

ALTA/NSPS Land Title Survey

A parcel of land described in Schedule A of Title Commitment No. WA-21002, Revision A, prepared by Chicago Title Insurance Company, dated March 18, 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 to the Southeast corner of the Northwest 1/4 of Section 6, Town 1 North, Range 18 East, Walworth County, Wisconsin; 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 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 W 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

Lot 1
C.S.M. 4796

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 1930001 Address: Not assigned

Host Road
(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.

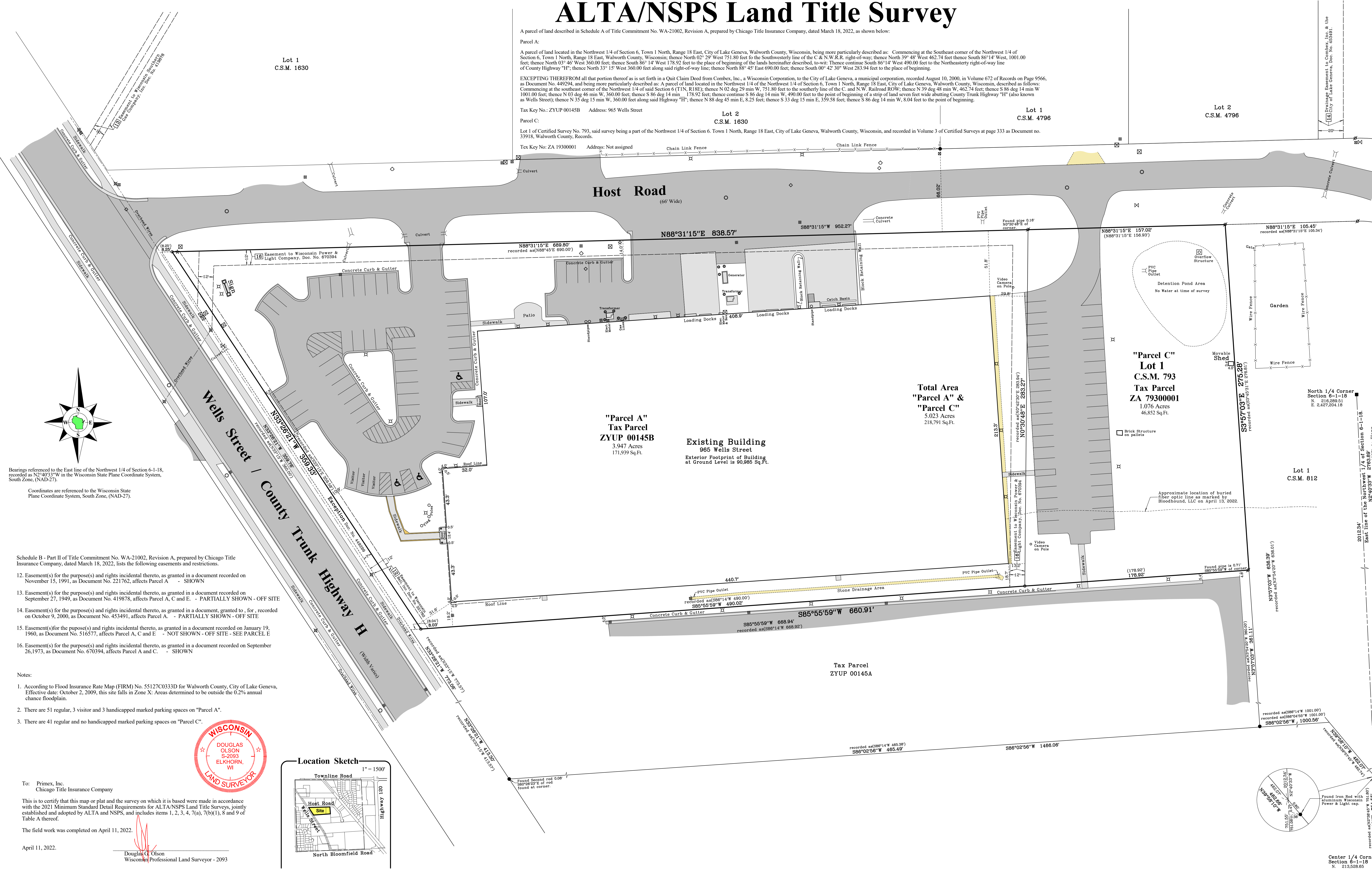
Total Area
"Parcel A" &
"Parcel C"
5.023 Acres
218,791 Sq.Ft.

