

# ALTA/ACSM LAND TITLE SURVEY

KNOWN AS 801 WILLIAMS STREET, CITY OF LAKE GENEVA, WISCONSIN

LOTS NUMBERED 26 AND 27 IN FERGUSON'S ADDITION TO THE VILLAGE (NOW CITY) OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, ACCORDING TO THE PLAT THEREOF OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR WALWORTH COUNTY, WISCONSIN.

MARCH 2, 2001 P. H. HOSPITALITY SURVEY NO. 159896-RMK

## NOTES:

- BEARINGS ARE BASED ON THE EAST LINE OF WILLIAM STREET WHICH IS ASSUMED TO BEAR NORTH 00°00'00" EAST
- THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 73582, 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 LAKE GENEVA, COMMUNITY PANEL NO. 550466 0001-0004B, EFFECTIVE DATE OF DECEMBER 1, 1992, THIS SITE FALLS IN ZONE C (AREAS OF MINIMAL FLOODING)
- THERE ARE 44 REGULAR PARKING SPACES, 2 HANDICAPPED SPACES.
- THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY - SITE IS ZONED GENERAL BUSINESS

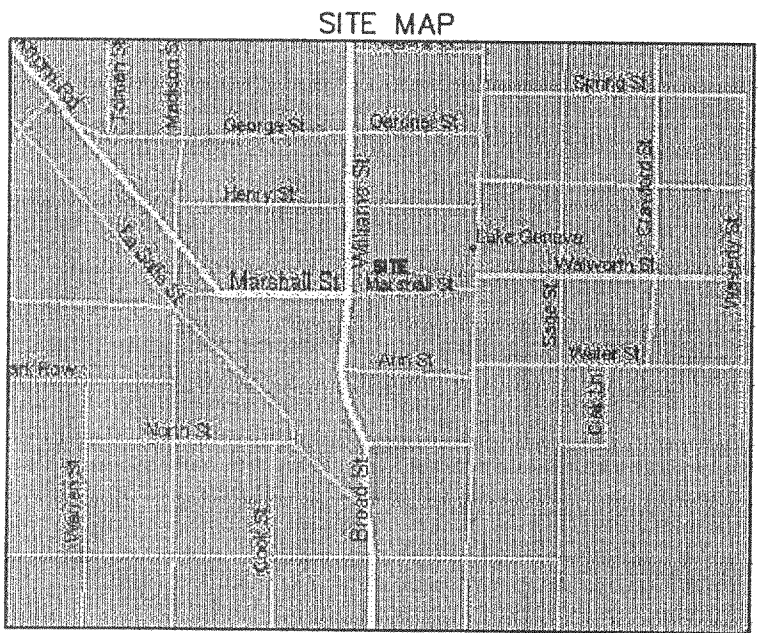
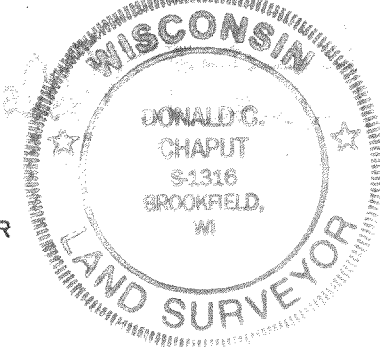
FRONT SETBACK - 25' FROM STREETS  
SIDEYARD SETBACK - 10'  
REARYARD SETBACK - 25'  
MAXIMUM HEIGHT - 35'

