ALTA/NSPS LAND TITLE SURVEY



LEGEND

- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
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- T —MARKED TELEPHONE
- TV —MARKED CABLE TV LINE
- FO —MARKED FIBER OPTIC
- (P) —UTILITY PER PLAN
- 780 — INDICATES EXISTING CONTOUR ELEVATION
- × 780.55 — INDICATES EXISTING SPOT ELEVATION

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TRACT I:

EXHIBIT A
BEING LOT 12, 13, OUTLOTS 9, 10 AND 11 AND PARTS OF LOT 8 AND LOT 11, AND OUTLOT 8 OF GENEVA EAST SUBDIVISION AND ALSO THE OAKS OF GENEVA EAST CONDOMINIUM LOCATED IN SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, BEING MORE COMPLETELY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST; THENCE WITH THE NORTH LINE OF THE SOUTHWEST 1/4 NORTH 89° 50' 07" EAST, A DISTANCE OF 1806.79 FEET TO A POINT; THENCE SOUTH 00° 42' 28" EAST, A DISTANCE OF 438.67 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF LOT 13 SOUTH 00° 42' 28" EAST, A DISTANCE OF 884.07 FEET, TO A POINT; THENCE NORTH 89° 51' 51" EAST, A DISTANCE OF 678.01 FEET TO A POINT; THENCE NORTH 41° 44' 46" WEST, A DISTANCE OF 127.61 FEET TO A POINT; THENCE NORTH 40° 08' 45" EAST, A DISTANCE OF 223.54 FEET TO A POINT; THENCE NORTH 68° 40' 43" WEST, A DISTANCE OF 104.00 FEET TO A POINT; THENCE NORTH 21° 19' 17" EAST, A DISTANCE OF 132.29 FEET TO A POINT; THENCE NORTH 56° 40' 22" EAST, A DISTANCE OF 123.99 FEET TO A POINT; THENCE NORTH 81° 33' 27" EAST, A DISTANCE OF 139.72 FEET TO A POINT; THENCE NORTH 48° 51' 02" WEST, A DISTANCE OF 147.13 FEET TO A POINT; THENCE SOUTH 25° 25' 33" WEST, A DISTANCE OF 20.60 FEET TO A POINT; THENCE NORTH 65° 36' 48" WEST, A DISTANCE OF 30.01 FEET TO A POINT; THENCE ALONG SAID CURVE TO THE RIGHT A LENGTH OF 204.51 FEET, SAID CURVE HAVING A RADIUS OF 85.00 FEET, A CHORD THAT BEARS NORTH 86° 40' 08" WEST, A DISTANCE OF 158.62 FEET. THENCE SOUTH 72° 16' 07" WEST, A DISTANCE OF 134.43 FEET TO A POINT; THENCE NORTH 35° 11' 00" WEST, A DISTANCE OF 340.21 FEET TO A POINT; THENCE SOUTH 76° 20' 25" WEST, A DISTANCE OF 153.80 FEET TO A POINT; THENCE SOUTH 84° 00' 00" WEST, A DISTANCE OF 25.00 FEET TO A POINT; THENCE NORTH 06° 00' 00" WEST, A DISTANCE OF 66.79 FEET TO A POINT; THENCE NORTH 89° 02' 01" WEST, A DISTANCE OF 130.44 FEET TO THE POINT OF BEGINNING.

TAX KEY NOS. ZGE 00013 AND ZOK 00024A1
Surveyors note: the description heading should refer to a part of Lot 13, as a portion is owned by adjoining lands. See blue circle.

TRACT II:

PARCEL I:

LOTS 4 AND 5, AND OUTLOTS 1, 4 AND 14, ALL IN GENEVA EAST, BEING A REDIVISION OF LOT NO. 1 OF CERTIFIED SURVEY MAP NO. 2010, BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 18 EAST. SAID LAND BEING IN THE CITY OF LAKE GENEVA, COUNTY OF WALWORTH, STATE OF WISCONSIN.

