

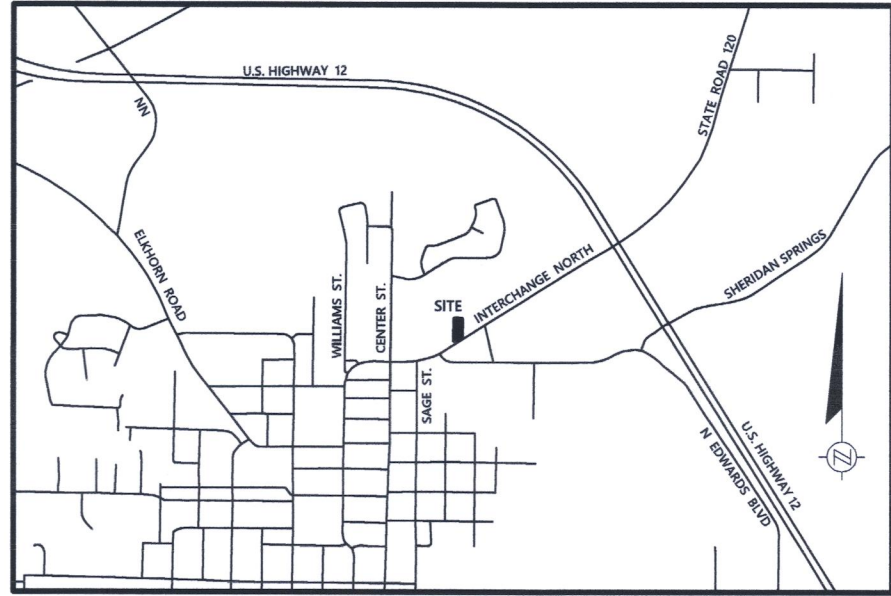
# ALTA/NSPS LAND TITLE SURVEY

The Legal Description of record as contained within a Commitment for Title Insurance provided to the Surveyor by First American Title Insurance Company.

Commitment Number NCS-1049905-MAD Effective Date: January 28, 2021 at 7:30 am  
PARCEL ID #ZYUP 00137N

## VICINITY MAP

NOT TO SCALE



## EXHIBIT A LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA (CITY OF LAKE GENEVA), WALWORTH COUNTY, WISCONSIN DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE WEST ALONG THE SECTION LINE 1596.60 FEET TO A POINT; THENCE SOUTH 1° 30' WEST 165.48 FEET; THENCE CONTINUE SOUTH 1° 30' WEST 850.52 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUE SOUTH 1° 30' WEST ALONG WILLARD A. BOLLINGER'S LAND 297.8 FEET TO THE CENTERLINE OF STATE TRUNK HIGHWAY 36; THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF SAID HIGHWAY 117.79 FEET; THENCE NORTH 1° 30' EAST 365.22 FEET TO AN IRON PIPE; THENCE SOUTH 89° 27' EAST 100 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM ALL THAT LAND DESCRIBED IN CONVEYANCE OF LANDS TO COUNTY FOR HIGHWAY PURPOSES DATED JULY 27, 1954 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS ON SEPTEMBER 1, 1954 IN VOLUME 473 DEEDS, PAGE 433, DOCUMENT NO. 464337

## AS SURVEYED LEGAL DESCRIPTION

Part of the Southwest 1/4 of the Northeast 1/4 of Section 25, Township 2 North, Range 17 East, City of Lake Geneva, Walworth County, Wisconsin described as follows:  
Beginning at a 1" iron pipe found at the northeast corner of land described in Document No. \_\_\_\_\_; thence South 1° 22' 12" West a distance of 242.02 feet to a 1" iron pipe found on the northerly right of way line of State Trunk Highway 36; thence South 56° 39' 20" West a distance of 118.05 feet to a 3/4" iron pin found; thence North 0° 47' 39" East a distance of 308.00 feet to a 1" iron pipe found; thence South 89° 21' 31" East a distance of 100.14 feet to the place of beginning. Containing 27,165 square feet, more or less.

Subject to all easements, agreement, covenants and restrictions, recorded or unrecorded.

## TABLE A ITEMS

ITEM 1: MONUMENTS FOUND OR PLACED ARE SHOWN HEREON AND REFERENCED IN THE LEGEND.

ITEM 2: SURVEYED PARCEL HAS AN ADDRESS OF 451 INTERCHANGE NORTH, LAKE GENEVA, WI. 53147 ADDRESS INFORMATION PROVIDED BY OTHERS OR TAKEN FROM PUBLIC RECORDS.

