

ALTA/NSPS LAND TITLE SURVEY

Known as 715 Wells Street, in the City of Lake Geneva, Walworth County, Wisconsin.

Parcel I: A parcel of land located in the Southeast 1/4 of Section 36, Town 2 North, Range 17 East, City of Lake Geneva, Walworth County, Wisconsin and described as follows, to-wit: Commencing at the Southeast corner of said Section 36; thence N0°32' W, 244.31 feet to the place of beginning; thence S89°48' W, 211.02 feet; thence N36°22' W, 101.34 feet; thence S89°48' W, 193.27 feet to a point N36°22' W, 373.00 feet from the intersection of the Easterly line of Logan Avenue and the North line of Seymour Street; thence N36°22' W, 194.37 feet; thence S89°19' E, 195.50 feet; thence S36°22' E, 44.10 feet; thence N89°48' E, 356.19 feet to the East line of said Section 36; thence S0°32' E, 200.00 feet to the point of beginning. Excepting therefrom that part thereof described in deed recorded November 29, 1972 in Volume 81 of Records on Page 768 as Document No. 657791.

Parcel II: Commencing at a point in the Easterly line of Logan Avenue of the City of Lake Geneva, Walworth County, Wisconsin, that is 173 feet North 36°22' West of the intersection of the North line of Seymour Street and the Easterly line of the said Logan Avenue, thence East parallel with the North line of Seymour Street 193.27 feet to a point; thence 200 feet North 36°22' West along a line parallel with the Easterly line of Logan Avenue; thence West 193.27 feet parallel with the North line of said Seymour Street to a point in the Easterly line of said Logan Avenue; thence 200 feet South 36°22' East along the Easterly line of said Logan Avenue to the point of beginning. Being a part of the SE 1/4 of Section 36, Town 2 North, Range 17 East, of the City of Lake Geneva, County of Walworth, State of Wisconsin.

Parcel III: All that part of Sublot 26 of Large lots 7 and 8 in the Original Plat of the Village (now City) of Lake Geneva, Walworth County, Wisconsin, being a part of the Southeast 1/4 of Section 36, Town 2 North, Range 17 East, bounded and described as follows, to-wit: Commencing at the Southeast corner of said Section 36; thence North 0°32' West along the East line of said Section, 164.31 feet to the place of beginning; thence continue North 0°32' West, 80.00 feet; thence South 89°48' West, 211.02 feet; thence South 36°22' East, 99.10 feet; thence North 89°48' East, 152.90 feet to the point of beginning.

Parcel IV: Commencing at the Southeast corner of Section 36, Town 2 North, Range 17 East, City of Lake Geneva, Walworth County, Wisconsin, thence N0°32' W, 244.31 feet along the East line of said Section 36 to the place of beginning; thence S89°48' W, 211.02 feet; thence N36°22' W, 101.34 feet; thence N89°48' E, 270.34 feet to the East line of said Section 36; thence S0°32' E along said East line 81.81 feet to the point of beginning. Being part of the SE 1/4 of Section 36, Town 2 North, Range 17 East, City of Lake Geneva, County of Walworth, State of Wisconsin.

Parcel V: That part of the Southeast 1/4 of Section 36, Town 2 North, Range 17 East, in the City of Lake Geneva, Walworth County, Wisconsin, described as follows, to-wit: Commencing at the Southeast corner of said Section 36; thence North 0°32' West, 444.31 feet to the place of beginning; thence continuing North 0°32' West, 175.49 feet; thence South 89°48' West 483.03 feet; thence South 36°22' East, 216.69 feet; thence North 89°48' East, 356.19 feet to the point of beginning. Excepting therefrom all that portion thereof as is set forth in a Warranty Deed from M & J Real Estate, LLC to Engelbert Zamarski recorded January 25, 2005 as Document No. 629599, and being more fully described as: All that part of the Southeast 1/4 of Section 36, Town 2 North, Range 17 East, in the City of Lake Geneva, County of Walworth, State of Wisconsin, bounded and described as follows: Commencing at the Southeast corner of said Section 36; thence N0°43'30" W, 619.98 feet along the East line of the Southeast 1/4 of said Section 36; thence S89°35'15" W, 341.02 feet to the place of beginning thence continue S89°35'15" W, 141.69 feet; thence S36°35'55" E, 100.00 feet; thence N89°38'13" E, 83.05 feet; thence N0°45'55" W, 80.75 feet to the point of beginning.

Prepared for: Axley Brynson, LLP

Survey No. 167083-BMJ

A. Basis of Bearings
Bearings are based on the East line of the Southeast 1/4 of Section 36, Township 2 North, Range 17 East, which is assumed to bear North 00°32'00" West.