TAX KEY NOS. ZGE 00004 (LOT 4), ZGE 00005 (LOT 5), ZGE 00014 (OUTLOT 1), ZGE 00017 (OUTLOT 4), AND ZGE 00027 (OUTLOT 14) PARCEL II:
LOT 6 AND OUTLOT 5, IN GENEVA EAST, BEING A REDIVISION OF LOT NO. 1 OF CERTIFIED SURVEY MAP NO. 2010, BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 18 EAST. SAID LAND BEING IN THE CITY OF LAKE GENEVA, COUNTY OF WALWORTH, STATE OF WISCONSIN.

TAX KEY NOS. ZGE 00006 (LOT 6), AND ZGE 00018 (OUTLOT 5)

PARCEL III:

LOTS 1, 2 AND 3, AND OUTLOTS 2, 3 AND 15, ALL IN GENEVA EAST, BEING A REDIVISION OF LOT NO. 1 OF CERTIFIED SURVEY MAP NO. 2010, BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 18 EAST. SAID LAND BEING IN THE CITY OF LAKE GENEVA, COUNTY OF WALWORTH, STATE OF WISCONSIN.

TAX KEY NOS. ZGE 00001 (LOT 1), ZGE 00002 (LOT 2), ZGE 00003 (LOT 3), ZGE 00015 (OUTLOT 2), ZGE 00016 (OUTLOT 3), AND ZGE 00028 (OUTLOT 15)

Addresses: 250, 300, 400 & 500 South Edwards Blvd., Lake Geneva, Wisconsin.

Prepared for: Blake Capitol Corporation
Survey No. 168873-RMK



VICINITY MAP – NOT TO SCALE

A. Basis of Bearings
Bearings are based on the North line of the Southwest 1/4 of Section 31-2-18, which to bears North 89°50'07" East. Per Geneva East Subdivision Plat.

B. Title Commitment
This survey was prepared based on First American Title Insurance Company National Commercial Services title commitment number NCS-1148915-MPLS, commitment date September 16, 2022, which lists the following easements and/or restrictions from schedule B-II:

1-3, 5, 41. Visible evidence shown, if any.

4, 6-21, 29, 36-40, 43. Not survey related.

22. Public or private rights in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway, and or alley purposes. None observed.

23. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Plat of Geneva East, as recorded in November 11, 1992 in Cabinet B, Slide 126 as Document No. 245519. Lies within or crosses the surveyed property - its location is shown.

24. Easement and other matters contained in the instrument recorded June 25, 1985 in Volume 346 of Records on Page 318 as Document No. 116425. May lie within or crosses the surveyed property - its location cannot be determined from the record document - not shown.

25. Covenants, Conditions and Restrictions as set forth in Cul de Sac and Entranceway Easement and Maintenance Agreement contained in the instrument recorded in January 25, 1993 Volume 609, Page 268 as Document No. 250405 of Official Records. Modification and/or amendment by instrument: First Amendment to Cul de Sac and Entranceway and Maintenance Agreement, Recording Information: September 20, 1993 as Document No. 266955. Lies within or crosses the surveyed property - its location is shown.

26. Charges, assessments and/or maintenance costs set forth in Cul de Sac and Entranceway Easement and Maintenance Agreement recorded January 25, 1993 Volume 609, Page 268 as Document No. 250405. Amended by a First Amendment to Cul de Sac and Entranceway Easement and Maintenance Agreement recorded September 20, 1993 as Document No. 266955. Lies within or crosses the surveyed property - its location is shown.

27. Covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions in the document recorded January 25, 1993, in Volume 609, page 335 as Document No. 250407 of Official Records. Modification and/or amendment by instrument: First Supplement to Declaration of Covenants, Conditions and Restrictions for Geneva East, Recording Information: July 16, 1999, in Volume 665, page 2143, as Document No. 421477. Does not lie within or cross the surveyed property - its location is not shown.

