

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 B:

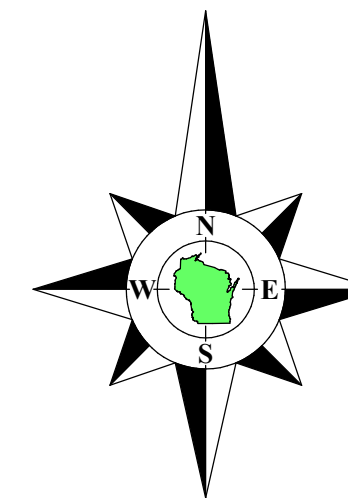
A parcel of land located in the Northwest 1/4 of Section 6, Town 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin, being more particularly described as:

Commencing at the South 1/4 corner of said Section 6; thence North 2° 19' 14" West 2642.09 feet to the center of said Section 6; thence North 2° 38' 45" West 751.80 feet; thence North 39° 57' 15" West 462.74 feet to a point on the Southwesterly right of way line of the Chicago and Northwestern Railroad; thence South 86° 04' 55" West 551.91 feet to the place of beginning; thence continue South 86° 04' 55" West 449.09 feet; thence North 3° 54' 20" West 220.11 feet; thence North 86° 04' 55" East 380.18 feet; thence South 16° 16' 35" East 121.03 feet to the arc of a 60 foot radius Cul-de-Sac; thence 140.61 feet along the said arc to the left, the chord which bears South 26° 46' 50" East 110.57 feet, to the place of beginning.

Tax Key No.: ZYUP 00145E
Address: 1012 Host Drive

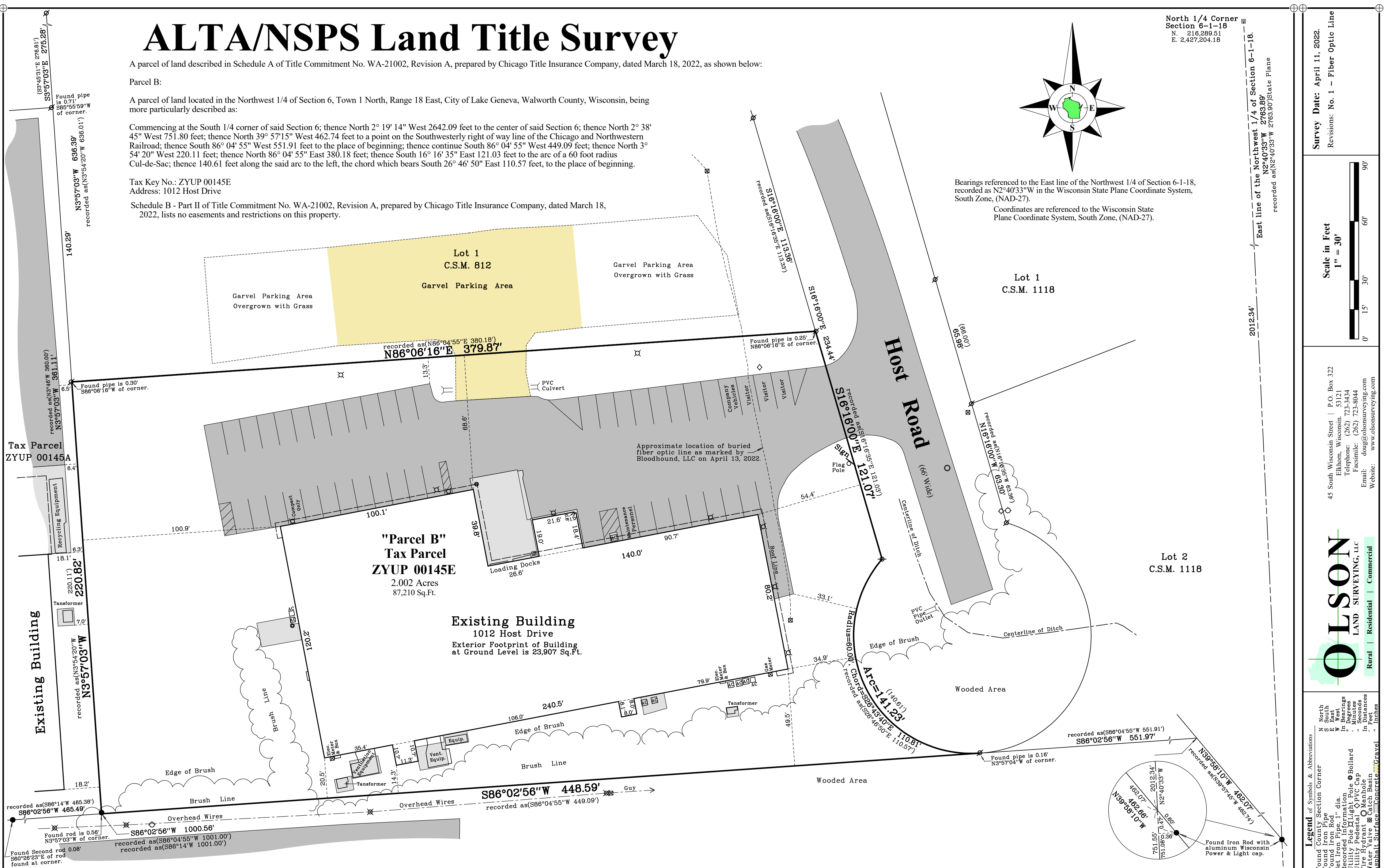
Schedule B - Part II of Title Commitment No. WA-21002, Revision A, prepared by Chicago Title Insurance Company, dated March 18, 2022, lists no easements and restrictions on this property.

