ALTA/ACSM LAND TITLE SURVEY LOCATION SKETCH SURVEYOR'S STATEMENT LEGEND TO: Marcus Outlots, Inc., Security Title Company of Walworth County, Chicago Title BASIS OF BEARINGS: IS 3/4" X 24" IRON ROD SET Insurance Company, Southeastern Title Company, Inc., and Stewart Title Guaranty () RECORD INFORMATION (WT. = 1.5 LBS. / LF.)THE N. LINE OF THE NW1/4, SECTION 32, WHICH IS ASSUMED TO BEAR N89'34'30"E O POWER POLE 1 1/4" IRON PIPE FND. 1 1/4" IRON PIPE FND. DOWN GUY This is to certify that this map or plat and the survey on which it is based were made (i) in accordance -X- FENCE LINE FOUND WALWORTH COUNTY MONUMENT with the "Minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title ASPHALT SURFACE Surveys," jointly established and adopted by ALTA and ACSM in 1997 and includes items 1, 2, 3, 4, 5, FOUND CONCRETE MONUMENT 7(a), 8, 9, 10, 13 and 14 from Table A, thereof, and (ii) pursuant to the Accuracy Standards (as adopted CONCRETE SURFACE by ALTA and ACSM and in effect on the date of this certification) of a(n) "Urban" Survey. LIMITED ACCESS AREA NO SCALE 1 inch = 40 ft.BEAVER S-2183 PORTAGE Registered Land Surveyor, No. 2183 - COUNTY B.M. ELEV. = 856.64 File No. 1099-711 N89°34'30"E LEGAL DESCRIPTION - X—N89°34′30″E—X— → X → 840.00' → X — PARCEL 1: A parcel of land located in the Northwest 1/4 of Section 32, T.2N., R.18E., Town of Lyons, County of N. LINE OF THE E NW1/4, SEQ. Walworth and State of Wisconsin, and described as follows, to-wit: Commencing at the Northwest corner of said Section 32; thence North 89°08'22" East, 55 feet; thence South 5°25' East, 206.66 feet to the place of beginning; thence North 82°10' East, 200 feet; thence South 5°25' East, 300.00 feet; thence South 82°10' West, 138.39 feet; thence North 49°32' west, 88.43 feet; thence North 5°25' West, 233.92 feet to the place of beginning. EXCEPTING therefrom any part of the above described premises conveyed to the State of Wisconsin for highway purposes as contained in that certain deed recorded July 23, 1962 in Volume 580 of Deeds, at page 103 as Document No. PARCEL 2: A parcel of land located in the Northwest 1/4 of Section 32, T.2N., R.18E., Town of Lyons, County of Walworth and State of Wisconsin, described as follows: Commencing at the Northwest corner of said Section 32; thence North 89°08'22" East, 55.00 feet to the place of beginning; thence Easterly along the Northern boundary of said Section 32, 210 feet; thence South 5°25' East, 506 feet, more or less, to the Northern right-of-way line of State Trunk Highway 50; CATTAIL thence South 82°10' West, 148.39 feet; thence North 49°32' West, 88.43 feet; thence North 5°25' West, 440.58 feet to the place of beginning. This description is intended to describe the most Westerly 210 feet of property conveyed to Stanley J. Patla and Anna H. Patla, his wife, by deed recorded in Volume 560 of Deeds, at page 657. EXCEPTING therefrom a parcel of land located in the Northwest 1/4 of WATER ELEVATION = 844.43 Section 32, T.2N., R18E., described as follows, to-wit: Commencing at the Northwest corner of said Section 32; thence North 89°08'22" East, 55 feet; thence South 5°25' East, 206.66 feet to the place of beginning; thence North 82°10' East, 200 feet; thence South 5°25' East, 300.00 feet; thence South 82°10' West, 138.39 feet; thence North 49°32' West, 88.43 feet; thence North 5°25' West, 233.92 feet to the place of beginning. ALSO excepting therefrom any part of the above described premises conveyed to the State of Wisconsin for highway purposes as contained in that certain deed recorded July 23, 1962 in Volume 580 of Deeds at page 103 as "PINE TREES" Document No. 540649. PARCEL 3: Lot 1 of Certified Survey No. 51 according to the recorded plat thereof, being a part of the Northwest 1/4 of Section 32, T.2N., R.18E., Town of Lyons, County of Walworth and State of Wisconsin. CLEAN OUT This property hereon described is the same as the pertinent property as described in Chicago Title Insurance Company, Commitment No. Wal-34,258 (Amended), effective date October 1, 1999. Lot 