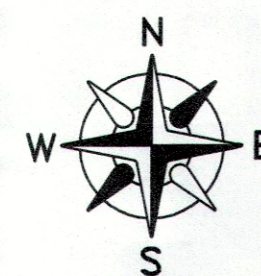
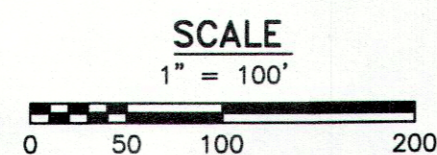
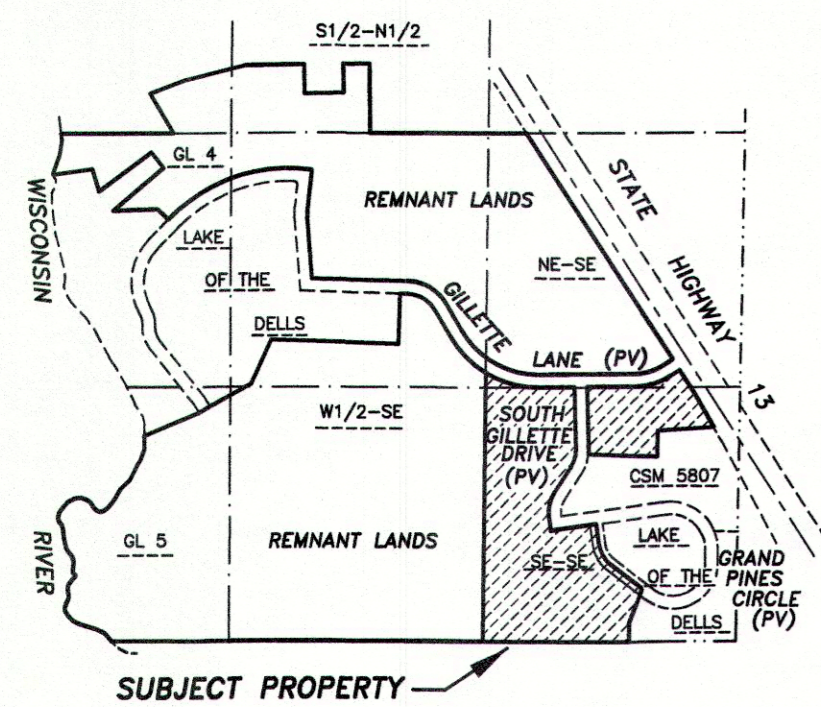


**LOCATION SKETCH**  
SECTION 17, T14N, R6E



**BASIS OF BEARINGS**  
THE SOUTH LINE OF THE SE 1/4 IS RECORDED TO BEAR S89°53'02"E.

**CURVE DATA TABLE**

NO.	DELTA ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	45°00'00"	167.00'	N29°59'58"W	127.82'
C2	07°14'44"	267.00'	S78°52'40"W	33.74'
C3	40°48'46"	183.00'	N12°54'25"E	127.62'
C4	34°55'46"	167.00'	N15°50'55"E	100.24'
C5	31°24'44"	533.00'	N74°40'35"W	288.57'
C6	07°01'38"	233.00'	S01°53'48"W	28.55'
C7	32°43'14"	333.00'	S73°15'27"W	187.60'
C8	28°36'32"	533.00'	N44°39'58"W	263.38'

**SURVEYOR'S CERTIFICATE**

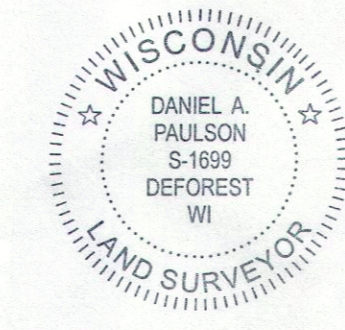
To: Riverdell, LLC  
Chicago Title Insurance Company

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 8, 11, 13, 18, 19 & 20 from Table A.

The field work was completed on May 6, 2019  
Date of Plot or Map: May 10, 2019  
Revised: May 30, 2019

*Daniel A. Paulson*  
Daniel A. Paulson, Professional Land Surveyor  
No. S-1699

5-30-19  
Date



**INSURED / PURCHASER / LENDER:**  
Holiday Shores Land, LLC, a Wisconsin Limited Liability Company

**INSURER / TITLE COMPANY**  
Chicago Title Insurance Company  
Commitment Number: AC-18206839 REVISION 4, Dated: March 18, 2019 at 5:59 A.M.

