

"ALTA/NSPS LAND TITLE SURVEY"

435, 503 & 533 E. WALNUT STREET AND 512 CHERRY STREET

CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

ALTA/NSPS LAND TITLE SURVEY REQUIREMENTS:

3) SUBJECT PROPERTY IS IN ZONE "X" AND THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE FLOOD PLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAPPING, COMMUNITY-PANEL NUMBER 55009CD169F, EFFECTIVE DATE: AUGUST 18, 2009.

4) PARCEL 1 CONTAINS 52,782 SQUARE FEET (1.2217 ACRES) OF LAND MORE OR LESS, PARCELS 2 & 4 CONTAIN 40,013 SQUARE FEET (0.9206 ACRES) OF LAND MORE OR LESS AND PARCEL 5 CONTAINS 16,172 SQUARE FEET (0.3712 ACRES) OF LAND MORE OR LESS.

6) PROPERTY IS ZONED D1 AND D2 (DOWNTOWN ONE AND DOWNTOWN TWO) ZONING DISTRICTS (CITY OF GREEN BAY ZONING ORDINANCE CHAPTER 13-700)

- MINIMUM LOT AREA: NONE FOR NON RESIDENTIAL OR MIXED USE, 1000 SQUARE FEET PER UNIT FOR MULTIFAMILY AND 2,000 SQUARE FEET PER UNIT FOR SINGLE FAMILY ATTACHED AND LIVE-WORK UNITS

- MINIMUM LOT WIDTH: 24 FEET FOR SINGLE FAMILY ATTACHED AND LIVE-WORK UNITS AND NONE FOR MULTIFAMILY DWELLING AND OTHER USES

- MAXIMUM HEIGHT: 45 FEET FOR D1 AND NONE FOR D2

- MAXIMUM IMPERVIOUS LOT COVERAGE: 100 PERCENT

BUILDING SETBACKS: RESIDENTIAL USES

- MINIMUM FRONT YARD SETBACK: 10 FEET

- MAXIMUM FRONT YARD SETBACK: 20 FEET

- MINIMUM SIDE YARD SETBACK: 12 FEET TOTAL

- MINIMUM REAR YARD SETBACK: 25 FEET

BUILDING SETBACKS: NON-RESIDENTIAL AND MIXED-USES

- MINIMUM FRONT YARD SETBACK: NONE

- MAXIMUM FRONT YARD SETBACK: 15 FEET

- MINIMUM SIDE YARD SETBACK: NONE

- MINIMUM REAR YARD SETBACK: NONE

9) PARCEL 1/PARCEL I HAS 37 REGULAR, 1 HANDICAPPED STALL & 2 LOADING DOCK PARKING STALLS

PARCELS 2 & 4/PARCELS III & V HAVE 102 REGULAR PARKING STALLS

PARCEL 5/PARCEL IV HAS NO PARKING STALL STRIPING

16) THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT TIME SURVEY WORK WAS COMPLETED.

17) NO STREET CONSTRUCTION PLANNED AT THIS TIME

18) THERE WERE NO MARKERS OBSERVED AT TIME OF SURVEY WORK INDICATING THE DELINEATION OF WETLANDS.

LEGEND:

- HARRISON/BERTSEN MONUMENT FOUND
- 3/4" SOLID ROUND IRON REBAR FOUND
- 1" X 18" I.D. IRON PIPE WITH CARROW CAP SET, WEIGHING 1.13 LBS. PER LIN. FT.
- 1" I.D. ROUND IRON PIPE FOUND
- CUT CROSS SET
- CUT "Y" SET
- 5" NAIL FOUND
- P.K. NAIL FOUND
- SANITARY MANHOLE
- STORM MANHOLE
- STORM CATCH BASIN
- CULVERT
- WATER VALVE
- CURB STOP
- FIRE HYDRANT
- POWER POLE
- DOWN GUY
- GAS VALVE
- GAS METER
- ELECTRICAL PEDESTAL
- TELEPHONE PEDESTAL
- COMMUNICATION PEDESTAL
- LIGHT
- PRIVATE LIGHT
- SIGN
- HANDICAPPED STALL
- BOLLARD
- PARKING METER POST ONLY
- POSSIBLE ABANDONED MONITORING WELL
- () = RECORDED AS BEARING/DISTANCE
- OE = OVERHEAD ELECTRICAL
- OC = OVERHEAD COMMUNICATIONS
- OE = OVERHEAD ELECTRICAL
- UT = UNDERGROUND TELEPHONE
- UC = UNDERGROUND COMMUNICATIONS
- UEC = UNDERGROUND ELECTRICAL & COMMUNICATIONS

