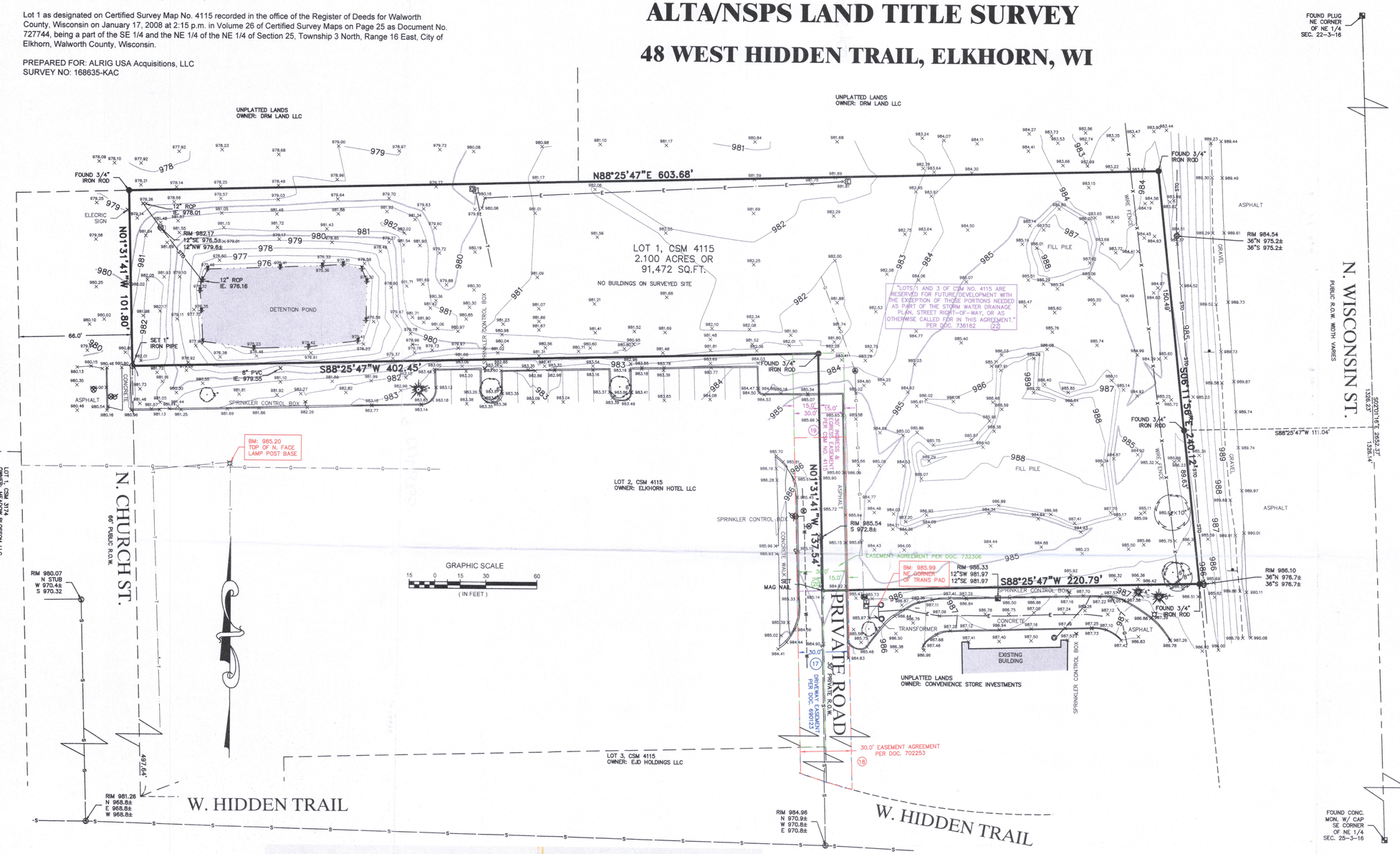
KNOWN AS: 48 WEST HIDDEN TRAIL, ELKHORN, WISCONSIN

Lot 1 as designated on Certified Survey Map No. 4115 recorded in the office of the Register of Deeds for Walworth County, Wisconsin on January 17, 2008 at 2:15 p.m. in Volume 26 of Certified Survey Maps on Page 25 as Document No. 727744, being a part of the SE 1/4 and the NE 1/4 of the NE 1/4 of Section 25, Township 3 North, Range 16 East, City of Elkhorn, Walworth County, Wisconsin.

PREPARED FOR: ALRIG USA Acquisitions, LLC
SURVEY NO: 168635-KAC

ALTA/NSPS LAND TITLE SURVEY

48 WEST HIDDEN TRAIL, ELKHORN, WI



A. Basis of Bearings
Bearings are based on the East line of the Northeast 1/4 of Section 25, Township 3 North, Range 16 East, in the City of Elkhorn, Walworth County, Wisconsin, which to bears South 02°01'16" East.