- NOTES:**
- Existing surface utilities, as shown on this map, located by observed evidence and as marked by Diggers Hotline. Ticket Number(s) 20191624294 & 20191624309. Contact Diggers Hotline at 1-800-242-8511 prior to any excavation.
  - Lands within the boundaries of the subject parcel are not identified to be in the 100 year Flood Plain per FEMA FIRM 55001C04330 & 55001C0441D.
  - A Zoning Report Letter was not provided. Zoning as shown per Adams County Website. Setback information was not provided.
  - A Wetlands report was not provided.
  - The Wisconsin DNR Website does not show any wetlands on the subject property.
  - No building were observed on Parcel 1 or Parcel 2.
  - No direct access to STH "13" was observed from Parcel 2.
  - Schedule B, Section 2, Exemptions: Items 12, 15, 16, 18, 19, 22, 23, 27, 28 and 29 were omitted from the Title Policy.

**PARCEL "1"**

**RECORD DESCRIPTION**

BEING A PART OF THE FOLLOWING:

Government Lots Four (4) and Five (5) of Section Seventeen (17), Township Fourteen (14) North, Range Six (6) East; LESS AND EXCEPT Lake of the Dells Number 1, Amendment No. 2 a Condominium, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a Declaration as such condominium in the Office of the Register of Deeds for Adams County, Wisconsin, on October 29, 2002 at 2:45 PM in Volume 3025 of Micro-records on Pages 24-77 inclusive, as Document No. 416736, said condominium being located in the Town of Dell Prairie, County of Adams, State of Wisconsin.

AND

That part of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section Seventeen (17), Township Fourteen (14) North, Range Six (6) East lying westerly of State Highway "13"; LESS AND EXCEPT Lake of the Dells Number 1, Amendment No. 2, a Condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a Declaration as such condominium in the Office of the Register of Deeds for Adams County, Wisconsin, on October 29, 2002 at 2:45 PM in Volume 3025 of Micro-records on Pages 24-77 inclusive, as Document No. 416736, said condominium being located in the Town of Dell Prairie, County of Adams, State of Wisconsin; ALSO LESS AND EXCEPT Lot Two (2) of Certified Survey Map No. 5807 as recorded in Volume 29 of Certified Surveys on Pages 244-246 as Document No. 520772, in the Town of Dell Prairie, County of Adams, State of Wisconsin.

AND

The West One-half of the Southeast Quarter (W1/2 SE1/4) of Section Seventeen (17), Township Fourteen (14) North, Range Six (6) East; LESS AND EXCEPT Lake of the Dells Number 1, Amendment No. 2 a Condominium, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a Declaration as such condominium in the Office of the Register of Deeds for Adams County, Wisconsin, on October 29, 2002 at 2:45 PM in Volume 3025 of Micro-records on Pages 24-77 inclusive, as Document No. 416736, said condominium being located in the Town of Dell Prairie, County of Adams, State of Wisconsin;

AND

The Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section Seventeen (17), Township Fourteen (14) North, Range Six (6) East; LESS AND EXCEPT that part lying within the limits of State Highway "13" AND FURTHER EXCEPTING Lake of the Dells Number 1, Amendment No. 2, a Condominium, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a Declaration as such condominium in the Office of the Register of Deeds for Adams County, Wisconsin, on October 29, 2002 at 2:45 PM in Volume 3025 of Micro-records on Pages 24-77 inclusive, as Document No. 416736, said condominium being located in the Town of Dell Prairie, County of Adams, State of Wisconsin; ALSO LESS AND EXCEPT Lots One (1) and Two (2) of Certified Survey Map No. 5807 as recorded in Volume 29 of Certified Surveys on Pages 244-246 as Document No. 520772, in the Town of Dell Prairie, County of Adams, State of Wisconsin.

