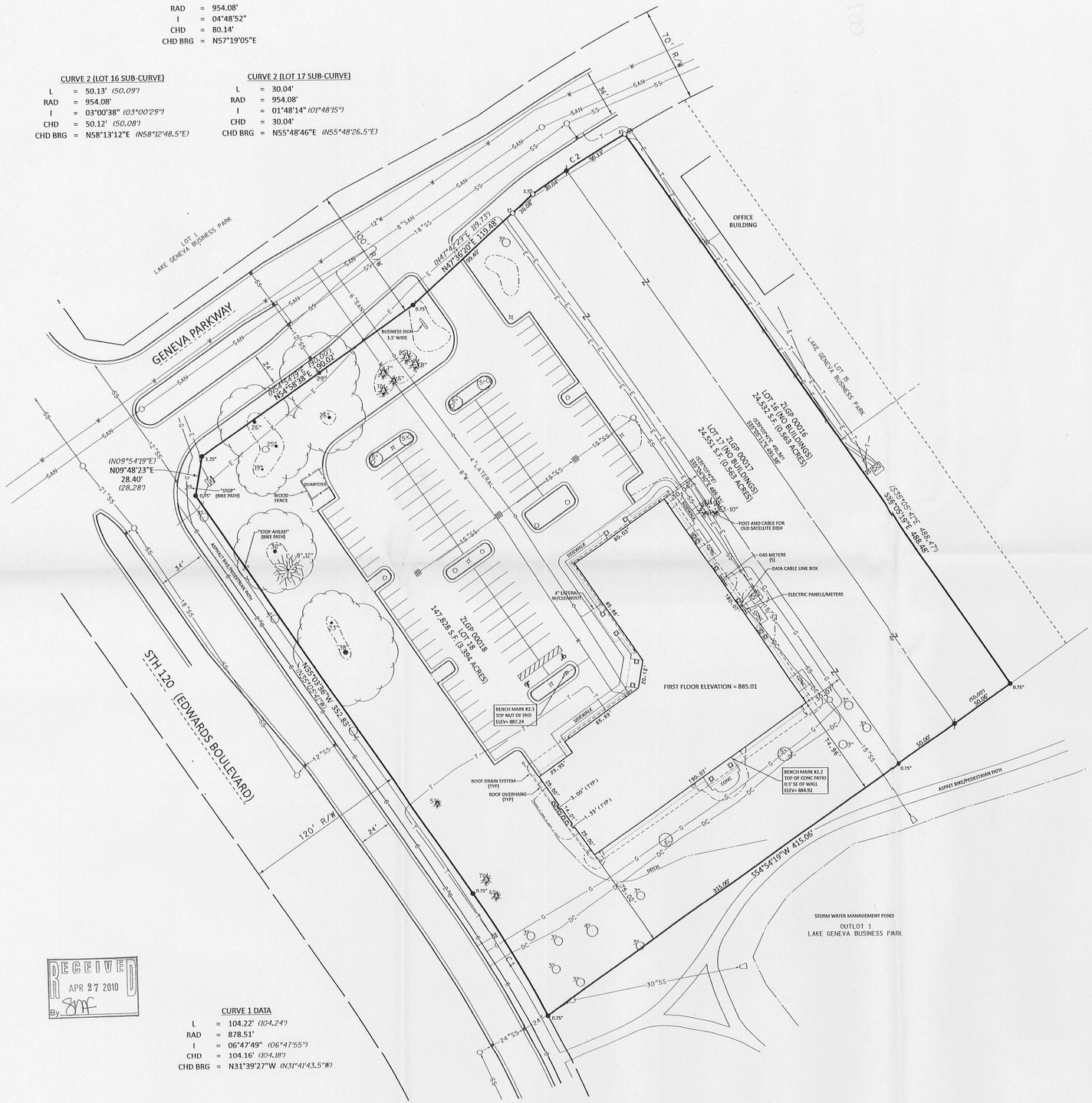
"ALTA / ACSM LAND TITLE SURVEY"



CURVE 2 DATA

L	=	80.17'
RAD	=	954.08'
I	=	04°48'52"
CHD	=	80.14'
CHD BRG	=	N57°19'05"E

CURVE 2 (LOT 16 SUB-CURVE)

L	=	50.13' *(50.09')*
RAD	=	954.08'
I	=	03°00'38" *(03°00'29")*
CHD	=	50.12' *(50.08')*
CHD BRG	=	N58°13'12"E *(N58°12'48.5"E)*

CURVE 2 (LOT 17 SUB-CURVE)

L	=	30.04'
RAD	=	954.08'
I	=	01°48'14" *(01°48'15")*
CHD	=	30.04'
CHD BRG	=	N55°48'46"E *(N55°48'26.5"E)*

CURVE 1 DATA

L	=	104.22' *(104.24')*
RAD	=	878.51'
I	=	06°47'49" *(06°47'55")*
CHD	=	104.16' *(104.18')*
CHD BRG	=	N31°39'27"W *(N31°41'43.5"W)*

RECEIVED APR 27 2010 By

LEGAL DESCRIPTION:
PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

LOTS 16, 17 AND 18 OF LAKE GENEVA BUSINESS PARK AS RECORDED IN CABINET B ON SLIDE 117 AS DOCUMENT NO. 227992 ON FEBRUARY 28, 1992 IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN.