BEARINGS SHOWN PER THE WISCONSIN COUNTY COORDINATE SYSTEM (BROWN COUNTY)

Scale: 1" = 30'

NOTES:

- THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO. PRIOR TO CONSTRUCTION DIGGERS HOTLINE MUST BE CALLED FOR FIELD LOCATION. DIGGERS HOTLINE WAS CONTACTED UNDER TICKET NO. 2017080402, 2017080404, 2017080407, 2017080410, 2017080415, 2017080419, 2017080483, 2017080482, 2017080485, 2017080485, SURVEY DRAWING REPRESENTS THE LOCATION OF ALL UTILITIES MARKED.

- ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITHIN THIS DRAWING, INDIVIDUAL CONTRACTORS AND SUBCONTRACTORS MUST VERIFY CORRESPONDING DETAILS AND DIMENSIONS FOR THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

- PROPERTIES HAVE DIRECT ACCESS TO CHERRY STREET, E. WALNUT STREET, N. MADISON STREET, S. MONROE AVENUE AND 2 ALLEYS

TO: GREEN BAY BUSINESS CENTER III, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, GREEN BAY BUSINESS CENTER IV, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, BC33, LLC, AND ITS RESPECTIVE SUCCESSORS, ASSIGNS AND/OR AFFILIATES, FIRST AMERICAN TITLE INSURANCE COMPANY AND WISCONSIN TITLE SERVICE COMPANY, INC.

- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF WISCONSIN.

- THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.

- THE AREA OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY ARE AS SHOWN AND ALL BUILDINGS AND IMPROVEMENTS ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SET-BACK LINES OF THE PROPERTY.

- THERE ARE NO EASEMENTS OR USES AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED ON THE SURVEY.

- THERE ARE NO PARTY WALLS OR VISIBLE ENCROACHMENTS ON SAID DESCRIBED PROPERTY BY STREETS, ALLEYS OR BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN ON THE SURVEY.

- ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PREMISES EITHER ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES THAT PASS THROUGH OR ARE LOCATED ON ADJOINING LAND.

- THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS.

- THE RECORDED DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

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 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11, 13, 14, 16, 17, 18, 20 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 10, 2019.

DATE OF PLAT OR MAP: 4-10-2019

Robert F. Reider, PLS 1251



Know what's below. Call before you dig.

CURVE TABLE:				
CURVE	RADIUS	CENTRAL ANGLE	CHORD LENGTH	CHORD BEARING
C1	22.00	68°56'50"	26.47	S60°50'10"W (S71°20'41"W)

PARCEL 1 (PARCEL I):
 LOTS 692, 693, 694, 701, 702 AND 703, PLAT OF NAVARINO, IN THE CITY OF GREEN BAY, EAST SIDE OF THE FOX RIVER, BROWN COUNTY, WISCONSIN.
 TAX PARCEL NUMBER: 11-210
 STREET ADDRESS: 435 E. WALNUT STREET

PARCEL 2 (PARCEL V):
 THE SOUTH 59 FEET OF LOTS 704 AND 705, EXCEPT THE SOUTH 6 FEET THEREOF DESCRIBED IN VOLUME 975 RECORDS, PAGE 456 AND EXCEPT THAT PART OF LOT 705 DESCRIBED IN JACKET 7369, IMAGE 4, PLAT OF NAVARINO, IN THE CITY OF GREEN BAY, EAST SIDE OF THE FOX RIVER, BROWN COUNTY, WISCONSIN.
 TAX PARCEL NUMBER: 11-222
 STREET ADDRESS: 503 E. WALNUT STREET

