

Located in NW1/4-NE1/4, SW1/4-NE1/4, NE1/4-NW1/4, SE1/4-NW1/4, SW1/4-NW1/4, NW1/4-SW1/4, SW1/4-SW1/4 and SE1/4-SW1/4, Section 27, SE1/4-NE1/4, NE1/4-SE1/4, SE1/4-SE1/4, Government Lots 5, 6, 7 and 8, Section 28, all T14N, R6E, City of Wisconsin Dells, Adams County, Wisconsin.

Client: Chula Vista Golf Resorts, Inc., 2501 River Road, Wisconsin Dells, WI, 53965

Carlson Surveying, a Division of General Engineering,  
PO Box 340, Portage, WI, 53901 Phone (608) 742-2169

Bearings are referenced to west line of NW1/4 of Section 27 and assumed to bear N0°29'53"W.

**PARCEL DESCRIPTIONS (Title commitment No. 414120083 Amendment 4):**

See sheet 5 of 5

**PARCEL EXCEPTIONS (Title commitment No. 414120083 Amendment 4):**

See sheet 5 of 5

**SURVEYOR'S CERTIFICATE:**

To Chula Vista Golf, Inc., Legends Title Services, LLC.:

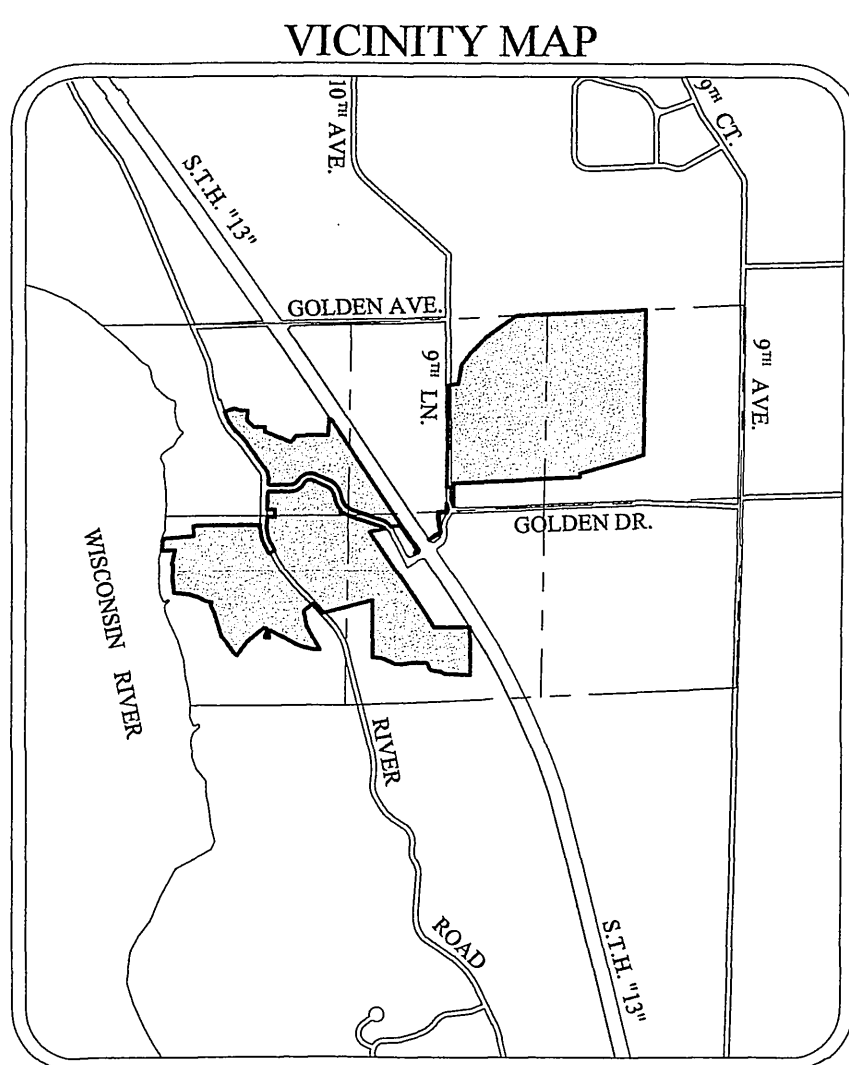
This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established by ALTA and NSPS in 2011 and includes item 1 of Table A thereof. Pursuant to the Accuracy standards as adopted by ALTA and NSPS and in effect on the date of the 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.

Dated this 13<sup>th</sup> day of May, 2015.

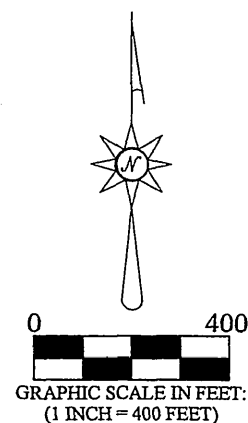
*Mark C Carlson*  
Professional Land Surveyor



POS27140611004



Sections 27 & 28, T14N, R6E  
Scale 1" = 1/2 mile

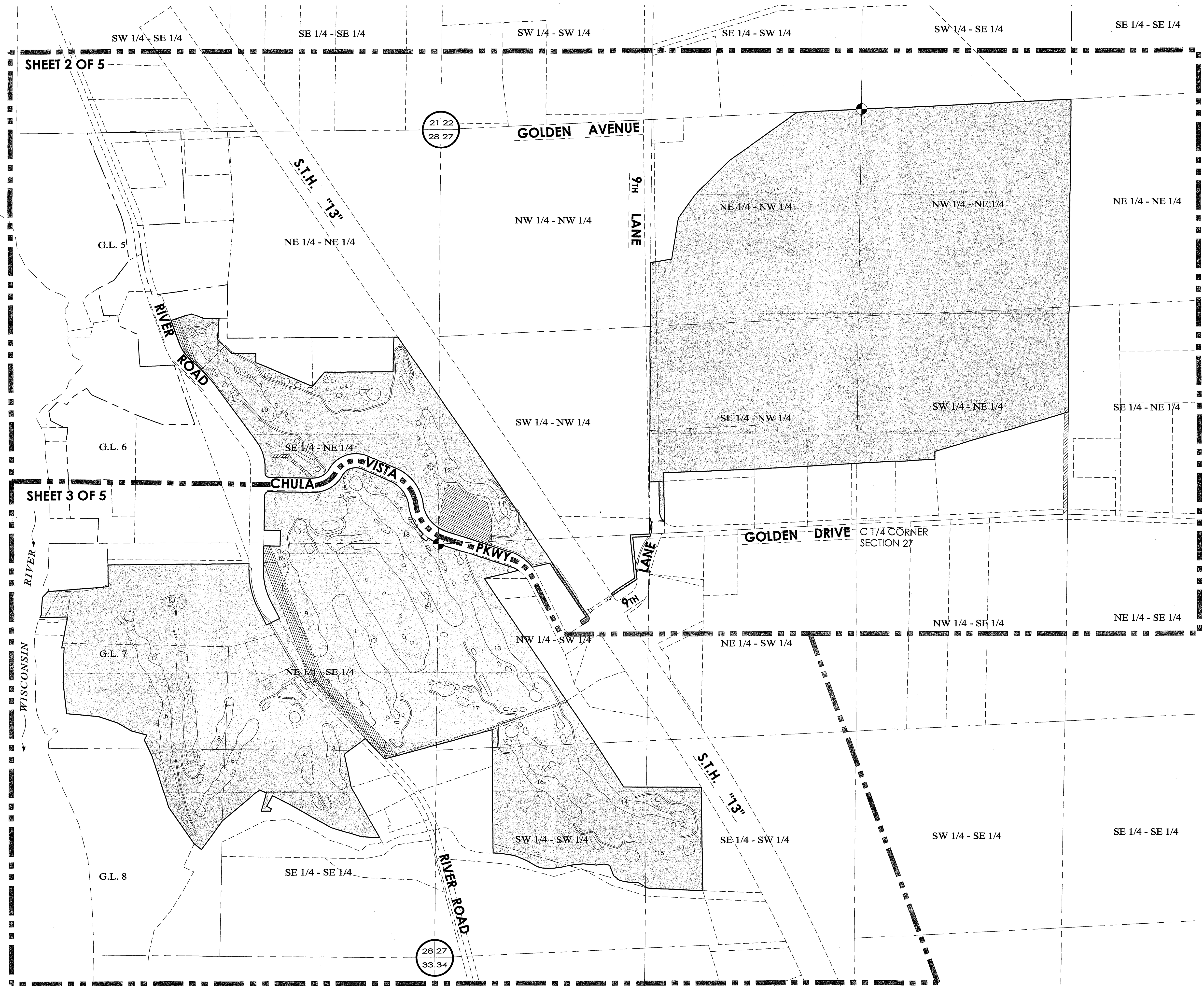


ALTA last revised on: May 13, 2015

**CARLSON SURVEYING**  
REGISTERED LAND SURVEYOR  
A DIVISION OF  
**GEC**  
General Engineering Company  
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**CHULA VISTA GOLF RESORT, INC.**  
**ALTA/ACSM LAND TITLE**

**SHEET INDEX**



**PARCEL DESCRIPTIONS (Title commitment No. 414120083 Amendment 4):**

All that part of the following described parcel lying West of State Trunk Highway 13 as traveled Sept. 1, 1987: The SW 1/4 NW 1/4 of Sec. 27, T14N, R6E, and that part of Lot 5 and that part of Lot 6 and that part of the SE 1/4 NE 1/4, all in Sec. 28, T14N, R6E, City of Wisconsin Dells, Adams County, Wisconsin, which is bounded by the following described line: Beginning at the Southeast corner of the said SE 1/4 NE 1/4, Section 28, Township 14 North, Range 6 East; thence North along the East line of said SE 1/4 NE 1/4 to the Northeast corner of said SE 1/4 NE 1/4; thence West along the North line of said SE 1/4 NE 1/4 to the Northwest corner of said SE 1/4 NE 1/4, also being the Southeast corner of Lot 5 of Section 28, Township 14 North, Range 6 East; thence North 2 degrees 45 minutes East along the Easterly boundary thereof a distance of 334 feet; thence South 34 degrees 30 minutes West in a direct line to the center of State Trunk Highway No. 13 (now known as River Road); thence Southeasterly along the center line of said highway to its intersection with the South line of said SE 1/4 NE 1/4 of Sec. 28; thence East along the South line of said SE 1/4 NE 1/4 a distance of 1210 feet to the point of beginning, LESS AND EXCEPT THE FOLLOWING PARCEL: A parcel of land being a part of Gov. Lot 5 of Sec. 28, Township 14 North, Range 6 East, City of Wisconsin Dells, Adams County, Wisconsin, more particularly described as follows: Commencing at the East 1/4 corner of Section 28, Township 14 North, Range 6 East; thence N 00 degrees 29'02"E along the East line of the Northeast 1/4 of said Sec. 28, 937.85 feet to the West line of S.T.H. "13"; thence N 33 degrees 34'50" W along said West line of S.T.H. "13", 458.46 feet to the North line of the Southeast 1/4 of the Northeast 1/4 of Sec. 28; thence S 89 degrees 41'22"W along said North line of the Northeast 1/4, 1053.97 feet to the Southeast corner of Gov. Lot 5 of said Section 28; thence N 00 degrees 26'40"E along the East line of said Gov. Lot 5, 125.77 feet to the point of beginning of the parcel to be described; thence N 89 degrees 33'20"W, 145.07 feet; thence N 68 degrees 02'03"W, 80.88 feet; thence S 70 degrees 42'31"W, 133.05 feet to the East line of River Road; thence N 19 degrees 17'29"W along the said East line of River Road, 179.62 feet; thence N 81 degrees 26'59"E, 411.26 feet to the East line of Gov. Lot 5 of Section 28; thence S 00 degrees 26'40"W along the said East line of Gov. Lot 5, 218.11 feet to the point of beginning.

