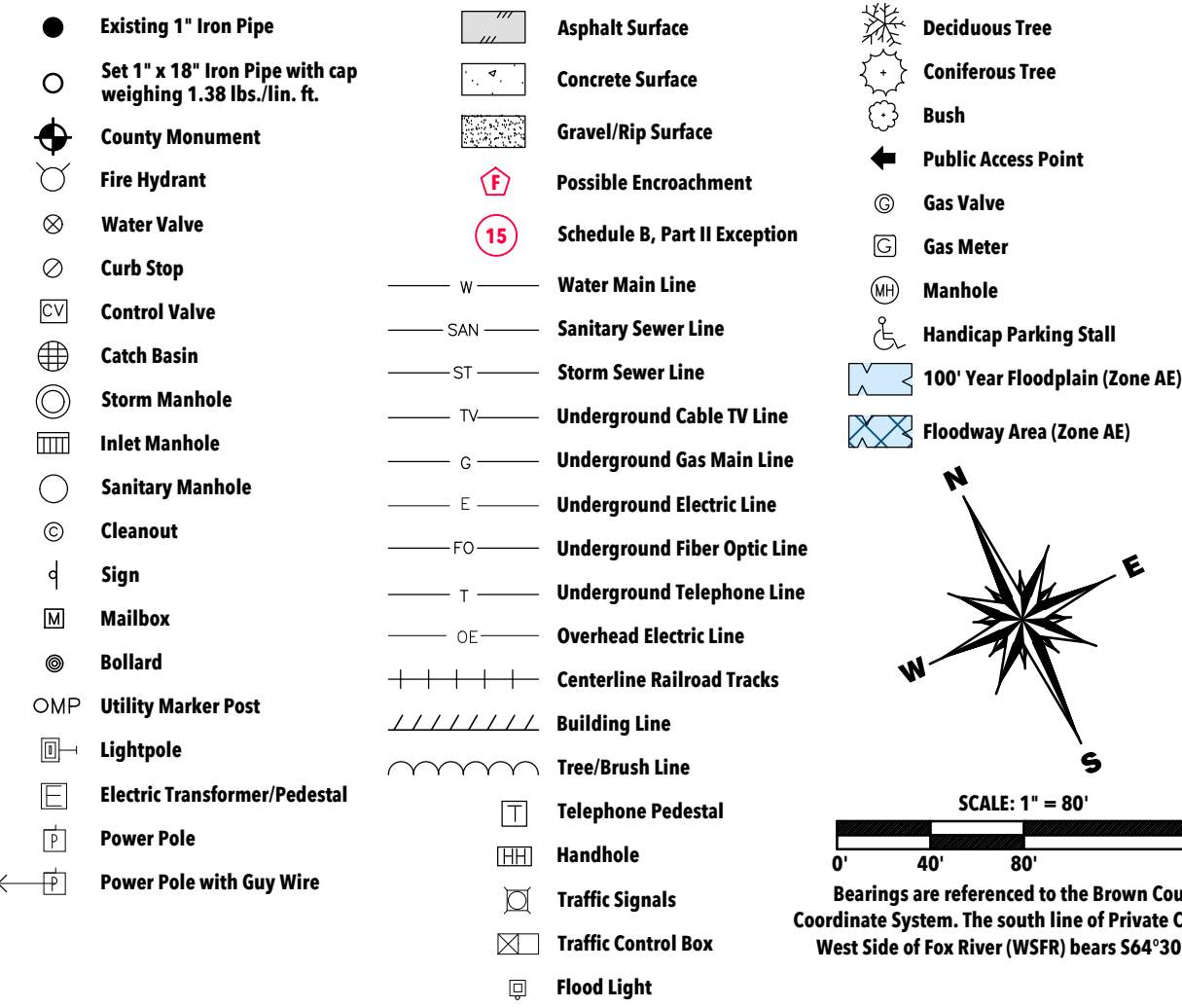


NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
								Troy Hewitt
								CHECKED
								Bryan Pfeiffer