PARCEL 4 (PARCEL III):
 ALL OF LOT 689, THE SOUTH 60 FEET OF LOT 690, THE SOUTH 56 FEET OF LOT 691, THE NORTH 106 FEET OF LOTS 704 AND 705, ALL OF LOT 706, EXCEPT THE SOUTH 6 FEET THEREOF AND EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED IN JACKET 6187 IMAGE 26, ALL IN THE PLAT OF NAVARINO, IN THE CITY OF GREEN BAY, EAST SIDE OF THE FOX RIVER, BROWN COUNTY, WISCONSIN.
 TAX PARCEL NUMBER: 11-206
 STREET ADDRESS: 512 CHERRY STREET

PARCEL 5 (PARCEL IV):
 LOTS 708 AND 709, PLAT OF NAVARINO, IN THE CITY OF GREEN BAY, EAST SIDE OF THE FOX RIVER, BROWN COUNTY, WISCONSIN, EXCEPTING THEREFROM THAT PART THEREOF AS DESCRIBED IN VOLUME 975 AT PAGE 447 AS DOCUMENT NUMBER 748038 AND FURTHER EXCEPTING THEREFROM THAT PART THEREOF AS DESCRIBED IN JACKET 7609, IMAGE 21 AS DOCUMENT NUMBER 1011655.
 TAX PARCEL NUMBER: 11-225
 STREET ADDRESS: 533 E. WALNUT STREET

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THAT CERTAIN COMMITMENT FOR TITLE INSURANCE NO. 2851927 EFFECTIVE APRIL 2, 2017 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO SURVEYOR HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
 NOTE: ROMAN NUMERAL PARCEL NUMBER IS FROM COMMITMENT NUMBER: 2851927, LENDER'S TITLE POLICY

SCHEDULE B-II
FIRST AMERICAN TITLE INSURANCE COMPANY - WISCONSIN TITLE SERVICE COMPANY INC.
FILE NO.: 1701A0273, EFFECTIVE DATE: MARCH 30, 2017 (OWNER'S POLICY-OP)
AND
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER 2851927, EFFECTIVE DATE: APRIL 2, 2017 (LENDER'S POLICY-LP)

OP1) RESTRICTIVE COVENANT FOR PACKER HISTORY PLAQUE AS DOCUMENT NO. 2582347, DOES AFFECT PARCEL 1 AS SHOWN. (ITEM LP18, PARCEL I)

OP2) EASEMENT FOR TRAFFIC SIGNAL EQUIPMENT PER DOCUMENT NO. 2319267, DOES AFFECT PARCELS 5 AS SHOWN. (ITEM LP20, PARCEL IV)

OP3) HIGHWAY EASEMENT IN DOCUMENT NO. 2849463, DOES AFFECT PARCEL 5 AS SHOWN. (ITEM LP22, PARCEL IV)

OP4) TERMS, PROVISIONS AND OBLIGATION AS DOCUMENT NO. 2602130, DO NOT AFFECT THE GROUND SURVEY

OP5) NOTICE OF CONTAMINATION PER DOCUMENT NO. 1747379 AND CORRECTED BY DOCUMENT NO. 1750797, DOES AFFECT PARCEL 5 AS SHOWN. (ITEM LP19, PARCEL IV)

LP17) RESERVATIONS FOR EASEMENTS, BUILDING SETBACK LINES AND OTHER MATTERS SHOWN ON THE RECORDED PLATS OR CERTIFIED SURVEY MAP OF THE SUBJECT PROPERTY DOES NOT AFFECT THE SUBJECT PROPERTY AS THERE ARE NONE.

