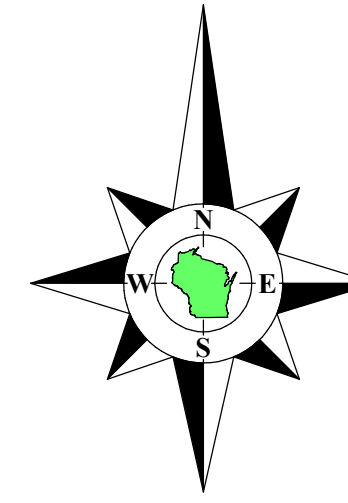


# ALTA/NSPS Land Title Survey

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



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.

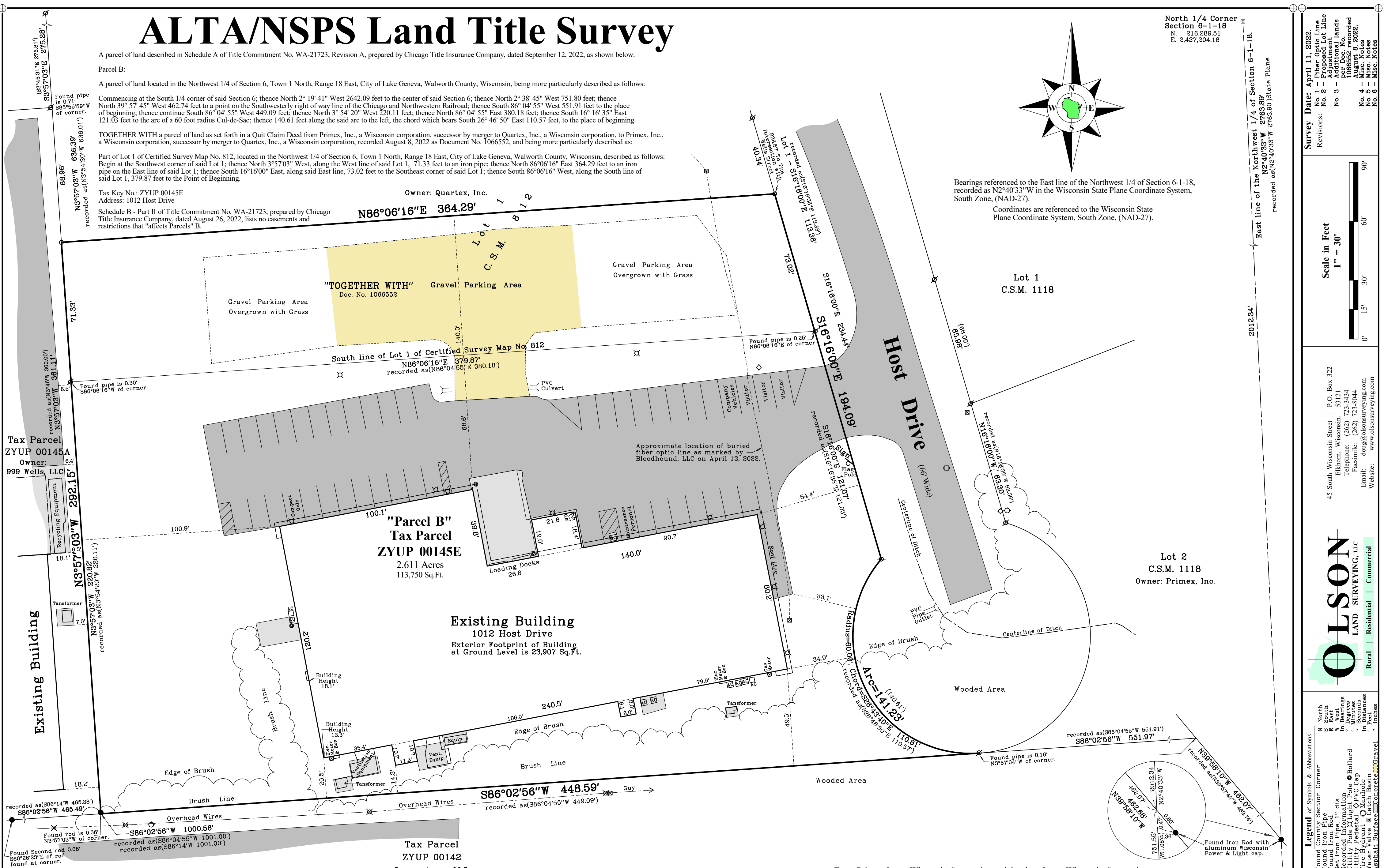
TOGETHER WITH a parcel of land as set forth in a Quit Claim Deed from Primex, Inc., a Wisconsin corporation, successor by merger to Quartex, Inc., a Wisconsin corporation, to Primex, Inc., a Wisconsin corporation, successor by merger to Quartex, Inc., a Wisconsin corporation, recorded August 8, 2022 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'



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).

Survey Date: April 11, 2022.  
Revisions:  
No. 1 - Fiber Optic Line Adjustment  
No. 2 - Proposed Lot Line Adjustment  
No. 3 - Additional lands 1066552 recorded August 6, 2022.  
No. 4 - Misc. Notes  
No. 5 - Misc. Notes  
No. 6 - Misc. Notes

Scale in Feet  
1" = 30'  
0' 15' 30' 60' 90'

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  
N North  
S South  
E East  
W West  
B Bearings  
D Degrees  
M Minutes  
S Seconds  
In Distances  
In Feet  
In Inches

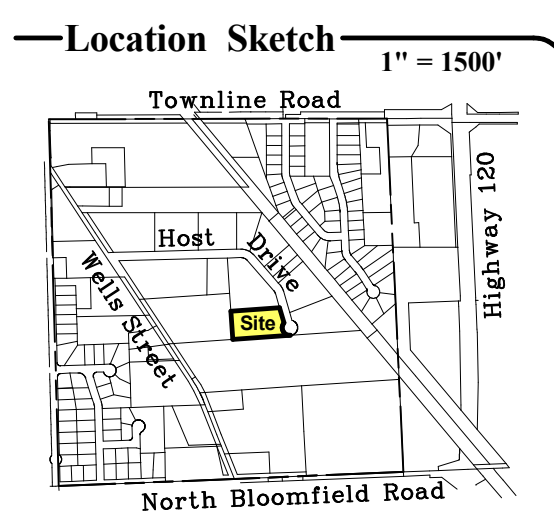
Tax Parcel  
ZYUP 00145A  
Owner:  
999 Wells, LLC

Existing Building  
Recycling Equipment  
Transformer

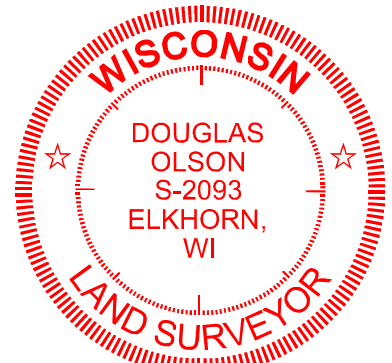
"Parcel B"  
Tax Parcel  
ZYUP 00145E  
2.611 Acres  
113,750 Sq.Ft.

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

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.



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

Center 1/4 Corner  
Section 6-1-18  
N. 213,528.65  
E. 2,427,333.21

Sheet 1 of 1 Sheets  
Job Reference Number  
2022.035  
2022.035