

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:

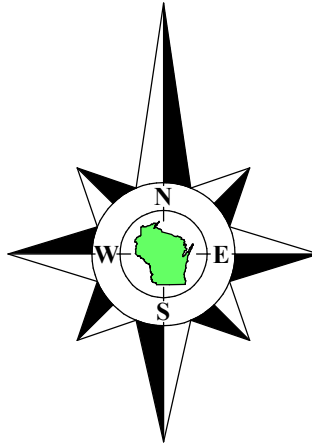
Parcel D:

Lot 1 of Certified Survey No. 812, 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 355 as Document No. 36045, Walworth County, Wisconsin.

EXCEPTING THEREFROM a parcel of land as set forth in a Quit Claim Deed from Primex, Inc., a Wisconsin corporation, successor by merger to Quartex, Inc., a Wisconsin corporation, to Primex, Inc., a Wisconsin corporation, successor by merger to Quartex, Inc., a Wisconsin corporation, recorded August 8, 2022, as Document No. 1066552, and being more particularly described as: Part of Lot 1 of Certified Survey Map No. 812, 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: Begin at the Southwest corner of said Lot 1; thence North 3°57'03" West, along the West line of said Lot 1, 71.33 feet to an iron pipe; thence North 86°06'16" East 364.29 feet to an iron pipe on the East line of said Lot 1; thence South 16°16'00" East, along said East line, 73.02 feet to the Southeast corner of said Lot 1; thence South 86°06'16" West, along the South line of said Lot 1, 379.87 feet to the Point of Beginning.

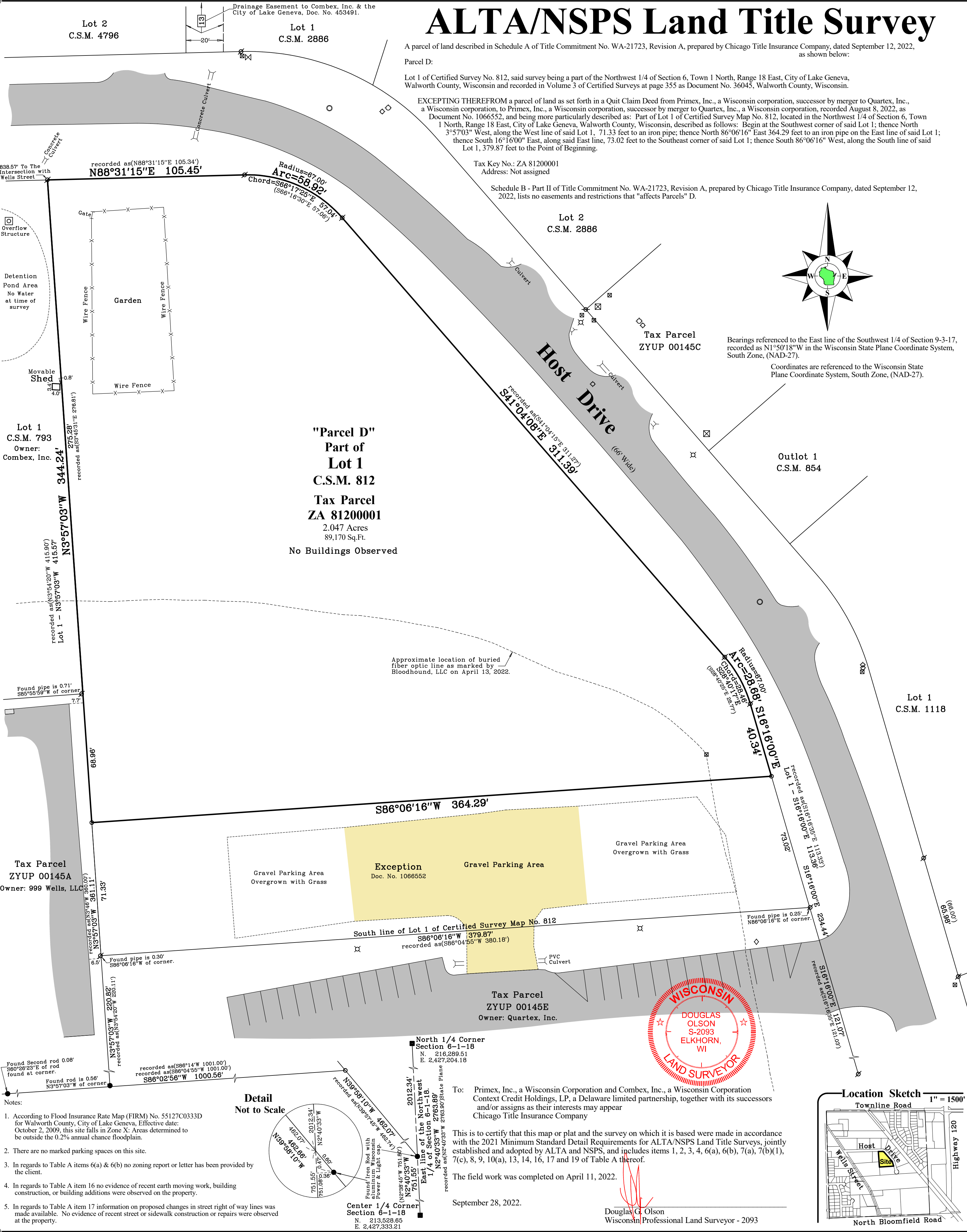
Tax Key No.: ZA 81200001
Address: Not assigned