LP22) PUBLIC OR PRIVATE RIGHTS IN SUCH PORTION OF THE SUBJECT PROPERTY AS PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY, AND/OR ALLEY PURPOSES AS SHOWN.

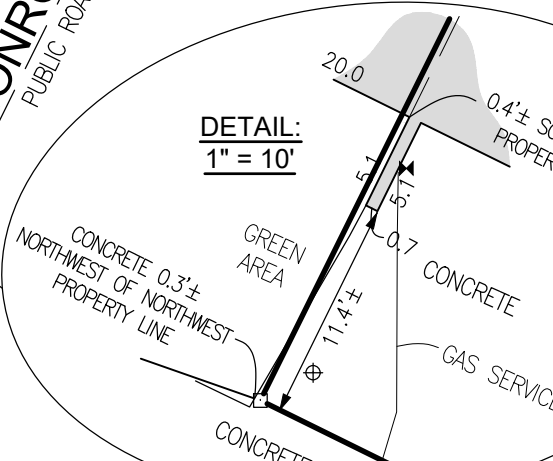
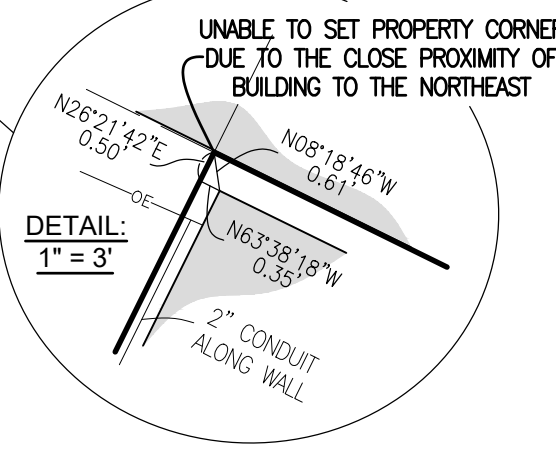
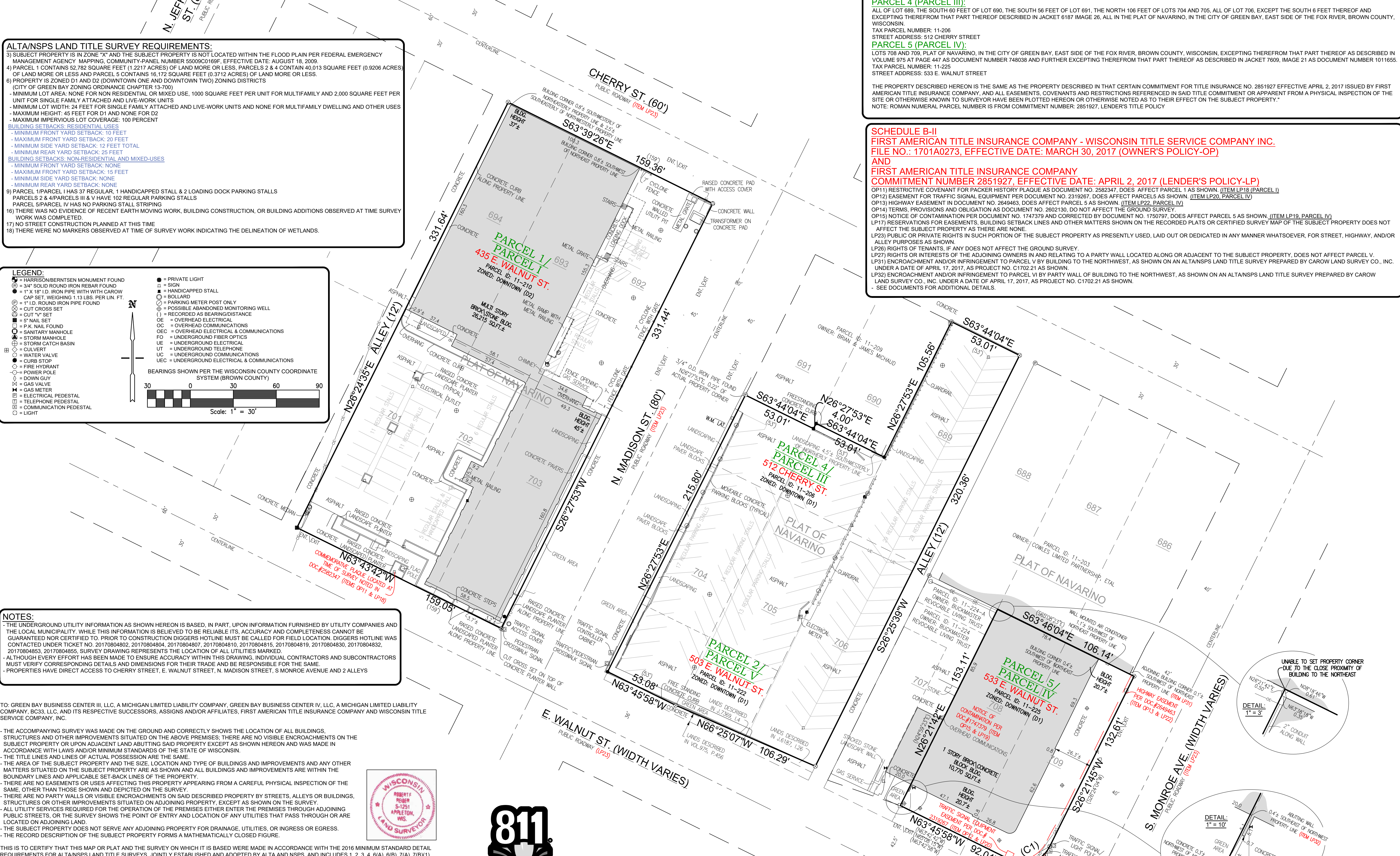
LP26) RIGHTS OF TENANTS, IF ANY DOES NOT AFFECT THE GROUND SURVEY.

