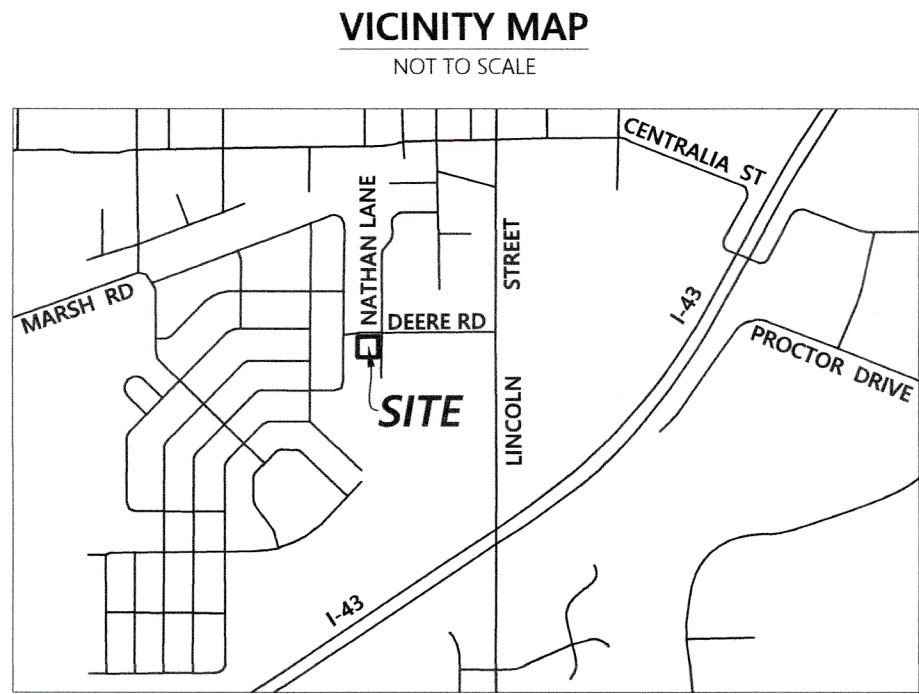


ALTA/NSPS LAND TITLE SURVEY

The legal description of record as contained within a Commitment for Title Insurance provided to the Surveyor by First American Title Insurance Company National Commercial Services, an Authorized Agent for First American Title Insurance Company.

Commitment Number: NCS - 1200355-MAD

Effective Date: January 25, 2024 at 7:30 am



LEGAL DESCRIPTION

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 16 EAST, CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 1, THENCE SOUTH 0° 57' 37" EAST ALONG THE SECTION LINE 561 FEET, THENCE SOUTH 88° 03' 53" WEST 1141.87 FEET ALONG SOUTH LINE OF DEERE ROAD TO THE WEST LINE OF A PROPOSED STREET AND THE PLACE OF BEGINNING, THENCE SOUTH 0° 58' 07" EAST 205.72 FEET, THENCE SOUTH 89° 01' 53" WEST 202.17 FEET TO AN IRON PIPE IN THE FENCE LINE, THENCE NORTH 0° 58' 07" WEST ALONG SAID FENCE 202.31 FEET, THENCE NORTH 88° 03' 53" EAST 202.17 FEET TO THE POINT OF BEGINNING.

NOTES CORRESPONDING TO SCHEDULE 'B-2' ITEMS

Items 1-9 & 13-15 are considered general in nature or non-survey related and are not listed.

10. Easement for the purpose of repairing and maintaining said storm sewer main granted to City of Elkhorn, a municipal corporation by Easement recorded in October 01, 1980, in Volume 258, page 198, as Document No. 62368. LIES WITHIN SURVEYED PROPERTY, LOCATION SHOWN.

11. Utility Easement to Wisconsin Power and Light Company, a Wisconsin Corporation, dated May 17, 1993, recorded/filled June 04, 1993, in Volume 623, page 6180, as Document No. 258845.

Certificate of Compensation recorded on July 28, 1993, in Volume 624, page 6917, as Document No. 263135.

Easement Assignment recorded on January 26, 2001, in Volume 676, page 4212, as Document No. 0460709. LIES WITHIN SURVEYED PROPERTY, LOCATION SHOWN.

12. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded on September 19, 1977, in Volume 196, page 681, as Document No. 23164, re-recorded September 23, 1977, in Volume 197, page 44, as Document No. 23435, re-recorded December 20, 1977, in Volume 202, page 646 as Document No. 27093, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). LIES WITHIN SURVEYED PROPERTY, LOCATION SHOWN.

TABLE A ITEMS

ITEM 1: MONUMENTS FOUND OR PLACED ARE SHOWN HEREON AND REFERENCED IN THE LEGEND.

