

ALTA/ACSM Land Title Survey

Lands described in Schedule A of Title Commitment No. WAL39.669, issued by Chicago Title Insurance Company, dated January 20, 2002 as follows:

PARCEL 1:
Commencing at a point that is 682.26 feet North 3°32' West of and 1050.60 feet South 68°38' West of the Southeast corner of the Northeast 1/4 of Section 25, Town 2 North, Range 17 East, in the City of Lake Geneva, Walworth County, Wisconsin; thence North 14°45' West, 268.87 feet to an iron stake in the Southerly R.O.W. line of S.T.H. #36; thence South 54°10' West along said R.O.W. line 212.03 feet to an iron stake; thence South 17°50' East, 214.54 feet to an iron stake; thence North 68°38' East, 187.66 feet to the place of beginning. AND commencing at a point that is 682.26 feet North 3°32' West of and 892.44 feet South 68°38' West of the Southeast corner of the Northeast 1/4 of Section 25, Town 2 North, Range 17 East, in the City of Lake Geneva, Walworth County, Wisconsin; thence North 11°54' West, 317.76 feet to an iron stake in the Southerly line of S.T.H. #36; thence South 54°10' East, 187.66 feet to an iron stake; thence North 68°38' East, 158.16 feet to the place of beginning.

ALSO, commencing at the East 1/4 corner of Section 25, Town 2 North, Range 17 East, Walworth County, Wisconsin; thence South 89°22' West, 934.52 feet; thence North 3°32' West, 24.75 feet; thence North 12°21' West, 274.53 feet to a point and a place of beginning; thence South 71°06' West 184.47 feet; thence North 15°22' West 60.11 feet; thence North 71°06' East, 187.67 feet; thence South 12°21' East, 60.40 feet to the place of beginning.

ALSO, Lot 1 of Certified Survey Map No. 893, recorded in the Office of the Register of Deeds for Walworth County, Wisconsin on January 16, 1979 in Volume 4 of Certified Surveys at page 110 as Document No. 43148; said land being located in the Northeast 1/4 of Section 25, T2N, R17E, City of Lake Geneva, Walworth County, Wisconsin.

ALSO, a parcel of land located in the Northeast 1/4 of Section 25, T2N, R17E, described as follows: to-wit: Commencing at the East 1/4 corner of said Section 25, thence South 89°22' West, 810.74 feet; thence North 3°32' West, 24.75 feet to the place of beginning; thence South 89°22' West, 123.78 feet; thence North 12°21' West, 334.93 feet; thence North 71°06' East, 122.00 feet; thence South 12°21' East, 373.99 feet to the place of beginning. EXCEPTING therefrom Lot 1 of Certified Survey Map No. 893, dated December 20, 1978 and recorded January 16, 1979 in Volume 4 of Certified Surveys at page 110 as Document No. 43148. Certified Survey Map hereby replaces Certified Survey Map 889, dated November 14, 1978, and recorded December 27, 1978 in Volume 4 of Certified Surveys at page 106 as Document No. 42478. Said land being in the City of Lake Geneva, EXCEPTING therefrom that portion thereof as may have been conveyed for highway purposes.

ALSO, commencing at a point that is 24.75 feet N 3° 32' West and 934.52 feet S 86° 54' West of the SE corner of the NE 1/4 of Section 25, T2N, R17E, in the City of Lake Geneva, Walworth County, Wisconsin; thence N 14° 49' West, 274.53 feet to an iron stake; thence S 68° 38' West, 184.47 feet to an iron stake; thence S 17° 50' East, 218.16 feet to an iron stake; thence N 86° 54' East, 175.44 feet to the place of beginning. EXCEPTING therefrom that portion of the above described premises as may have been conveyed for highway purposes, as contained in Volume 580 of Deeds, page 246 as Document No. 540795.

Tax Key No.'s ZYUP 00137A ZYUP 00137B ZA 8930001

PARCEL 2:
Block 12, Lots A, B and 153 feet off the West side of Lot C, 22 feet off of the West side of Lot 4, Block 10, and all of Lots 5, 6, 7, 8, 9, 10, 11 and 12, Block 10, and Lots 5, 6, 7 and 8, in Block 2, Geneva Lake Crawford Manufacturing Company's Addition located in the SE 1/4 of Section 25, T2N, R17E, City of Lake Geneva, Walworth County, Wisconsin.