AND

A part of the South One-half of the North One-half (S1/2 N1/2) of Section Seventeen (17), Township Fourteen (14) North, Range Six (6) East described as: A part of the South One-half of the North One-half, all in Section Seventeen, T14N, R6E, in the Town of Dell Prairie, Adams County, Wisconsin; Commencing at the East Quarter corner of said Section 17 bearing North 89-05-45 West, 1954.13 feet to the point of beginning; thence continued along the South line of the said South One-half of the North One-half of Section 17 bearing North 89-05-45 West, 1021.61 feet; thence along a line bearing North 30-30-00 West, 240.70 feet, to the Southwest corner of Sunny Dell Subdivision; thence along the South line of said Sunny Dell Subdivision bearing North 70-30-00 East, 183.55 feet; thence continued along the south line of said Sunny Dell Subdivision bearing North 77-28-30 East, 335.52 feet; thence continued along the South line of Sunny Dell Subdivision and the North line of 6 bearing South 89-58-05 East, 303.39 feet thence along the East line of said Lot 6 bearing South 00-00-34 West, 149.95 feet, to the Southeast corner thereof; thence along the South line of lots 5, 4, and 3 bearing South 89-59-25, East 203.91 feet, to the Southwest corner of Lot 2; thence along the West line of Lot 2 bearing North 00-00-35 East, 149.93 feet; thence along the North line of Lots 2 and 1 bearing South 89-58-45 East, 135.85 feet; thence along the East line of Lot 1 bearing South 00-00-35 West, 149.93 feet and continuing the bearing South 00-00-35 West, 207.35 feet to the point of beginning. Said lands located in the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) and the Southwest Quarter of the Northeast Quarter (SW NE) of Section Seventeen (17), Township Fourteen (14) North, Range Six (6) East.

**NEW DESCRIPTION (NEW DESCRIPTION CREATED TO REFLECT THE PORTION OF THE PROPERTY TO BE TRANSFERRED.)**

COMMENCING at the South 1/4 Corner of Section 17;  
thence S89°53'02"E, 1339.63 feet along the south line of the SE 1/4 of Section 17 to the POINT OF BEGINNING;  
thence continuing S89°53'02"E, 764.35 feet along the south line of the SE 1/4 of Section 17 to Lake of the Dells Number 1, Amendment No. 2;  
thence N00°07'09"E, 100.00 feet along Lake of the Dells Number 1, Amendment No. 2;  
thence continuing along Lake of the Dells Number 1, Amendment No. 2, N21°06'44"E, 186.75 feet;  
thence continuing along Lake of the Dells Number 1, Amendment No. 2, N52°29'58"W, 206.35 feet to a point of curvature;  
thence continuing along Lake of the Dells Number 1, Amendment No. 2 and the arc of said curve to the right with a central angle of 45° 00'00", a radius of 167.00 feet and a long chord of N29°59'58"W, 127.82 feet;  
thence continuing along Lake of the Dells Number 1, Amendment No. 2, N07°29'58"W, 99.01 feet;  
thence continuing along Lake of the Dells Number 1, Amendment No. 2, S82°30'02"W, 206.51 feet to a point of curvature;  
thence continuing along Lake of the Dells Number 1, Amendment No. 2 and the arc of said curve to the left with a central angle of 07°14'44", a radius of 267.00 feet and a long chord of S78°52'40"W, 33.74 feet;  
thence continuing along Lake of the Dells Number 1, Amendment No. 2, N07°29'58"W, 74.49 feet to a point of curvature;  
thence continuing along Lake of the Dells Number 1, Amendment No. 2 and the arc of said curve to the right with a central angle of 40°48'46", a radius of 183.00 feet and a long chord of N12°54'25"E, 127.62 feet;  
thence continuing along Lake of the Dells Number 1, Amendment No. 2, N33°18'48"E, 153.76 feet to a point of curvature;  
thence continuing along Lake of the Dells Number 1, Amendment No. 2 and the arc of said curve to the left with a central angle of 34°55'46", a radius of 167.00 feet and a long chord of N15°50'55"E, 100.24 feet;  
thence continuing along Lake of the Dells Number 1, Amendment No. 2, N01°36'58"W, 318.50 feet;  
thence continuing along Lake of the Dells Number 1, Amendment No. 2, S89°37'04"W, 184.77 feet to a point of curvature;  
thence continuing along Lake of the Dells Number 1, Amendment No. 2 and the arc of said curve to the right with a central angle of 31°24'44", a radius of 533.00 feet and a long chord of N74°40'35"W, 288.57 feet;  
thence S00°29'37"W, 1390.30 feet to the POINT OF BEGINNING.  
Containing 741,540 Square Feet (17.023 Acres).

