

ALTA/ACSM LAND TITLE SURVEY

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

PARCEL A
A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:
COMMENCE AT THE EAST 1/4 CORNER OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST; 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, 1312.72 FEET; THENCE CONTINUE SOUTH 89°51'50" WEST, ALONG SAID EAST-WEST 1/4 SECTION LINE, 30.00 FEET; THENCE NORTH 0°58'35" WEST, PARALLEL WITH SAID NORTH-SOUTH 1/16 LINE, 358.98 FEET; THENCE SOUTH 89°51'50" WEST, PARALLEL WITH THE EAST-WEST 1/4 SECTION LINE, 222.00 FEET; THENCE NORTH 0°58'35" WEST, PARALLEL WITH SAID NORTH-SOUTH 1/16 LINE, 549.68 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 0°58'35" EAST, ALONG SAID NORTH-SOUTH 1/16 LINE, 874.97 FEET TO THE PLACE OF BEGINNING. SAID PARCEL CONTAINS 3.33 ACRES OF LAND, MORE OR LESS, INCLUDING ALL EASEMENTS, RIGHTS-OF-ACCESS AND REVERSIONS, INCLUDING, WITHOUT LIMITATION, THE RIGHT-OF-ACCESS CREATED IN THAT CERTAIN AGREEMENT DATED JUNE 20, 1985, BETWEEN GRANTOR AND LAKE GENEVA CENTRE, INC., RECORDED BY THE RECORDER OF DEEDS OF WALWORTH COUNTY IN VOLUME 346 AT PAGES 325-335, AS DESCRIBED ON EXHIBIT E THERETO, AND DESCRIBED AS FOLLOWS:

PARCEL B
A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, AND FURTHER DESCRIBED AS FOLLOWS:
COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 31; THENCE SOUTH 89°51'50" WEST ALONG THE EAST-WEST 1/4 LINE, 1342.72 FEET TO A POINT; THENCE NORTH 0°58'35" WEST, PARALLEL TO AND 30 FEET WEST OF THE NORTH-SOUTH 1/16 LINE, 358.98 FEET TO A POINT; THENCE SOUTH 89°51'50" WEST, 222.00 FEET TO A POINT; THENCE NORTH 0°58'35" WEST, 250.00 FEET TO A POINT OF BEGINNING OF ACCESS EASEMENT; THENCE CONTINUING NORTH 0°58'35" WEST, 30.00 FEET TO A POINT; THENCE SOUTH 89°01'25" WEST, 40.00 FEET TO A POINT; THENCE SOUTH 0°58'35" EAST, 30.00 FEET TO A POINT; THENCE NORTH 89°01'25" EAST, 40.00 FEET TO POINT OF BEGINNING OFF ACCESS EASEMENT.

PARCEL C
A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, AND FURTHER DESCRIBED AS FOLLOWS:
COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 31; THENCE SOUTH 89°51'50" WEST ALONG THE EAST-WEST 1/4 LINE, 1342.72 FEET TO A POINT; THENCE NORTH 0°58'35" WEST, PARALLEL TO AND 30 FEET WEST OF THE NORTH-SOUTH 1/16 LINE, 358.98 FEET TO A POINT; THENCE SOUTH 89°51'50" WEST, 222.00 FEET TO A POINT; THENCE NORTH 0°58'35" WEST, 250.00 FEET TO A POINT OF BEGINNING OF ACCESS EASEMENT; THENCE CONTINUING NORTH 0°58'35" WEST, 30.00 FEET TO A POINT; THENCE SOUTH 89°01'25" WEST, 40.00 FEET TO A POINT; THENCE SOUTH 0°58'35" EAST, 30.00 FEET TO A POINT; THENCE NORTH 89°01'25" EAST, 40.00 FEET TO POINT OF BEGINNING OFF ACCESS EASEMENT.

PARCEL D
A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, AND FURTHER DESCRIBED AS FOLLOWS:
COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 31; THENCE SOUTH 89°51'50" WEST ALONG THE EAST-WEST 1/4 LINE, 1342.72 FEET TO A POINT; THENCE NORTH 0°58'35" WEST, PARALLEL TO AND 30 FEET WEST OF THE NORTH-SOUTH 1/16 LINE, 358.98 FEET TO A POINT; THENCE SOUTH 89°51'50" WEST, 222.00 FEET TO A POINT; THENCE NORTH 0°58'35" WEST, 250.00 FEET TO A POINT OF BEGINNING OF ACCESS EASEMENT; THENCE CONTINUING NORTH 0°58'35" WEST, 30.00 FEET TO A POINT; THENCE SOUTH 89°01'25" WEST, 40.00 FEET TO A POINT; THENCE SOUTH 0°58'35" EAST, 30.00 FEET TO A POINT; THENCE NORTH 89°01'25" EAST, 40.00 FEET TO POINT OF BEGINNING OFF ACCESS EASEMENT. (NOT PART OF LANDS SURVEYED)

