

ITEMS CORRESPONDING TO SCHEDULE B-II

- 9 Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of De Pere Business Park, as recorded March 24, 1987 in Volume 18 of Plats, Page 44 as Document No. 1116819, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). As shown on the map.
- 10 Utility Easement to Wisconsin Public Service Corporation and Wisconsin Bell, Inc., dated January 21, 1986, recorded/ filed February 04, 1986 in Jacket 12890, Image 1 as Document No. 1146090. As shown on the map.

ZONING INFORMATION

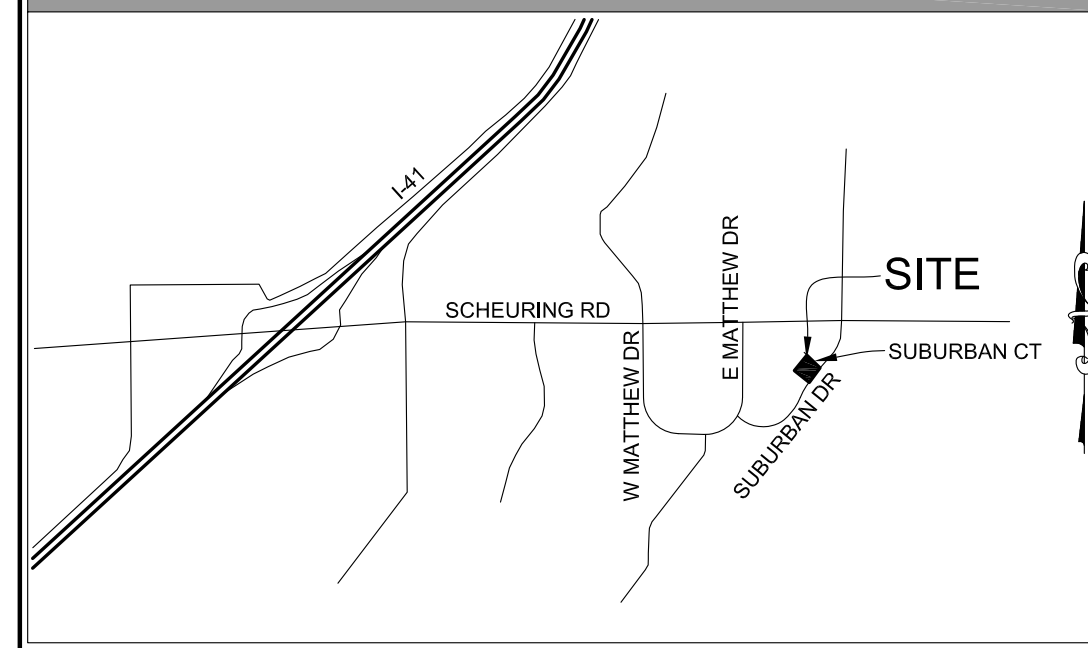
According to the Zoning Report Number 7202001542-002, dated 8/25/2020 prepared by NV5 Transaction Services - Zoning Division, the subject property is within the I-B-2, Industrial-Business-2 and the current uses are permitted uses per the City of DePere Zoning Code Section 14-52.

ITEM	REQUIRED	OBSERVED
PERMITTED USE	BUSINESS/MFG/ASSY	BUSINESS/MFG/ASSY
MIN. LOT AREA	43,560 S.F.	66,615 S.F.
MIN. FRONTAGE	150'	233.6'
MAX. LOT COVERAGE	NONE STATED	BLDG = 9916 S.F.
MIN. SETBACKS FRONT	40'	41.1'
MIN. SETBACKS STREET SIDE	40'	43.8'
MIN. SETBACKS SIDE	25'	126.1'
MIN. SETBACKS REAR	25'	72.8'
MAX. BUILDING HEIGHT	NONE STATED	29.3'
PARKING TOTAL	10	18 STRIPED SPACES

Contact info:
Peter Schiainz
Senior Planner
City of DePere
335 S. Broadway
DePere, WI 54115
920-339-4043

Notes:
Because there may be a need for interpretation of the applicable zoning codes, we refer you to the City of DePere for zoning laws and applicable codes.