A parcel of land, being part of Gov't. Lots 7 and 8 of Sec. 28, part of the SE 1/4 of Sec. 28, and part of the SW 1/4 of Sec. 27, all in T14N, R6E, City of Wisconsin Dells, Adams County, State of Wisconsin, described as follows: Commencing at an iron pipe at the N.E. corner of the SE 1/4 of Sec. 28, T14N, R6E, which point is also the point of beginning; thence N87 degrees 05'E, 615.66 feet to the westerly R/W line of STH 13; thence S32 degrees 58'E, 300.01 feet along said R/W line; thence N89 degrees 21'W, 492.55 feet; thence S32 degrees 58'E, 1351.89 feet; thence S31 degrees 53'E, 238.77 feet; thence S89 degrees 01'E, 486.85 feet to the intersection of a N-S property line of the owner with the westerly R/W line of STH 13; thence S0 degrees 54'W, 658.52 feet to the center of a ravine known as "Cold Water Canyon"; thence westerly along the centerline of said ravine to a point of intersection of a N-S property line with the canyon, said property line being an east property line of Van Wie; thence N0 degrees 00"E, 773.13 feet to a steel fence post set in concrete; thence S75 degrees 09'W, 697.55 feet to the centerline of River Road; thence N42 degrees 21'W, 176.26 feet along said centerline; thence S53 degrees 58'W, 163.06 feet; thence S11 degrees 08'E, 216.03 feet to a steel fence post set in concrete; thence S28 degrees 18'E, 367.67 feet to a point on top of the northerly side of "Cold Water Canyon"; thence along the top of said canyon N86 degrees 31'W, 109.27 feet; thence N72 degrees 31'W, 203.32 feet; thence N59 degrees 01'W, 291.09 feet; thence N61 degrees 17'W, 120.13 feet to the easterly edge of an abandoned road in a N-S ravine which intersects "Cold Water Canyon"; thence S28 degrees 44'W, 77.24 feet; thence S71 degrees 16'E, 32.34 feet to the top of "Cold Water Canyon"; thence S9 degrees 44'W, 15.84 feet to the bottom of "Cold Water Canyon"; thence S81 degrees 44'W, 56.10 feet along bottom of said canyon; thence N15 degrees 11'E, 120.08 feet along said intersecting ravine; thence N61 degrees 19'W, 46.20 feet to the top of "Cold Water Canyon"; thence S49 degrees 42'W, 305.00 feet; thence S37 degrees 27'W, 222.51 feet to a point on top of "Cold Water Canyon" which is also the top of the easterly side of a ravine running northerly and southerly and intersecting "Cold Water Canyon"; thence along the top of the easterly edge of the last mentioned ravine N49 degrees 18'W, 61.03 feet; thence N34 degrees 06'W, 277.62 feet; thence N16 degrees 06'W, 342.55 feet; thence N24 degrees 07'W, 114.77 feet; thence N26 degrees 56'E, 34.30 feet; thence N74 degrees 06'W, 95.72 feet across said ravine; thence N59 degrees 06'W, 103.64 feet; thence N 70 degrees 06'W, 125.42 feet; thence N84 degrees 06'W, 198.04 feet; thence N6 degrees 06'W, 195.46 feet; thence N1 degree 59'E, 227.65 feet to an X in a stone at the southeast corner of Robinson's Subdivision; thence S88 degrees 46'E, 1040.70 feet; thence N73 degrees 45'E, 315.09 feet to the centerline of River Road; thence along said centerline N29 degrees 54'W, 200.04 feet; thence along said centerline N19 degrees 34'W, 261.40 feet; thence S89 degrees 38'E, 165.00 feet; thence N19 degrees 34'W, 165.00 feet to the north line of the SE 1/4 Sec. 28; thence S89 degrees 38'E, 1054.70 feet along said north line to the point of beginning, LESS AND EXCEPT THE FOLLOWING PARCEL: A parcel of land being a part of the SE 1/4 of Sec. 28, T14N, R6E, City of Wisconsin Dells, Adams County, Wisconsin, described as: Commencing at an iron pipe at the Northeast corner of the SE 1/4 of Sec. 28, T14N, R6E; thence N89 degrees 38'W, 1054.70 feet along the north line of said SE 1/4; thence S19 degrees 34'E, 165.00 feet; thence N89 degrees 38'W, 165.00 feet to the center line of River Road; thence S19 degrees 34'E, 261.40 feet along River Road; thence S 29 degrees 54'E, 200.04 feet along River Road to the point of beginning; thence continuing S29 degrees 54'E, 223.02 feet along River Road; thence S62 degrees 20'W, 266.89 feet; thence N19 degrees 39'W, 270.02 feet; thence N73 degrees 45'E, 224.99 feet to the point of beginning.

A parcel of land in Fractional Government Lot Seven (7) and the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Sec. 28, T14N, R6E, City of Wisconsin Dells, Adams County, Wisconsin, which is bounded by the following described line: Beginning at a point on the north line of said NE 1/4 SE 1/4, 1210 feet west of the East 1/4 corner of said Section 28, said point also being on the centerline of River Road (formerly known as State Road); thence west along the north line of said NE 1/4 SE 1/4 and Fr. Government Lot 7, 823.7 feet to a point 360 feet east of a point where said line strikes the Wisconsin River; thence south 255 feet; thence westerly to a point on the east side of said river where the centerline of a ravine known as Robinson's Landing strikes the east side of the river; thence southerly along the east side of said river to a point on the westerly extension of the north line of Lot 1 of Robinson's Subdivision; thence easterly along the north line of said Lot 1 to the northeast corner of said Lot 1; thence S 9 degrees West along the east line of Lots 1 and 6 inclusive of said Robinson's Subdivision to the Southeast corner of Lot 6 of said subdivision, also being a point on the east and west centerline of said Gov. Lot 7; thence easterly along said centerline of Gov. Lot 7 and its easterly extension 1056.6 feet; thence N72 degrees E, 314.5 feet to a point on the centerline of said River Road; thence N 30 degrees 30'W along the centerline of said River Road, 226.3 feet; thence N21 degrees 19'W along the centerline of said River Road, 400 feet to the point of beginning. The above described parcel includes Lot's 1 and 2 of Robinson's Subdivision, and Lot 1 of Adams County Certified Survey Map No. 1161.

A parcel of land located in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Sec. 28, T14N, R6E, City of Wisconsin Dells, Adams County, Wisconsin, bounded by the following described line: Commencing at a 1 1/2-inch iron pipe at the southeast corner of Robinson's Subdivision; thence S88 degrees 46'E, 1040.70 feet; thence N73 degrees 45'E, 315.09 feet to the centerline of River Road; thence along said centerline N29 degrees 54'W, 200.04 feet; thence along said centerline N 19 degrees 34'W, 261.40 feet to the point of beginning; thence S89 degrees 38'E, 165.00 feet; thence N 19 degrees 34'W, 165.00 feet to the north line of said NE 1/4 SE 1/4; thence N 89 degrees 38'W along said north line to the centerline of River Road, said point recorded as being 1210 feet West of the E 1/4 corner of said Section 28; thence southeasterly to the point of beginning.

LESS AND EXCEPT a parcel of land being a part of the Northeast 1/4 of the Southeast 1/4 and part of Gov. Lot 7 of Sec. 28, T14N, R6E., City of Wisconsin Dells, Adams County, Wisconsin, more particularly described as follows: Commencing at the East 1/4 corner of Sec. 28, T14N, R6 East; thence S 89 degrees 34'42"W along the East-West 1/4 line of said Sec. 28, 1252.01 feet to the West line of River Road (old S.T.H. "13") and being the point of beginning of the parcel to be described; thence S 18 degrees 42' 43"E along the said West line of River Road, 86.19 feet; thence Southeasterly 36.05 feet along the said West line of River Road along the arc of a curve, concave Northeasterly, having a radius of 2969.00 feet and whose long chord bears S 19 degrees 03'35"E, 36.05 feet; thence S 89 degrees 34'42"W, 828.60 feet; thence N 00 degrees 45'12"W, 116.00 feet to the East-West 1/4 line of Section 28; thence N 89 degrees 34' 42"E along the said East-West 1/4 line of Sec. 28, 790.70 feet to the point of beginning.

ALSO EXCEPTING a parcel of land being a part of the NE 1/4 of the SE 1/4 of Sec. 28, T14N, R6E., City of Wisconsin Dells, Adams County, Wisconsin, more particularly described as follows: Commencing at the T14N, R6E, City of Wisconsin Dells, Adams County, Wisconsin, more particularly described as follows: Commencing at the East 1/4 corner of Sec. 28, T14N, R6 East; thence S 89 degrees 34'42"W along the East-West 1/4 line of said Sec. 28, 1252.01 feet to the West line of River Road (old S.T.H. "13"); thence S 18 degrees 42'43"E along the said West line of River Road, 86.19 feet; thence Southeasterly 164.29 feet along the said West line of River Road along the arc of a curve, concave Northeasterly, having a radius of 2969.00 feet and whose long chord bears S 20 degrees 17'49" E, 164.27 feet and being the point of beginning of the parcel to be described; thence Southeasterly 288.30 feet along the said West line of River Road along the arc of a curve, concave Northeasterly, having a radius of 2969.00 feet and whose long chord bears S 24 degrees 39'51"E, 288.18 feet; thence S 62 degrees 33'15"W, 19.00 feet; thence Northwesterly 130.51 feet along the arc of a curve, concave Northeasterly, having a radius of 2988.00 feet and whose long chord bears N 26 degrees 11'41"W, 130.50 feet; thence Northwesterly 160.80 feet along the arc of a curve, concave Northeasterly, having a radius of 552.50 feet and whose long chord bears N 16 degrees 36'20"W, 160.24 feet to the point of beginning.