28. Covenants, conditions, restrictions, easements, limitations, reservations, terms, lien rights, provisions and charges, including, but not limited to, the use of, and the rights of others in and to the use of the limited common elements, contained in The Oaks of Geneva East Condominium, recorded January 25, 1993, in Volume 609, page 436, Document No. 250409, and any and all subsequent amendments thereto. Modification and/or amendment by instrument: First Amendment to Declaration of The Oaks of Geneva East Condominium Recording Information: March 22, 1995, in Volume 634, page 1831, as Document No. 302721. Modification and/or amendment by instrument: Second Amendment to Declaration of The Oaks of Geneva East Condominium Recording Information: July 16, 1999, in Volume 665, page 2158, as Document No. 421478. Modification and/or amendment by instrument: Third Amendment to Declaration of The Oaks of Geneva East Condominium Recording Information: January 8, 2020 as Document No. 1002018. Lies within or crosses the surveyed property - its location is shown.

30. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Warranty Deed recorded on May 18, 1998 in Volume 654, Page 5975, as Document No. 382148. (Affects Tract I). Lies within or crosses the surveyed property - its location is shown.

31. Supplemental Roadway Easement Agreement upon the terms, conditions and provisions contained therein: Dated: June 11, 1999; Parties: The Oaks of Geneva East Condominium Association, Inc. and Geneva East Community Association, Ltd.; Recorded: July 16, 1999, in Volume 665, page 2134; Instrument No.: 421476. Does not lie within or cross the surveyed property - its location is not shown.

32. Shared Pool/Clubhouse Easement Agreement upon the terms, conditions and provisions contained therein: Dated: January 19, 2004; Parties: The Summit Real Estate, LLC, a Wisconsin limited liability company and The Ridges Limited Partnership, a Wisconsin limited partnership; Recorded: February 06, 2004; Instrument No.: 592584. Lies within or crosses the surveyed property - pool/clubhouse shown, also access on paved drives and walks.

33. Utility Easement to City of Lake Geneva, a municipal Corporation, dated November 11, 2005, recorded/filed November 17, 2005 as Document No. 660245. (Affects Tract I). Lies within or crosses the surveyed property - its location is shown.

34. Sewer & Water Easement Vacation and other matters contained in the instrument recorded November 17, 2005 as Document No. 660246. (Affects Tract I). Not shown.

35. Sewer Easement to City of Lake Geneva, a 53147 municipal corporation, dated January 27, 2003, recorded/filed May 12, 2003 as Document No. 556248. (Affects Tract II). Lies within or crosses the surveyed property - its location is shown.

42. The subject parcel does not appear to abut a public road nor to be served by any right-of-way or easement for access. It is noted that the land adjacent to the subject land appears to be held of record by the same Fee Simple owner. Said adjacent land would provide legal access so long as the subject land and the adjacent land are held in common ownership. No right of legal access to subject land is insured. (Affects Tax Parcel Nos.: ZGE 00013, ZOK 00024A1, ZGE 00004, ZGE 00005, ZGE 00006, ZGE 00001, ZGE 00002, ZGE 00003 and ZGE 00028). Parcels have access to Edwards Boulevard thru Outlots 1 thru 10 per Geneva East Subdivision and Document Nos. 250405, 250409 & 382148.

C. Flood Note
According to flood insurance rate map of the City of Lake Geneva, community panel number 55127C0333D, effective date of October 2, 2009, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain).

D. Parking Spaces
There are 261 regular and 8 handicapped parking spaces marked on this site.

E. Municipal Zoning
The zoning information listed is taken from the City of Lake Geneva website - site is zoned PD, Planned Development District.

F. Notes
There is no visible evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

There are no proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction or observed in the process of conducting the fieldwork.

There is no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

Total site area 1,034,347 sq.ft. or 23.7454 acres.

There are no gaps or overlap in the legal description.

To: Minnesota Life Insurance Company
Blake Capitol Corporation
First American Title Insurance Company National Commercial Services

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 16, 17 and 18 of Table A thereof. The fieldwork was completed on September 22, 2022.

Date of Plat or Map: October 5, 2022

I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter AE-7 of the Wisconsin Administrative Code.

