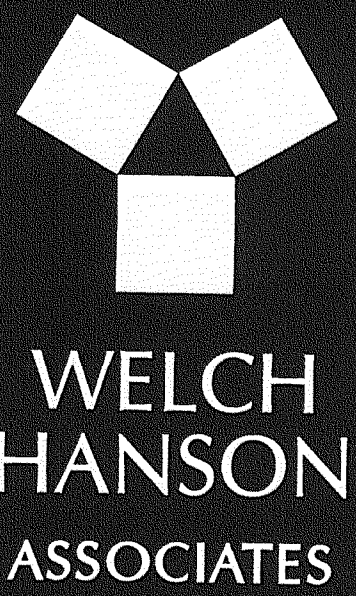


ALTA/ACSM LAND TITLE SURVEY

BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 1, AND BLOCKS A, B, C, D AND E OF ASSESSORS SUBDIVISION, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, AS RECORDED IN VOLUME 5 OF PLATS ON PAGE 283

SURVEYOR:
KEITH A. KINDRED, RLS S-2082
WELCH HANSON ASSOCIATES
355 AUSTIN CIRCLE, SUITE 100
DELAFIELD, WI 53018
(262) 646-6855

SURVEY FOR:
U.S. EQUITIES REALTY
THE UNIVERSITY OF CHICAGO &
CHICAGO TITLE INS. CO.



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

355 AUSTIN CIRCLE, SUITE 100
DELAFIELD, WISCONSIN 53018
262-646-6855
FAX 262-646-6864
EMAIL INFO@WELCHHANSON.COM

LEGAL DESCRIPTION (PER TITLE POLICY):

Parcel 1: Blocks A, B, C, D and E of Assessors Subdivision, Village of Williams Bay, Walworth County, Wisconsin, as recorded in Volume 5 of Plats on Page 283.

Parcel 2: All that land described and identified as Tax Parcel No.'s WOB00012, WOB00013, WOB00014, WOB00018, WOB00019, WOB00027, WWUP00010 and WWUP00012, excepting therefrom lands conveyed by deeds recorded in Volume 122 of Deeds on Page 223 and in Volume 572 of Deeds on Page 427.

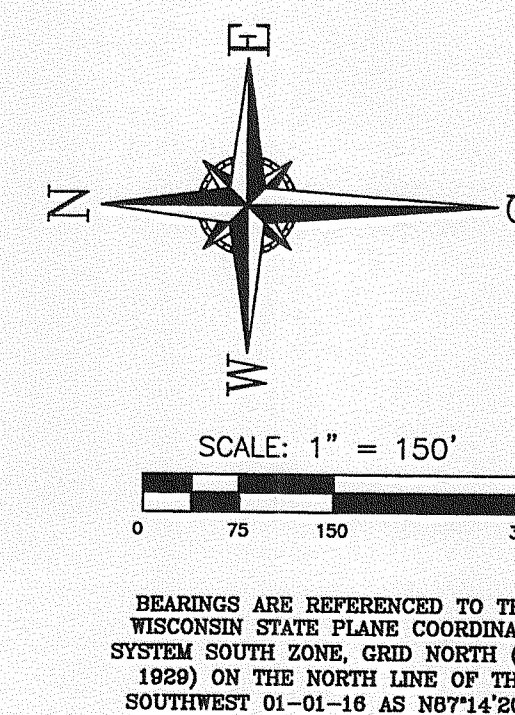
Parcel 3: Lots 53, 54, 55, 66, 67 and 68 in Grand Terrace Subdivision, Village of Williams Bay, Walworth County, Wisconsin. Also that part of Lot 56 in said Grand Terrace Subdivision described as follows: Beginning at a point 25 feet east of the east line of lot 57 at its intersection with the south line of lot 64; thence south and parallel to the prolongation of the line dividing lots 64 and 65 to Ravinia Road; thence in a southeasterly direction along Ravinia Road to the east line of said lot 56; thence north along said east line of lot 56 to the south line of lot 65; thence west to the place of beginning; being 60 x 171.5 ft. more or less; in Grand Terrace, a subdivision of a part of the Southwest quarter of Section No. One (1), and the Northwest quarter of Section No. Twelve (12), all in Township No. One (1) North Range Sixteen (16) East of the Fourth Principal Meridian.