VICINITY MAP - NOT TO SCALE

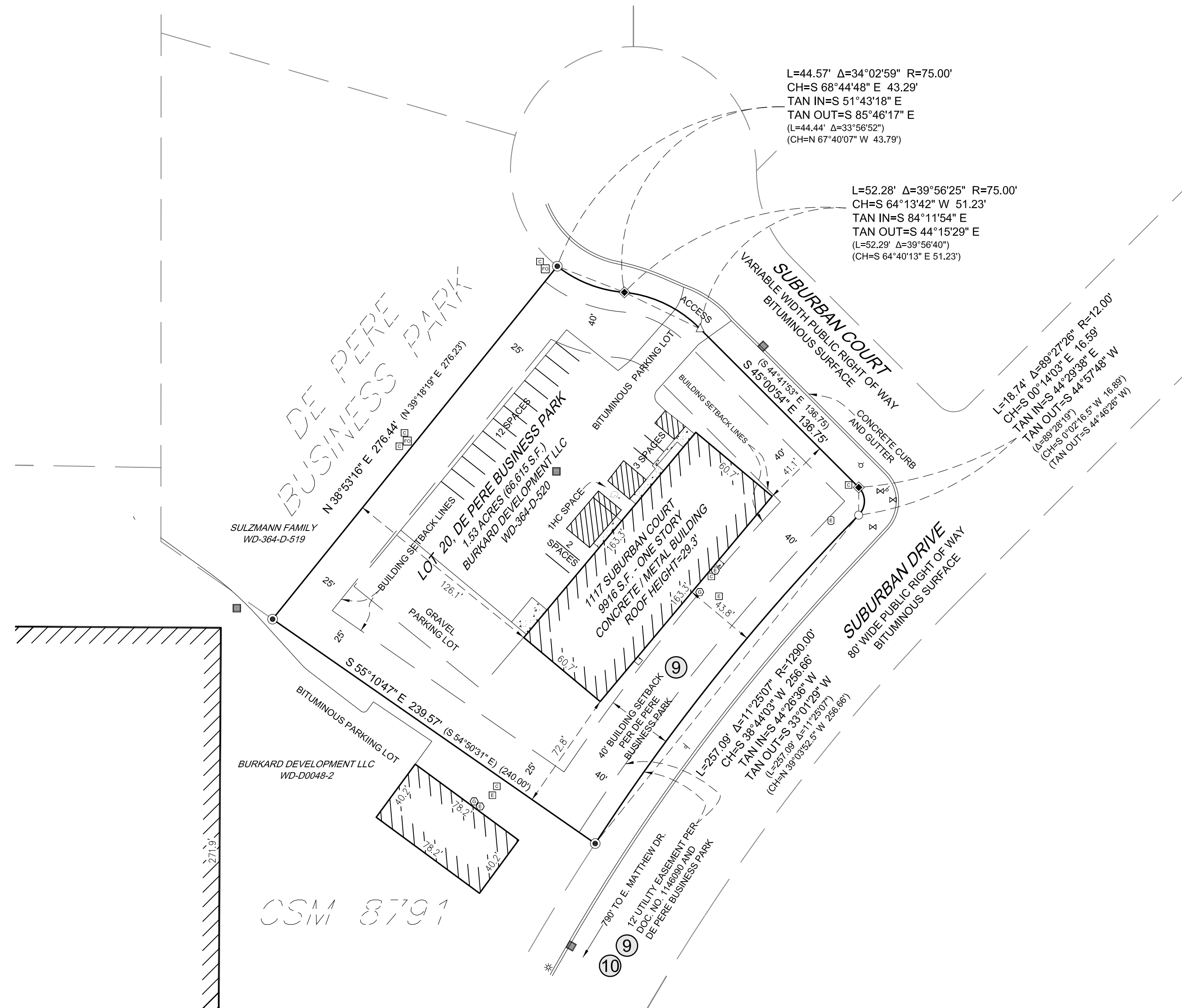
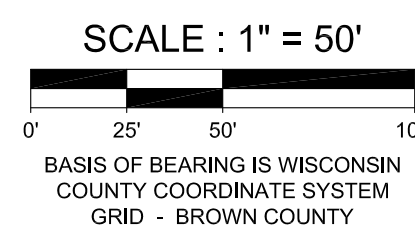