ALTA / NSPS LAND TITLE SURVEY

LEGEND:



SURVEYOR'S NOTES:

- Building dimensions are exterior dimensions at ground level. Square Footage is based from the exterior footprint at ground level. (Table A, Item 7(a) & 7(b)(1)).
- South Ashland Avenue is located 100' west of the subject property. (Table A, Item 14)
- There is no evidence of recent building construction, earth moving work or building additions that were observed while in the process of conducting fieldwork. (Table A, Item 16)
- There are no proposed changes in street right of way lines that the surveyor was made aware of. No evidence of recent street or sidewalk construction or repairs was observed while in the process of conducting fieldwork. (Table A, Item 17)
- No wetland delineation markers were observed while in the process of conducting fieldwork. (Table A, Item 20)
- This parcel has direct pedestrian and vehicular access to and from South Broadway / CTH 'H', a public right of way and Pilgrim Way, a public right of way.
- No cemeteries or burial grounds were observed while in the process of conducting fieldwork.
- No evidence of the site being used as a dump, sump or landfill was observed while in the process of conducting fieldwork.

WISCONSIN STATUTE 195.29(6):

View at crossings; trees and brush near crossings; forfeiture. Every railroad shall keep its right-of-way clear of brush or trees for a distance of not less than 330 feet in each direction from the center of its intersection at grade with any public highway to provide an adequate view of approaching trains or railroad track equipment from the highway. Every municipality shall keep the public highways within its jurisdiction clear of brush and shall adequately trim all trees within 330 feet of the center of any railroad highway grade crossing. Every person or corporation owning or occupying any land adjacent to any railroad highway grade crossing shall keep all brush cut and adequately trim all trees on the land within the triangles bounded on 2 sides by the railway and the highway, and on the 3rd side by a line connecting points on the center lines of the railway and the highway, 330 feet from the intersection of the center lines. The office, upon its own motion, or upon any complaint to the effect that any work required by this subsection has not been performed, after due notice and hearing, may order the corporation, municipality or person at fault to perform the work; provided, however, that if the physical conditions at any crossing are such that the performance of the required work will not materially improve the view for highway traffic, or, if unreasonable loss would be caused thereby, the office may excuse the party in interest from performing the same. The office may also order the cutting of brush and the trimming of trees at private farm crossings as may be necessary and reasonable. If any person shall violate any provision of this section, or shall fail, neglect or refuse to obey any order made by the office under this section, or any judgment or decree made by any court upon such an order, for every such violation, failure or refusal such person shall forfeit not less than \$25 nor more than \$150.

PUBLIC TRUST INFORMATION:

Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.

SCHEDULE B, PART II EXCEPTIONS:

- Gas Main Easement to Wisconsin Public Service recorded in Vol. 91 Miscellaneous Records, Page 623, as Doc. No. 523725.
Does not affect subject property and has not been shown hereon. Now located in the right of way of Pilgrim Way and Broadway.
- Water Main Easement to Fox River Heights Sanitary District recorded in Vol. 92 Miscellaneous Records, Page 71, as Doc. No. 524228.
Does not affect subject property and has not been shown hereon. Now located in the right of way of Pilgrim Way.
- Easement for railroad side track purposes as reserved and described in Vol. 339 Deeds, Page 275, as Doc. No. 519695.
Does affect Parcel I and Parcel II and has been shown hereon.
- Perpetual Easement for ingress and egress as set forth in Lease recorded in Vol. 90 Miscellaneous Records, Page 540 and as shown in Vol. 10 Certified Survey Maps, Page 125, Map No. 2231, Doc. No. 960188.
Does affect Parcel I for access to Parcel II and has been shown hereon.
- Reservations contained on deed recorded in Vol. 1106 Records, Page 245 as Doc. No. 805724.
Does affect Parcel II but cannot be shown hereon. This reservation is blanket in nature.
- Perpetual easement for ingress and egress recorded in Jacket 24341 Records, Image 18 as Doc. No. 1433303.
Does affect Parcel I for access to Parcel II and has been shown hereon.
- Authorization for access to or across a Controlled Access Highway recorded as Doc. No. 1786503.
Does not affect subject property and cannot be shown hereon. This allows one public highway (Pilgrim Way) access to STH '32'.
- Utility Easement to Wisconsin Public Service recorded as Doc. No. 1826445.
Does affect Parcel I and has been shown hereon.
- Easement to the Village of Ashwaubenon recorded as Doc. No. 1826447.
Does affect Parcel I and has been shown hereon.
- Easement to the Village of Ashwaubenon recorded as Doc. No. 1826448.
Does affect Parcel I and has been shown hereon.
- System Installation and Service Agreement with Time Warner Entertainment Company, L.P. d/b/a Time Warner Cable recorded in Doc. No. 2258466.
Does affect Parcel I but cannot be shown hereon. This agreement is blanket in nature.
- Utility Easement recorded as Doc. No. 2112705.
Does affect Parcel I and has been shown hereon.

