

**SILVERLEAF RESORT ALTA SURVEY  
KOKOMO LLC PROPERTY**

Located in Lot 3, CSM No. 2244, NE1/4-NW1/4, SE1/4-NW1/4 and SW1/4-NW1/4, Section 34, T14N, R6E, Town of Dell Prairie, Adams County, Wisconsin.

Client: Silverleaf Resorts, 1221 River Bend Drive, Suite 120, Dallas, TX, 75247

Carlson Surveying, a Division of General Engineering, P O Box 340, Portage, WI, 53901

Bearings are referenced to north line of NW1/4-NW1/4 and is made to bear S87°30'W.

- = Found government corner (harrison monument)
- = Found 3/4" round iron rod
- = Found PK nail
- ( ) = Recorded as
- ⊙ = Existing Septic Vent
- ⊙ = Existing Septic Cover
- ⊙ = Existing Utility Pole
- ⊙ = Existing Light Pole
- ⊙ = Existing Telephone Pedestal
- ⊙ = Existing LP Tank
- = Existing Overhead Electric
- = Existing Underground Telephone
- = Existing Storm Sewer
- = Setback Line

**PARCEL DESCRIPTION (ALTA Commitment No. AC10314):**

Parcel 1: Lot Three, (3) of Adams County Certified Survey Map No. 2244 as recorded August 24, 1988 at 11:35 AM in Volume 8 of Certified Surveys on Pages 269-270 as Document No. 315107, said surveyed land being situated on part of the Northeast Quarter of the Northwest Quarter and part of the South One-half of the Northwest Quarter of Section 34, Township 14 North, Range 6 East, EXCEPT:

**PARCEL A:** A parcel of land located in Lot Three (3) of Adams County Certified Survey Map No. 2244; situated on part of the Southwest Quarter of the Northwest Quarter of Section 34, Township 14 North, Range 6 East, bounded by the following described line: Beginning at the most Southerly corner of said Lot 3, said point being in the centerline of River Road; thence North 03°04' East, 173.58 feet along said centerline; thence Northerly along said centerline on a curve to the left, radius 316.00 feet, whose chord bears North 14°34' West 191.45 feet; thence Northerly along said centerline of a curve to the right, radius 280.00 feet, whose chord bears North 09°44' West, 214.00 feet; thence Northerly along said centerline on a curve to the left, radius 270 feet, whose chord bears North 07°36' East, 48.32 feet; thence South 56°14' East, 223.51 feet; thence North 59°39' East, 205.39 feet to an interior corner of said Lot 3; thence South 01°28'00" West along the East line of said Lot 3, 584.40 feet thence South 87°23' West along the South line of said Lot 3, 279.73 feet to the point of beginning.

**AND EXCEPTED PARCEL B:** A parcel of land located in Lot Three (3) of Adams County Certified Survey Map No. 2244 as recorded in Volume 8 of Certified Surveys on Pages 269-270 as Document No. 315107, situated on part of the Northeast Quarter of the Northwest Quarter of Section 34, Township 14 North, Range 6 East, bounded by the following described line: Beginning at the most Northerly corner of said Lot 3, which point is on the right-of-way of State Trunk Highway "13" and common to Lot 2 of said Certified Survey Map No. 2244; thence South 69°15' West along the North line of said Lot 3, 751.64 feet; thence South 17°17' East, 363.24 feet to an angle point on the east line of said Lot 3; thence North 38°12' East along said East line, 375.65 feet; thence North 61°58' East along said line, 222.03 feet; thence North 72°15' East along said line, 236.35 feet to the right-of-way of said State Trunk Highway "13"; thence Northerly along said right-of-way on a curve to the left, radius 11,360 feet, whose chord bears North 22°25'14" West, 153.07 feet to the point of beginning.

