ALTA/ACSM LAND TITLE SURVEY

CLIENT
The Summit Real Estate, LLC

SITE ADDRESS
400 South Edwards Blvd., City of Lake Geneva, Walworth County, Wisconsin.

LEGAL DESCRIPTION
Parcel 1:
Lots 12, 13, Outlot 9, Outlot 10, Outlot 11, part of Lot 8, part of Lot 11, and part of Outlot 8 of Geneva East Subdivision being located in Section 31, Township 2 North, Range 18 East, in the City of Lake Geneva, Walworth County, Wisconsin, being more completely described as follows: Commencing at the West 1/4 corner of Section 31, in Township 2 North, Range 18 East; thence with the North line of the Southwest 1/4; North 89°50'07" East, a distance of 1806.79 feet to a point; thence South 00°42'28" East, a distance of 438.67 feet to the point of beginning; thence along the West line of Lot 13 South 00°42'28" East, a distance of 884.07 feet to a point; thence North 89°51'51" East, a distance of 678.01 feet to a point; thence North 41°44'46" West, a distance of 127.61 feet to a point; thence North 40°08'45" East, a distance of 223.54 feet to a point; thence North 68°40'43" West, a distance of 104.00 feet to a point; thence North 21°19'17" East, a distance of 132.29 feet to a point; thence North 56°40'22" East, a distance of 123.99 feet to a point; thence North 81°33'27" East, a distance of 139.72 feet to a point; thence North 48°51'02" West, a distance of 147.13 feet to a point; thence South 25°25'33" West, a distance of 20.60 feet to a point; thence North 65°36'48" West, a distance of 30.01 feet to a point; thence along said curve to the right a length of 204.51 feet, said curve having a radius of 85.00 feet, a chord that bears North 86°40'08" West, a distance of 158.62 feet; thence South 72°16'07" West, a distance of 134.43 feet to a point; thence North 35°11'00" West, a distance of 340.21 feet to a point; thence South 76°20'25" West, a distance of 153.80 feet to a point; thence South 84°00'00" West, a distance of 25.00 feet to a point; thence North 06°00'00" West, a distance of 66.79 feet to a point; thence North 89°02'01" West, a distance of 130.44 feet to the point of beginning.

Parcel 2:
Ingress and Egress over the access ways/driveways shown as Outlot Nos. 1 thru 10 contained in the Plat of Geneva East recorded November 11, 1992 in Cabinet 5, Slide 126 as Document No. 245519. *(No field survey performed, shown for reference only.)*

Parcel 3:
Easements for ingress and egress over the "Entrance Drive", "Entranceway", and "Cul de Sac", an easement to utilize and connect to utilities, and an easement for ingress and egress over the driveways constructed within the "Apartment Development" and the "Condominium Development", as set forth and fully described in the Cul De Sac and Entranceway Easement and Maintenance Agreement recorded January 25,1993 in Volume 609, Page 268 as Document No. 250405, as amended by First Amendment to Cul De Sac and Entranceway Easement and Maintenance Agreement recorded September 20,1993 in Volume 625, Page 6261 as Document No. 266955.
(No field survey performed, shown for reference only.)

BASIS OF BEARINGS
Bearings are referenced to the North line of the Southwest 1/4 of Section 31-2-18 which is assumed to bear North 89°50'07" East.

TITLE COMMITMENT
This survey was prepared based on Chicago Title Insurance Company File No. 773759, effective date of August 24, 2015 which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3, 4, 5, 9, 13, 22, 23, 24 & 25 not survey related.

6, 7, 8, 14, 15, 16, 17, 18, 22, 26, 27 & 28 intentionally deleted.

10. Easement and other matters contained in the instrument recorded June 25, 1985 in Volume 346 of Records on Page 318 as Document No. 116425. Affects site by location of which cannot be determined from the record document

11. Easements, restrictions and other matters shown on the Plat of Geneva East. Affects site by location, shown.
The areas shown as Outlots No. 1 thru No. 10 on said plat are to provide access to the interior lots via accessways/driveways with-in said plat. (see detail) The 20' Sanitary Sewer & Water Main Easement has been vacated, see Item 21.

12. Cul de Sac and Entranceway Easement and Maintenance Agreement and other matters contained in the instrument recorded January 25, 1993 Volume 609, Page 288 as Document No. 250405 . Amended by a First Amendment to Cul de Sac and Entranceway and Maintenance Agreement recorded September 20, 1993 as Document No. 266955. Affects site by location, shown.

19. Shared Pool/Clubhouse Easement Agreement and other matters contained in the instrument recorded February 6, 2004 as Document No. 592584. Affects site by location, blanket type.

20. Utility Easement and other matters contained in the instrument recorded November 17, 2005 as 19. Document No. 660245. Affects site by location, shown.

21. Sewer & Water Easement Vacation and other matters contained in the instrument recorded November 17, 2005 as Document No. 660246. Affects site by location, shown.