2, Certified Survey Map, No. 51, recorded in the office of the Register of Deeds for Walworth County, Wisconsin on December 1, 1971 in Volume 1 of Certified Survey Maps on page 51 as Document No. 634856, located in the NW of Section 32, Town 2 North, Range 18 East, Town of Lyons, Walworth BROKEN ASPHALT PARKING LOT County, Wisconsin. This property hereon described is the same as the pertinent property as described in **Stewart Title** Guaranty Company, Commitment No. SEWT - 85180, effective date September 29, 1999. F.F. ELEV. = 874.46'— Being more particularly described as follows: Being all of Lots 1 and 2, Certified Survey Map, No. 51 and part of the Northwest Quarter of the Northwest Quarter of Section 32, Town 2 North, Range 18 East, Town of Lyons, Walworth County, Wisconsin, described as follows: Commencing at the Northwest corner of said Section 32; thence North 89°34'30" East along the north line of the Northwest Quarter of said Section 32, 55.00 feet thence continuing North 89°34'30" East along said north line of the Northwest Quarter of said Section 32, 840.00 feet to the Northeast corner of Lot 2, Certified Survey Map, No. 51; thence South 00°51'38" East along the east line of Lot 2, Certified Survey Map, No. 51, 384.55 feet to a point on the northerly right-of-way line of State Trunk Highway 50; thence South 79°16'00" West along said northerly right-of-way line of State Trunk Highway 50, 18.62 11,364.16 foot radius curve to the right having a central angle of 02°53'57" and whose long chord bears South 80°44'43" West, 574.98 feet; thence South 82°10'00" West along said northerly right-of-way line of State Trunk Highway 50, 151.76 thence North 49°32'00" West along said northerly right-of-way line of State Trunk Highway 50, 88.43 thence North 05°31'38" West along the easterly right-of-way line of Grand Geneva Way, 439.55 feet, (recorded as 440.59 feet), to the point of beginning. Containing 366,244 square feet, (8.41 acres), more or less. And being subject to servitudes and easements of use or record, if any. NOTES: 1.) ELEVATIONS SHOWN ON MAP ARE REFERENCED TO MEAN SEA LEVEL DATUM. BENCH MARK INFORMATION OBTAINED FROM COUNTY RECORDS. STOP SIGN 2.) AREA LOCATED IN FLOOD ZONE C, AREA OF MINIMAL FLOODING, ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 550462 0135B, DATED AUG. LIGHT POLE -3.) SUBJECT TO EASEMENT GRANTED TO THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WISCONSIN, RECORDED ON OCTOBER 24, 1966 IN VOLUME 641 ON PAGE 493 AS DOCUMENT NO. 586440, AS SHOWN 4.) SUBJECT TO EASEMENT GRANTED TO THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY, RECORDED ON OCTOBER 24, 1966 IN VOLUME 641 S.T.H. ON PAGE 491 AS DOCUMENT NO. 586439, LOCATION NOT DETERMINABLE. CENTERLINE CENTERLINE 5.) SUBJECT TO ACCESS LIMITATIONS CONTAINED IN DEED TO STATE OF WISCONSIN RECORDED JANUARY 20, 1962 IN VOLUME 580 OF DEEDS ON OWNERS: LT 1, C.S.M. # 51 ID LANDS TO THE WEST PAGE 103 AS DOCUMENT NO. 540649, AS SHOWN HEREON. 6.) S.T.H. "50" SURFACES SHOWN HEREON WERE ACTUAL FIELD MEASUREMENTS TAKEN ON JULY 10, 1999. RECONSTRUCTION OF THESE CONTAINING 366,244 SQ. FT. - 8.41 ACRES MARY HELEN YUNKE SURFACES ARE CURRENTLY IN PROGRESS AND WILL CHANGE IN ALTA/ACSM LAND TITLE SURVEY CONFIGURATION AND ELEVATION. **OWNER:** LO2, C.S.M. # 51 7.) UNDERGROUND UTILITIES WERE NOT LOCATED PRIOR TO ACTUAL FIELD

AS PREPARED BY: GROTHMAN AND ASSOCIATES, S.C.

MARCUS OUTLOTS, INC.

G&A

BEING ALL OF LOTS 1 AND 2, C.S.M. NO. 51, AND A PART OF THE NW1/4 OF THE NW1/4, SECTION 32, T.2N., R.18E., TOWN OF LYONS, WALWORTH COUNTY, WISCONSIN. FILE NO. 1099-711

OF i

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CHARTER CAPITAL, L.C. A WISCONSIN LIMITECLIABILITY COMPANY

COMPUTER REF. G: 999\9910\1099711.DWG

thence Southwesterly along said northerly right-of-way line of State Trunk Highway 50 along a

MEASUREMENTS, THEREFORE ARE NOT SHOWN HEREON.

625 E. SLIFER ST. PORTAGE, WI.53901

THIS INSTRUMENT DRAFTED BY DANIEL ABLEMAN

625 E. SLIFER ST., PORTAGE, WI. 53901

218-1218

GROTHMAN & ASSOC, S.C.