PARKING INFORMATION (Table A, Item 9):

158 Regular Stalls
5 Handicap Stalls
Total Parking - 163 Stalls

UTILITY INFORMATION:

UTILITIES NOTIFIED: Village of Ashwaubenon Water Dept., Brown County Technology Services, Wisconsin DOT, Green Bay Metropolitan Sewerage Dist., Windstream, NTELEC, AT&T Distribution, TDS Metrocom, Time Warner Cable, US Signal, Centurylink and Wisconsin Public Service Corp.

Utilities shown on this map are based on locations from: Digger's Hotline Ticket Numbers 20230503835, 20230503836, 20230503842, 20230503843, 20230704139 and 2030704139 with a call date of 02/01/2023 and visible observation.

A portion of the utilities shown on this map are based in part on maps provided by Digger's Hotline Ticket Number 20230503842 and 20230503843. Locations from prints are approximate.

This survey represents the underground utilities that participated with the request and were marked on the date of survey. Additional utilities may exist, but were non-responsive to the marking request.

Diggers Hotline = 1-800-242-8511

POSSIBLE ENCROACHMENTS:

- Guy wires not located within an easement
- Underground electric line not located within an easement
- Underground fiber optic line not located within an easement
- Utility marker posts (fiber) not located within an easement. Windstream lines not marked by diggers request

ZONING INFORMATION (Table A, Item 6(a) & 6(b):

A zoning report or letter was not provided to the surveyor

FLOOD INFORMATION (Table A, Item 3):

Subject property is located in Zone AE and X, pursuant to the NFIP (National Flood Insurance Program) FIRM (Flood Insurance Rate Map) for Brown County, Wisconsin, Map Number 55009C0256F. FIRM effective date: August 18, 2009.

SURVEYED DESCRIPTION PARCEL 1 AND PARCEL II:

All of Parcel B, Volume 10 of Certified Survey Maps, Page 125, Map Number 2231, Document Number 960188 and part of Private Claim 20, West Side of Fox River, in the Village of Ashwaubenon, Brown County, Wisconsin, more fully described as follows:

Commencing at an angle point on the south line of Private Claim 20 (known as BC ID 306/H-15/16); thence S64°30'25"E, 300.82 feet on said south line to the southerly extension of the east right of way of the Wisconsin Central LTD railroad; thence N29°29'22"E, 50.63 feet on said southerly extension to the north right of way of Pilgrim Way, the POINT OF BEGINNING; thence continuing N29°29'22"E, 817.50 feet on said east right of way to the northwest line of said Parcel B, also being the approximate centerline of Dutchman Creek as identified in prior deeds of conveyance; thence S88°04'58"E, 48.20 feet on said northwest line; thence N25°00'34"E, 178.71 feet on said northwest line; thence N74°15'38"E, 339.90 feet on said northwest line to the southeasterly extension of a north line of said Private Claim 20; thence S64°11'29"E, 684.71 feet on said southeasterly extension to the west right of way of South Broadway (also known as CTH 'H'); thence S34°23'45"W, 338.74 feet on said west right of way; thence 416.48 feet on the arc of a 4640.00 foot radius curve to the left, having a long chord which bears S31°49'28"W, 416.34 feet on said west right of way; thence S29°15'11"W, 432.48 feet on said west right of way; thence S53°09'58"W, 39.85 feet on said west right of way to the north right of way of Pilgrim Way; thence N79°21'14"W, 62.43 feet on said north right of way; thence N64°30'25"W, 865.47 feet on said north right of way to the Point of Beginning.