29. Survey matters as shown on ALTA/ACSM Land Title Survey drawn by Donald C. Chaput of Chaput Land Surveys, LLC dated July 17, 2015, last revised _____, 2015 as Drawing/Project Number 1994-tjn, wherein the following are shown:
a) Rights of utilities to maintain their facilities as now located on the land.
b) Subsurface easements or claims of subsurface easements not shown by the public record.
c) Apparent gap between the West lot line of the subject premises and the East lot line of the abutting properties to the West.
d) Apparent drainage easements as disclosed by rip-rap and drain tile now located on the land.
e) Encroachment of asphalt drive, 2-story framed building identified on the survey as No. 8, concrete patios, concrete walk, timber wall asphalt, parking spaces, southwest corner of 1-story frame garage located on Lot 13, gate and concrete patios upon 30-foot utility easement recorded as Document No. 660245.
f) Encroachment of three 2-story framed buildings identified on the survey as Nos. 9, 10 and 11, asphalt drive, transformer pad, concrete patio and concrete walk upon Outlot 9 of Geneva East.
g) Encroachment of asphalt located along the North and Northeasterly lot lines of Lot 13 of subject premises.
h) Encroachment of asphalt located along the Northerly lot line of Lot 13 of the subject premises.
Affects site by location, shown.

PARKING SPACES
There are 126 surface parking spaces, 96 garage parking spaces and 2 handicap space marked on this site.

FLOOD NOTE
According to the flood insurance rate map of the County of Walworth, Community Panel No. 55127C0333D, effective date of October 2, 2009, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

MUNICIPAL ZONING
Site is zoned: Planned Development - Areas approved for planned development zoning unique to the subject property.

Site is zoned: Primary Environmental Corridor

Site is zoned: Woodlands Overlay

Woodlands are areas of trees whose combined canopies cover a minimum of 80% of an area of one acre or more, as shown on Environmental Corridors Composite Maps for the City of Lake Geneva and its environs, prepared by the SEWRPC.

LAND AREA
The Land Area of the subject property is 522,806 square feet or 12.002 acres.

TABLE "A" ITEMS
16. There is no visible evidence of earth moving, building construction or building additions within recent months.
17. There are no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction.
18. There is no observable evidence of site use as a solid waste dump or sanitary landfill.
19. There is no evidence on site of delineated wetlands areas .
20(a). There were no offsite easements or servitudes benefiting the survey property disclosed in furnished Title Commitment at the time of survey.

NOTES
There are 12 apartment buildings on subject property, each building as 8 units, 96 units total.

TO: Minnesota Life Insurance Company, a Minnesota corporation, The Summit Real Estate, LLC, a Wisconsin limited liability company, Chicago Title Insurance Company, Knight Barry Title, Inc., and to their heirs, successors and 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(a), 6(b), 7(a), 7(b1), 7(c), 8, 9, 11(a), 13, 16, 17, 18, 19 20(a) and 21 of Table A thereof. The field work was completed on July 7, 2015.

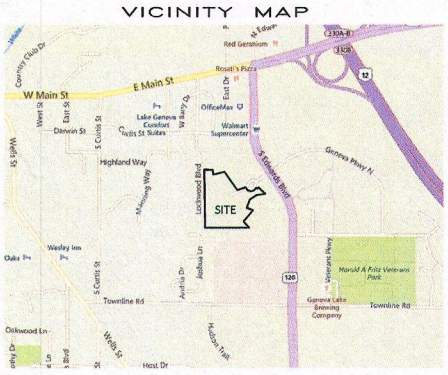
Date of Map: July 17, 2015
Revised: August 19, 2015
Revised: August 24, 2015
Revised: August 26, 2015
Revised: August 28, 2015

WISCONSIN DONALD C. CHAPUT S-1316 MILWAUKEE WI LAND SURVEYOR

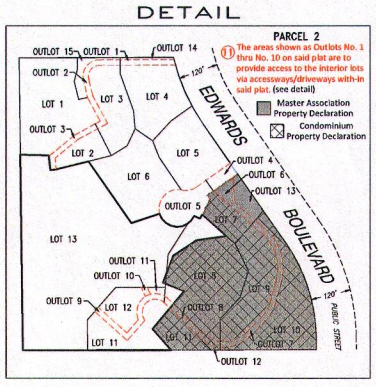
Donald C. Chaput
Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

