

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 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 follows:

Commencing at the South 1/4 corner of said Section 6; thence North 2° 19' 41" West 2642.09 feet to the center of said Section 6; thence North 2° 38' 45" West 751.80 feet; thence North 39° 57' 45" 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.

TOGETHER WITH 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.: ZYUP 00145E
Address: 1012 Host Drive

Schedule B - Part II of Title Commitment No. WA-21723, prepared by Chicago Title Insurance Company, dated August 26, 2022, lists no easements and restrictions that "affects Parcels" B.

Owner: Quartex, Inc.

N86°06'16"E 364.29'

Gravel Parking Area
Overgrown with Grass

"TOGETHER WITH" Gravel Parking Area
Doc. No. 1066552

Gravel Parking Area
Overgrown with Grass

South line of Lot 1 of Certified Survey Map No. 812
N86°06'16"E 379.87'
recorded as(N86°04'55"E 380.18')

PVC Culvert

Approximate location of buried
fiber optic line as marked by
Bloodhound, LLC on April 13, 2022.

"Parcel B"
Tax Parcel
ZYUP 00145E
2.611 Acres
113,750 Sq.Ft.

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

Building
Height
18.1'

Building
Height
13.3'

Building
Height
13.3'

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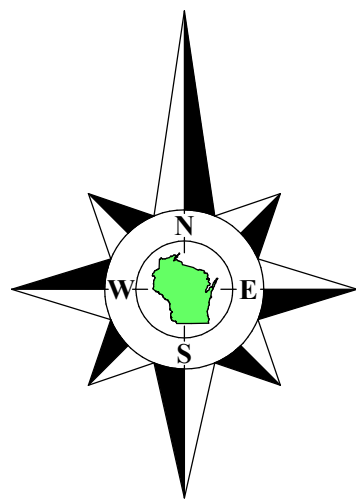
Tax Parcel
ZYUP 00142

Owner: Azene, LLC
c/o Custom Services Plastics

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.
- 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 7(c) no building height location has been specified by the client. Measured locations are shown.
- In regards to Table A item 10(a) no division or party walls were observed on the property.
- 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.

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 2765.89'
South Zone, (NAD-27).

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

Lot 1
C.S.M. 1118

Lot 2
C.S.M. 1118
Owner: Primex, Inc.

Host Drive
(66' Wide)

Wooded Area

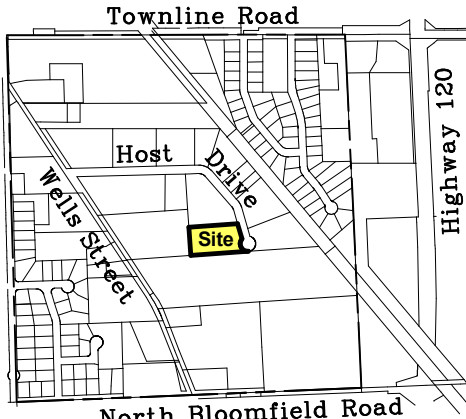
Wooded Area

Center 1/4 Corner
Section 6-1-18
N. 213,528.85
E. 2,427,333.21

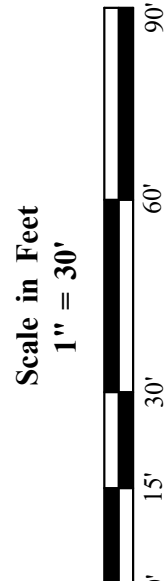
Tax Parcel
ZYUP 00145A
Owner:
999 Wells, LLC

Existing Building

Location Sketch
1" = 1500'



Survey Date: April 11, 2022.
Revisions:
No. 1 - Fiber Optic Line
No. 2 - Proposed Lot Line
No. 3 - Additional Lands
No. 4 - Misc. Notes
No. 5 - Misc. Notes
No. 6 - Misc. Notes
No. 7 - Misc. Notes
No. 8 - Misc. Notes



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OLSON
LAND SURVEYING, LLC
Rural | Residential | Commercial

Legend of Symbols & Abbreviations
North Arrow
Found Iron Pipe
Found Iron Rod
Set Iron Pipe, 1" dia.
Set Iron Rod, 1" dia.
Utility Pole
Utility Pole Light Pole
Fire Hydrant
Water Valve
Catch Basin
Asphalt Surface
Concrete
Gravel

Sheet 1 of 1 Sheets
Drawing Name:
Job Reference Number
2022.035
2022.035