Tax Key No. 8-839  
Property Address per Tax Bill: 4124 River Road (24.08 Acres with R/W)

**Parcel 2:** A perpetual nonexclusive easement and right-of-way over the existing roadway which is located within the southerly 66 feet of the following parcel: A parcel of land located in Lot Three (3) of Adams County Certified Survey Map No. 2244 as recorded in Volume 8 of Certified Surveys on Pages 269-270 as Document No. 315107, situated on part of the Northeast Quarter of the Northwest Quarter of Section 34, Township 14 North, Range 6 East, bounded by the following described line: Beginning at the most Northerly corner of said Lot 3, which point is on the right-of-way of State Trunk Highway "13" and common to Lot 2 of said Certified Survey Map No. 2244; thence South 69°15' West along the North line of said Lot 3, 751.64 feet; thence South 17°17' East, 363.24 feet to an angle point on the east line of said Lot 3; thence North 38°12' East along said East line, 375.65 feet; thence North 61°58' East along said line 222.03 feet; thence North 72°15' East along said line, 236.35 feet to the right-of-way of said State Trunk Highway "13"; thence Northerly along said right-of-way on a curve to the left, radius 11,360 feet, whose chord bears North 22°25'14" West, 153.07 feet to the point of beginning.

Tax Key No. 8-841  
Property Address per Tax Bill: 4125 State Road 13

**EXCEPTIONS TO AC10314:**

10. Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway and/or alley purposes. (Parcel 1 lies within River Road right-of-way as shown. Parcel 1 benefits from an easement across Parcel 2.)

11. Rights of the public in any portion of the subject premises lying below the ordinary high water mark of Artist Glen Creek, and rights of the government to regulate the use of shore and riparian rights. (No flowing water was observed on parcels.)

12. Flowage rights as shown on record in Volume 38 of Records on Page 185 as Document No. 19566a, Volume 38 of Records on Page 310 as document No. 19777, Volume 88 of Records on Pages 483 - 487 as Document No. 96294, and Volume 88 of Records on Pages 564- 568 as Document No. 96584. (No parcels are affected by flowage from dam on Wisconsin River.)

13. Easements for public utilities as recorded in Volume 92 of Records on Pages 239 as Document No. 97466 and in Volume 2442 of Micro-records on Pages 53-62 as Document No. 399141. (Parcel 1 is affected utility easement. Utility easement granted to WP&L in Volume 92, Page 239 does not have a specific width or location. Existing electric line along River Road is shown.)

14. Protective restrictions and covenants of record as shown in Volumes 94 of Records on Pages 453-456 as Document No. 102935. (Parcel 2 is subject to exclusive right and easement to advertising on a 20' strip along S.T.H. "13".)

15. Perpetual non-exclusive easement as shown on Volume 1541 of Micro-records on Pages 25-28 as Document No. 370473. (66' easement across Parcel 2 for benefit of Parcel 1 as shown on map.)

16. Terms, conditions, restrictions and provisions relating to the use and maintenance of the easement described as Parcel 2 of the subject premises as contained in instrument recorded in Volume 1541 of Micro-records on Pages 25-28 as Document No. 370473. (66' easement across Parcel 2 for benefit of Parcel 1 as shown on map.)

20. Holding tank agreement as recorded December 26, 2001 at 1:20 pm in Volume 2766 on Page 57 as Document No. 408367. Holding tank was not installed per conversations with Adams county Planning & Zoning and Gary Hanson, Kokomo II, LLC.

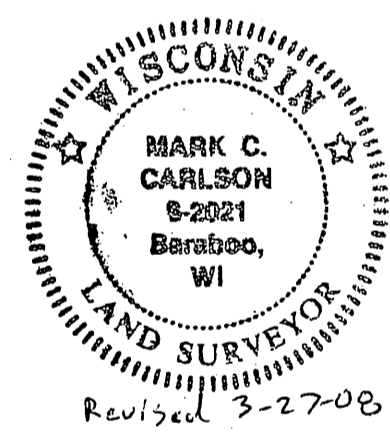
**SURVEYOR'S CERTIFICATE:**

To Silverleaf, Resorts, Inc., Adams Friendship Title Company:

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 2005 and includes items 1, 2, 3, 4, 5, 6, 8, 10, 11(a), 11 (b) and 13 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 28th day of August, 2007.

