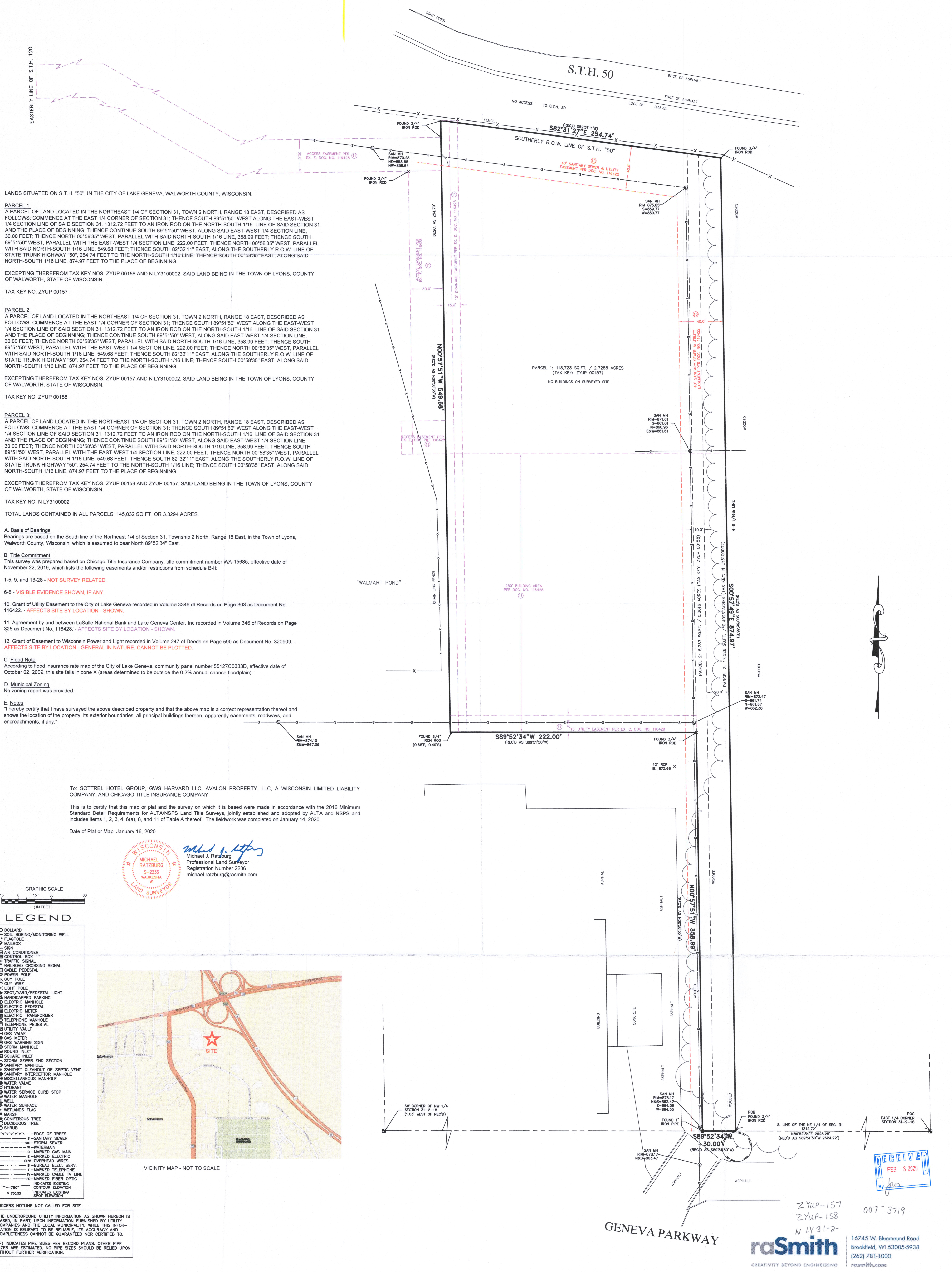


ALTA/NSPS LAND TITLE SURVEY



LANDS SITUATED ON S.T.H. "50", IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