THE ABOVE DESCRIBED CONTAINS 196,911 SQUARE FEET (4.520 ACRES) OF LAND MORE OR LESS.

PREPARED FOR:
SARA INVESTMENT REAL ESTATE LLC
1612 N. HIGH POINT ROAD, SUITE 201
MIDDLETON, WI 53562
608-831-2312

OWNER AS OF APRIL 5, 2010:
PARK VIEW CENTER, LLC
420 N. FRONT STREET, SUITE 200
MCHENRY, IL 60050

PARKING SPACES:
TOTAL: 98
STANDARD: 94
A.D.A. ACCESSIBLE: 4 (ONLY TWO CURRENTLY MARKED)

UTILITIES
GAS: WE ENERGIES
ELECTRIC: ALLIANT ENERGY
TELECOMMUNICATIONS: AT & T
CABLE COMMUNICATIONS: TIME WARNER CABLE

EXISTING ZONING:
(PBP) PLANNED BUSINESS PARK DISTRICT

FLOOD ZONE DESIGNATION:
ZONE X:

PBP ZONING REQUIREMENTS:
MINIMUM LOT AREA: 65,000 S.F. (20,000 S.F. PERMITTED AS A CONDITIONAL USE)
MINIMUM LOT WIDTH: 200' (100' FEET PERMITTED AS A CONDITIONAL USE)
MINIMUM STREET FRONTAGE: 50'
MAXIMUM BUILDING HEIGHT: 45'
MAXIMUM BUILDING FOOTPRINT COVERAGE: 40%
BUILDING SETBACKS:
FRONT OR STREET SIDE YARD: 40'*
NONRESIDENTIAL SIDE YARD: 25'**
NONRESIDENTIAL REAR YARD: 35'
*EXCEPT 25' FOR STREET SIDE NOT ADJACENT TO FEDERAL, STATE OR COUNTY HIGHWAY
**EXCEPT 40' WHEN ADJACENT TO FEDERAL, STATE OR COUNTY HIGHWAY

SOURCE DOCUMENTS/INFORMATION:
A.L.T.A. COMMITMENT NO. 435711 PREPRAED BY CHICAGO TITLE INSURANCE COMPANY
EFFECTIVE DATE: FEBRUARY 8, 2010, AMENDED DATE: FEBRUARY 15,2010

PLAT OF LAKE GENEVA BUSINESS PARK RECORDED AS DOCUMENT NO. 227992

CITY OF LAKE GENEVA ZONING ORDINANCE

FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 550462 55127C0333D

GROUND SURVEY PERFORMED BY CRISPELL-SNYDER, INC. ON MARCH 23-25, 2010

DIGGER'S HOTLINE TICKET NO.S: 20101206513, 20101206540 & 20101206547

SURVEYOR'S CERTIFICATE:
TO SARA INVESTMENT REAL ESTATE LLC 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 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 3., 4., 6., 7.(a), 8., 9., 10., 11.(b), 16., 17. AND 18. OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WISCONSIN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: Apr. 6, 2010

BRUCE E. FREDRICKSON, R.L.S. 2406

WISCONSIN BRUCE E. FREDRICKSON S-2406 Kenosha, WI LAND SURVEYOR

CRISPELL-SNYDER, INC.
PROFESSIONAL CONSULTANTS
700 GENEVA PARKWAY / P.O. BOX 550
LAKE GENEVA, WI 53147
(262) 348-5600
PROJECT NO. R10-2220-100
APRIL 5, 2010

N

SCALE: 1"=40'

0 10 20 40 60 80

LEGEND

SET A 3/4" X 24" IRON ROD WEIGHING 1.50 LBS/LIN FT	LANDSCAPE ROCK
FOUND IRON ROD, SIZE AS NOTED	CONIFEROUS TREE, SIZE AS NOTED
FOUND IRON PIPE, SIZE AS NOTED	DECIDUOUS TREE, SIZE AS NOTED
RECORDED AS	APRON ENDWALL
LIGHT POLE, 2' DIA CONC BASE	UNDERGROUND ELECTRIC
HYDRANT	UNDERGROUND TELEPHONE
WATER VALVE	UNDERGROUND GAS MAIN
MANHOLE	UNDERGROUND DATA CABLE
STORM WATER INLET	SANITARY SEWER
STORM WATER CATCH BASIN	STORM SEWER
UTILITY CLEANOUT	WATER MAIN
UTILITY METER	DITCH/EDGE OF WATER
UTILITY PEDESTAL	FENCE
ELECTRIC TRANSFORMER W/CONC BASE	EDGE OF LANDSCAPED AREAS
AIR CONDITIONER UNIT	ROOF OVERRHANG
BRICK PILLAR	30" CONC CURB & GUTTER
SIGN, AS NOTED	ROOF DRAIN SYSTEM COMPONENTS

SHEET 1 OF 1 SHEETS

ZLGBP-16 ZLGBP-17 ZLGBP-18

007-2736

F-27533