ITEM 7(a): EXISTING BUILDINGS ON THE SURVEYED PROPERTY ARE SHOWN HEREON. ALL EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL SHOWN.

ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK HAVE BEEN PLOTTED HEREON.

ITEM 9: IDENTIFIABLE PARKING LINES OBSERVED ON SURVEYED PROPERTY AS PLOTTED HEREON, NUMBER OF PARKING STALLS NOT IDENTIFIABLE.

ITEM 11(a): LOCATION OF UTILITIES ON OR SERVING THE SURVEYED PARCEL HAVE BEEN DETERMINED BY OBSERVED EVIDENCE.

ITEM 16: AT THE TIME OF SURVEY GRASS AND DIRT APPEARED TO OF BEEN RECENTLY DISTURBED AROUND THE WATER VALVE ON THE NORTH SIDE OF THE SITE. NO OTHER EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 17: NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.

GENERAL NOTES

(A) EXHIBIT 'A' LEGAL DESCRIPTION(S) AND SCHEDULE B, PART II EXCEPTIONS ARE REPRODUCED EXACTLY FROM THE TITLE COMMITMENT PROVIDED FOR THIS SURVEY.

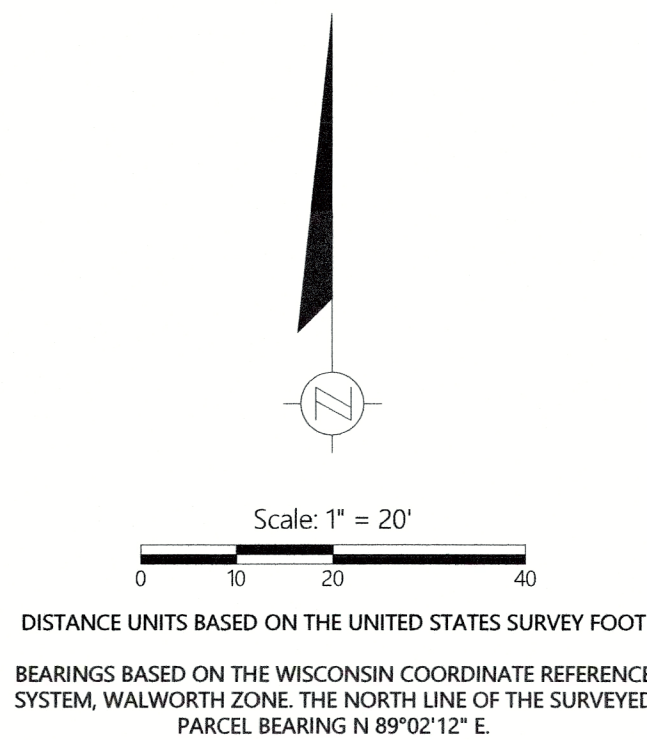
(B) THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE B ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES (SEE CERTIFICATION). IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN COUNSEL FOR INTERPRETATION OF ALL SCHEDULE B DOCUMENTS REFERENCED IN THE TITLE REPORT.

(C) THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR ADDITIONAL EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY, OTHER THAN THE ITEMS PLOTTED AND NOTED HEREON.

(D) R.H. BATTERMAN & CO., INC., DOES NOT EXPRESS A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF POTENTIAL ENCROACHMENTS SHOWN HEREON.

(E) APPROXIMATELY 6 INCHES OF SNOW COVERED PART OF THE SITE AT THE TIME OF THE FIELDWORK. CERTAIN IMPROVEMENTS AND/OR UTILITIES MAY HAVE BEEN VISUALLY OBSTRUCTED DURING CONDUCTING FIELDWORK.

(F) THE SURVEYED PARCEL HAS 1 PHYSICAL ACCESS LOCATION(S) TO NATHAN LANE AS PLOTTED HEREON.