ALSO EXCEPTING a parcel of land being a part of the SW 1/4 of the NW 1/4 and part of the NW 1/4 of the SW 1/4 of Sec. 27, part of the SE 1/4 of the NE 1/4, part of the NE 1/4 of the SE 1/4, part of Gov. Lot 5, part of Gov. Lot 6 and part of Gov. Lot 7 of Sec. 28, all located in T14N, R6E., City of Wisconsin Dells, Adams County, Wisconsin, more particularly described as follows: Commencing at the East 1/4 corner of Sec. 28, T14N, R6E.; thence S 89 degrees 34'42"W along the East-West 1/4 line of said Sec. 28, 1182.49 feet to the East line of River Road (old S.T.H. "13") and being the point of beginning of the parcel to be described; thence N 18 degrees 42'43"W along the said East line of River Road, 1691.65 feet; thence N 81 degrees 26'59"E, 21.77 feet; thence S 19 degrees 17'29"E, 327.95 feet; thence Southeasterly 143.29 feet along the arc of a curve, concave Northeasterly, having a radius of 292.50 feet and whose long chord bears S 33 degrees 19'33"E, 141.86 feet; thence S 47 degrees 21'36"E, 27.39 feet; thence Southeasterly 217.09 feet along the arc of a curve, concave Southwesterly, having a radius of 1007.50 feet and whose long chord bears S 41 degrees 11'13"E, 216.67 feet; S 35 degrees 00'51"E, 402.96 feet; thence Southeasterly 180.91 feet along

the arc of a curve, concave Southwesterly, having a radius of 287.50 feet and whose long chord bears S 16 degrees 59'15"E, 177.94 feet; thence S 01 degree 02'21"W, 35.77 feet; thence Southeasterly 39.27 feet along the arc of a curve, concave Northeasterly, having a radius of 25.00 feet and whose long chord bears S 43 degrees 57'39"E, 35.36 feet; thence S 88 degrees 57'39"E, 270.01 feet; thence Northeasterly 122.47 feet along the arc of a curve, concave Northwesterly, having a radius of 112.50 feet and whose long chord bears N 59 degrees 51'07"E, 116.51 feet to a point of reverse curvature; thence Northeasterly 279.08 feet along the arc of a curve, concave Southeasterly, having a radius of 187.50 feet and whose long chord bears N 71 degrees 18'15"E, 254.02 feet; thence S 66 degrees 03'21"E, 189.33 feet; thence Southeasterly 296.67 feet along the arc of a curve, concave Southwesterly, having a radius of 287.50 feet and whose long chord bears S 36 degrees 29'39"E, 283.68 feet to a point of reverse curvature; thence Southeasterly 239.90 feet along the arc of a curve, concave Northeasterly, having a radius of 212.50 feet and whose long chord bears S 39 degrees 16'30"E, 227.37 feet; thence S 71 degrees 37'03"E, 414.58 feet; thence Northeasterly 192.72 feet along the arc of a curve, concave Northwesterly, having a radius of 212.50 feet and whose long chord bears N 82 degrees 24'04"E, 186.19 feet; thence N 56 degrees 25'10"E, 17.04 feet to the West line of S.T.H. "13"; thence S 33 degrees 34'30" E along the said West line of S.T.H. "13", 90.00 feet; thence S 56 degrees 25'10"W, 17.04 feet; thence Southwesterly 274.35 feet along the arc of a curve, concave Northwesterly, having a radius of 302.50 feet and whose long chord bears S 82 degrees 24'04"W, 265.04 feet; thence N 10 degrees 37'03"W, 414.58 feet; thence Northwesterly 341.51 feet along the arc of a curve, concave Northeasterly, having a radius of 302.50 feet and whose long chord bears N 39 degrees 16'30"W, 323.66 feet to a point of reverse curvature; thence Northwesterly 203.80 feet along the arc of a curve, concave Southwesterly, having a radius of 197.50 feet and whose long chord bears N 36 degrees 29'39"W, 194.88 feet; thence N 66 degrees 03'21"W, 189.33 feet; thence Southwesterly 145.12 feet along the arc of a curve, concave Southeasterly, having a radius of 97.50 feet and whose long chord bears S 71 degrees 18'15"W, 132.09 feet to a point of reverse curvature; thence Southwesterly 220.45 feet along the arc of a curve, concave Northwesterly, having a radius of 202.50 feet and whose long chord bears S 59 degrees 51'07"W, 209.73 feet; thence N 88 degrees 57'39"W, 270.01 feet; thence Southwesterly 39.27 feet along the arc of a curve, concave Southeasterly, having a radius of 25.00 feet and whose long chord bears S 46 degrees 02'21"W, 35.36 feet; thence S 01 degree 02'21"W, 468.31 feet; thence Southeasterly 209.74 feet along the arc of a curve, concave Northeasterly, having a radius of 462.50 feet and whose long chord bears S 11 degrees 57'07"E, 207.94 feet to a point of compound curvature; thence Southeasterly 126.58 feet along the arc of a curve, concave Northeasterly, having a radius of 2898.00 feet and whose long chord bears S 26 degrees 11'41"E, 126.57 feet; thence S 62 degrees 33'15"W, 5.00 feet to the East line of River Road; thence Northwesterly 442.53 feet along the said East line of River Road along the arc of a curve, concave Northeasterly, having a radius of 2903.00 feet and whose long chord bears N 23 degrees 04'44"W, 442.10 feet; thence N 18 degrees 42'43"W along the said East line of River Road, 64.38 feet to the point of beginning.

A parcel of land being a part of the NE 1/4 of the SE 1/4 of Sec. 28, T14N, R6E., City of Wisconsin Dells, Adams County, Wisconsin, described as: Commencing at an iron pipe at the NE corner of the SE 1/4 of Sec. 28, T14N, R6E; thence N 89 degrees 38'W, 1054.70 feet along the north line of said SE 1/4; thence S 19 degrees 34'E, 165.00 feet; thence N89 degrees 38'W, 165.00 feet to the center line of River Road; thence S 19 degrees 34'E, 261.40 feet along River Road; thence S29 degrees 54'E, 200.04 feet along River Road to the point of beginning; thence continuing S29 degrees 54'E, 223.02 feet along River Road; thence S62 degrees 20'W, 266.89 feet; thence N 19 degrees 39'W, 270.02 feet; thence N73 degrees 45'E, 224.99 feet to the point of beginning.

A parcel of land located in the NW 1/4 of the NE 1/4, SW 1/4 of the NE 1/4, SE 1/4 of the NW 1/4 and NE 1/4 of the NW 1/4 of Sec. 27, T14 North, Range 6 East, City of Wisconsin Dells, Adams County, Wisconsin, bounded by the following described line: Beginning at the N 1/4 corner of said Section . 27; thence N87 degrees 21'00"E along the Section line, 1323.97 feet to the northeast corner of said NW 1/4 NE 1/4; thence S 0 degrees 43'00"W, 1322.54 feet to the northeast corner of said SW 1/4 NE 1/4; thence S 0 degrees 44'00"W along the East line of said SW 1/4 NE 1/4, 669.73 feet; thence S 73 degrees 26'W, 881.13 feet; thence S 0 degrees 41'W, 50.00 feet; thence S 86 degrees 55'30"W, 1140.66 feet; thence N 0 degrees 39'20"E, 280.81 feet; thence S 87 degrees 24'30"W, 660.81 feet to the West line of said SE 1/4 NW 1/4; thence N 0 degrees 38'00"E along the West line of said SE 1/4 NW 1/4 and NE 1/4 NW 1/4, 1071.00 feet; thence N 81 degrees 22'E, 133.24 feet; thence N 9 degrees 45'E, 265.39 feet; thence N 35 degrees 30'E, 209.00 feet; thence N 44 degrees 48'E, 281.27 feet; thence N 54 degrees 36'E, 520.03 feet to the north line of said Sec. 27, thence N 87 degrees 23'20"E along the section line, 412.07 feet to the point of beginning.

A parcel of land located in Lot 2, CSM No. 4470, SE 1/4-NW 1/4, Sec. 27, T14N, R6E, City of Wisconsin Dells, Adams County, Wisconsin bounded by the following described line: Beginning at the southwest corner of said Lot 2; thence N 0 degrees 31'20"E along west line of said Lot 2, 330.29 feet to the northwest corner of said Lot 2; thence N 87 degrees 18' 10"E along north line of said Lot 2, 89.94 feet; thence S 0 degrees 38'18"E, 330.00 feet to south line of said Lot 2; thence S 87 degrees 18'38"W along said south line, 96.63 feet to point of beginning.

Part of the NE 1/4-SE 1/4 and Lot 1, CSM No. 1161, Sec. 28, T14N, R6E., City of Wisconsin Dells, Adams County, Wisconsin bounded by the following described line: Commencing at the E 1/4 corner of said Sec. 28; thence S 89 degrees 34'42" W along the east-west 1/4 line of said Sec. 28, 1170.36 feet to the west line of new River Road; thence S 1 degree 02'21"W along said west line, 116.03 feet to a point 116 feet south of said east-west 1/4 line and point of beginning; thence S89 degrees 34'42"W parallel with said east-west 1/4 line 40 feet, more or less, to west line of old River Road; thence Southeasterly along west line of old River Road to west line of new River Road; thence Northerly along the west line of new River Road to point of beginning.

Part of the NE 1/4-SE 1/4 and SE 1/4-SE 1/4, Sec. 28, and the NW 1/4-SW 1/4, Sec. 27, all T14N, R6E, City of Wisconsin Dells, Adams County, Wisconsin bounded by the following described line: Beginning at the northwest corner of Lot 1, CSM No. 4999, Adams County, Wisconsin; thence N 71 degrees 38' 49"E along the north line of said Lot 1, 675.70 feet to the northeast corner of said Lot 1; thence S 74 degrees 35'30"W along south line of land described in Vol. 133, Page 581, Adams County Register of Deeds, 697.46 feet to the centerline of River Road; thence Southeasterly along said centerline to point of beginning.

Outlots 3, 4, and 8, Chula Vista Parkway Plat, City of Wisconsin Dells, Adams County, Wisconsin.

ALSO LESS AND EXCEPT a parcel of land located in NW 1/4 SW 1/4, Sec. 27, T14N, R6E, City of Wisconsin Dells, Adams County, Wisconsin bounded by the following described line: Commencing at the northeast corner of Phase 1, Coldwater Canyon Condominium along the west line of State Trunk Highway "13"; thence N89 degrees 55'40" W along north line of said Phase 1, 17.75 feet to the point of beginning; thence N 33 degrees 36' 05" W, 118.13 feet; thence S76 degrees 34' 06" W, 112.74 feet; thence Southerly on a curve to the right, radius 290.00 feet, whose chord bears S 31 degrees 49' 42" E, 55.14 feet; thence S26 degrees 22' 21" E, 28.04 feet to the north line of said Phase 1; thence S89 degrees 55' 40" E along said north line, 133.44 feet to the point of beginning.

Also excepting a parcel of land located in Lot 1, CSM 4470, SE 1/4-NW 1/4, Sec. 27, T14N, R6E, City of Wisconsin Dells, Adams County, Wisconsin bounded by the following described line: Beginning at the SE corner of said Lot 1; thence S87 degrees 18'10"W along south line of said Lot 1, 570.61 feet; thence N0 degrees 38'18"W 53.89 feet; thence N87 degrees 18'10"E parallel with said south line, 571.70 feet to east line of said Lot 1; thence S0 degrees 31'22"W along said east line, 53.95 feet to the point of beginning.