MARCH 30, 2000 GILTZ & ASSOCIATES, INC. SURVEY NO. 159422-THD

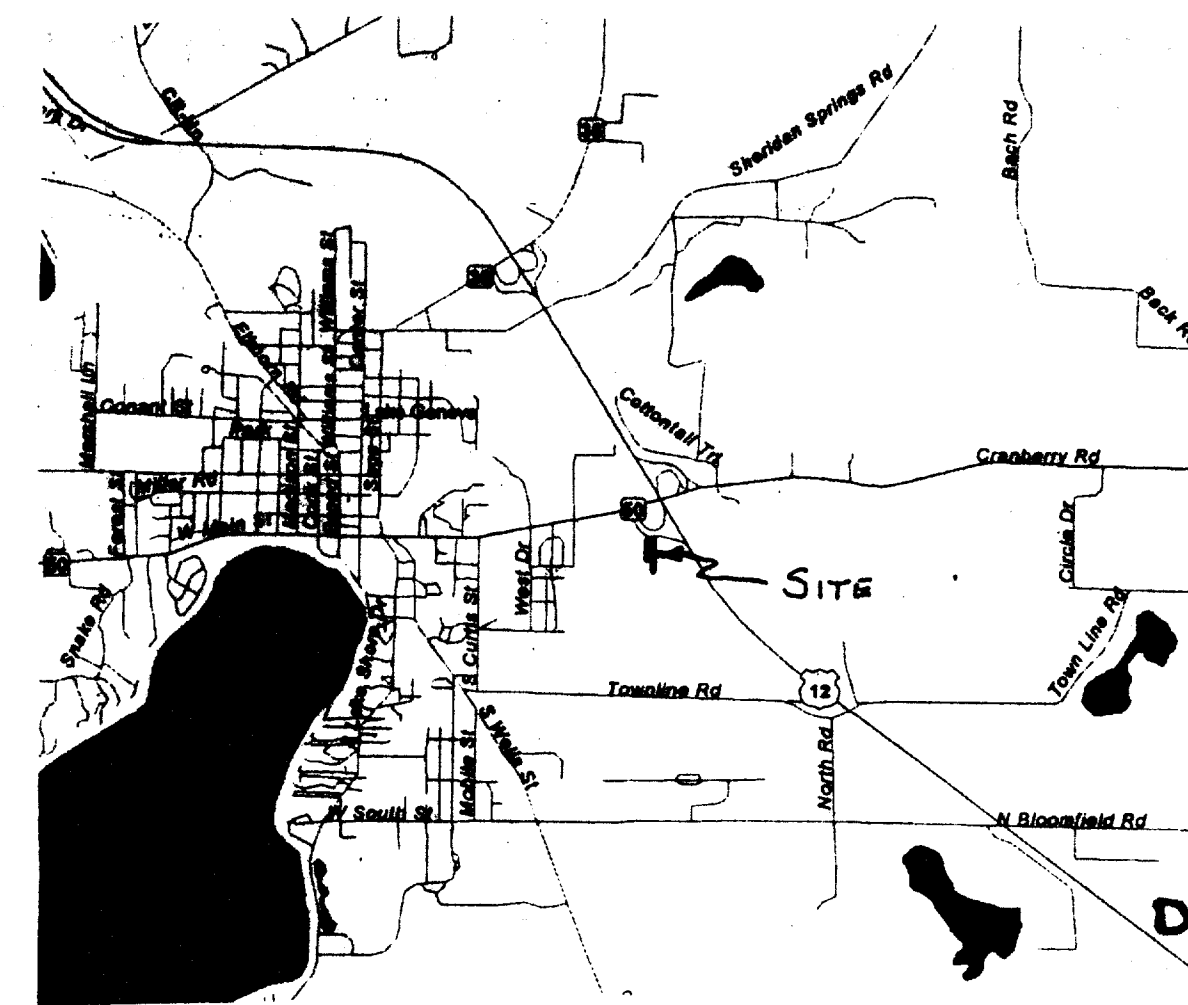
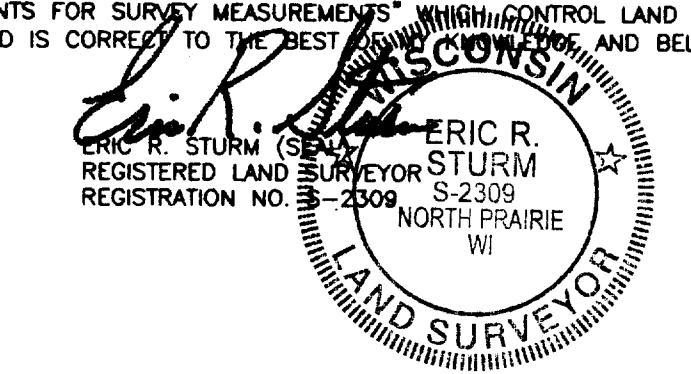
NOTES:

- BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST WHICH IS ASSUMED TO BEAR SOUTH 89°51'50" WEST
- THIS SURVEY WAS PREPARED BASED ON SECURITY TITLE COMPANY OF WALWORTH COUNTY TITLE COMMITMENT NO. WAL-37,015, EFFECTIVE DATE OF MARCH 10, 2000, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:
 - A. NO ACCESS TO STATE HWY 50 OR U.S. HWY 12 FROM SUBJECT PROPERTY. ACCESS TO PUBLIC ROAD IS OVER AND ACROSS ACCESS EASEMENT AS DESCRIBED IN SCHEDULE A HEREOF. AFFECTS SITE BY LOCATION - SHOWN
 - B. EASEMENT FROM S.J. LOCKWOOD TO WISCONSIN POWER AND LIGHT COMPANY DATED MARCH 14, 1936 AND RECORDED DECEMBER 8, 1936 IN VOLUME 247 OF DEEDS ON PAGE 590 AS DOCUMENT NO. 320909. AFFECTS SITE BY LOCATION - GENERAL IN NATURE, CANNOT BE PLOTTED
 - C. GRANT OF UTILITY EASEMENT FROM THOMAS E. WOELFLE TO THE CITY OF LAKE GENEVA TO CONSTRUCT, LAY, INSTALL, EQUIP, OPERATE AND MAINTAIN A SANITARY SEWER AND/OR OTHER UTILITY EASEMENTS BY INSTRUMENT RECORDED JUNE 25, 1985 IN VOLUME 303 OF DEEDS ON PAGE 346 AS DOCUMENT NO. 116422. AFFECTS SITE BY LOCATION - SHOWN
 - D. RESTRICTIVE COVENANTS, CONDITIONS AND EASEMENTS ALL AS DESCRIBED IN AGREEMENT BY AND BETWEEN LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AND LAKE GENEVA CENTRE, INC., A MISSOURI CORPORATION, RECORDED JUNE 25, 1985 IN VOLUME 346 ON PAGE 325 AS DOCUMENT NO. 116428. AFFECTS SITE BY LOCATION - SHOWN
- ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF LAKE GENEVA, COMMUNITY PANEL NO. 550468 0002B, EFFECTIVE DATE OF DECEMBER 1, 1982, THIS SITE FALLS IN ZONE (C) AREAS OF MINIMAL FLOODING
- ELEVATIONS REFER TO THE USGS DATUM
- THERE ARE NO PARKING SPACES MARKED ON THIS SITE
- THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY - SITE IS ZONED PB (PLANNED BUSINESS)
 - FRONT SETBACK - 25' (40' STREET)
 - SIDEYARD SETBACK - 10' (RESIDENTIAL)
 - REARYARD SETBACK - 30'
 - MAXIMUM HEIGHT - 45' (18' PER DOCUMENT NO. 116428)

