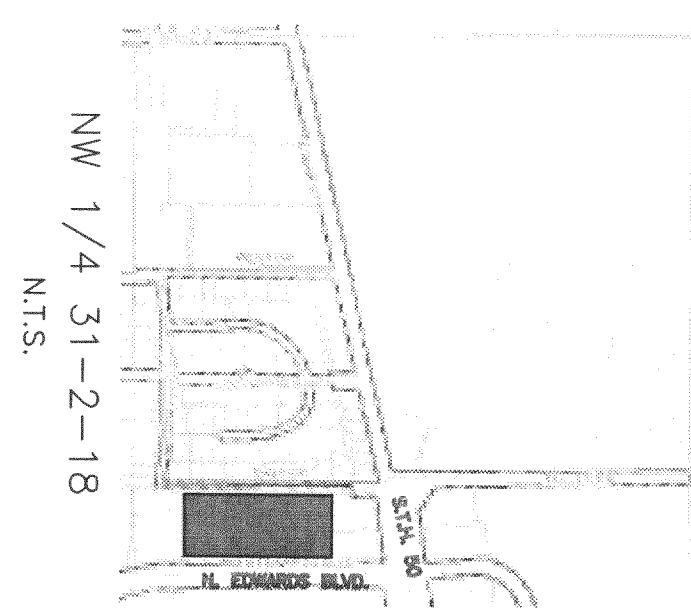
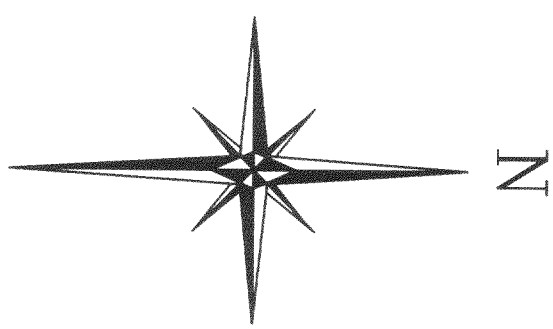