Also excepting part of Gov. Lot 5, Gov. Lot 6, and the SE 1/4-NE1/4, Sec. 28, T14N, R6E, City of Wisconsin Dells, Adams County, Wisconsin bounded by the following described line: Beginning at the southeast corner of Chula Vista Fairway Villa Condominiums, based on the Plat thereof recorded as Document No. 454761; thence S 0 degrees 26'40"W, 125.77 feet; thence N89 degrees 41'22"E, 519.98 feet; thence S 0 degrees 18'38"E, 309.93 feet; thence N 66 degrees 18'38"W, 377.62 feet; thence N 0 degrees 18'38"W, 59.34 feet; thence S89 degrees 41'22"W, 146.15 feet; thence N 45 degrees 18'38" W, 122.01 feet; thence N 3 degrees 24'08"E, 137.44 feet to the south line of said Condominium; thence S 89 degrees 33'20"E along said south line, 50.18 feet to point of beginning.

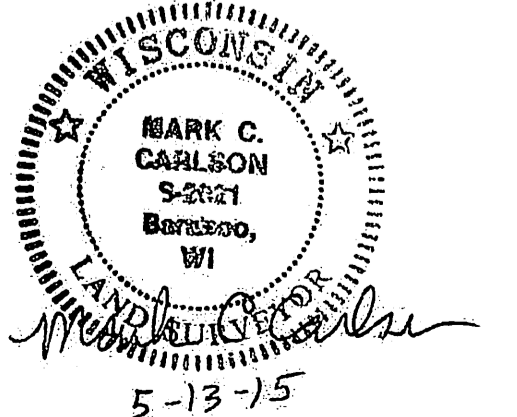
Also excepting Dedication of Lift Station #3 recorded in Adams Co. Document No. 463767.

Also excepting Dedication of well parcel recorded in Adams Co. Document No. 463766.

Also excepting all of Chula Vista Parkway Plat, City of Wisconsin Dells, Adams County, Wisconsin, EXCEPT Outlots 3, 4, and 8.

Units 7115, 7117, 7119, 7120, 7125, 7126, 7216, 7217, 7219, 7220, 7221, 7222, 7224, 7225, 7315, 7316, 7320, 7322, 7416, 7417, 7418, 7419, 7420, 7422, 7427, 7429, 7430, 7423, and 7424, together with said units undivided interest in the common elements, all in Chula Vista Fairway Villa Condominiums as declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and a Declaration of such condominium recorded in the office of the Register of Deeds of Adams County, Wisconsin on May 11, 2006 at 11:00 AM as Document No. 454760, as described on the plat thereof recorded in the office of the Register of Deeds of Adams County, Wisconsin on May 11, 2006 at 11:00 AM as Doc. No. 454761, and First Amendment to Declaration of Condominium of Chula Vista Fairway Villa Condominiums recorded Oct. 23, 2007 as Doc. No. 469976, all in Sec. 28, T14N, R6E., City of Wisconsin Dells, Adams County, Wisconsin and Chula Vista Fairway Villa Condominiums Addendum No. 1 recorded in the office of the Register of Deeds of Adams County on Oct. 23, 2007, as File 1 Condo Env. 76, as Doc. No. 469977, all in Sec. 28, T14N, R6E., City of Wisconsin Dells, Adams County Wisconsin.

Part of the SE 1/4-NE 1/4, Sec. 28, T14N, R6E, City of Wisconsin Dells, Adams County, Wisconsin bounded by the following described line: Commencing at the southeast corner of Chula Vista Fairway Villa Condominiums, based on the Plat thereof recorded as Doc. No. 454761; thence S 0 degrees 26'40"W, 125.77 feet; thence N 89 degrees 41'22"E, 519.98 feet to point of beginning; thence N89 degrees 41'22"E, 508.52 feet; thence S01 degrees 52'16"W, 219.90 feet; thence S89 degrees 41'22"W, 424.47 feet; thence S 39 degrees 41'22"W, 117.73 feet; thence N0 degrees 18'38"W, 309.93 feet to point of beginning.



5-13-15

**PARCEL EXCEPTIONS (Title commitment No. 414120083 Amendment 4):**

- Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- Special taxes or assessments, if any, payable with the taxes levied or to be levied for the current and subsequent years.
- 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 charged before or after the Date of Policy.
- 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.
- Rights or claims of parties in possession not shown by the public records.
- Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title including discrepancies, conflict in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the land and that are not shown in the public records.
- Easements, claims of easements or encumbrances not shown by the public records.
- Any claim of adverse possession or prescriptive easement.
- Taxes for 2015, not yet due and payable.
- Taxes and assessments, general or special, for the year 2014.
- Any assessment now or hereafter levied pursuant to the Declaration of Condominium for Chula Vista Fairway Villa Condominiums recorded as #454760 and First Amendment to Declaration of Condominium for Chula Vista Fairway Villa Condominiums recorded as #469976.
- Public or private rights in that part of the insured premises which may be laid out or used for highway purposes or rights of way.
- Easements for Public Utilities as recorded in Vol. 206 Records Page 160 as Doc. No. 228669, Vol. 293 Records Page 385 as Doc. No. 277178, and Doc. No. 452566.
- Annexation Ordinance recorded July 6, 2005 at 10:45 AM in Vol. 3959 Pages 33-46 as Doc. No. 445127. (with other land)
- Lift Station Easement Agreement recorded as Doc. No. 452558, Modification of Lift Station Easement Agreement recorded as Doc. No. 454759, and rights retained in Deed of Dedication recorded as Doc. No. 463764. (with other land)
- Terms, conditions, restrictions and provisions relating to the use and maintenance of the easements contained in Doc. Nos. 452559 and 464719. (with other lands)
- Terms, conditions, restrictions and provisions relating to the Declaration of Protective Covenants for Chula Vista Fairway Villa Condominiums recorded as Doc. No. 454760; First Amendment to Declaration of Condominium for Chula Vista Fairway Condominiums recorded as #469976; Chula Vista Fairway Villa Condominiums Addendum No. 1, Doc. No. 469977.
- Easements as shown on Chula Vista Fairway Villa Condominiums plat as recorded in Vile 1 Condo Env. 66 as Doc. no. 454761 and as shown on Chula Vista Fairway Villa Condominiums Addendum No. 1 plat.
- Terms and conditions contained in MEMORANDUM OF LEASE, Doc. No. 469450.
- Terms and conditions contained in FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF CHULA VISTA FAIRWAY VILLA CONDOMINIUMS, Doc. No. 469976.
- Terms and conditions contained in CHULA VISTA FAIRWAY VILLA CONDOMINIUMS ADDENDUM NO. 1, Doc. No. 469977.
- Possible garbage collection & recycling fees.
- Mortgage, Terms and Conditions thereof from CHULA VISTA FAIRWAY DEVELOPMENT, LLC to THE BARABOO NATIONAL BANK for \$10,000,000.00, dated April 16, 2007, recorded May 1, 2007, as Document #464990.
- Mortgage, Terms and Conditions thereof from CHULA VISTA FAIRWAY DEVELOPMENT, LLC to Chula Vista Golf Resort, Inc. for \$2,070,000.00, dated April 16, 2007, recorded May 1, 2007, as Document #464991.
- A Real Estate Security Agreement from Chula Vista Fairway Development, LLC to The Baraboo National Bank dated April 16, 2007, recorded May 1, 2007, Doc. No. 464992.
- Rights of the public in any portion of the subject premises lying below the ordinary high water mark of Cold Water Canyon Creek and rights of the government to regulate the use of the shore and riparian rights.
- This commitment/policy does not insure the exact location of any portion of the land created by gradual buildup of the shore (accretion), or the lowering of the water level (reliction), the title to land cut off by a change in the course of the water body (avulsion), or ownership of artificially filled land.
- Rights of the public in any portion of the subject premises lying below the ordinary high water mark of the Wisconsin River and rights of the government to regulate the use of the shore and riparian rights.
- This commitment/policy does not insure the exact location of any portion of the land created by gradual buildup of the shore (accretion), or the lowering of the water level (reliction), the title to land cut off by a change in the course of the water body (avulsion), or ownership of artificially filled land.
- Easements for Public Utilities as recorded in Vol. 92 Deeds, Page 238, Doc. No. 97465, Vol. 293 Records Page 385 as Doc. No. 277178, and Vol. 2442 Pages 53-62 as Doc. No. 399151.
- Easements for Public Utilities as recorded in Doc. No. 97541, 164486, and 164487.
- Easements for Public Utilities as shown on Adams County CSM No. 1161.
- Easements for Public Utilities recorded as Doc. No. 452566.
- Protective Restrictions and Covenants of record as shown in Vol. 133 Deeds Page 581 as Doc. No. 180140.
- Terms, conditions, restrictions and provisions relating to the use and maintenance of the easements contained in Doc. No. 161418 and Doc. No. 180140.
- Terms, conditions, restrictions and provisions relating to the use and maintenance of the easements contained in Doc. No. 27094, 59964, 89745, 89932, 94187, 109918, 119133, 217699, 227088, and 361689.
- Terms, conditions, restrictions and provisions relating to the use and maintenance of the easements contained in Doc. No. 89698, 94071, 170236, 350750, and as shown on Adams County CSM No. 1161.
- Annexation Ordinance recorded July 6, 2005 as Doc. No. 445127.
- Terms, conditions,

Located in NW1/4-NE1/4, SW1/4-NE1/4, NE1/4-NW1/4, SE1/4-NW1/4, SW1/4-NW1/4, NW1/4-SW1/4, SW1/4-SW1/4 and SE1/4-SW1/4, Section 27, SE1/4-NE1/4, NE1/4-SE1/4, SE1/4-SE1/4, Government Lots 5, 6, 7 and 8, Section 28, all T14N, R6E, City of Wisconsin Dells, Adams County, Wisconsin.

Client: Chula Vista Golf Resorts, Inc. Wisconsin Dells, WI, 53965

Carlson Surveying, a Division of General Engineering,  
PO Box 340, Portage, WI, 53901 Phone (608) 742-2169

Bearings are referenced to west line of NW1/4 of Section 27 and assumed to bear N0°29'53"W.