ITEM 3: SUBJECT PARCEL IS LOCATED IN ZONE 'X' (AREA OF MINIMAL FLOODING) OF FEMA FLOOD MAP NO. 55127C0331D HAVING AN EFFECTIVE DATE OF 10/2/2009.

ITEM 4: GROSS LAND AREA OF SURVEYED PARCEL IS 27,165 SQ. FT. (0.6236 ACRES).

ITEM 6(a)(b): BUILDING SETBACKS AS SET FORTH IN ZONING REPORT PREPARED BY FRED WALLING WITH THE CITY OF LAKE GENEVA DATED FEBRUARY 17, 2021. THE CURRENT ZONING DESIGNATION FOR THE PROPERTY IS PLANNED BUSINESS (PB). THE NON-RESIDENTIAL BULK REQUIREMENTS AS LISTED IN THE ORDINANCE SECTION 98-105(3)(d) PROVIDED BY THE CITY (LISTED BELOW) REQUIRE INTERPRETATION BY SURVEYOR AND HAVE NOT BEEN DEPICTED HEREON.

- A. Minimum Lot Area: 20,000 square feet
- B. Minimum Lot Width: 100 feet; Minimum Street Frontage: 50 feet  
Minimum Setbacks: (Note L, below, along zoning district boundaries.)
- C. Building to Front or Street Lot Line: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
- D. Building to Residential Side Lot Line: 10 feet
- E. Building to Residential Rear Lot Line: 30 feet
- F. Building to Nonresidential Side Lot Line: 10 feet or 0 feet on zero lot line side
- G. Building to Nonresidential Rear Lot Line: 30 feet
- H. Peripheral Setback: See 98-610(4)(b) along zoning district boundary
- I. Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street
- J. Minimum Building Separation: 20 feet or 0 feet on zero lot line side
- K. Maximum Building Height: 45 feet
- L. Minimum Number of Off Street Parking Spaces Required on the Lot: See parking lot requirements per specific land use in Section 98-206

ITEM 7(a): EXISTING BUILDINGS ON THE SURVEYED PROPERTY ARE SHOWN HEREON.

ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK HAVE BEEN PLOTTED HEREON, SEE GENERAL NOTE E.

ITEM 9: 22 REGULAR AND 1 DISABLED IDENTIFIABLE PARKING SPACES OBSERVED ON SURVEYED PROPERTY AS PLOTTED HEREON, SEE GENERAL NOTE J.

ITEM 11: LOCATION OF UTILITIES ON OR SERVING THE SURVEYED PARCEL HAVE BEEN DETERMINED BY OBSERVED EVIDENCE AND MARKINGS REQUESTED BY THE SURVEYOR BY A DIGGERS HOTLINE REQUEST, TICKET NUMBER 20210700423 WITH A START DATE OF FEBRUARY 11, 2021. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FACILITIES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, UTILITY LOCATED REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. MEMBERS NOTIFIED WITH DIGGERS HOTLINE REQUEST ARE ALLIANT ENERGY, LAKE GENEVA UTILITY COMMISSION, AT&T DISTRIBUTION, WE ENERGIES-WE GAS, TIME WARNER CABLE. SEE GENERAL NOTE F.

ITEM 13: NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORD ARE SHOWN HEREON.

## NOTES CORRESPONDING TO SCHEDULE 'B-2' ITEMS

Items 1-10 are considered general in nature or non-survey related and are not listed.

