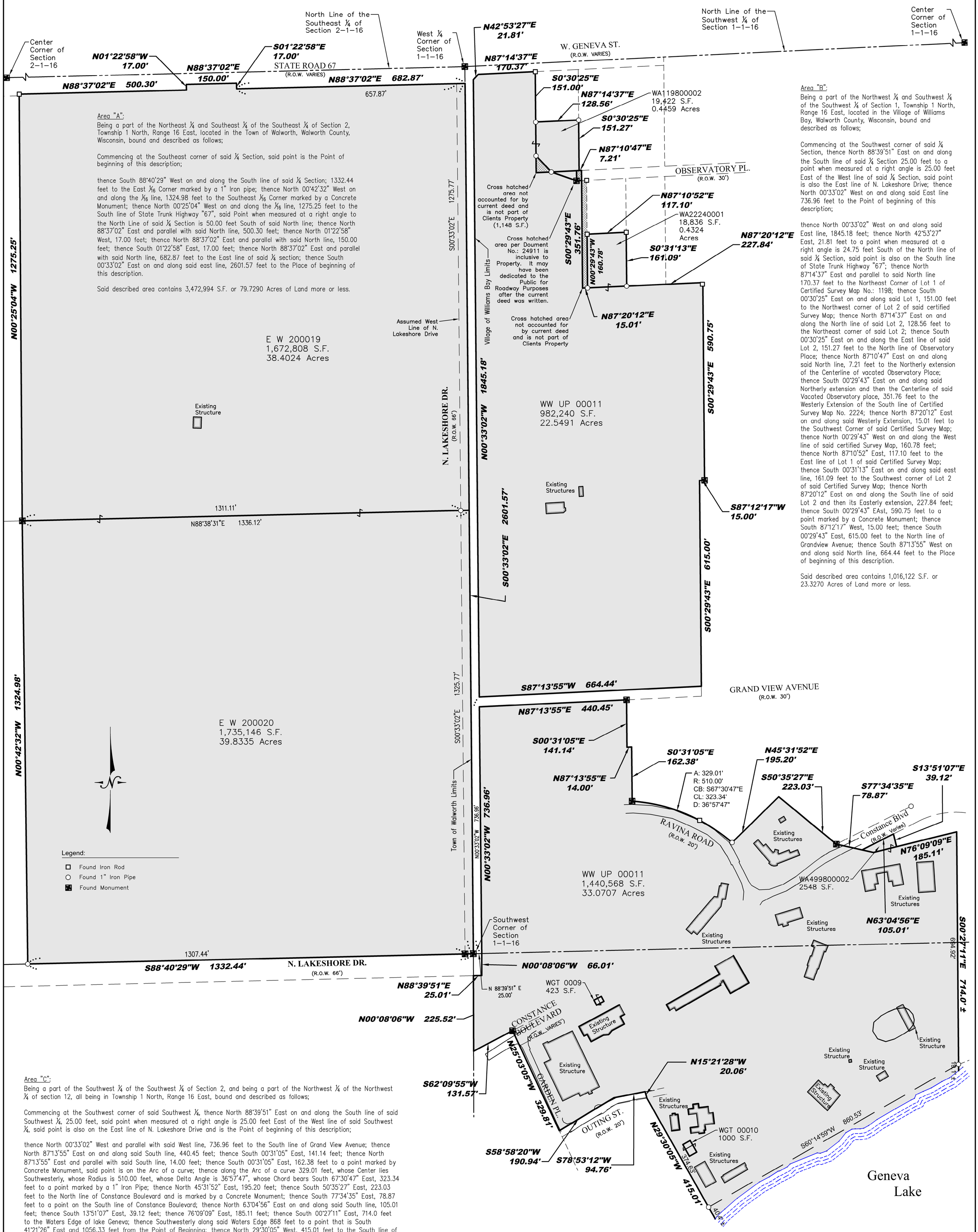

Area "A":