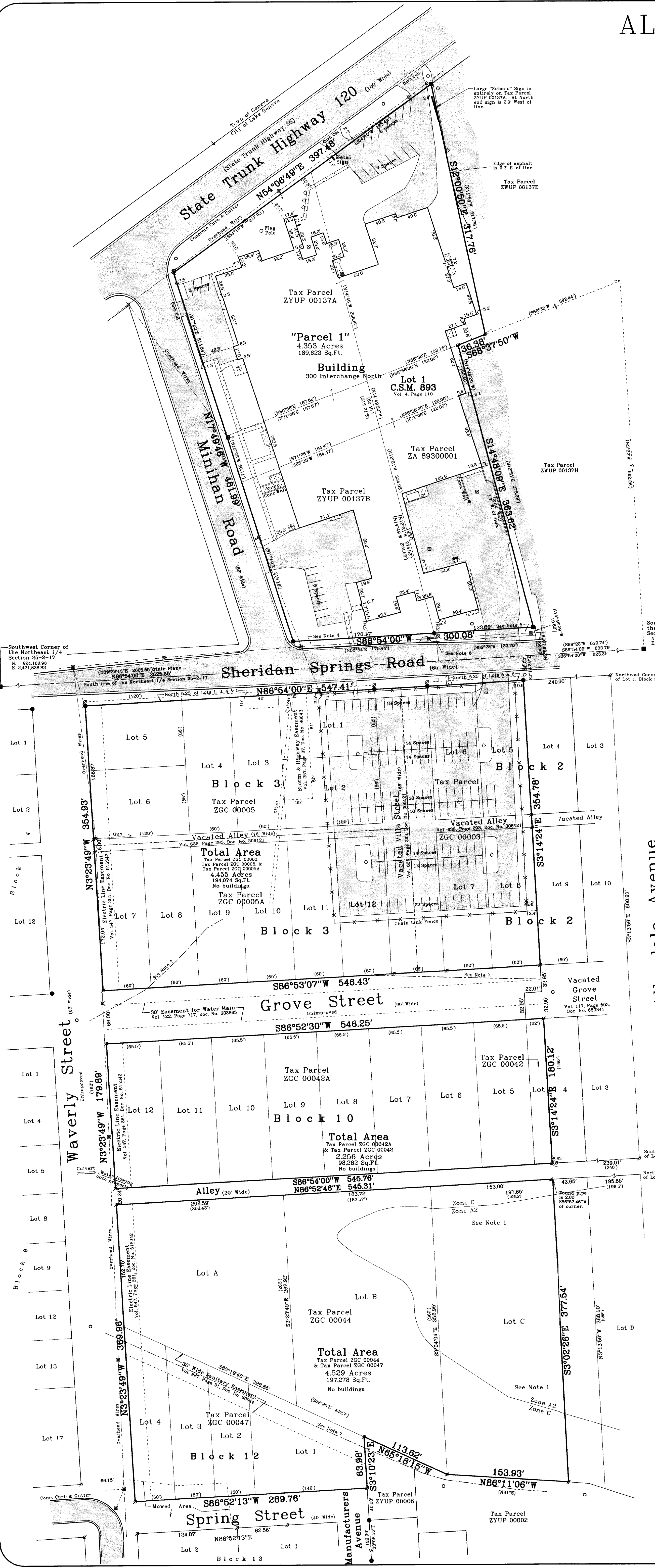
EXCEPTING THEREFROM: That North 5.25 feet of Lots 1, 3, 4 and 5, Block 3, and the North 5.25 feet of Lots 5 and 6, Block 2, Geneva Lake Crawford Manufacturing Company's Addition, as follows: All of Villa Street, the entire alley running East and West through center of Block 3 and that portion of the alley running East and West through Block 2 South of Lots 5 and 6 and North of Lots 7 and 8, all being a portion of the Plat of Geneva Lake Crawford Manufacturing Company's Addition, City of Lake Geneva, Walworth County, Wisconsin.

ALSO, all that part of the Plat of Geneva Lake Crawford Manufacturing Company's Addition described in Vacation Order recorded May 19, 1995 as Document No. 305121 as follows: All of Villa Street, the entire alley running East and West through center of Block 3 and that portion of the alley running East and West through Block 2 South of Lots 5 and 6 and North of Lots 7 and 8, all being a portion of the Plat of Geneva Lake Crawford Manufacturing Company's Addition, City of Lake Geneva, Walworth County, Wisconsin.