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 2, 2001

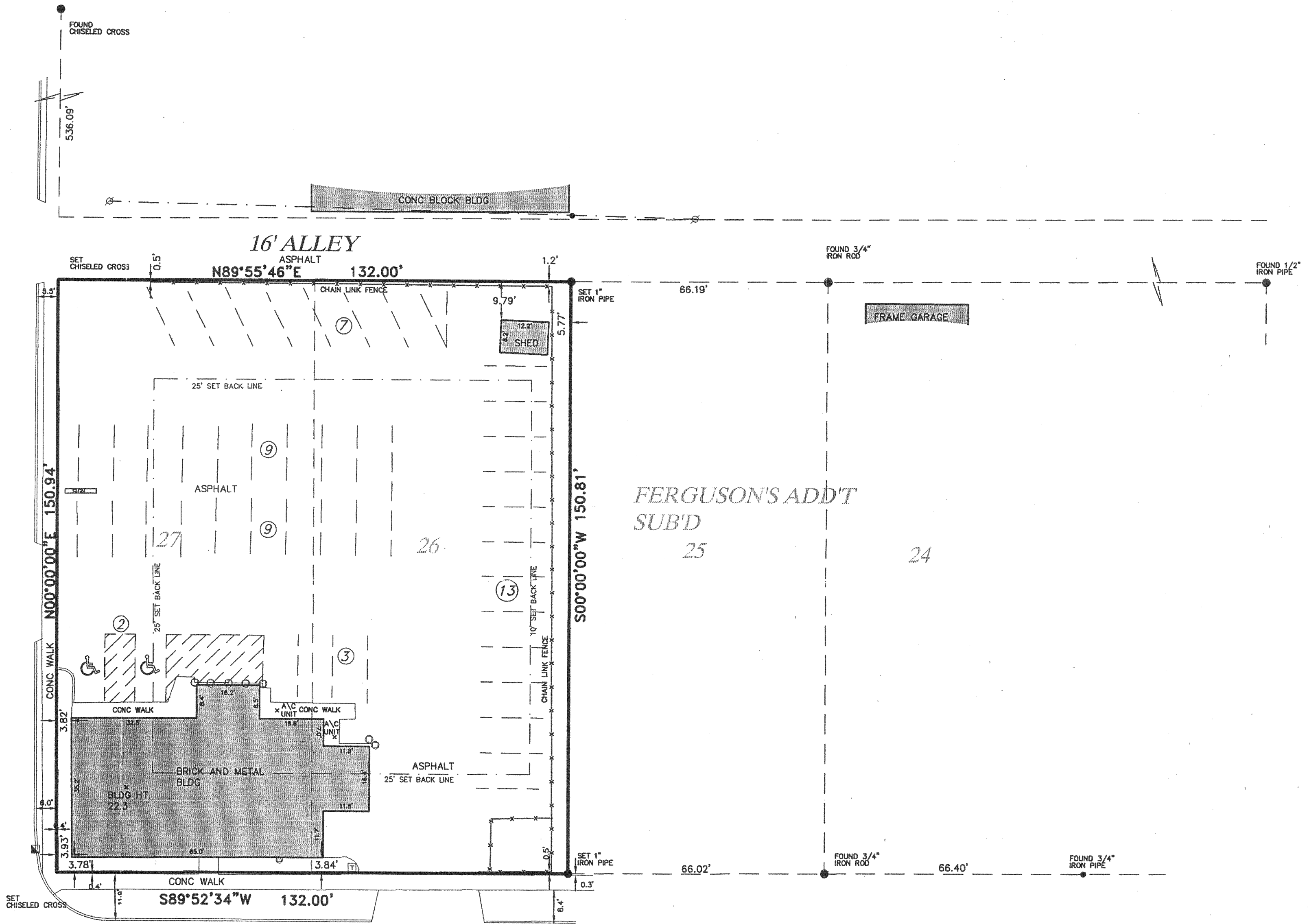
DONALD C. CHAPUT (SEAL)  
REGISTERED LAND SURVEYOR  
REGISTRATION NO. S-1316



## LEGEND

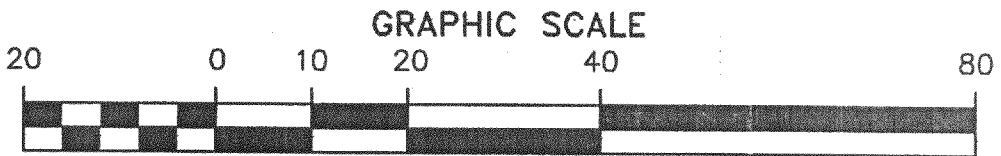
- △ BENCHMARK
- SECTION CORNER
- IRON PIPE FOUND
- IRON PIPE SET
- BOLLARD
- + SOIL BORING/MONITORING WELL
- † FLAGPOLE
- ✚ MAILBOX
- SIGN
- BILLBOARD
- CONTROL BOX
- ✚ TRAFFIC SIGNAL
- ✚ RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- ✚ POWER POLE
- ✚ GUY POLE
- ✚ LIGHT POLE
- ✚ GROUND OR OTHER SPOT SHOT
- △ HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- FOMARKED FIBER OPTIC
- ✚ GAS VALVE
- GAS METER
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- ✚ STORM SEWER END SECTION
- SANITARY MANHOLE
- ✚ SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- ✚ WELL
- ✚ WATER SURFACE
- ✚ WETLANDS FLAG
- ▲ MARSH
- ✚ CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- - - - - EDGE OF TREES
- - - - - S - SANITARY SEWER
- - - - - ST - STORM SEWER
- - - - - W - WATERMAIN
- - - - - G - MARKED GAS MAIN
- - - - - E - MARKED ELECTRIC
- - - - - OHW - OVERHEAD WIRES
- - - - - B - BUREAU ELEC. SERV.
- - - - - T - MARKED TELEPHONE
- - - - - TV - MARKED CABLE TV LINE
- - - - - FO - MARKED FIBER OPTIC

WILLIAM STREET  
60' PUBLIC STREET

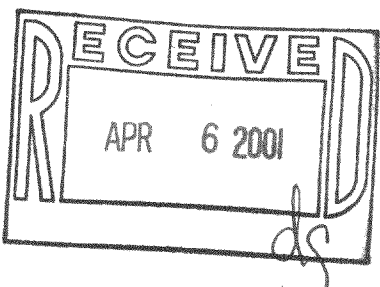


MARSHALL STREET  
66' PUBLIC STREET

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.



( IN FEET )  
1 inch = 20 ft.



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