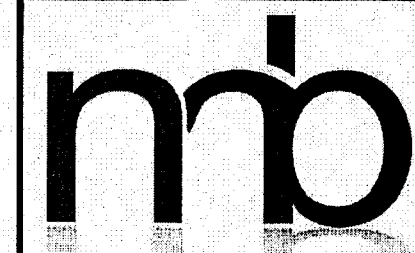


Zcom 00061



Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors
1458 Horizon Blvd. Suite 200, Racine, WI 53406
Tel: (262)634-5588 Fax: (262)634-5024
Website www.nmbcsc.net

A.L.T.A. SURVEY FOR
TALMER BANK & TRUST AND
WINTRUST FINANCIAL CORP.
CITY OF LAKE GENEVA, WALWORTH COUNTY WISCONSIN

LEGAL DESCRIPTION:

Lot 1, Commercial Court Subdivision, a subdivision of Lot 19 of Lake Geneva Business Park, located in the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 31, Township 2 North, Range 18 East, in the City of Lake Geneva, County of Walworth, State of Wisconsin.
Property Address: 550 Commercial Court, Lake Geneva, WI 53147
Tax Key Number: ZCOM 00001
Containing 60,861 Sq. Ft. or 1.393 Acres

SURVEYOR'S CERTIFICATION:

CERTIFICATE
TO: Wintrust Financial Corporation, an Illinois Corporation, Talmer Bank and Trust, a Michigan Corporation and Knight Barry Title Group and 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 the 2011 minimum standard detail requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 7(a)(1), 8 and 11(a)(b) of table A thereof. The field work was completed on May 13, 2014.

May 30, 2014
James E. Robinson
Registered Land Surveyor
State of Wisconsin
Registered No. 1283

EXCEPTIONS:

- From KNIGHT BARRY COMMITMENT FOR TITLE FILE # WW 712784 Dated May 5, 2014 SCHEDULE B-SECTION II EXCEPTIONS
- Item 10: Underground Electric Easement and other matters contained in the instrument recorded May 12, 1994 as Document No. 284972. (Not on Parcel)
 - Item 11: Underground Electric Easement and other matters contained in the instrument recorded May 12, 1994 as Document No. 284973. (Not on Parcel)
 - Item 12: Right-of-way Grant of Easement and other matters contained in the instrument recorded December 13, 1993 as Document No. 273791. (Not on Parcel)
 - Item 13: Creation of Restrictive Covenants for Lake Geneva Business Park and other matters contained in the instrument recorded July 1, 1992 as Document No. 236866. (Expired 1-1-2005)
 - Item 14: United States Department of Agriculture Farm Home Administration Right-Of-Way Easement and other matters contained in the instrument recorded November 23, 1983 as Document No. 96971. (Not on Parcel)
 - Item 15: Utility Easement and other matters contained in the instrument recorded June 25, 1985 as Document No. 116422. (Not on Parcel)
 - Item 16: Roadway Easement and other matters contained in the instrument recorded June 25, 1985 as Document No. 116425. (Cannot be determined)
 - Item 17: Creation of Restrictive Covenants for Lake Geneva Business Park and other matters contained in the instrument recorded August 30, 1991 as Document No. 217554. (Expired 1-1-2005)
 - Item 18: Amendment To Restrictive Covenants For Lake Geneva Business Park and other matters contained in the instrument recorded December 26, 2002 as Document No. 537145. (Refers to Lots 1 thru 10 of Lake Geneva Business Park)

FLOODPLAIN NOTE:

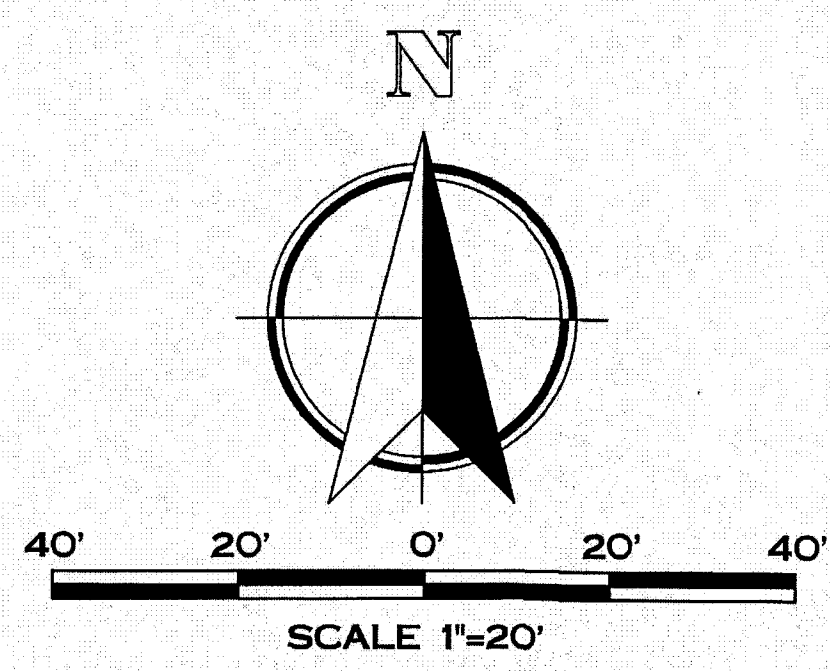
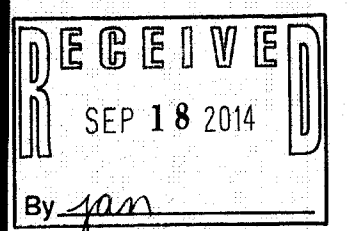
By graphic plotting only, this property is located within an area having a Zone designation "X" by the Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Map, Community Panel No. 550466 0333 D, which bears an effective date of October 2, 2009 and is not in a Special Flood Hazard Area. 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 FEMA.

UTILITY NOTE:

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.

NO.	REVISION	DATE	BY
1	Legal description, address and Tax Key	6/17/14	Jar

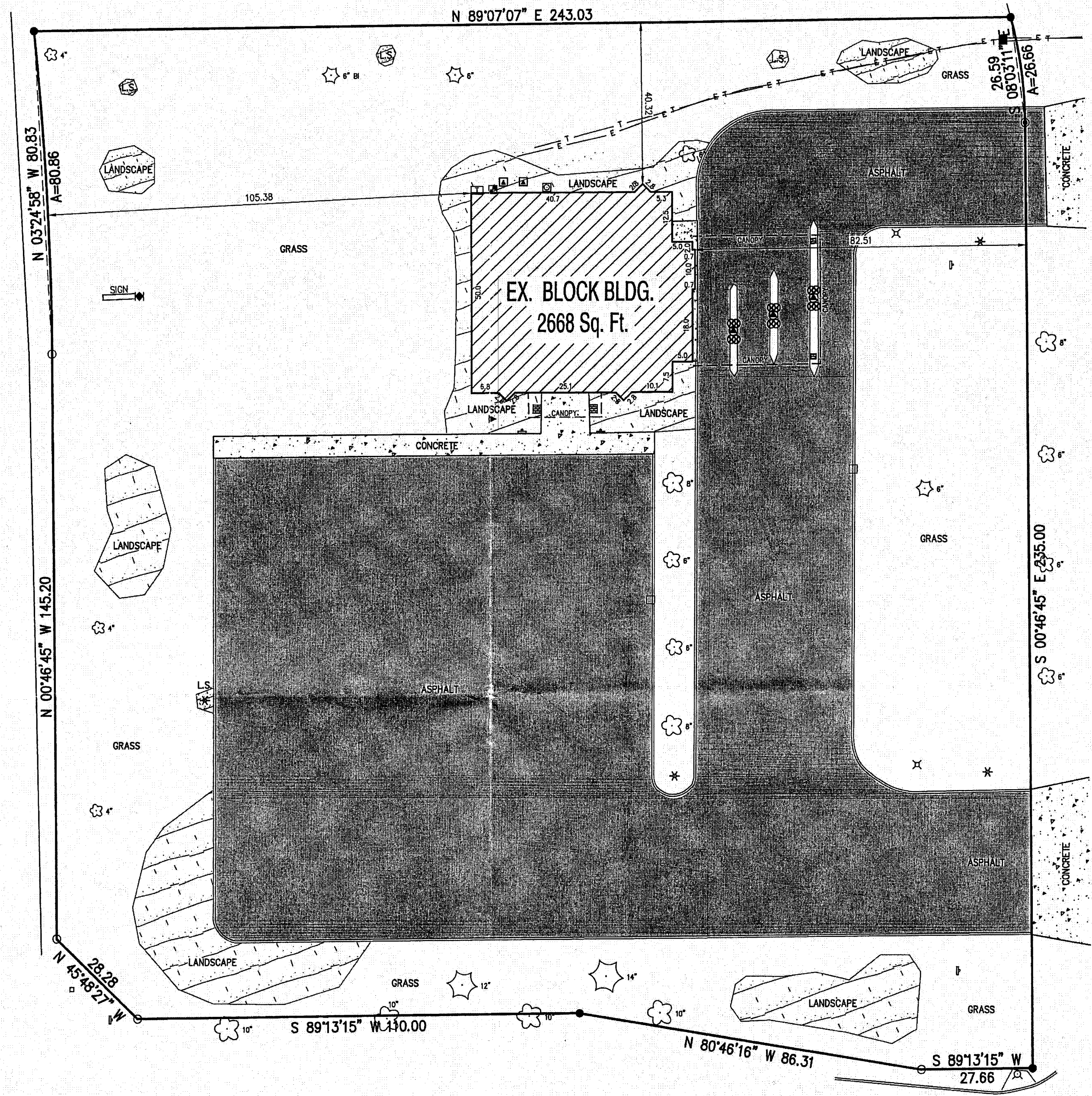
PROJ. MGR: MRM
DRAFTED: SCB
DATE: 5-15-14
CHECKED: MRM
DATE: 5-29-14
2014.0052.01
SHEET 1 OF 1