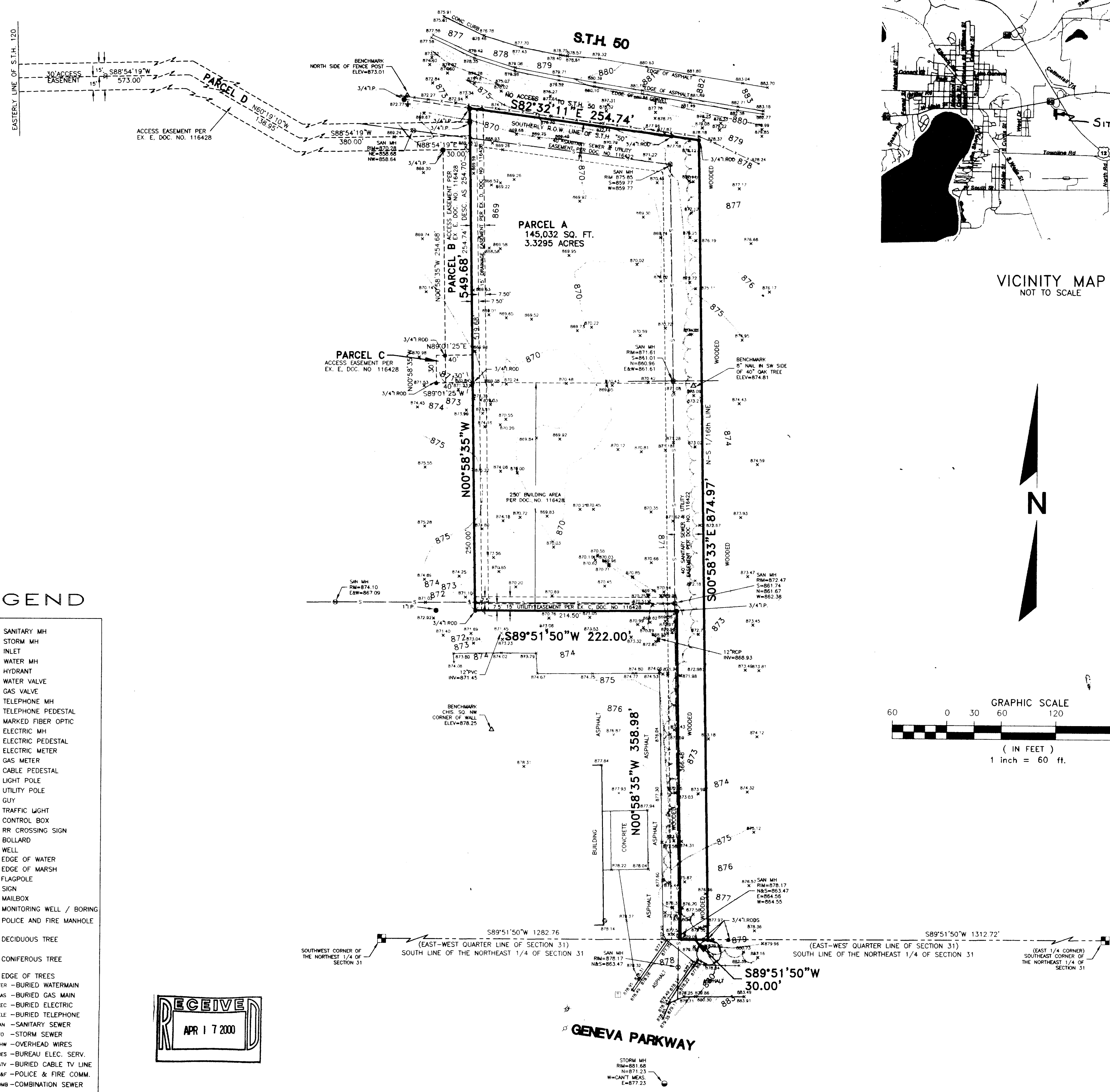
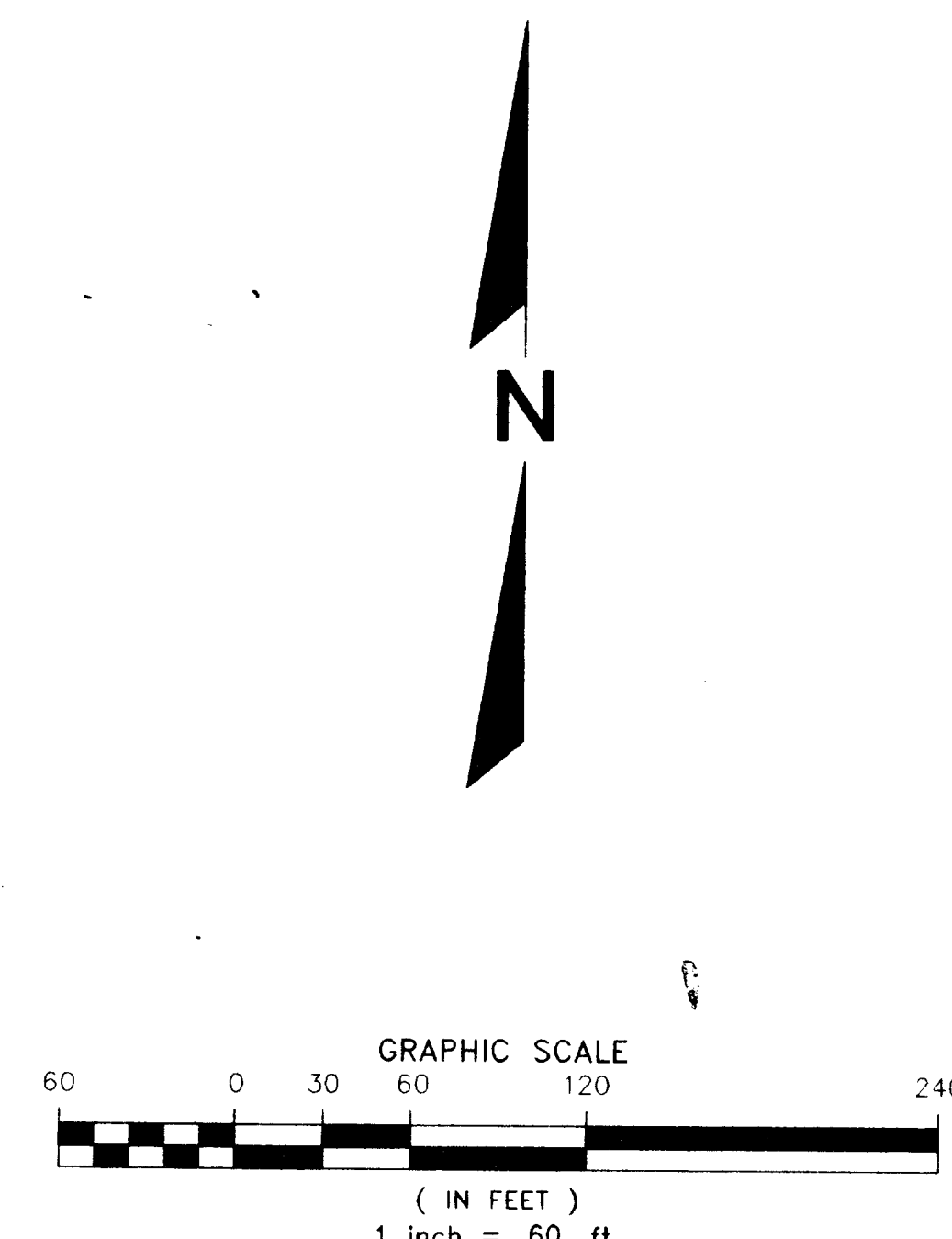
TO: GILTZ & ASSOCIATES, INC., SECURITY TITLE COMPANY OF WALWORTH COUNTY, AND KEYBANK NATIONAL ASSOCIATION, AND THEIR SUCCESSORS AND/OR ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999 AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(A), 7(B), 8, 9, 10, 11(A), AND 11(B) OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS" WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS, AND IS CORRECT TO THE BEST OF HIS KNOWLEDGE, SKILL, AND BELIEF.