## GENERAL NOTES

- (A) EXHIBIT 'A' LEGAL DESCRIPTION(S) AND SCHEDULE B-2 EXCEPTIONS ARE REPRODUCED EXACTLY FROM THE TITLE COMMITMENT PROVIDED FOR THIS SURVEY.
- (B) THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE B ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES (SEE CERTIFICATION). IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN COUNSEL FOR INTERPRETATION OF ALL SCHEDULE B DOCUMENTS REFERENCED IN THE TITLE REPORT.
- (C) THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR ADDITIONAL EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY, OTHER THAN THE ITEMS PLOTTED AND NOTED HEREON.
- (D) R.H. BATTERMAN & CO. INC., DOES NOT EXPRESS A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF POTENTIAL ENCROACHMENTS SHOWN HEREON.
- (E) APPROXIMATELY 15 INCHES OF SNOW COVERED THE SITE AT THE TIME OF STARTING THE FIELDWORK. CERTAIN IMPROVEMENTS AND/OR UTILITIES MAY HAVE BEEN VISUALLY OBSTRUCTED DURING CONDUCTING FIELDWORK. A 2015 AIR PHOTO WAS USED TO APPROXIMATE THE LOCATION OF SOME PHYSICAL FEATURES OF THE SITE, DUE TO THE AMOUNT OF SNOW COVERING THE SITE AT THE TIME OF THIS SURVEY.
- (F) WATER SERVICE AND MAIN LOCATION COULD NOT BE LOCATED BY THE CITY OF LAKE GENEVA, CITY UTILITY RECORDS SHOW THE WATER AND SEWER MAINS ON NORTH SIDE OF INTERCHANGE NORTH, LATERAL LOCATION IS UNCLEAR FROM RECORDS. A WATER VALVE WAS FOUND NEAR THE SOUTHEAST CORNER OF THE SITE.
- (G) LOCATION OF THE ROUND STORM INLET IN THE RIGHT OF WAY NEAR THE SOUTHWEST CORNER OF SITE HAS BEEN APPROXIMATED BASED ON AIR PHOTO AND CITY UTILITY MAPS DUE TO LARGE PILES OF SNOW.
- (H) THE SURVEYED PARCEL HAS 2 PHYSICAL ACCESS LOCATION(S) TO INTERCHANGE NORTH WITHIN THE RIGHT OF WAY ADJACENT TO THE SURVEYED PARCEL. ADDITIONAL ACCESS POINTS ARE IN USE OVER AND THROUGH THE NEIGHBORING PARCELS AS PLOTTED HEREON.
- (I) CENTER OF LIGHT POLE LIES 1.1 FEET WEST OF THE EAST PROPERTY LINE. LIGHT POLE IS ILLUMINATING PARCEL TO THE EAST.
- (J) 5 PARKING SPACES LYING ON OR OVER THE EAST PROPERTY LINE INCLUDED IN TABLE A ITEM 9. SPACES APPEARED TO BE USED BY THE SURVEYED PROPERTY FOR CUSTOMER, EMPLOYEE, AND FLEET VEHICLE PARKING.
- (K) A 20' DRIVEWAY EASEMENT IS PLOTTED AND SHOWN ON SURVEYS OF NEIGHBORING PARCEL TO THE WEST. LAND TITLE SURVEY DATED OCTOBER 12, 1995 BY ARNOLD LUNGREN, COUNTY SURVEY NUMBER 007-2039.
- (L) ELECTRIC & TELECOMMUNICATION LINES OBSERVED RUNNING ONTO NEIGHBORING PROPERTY TO WEST.
- (M) A SURVEYED DESCRIPTION HAS BEEN PREPARED FOR THIS SURVEY TO CLARIFY MEASUREMENTS TO FOUND MONUMENTATION. THE SURVEYED DESCRIPTION IS INTENDED TO DESCRIBE THE SAME REAL ESTATE AS THE RECORD DESCRIPTION.

## LEGEND

- T Existing Telephone
- Existing Telephone Pedestal
- UFO Existing Underground Fiber Optic
- w Existing Watermain
- Existing Water Valve
- ST Existing Storm Sewer
- Existing Curb Inlet
- Existing Light Pole
- G Existing Gas Main
- Existing Gas Meter

## MONUMENT KEY

- 3/4" Iron Rebar Found
- Iron Pipe Found
- Record Information

## SURVEYOR'S CERTIFICATE

To: MARSHALL PARK INVESTMENTS LLC, A WISCONSIN LIMITED LIABILITY COMPANY  
FIRST AMERICAN TITLE INSURANCE COMPANY  
BANK OF MILTON

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), 8, 9, 11, and 13 of Table A thereof.

The field work was completed on February 17, 2021.

*Kristin J. Belongia*  
Kristin Belongia, P.L.S.  
Wisconsin Professional Land Surveyor S-2943

Dated this 20th day of February, 2021.  
Revised this 14th day of April, 2021.