AND

**PARCEL "2"**

Lot One (1) of Certified Survey Map No. 5807 as recorded in Volume 29 of Certified Survey Maps on Pages 244-246 in Document No. 520772, in the Town of Dell Prairie, Adams County, Wisconsin.

**PROPERTY ADDRESS**  
PARCEL "A"  
NO ADDRESS ASSIGNED BY ADAMS COUNTY  
PARCEL "B"  
LOT 2, C.S.M. NO. 5807  
3884 S GILLETTE DRIVE (PV)  
WISCONSIN DELLS, WI 53965  
**GROSS LAND AREA**  
930,320 SQUARE FEET  
21.357 ACRES

**PARCEL "1"**  
741,540 SQUARE FEET  
17.023 ACRES  
[ZONED P-R: PLANNED RESIDENTIAL]  
[ZONED B-1: RURAL BUSINESS]

- LEGEND**
- ADAMS COUNTY SECTION CORNER (HARRISON MONUMENT)
  - 3/4" IRON RE-BAR (FOUND) (UNLESS NOTED)
  - 3/4" X 18" ROUND IRON RE-BAR WEIGHING 1.50 LBS/LF (SET)
  - △ PK NAIL (SET)
  - ( ) "RECORDED AS" INFORMATION
  - OVERHEAD UTILITY POLE
  - ▭ PRIVACY FENCE LINE (UNLESS NOTED)
  - OVERHEAD UTILITIES
  - UNDERGROUND FIBER OPTIC LINE
  - GAS
  - UNDERGROUND GAS LINE
  - (PV) PRIVATE ROADWAY
  - ASPHALT OR GRAVEL SURFACE (AS NOTED)
  - ① EXCEPTION NUMBER
  - ② POTENTIAL LOCATION OF EXCEPTION
  - [P-R] ZONING PER ADAMS COUNTY WEBSITE