PARCEL 1:
A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SECTION 31; THENCE SOUTH 89°51'50" WEST ALONG THE EAST-WEST 1/4 SECTION LINE OF SAID SECTION 31, 1312.72 FEET TO AN IRON ROD ON THE NORTH-SOUTH 1/16 LINE OF SAID SECTION 31 AND THE PLACE OF BEGINNING; THENCE CONTINUE SOUTH 89°51'50" WEST, ALONG SAID EAST-WEST 1/4 SECTION LINE, 30.00 FEET; THENCE NORTH 00°58'35" WEST, PARALLEL WITH SAID NORTH-SOUTH 1/16 LINE, 358.99 FEET; THENCE SOUTH 89°51'50" WEST, PARALLEL WITH THE EAST-WEST 1/4 SECTION LINE, 222.00 FEET; THENCE NORTH 00°58'35" WEST, PARALLEL WITH SAID NORTH-SOUTH 1/16 LINE, 549.88 FEET; THENCE SOUTH 82°32'11" EAST, ALONG THE SOUTHERLY R.O.W. LINE OF STATE TRUNK HIGHWAY "50", 254.74 FEET TO THE NORTH-SOUTH 1/16 LINE; THENCE SOUTH 00°58'35" EAST, ALONG SAID NORTH-SOUTH 1/16 LINE, 874.97 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM TAX KEY NOS. ZYUP 00158 AND N LY3100002. SAID LAND BEING IN THE TOWN OF LYONS, COUNTY OF WALWORTH, STATE OF WISCONSIN.

TAX KEY NO. ZYUP 00157

PARCEL 2:
A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SECTION 31; THENCE SOUTH 89°51'50" WEST ALONG THE EAST-WEST 1/4 SECTION LINE OF SAID SECTION 31, 1312.72 FEET TO AN IRON ROD ON THE NORTH-SOUTH 1/16 LINE OF SAID SECTION 31 AND THE PLACE OF BEGINNING; THENCE CONTINUE SOUTH 89°51'50" WEST, ALONG SAID EAST-WEST 1/4 SECTION LINE, 30.00 FEET; THENCE NORTH 00°58'35" WEST, PARALLEL WITH SAID NORTH-SOUTH 1/16 LINE, 358.99 FEET; THENCE SOUTH 89°51'50" WEST, PARALLEL WITH THE EAST-WEST 1/4 SECTION LINE, 222.00 FEET; THENCE NORTH 00°58'35" WEST, PARALLEL WITH SAID NORTH-SOUTH 1/16 LINE, 549.88 FEET; THENCE SOUTH 82°32'11" EAST, ALONG THE SOUTHERLY R.O.W. LINE OF STATE TRUNK HIGHWAY "50", 254.74 FEET TO THE NORTH-SOUTH 1/16 LINE; THENCE SOUTH 00°58'35" EAST, ALONG SAID NORTH-SOUTH 1/16 LINE, 874.97 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM TAX KEY NOS. ZYUP 00157 AND N LY3100002. SAID LAND BEING IN THE TOWN OF LYONS, COUNTY OF WALWORTH, STATE OF WISCONSIN.

TAX KEY NO. ZYUP 00158

PARCEL 3:
A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SECTION 31; THENCE SOUTH 89°51'50" WEST ALONG THE EAST-WEST 1/4 SECTION LINE OF SAID SECTION 31, 1312.72 FEET TO AN IRON ROD ON THE NORTH-SOUTH 1/16 LINE OF SAID SECTION 31 AND THE PLACE OF BEGINNING; THENCE CONTINUE SOUTH 89°51'50" WEST, ALONG SAID EAST-WEST 1/4 SECTION LINE, 30.00 FEET; THENCE NORTH 00°58'35" WEST, PARALLEL WITH SAID NORTH-SOUTH 1/16 LINE, 358.99 FEET; THENCE SOUTH 89°51'50" WEST, PARALLEL WITH THE EAST-WEST 1/4 SECTION LINE, 222.00 FEET; THENCE NORTH 00°58'35" WEST, PARALLEL WITH SAID NORTH-SOUTH 1/16 LINE, 549.88 FEET; THENCE SOUTH 82°32'11" EAST, ALONG THE SOUTHERLY R.O.W. LINE OF STATE TRUNK HIGHWAY "50", 254.74 FEET TO THE NORTH-SOUTH 1/16 LINE; THENCE SOUTH 00°58'35" EAST, ALONG SAID NORTH-SOUTH 1/16 LINE, 874.97 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM TAX KEY NOS. ZYUP 00158 AND ZYUP 00157. SAID LAND BEING IN THE TOWN OF LYONS, COUNTY OF WALWORTH, STATE OF WISCONSIN.

