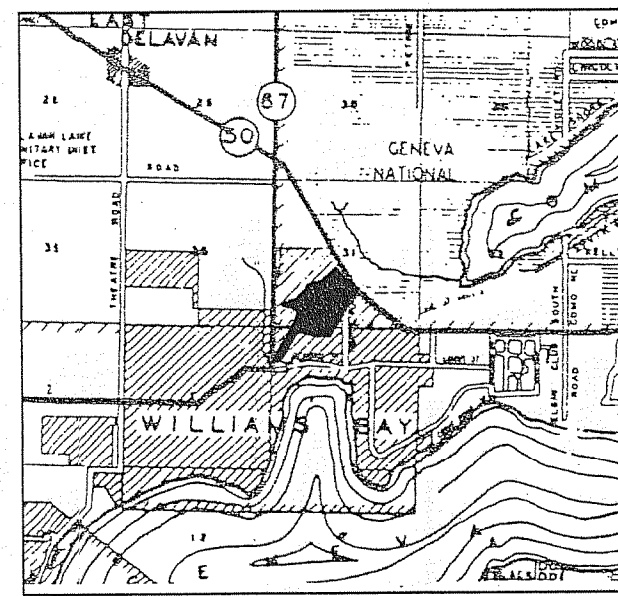


ALTA/ACSM LAND TITLE SURVEY

PART OF LOT 9, BLOCK 1 OF THE ORIGINAL PLAT OF WILLIAMS BAY, LOCATED IN THE NE 1/4 SECTION 1 TOWN 1 NORTH, RANGE 16 EAST & A PARCEL OF LAND LOCATED IN THE NW 1/4 SECTION 6, TOWN 1 NORTH, RANGE 17 EAST VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WI.



3. The land referred to in the Commitment is described as follows:

PARCEL 1:
All that part of Lot 9, Block 1 of the Original Plat of the Village of Williams Bay located in Section 1, T1N, R16E, Walworth County, Wisconsin described as follows: Commencing at the SW corner of Lot 9 which is the point of beginning; thence N 00° 12' 00" West 89.90 feet along the W/L of Lot 9 which is the E/L of Walworth Avenue; thence N 85° 10' 30" East 92.60 feet to the W/L of Elkhorn Road (S.T.H. 67); thence S 00° 03' 00" West 87.00 feet along said W/L to the N/L of Geneva Street (S.T.H. 36) which is the S/L of Lot; thence S 84° 22' 00" West 92.45 feet along said S/L to the point of beginning.

PARCEL 2:
A parcel of land located in the NW 1/4 of Section 6, T1N, R17E, in the Village of Williams Bay described as follows: Commencing at SW corner of Lot 9, Block 1 of the Original Plat of the Village of Williams Bay; thence N 84° 22' 00" East 158.75 feet along the N/L of Geneva Street (S.T.H. 36) to the point of intersection of the N/L of Geneva Street and the E/L of Elkhorn Road (S.T.H. 67) which is the point of beginning; thence N 00° 03' 00" East 120.00 feet along the E/L of Elkhorn Road; thence N 84° 22' 00" East 47.92 feet; thence S 00° 03' 00" West 120.00 feet to the N/L of Geneva Street; thence S 84° 22' 00" West 47.94 feet along said N/L to the point of beginning.