EXCEPTIONS: (per commitment 409648)

- Easement recorded on May 11, 1935 in Volume 240 of Deeds on Page 94, as Document No. 311353 is shown hereon.
- Easement recorded on October 7, 1941 in Volume 282 of Deeds on Page 485, as Document No. 350387 is shown hereon.
- Easement recorded on December 7, 1983 in Volume 314 of Records on Page 614, as Document No. 97430 is shown hereon.
- Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for road, street, highway and/or alley purposes.
- Agreement recorded in Volume 125 of Mortgages on Page 606. The East line of Assessor's Subdivision Plat is shown.
- Slope easement recorded in Volume 314 of Records on Page 614 as Document No. 97430 is shown hereon.

NOTES:

- EASEMENT LOCATIONS BASED ON INFORMATION FURNISHED BY WISCONSIN TITLE SERVICE COMPANY, INC., TITLE POLICY NO. 409648, DATED JANUARY 30, 2004, 2ND AMENDED.
- THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION. THE SURVEYOR WILL NOT ENTER ANY BUILDINGS ON OR OFF SITE. UNDERGROUND UTILITIES ARE SHOWN PURSUANT TO THE MARKINGS OF DIGGER'S HOTLINE ON NOVEMBER 22, 2004 TICKET NO. 2004-4704661.
- THE CONTOURS SHOWN ON SHEET 2 WERE OBTAINED FROM THE WALWORTH COUNTY GIS DEPARTMENT, AND NOT FIELD LOCATED.
- PARKING SPACES ARE SHOWN ON CONSTANCE BOULEVARD A TOTAL OF 15 MARKED SPACES ARE LOCATED THERE.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORKIN, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- TOTAL AREA OF SITE = 3,434,389 S.F. OR 78.84 ACRES.
- THE RIGHTS OF WAY OF CONSTANCE BOULEVARD WAS REPRODUCED FROM THE EXISTING PAVEMENT LOCATION DUE TO THE LACK OF MONUMENTATION AND INFORMATION SHOWN ON THE PLAT OF GRAND TERRACE AND ASSESSORS SUBDIVISION.



To: The University of Chicago
Edward E. Barnard
Chicago Title Insurance Company

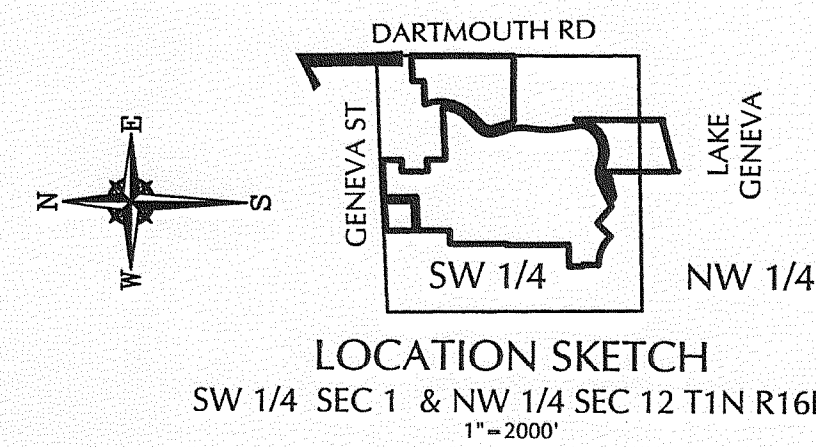
This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1, 5, 7, 8, 9, 10, 11, and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

