

ALTA/NSPS Land Title Survey

A parcel of land described in Schedule A of Title Commitment No. WA-21723, Revision A, prepared by Chicago Title Insurance Company, dated September 12, 2022, as shown below:

Parcel A:

A parcel of land located in the Northwest 1/4 of Section 6, Town 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin, being more particularly described as: Commencing at the Southeast corner of the Northwest 1/4 of Section 6, Town 1 North, Range 18 East, Walworth County, Wisconsin; thence North 02° 29' West 751.80 feet to the Southwesterly line of the C. & N.W.R.R. right-of-way; thence North 39° 48' West 462.74 feet thence South 86° 14' West, 1001.00 feet; thence North 03° 46' West 360.00 feet; thence South 86° 14' West 178.92 feet to the place of beginning of the lands hereinafter described, to-wit: Thence continue South 86° 14' West 490.00 feet to the Northeastly right-of-way line of County Highway "H"; thence North 33° 15' West 360.00 feet along said right-of-way line; thence North 88° 45' East 690.00 feet; thence South 00° 42' 30" West 283.94 feet to the place of beginning.

EXCEPTING THEREFROM all that portion thereof as is set forth in a Quit Claim Deed from Combex, Inc., a Wisconsin Corporation, to the City of Lake Geneva, a municipal corporation, recorded August 10, 2000, in Volume 672 of Records on Page 9566, as Document No. 449294, and being more particularly described as: A parcel of land located in the Northwest 1/4 of the Northwest 1/4 of Section 6, Town 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin, described as follows: Commencing at the southeast corner of the Northwest 1/4 of said Section 6 (T1N, R18E); thence N 02 deg 29 min W, 751.80 feet to the southerly line of the C. and N.W. Railroad ROW; thence N 39 deg 48 min W, 462.74 feet; thence S 86 deg 14 min W, 1001.00 feet; thence N 03 deg 46 min W, 360.00 feet; thence S 86 deg 14 min - 178.92 feet; thence continue S 86 deg 14 min W, 490.00 feet to the point of beginning of a strip of land seven feet wide abutting County Trunk Highway "H" (also known as Wells Street); thence N 35 deg 15 min W, 360.00 feet along said Highway "H"; thence N 88 deg 45 min E, 8.25 feet; thence S 33 deg 15 min E, 359.58 feet; thence S 86 deg 14 min W, 8.04 feet to the point of beginning.

Tax Key No.: ZYUP 00145B Address: 965 Wells Street

Lot 2
C.S.M. 1630

Parcel C:

Lot 1 of Certified Survey No. 793, said survey being a part of the Northwest 1/4 of Section 6, Town 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin, and recorded in Volume 3 of Certified Surveys at page 333 as Document No. 33918, Walworth County, Records.

Tex Key No.: ZA 79300001 Address: Not assigned

Lot 1
C.S.M. 4796

Lot 2
C.S.M. 4796

Host Drive
(66' Wide)

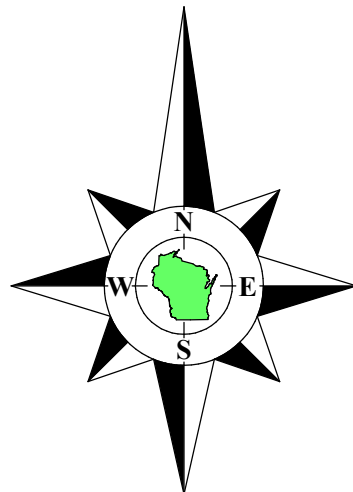
"Parcel A"
Tax Parcel
ZYUP 00145B
3.947 Acres
171,939 Sq.Ft.

Existing Building
965 Wells Street
Exterior Footprint of Building
at Ground Level is 90,985 Sq.Ft.

Total Area
"Parcel A" &
"Parcel C"
5.023 Acres
218,791 Sq.Ft.

"Parcel C"
Lot 1
C.S.M. 793
Tax Parcel
ZA 79300001
1.076 Acres
46,852 Sq.Ft.

Lot 1
C.S.M. 812
Owner: Quartex, Inc.



Bearings referenced to the East line of the Northwest 1/4 of Section 6-1-18, recorded as N2°40'33"W in the Wisconsin State Plane Coordinate System, South Zone (NAD-83).

Coordinates are referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD-27).

Schedule B - Part II of Title Commitment No. WA-21723, Revision A, prepared by Chicago Title Insurance Company, dated September 12, 2022, lists the following easements and restrictions that "affects Parcels A and/or C".

11. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document recorded on November 15, 1991, as Document No. 221762, affects Parcel A. - SHOWN
12. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document recorded on September 27, 1949, as Document No. 419878, affects Parcel A and C. - SHOWN - OFF SITE
13. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to City of Lake Geneva recorded on October 9, 2000, as Document No. 453491, affects Parcel A. - SHOWN - OFF SITE - Also affects Parcel C
15. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document recorded on September 26, 1973, as Document No. 670394, affects Parcel A and C. - SHOWN

Notes:

1. According to Flood Insurance Rate Map (FIRM) No. 55127C0333D for Walworth County, City of Lake Geneva, Effective date: October 2, 2009, this site falls in Zone X: Areas determined to be outside the 0.2% annual chance floodplain.
2. There are 51 regular, 3 visitor and 3 handicapped marked parking spaces on "Parcel A".
3. There are 41 regular and no handicapped marked parking spaces on "Parcel C".
4. In regards to Table A items 6(a) & 6(b) no zoning report or letter has been provided by the client.
5. In regards to Table A item 7(c) no building height location has been specified by the client. Measured locations are shown.
6. In regards to Table A item 10(a) no division or party walls were observed on the property.
7. In regards to Table A item 14 the property is at the intersection of Wells Street and Host Drive.
8. In regards to Table A item 16 no evidence of recent earth moving work, building construction, or building additions were observed on the property.
9. In regards to Table A item 17 information on proposed changes in street right of way lines was made available. No evidence of recent street or sidewalk construction or repairs were observed on the property.



To: Primex, Inc., a Wisconsin Corporation and Combex, Inc., a Wisconsin Corporation Context Credit Holdings, LP, a Delaware limited partnership, together with its successors and/or assigns as their interests may appear Chicago Title Insurance Company

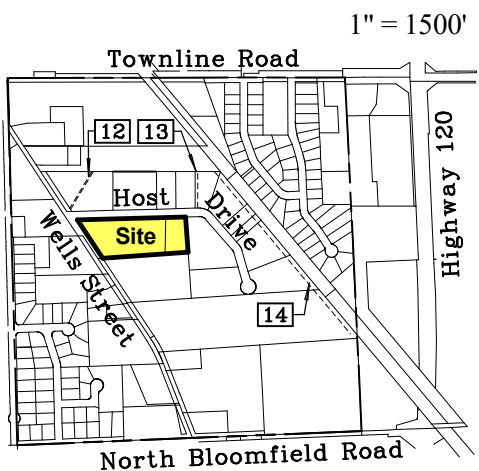
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17 and 19 of Table A thereof.

The field work was completed on April 11, 2022.

September 30, 2022.

Douglas G. Olson
Wisconsin Professional Land Surveyor - 2093

Location Sketch



45 South Wisconsin Street | P.O. Box 322
Elkhorn, Wisconsin. 53121
Telephone: (262) 723-3434
Facsimile: (262) 723-8044
Email: doug@olsonsurveying.com
Website: www.olsonsurveying.com

OLSON
LAND SURVEYING, LLC
Rural | Residential | Commercial

Legend of Symbols & Abbreviations
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