL OF UNIT 1	#434152	VOL. 668, PG. 6656	PARKING AND ACCESS EASEMENT	NOT PLOTTABLE
#143214	VOL. 394, PG. 692	TO WIS. NATURAL GAS CO.	AS SHOWN	#0582930		MEMORANDUM OF LEASE	NOT PLOTTABLE
#356234	VOL. 647, PG. 6313	TO VILLAGE OF EAST TROY FOR ACCESS	NOT PLOTTABLE	#0582935		ENVIRONMENTAL AGREEMENT	NOT PLOTTABLE
#425766	VOL. 666, PG. 3942 &	DECLARATION OF CONDOMINIUM OF LAKE COUNTRY CONDOMINIUM	NOT PLOTTABLE				
#434150	VOL. 668, PG. 6652						