**LEGEND**

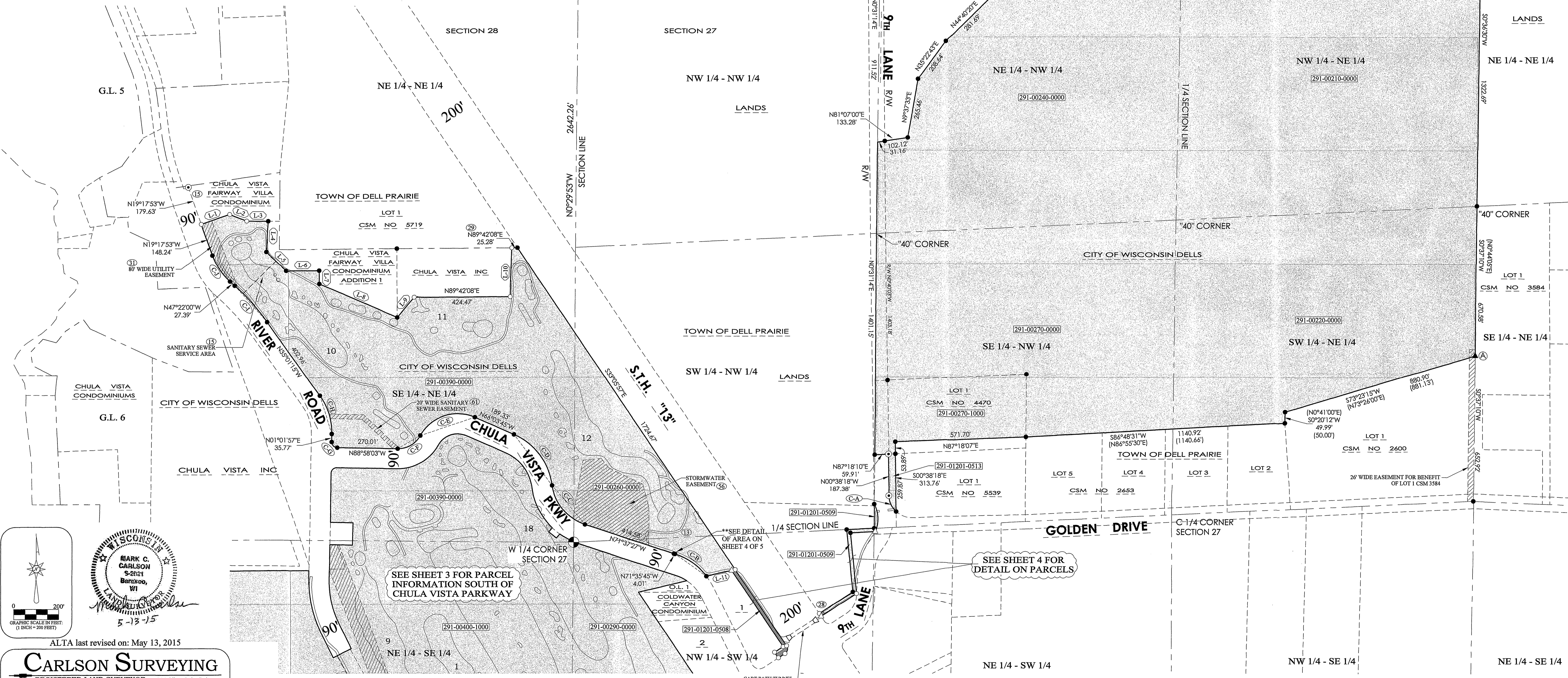
- = Found government corner (as shown)
- = Found 1/4" iron pipe
- = Found 3/4" round iron rod
- ▲ = Found PK nail
- = Set 3/4"x24" round iron rod weighing 1.5#/in. ft.
- △ = Set magnetic nail
- ( ) = Recorded as
- (L-#) = Line chart ID
- (C-#) = Curve chart ID
- ###-XXXX-XXXX = Tax parcel number
- (E) = Parcel Exception (See sheet 5 of 5 for corresponding #)
- (A) = Found PK nail S89°59'W, 0.46' from corner.

**LINE TABLE**

LINE:	BEARING AND DISTANCE:
1	N70°40'04"E, 133.18' (N70°42'31"E, 133.05')
2	S68°04'30"E, 80.88' (S68°02'03"E)
3	S89°33'07"E, 94.87' (S89°33'20"E, 94.89')
4	S3°23'53"W, 137.38' (S3°24'08"W, 137.44')
5	S45°18'16"E, 122.00' (S45°18'38"E, 122.01')
6	N89°41'50"E, 146.14' (N89°41'22"E, 146.15')
7	S0°20'22"E, 59.31' (S0°18'38"E, 59.34')
8	S66°18'42"E, 377.58' (S66°18'38"E, 377.62')
9	N39°41'58"E, 117.78'
10	N1°52'16"E, 219.90'
11	S76°34'06"W, 112.74'

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	CHORD
A	100.00'	45°34'06"	79.53'	S23°25'38"E, 77.45'
B	290.00'	34°17'47"	173.59'	N54°26'52"W, 171.01'
C	212.50'	64°41'10"	239.91'	N39°16'54"W, 227.36'
D	287.50'	59°07'22"	296.67'	N36°30'04"W, 283.68'
E	187.50'	85°16'46"	279.08'	S71°17'51"W, 254.02'
F	112.50'	62°22'28"	122.47'	S59°50'43"W, 116.51'
G	25.00'	90°00'00"	39.28'	N43°58'03"W, 35.36'
H	287.50'	36°03'12"	180.91'	N16°59'59"W, 177.94'
I	1007.50'	12°20'46"	217.09'	N41°11'38"W, 216.67'
J	292.50'	28°04'04"	143.29'	N33°19'55"W, 141.86'



0 200'  
GRAPHIC SCALE IN FEET  
(1 INCH = 200 FEET)

WISCONSIN  
MARK C. CARLSON  
5-2021  
Berkshire, WI  
5-13-15

ALTA last revised on: May 13, 2015

**CARLSON SURVEYING**  
REGISTERED LAND SURVEYOR  
916 Silver Lake Drive  
P.O. Box 340  
Portage, WI 53901

A DIVISION OF  
**GEC**  
General Engineering Company  
608-697-8214 Cell  
608-742-2592 Fax  
608-742-2169 GEC  
mcarlson@generalengineering.net

**CHULA VISTA GOLF RESORT, INC.**  
**ALTA/ACSM LAND TITLE**

Located in NW1/4-NE1/4, SW1/4-NE1/4, NE1/4-NW1/4, SE1/4-NW1/4, SW1/4-NW1/4, NW1/4-SW1/4, SW1/4-SW1/4 and SE1/4-SW1/4, Section 27, SE1/4-NE1/4, NE1/4-SE1/4, SE1/4-SE1/4, Government Lots 5, 6, 7 and 8, Section 28, all T14N, R6E, City of Wisconsin Dells, Adams County, Wisconsin.

Client: Chula Vista Golf Resorts, Inc. Wisconsin Dells, WI, 53965

Carlson Surveying, a Division of General Engineering,  
PO Box 340, Portage, WI, 53901 Phone (608) 742-2169

Bearings are referenced to west line of NW1/4 of Section 27 and assumed to bear N0°29'53"W.