Said parcel contains 1,120,971 Square Feet (25.734 Acres) of land more or less to the approximate centerline of Dutchman Creek.

Said parcel contains 1,096,093 Square Feet (25.163 Acres) of land more less to the approximate ordinary high water mark of Dutchman Creek.

TITLE DESCRIPTION:

The Land referred to in this policy is described as follows:

Parcel I:

That part of Private Claim No. 20, West side of Fox River, in the Village of Ashwaubenon, Brown County, Wisconsin, described as follows:

Commencing at the intersection of the North line of said Private Claim No. 20 and the East line of the right of way of the Chicago and Northwestern Railway Company; thence South 64 deg. 08 min. East along the North line of said Private Claim No. 20 a distance of 963.89 feet to the point of beginning of this description; thence continuing South 64 deg. 08 min. East, along the North line of said Private Claim No. 20 a distance of 99.50 feet to the intersection of the North line of said Private Claim No. 20 and the West line of County Trunk Highway "H"; thence South 34 deg. 42 min. West along the West line of said County Trunk Highway "H" 333.85 feet; thence South 31 deg. 51 min. West along the West line of said County Trunk Highway "H" 459.84 feet; thence South 28 deg. 02 min. West, 494.13 feet to the intersection of the South line of said Private Claim No. 20 and the West line of said County Trunk Highway "H"; thence North 64 deg. 30 min. West along the South line of said Private Claim No. 20 a distance of 968.23 feet to the intersection of the South line of said Private Claim No. 20 and the East line of said railroad right of way; thence North 29 deg. 36 min. East along the East line of said railroad right of way 205.45 feet; thence North 67 deg. 49 min. East, 1457.57 feet to a point in the North line of said Private Claim No. 20 which is the point of beginning of this description.

EXCEPTING THEREFROM Parcel 1 of Transportation Project Plat No. TPP-05-104-0001.1 and EXCEPTING THEREFROM Parcel 9 of Transportation Project Plat Nos. TPP-05-104-0005.1 and TPP-05-104-0005.2.

Tax Parcel No. VA-132-2

Parcel II:

Parcel B, Vol. 10 Certified Survey Maps, Page 125, Map No. 2231; being part of Private Claim Twenty (20), West side of Fox River, in the Village of Ashwaubenon, Brown County, Wisconsin.

Tax Parcel No. VA-132-1

Property Address: 500 Pilgrim Way, 2285 S. Broadway, Green Bay, WI 54304

The description listed above defines exactly the same parcels that have been surveyed and are exactly the same parcels as contained within the land described in the title commitment identified as First American Title Insurance Company - Bay Title & Abstract, Inc., Commitment Number 15852-11-1, having a commitment date of January 30, 2023 at 12:01 AM.

SURVEYOR'S CERTIFICATE:

To 600 Hansen Road, LLC and First American 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, 11(b), 13, 16, 17, 18 and 20 of Table A thereof. The fieldwork was completed on 02/11/2023.

Date of Plot or Map: 2/21/2023

Troy E. Hewitt
Registration No. 2831
within the State of Wisconsin
Email: thewitt@releinc.com



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PHONE: (920) 662-9641
FAX: (920) 662-9141

SHEET NO.

1

Prepared for: **600 HANSEN ROAD LLC**

DATE	2/21/2023
FILE	5843002_alta.dwg
JOB NO.	5843002