DATED THIS 15 DAY OF March, 2005

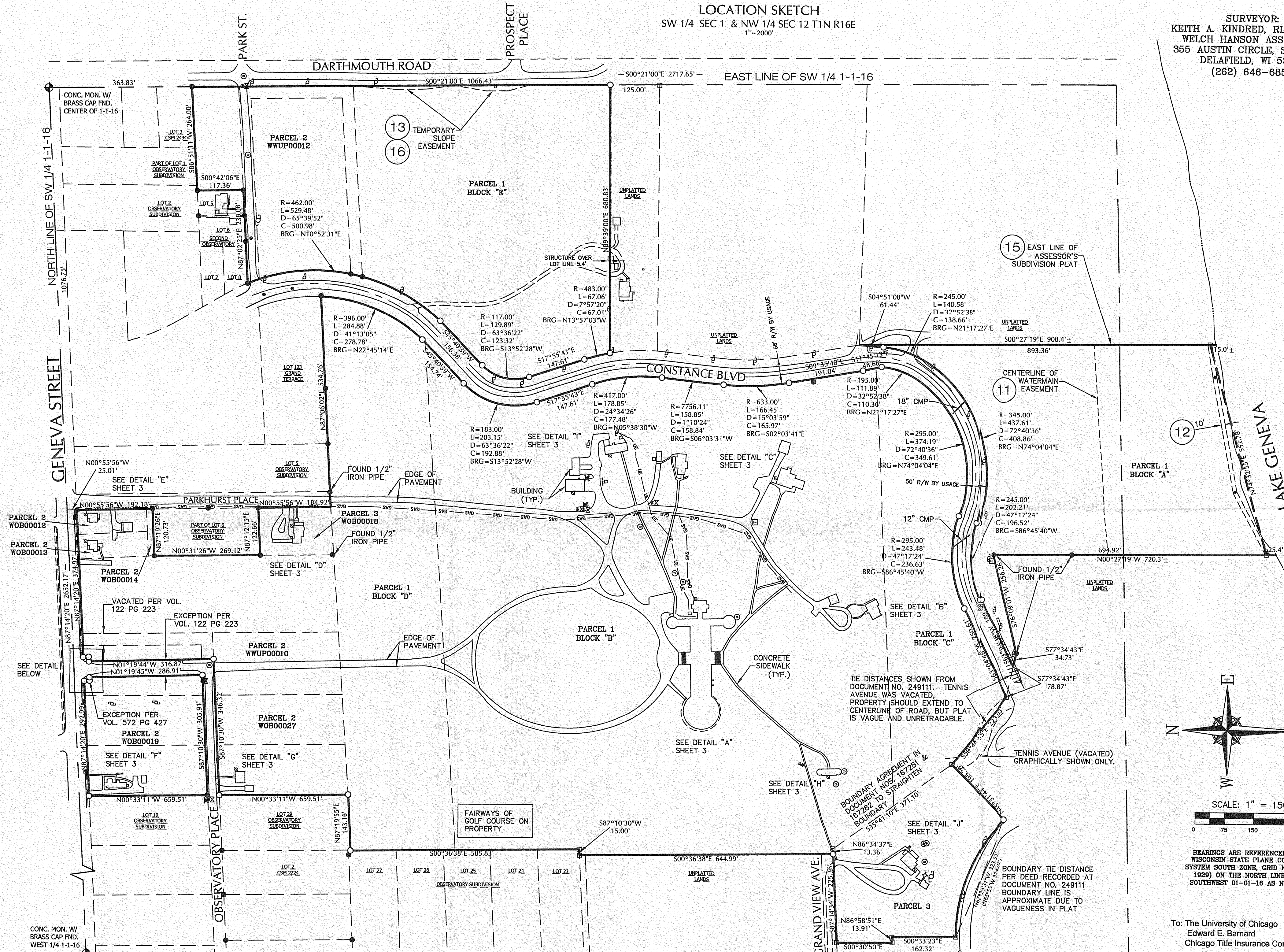
KEITH A. KINDRED, RLS 2082

PROJECT: 14193
FILE: 14193_ALTA.DWG
PATH: P:\14193\DWG\
DATED: JANUARY 13, 2005
REVISED: MARCH 1, 2005

SHEET 1 OF 3

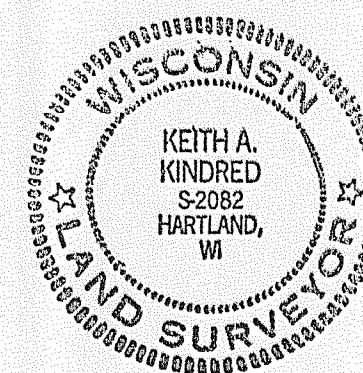


LOCATION SKETCH
SW 1/4 SEC 1 & NW 1/4 SEC 12 T1N R16E
1"=2000'



LEGEND:

- | | |
|---------------------|--|
| ☐ - TELEPHONE BOX | ● - FOUND IRON PIPE SEE NOTE FOR SIZE |
| ○ - UTILITY MANHOLE | ○ - 1" DIA. IRON PIPE SET, 18" LONG, WT. = 1.13 LBS/LIN. FT. |
| * - FIRE HYDRANT | □ - FOUND CONCRETE MONUMENT |
| ⊕ - WATER VALVE | ⊕ - FOUND BRASS CAP |
| ⊗ - GAS METER | ## - SCHEDULE B-II (EXCEPTIONS) |
| ⊙ - UTILITY POLE | |



WAS-1 WAS-2 WOB18 WOB19 WWUP10 WGT-11
WOB12 WOB13 WOB14 WOP27 WWUP12 WGT-12

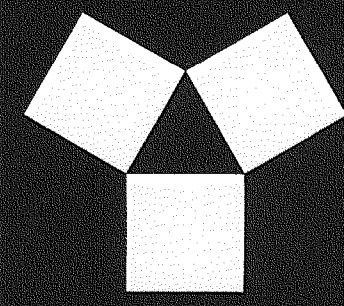
011-2082

ALTA/ACSM LAND TITLE SURVEY

BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 1, AND BLOCKS A, B, C, D AND E OF ASSESSORS SUBDIVISION, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, AS RECORDED IN VOLUME 5 OF PLATS ON PAGE 283

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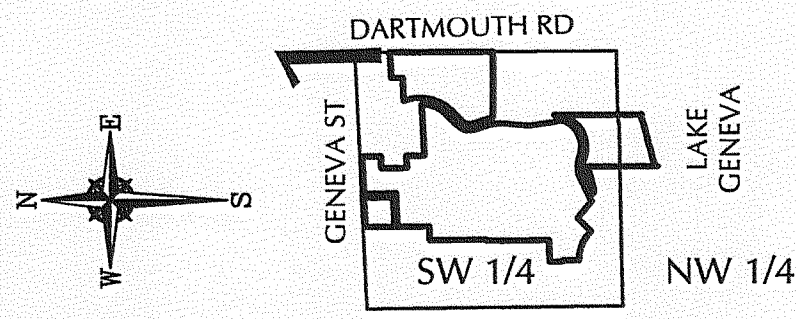
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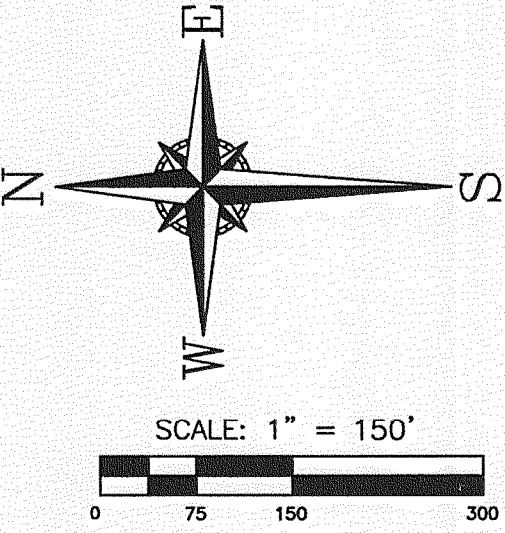
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LOCATION SKETCH
SW 1/4 SEC 1 & NW 1/4 SEC 12 T1N R16E
1"=2000'



BEARINGS ARE REFERENCED TO THE
WISCONSIN STATE PLANE COORDINATE
SYSTEM SOUTH ZONE, GRID NORTH (NAD
1983) ON THE NORTH LINE OF THE
SOUTHWEST 01-01-16 AS N87°14'20"E

LEGEND:

- - FOUND IRON PIPE SEE NOTE FOR SIZE
- - 1" DIA. IRON PIPE SET, 18" LONG, WT. = 1.13 LBS/LIN. FT.
- ⊕ - FOUND CONCRETE MONUMENT
- ⊕ - SECTION CORNER
- ## - SCHEDULE B-II (EXCEPTIONS)
- ⊕ - UTILITY POLE
- ⊕ - TELEPHONE BOX
- ⊕ - UTILITY MANHOLE
- ⊕ - FIRE HYDRANT
- ⊕ - WATER VALVE
- ⊕ - GAS METER



Keate
3-01-05

PROJECT: 14193
FILE: 14193.ALTA.DWG
PATH: P:\14193.DWG
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