CHAPUT LAND SURVEYS LLC

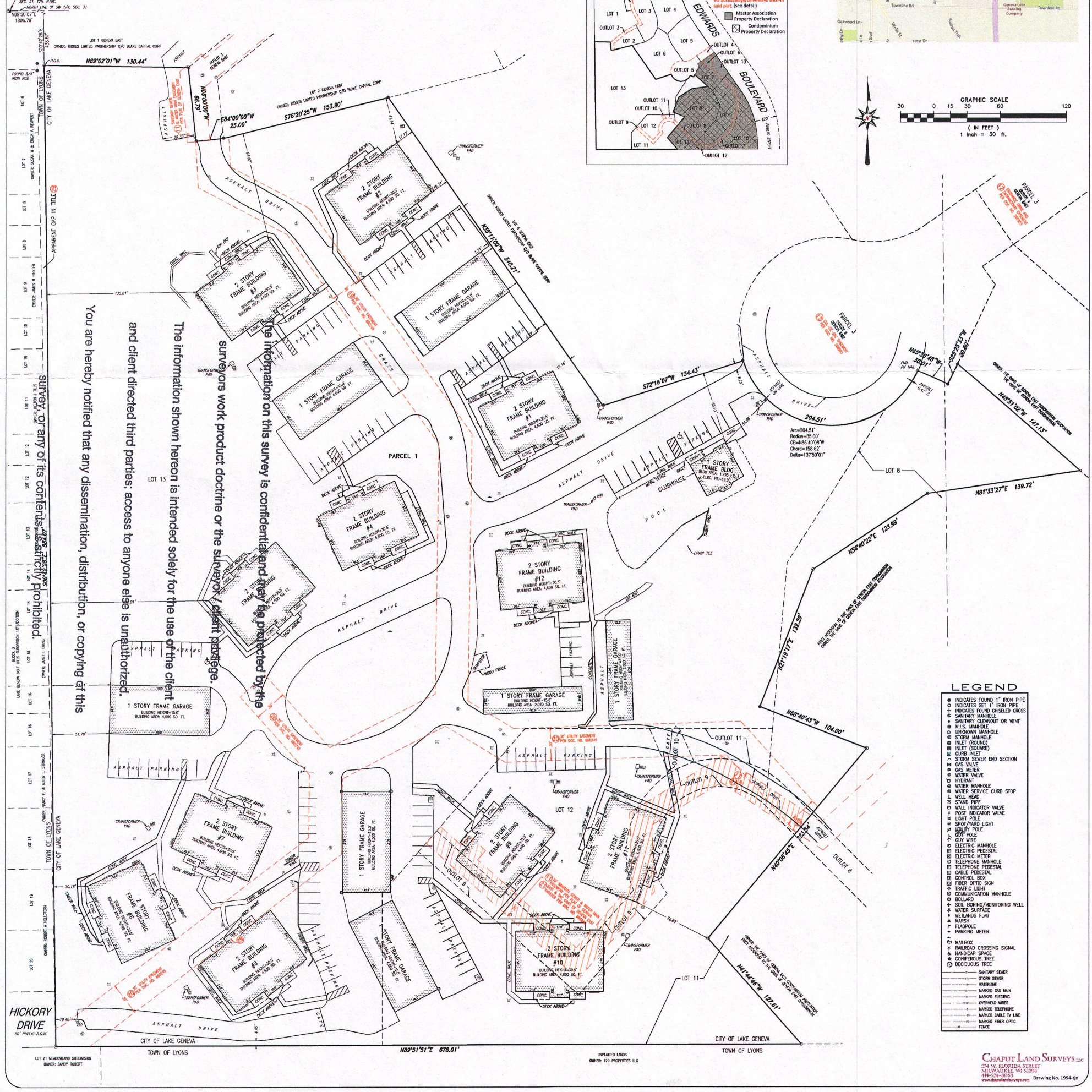
VICINITY MAP



DETAIL



GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.



LEGEND
- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- SANITARY CLEANOUT OR VENT
- M.L.S. MANHOLE
- UNKNOWN MANHOLE
- STORM MANHOLE
- INLET (ROUND)
- INLET (SQUARE)
- CURB INLET
- STORM SEWER END SECTION
- GAS VALVE
- GAS METER
- WATER VALVE
- HYDRANT
- WATER MANHOLE
- WATER SERVICE CURB STOP
- WELL HEAD
- STAND PIPE
- WALL INDICATOR VALVE
- POST INDICATOR VALVE
- LIGHT POLE
- SPOT/YARD LIGHT
- UTILITY POLE
- GUY POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CONTROL BOX
- FIBER OPTIC SIGN
- TRAFFIC LIGHT
- COMMUNICATION MANHOLE
- BOLLARD
- SOIL BORING/MONITORING WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- FLAGPOLE
- PARKING METER
- MAILBOX
- RAILROAD CROSSING SIGNAL
- HANDICAP SPACE
- CONIFEROUS TREE
- DECIDUOUS TREE
- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- FENCE

The information on this survey is confidential and may be protected by the surveyors work product doctrine or the surveyor / client privilege.

The information shown hereon is intended solely for the use of the client and client directed third parties; access to anyone else is unauthorized.

You are hereby notified that any dissemination, distribution, or copying of this survey, or any of its contents, is strictly prohibited.

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Drawing No. 1994-tjn

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