B. Title Commitment
This survey was prepared based on Stewart Title Guaranty Company title commitment number ST-6115, effective date of April 19, 2017, which lists the following easements and/or restrictions from schedule B-II:

1, 5-8. **Visible evidence shown, if any.**

2-4, 9, 16-20. **Not survey related.**

10. COVENANTS, CONDITIONS AND RESTRICTIONS contained in Warranty Deed, recorded July 5, 1955 in Volume 484 of Deeds on Page 435 as Document No. 472176. **Affects site by location - Use restriction, cannot be plotted.**

11. COVENANTS, CONDITIONS AND RESTRICTIONS contained in Warranty Deed, recorded October 3, 1961 in Volume 570 of Deeds on Page 500 as Document No. 533194. **Affects site by location - Use restriction, cannot be plotted.**

12. SANITARY SEWER EASEMENT, recorded October 3, 1961 in Volume 570 of Deeds on Page 497 as Document No. 533193. **May affect site by location, descriptions are ambiguous - General in nature, cannot be plotted.**

13. EASEMENT to Wisconsin Bell, Inc., recorded April 29, 1992 in Volume 566 of Records on Page 937 as Document No. 232361. **Affects site by location - Shown.**

14. NOTICE of Contamination to Property, recorded March 18, 2002 as Documents No. 504030. (Affidavit, recorded February 8, 2008 as Document No. 729225) **Affects Parcel I and V by location - General in nature, cannot be plotted.**

15. DEED RESTRICTION, recorded November 3, 2004 as Document No. 621829. **Affects site by location - Shown.**

C. Flood Note
According to flood insurance rate map of the City of Lake Geneva, community panel number 55127C0333D, effective date of October 2, 2009, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)

D. Parking Spaces
There are 30 regular and 0 handicapped parking spaces marked on this site.

E. Municipal Zoning
A zoning report was not provided for this survey.

G. Notes
There is no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

There is no proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction observed in the process of conducting the fieldwork.

There is no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

There is no evidence of wetland flags on the site observed in the process of conducting the fieldwork.

There does not appear to be an exception for the 30' right-of-way for South Curtis Street.

The Point of Commencement for Parcel II, is the intersection of Townline Rd. [formerly Seymour St.] and Wells St. [formerly Logan St.]. Since both street names have changed and it is unknown what the widths of those street were when the legal description was written, it would be only a guess as to exactly where this street intersection was at that time. Therefore, we used the adjoining Parcels [Parcels I, Parcel III & Parcel IV] to establish the boundary for Parcel II. Parcel II, then fits in perfectly, and there are no gaps or gores. The rest of the Parcels are tied to the government section line. We suggest that a new legal description be recorded for Parcel II, which is also tied to the section line. Then the legal description will be easy to use in the future and also matches the other adjoining Parcels.