**LEGEND**

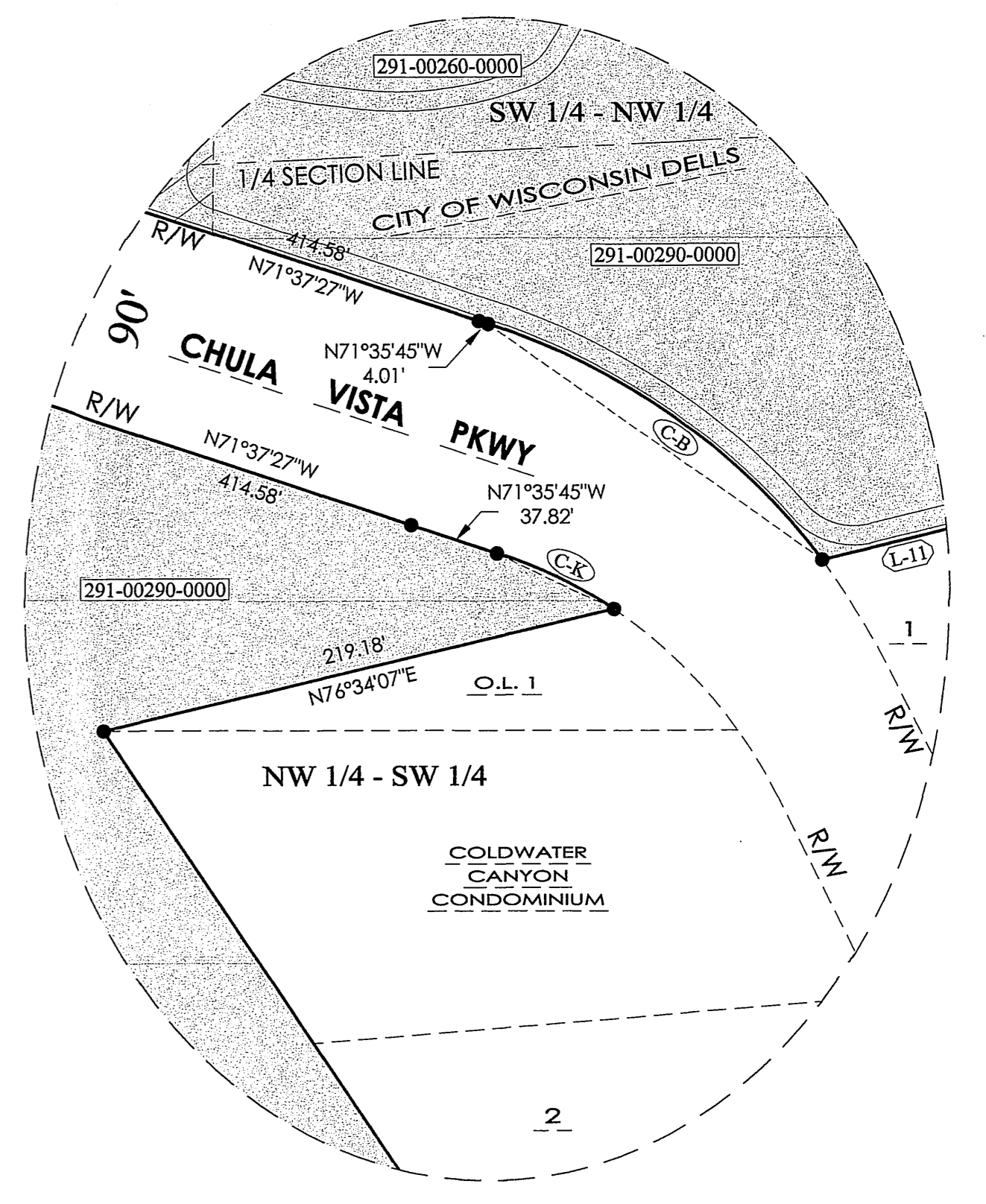
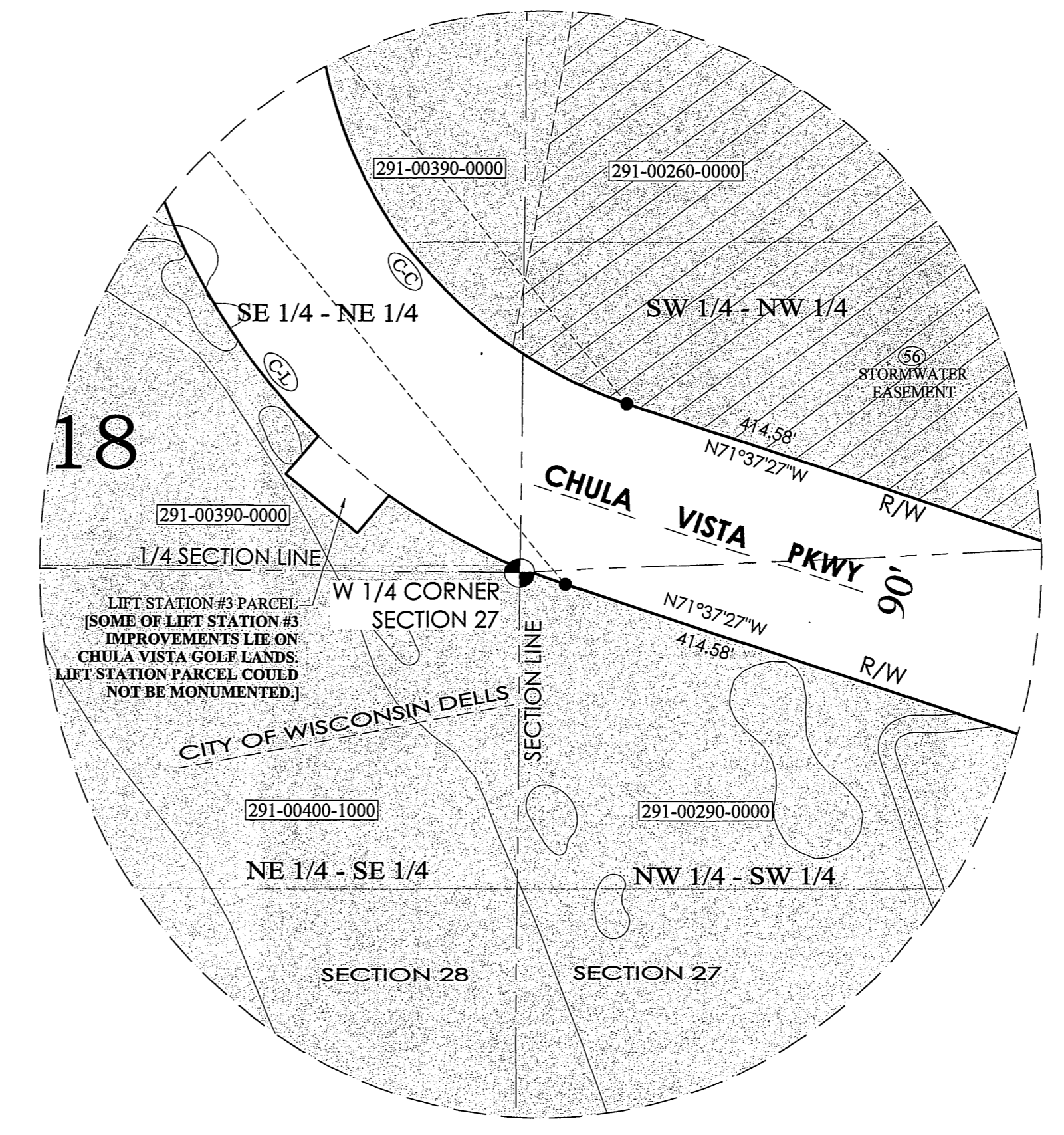
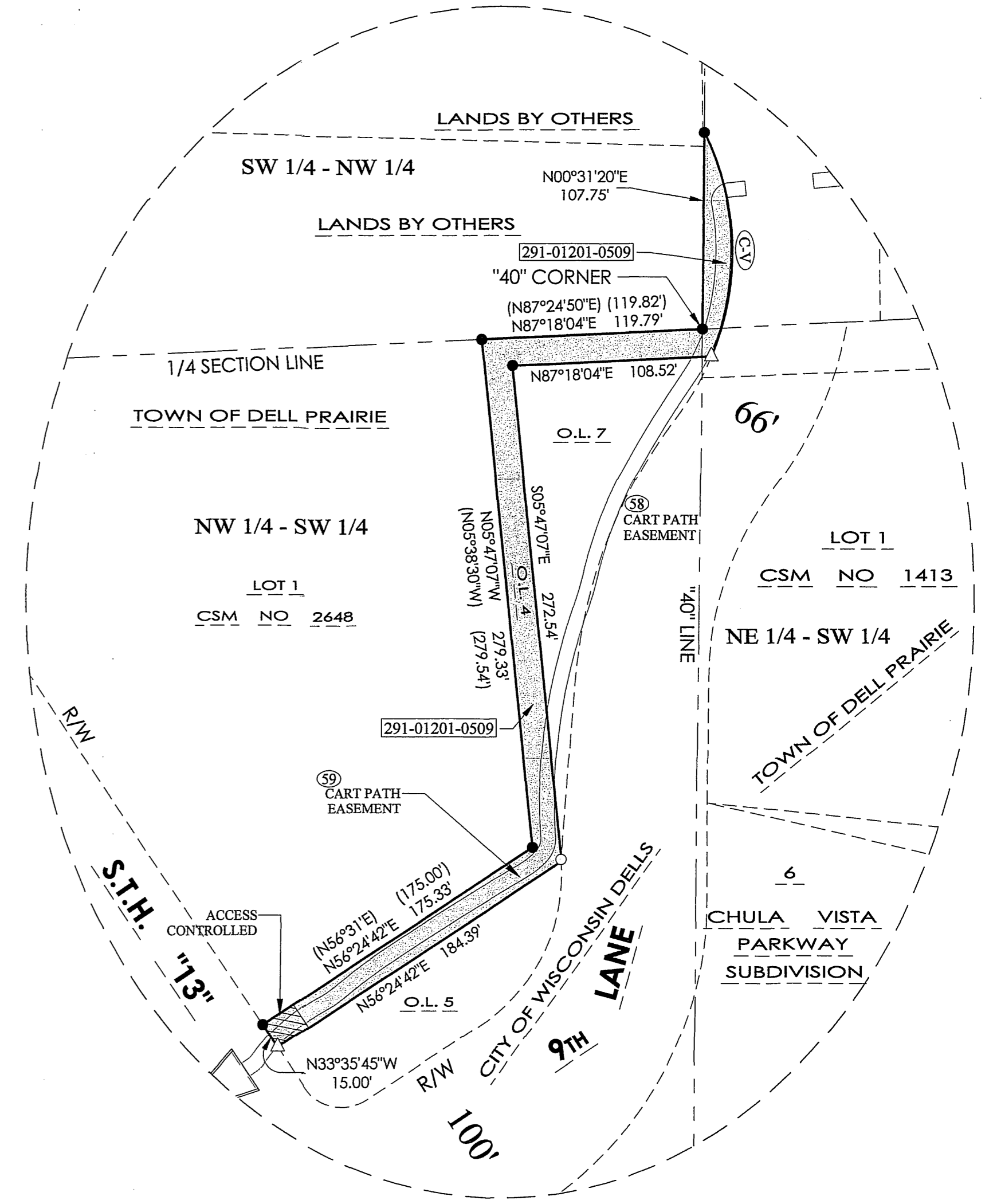
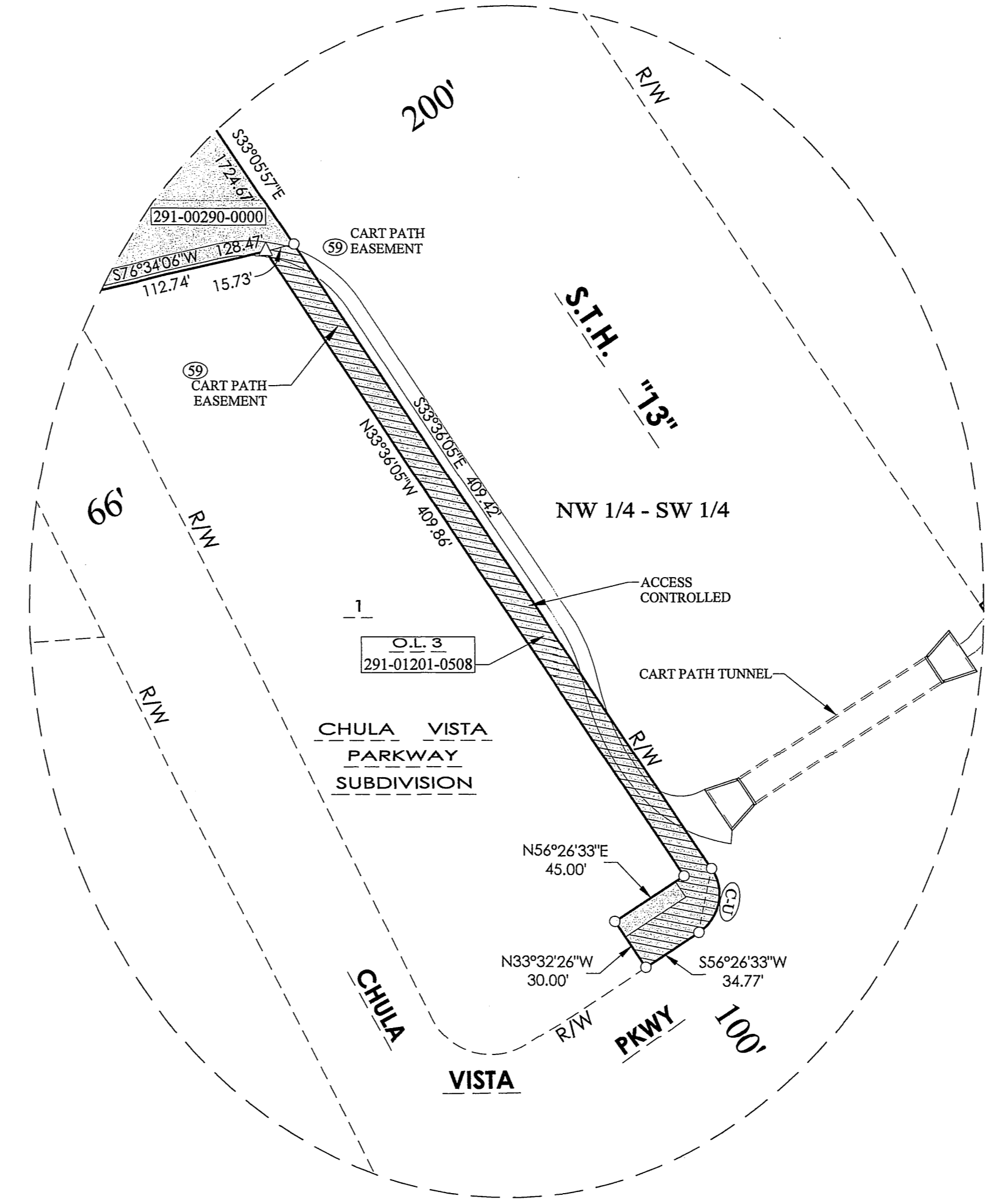
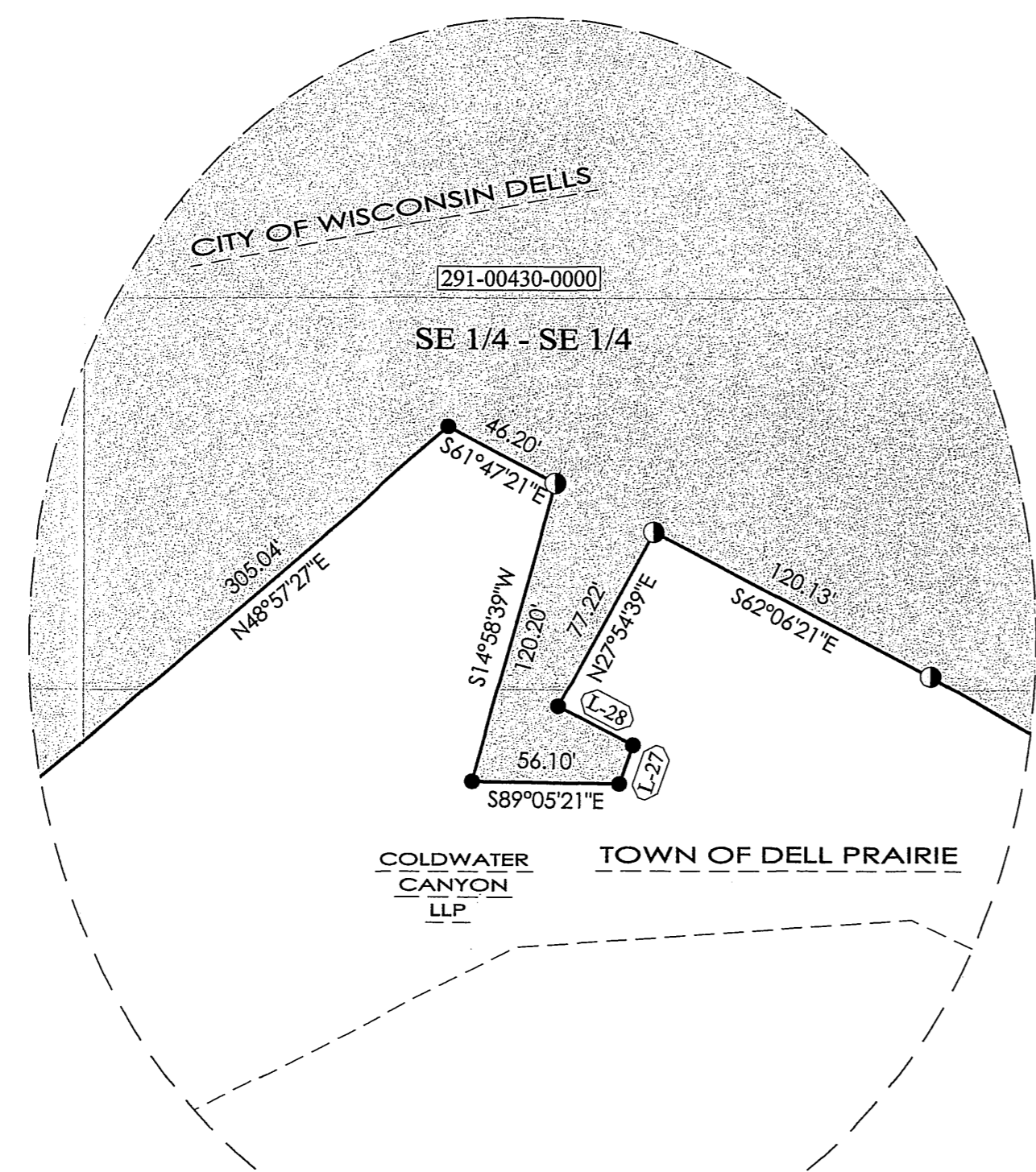
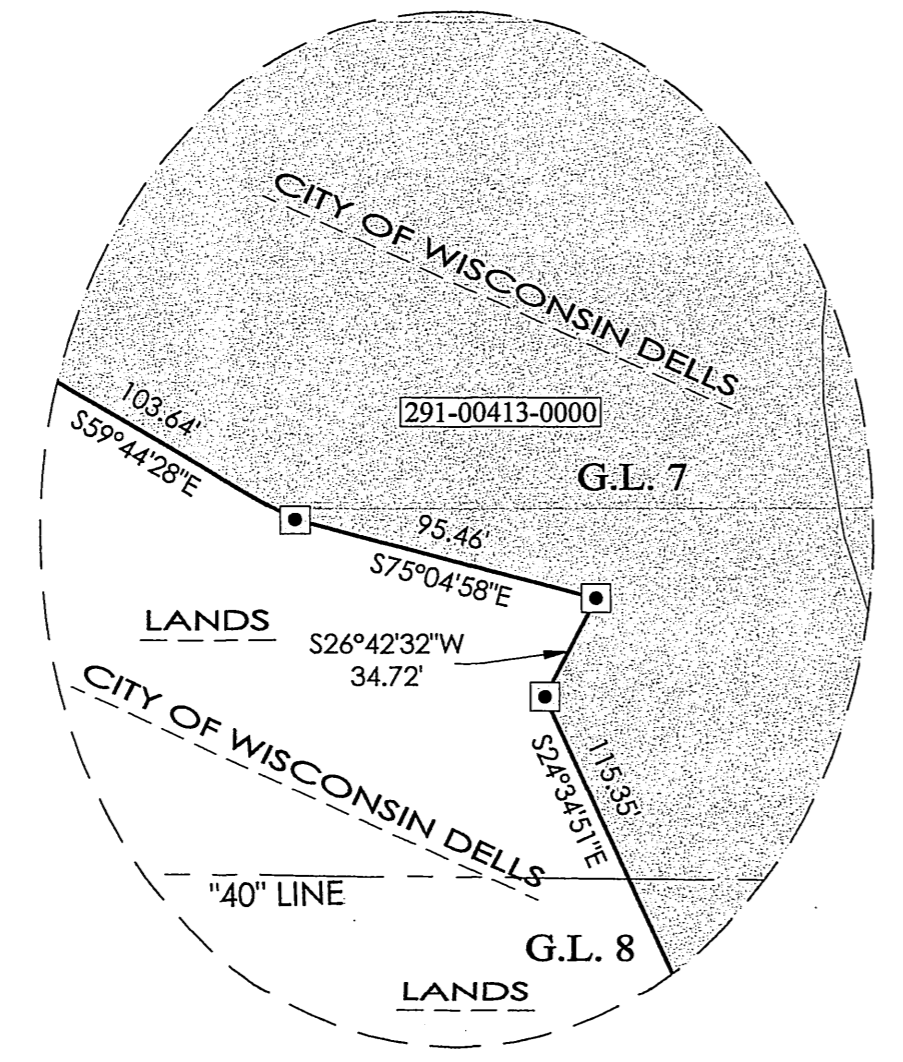
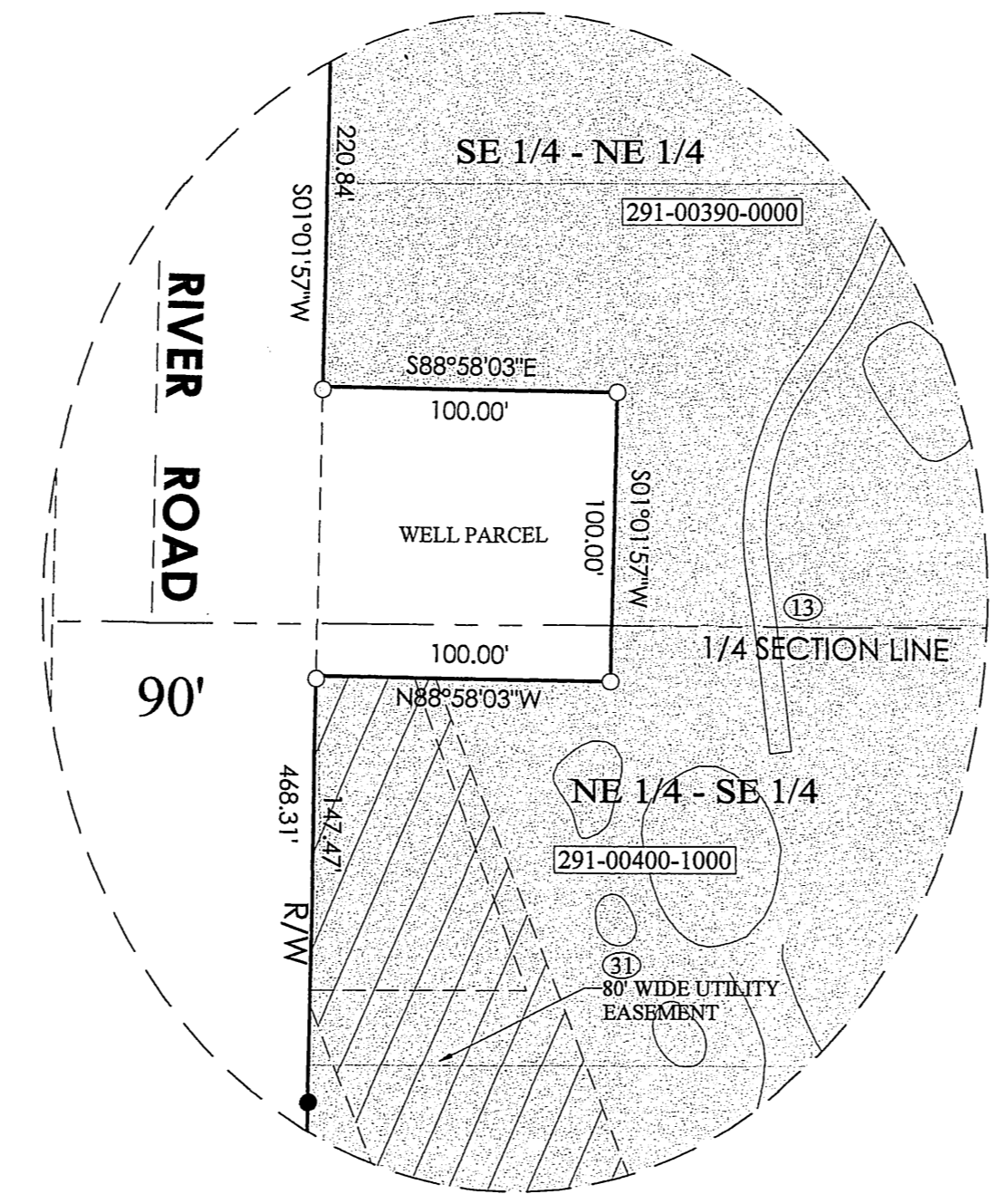
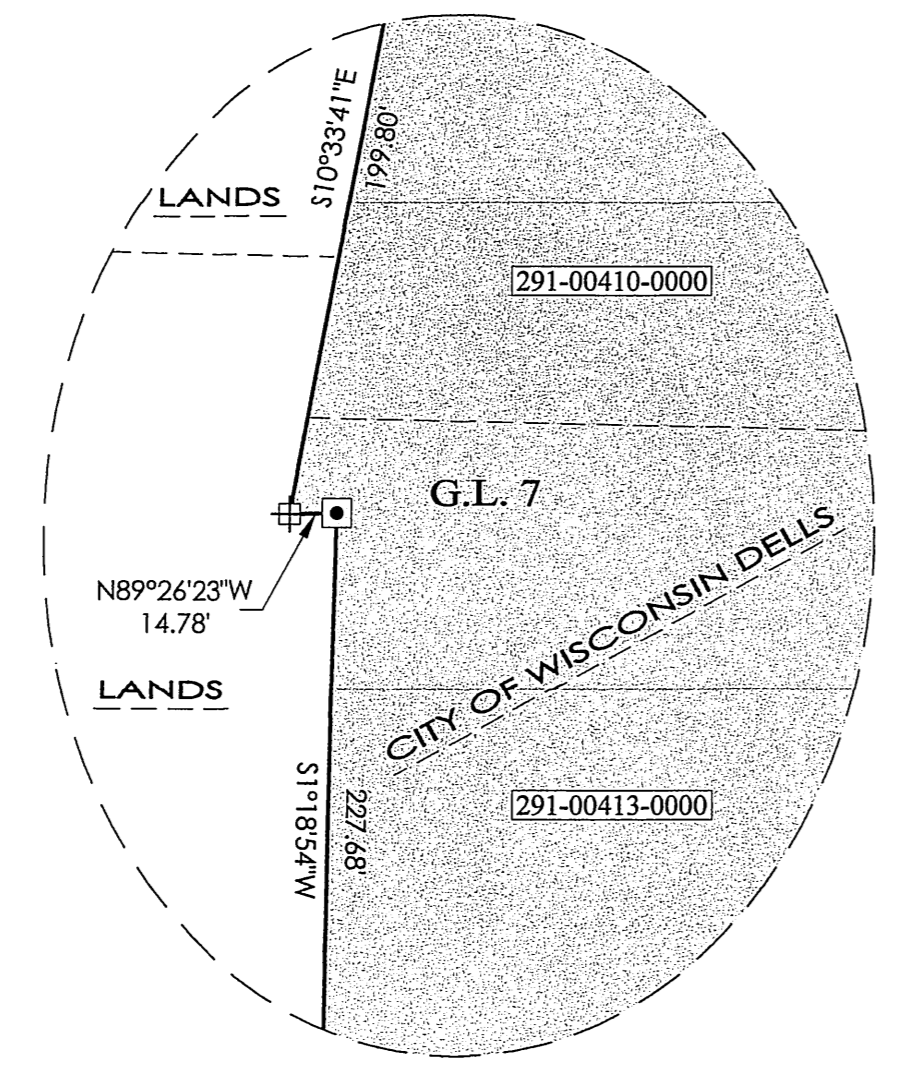
- = Found government corner (as shown)
- = Found 1/2" pipe filled with concrete
- = Found 1/4" iron pipe
- = Found 1/2" crimped pipe
- = Found 3/4" round iron rod
- = Found chiseled cross in rock
- = Set 3/4"x24" round iron rod weighing 1.5#/in. ft.
- = Set magnetic nail
- = Line chart ID
- = Curve chart ID
- = Tax parcel number
- = Parcel Exception (See sheet 5 of 5 for corresponding #)