*Mark C. Carlson*  
Registered Land Surveyor



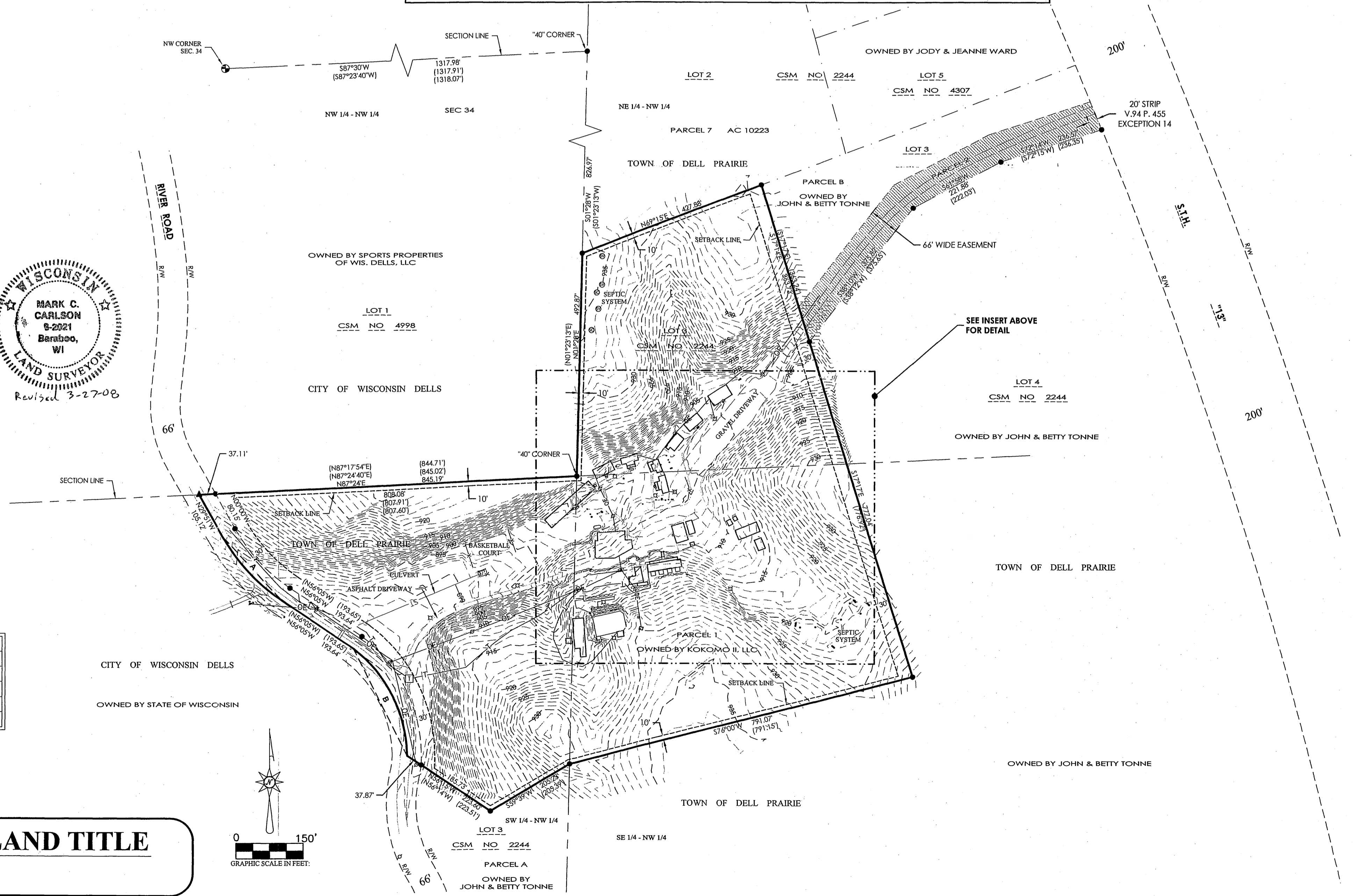
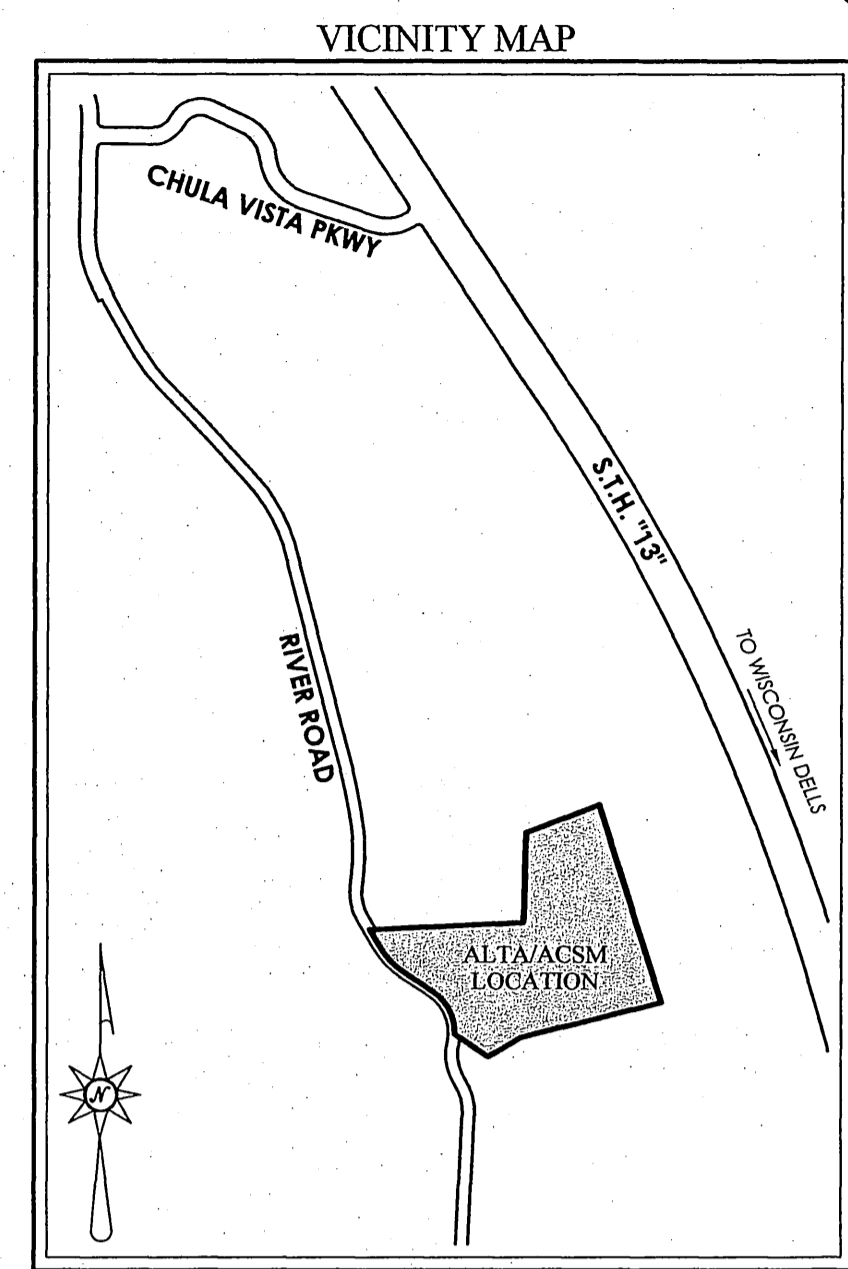
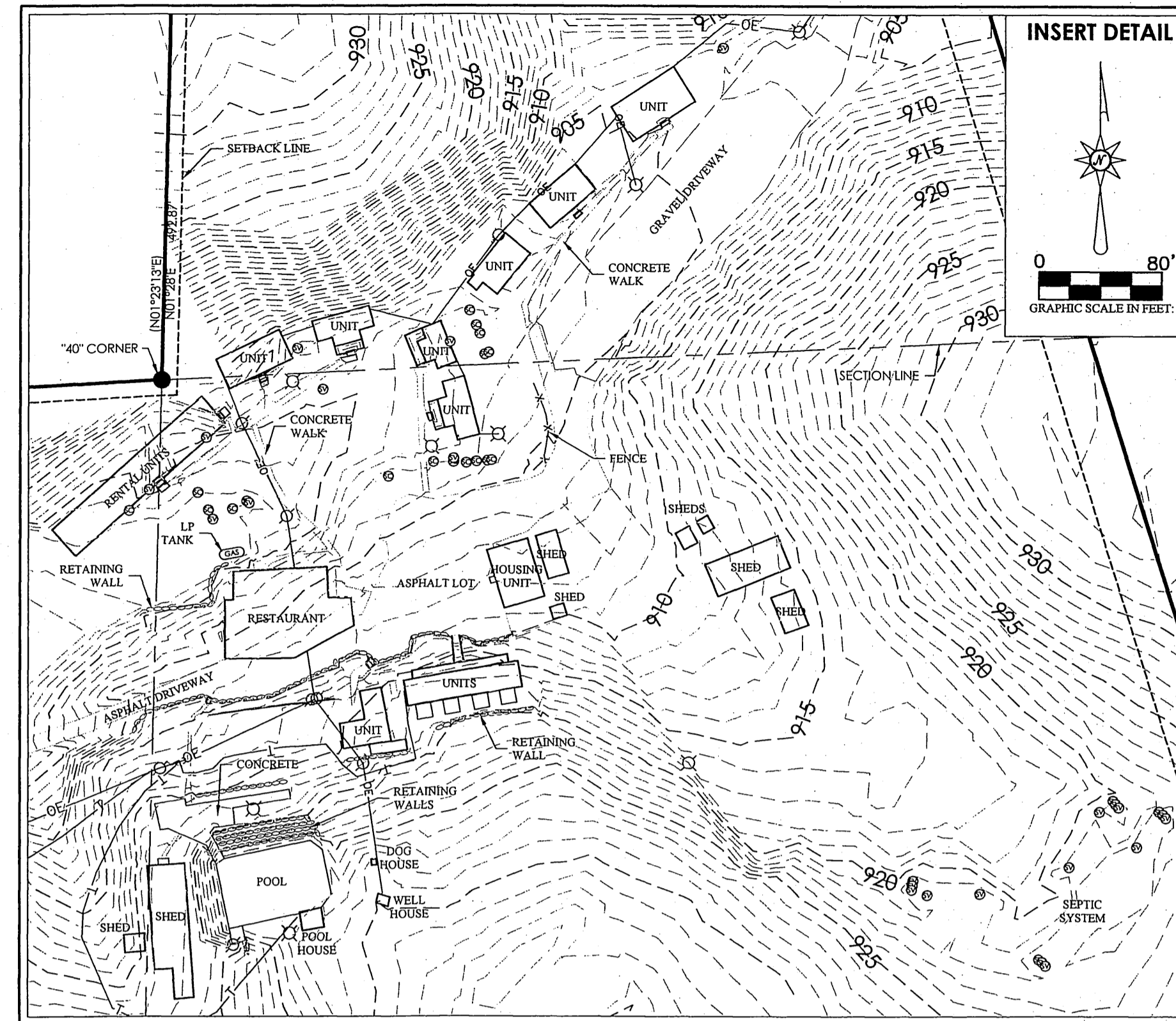
No portion of the property shown on the survey lies within a Special Flood Hazard Area, as described on the Flood Insurance Rate Map for Adams County, Wisconsin, Unincorporated Areas, Panel 420 of 450, Map number 550001CO420C made effective November 16, 1990 in which the property is located.

**TOWN OF DELL PRAIRIE ZONING**  
Property is zoned A-1.

The following setbacks are from the 1996 Adams County Zoning Ordinance:

- 5-3.04 Front yard setbacks from a R/W of Class A highway is 50'
- Front yard setbacks from a R/W of Class B highway is 50'
- Front yard setbacks from a R/W of Class C highway is 30'
- 10' side yard setback
- 30' rear yard setback
- 30' setback from easement
- 5-3.05 35' maximum height for principle building

CURVE TABLE (CURVES NOT TANGENT)				
CURVE:	RADIUS:	DELTA:	ARC:	CHORD:
A	428.00'	26°18'	196.42'	N42°59'W (N42°57'W) 194.74'
A R/W	395.00'	26°18'	181.31'	N42°59'W 179.72'
B	270.00'	58°37'	276.25'	N26°48'W 264.36'
B R/W	303.00'	62°20'	329.66'	N24°56'W 313.64'



**CARLSON SURVEYING**  
REGISTERED LAND SURVEYOR  
A DIVISION OF  
**GENERAL ENGINEERING COMPANY**  
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**SILVERLEAF RESORT ALTA/ACSM LAND TITLE  
KOKOMO II PROPERTY**

PROJECT S0407-28D AUGUST 2007

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