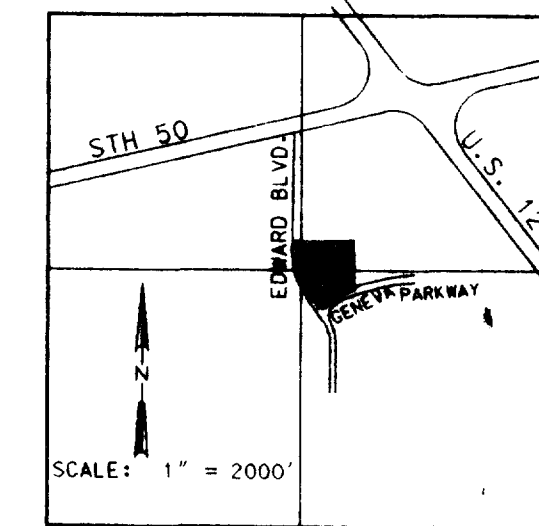


ALTA /ACSM LAND TITLE SURVEY



0 50 100 150
SCALE 1" = 50'

LOCATION MAP



SEC. 31- T2N - R18E

LEGEND

- IRON PIPE OR ROD FOUND
- TEL TELEPHONE PEDESTAL
- EL ELECTRICAL PEDESTAL
- CONCRETE SIDEWALK
- FENCE
- ★ LIGHT ON POLE
- △ EASEMENT NO. SEE TABLE
- △ LIMITED COMMON ELEMENT FOR UNIT 2
- △ LIMITED COMMON ELEMENT FOR UNIT 1
- HYDRANT
- WV WATER VALVE
- ✓ STORM SEWER CATCH BASIN

NOTE: EXPANSION UNITS NOT SHOWN.

LEGAL DESCRIPTION:

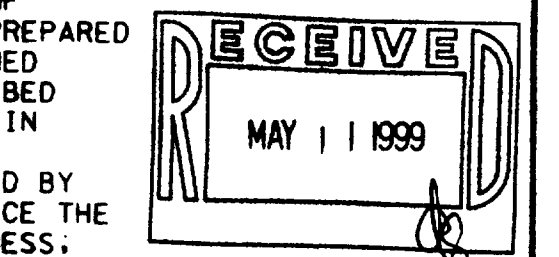
BEING UNIT 1 AND UNIT 2, TOGETHER WITH SAID UNIT'S UNDIVIDED APPURTENANT INTEREST IN THE COMMON ELEMENTS ALL IN GENEVA BUSINESS CENTRE CONDOMINIUM, A CONDOMINIUM DECLARED AND EXISTING UNDER AND BY VIRTUE OF THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN AND RECORDED BY A DECLARATION AS SUCH CONDOMINIUM IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN ON SEPTEMBER 20, 1995 IN VOLUME 636 OF RECORDS, PAGES 9119 TO 9128, INCLUSIVE; AS DOCUMENT NO. 313696, AND FIRST AMENDMENT TO DECLARATION FOR GENEVA BUSINESS CENTRE CONDOMINIUM, DATED MARCH 4, 1996 AND RECORDED ON MARCH 4, 1996 IN VOLUME 639 OF RECORDS, PAGE 4846, AS DOCUMENT NO. 324084, SAID CONDOMINIUM BEING LOCATED IN THE CITY OF LAKE GENEVA, COUNTY OF WALWORTH, STATE OF WISCONSIN ON THE REAL ESTATE DESCRIBED IN SAID DECLARATION AND INCORPORATED HEREIN BY THIS REFERENCE THERETO AND LOT 2 OF LAKE GENEVA BUSINESS PARK, A SUBDIVISION LOCATED IN THE SE 1/4 OF THE NW 1/4, THE SW 1/4 OF THE NE 1/4, THE NW 1/4 OF THE SE 1/4, THE NE 1/4 OF THE SE 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 31: T2N, R18E, INCLUDING A REPLAT OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2010, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN ALSO KNOWN AS A PARCEL OF LAND MORE COMPLETELY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF LOT 2, LAKE GENEVA BUSINESS PARK; THENCE S00°58'36"E, A DISTANCE OF 472.00' TO A POINT ON A CURVE BEING THE NORTHERLY RIGHT OF WAY OF GENEVA PARKWAY; THENCE WITH SAID CURVE AND RIGHT OF WAY A LENGTH OF 59.27', SAID CURVE HAVING A RADIUS OF 1024.08', A CHORD THAT BEARS S56°33'48"W FOR A DISTANCE OF 59.26' TO A POINT; THENCE S62°06'09"W, A DISTANCE OF 119.73' TO A POINT; THENCE S54°54'19"W, A DISTANCE OF 190.00' TO A POINT; THENCE N80°05'41"W, A DISTANCE OF 28.28' TO A POINT ON THE EASTERLY RIGHT OF WAY OF EDWARDS BOULEVARD; THENCE WITH SAID RIGHT OF WAY N35°05'41"W, A DISTANCE OF 162.12' TO A POINT ON A CURVE; THENCE WITH SAID CURVE TO THE RIGHT A LENGTH OF 450.11', SAID CURVE HAVING A RADIUS OF 758.51', A CHORD THAT BEARS N18°05'41"W FOR A DISTANCE OF 443.53'; THENCE N01°05'41"W, A DISTANCE OF 99.98' TO A POINT; THENCE N88°54'18"E, A DISTANCE OF 563.52' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 6.883 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED CERTIFIES TO GENEVA BUSINESS CENTRE, LLC, ASSOCIATED BANK, MILWAUKEE AND STEWART TITLE GUARANTY CO. AS WELL AS THEIR SUCCESSORS, NOMINEES, AND ASSIGNS: (a) THAT THE SURVEY HEREIN IS AN ACCURATE SURVEY OF ALL THE REAL PROPERTY LEGALLY DESCRIBED HEREIN AS (the "Property") (b) THAT THE WITHIN SURVEY PROPERLY AND ACCURATELY INDICATES AND LOCATES ALL VISIBLE IMPROVEMENTS ON THE PROPERTY AS OF THE DATE OF THE SURVEY; (c) THAT THE WITHIN SURVEY WAS PREPARED UNDER THE DIRECT SUPERVISION AND CONTROL OF THE UNDERSIGNED FROM AN ACTUAL SURVEY MADE OF THE PROPERTY LEGALLY DESCRIBED HEREIN; (d) INGRESS TO AND EGRESS FROM THE PROPERTY HEREIN PROVIDED BY GENEVA PARKWAY WHICH THE PROPERTY ABUTS, THE SAME BEING PAVED AND DEDICATED RIGHT OF WAY MAINTAINED BY THE CITY OF LAKE GENEVA; (f) THE PROPERTY DOES NOT SERVICE THE ADJOINING PROPERTY FOR DRAINAGE, EXCEPT AS SHOWN, OR INGRESS, EGRESS; AND (g) THAT THE WITHIN SURVEY WAS PREPARED IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARD DETAIL REQUIREMENTS ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING FOR URBAN SURVEYS (including the optional responsibilities and specifications set forth in items 2, 4, 8, and 10 in TABLE A heretof), AND COMPLIES WITH APPLICABLE WISCONSIN LAND SURVEYING STANDARDS AND LAWS OF THE STATE WHERE THE PROPERTY IS LOCATED.