"Parcel C"
Lot 1
C.S.M. 793
Tax Parcel
ZA 7930001
1.076 Acres
46,852 Sq.Ft.

Lot 1
C.S.M. 1630

Lot 2
C.S.M. 4796

Lot 1
C.S.M. 812

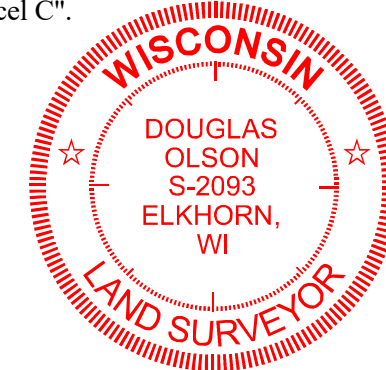


Bearings referenced to the East line of the Northwest 1/4 of Section 6-1-18, recorded as N2°40'33"W in the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

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

- Schedule B - Part II of Title Commitment No. WA-21002, Revision A, prepared by Chicago Title Insurance Company, dated March 18, 2022, lists the following easements and restrictions.
- 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
 - 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, C and E. - PARTIALLY SHOWN - OFF SITE
 - Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to, for, recorded on October 9, 2000, as Document No. 453491, affects Parcel A. - PARTIALLY SHOWN - OFF SITE
 - Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document recorded on January 19, 1960, as Document No. 516577, affects Parcel A, C and E - NOT SHOWN - OFF SITE - SEE PARCEL E
 - 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:
- According to Flood Insurance Rate Map (FIRM) No. 55127C033D 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.
 - There are 51 regular, 3 visitor and 3 handicapped marked parking spaces on "Parcel A".
 - There are 41 regular and no handicapped marked parking spaces on "Parcel C".

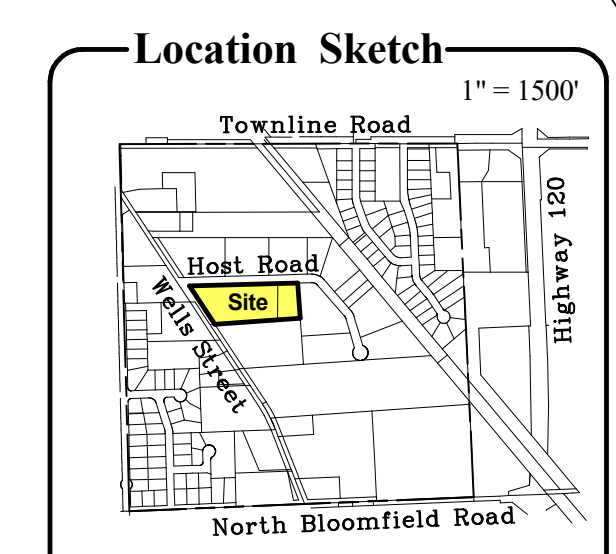


To: Primex, Inc.
Chicago Title Insurance Company

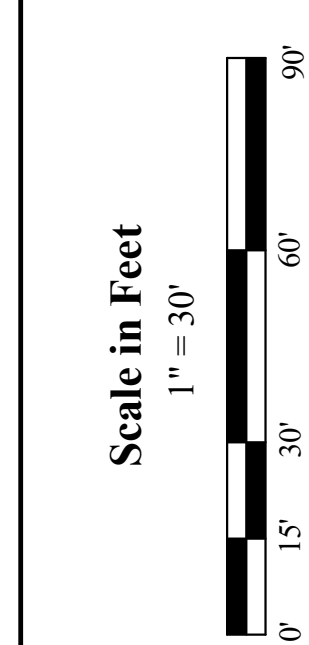
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 8 and 9 of Table A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

The field work was completed on April 11, 2022.

April 11, 2022.
Douglas Olson
Wisconsin Professional Land Surveyor - 2093



Survey date: April 11, 2022.
Revisions: No. 1 - Fiber Optic Line



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- Legend of Symbols & Abbreviations
- Found from Pipe Section Corner
 - Found from Rod - 1 dia.
 - Recorded Information
 - Utility Pedestal
 - Water Valve
 - Fire Hydrant
 - Concrete Structure
 - Gravel Surface
 - Brick Pavement

Sheet 1 of 1 Sheets
Job Reference Number
2022.034

2022.034

Center 1/4 Corner
Section 6-1-18
N. 213,528.85
E. 2,427,233.51