MARCH 31, 2000

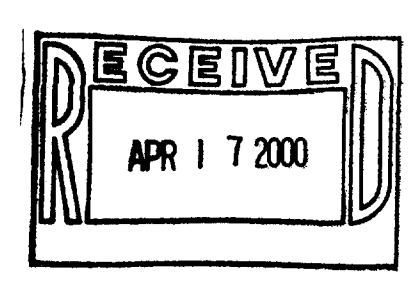


VICINITY MAP
NOT TO SCALE



LEGEND

- SANITARY MH
- STORM MH
- INLET
- WATER MH
- HYDRANT
- WATER VALVE
- GAS VALVE
- TELEPHONE MH
- TELEPHONE PEDESTAL
- MARKED FIBER OPTIC
- ELECTRIC MH
- ELECTRIC PEDESTAL
- ELECTRIC METER
- GAS METER
- CABLE PEDESTAL
- LIGHT POLE
- UTILITY POLE
- GUY
- TRAFFIC LIGHT
- CONTROL BOX
- RR CROSSING SIGN
- BOLLARD
- WELL
- EDGE OF WATER
- EDGE OF MARSH
- FLAGPOLE
- SIGN
- MAILBOX
- MONITORING WELL / BORING
- POLICE AND FIRE MANHOLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- EDGE OF TREES
- BURIED WATERMAIN
- BURIED GAS MAIN
- BURIED ELECTRIC
- BURIED TELEPHONE
- SAN - SANITARY SEWER
- STD - STORM SEWER
- OHW - OVERHEAD WIRES
- BES - BUREAU ELEC. SERV.
- CATV - BURIED CABLE TV LINE
- P&F - POLICE & FIRE COMM.
- COMB - COMBINATION SEWER



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.

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