BRADFORD L. SPENCER, R.L.S. (S-2069)

THIS IS ORIGINAL
PRINT ONLY IF
SEAL IS IMPRINTED
IN RED



EASEMENT TABLE

NO.	DESCRIPTION	DOC. NO.	LOCATION
16	25' DRAINAGE EASEMENT	227992, 313695	AS SHOWN
20	STORM SEWER AND DRAINAGE	313695	AS SHOWN
21	20' PUBLIC WATERMAIN EASEMENT	313695	AS SHOWN
22	PUBLIC WATERMAIN, PRIVATE SANITARY SEWER	PREVIOUS SURVEY NOT PROVIDED	NOT SHOWN
23	EASEMENT FOR SIGN	PREVIOUS SURVEY NOT PROVIDED	NOT SHOWN
27	TEMP. ROADWAY EASEMENT (EXPIRED)	116425	NOT SHOWN
28	EASEMENT FOR UNDERGROUND ELECTRIC LINES	323067	AS SHOWN
29	EASEMENT FOR UNDERGROUND ELECTRIC LINES	323068	AS SHOWN

CURVE DATA

C1	C1
ARC	450.11'
DELTA	34°00'00"
RADIUS	758.51'
CHORD	443.53'
CHD. BRG.	N18°05'41"W
C2	C1
ARC	59.27'
DELTA	03°18'58"
RADIUS	1024.08'
CHORD	59.26'
CHD. BRG.	S56°33'48"W

RSV ENGINEERING, INC
ENGINEERS, PLANNERS, SURVEYORS
CONSTRUCTION MANAGERS,
ENVIRONMENTAL SCIENTISTS

801 MAIN STREET, MUKWONAGO, WISCONSIN 53149 (414) 363-2004

	INITIALS	DATE
DESIGN		
DRAWN	JAS	1/21/99
CHECKED	BLS	
APPROVED		

268C-1
268C-2