John P. Casucci
Professional Land Surveyor
Registration Number S-2055
john.casucci@rasmith.com

RECEIVED FEB 15 2023 By SMF

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(262) 781-1000
rasmith.com

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ALTA/NSPS LAND TITLE SURVEY



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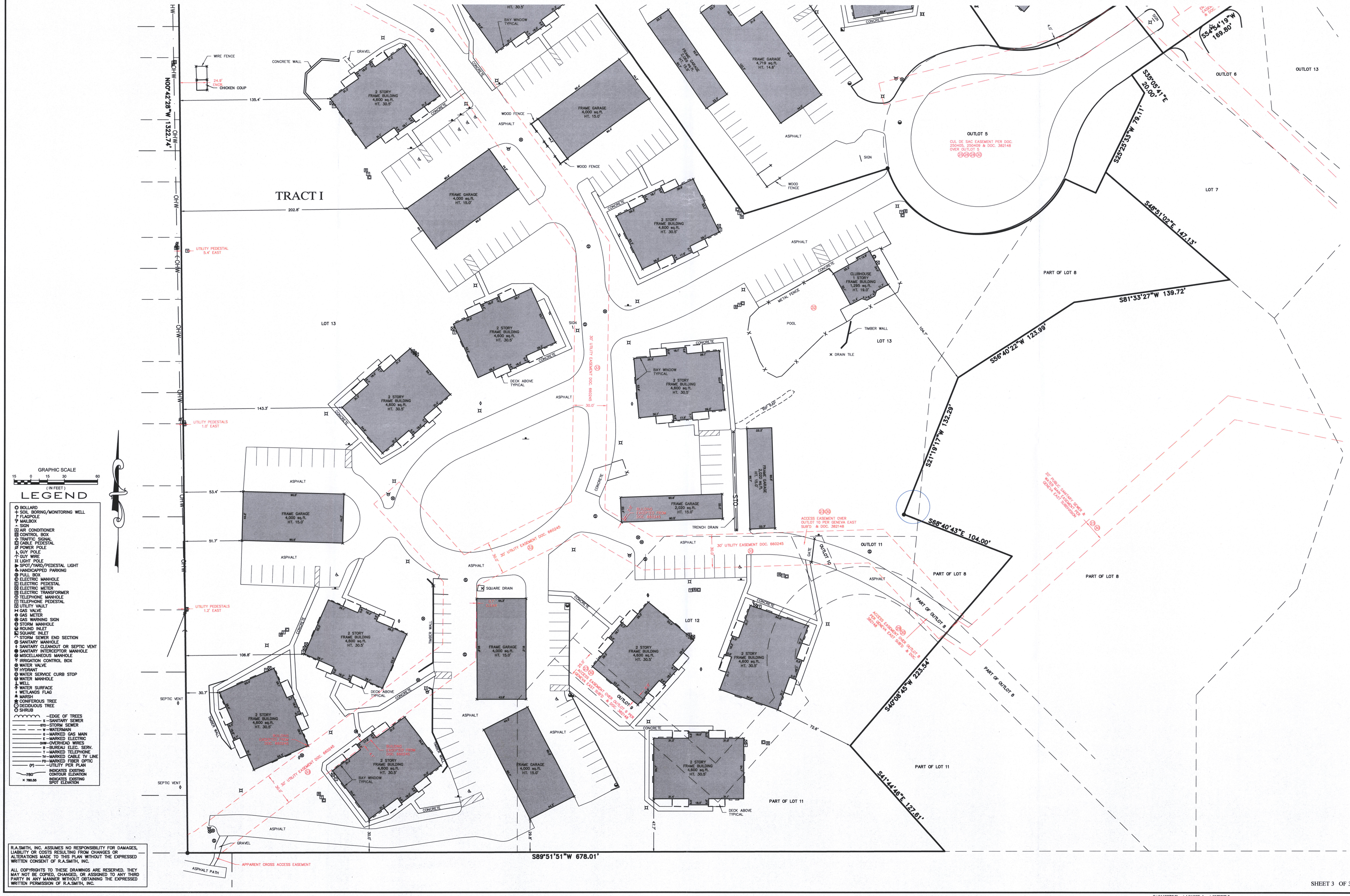
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ALTA/NSPS LAND TITLE SURVEY



GRAPHIC SCALE
15 0 15 30 60
(IN FEET)

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