

ALTA/ACSM LAND TITLE SURVEY

TOTAL AREA: 40,944 SQ. FT. - 0.94 ACRES

LIST OF EASEMENTS & PROVISIONS FROM TITLE COMMITMENT

(FROM COMMITMENT NO. NCS-612116W1-PHX1 - SCHEDULE B - SECTION TWO)

- NOT AN EASEMENT.
- EASEMENT DISCLAIMER.
- THROUGH 7 - NOT AN EASEMENT.
- EASEMENTS AND SETBACKS AS DEPICTED ON CSM #4413 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN ON MAY 3, 2012, VOLUME 28 OF CSM'S PAGE 307 AS DOCUMENT NO. 837590, AS AMENDED BY AFFIDAVIT OF CORRECTION RECORDED ON JULY 31, 2012 AS DOCUMENT NO. 843310. (AS PLOTTED, AFFECTS PROPERTY, PARTS VACATED BY DOCUMENT NO. 843310 ARE NOT SHOWN)
- TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF DECLARATION OF RESTRICTIONS, AND EASEMENTS MADE BY KC NORTHGATE, LLC RECORDED AS DOCUMENT NO. 744719, AS AMENDED BY AFFIDAVIT OF CORRECTION RECORDED ON SEPTEMBER 5, 2008 AS DOCUMENT NO. 744990, AS FURTHER AMENDED BY THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS AND EASEMENTS DATED JULY 20, 2012 AND RECORDED JULY 30, 2012 AS DOCUMENT NO. 843155. WATERMAIN ACCESS AND MAINTENANCE EASEMENT, PRIVATE SANITARY SEWER FACILITIES EASEMENT, AND PARKING AND NO BUILDING RESTRICTION EASEMENT. (AS PLOTTED, SEE LOCATION SKETCH, BLANKET IN NATURE, AFFECTS PROPERTY, PARTS VACATED BY DOCUMENT NO. 843155 ARE NOT SHOWN)
- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON FEBRUARY 11, 2013 AS DOCUMENT NO. 857085. (NOT AN EASEMENT, AFFECTS PROPERTY)
- NOT AN EASEMENT

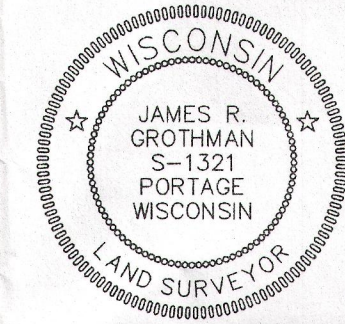
SURVEYOR'S CERTIFICATE

TO: Series C, LLC, an Arizona Limited Liability Company, and its successors and assigns
Cole AA Lake Geneva WI, LLC, a Delaware limited liability company and its successors and assigns
First American Title Insurance Company
The Matthews Company, Inc.
Wells Fargo Bank, National Association, its successors and/or assigns

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, and NSPS and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18, and 21 of Table A thereof. This field work was completed on December 12, 2012.

Date of Plat or Map: December 19, 2012

By: *James R. Grothman*
Name: James R. Grothman
Registered Professional Land Surveyor No. 1321
Date: December 19, 2012
Revised: June 25, 2013
File No: 1212-518



(SURVEYOR'S SEAL)

The property described and shown hereon is the same property described in First American Title Insurance Company, Title Commitment No. NCS - 612116W1 - PHX1, dated May 24, 2013.

PARCEL I:
Lot 1, Certified Survey Map No. 4413, recorded May 3, 2012 as Document No. 837590, as amended by Affidavit of Correction recorded on July 31, 2012 as Document No. 843310, being all of Lot 1 and 3 of Certified Survey Map No. 4159 being located in the Southeast 1/4 of the Northeast 1/4 of Section 25, Township 2 North, Range 17 East, City of Lake Geneva, Walworth County, Wisconsin.

PARCEL II:
Nonexclusive easements, rights and interests for the benefit of Parcel I as set forth in the Declaration of Restrictions, and Easements made by KC Northgate, LLC recorded as Documented 744719, as amended by that certain First Amendment to Declaration of Restrictions and Easements dated July 20, 2012 and recorded July 30, 2012 and Document No. 843155.