LOT 4

COMMERCIAL CT.
70' PUBLIC R.O.W.

LOT 2

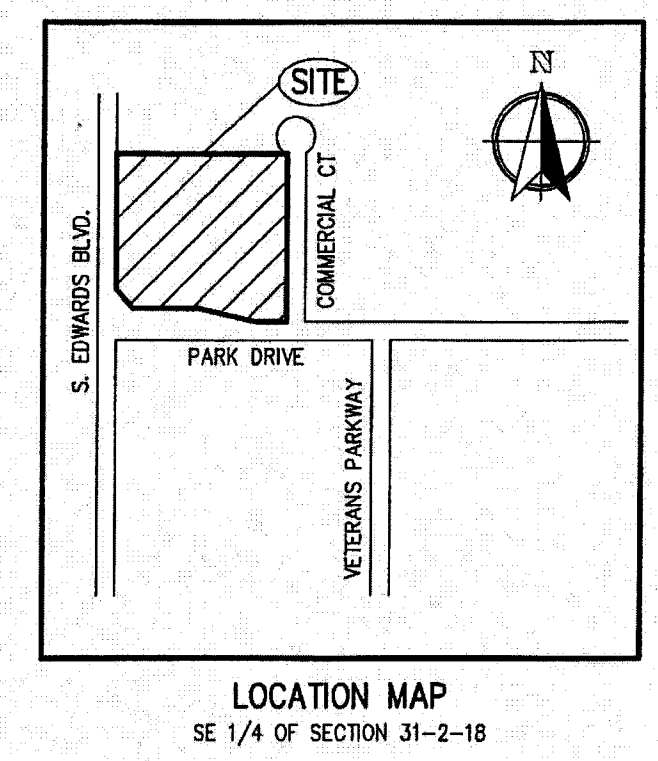


PARK DRIVE
PUBLIC R.O.W. WIDTH VARIES

BEARING BASE: THE RECORDED PLAT OF COMMERCIAL COURT SUBDIVISION

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

- LEGEND:
- FOUND REBAR ROD
 - CATCH BASIN
 - PNEUMATIC TUBE
 - BRICK
 - CONCRETE
 - ASPHALT
 - LANDSCAPE
 - IRRIGATION VALVE
 - ELECTRIC PEDESTAL
 - ELECTRIC METER
 - ELECTRIC LINE
 - LIGHT POLE
 - TELEPHONE LINE
 - CATY PEDESTAL
 - PAD MOUNT TRANSFORMER
 - TELEPHONE PEDESTAL
 - FLAG POLE
 - GAS METER
 - SIGN
 - GUARD POST
 - HVAC
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - SET IRON PIPE
 - "PK" NAIL
 - HYDRANT



LOCATION MAP
SE 1/4 OF SECTION 31-2-18