ALTA/ACSM LAND TITLE SURVEY

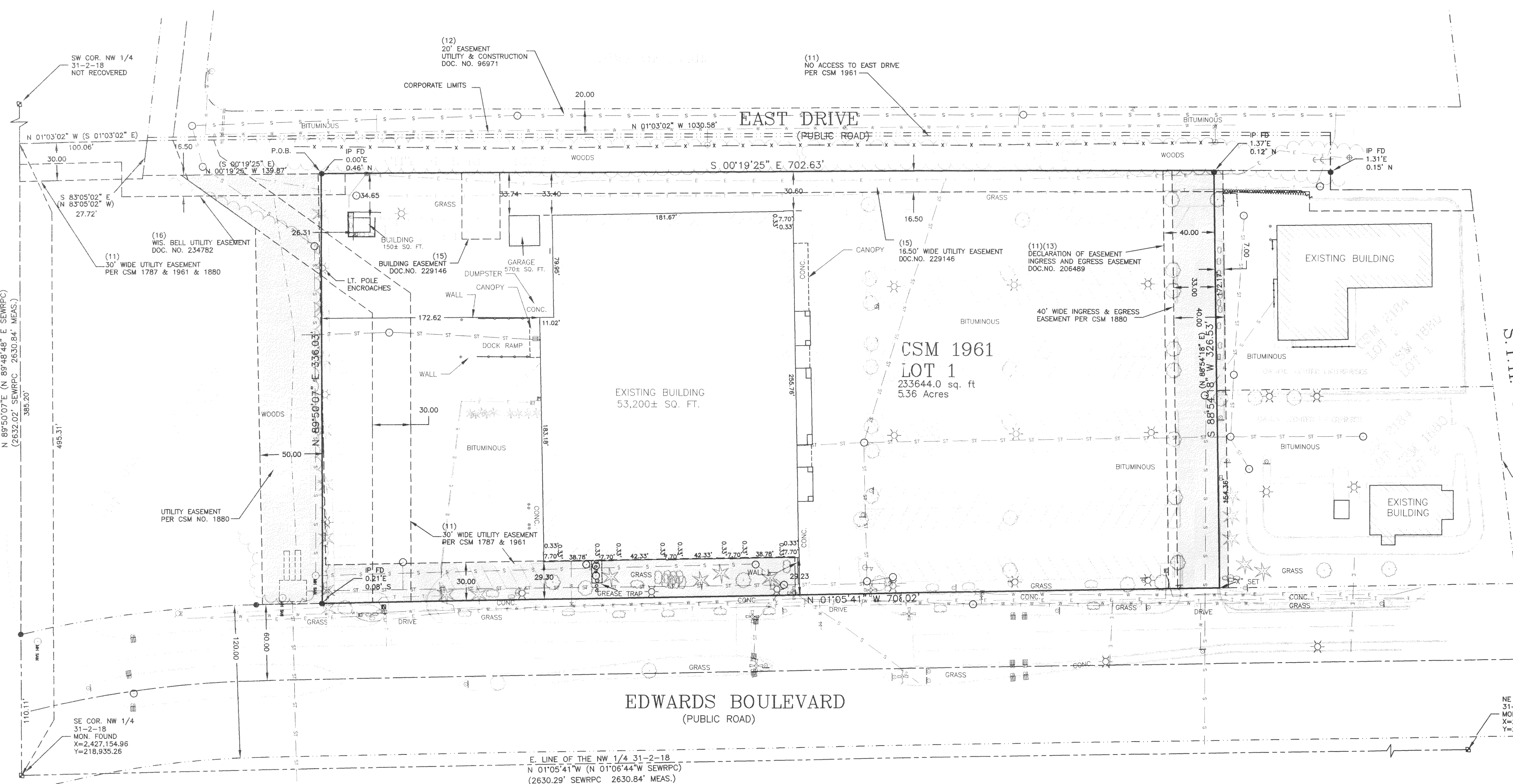
SIGMA
DEVELOPMENT, INC.
1300 WEST CANAL STREET
MILWAUKEE, WISCONSIN 53233
PHONE: (414) 643-4200
FAX: (414) 643-4210



LOCATION MAP

SURVEY FOR CONTINENTAL 178 FUND LLC
200 SOUTH EDWARDS BLVD.
LAKE GENEVA, WISCONSIN

ALTA/ACSM LAND TITLE SURVEY
SECTION 31, TOWNSHIP 2 NORTH, RANGE 18 EAST



- NE COR. NW 1/4
31-2-18
MON. FOUND
X=2,427.103.91
Y=221,566.03
- LEGEND**
- | | |
|---------|--------------------------|
| --- | SECTION 1/4 SECTION LINE |
| --- | PROPERTY LINE |
| --- | EASEMENT |
| -x-x-x- | FENCE |
| ~~~~~ | TREE LINE |
| OH | OH OVERHEAD UTILITY LINE |
| E | E ELECTRIC |
| T | T TELEPHONE |
| FO | FO FIBER OPTIC |
| CTV | CTV CABLE TV |
| S | S SANITARY SEWER |
| FM | FM FORCE MAIN |
| S | S STORM SEWER |
| W | W WATER MAIN |
| G | G GAS |
| --- | EXISTING CONTOUR |
- | | | | |
|---|---------------------------------|---|-----------------|
| ○ | MANHOLE | ○ | REBAR |
| ⊗ | CATCH BASIN | ⊗ | IRON PIPE FOUND |
| ⊗ | SEPTIC VENT | ⊗ | CHISELED X |
| ⊗ | HYDRANT | ⊗ | PK NAIL |
| ⊗ | VALVE | ⊗ | SPIKE/NAIL |
| ⊗ | POWER POLE | ⊗ | MONUMENT |
| ⊗ | GUY WIRE | ⊗ | ROW MARKER |
| ⊗ | GUY POLE | ⊗ | BENCHMARK |
| ⊗ | ELECTRIC METER | ⊗ | AIR CONDITIONER |
| ⊗ | ELECTRIC PEDESTAL | ⊗ | SIGN |
| ⊗ | TRAFFIC SIGNAL | ⊗ | POST |
| ⊗ | PULL BOX | ⊗ | MAILBOX |
| ⊗ | UTILITY POLE | ⊗ | FLAG POLE |
| ⊗ | COMMUNICATION POLE | ⊗ | DECIDUOUS TREE |
| ⊗ | TELEPHONE PEDESTAL | ⊗ | CONIFEROUS TREE |
| ⊗ | CABLE TV PEDESTAL | ⊗ | BUSH |
| ⊗ | LIGHT POLE | | |
| ⊗ | GAS METER | | |
| ⊗ | MONITORING WELL | | |
| ⊗ | SOIL BORING | | |
| ⊗ | EXISTING SPOT ELEV. | | |
| | (N 0°00'00" E) RECORD DIMENSION | | |

DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANIES COMMITMENT # 415615

LOT 1 OF CERTIFIED SURVEY MAP NO. 1961 BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1767, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, STATE OF WISCONSIN.

ADDRESS: 200 EDWARDS BLVD.
TAX KEY NO. Z4196100001

DESCRIPTION AS SURVEYED:

LOT 1 OF CERTIFIED SURVEY MAP NO. 1961, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, COUNTY OF WALWORTH, STATE OF WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 18 EAST; THENCE S 89°50'07" W 495.31 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 SECTION; THENCE N 01°03'02" W, 100.06 FEET; THENCE S 83°05'02" E, 27.72 FEET; THENCE S 00°19'25" W, 139.87 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE SOUTH LINE OF SAID LOT 1 N 89°50'07" E, 336.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND THE WEST LINE OF EDWARDS BOULEVARD; THENCE ALONG SAID WEST LINE N 01°05'41" W, 708.02 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE NORTH LINE OF SAID LOT 1 S 88°54'18" W, 326.53 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S 00°19'25" E, 702.63 FEET TO THE POINT OF BEGINNING.

SURVEY NOTES:

1. BEARINGS ARE BASED ON CERTIFIED SURVEY MAP NO. 1961 WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 31, T. 2 N., R. 18 E. BEING N 89°50'07" E.

2. THIS SURVEY WAS PREPARED BASED ON TITLE COMMITMENT NO. 415615 PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, DATED MAY 12, 2005 WHICH LISTS THE FOLLOWING EASEMENTS OR RESTRICTIONS ON SCHEDULE B-II:

(11) UTILITY EASEMENTS AND INGRESS AND EGRESS EASEMENTS AND ACCESS RESTRICTION AS SET FORTH ON CERTIFIED SURVEY MAP NO. 1961. AFFECTS LOT 1, EASEMENTS AND ACCESS RESTRICTIONS PLOTTED ON THIS MAP.

(12) EASEMENT FROM THOMAS E. WOELFE AND LaSALLE NATIONAL BANK TO GOLF HILLS SANITARY DISTRICT # OF THE TOWN OF LYONS DATED NOVEMBER 23, 1983 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN ON NOVEMBER 23, 1983 IN VOL. 313 OF RECORDS ON PAGE 874 AS DOCUMENT NO. 96971. DOES NOT AFFECT LOT 1, EASEMENT APPEARS TO FALL IN EAST DRIVE, EASEMENT PLOTTED ON THIS MAP.

(13) DECLARATION OF EASEMENT GRANTED BY RICHTER ENTERPRISES, A WISCONSIN GENERAL PARTNERSHIP DATED JANUARY 22, 1991 AND RECORDED JANUARY 31, 1991 IN VOLUME 510 OF RECORDS ON PAGE 725 AS DOCUMENT NO. 206489.

(15) EASEMENT AGREEMENT DATED MARCH 12, 1992 AND RECORDED ON MARCH 16, 1992 IN VOLUME 559 ON PAGE 79 AS DOCUMENT NO. 229146. AFFECTS LOT 1, EASEMENT PLOTTED ON THIS MAP, APPEARS THERE IS A ERROR IN THE DESCRIPTION OF THESE EASEMENTS.