North 1/4 Corner
Section 6-1-18
N. 216,289.51
E. 2,427,204.18



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).

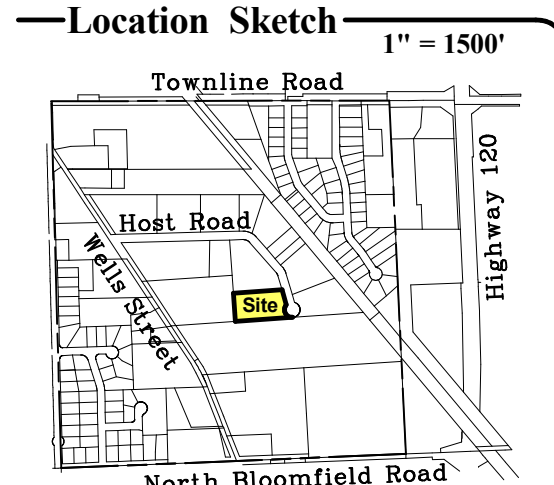


Tax Parcel
ZYUP 00145A

"Parcel B"
Tax Parcel
ZYUP 00145E
2.002 Acres
87,210 Sq.Ft.

Existing Building
1012 Host Drive
Exterior Footprint of Building
at Ground Level is 23,907 Sq.Ft.

Tax Parcel
ZYUP 00142



Notes:

- 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.
- There are 40 regular, 3 visitor, 1 company vehicle, 1 maintenance personnel, 1 compact car and no handicapped marked parking spaces on this site.
- Centerline of ditch shown indicates a small ditch through which water appears to flow to a low area on Tax Parcel ZA111800002.
- The gravel parking area on the parcel to the North appears to be used as parking for this property.



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.

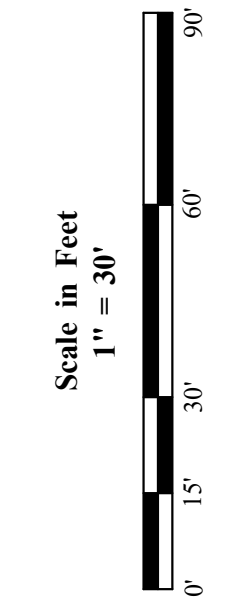
The field work was completed on April 11, 2022.

April 11, 2022.

Douglas G. Olson
Wisconsin Professional Land Surveyor - 2093

Center 1/4 Corner
Section 6-1-18
N. 213,528.65
E. 2,427,533.21

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



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OLSON
LAND SURVEYING, LLC
Rural | Residential | Commercial

Legend of Symbols & Abbreviations
North
South
East
West
Feet
Meters
Minutes
Seconds
Inches
Distances
Power & Light cap.
Manhole
Catch Basin
Concrete
Gravel
Asphalt Surface
Water Valve
Hydrant
Fire Hydrant
PVC Cap
Bollard
Information
1" dia.
Iron Pipe
Set
Found
Iron
Pipe
County
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Bollard
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Iron Pipe
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Sheet 1 of 1 Sheets
Drawing Name:
Job Reference Number
2022.035
2022.035