**SCHEDULE B, SECTION TWO, EXCEPTIONS**

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part 1 Requirements are met.  
NOT SURVEY RELATED
- Special taxes or assessments, if any.  
NOT SURVEY RELATED
- Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due and payable on the development or improvement of the Land, whether assessed or NOT SURVEY RELATED
- Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.  
NOT SURVEY RELATED
- Rights or claims of parties in possession not shown by the Public Records.  
SEE MAP
- Any encroachment, encumbrance, violation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.  
SEE MAP
- Easements, or claims of easements, not shown by the Public Records.  
SEE MAP
- Any claim of adverse possession or prescriptive easement.  
SEE MAP
- Taxes, general and special, for 2018 and subsequent years  
NOT SURVEY RELATED
- Public or private rights, if any, in such portion of the subject premises as may be presently taken, used, laid out or dedicated in any manner whatsoever, for street, highway or alley purposes.  
SEE MAP
- Utility easement granted Wisconsin Power and Light Company as recorded in Volume 123 of Records on Page 282.  
BLANKET EASEMENT FOR ELECTRIC AND TELEPHONE (AS SURVEYED AND STAKED 12-11-60) LOCATION CAN NOT BE DETERMINED FROM THE RECORD DOCUMENT
- Easements for ingress and egress and temporary access as noted on Certified Survey Map No. 4031 and in Volume 2367 of Micro-records on Page 62.  
SEE MAP
- Non-exclusive access easement as described in Volume 2367 on Page 62-64.  
SEE MAP
- This land does not abut a public roadway and no town, county or municipality is under duty to maintain the private roadway leading to and from it.  
PARCEL 1 DOES NOT ABUT A PUBLIC HIGHWAY, PARCEL 2 ABUTS STH "13".  
SEE MAP FOR CLOSEST PUBLIC HIGHWAY
- Assignment and Assumption Agreement as recorded June 3, 2011 as Document No. 496467.  
RIGHTS NOT INCLUDED WITH TRANSFER
- Any discrepancies or conflicts in boundary lines; any shortages in area; any gaps, gores, or overlaps between the parcels comprising the land or between the land and adjoining parcels; or any encroachment or overlapping of improvements.  
SEE MAP
- Terms and conditions of an Easement Agreement between Lake of the Dells Number 1 Condominium Owners Association, Inc., and Majestic Development, LLC as recorded November 25, 2013 in Document No. 513728; AND Correction instrument recorded December 26, 2013 in Document No. 514222.  
SEE MAP
- Terms and conditions of an Easement Agreement between Yesterday Today and Forever LLC and Majestic Development, LLC recorded September 28, 2017 in Document No. 539859.  
SEE MAP
- Title to any equipment, fixtures, appliances, tanks, machinery or installations, except such as is finally determined to be part of the insured premises, determination of which shall not be part of the obligation of the company.  
NOT SURVEY RELATED
- Underground Fiber Optic line crossing the Northwest corner of Parcel 2 as shown on the ALTA/NSPS Land Title Survey as Job No. 0319-036 dated May 10, 2019.  
SEE MAP
- Possible encroachment due to Split Rail Fence being located not on the lot line but entirely within the boundaries of Parcel 2 (North line and West line) as shown on the ALTA/NSPS Land Title Survey as Job No. 0319-036 dated May 10, 2019.  
SEE MAP
- Possible rights of others for the use of gravel driveway exiting Gillette Lane, crossing Parcel 2 in a North/South direction, exiting Parcel 2 and continuing North/South through Lands by Yesterday Today and Forever LLC then heading East/West to South Gillette Drive through lands by Yesterday Today and Forever LLC as shown on the ALTA/NSPS Land Title Survey as Job No. 0319-036 dated May 10, 2019.  
SEE MAP
- Underground gas line crossing through a portion of Parcel 1 just South of the Eastern most point of Parcel 1 as shown on the ALTA/NSPS Land Title Survey as Job No. 0319-036 dated May 10, 2019.  
SEE MAP
- Possible encroachment and rights of others due to Asphalt Roadway crossing a portion of Parcel 1 and Northwest of the Eastern most point of Parcel 1 as shown on the ALTA/NSPS Land Title Survey as Job No. 0319-036 dated May 10, 2019.  
SEE MAP
- Possible location of WP&L easement running in an East/West direction North of the South line of Parcel 1 and North of the privacy fence line, evidenced by overhead utility lines and overhead utility poles as shown on the ALTA/NSPS Land Title Survey as Job No. 0319-036 dated May 10, 2019.  
SEE MAP
- Any discrepancies or conflicts in boundary lines; any shortages in area; any gaps, gores, or overlaps between the parcels comprising the land or between the land and adjoining parcels; or any encroachment or overlapping of improvements, due to privacy fence line being located not on the lot line but entirely within the boundaries of Parcel 1 as shown on the ALTA/NSPS Land Title Survey as Job No. 0319-036 dated May 10, 2019. (South line)  
SEE MAP
- Existence of gravel driveway exiting asphalt roadway just East of the Western boundary of Parcel 1 and then traveling in a mostly Southerly direction through Parcel 1 exiting through a gate in the privacy fence line into lands by Holiday Shores Land, LLC as shown on the ALTA/NSPS Land Title Survey as Job No. 0319-036 dated May 10, 2019.  
SEE MAP

**SURVEYOR**  
PAULSON & ASSOCIATES, LLC  
Daniel A. Paulson  
136 W. Holm Street  
DeForest, WI 53532

**OWNER/CLIENT**  
Majestic Development, LLC  
c/o John Brandt  
1218 Williamson Street  
Madison, WI 53703

**PAULSON & ASSOCIATES, LLC**  
136 WEST HOLM STREET DEFOREST, WI 53532 (608)846-2523  
WWW.PAULSONLLC.NET

**ALTA/NSPS LAND TITLE SURVEY**

**MAJESTIC DEVELOPMENT, LLC**  
LOT 2, C.S.M. NO. 5807 AND LANDS LOCATED IN THE SE 1/4, SECTION 17, T14N, R06E, TOWN OF DELL PRAIRIE, ADAMS COUNTY, WISCONSIN

JOB NO. 0319-036	DRAWING NO.	DRAWN BY: TWP
REF:	REVISIONS: 5-30-19	DATE: 5-10-19

POS17140641005