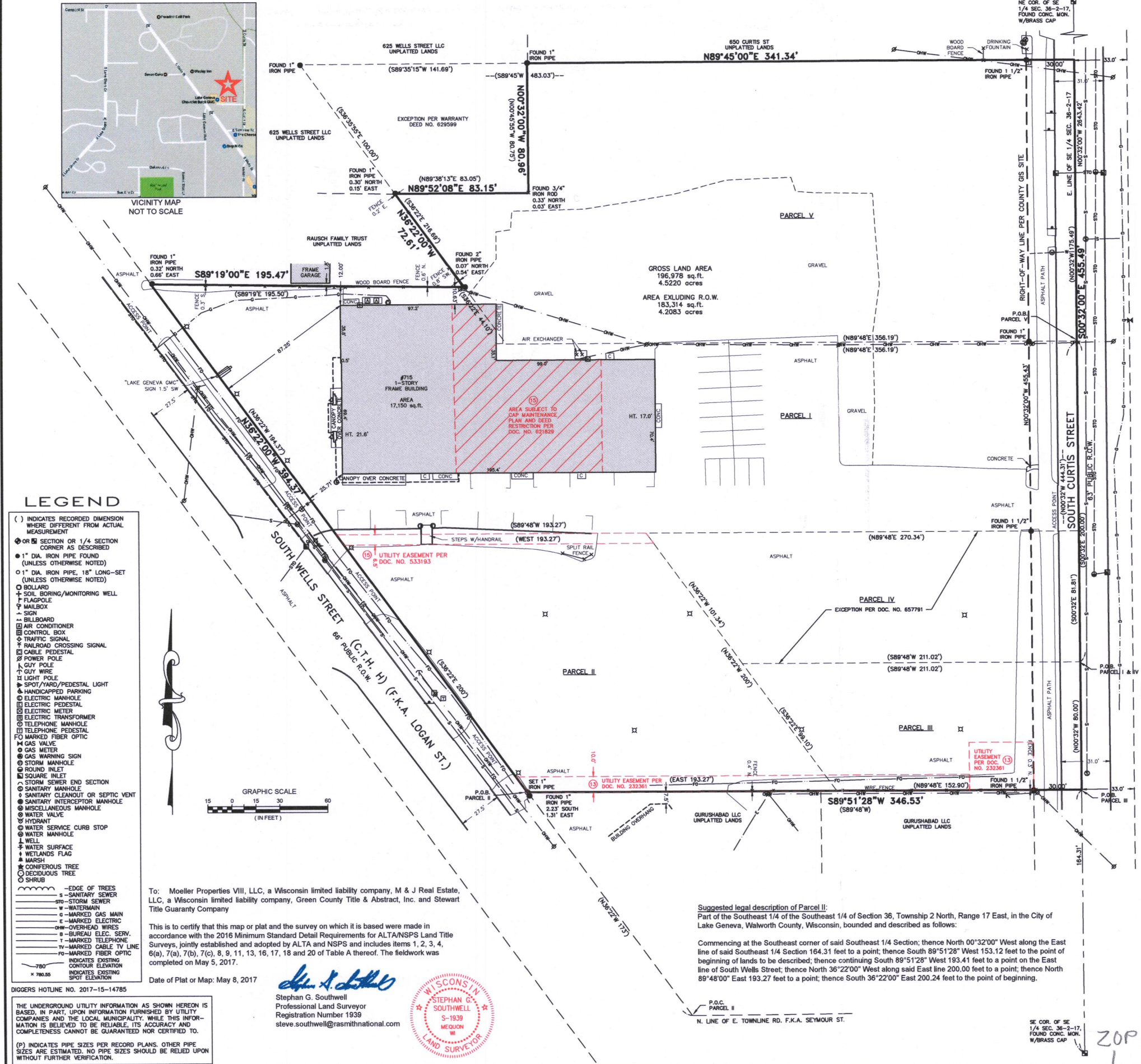


R.A. Smith National, Inc.

Beyond Surveying
and Engineering

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S:\167083\Draw\AS101D30.dwg 1715 S WELLS ST

SHEET 1 OF 1



LEGEND

- () INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED
 - 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
 - 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
 - BOLLARD
 - SOIL BORING/MONITORING WELL
 - FLAGPOLE
 - MAILBOX
 - SIGN
 - BILLBOARD
 - AIR CONDITIONER
 - CONTROL BOX
 - TRAFFIC SIGNAL
 - RAILROAD CROSSING SIGNAL
 - CABLE PEDESTAL
 - POWER POLE
 - GUY POLE
 - GUY WIRE
 - LIGHT POLE
 - SPOT/PARK/PEDESTAL LIGHT
 - HANDICAPPED PARKING
 - ELECTRIC MANHOLE
 - ELECTRIC PEDESTAL
 - ELECTRIC METER
 - ELECTRIC TRANSFORMER
 - TELEPHONE MANHOLE
 - TELEPHONE PEDESTAL
 - MARKED FIBER OPTIC
 - GAS VALVE
 - GAS METER
 - GAS WARNING SIGN
 - STORM MANHOLE
 - ROUND INLET
 - SQUARE INLET
 - STORM SEWER END SECTION
 - SANITARY MANHOLE
 - SANITARY CLEANOUT OR SEPTIC VENT
 - SANITARY INTERCEPTOR MANHOLE
 - MISCELLANEOUS MANHOLE
 - WATER VALVE
 - HYDRANT
 - WATER SERVICE CURB STOP
 - WATER MANHOLE
 - WELL
 - WATER SURFACE
 - WETLANDS FLAG
 - MARSH
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - SHRUB
 - EDGE OF TREES
 - SANITARY SEWER
 - STORM SEWER
 - WATERMAIN
 - MARKED GAS MAIN
 - MARKED ELECTRIC
 - OVERHEAD WIRES
 - BUREAU ELEC. SERV.
 - MARKED TELEPHONE
 - MARKED CABLE TV LINE
 - MARKED FIBER OPTIC
 - INDICATES EXISTING CONTOUR ELEVATION
 - INDICATES EXISTING SPOT ELEVATION

DIGGERS HOTLINE NO. 2017-15-14785

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

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

To: Moeller Properties VIII, LLC, a Wisconsin limited liability company, M & J Real Estate, LLC, a Wisconsin limited liability company, Green County Title & Abstract, Inc. and Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 6(a), 7(a), 7(b), 7(c), 8, 9, 11, 13, 16, 17, 18 and 20 of Table A thereof. The fieldwork was completed on May 5, 2017.

Date of Plat or Map: May 8, 2017

Stephan G. Southwell
Professional Land Surveyor
Registration Number 1939
steve.southwell@rasmithnational.com



Suggested legal description of Parcel II:
Part of the Southeast 1/4 of the Southeast 1/4 of Section 36, Township 2 North, Range 17 East, in the City of Lake Geneva, Walworth County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of said Southeast 1/4 Section; thence North 00°32'00" West along the East line of said Southeast 1/4 Section 164.31 feet to a point; thence South 89°51'28" West 153.12 feet to the point of beginning of lands to be described; thence continuing South 89°51'28" West 193.41 feet to a point on the East line of South Wells Street; thence North 36°22'00" West along said East line 200.00 feet to a point; thence North 89°48'00" East 193.27 feet to a point; thence South 36°22'00" East 200.24 feet to the point of beginning.