Being a part of the Northeast ¼ and Southeast ¼ of the Southeast ¼ of Section 2, Township 1 North, Range 16 East, located in the Town of Walworth, Walworth County, Wisconsin, bound and described as follows;

Commencing at the Southeast corner of said ¼ Section, said point is the Point of beginning of this description;

thence South 88°40'29" West on and along the South line of said ¼ Section; 1332.44 feet to the East 1/16 Corner marked by a 1" Iron pipe; thence North 00°42'32" West on and along the 1/16 line, 1324.98 feet to the Southeast 1/16 Corner marked by a Concrete Monument; thence North 00°25'04" West on and along the 1/16 line, 1275.25 feet to the South line of State Trunk Highway "67", said Point when measured at a right angle to the North Line of said ¼ Section is 50.00 feet South of said North line; thence North 88°37'02" East and parallel with said North line, 500.30 feet; thence North 01°22'58" West, 17.00 feet; thence North 88°37'02" East and parallel with said North line, 150.00 feet; thence South 01°22'58" East, 17.00 feet; thence North 88°37'02" East and parallel with said North line, 682.87 feet to the East line of said ¼ section; thence South 00°33'02" East on and along said east line, 2601.57 feet to the Place of beginning of this description.

Said described area contains 3,472,994 S.F. or 79.7290 Acres of Land more or less.

Area "B":

Being a part of the Northwest ¼ and Southwest ¼ of the Southwest ¼ of Section 1, Township 1 North, Range 16 East, located in the Village of Williams Bay, Walworth County, Wisconsin, bound and described as follows;

Commencing at the Southwest corner of said ¼ Section, thence North 88°39'51" East on and along the South line of said ¼ Section 25.00 feet to a point when measured at a right angle is 25.00 feet East of the West line of said ¼ Section, said point is also the East line of N. Lakeshore Drive; thence North 00°33'02" West on and along said East line 736.96 feet to the Point of beginning of this description;

thence North 00°33'02" West on and along said East line, 1845.18 feet; thence North 42°53'27" East, 21.81 feet to a point when measured at a right angle is 24.75 feet South of the North line of said ¼ Section, said point is also on the South line of State Trunk Highway "67"; thence North 87°14'37" East and parallel to said North line 170.37 feet to the Northeast Corner of Lot 1 of Certified Survey Map No.: 1198; thence South 00°30'25" East on and along said Lot 1, 151.00 feet to the Northwest corner of Lot 2 of said certified Survey Map; thence North 87°14'37" East on and along the North line of said Lot 2, 128.56 feet to the Northeast corner of said Lot 2; thence South 00°30'25" East on and along the East line of said Lot 2, 151.27 feet to the North line of Observatory Place; thence North 87°10'47" East on and along said North line, 7.21 feet to the Northerly extension of the Centerline of vacated Observatory Place; thence South 00°29'43" East on and along said Northerly extension and then the Centerline of said Vacated Observatory place, 351.76 feet to the Westerly Extension of the South line of Certified Survey Map No. 2224; thence North 87°20'12" East on and along said Westerly Extension, 15.01 feet to the Southwest Corner of said Certified Survey Map; thence North 00°29'43" West on and along the West line of said certified Survey Map, 160.78 feet; thence North 87°10'52" East, 117.10 feet to the East line of Lot 1 of said Certified Survey Map; thence South 00°31'13" East on and along said east line, 161.09 feet to the Southwest corner of Lot 2 of said Certified Survey Map; thence North 87°20'12" East on and along the South line of said Lot 2 and then its Easterly extension, 227.84 feet; thence South 00°29'43" EAst, 590.75 feet to a point marked by a Concrete Monument; thence South 87°12'17" West, 15.00 feet; thence South 00°29'43" East, 615.00 feet to the North line of Grandview Avenue; thence South 87°13'55" West on and along said North line, 664.44 feet to the Place of beginning of this description.

