

STATEMENT OF ENCROACHMENTS

Ⓐ Asphalt Surface on East Line

ITEMS CORRESPONDING TO SCHEDULE B

NONE

ZONING DATA

Zoning: B-2, Central Business District (CBD)
Setbacks: No principal building or parts of a principal building shall exceed 35 feet in height, except as a Conditional Use.
A minimum front yard building setback and landscaped area of 5 feet.
No minimum side yard shall be required, except as provided in Section 18.0212(C) of this Ordinance.
18.0212 (C) Lots Abutting More Restrictive district boundaries shall provide side and rear yards not less than those required in the more restrictive abutting district. The street yards on lots abutting the more restrictive district shall be modified so as to equal the average of the street yards required in both districts.
There shall be a rear yard of not less than 20 feet, except in the case of lots with double frontage.
Lot abutting a navigable lake or stream shall provide a minimum shore yard of 150 feet.
(Source: Village of Williams Bay, Building Inspection Dept. 262-245-2704)

LEGAL DESCRIPTION

A parcel of land located in the Northwest 1/4 of Section 6, Township 1 North, Range 17 East, in the Village of Williams Bay, Walworth County, Wisconsin, described as follows:

Commencing at the said Northwest 1/4 corner of Section 6, thence South along the West line 1402.43 feet; thence S 89° 44' E 33 feet to the East line of said Highway #67 said point being the place of beginning; thence continue S 89° 44' E 130.06 feet; thence South 105.37 feet; thence S 75° 45' 39" W along a line described in deed for abutting lands as a straight line connecting the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of said Section 6 with the Northwest corner of the South 20 rods of the West 1/3 of the Northwest 1/4 of the Northwest 1/4 of said Section 6, a distance of 134.1 feet to the East line of said highway #67; thence North 138.65 feet to the point of beginning.

Part of the Northwest 1/4 of Section 6, Township 1 North, Range 17 E, bounded and described as follows:

Commencing at a point described in deeds for abutting lands as being the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of said Section 6, said point being also described as being located 1549.43 feet South of the Northwest corner of said Section 6, thence N 25° 45' 39" E 34.05 feet to an iron pipe stake found marking the point of beginning in the East line of Highway #67; thence continue N 75° 45' 39" E along a line described in deeds for abutting lands as being a straight line connecting the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of said Section 6 with the Northwest corner of the South 20 rods of the West 1/3 of the Northwest 1/4 of the Northwest 1/4 of said Section 6, a distance of 134.12 feet; thence South 43.18 feet to an iron rebar stake; thence S 73° 30' W 135.63 feet to an iron rebar stake in the East line of said Highway #67; thence 49.04 feet to the point of beginning.

Tax Key No.: WWUP 00045
Address: 111 Elkhorn Road

Note 1: The property hereon described is the same as the pertinent property as described in First American Title Insurance Company, Commitment No. NCS-325386-MAD, Commitment Date October 30, 2007.

Note 2: Survey traverse closure exceeds 1:15,000.

Note 3: "The underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities."

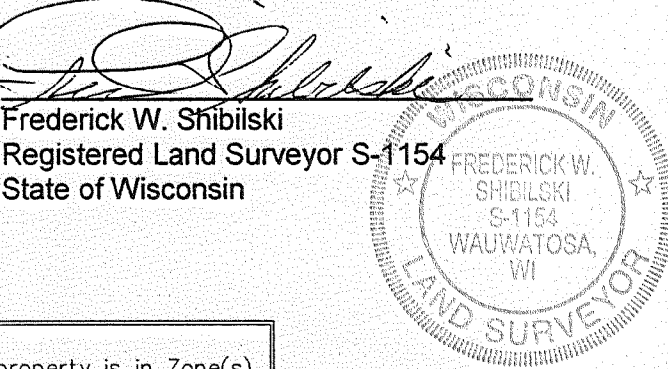
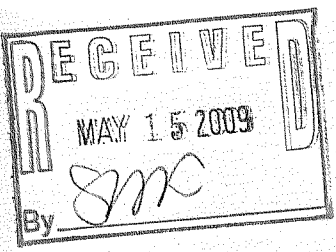
ALTA/ACSM LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE

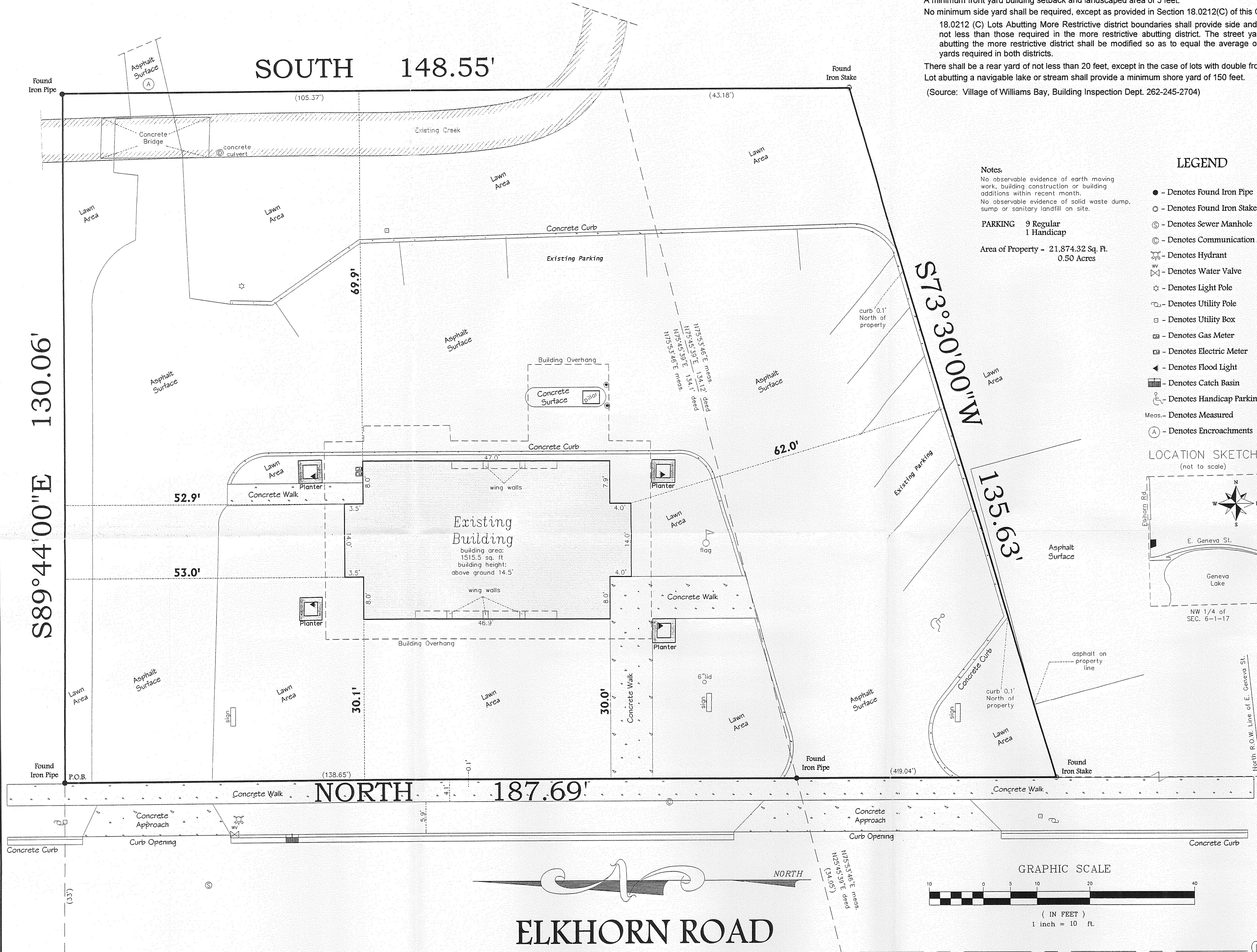
I, Frederick W. Shibilski, the undersigned, being a duly licensed and qualified surveyor in and for the State of Wisconsin, do hereby certify to Wisconsin Bancorp, Inc., First American Title Insurance Company, and anyone who purchases, mortgages or guarantees title to the above-described property within one year from the above-described land and improvements thereon on January 14, 2008 and that this survey fully and correctly represents the above-described land. I have shown the location of the perimeter of the above-described land by courses and distances and all apparent easements and all recorded easements and right-of-way as described in the title insurance file (First American Title Insurance Company, Commitment No. NCS-325386-MAD, commitment date October 30, 2007 with references to recording data). Unless otherwise shown, the physical evidence conforms with the recorded descriptions of those easements and rights-of-way. All of the buildings, structures and improvements on the above-described land are correctly depicted. All such buildings, structures, and improvements are fully completed. I further certify that:

- (1) There are no easements, right-of-way, party walls, encroachments onto adjoining property or streets, or encroachments onto the above-described land by buildings, structures or improvements situated on adjoining property except as shown on this survey;
- (2) There are no streams, rivers, springs, ponds, lakes, ditches, drains or wetlands or similarly restricted areas located or bordering on or running through the subject land except as noted on the survey;
- (3) There are no gaps, gores, or overlaps between any parcels comprising the property or between the property and adjoining parcels, roads, streets, alleys or highways, except as noted on survey;
- (4) All public roads, highways, streets, and alleys running adjacent to or upon the subject land and the respective center lines and widths thereof are shown;
- (5) All physical evidence of boundary lines and lines of possession or occupancy have been shown and proper notation made where in conflict with the legal description;
- (6) There are no boundary line discrepancies and no deficiencies in the area of the land described in the legal description; and
- (7) 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 2005, and includes items 1 to 4, 6, 7(a), 8, 9, 10, and 11(a) 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 certified that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Dated: January 18, 2008



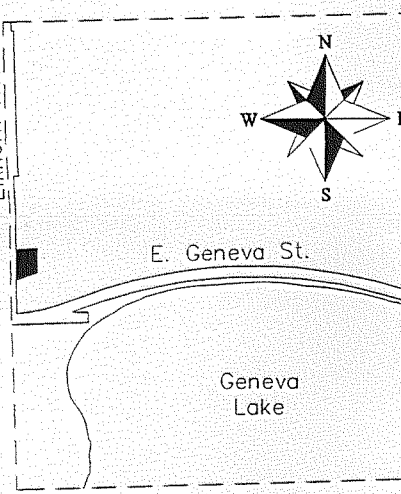
FLOOD NOTE: By graphic plotting only, this property is in Zone(s) (C) and (A2) of the Flood Insurance Rate Map, Community Panel No. 550594 0005 B, which bears an effective date of MAY 15, 1984, and is not in a Special Flood Hazard Area. By telephone call dated 1/13/08 to the National Flood Insurance Program (800-833-8620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.



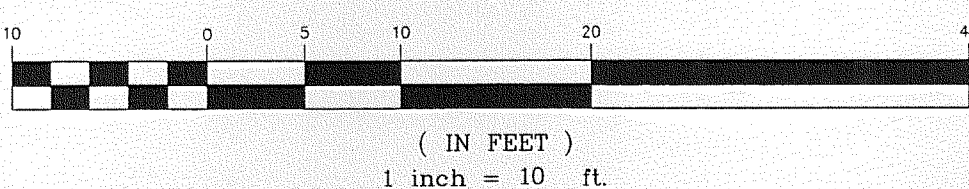
LEGEND

- - Denotes Found Iron Pipe
- - Denotes Found Iron Stake
- ⊙ - Denotes Sewer Manhole
- ⊕ - Denotes Communication Manhole
- ⛑ - Denotes Hydrant
- ⛑ - Denotes Water Valve
- ☆ - Denotes Light Pole
- ⌂ - Denotes Utility Pole
- - Denotes Utility Box
- ⊞ - Denotes Gas Meter
- ⊞ - Denotes Electric Meter
- ⚡ - Denotes Flood Light
- ⊞ - Denotes Catch Basin
- ⊞ - Denotes Handicap Parking
- Meas. - Denotes Measured
- Ⓐ - Denotes Encroachments

LOCATION SKETCH



GRAPHIC SCALE



ELKHORN ROAD

STATE TRUNK HIGHWAY "67"

(66' WIDE PUBLIC R.O.W.)

ALTA-ACSM
WISCONSIN BANCORP INC.
111 ELKHORN ROAD
VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."
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KEY PROJECT NUMBER	1801002
PROJECT SCALE	1" = 10'
SHEET NUMBER	C-1

REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY	DATE
				JTY	01/18/08
				DRAWN BY	DATE
				JTY	01/18/08
				APPROVED BY	DATE
				TSW	01/18/08
				CADFILE	
				XREF	
				LMAN	

WWUP-45

011-2255