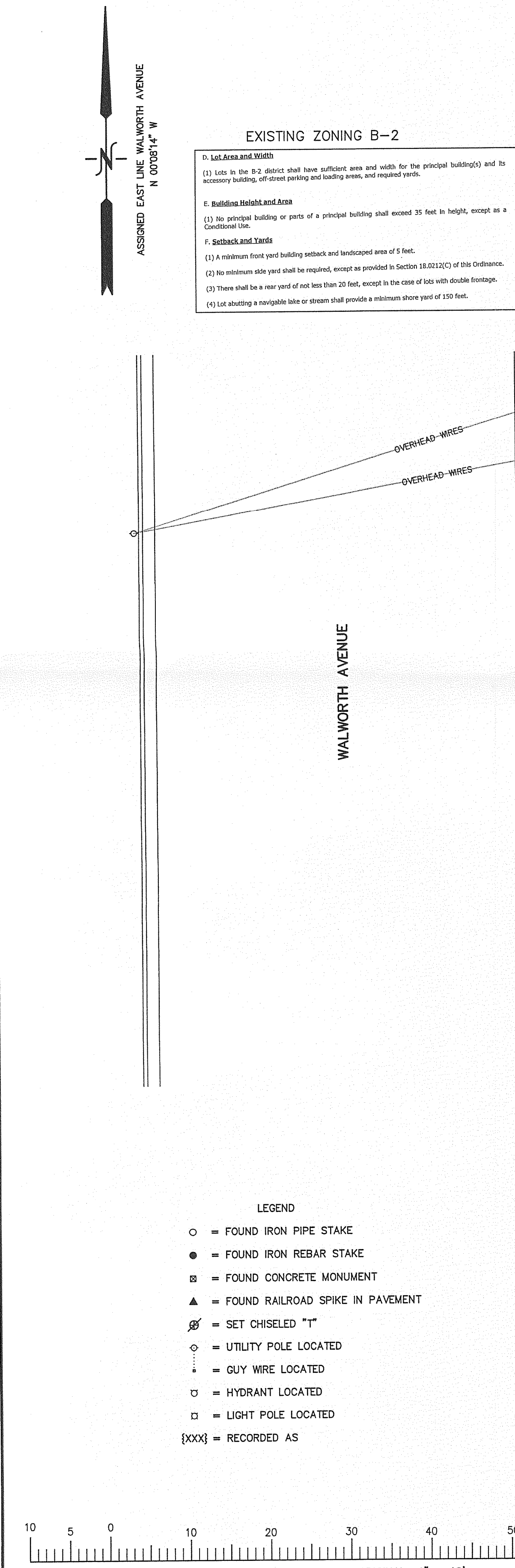
Tax Key No: WOP 00013 and WWUP 00047

EXISTING ZONING B-2

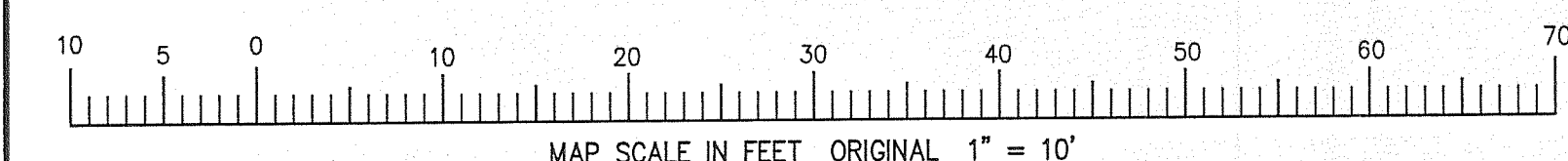
D. Lot Area and Width
(1) Lots in the B-2 district shall have sufficient area and width for the principal building(s) and its accessory building, off-street parking and loading areas, and required yards.

E. Building Height and Area
(1) No principal building or parts of a principal building shall exceed 35 feet in height, except as a Conditional Use.

F. Setback and Yards
(1) A minimum front yard building setback and landscaped area of 5 feet.
(2) No minimum side yard shall be required, except as provided in Section 18.021(2)(c) of this Ordinance.
(3) There shall be a rear yard of not less than 20 feet, except in the case of lots with double frontage.
(4) Lot abutting a navigable lake or stream shall provide a minimum shore yard of 150 feet.



- LEGEND**
- = FOUND IRON PIPE STAKE
 - = FOUND IRON REBAR STAKE
 - ⊗ = FOUND CONCRETE MONUMENT
 - ▲ = FOUND RAILROAD SPIKE IN PAVEMENT
 - ⊕ = SET CHISELED "T"
 - ◇ = UTILITY POLE LOCATED
 - ⋄ = GUY WIRE LOCATED
 - ⊠ = HYDRANT LOCATED
 - ⊞ = LIGHT POLE LOCATED
 - {XXX} = RECORDED AS



ALTA SURVEY
SURVEYOR'S CERTIFICATION

This survey is made for the benefit of:

John Jacobs
Chicago Title Insurance Company
Boywater, LLC
Lender to be determined later

I, Peter S. Gordon, Professional Land Surveyor do hereby certify to the aforesaid parties, as of the date set forth above that I have made a careful survey of a tract of land described as attached:

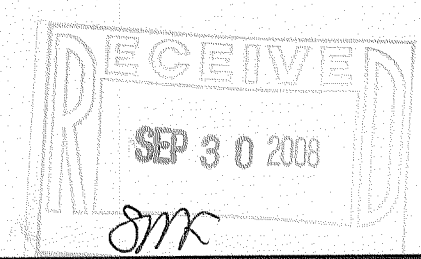
- This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by the ALTA/NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 8, 10, and 11(a) thereof. Pursuant to the accuracy standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.
- The accompanying survey was made on the ground and correctly shows the location of all buildings, structures, and other improvements situated on the above premises; there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon and was made in accordance with laws and/or Minimum Standards of the State of Wisconsin.
- The property described hereon is the same as the property described in Chicago Title Insurance Company Commitment No. 429886 with an effective date of July 28, 2008 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject site.
- Said described property lies in an area which has not been mapped by FEMA to determine a flood hazard classification (designation).

Dated August 29, 2008

Peter S. Gordon
PETER S. GORDON
Registration No. 2101



SURVEYOR'S NOTES:
EXISTING CURRENT TITLE REVEALS NO EASEMENTS OF RECORD.
PARCEL 2 IS CURRENTLY USED FOR PARKING ONLY. THERE IS AN APPARENT EASEMENT FOR THE ABUTTING PARCEL FOR ACCESS OVER PARCEL 2.



ALTA/ACSM LAND TITLE SURVEY
VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN

- WORK ORDERED BY -
FRENCH COUNTRY INN
WISCONSIN RD
LAKE GENEVA, WI 53147

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5966

REVISIONS

PROJECT NO.
7717

DATE
08/28/2008

SHEET NO.
1 OF 1

WOP-13 WWUP-47

011-2232