Said described area contains 1,016,122 S.F. or 23.3270 Acres of Land more or less.

Area "C":

Being a part of the Southwest ¼ of the Southwest ¼ of Section 2, and being a part of the Northwest ¼ of the Northwest ¼ of section 12, all being in Township 1 North, Range 16 East, bound and described as follows;

Commencing at the Southwest corner of said Southwest ¼, thence North 88°39'51" East on and along the South line of said Southwest ¼, 25.00 feet, said point when measured at a right angle is 25.00 feet East of the West line of said Southwest ¼, said point is also on the East line of N. Lakeshore Drive and is the Point of beginning of this description;

thence North 00°33'02" West and parallel with said West line, 736.96 feet to the South line of Grand View Avenue; thence North 87°13'55" East on and along said South line, 440.45 feet; thence South 00°31'05" East, 141.14 feet; thence North 87°13'55" East and parallel with said South line, 14.00 feet; thence South 00°31'05" East, 162.38 feet to a point marked by Concrete Monument, said point is on the Arc of a curve; thence along the Arc of a curve 329.01 feet, whose Center lies Southwesterly, whose Radius is 510.00 feet, whose Delta Angle is 36°57'47", whose Chord bears South 67°30'47" East, 323.34 feet to a point marked by a 1" Iron Pipe; thence North 45°31'52" East, 195.20 feet; thence South 50°35'27" East, 223.03 feet to the North line of Constance Boulevard and is marked by a Concrete Monument; thence South 77°34'35" East, 78.87 feet to a point on the South line of Constance Boulevard; thence North 63°04'56" East on and along said South line, 105.01 feet; thence South 13°51'07" East, 39.12 feet; thence 76°09'09" East, 185.11 feet; thence South 00°27'11" East, 714.0 feet to the Waters Edge of lake Geneva; thence Southwesterly along said Waters Edge 868 feet to a point that is South 41°21'26" East and 1056.33 feet from the Point of Beginning; thence North 29°30'05" West, 415.01 feet to the South line of Outing Street; thence North 15°21'28" West, 20.06 feet to the North line of Outing Street; thence South 78°53'12" West on and along said North line, 94.76 feet; thence South 58°58'20" West on and along said North line, 190.94 feet to a point on the West line of Garden Place; thence North 25°03'05" West on and along said West line, 329.81 feet to the North line of Constance Boulevard marked with a Concrete Monument; thence South 62°09'55" West on and along said North line, 131.57 feet to the West line of said Northwest ¼ Section; thence North 00°08'06" West on and along said West line, 225.52 feet to the South line of N. Lakeshore Drive; thence North 88^°39'51" East on and along said South line, 25.01 feet to a point when measured at a right angle is 25 feet East of said West line, said point is also the East line of N. Lakeshore Drive; thence North 00°08'06" West on and along said East line and parallel with said West line 66.01 feet to the Place of beginning.

Said described area contains S.F. or Acres of Land more or less.

I certify that I have surveyed the above-described property and in my professional opinion this map is a true representation thereof and is made in accordance with the records of the register of deeds as nearly as practical and that this survey complies with Wisconsin Administrative code AE-7 except for those items waived, if any, and is bound by Wisconsin State Statute 893.37 that defines statute of limitations in regard to surveys. This survey was prepared for the exclusive use of the client and present owners of the property.

No title policy has been provided to the surveyor regarding the property identified on this map. Therefore this plat of survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS survey.

Rick R. Hillmann, Professional Land Surveyor, S-3005

WISCONSIN
RICK R HILLMANN
S-3005
NEW BERLIN WI
LAND SURVEYOR

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040

0 140'
SCALE

Project No.
23.5004

Drawn By: TJM
Field Work: LG

Plat of Survey
for
Aurora Universtiy

Lake Geneva, WI

Property Description:

The property on the face of this Map consists of 7 different Tax Identification numbers. Please refer to the Property description hereon.