(Parcel II shown hereon as Exception 9)

Being more particularly described as follows:

Beginning at the southwest corner of Lot 1, Certified Survey Map No. 4413; thence North 09°33'09" West along the west line of said Lot 1, 217.83 feet to the northwest corner thereof, said point also being in the south right-of-way line of County Trunk Highway H; thence North 57°30'24" East along the north line of said Lot 1 and the south right-of-way line of County Trunk Highway H, 160.90 feet to the northeast corner thereof; thence South 31°29'58" East along the east said Lot 1, 204.76 feet to the southeast corner thereof; thence South 58°28'58" West along the south line of said Lot 1, 242.29 feet to the point of beginning. Containing 40,944 square feet, (0.94 acres), more or less.

ACCESS STATEMENT

ACCESS TO AND FROM SUBJECT PROPERTY "INDIRECT" TO INTERCHANGE NORTH, A PUBLIC RIGHT OF WAY AS SHOWN.

FLOOD ZONE

THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 55127C033D, WITH A DATE OF IDENTIFICATION OF OCTOBER 2, 2009 FOR COMMUNITY PANEL NO. 550466 IN WALWORTH COUNTY, STATE OF WISCONSIN, WHICH IS THE CURRENT FLOOD RATE INSURANCE MAP FOR THE COMMUNITY AT TIME OF SURVEY.

NOTE: NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATE ON THE SUBJECT PROPERTY.

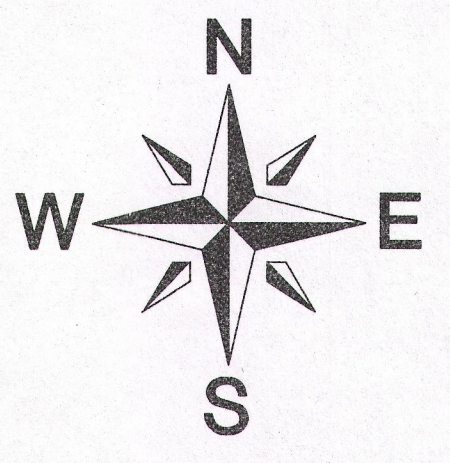
NOTE: THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

NOTE: THE ADJACENT LAND INFORMATION SHOWN HEREON WAS ACQUIRED FROM COUNTY LAND RECORDS AT THE TIME OF SURVEY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without The Matthews Company, Inc. and Grothman & Associates, S.C.'s prior written consent. The Matthews Company, Inc. and Grothman & Associates, S.C. expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.

Please be advised that The Matthews Company, Inc. and Grothman & Associates, S.C. will not include the providers of any third party reports in the Surveyor's Certification.

SCALE: 1" = 20'



BASIS OF BEARINGS: IS THE EAST LINE OF THE NE1/4, WHICH IS RECORDED TO BEAR N00°46'16"W PER C.S.M. 4413.

LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS./L.F.)
- 3/4" IRON ROD FND.
- 1" IRON PIPE FND.
- 1 1/2" IRON PIPE FND.
- 2" IRON PIPE FND.
- P.K. NAIL FND.
- CONC. MON W/ BRASS CAP FND.
- GUARD POST
- LIGHT POST HEIGHT=24.5'
- POWER POLE
- TELEPHONE PEDESTAL
- GAS METER
- ELECTRIC METER
- ELECTRIC BOX
- ELECTRIC PANEL
- CLEAN OUT
- MAILBOX
- SIGN
- HANDICAP PARKING SIGN
- HANDICAP PARKING STALL
- WATER BOX
- FIRE HYDRANT
- WALL FIRE HYDRANT
- ROUND STORM DRAIN
- SANITARY SEWER MANHOLE
- WATER MANHOLE
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- OVERHEAD UTILITY LINE
- ROAD RIGHT OF WAY
- PREVIOUS SURVEY OR RECORD INFO.
- INDICATES NO PARKING
- CONCRETE SURFACE
- LANDSCAPE STONE

AS PREPARED BY:
James R. Grothman
GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS
625 EAST SLIFER STREET, P.O. BOX 373
PORTAGE, WI 53901 PHONE: (608)742-7788
DWG: 1212518 ALTA FILE NO: 1212-518

"ALTA/ACSM LAND TITLE SURVEY"
PREPARED FOR:

THE MATTHEWS COMPANY Inc.