MICHAEL J. COSTOFF  
JULIANNE FROELICH, ET AL

UNPLATTED LAND

WERDERITCH CONSTRUCTION INC  
UNPLATTED LAND

WILLIAM D BURKE TRUST  
UNPLATTED LAND

POINT OF COMMENCEMENT  
NORTHEAST CORNER SECTION 25-2-17

POINT OF BEGINNING  
FOUND 1" PIPE

BITTNER PROPERTIES LLC  
UNPLATTED LAND

ASPHALT

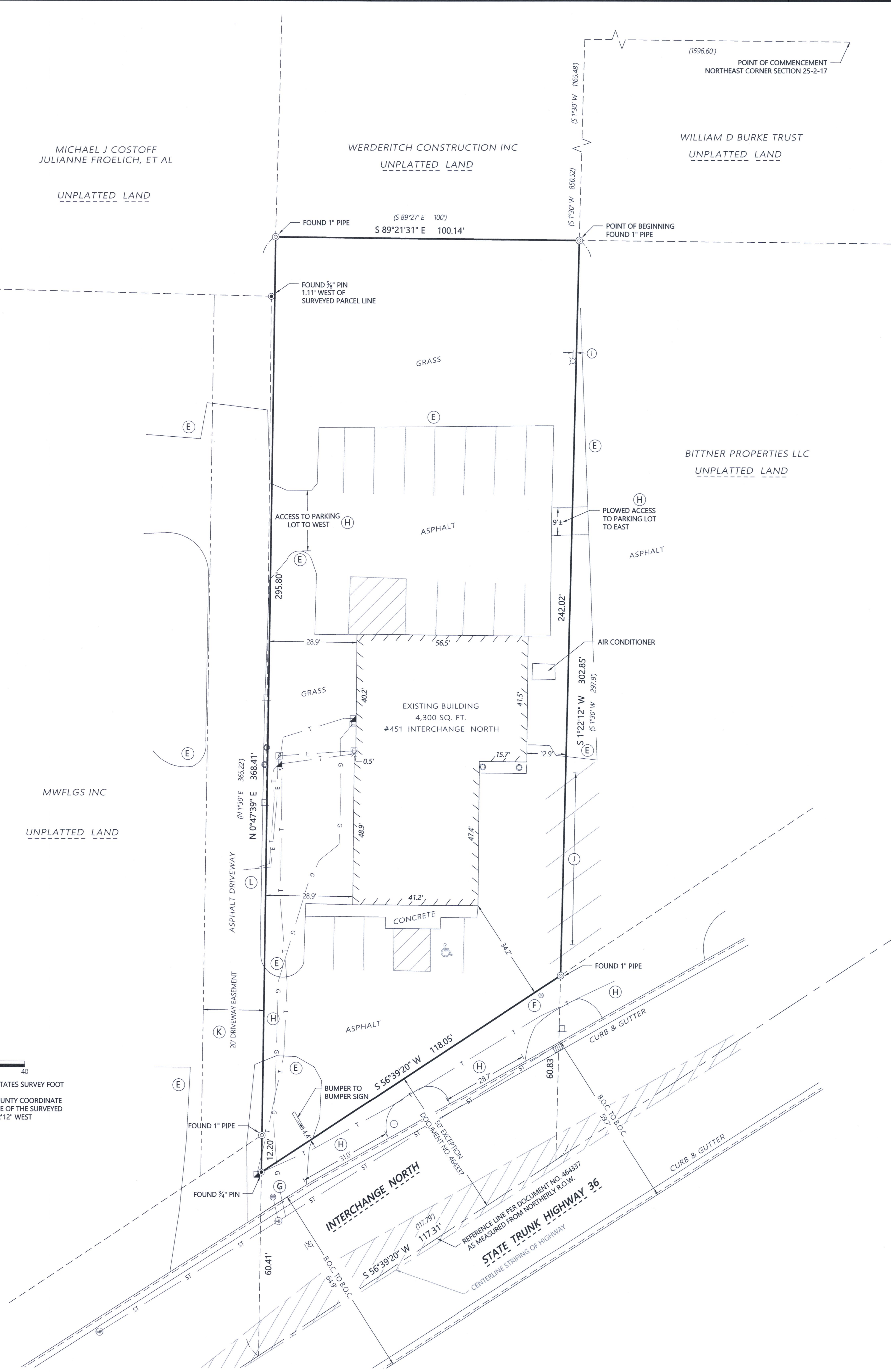
AIR CONDITIONER

EXISTING BUILDING  
4,300 SQ. FT.  
#451 INTERCHANGE NORTH

MWFLGS INC  
UNPLATTED LAND



Scale: 1" = 20'  
DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT  
BEARINGS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, WALWORTH ZONE. THE EAST LINE OF THE SURVEYED PROPERTY BEARING SOUTH 1°22'12" WEST



2016 Standard ALTA / NSPS Land Title Survey

FOR THE EXCLUSIVE USE OF:  
Marshall Park Investments  
451 Interchange North  
Lake Geneva, WI.

ORDER NO: 33845

BOOK: SEE FILE  
FIELD CREW: DGM, BR  
DRAWN BY: DGM  
DATE: June 21, 2021

File Name: 1338003389933845 - MFL LLC - Lake Geneva SURVEYOR'S DRAWING FILES

ZYUP-137N

007-3896