B. Title Commitment
This survey was prepared based on Old Republic National Title Insurance Company, title commitment number WI21102942, commitment date November 15, 2021, Revised November 30, 2021, which lists the following easements and/or restrictions from schedule B-II:

1, 4, 6-11, 13-16,AND 21 - NOT SURVEY RELATED.

2, 3, 5, AND 12 - VISIBLE EVIDENCE SHOWN, IF ANY.

17. Easement Agreement by and between Duane Newman and Linda Newman and Mills Enterprises, LLC, a Wisconsin limited liability company recorded on 10/6/2006, as Instrument No. 690123, of the Walworth County, WI public registry. -DOES NOT LIE WITHIN OR CROSS THE SURVEYED PROPERTY- ITS LOCATION IS SHOWN.

18. Easement Agreement by and between Duane Newman and Linda Newman and TW Land Barrons, LLC, a Wisconsin limited liability company recorded on 03/1/2007, as Instrument No. 702253, of the Walworth County, WI public registry. - LIES WITHIN OR CROSSES THE SURVEYED PROPERTY - ITS LOCATION IS NOT SHOWN.

19. All matters shown on the plat/map of Certified Survey Map 4115 as recorded in Instrument Number 727744, of the Walworth County, WI public registry. - LIES WITHIN OR CROSSES THE SURVEYED PROPERTY - ITS LOCATION IS SHOWN.

20. Easement Agreement by and between Telemark Land Investments, LLC, a Wisconsin limited liability company and Convenience Store Investments, a Wisconsin limited partnership, recorded on 03/20/2008, as Instrument No. 732306, of the Walworth County, WI public registry. - LIES WITHIN OR CROSSES THE SURVEYED PROPERTY - ITS LOCATION IS SHOWN.

22. Commercial Development Agreement by and between City of Elkhorn and Telemark Land Investments, LLC, a Wisconsin limited liability company, recorded on 5/8/2008, as Instrument No. 736182, of the Walworth County, WI public registry. - LIES WITHIN OR CROSSES THE SURVEYED PROPERTY - ITS LOCATION IS SHOWN.

C. Flood Note
According to flood insurance rate map of the City of Elkhorn, community panel number 55127C0183D, effective date of October 2, 2009, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain). Flood Hazard Impact is subject to map scale uncertainty.

D. Elevations
Elevations refer to NAV88 Datum.
Starting benchmark: Found Plug Northeast corner of Northeast 1/4 Section 25-3-16, el: 970.75'

E. Municipal Zoning
No zoning report provided.

F. Notes
As to table A item 11
Surveyor's responsibility to coordinate markings shall be limited to one marking request to 811 (national "call before you dig" number) based on the property address, as provided by the client.
Note to the client, insurer, and lender - With regard to Table A, item 11, information from the sources checked within will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response.
As of the field date indicated below in certificate (most recent site visit/inspection), it appears some underground utilities were not marked. This affected the surveyor's assessment of the location of the utilities resulting in partial illustration and/or mapping per plan. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

There is no visible evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

There are no proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction observed in the process of conducting the fieldwork.

There is no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

LEGEND

- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- IRRIGATION CONTROL BOX
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- PULL BOX
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY VAULT
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- —EDGE OF TREES
- S —SANITARY SEWER
- STO—STORM SEWER
- W —WATERMAIN
- G —MARKED GAS MAIN
- E —MARKED ELECTRIC
- OHW—OVERHEAD WIRES
- B —BUREAU ELEC. SERV.
- T —MARKED TELEPHONE
- TV—MARKED CABLE TV LINE
- FO—MARKED FIBER OPTIC
- 780 — INDICATES EXISTING CONTOUR ELEVATION
- × 780.55 — INDICATES EXISTING SPOT ELEVATION



VICINITY MAP - NOT TO SCALE

To: Alrig USA Acquisitions, LLC, a Michigan limited liability company; Telemark Land Investments LLC, a Wisconsin limited liability company; Boston National Title Agency, LLC; and Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 5, 6(a), 7(a), 8, 11(a), 11(b), 13, 14, 16, 17, 18, and 19 of Table A thereof. The fieldwork was completed on November 9, 2021.

Date of Plat or Map: December 1, 2021

I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter AE-7 of the Wisconsin Administrative Code.

Eric R. Sturm
Professional Land Surveyor
Registration Number S-2309
eric.sturm@rasmith.com

WISCONSIN ERIC R. STURM S-2309 EAGLE WI LAND SURVEYOR

RECEIVED JAN 24 2022 By SJM

DIGGERS HOTLINE TICKET NO: 20214418939-8941

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

S:\5168635\dwg\AS101D30.dwg, 48 WEST HIDDEN TRAIL, 12/2/2021 2:15:26 PM, Ers

YA4115-1

004-2763

S:\5168635\dwg\ AS101D30.dwg \ 48 WEST HIDDEN TRAIL