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714)979-7181 Fax: (714)641-2840
www.themathewscorporation.com

DATE	REVISION	BY	APPROVED
6/25/13	CERT./SCHEDULE B-SEC. 2	JJA	JRG
5/18/13	CERT./SCHEDULE B-SEC. 2/LAYOUT	JJA	JRG
1/9/13	ZONING INFORMATION	JJA	JRG
1/8/13	CERT./SCHEDULE B-SEC. 2/LEGEND	JJA	JRG

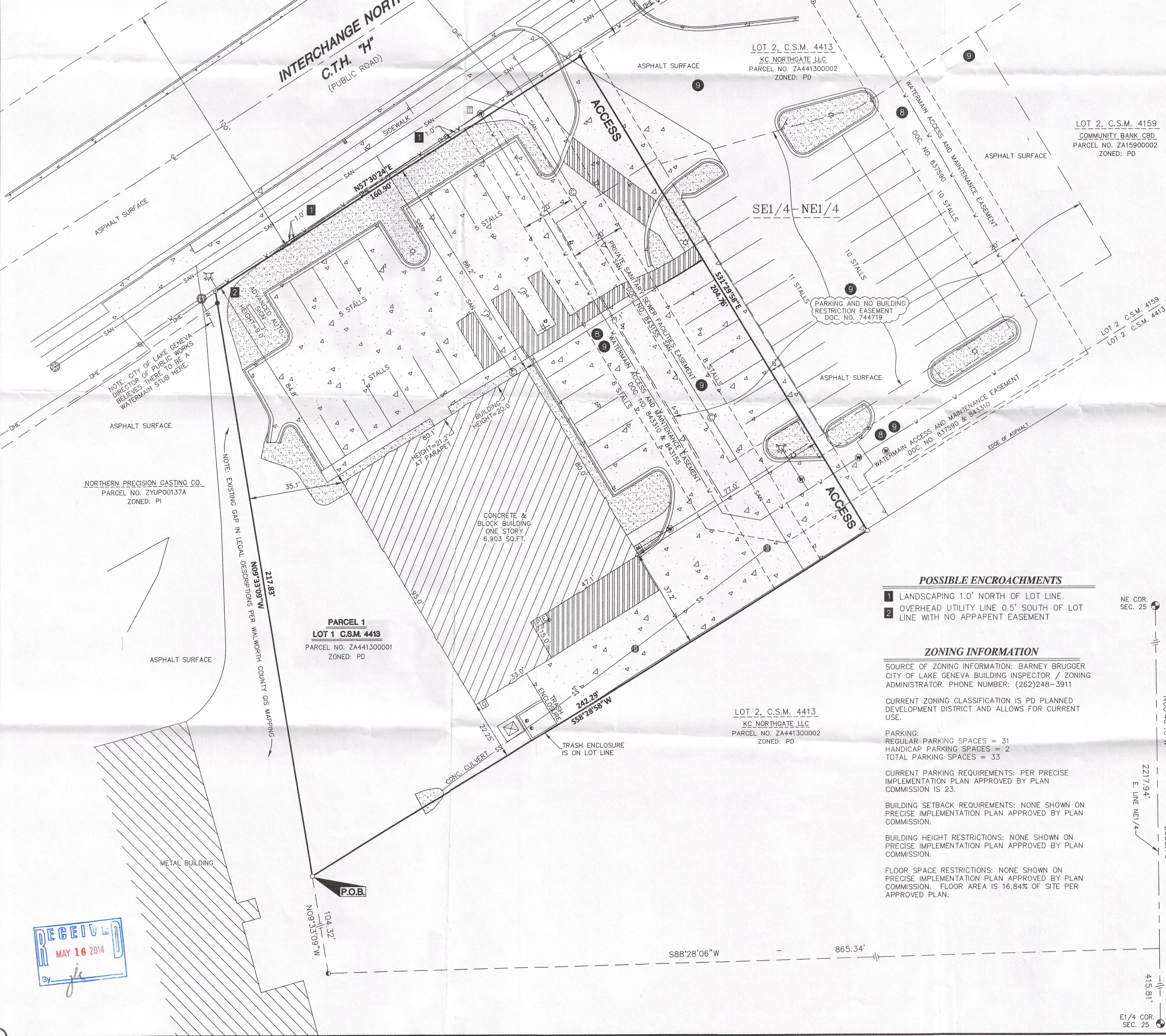
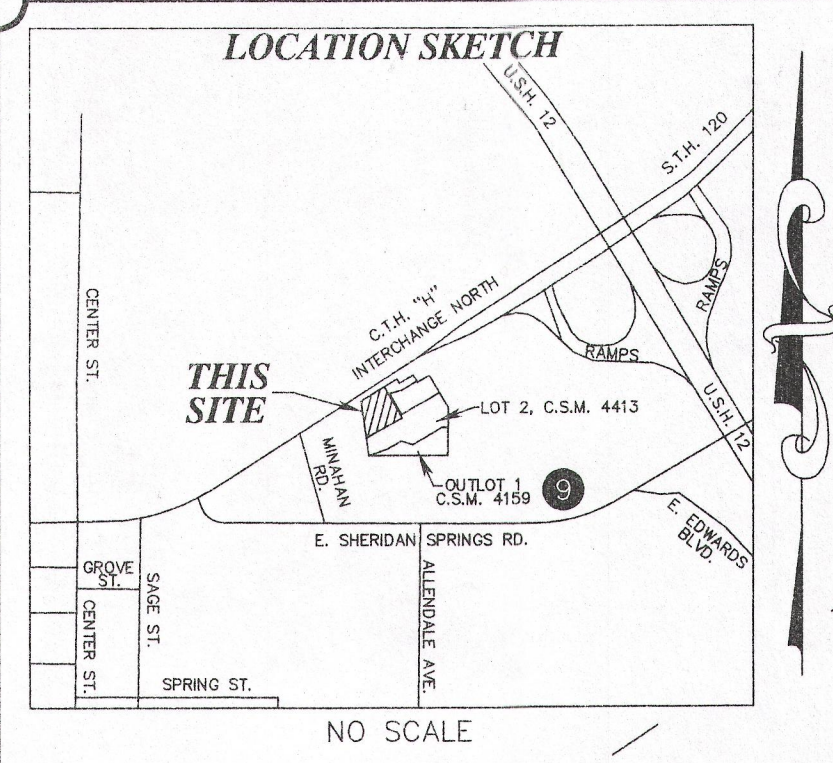
COLE REAL ESTATE INVESTMENTS