LP27) RIGHTS OR INTERESTS OF THE ADJOINING OWNERS IN AND RELATING TO A PARTY WALL LOCATED ALONG OR ADJACENT TO THE SUBJECT PROPERTY, DOES NOT AFFECT PARCEL V.

LP31) ENCROACHMENT AND/OR INFRINGEMENT TO PARCEL V BY BUILDING TO THE NORTHWEST, AS SHOWN ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY CAROW LAND SURVEY CO., INC. UNDER A DATE OF APRIL 17, 2017, AS PROJECT NO. C1702.21 AS SHOWN.

LP32) ENCROACHMENT AND/OR INFRINGEMENT TO PARCEL VI BY PARTY WALL OF BUILDING TO THE NORTHWEST, AS SHOWN ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY CAROW LAND SURVEY CO., INC. UNDER A DATE OF APRIL 17, 2017, AS PROJECT NO. C1702.21 AS SHOWN.

- SEE DOCUMENTS FOR ADDITIONAL DETAILS.



DESIGNED: MURRAY WIKOL
 DRAWN: MURRAY WIKOL
 CHECKED: MURRAY WIKOL
 RFR: MURRAY WIKOL

SCALE: 1" = 30'

DATE: 4-17-2017

PROJECT NO: C1702.21

SHEET NO.

PROVISIONS, LLC
 ATTENTION: MURRAY WIKOL
 6632 TELEGRAPH ROAD, SUITE 350
 BLOOMFIELD HILLS, MICHIGAN 48301
 PROJECT: 435, 503 & 533 E. WALNUT ST. & 512 CHERRY ST., CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

REVISIONS:
 DATE: 4/27/17
 ADDRESS: CORRECTION
 TITLE: WORKSCHEDULE BII
 UPDATED ALTA SURVEY
 4-28-2017
 4-10-2019

CAROW LAND SURVEYING CO., INC.
 615 N. LYNDALDE DRIVE
 APPLETON, WISCONSIN 54912-1297
 PHONE: (920)731-4168 FAX: (920)731-5673