(16) EASEMENT AGREEMENT DATED MAY 29, 1992 AND RECORDED ON JUNE 1, 1992 IN VOLUME 572 ON PAGE 585 AS DOCUMENT NO. 234782. AFFECTS LOT 1, EASEMENT IS PLOTTED ON THE MAP.

3. ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 550466 0002 B, DATED DEC. 1, 1982, LOT 1 FALLS IN ZONE C, AREA OF MINIMAL FLOODING.

4. PARCEL IS CURRENTLY ZONED AS B-3.

5. UNDERGROUND UTILITIES SHOWN ON THIS MAP WERE SURVEYED AS MARKED BY DIGGER'S HOT LINE TICKET NO. 20061304800.

6. NO OBSERVED EVIDENCE OF NEW CONSTRUCTION ON DATE OF SURVEY.

7. THIS SURVEY INCLUDES EASEMENTS WHICH ARE NOT REFERENCED TO IN TITLE COMMITMENT NO. 415615 BUT ARE SHOWN ON CSM 1880 WHICH ALSO IS NOT REFERENCED TO BY THE TITLE COMMITMENT.

SURVEYOR'S CERTIFICATION:

TO: CONTINENTAL 178 FUND LLC CHICAGO TITLE INSURANCE COMPANY, RICHTER ENTERPRISES, ALL LENDERS, THE SUCCESSORS AND ASSIGNS OF ANY OF THE FOREGOING AND ANY OTHER PERSON WHO PURCHASES, MORTGAGES OR GUARANTEES THE TITLE THERETO WITHIN ONE YEAR OF THE DATE OF THIS SURVEY.

I HEREBY CERTIFY THAT THE SURVEY WAS PREPARED FROM AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY OF THE SUBJECT PREMISES; THAT THE SAME ACCURATELY SHOWS THE LOCATION OF THE BOUNDARIES OF THE PREMISES, ALL ITEMS MARKED IN TABLE A OF EXHIBIT B, AND THE LOCATION OF ALL STREETS, HIGHWAYS, ALLEYS AND PUBLIC WAYS CROSSING OR ABUTTING SAID PREMISES; THAT THE DIMENSIONS OR ANY IMPROVEMENTS AND THE LOCATION THEREOF WITH RESPECT TO THE BOUNDARIES ARE ACCURATELY SHOWN AS THE SAME WERE SITUATED ON APRIL 3, 2006; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS APPURTENANT TO ADJOINING PREMISES UPON THE SUBJECT PREMISES, NOR FROM THE SUBJECT PREMISES UNLESS SHOWN HEREON; THAT ALL EASEMENTS AND RIGHTS OF WAY WHICH ARE APPURTENANT TO OR BURDEN THE SUBJECT PREMISES AND (i) ARE REFERRED TO IN THE TITLE COMMITMENT FOR THE SUBJECT PREMISES DATED MAY 5, 2005; ISSUED BY CHICAGO TITLE INSURANCE COMPANY OR (ii) ARE APPARENT FROM A VISUAL INSPECTION, ARE DELINEATED HEREON; THAT THE SUBJECT PREMISES ARE NOT IN A 100-YEAR INTERVAL FLOOD PLAIN OR SPECIAL FLOOD HAZARD AREA, THAT NO WETLANDS WERE DELINEATED, MARKED OR LOCATED ON THE SUBJECT PREMISES AND THAT, WITHOUT LIMITING THE FOREGOING, THIS SURVEY WAS MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2005, AND THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

DATE: 5/11/06

ROBERT F. SCHMALZER
WIS. REGISTRATION NO. 1760

ROBERT F. SCHMALZER
1760
COLGATE,
WI
LAND SURVEYOR

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD DATA OBTAINED DURING HIS SURVEY, INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

ZAP101-1

007-2406