290 Interchange North
Lake Geneva, WI
(Advance Auto)

SCALE: 1" = 20'	CHKD./AP'VD:
DATE: DEC. 19, 2012	APPROVED:
DWN. BY: J. ABEGGLEN	J.N.: 39494
CHKD. BY: J. GROTHMAN	

2A 4413-1

007-3027



POSSIBLE ENCROACHMENTS

- LANDSCAPING 1.0' NORTH OF LOT LINE.
- OVERHEAD UTILITY LINE 0.5' SOUTH OF LOT LINE WITH NO APPARENT EASEMENT

ZONING INFORMATION

SOURCE OF ZONING INFORMATION: BARNEY BRUGGER CITY OF LAKE GENEVA BUILDING INSPECTOR / ZONING ADMINISTRATOR. PHONE NUMBER: (262)248-3911

CURRENT ZONING CLASSIFICATION IS PD PLANNED DEVELOPMENT DISTRICT AND ALLOWS FOR CURRENT USE.

PARKING:
REGULAR PARKING SPACES = 31
HANDICAP PARKING SPACES = 2
TOTAL PARKING SPACES = 33

CURRENT PARKING REQUIREMENTS: PER PRECISE IMPLEMENTATION PLAN APPROVED BY PLAN COMMISSION IS 23.

BUILDING SETBACK REQUIREMENTS: NONE SHOWN ON PRECISE IMPLEMENTATION PLAN APPROVED BY PLAN COMMISSION.

BUILDING HEIGHT RESTRICTIONS: NONE SHOWN ON PRECISE IMPLEMENTATION PLAN APPROVED BY PLAN COMMISSION.

FLOOR SPACE RESTRICTIONS: NONE SHOWN ON PRECISE IMPLEMENTATION PLAN APPROVED BY PLAN COMMISSION. FLOOR AREA IS 16.84% OF SITE PER APPROVED PLAN.

