

"ALTA / ACSM LAND TITLE SURVEY"

LEGAL DESCRIPTION:
PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:
LOTS 16, 17 AND 18 OF LAKE GENEVA BUSINESS PARK AS RECORDED IN CABINET B ON SLIDE 117
AS DOCUMENT NO. 227992 ON FEBRUARY 28, 1992 IN THE OFFICE OF THE REGISTER OF DEEDS FOR
WALWORTH COUNTY, WISCONSIN.
THE ABOVE DESCRIBED CONTAINS 196,911 SQUARE FEET (4.520 ACRES) OF LAND MORE OR LESS.

PREPARED FOR:
SARA INVESTMENT REAL ESTATE LLC
1612 N. HIGH POINT ROAD, SUITE 201
MIDDLETON, WI 53562
608-831-2312

OWNER AS OF APRIL 5, 2010:
PARK VIEW CENTER, LLC
420 N. FRONT STREET, SUITE 200
MCHENRY, IL 60050

PARKING SPACES:
TOTAL: 98
STANDARD: 94
A.D.A. ACCESSIBLE: 4 (ONLY TWO CURRENTLY MARKED)

UTILITIES
GAS: WE ENERGIES
ELECTRIC: ALLIANT ENERGY
TELECOMMUNICATIONS: AT & T
CABLE COMMUNICATIONS: TIME WARNER CABLE

EXISTING ZONING:
(PBP) PLANNED BUSINESS PARK DISTRICT

FLOOD ZONE DESIGNATION:
ZONE X:

PBP ZONING REQUIREMENTS:
MINIMUM LOT AREA: 65,000 S.F. (20,000 S.F. PERMITTED AS A CONDITIONAL USE)
MINIMUM LOT WIDTH: 200' (100' FEET PERMITTED AS A CONDITIONAL USE)
MINIMUM STREET FRONTAGE: 50'
MAXIMUM BUILDING HEIGHT: 45'
MAXIMUM BUILDING FOOTPRINT COVERAGE: 40%
BUILDING SETBACKS:
FRONT OR STREET SIDE YARD: 40'
NONRESIDENTIAL SIDE YARD: 25'
NONRESIDENTIAL REAR YARD: 35'
*EXCEPT 25' FOR STREET SIDE NOT ADJACENT TO FEDERAL, STATE OR COUNTY HIGHWAY
*EXCEPT 40' WHEN ADJACENT TO FEDERAL, STATE OR COUNTY HIGHWAY

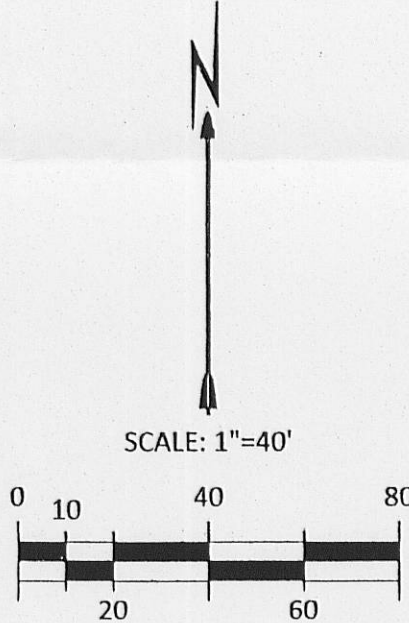
SOURCE DOCUMENTS/INFORMATION:
ALTA COMMITMENT NO. 435711 PREPARED BY CHICAGO TITLE INSURANCE COMPANY
EFFECTIVE DATE: FEBRUARY 8, 2010, AMENDED DATE: FEBRUARY 15, 2010
PLAT OF LAKE GENEVA BUSINESS PARK RECORDED AS DOCUMENT NO. 227992
CITY OF LAKE GENEVA ZONING ORDINANCE
FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 550462 55127C03330
GROUND SURVEY PERFORMED BY CRISPELL-SNYDER, INC. ON MARCH 23-25, 2010
DIGGER'S HOTLINE TICKET NO.S: 20101206513, 20101206540 & 20101206547

SURVEYOR'S CERTIFICATE:
TO SARA INVESTMENT REAL ESTATE LLC AND 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 THE "MINIMUM STANDARD DETAIL REQUIREMENTS
FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND
NSPS IN 2005, AND INCLUDES ITEMS 3, 4, 6, 7, 8, 9, 10, 11, 16, 17, AND 18. OF
TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND
NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER
CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE
STATE OF WISCONSIN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT
EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: APR 4, 2010
BRUCE E. FREDRICKSON, R.L.S. 2406



CRISPELL-SNYDER, INC.
PROFESSIONAL CONSULTANTS
700 GENEVA PARKWAY / P.O. BOX 550
LAKE GENEVA, WI 53147
(262) 348-5600
PROJECT NO. R10-2220-100
APRIL 5, 2010



LEGEND

- | | | | |
|-----|--|--|--------------------------------|
| ● | SET A 3/4" X 24" IRON ROD WEIGHING 1.50 LBS/LIN FT | ○ | LANDSCAPE ROCK |
| ● | FOUND IRON ROD, SIZE AS NOTED | ○ | CONIFEROUS TREE, SIZE AS NOTED |
| ○ | FOUND IRON PIPE, SIZE AS NOTED | ○ | DECIDUOUS TREE, SIZE AS NOTED |
| () | RECORDED AS | □ | APRON ENDWALL |
| ⋈ | LIGHT POLE, 2" DIA CONC BASE | —E— | UNDERGROUND ELECTRIC |
| ⋈ | HYDRANT | —T— | UNDERGROUND TELEPHONE |
| ⋈ | WATER VALVE | —G— | UNDERGROUND GAS MAIN |
| ○ | MANHOLE | —DC— | UNDERGROUND DATA CABLE |
| ■ | STORM WATER INLET | —SAN— | SANITARY SEWER |
| ■ | STORM WATER CATCH BASIN | —SS— | STORM SEWER |
| ○ | UTILITY CLEANOUT | —W— | WATER MAIN |
| ○ | UTILITY METER | — | DITCH/EDGE OF WATER |
| □ | UTILITY PEDESTAL | — | FENCE |
| □ | ELECTRIC TRANSFORMER W/CONC BASE | --- | EDGE OF LANDSCAPED AREAS |
| □ | AIR CONDITIONER UNIT | --- | ROOF OVERHANG |
| □ | BRICK PILLAR | --- | 30" CONC CURB & GUTTER |
| ⋈ | SIGN, AS NOTED | --- </td <td>ROOF DRAIN SYSTEM COMPONENTS</td> | ROOF DRAIN SYSTEM COMPONENTS |