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



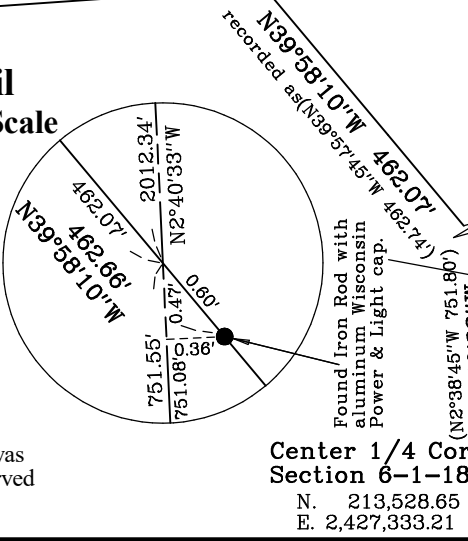
Bearings referenced to the East line of the Southwest 1/4 of Section 9-3-17, recorded as N1°50'18"W in the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).

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



- 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 no marked parking spaces on this site.
 - In regards to Table A items 6(a) & 6(b) no zoning report or letter has been provided by the client.
 - In regards to Table A item 16 no evidence of recent earth moving work, building construction, or building additions were observed on the property.
 - 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 at the property.

Detail
Not to Scale



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

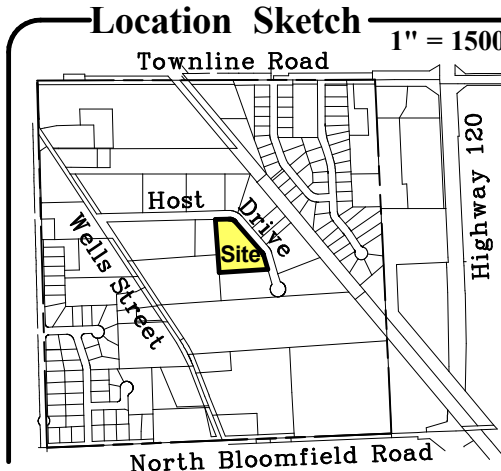
To: Primex, Inc., a Wisconsin Corporation and Combex, Inc., a Wisconsin Corporation
Context Credit Holdings, LP, a Delaware limited partnership, together with its successors and/or assigns as their interests may appear
Chicago Title Insurance Company

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 28, 2022.

Douglas G. Olson
Wisconsin Professional Land Surveyor - 2093



2022.036	Sheet 1 of 1 Sheets	<div><div><div><div>Found County Section Corner</div><div>Found Iron Pipe</div><div>Found Iron Rod</div><div>Set Iron Pipe, 1" dia.</div><div>Recorded Information</div><div>Light Pole</div><div>PVC Cap</div><div>Manhole</div><div>Water Valve</div><div>Asphalt Surface</div></div><div><div>MATT Sign</div><div>Fire Hydrant</div><div>Gravel Surface</div></div></div><div><div>N North</div><div>S South</div><div>E East</div><div>W West</div><div>In Bearings</div><div>Degrees</div><div>Minutes</div><div>Seconds</div><div>In Distances</div><div>Feet</div><div>Inches</div></div></div> <div><div>OLSON</div><div>LAND SURVEYING, LLC</div><div>Rural Residential Commercial</div></div> <div>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</div> <div><div>Scale in Feet</div><div>1" = 30'</div><div><div>0'</div><div>15'</div><div>30'</div><div>60'</div><div>90'</div></div></div> <div><div>Survey Date: April 11, 2022.</div><div>Revisions: No. 1 – Fiber Optic Line</div><div>No. 2 – Proposed Lot Line Adjustment</div><div>No. 3 – Excepting lands per Doc. No. 1066552 recorded August 8, 2022.</div><div>No. 4 – Misc. Notes</div><div>No. 5 – Misc. Notes</div></div>	
	Drawing Name:		
	Job Reference Number 2022.036		