TAX KEY NO. N LY3100002

TOTAL LANDS CONTAINED IN ALL PARCELS: 145,032 SQ. FT. OR 3.3294 ACRES.

A. Basis of Bearings
Bearings are based on the South line of the Northeast 1/4 of Section 31, Township 2 North, Range 18 East, in the Town of Lyons, Walworth County, Wisconsin, which is assumed to bear North 89°52'34" East.

B. Title Commitment
This survey was prepared based on Chicago Title Insurance Company, title commitment number WA-15685, effective date of November 22, 2019, which lists the following easements and/or restrictions from schedule B-II:

- 1-5, 9, and 13-28 - NOT SURVEY RELATED.
- 6-8 - VISIBLE EVIDENCE SHOWN, IF ANY.
- 10. Grant of Utility Easement to the City of Lake Geneva recorded in Volume 3346 of Records on Page 303 as Document No. 116422. - AFFECTS SITE BY LOCATION - SHOWN.
- 11. Agreement by and between LaSalle National Bank and Lake Geneva Center, Inc recorded in Volume 346 of Records on Page 325 as Document No. 116428. - AFFECTS SITE BY LOCATION - SHOWN.
- 12. Grant of Easement to Wisconsin Power and Light recorded in Volume 247 of Deeds on Page 590 as Document No. 320909. - AFFECTS SITE BY LOCATION - GENERAL IN NATURE, CANNOT BE PLOTTED.

C. Flood Note
According to flood insurance rate map of the City of Lake Geneva, community panel number 55127C0333D, effective date of October 02, 2009, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain).

D. Municipal Zoning
No zoning report was provided.

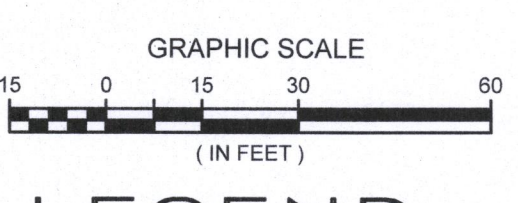
E. Notes
I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the location of the property, its exterior boundaries, all principal buildings thereon, apparently easements, roadways, and encroachments, if any."

To: SOTTREL HOTEL GROUP, GWS HARVARD LLC, AVALON PROPERTY, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 6(a), 8, and 11 of Table A thereof. The fieldwork was completed on January 14, 2020.

Date of Plat or Map: January 16, 2020

Michael J. Ratzburg
Professional Land Surveyor
Registration Number 2236
michael.ratzburg@rasmith.com



LEGEND

- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- ARC CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/PARK/PEDESTAL LIGHT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY VAULT
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- 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
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- BUREAU ELEC. SERV.
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- INDICATES EXISTING CONTOUR ELEVATION
- INDICATES EXISTING SPOT ELEVATION



DIGGERS HOTLINE NOT CALLED FOR SITE

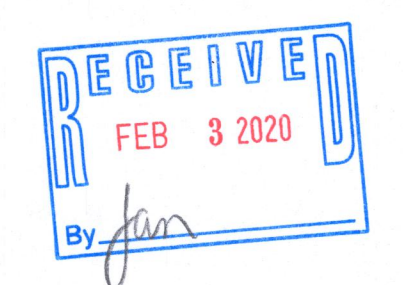
THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

GENEVA PARKWAY

raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com



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