**LINE TABLE**

LINE:	BEARING AND DISTANCE:
11	S76°34'06"W, 112.74'
27	N18°54'39"E, 15.84'
28	N62°05'21"W, 32.34'

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	CHORD
B	290.00'	34°17'47"	173.59'	N54°26'52"W, 171.01'
C	212.50'	64°41'10"	239.91'	N39°16'54"W, 227.36'
K	200.00'	15°53'32"	34.60'	N63°29'31"W, 34.43'
L	302.50'	64°41'10"	341.51'	N39°16'54"W, 323.66'
U	25.00'	90°02'38"	39.29'	S11°25'14"E, 35.37'
V	150.00'	63°16'24"	165.65'	N5°20'23"E, 157.25'



MARK C. CARLSON  
S-2121  
Barraboo, WI  
5-13-15

ALTA last revised on: May 13, 2015

**CARLSON SURVEYING**  
REGISTERED LAND SURVEYOR  
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Portage, WI 53901

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**CHULA VISTA GOLF RESORT, INC.**  
**ALTA/ACSM LAND TITLE**

Located in NW1/4-NE1/4, SW1/4-NE1/4, NE1/4-NW1/4, SE1/4-NW1/4, SW1/4-NW1/4, NW1/4-SW1/4, SW1/4-SW1/4 and SE1/4-SW1/4, Section 27, SE1/4-NE1/4, NE1/4-NE1/4, SE1/4-SE1/4, Government Lots 5, 6, 7 and 8, Section 28, all T14N, R6E, City of Wisconsin Dells, Adams County, Wisconsin.

Client: Chula Vista Golf Resorts, Inc. Wisconsin Dells, WI, 53965

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Bearings are referenced to west line of NW1/4 of Section 27 and assumed to bear N0°29'53"W.

**LEGEND**

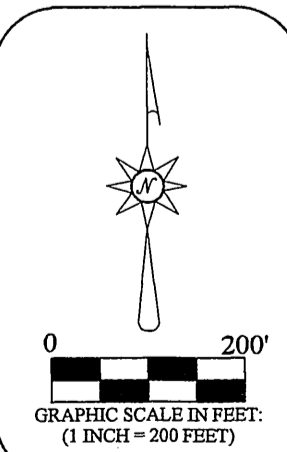
- = Found government corner (as shown)
- = Found 1/2" pipe filled with concrete
- = Found 1/4" iron pipe
- = Found 1/4" crimped pipe
- = Found 3/8" round iron rod
- = Found PK nail
- = Found chiseled cross in rock
- = Set 3/8"x24" round iron rod weighing 1.5#/lin. ft.
- = Set magnetic nail
- = Recorded as
- = Line chart ID
- = Curve chart ID
- = Tax parcel number
- = Parcel Exception (See sheet 5 of 5 for corresponding #)
- = Found 1/4" pipe S62°12'57"W, 2.01' from corner
- = Found 1/4" pipe N85°44'13"E, 2.55' from corner
- = Found 1/4" pipe 0.12' south & 0.23' east of corner
- = Found 1/4" pipe N0°45'35"E, 0.19' from corner

**LINE TABLE**

LINE:	BEARING AND DISTANCE:
12	N66°03'45"W, 189.33'
13	S62°32'51"W, 90.00'
14	N1°01'57"E, 30.95'
15	N89°27'05"E, 145.74'
16	S10°33'14"E, 199.80'
17	N89°26'23"W, 14.78'
18	S70°36'58"E, 125.18'
19	S59°44'28"E, 103.64'
20	S75°04'58"E, 95.46'
21	S26°42'32"W, 34.72'
22	S24°34'51"E, 115.35'
23	S49°57'40"E, 60.86'
24	S61°48'21"E, 46.20'
25	S14°58'39"W, 120.20'
26	S89°05'21"E, 56.10'
27	N18°54'39"E, 15.84'
28	N62°05'21"W, 32.34'
29	N27°54'39"E, 77.22'
30	S62°06'21"E, 120.13'
31	S86°58'52"E, 108.75'
32	N28°42'27"W, 152.41'
33	N52°28'07"E, 163.06'
34	S43°17'56"E, 219.46'
35	N76°34'07"E, 219.18'
36	N71°35'45"W, 37.82'

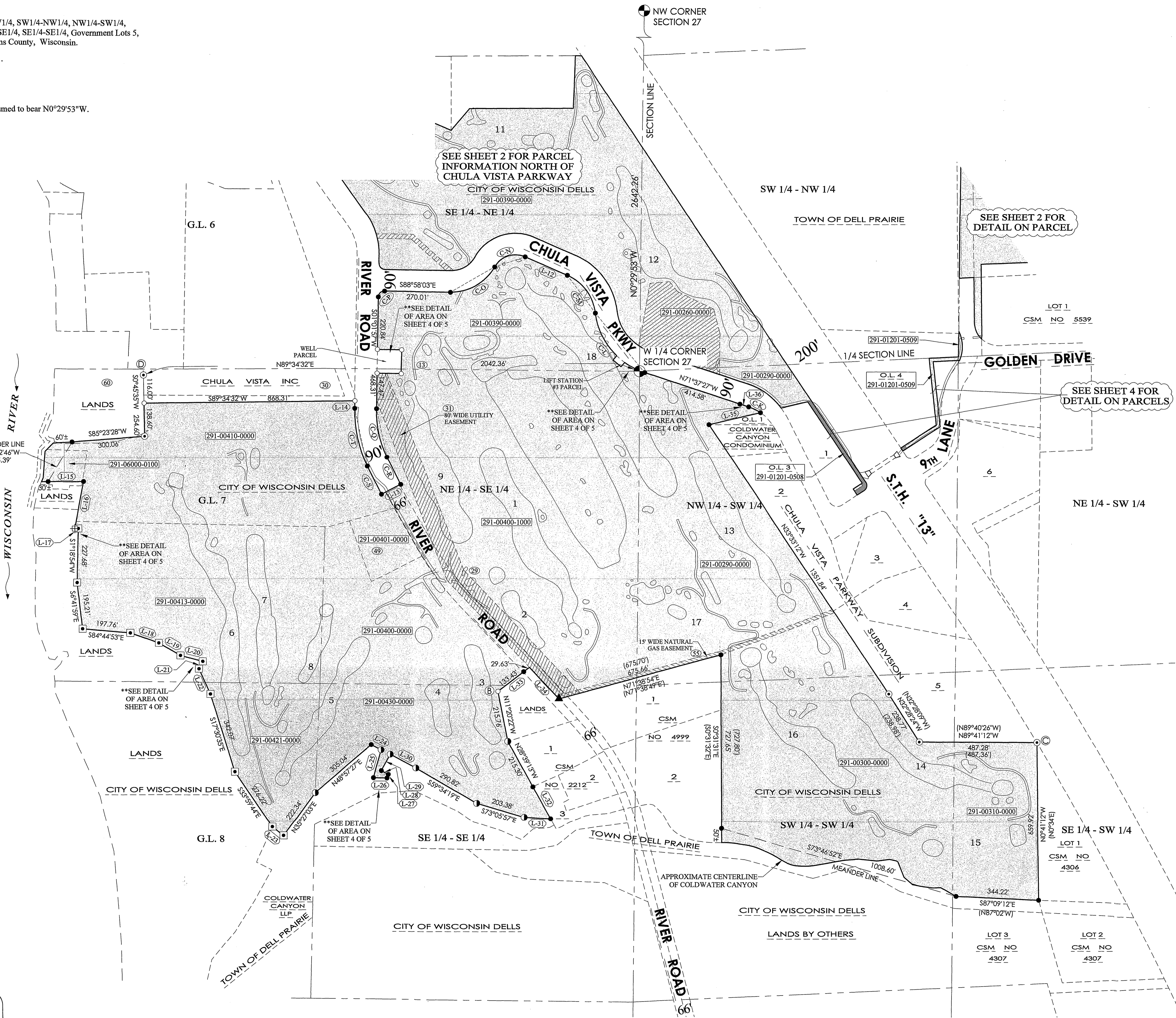
**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	CHORD
K	200.00'	15°53'32"	54.60'	N63°29'31"W, 54.43'
L	302.50'	64°41'10"	341.51'	N39°16'54"W, 323.66'
M	197.50'	59°07'22"	203.80'	N36°30'04"W, 194.88'
N	97.50'	85°16'46"	145.12'	S71°17'51"W, 132.09'
O	202.50'	62°22'28"	220.46'	S59°50'43"W, 209.73'
P	25.00'	90°00'00"	39.28'	S46°01'57"W, 35.36'
Q	462.50'	25°58'56"	209.73'	S11°57'31"E, 207.94'
R	2898.00'	02°30'12"	126.58'	S26°12'05"E, 126.57'
S	2988.00'	02°30'12"	127.47'	N26°12'05"W, 130.51'
T	552.50'	25°58'56"	250.55'	N11°57'31"W, 248.41'



ALTA last revised on: May 13, 2015

**CARLSON SURVEYING**  
REGISTERED LAND SURVEYOR  
A DIVISION OF **GEC** General Engineering Company  
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**CHULA VISTA GOLF RESORT, INC.  
ALTA/ACSM LAND TITLE**