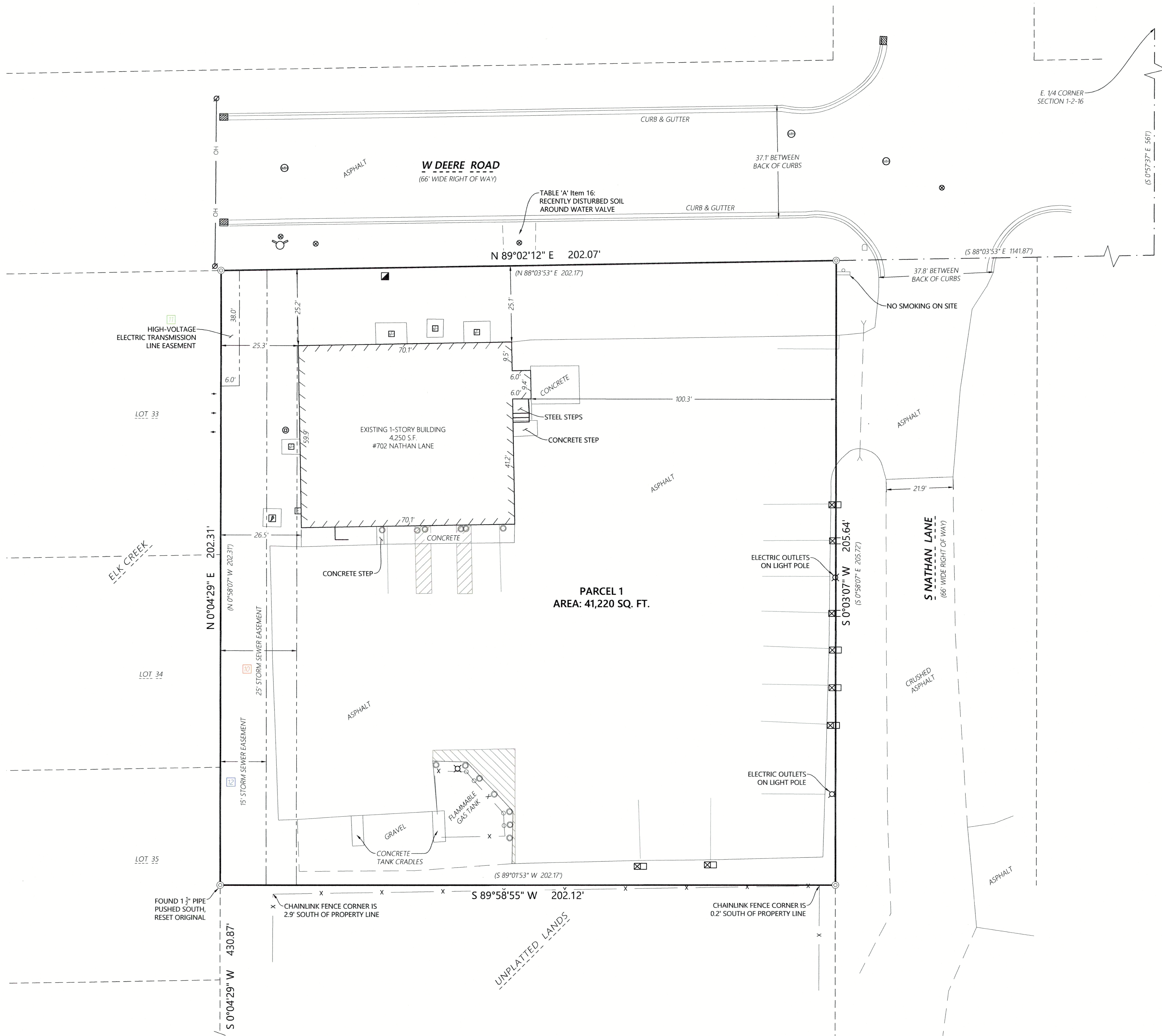


MONUMENT KEY

- 1 1/2" Iron Pipe Found
- 3/4" Iron Rebar Found
- Record Information

LEGEND

- Existing Boundary Line
- Existing Right-of-Way
- Existing Adjacent Property
- Existing Easement Line
- Existing Fence
- Existing Transformer
- Existing Electric Meter
- Existing Telephone Pedestal
- Existing Electric Outlets on Pedestal
- Existing Utility Pole
- Existing Guy Wire
- Existing Light Pole
- Existing Cleanout
- Existing Air Conditioner
- Existing Manhole
- Existing Water Valve
- Existing Fire Hydrant
- Existing Curb Inlet
- U.E. Utility Easement
- Existing Sign
- Existing Bollard
- Existing Mailbox



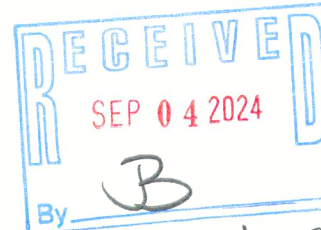
SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY
BELOWZERO STORAGE LLC, A DELAWARE LIMITED LIABILITY 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, 7(a), 8, 9, 11(a), 16 and 17 of Table A thereof.

The field work was completed on February 8, 2024.

Kristin J. Belongia
Kristin J. Belongia, P.L.S.
Wisconsin Professional Land Surveyor S-2943
Dated this 20th day of February, 2024.
Revised this 21st day of February, 2024.



ORDER NO: 34944

FIELD CREW: DGM
DRAWN BY: DGM
SHEET 1 OF 1

FOR THE EXCLUSIVE USE OF:
BelowZero Storage
5015 Alvarado Lane N
Plymouth, MN 55446

2021 Standard ALTA / NSPS Land Title Survey

Batterman
engineers surveyors planners

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