MISCELLANEOUS NOTES

- (MNI) SURVEY PREPARED BY HEALY LAND SURVEYING, P.O. BOX 221, NIAGARA, WI, 715-548-0566
- (MNI) AS PER TABLE A NO. 2, THE SITE ADDRESS IS 1117 SUBURBAN CT, DE PERE, WI 54344 PER BROWN COUNTY RECORDS.
- (MNI) AS PER TABLE A NO. 9, THERE WERE 17 REGULAR STRIPED PARKING SPACES AND 1 DISABLED PARKING SPACE OBSERVED DURING FIELD WORK ON 8/19/2020.
- (MNI) AS PER TABLE A NO. 16, THERE WAS NO BUILDING CONSTRUCTION OR EARTH MOVING WORK OBSERVED DURING FIELD WORK ON 8/19/2020.
- (MNI) AS PER TABLE A NO. 17, THERE WAS NO EVIDENCE OF CHANGES IN RIGHT OF WAY LINES OBSERVED DURING FIELD WORK ON 8/19/2020. THE SURVEYOR IS NOT AWARE OF ANY SUCH CHANGES.
- (MNI) AS PER TABLE A NO. 18, NO FIELD DELINEATION OF WETLANDS WAS OBSERVED DURING FIELD WORK ON 8/19/2020.
- (MNI) THERE WERE NO CEMETERIES, GRAVESITES OR BURIAL GROUNDS OBSERVED DURING FIELD WORK ON 8/19/2020.
- (MNI) THE PARCEL HAS DIRECT ACCESS TO SUBURBAN CT WHICH IS A PUBLIC STREET.

LEGEND OF SYMBOLS & ABBREVIATIONS

- ◆ FOUND 2" IRON PIPE
- FOUND IRON MONUMENT WITH PLASTIC CAP
- SET 1"x24" IRON PIPE WEIGHING 1.68 LBS/FT WITH PLASTIC CAP BEARING PLS NO. 2546
- △ SET MAGNETIC SURVEY NAIL
- (xxx) RECORD DATA
- ▨ EXISTING BUILDING
- ▨ CONCRETE SURFACE
- ▨ NO PARKING AREA
- ⊙ ELECTRIC METER
- ⊠ ELECTRIC TRANSFORMER
- ⊞ UNDERGROUND ELECTRIC STUB
- ⊞ COMMUNICATION PEDESTAL
- CATCH BASIN
- ▽ FIRE HYDRANT
- ⋈ WATER VALVE
- ⊙ GAS METER
- ▽ SIGN



FLOOD NOTE

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community No. 550021 Map No. 55009C0262F which bears an effective date of 8/18/2009 and is not in a Special Flood Hazard Area. As shown on FEMA website (fema.gov) by firmette created on 8/18/2020 we have learned this community does currently participate in the program. No field surveying was performed to determine this zone.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
8/23/2020	FIRST DRAFT		
8/31/2020	CLIENT COMMENTS - ZONING		
9/14/2020	CERTIFICATION PARTIES		
FIELD WORK: TMH	DRAFTED: TMH	CHECKED BY: TMH	FB & PG: 19/82

SIGNIFICANT OBSERVATIONS

NONE OBSERVED DURING FIELD WORK ON 8/19/2020

LEGAL

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THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

RECORD DESCRIPTION

LOT TWENTY (20), ACCORDING TO THE RECORDED PLAT OF DE PERE BUSINESS PARK, IN THE CITY OF DE PERE, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.
THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1023735-CHI2, DATED AUGUST 3, 2020.

ALTA/NSPS LAND TITLE SURVEY

for
De Pere Cabinet
NV5 Project No. 202002697-002
1117 Suburban Ct, De Pere, WI

Based upon Title Commitment No. NCS-1023735-CHI2
of First American Title Insurance Company
bearing an effective date of August 3, 2020 @ 8:00 A.M.

Surveyor's Certification

To: HCI Equity Partners, L.L.C.; First American Title Insurance Company; De Pere RE LLC, a Delaware limited liability company; McDermott Will & Emery LLP; and Bock & Clark Corporation, an NV5 Company

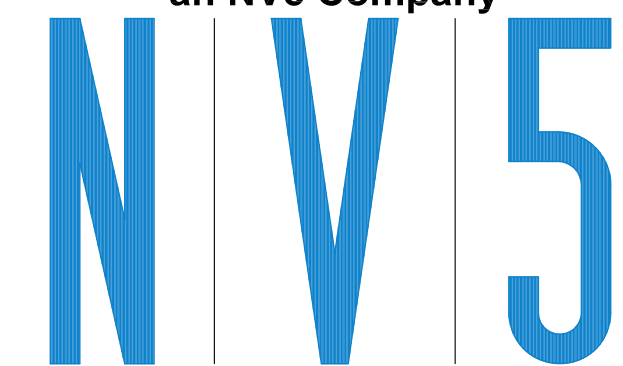
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, 18, and 20 of Table A thereof. The field work was completed on 8/19/2020.

PRELIMINARY

THOMAS M. HEALY
REGISTRATION NO. S-2546
IN THE STATE OF WISCONSIN
DATE OF FIELD SURVEY: AUGUST 19, 2020
DATE OF LAST REVISION: SEPTEMBER 14, 2020
NETWORK PROJECT NO. 202002697-002 BJK

SHEET 1 OF 1

Bock & Clark Corporation
an NV5 Company



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