Tax Key No.'s ZGC 00003 ZGC 00005 ZGC 00005A ZGC 00042 ZGC 00042A ZGC 00044 ZGC 00047

The above mentioned title commitment lists the following easements and restrictions:

- Covenants, conditions and restrictions as contained in deed to Rexford Newcomb, Jr. and Jane Newcomb, his wife, dated June 12, 1967 and recorded July 11, 1967 in Volume 650 of Deeds on page 457 as Document No. 593145. Not plottable - affects Tax Parcel ZYUP 00137B - limited to 25 years from June 12, 1967.
- Easement to Wisconsin Telephone Company dated July 1, 1911 and recorded in the Office of the Register of Deeds for Walworth County on January 20, 1912 in Volume 105 of Mortgages on Page 641. Not plottable - General in nature.
- Covenants, conditions and restrictions as contained in deed recorded October 14, 1961 in Volume 571 on page 181 as Document No. 533803, and also in deed recorded March 21, 1968 in Volume 660 on page 390 as Document No. 600739. Not plottable - affects part of Tax Parcel ZYUP 00137A - limited to 25 years from March 15, 1968.
- Electric Line Easement to Wisconsin Power and Light Company recorded in the Office of the Register of Deeds for Walworth County on November 25, 1959 in Volume 547 of Deeds on page 361 as Document No. 515342. Not plottable - affects Tax Parcel ZYUP 00137B - limited to 25 years from November 25, 1959 in terms in description are in conflict.
- Easement for water main granted to the City of Lake Geneva by instrument recorded September 25, 1974 in Volume 122 on page 717 as Document No. 683665. Shown.
- Storm and Highway Easement granted to the City of Lake Geneva by instrument recorded July 6, 1982 in Volume 287 on page 87 as Document No. 80043. Shown.
- Sanitary easement granted to the City of Lake Geneva by instrument recorded July 6, 1982 in Volume 287 on page 91 as Document No. 80044. Shown.



Bearings reference to the South line of the Northeast 1/4 of Section 25-2-17, which is Map No. 893.

Said South line of the Northeast 1/4 of Section 25-2-17 is recorded as Substrata Survey, South Zone.

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SEP 19 2002

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WISCONSIN

DOUGLAS G. OLSON

S-2093

ELKHORN, WI

LAND SURVEYOR

- Notes:**
- According to Flood Insurance Rate Map of the City of Lake Geneva, Wisconsin, Community Panel Number 550466 0002 B, Effective date: December 1, 1982, this site falls in: Zone A2, 100-year flood; best flood hazard determination. This area is shown as digitized from said map. Zone C, areas of minimal flooding.
 - This site is zoned as follows:
Planned Industrial (PI)
Tax Parcels ZYUP 00137A, ZYUP 00137B, ZA 8930001, ZGC 00003, ZGC 00005 and ZGC 00005A.
Basic zoning information for this district is as follows:
Maximum No. of Floors - 4
Minimum Landscape Surface Ratio (LSR) - 25%
Maximum Floor Area Ratio (FAR) - 60
Minimum Zoning District Area - 40,000 square feet
Maximum Building Size (MBS) - na
Minimum Lot Width - 200 feet
Minimum Street Frontage - 50 feet
Minimum Setbacks
- Building to front or street - 25 feet (40' if adjacent of street with r.o.w. of 100 feet)
- Building Residential side Lot line - 30 feet
- Building Residential rear Lot line - 30 feet
- Building Non-Residential side Lot line - 15 feet
- Building Non-Residential rear Lot line - 30 feet
- Minimum paved Surface Setback - 5 feet side or rear - 10 feet from street
Maximum Building Height - 35 feet
 - Facilities existing prior to the adoption of the Zoning Ordinance on May 1, 1997 may not be subject to density, intensity and parking restrictions. Contact the City of Lake Geneva Building Inspector to confirm this information.
 - Single-Family Residential-4 (SR-4)
Tax Parcels ZGC 00042, ZGC 00042A, ZGC 00044 and ZGC 00047.
Basic zoning information for this district is as follows:
Minimum Lot Area - 9,000 square feet
Minimum Lot Width - 75 feet
Minimum Street Frontage - 50 feet
These parcels are also subject to the following Overlay Zoning Districts:
Floodplain Overlay Zoning District
Shoreland/Wetland Overlay Zoning District
Woodland Overlay Zoning District
Steep Slope Overlay Zoning District
 - There are 155 regular parking spaces marked on this site.
 - Lands conveyed to the City of Lake Geneva by Quit Claim Deed recorded in Vol. 289 on Page 866 as Document No. 81651.
 - Lands conveyed to the City of Lake Geneva by Quit Claim Deed recorded in Vol. 287 on Page 611 as Document No. 80371.
 - Point described as being 934.52' S89°22'W and 24.75' N3°32'W of the East 1/4 Corner of Section 25-2-17.
 - These are centerlines of approximately 5' wide trails which appear to be used by all terrain vehicles.
 - Area of exterior building footprint is 2.24 acres (97,750 sq. ft.).
 - Portions of Parcel 2 which lay outside of the chain link fenced area are overgrown with brush.
- To: LaSalle Bank National Association
Northern Precision Casting Co.
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 "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, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10 & 11(a) 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.
- February 19, 2002.
- Douglas G. Olson
Wisconsin Registered Land Surveyor - 2093