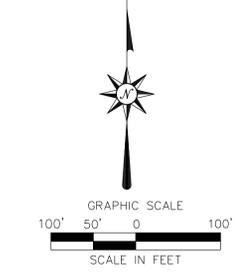
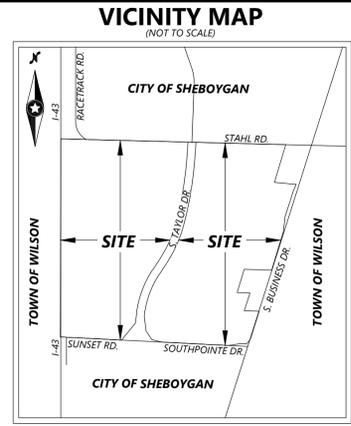
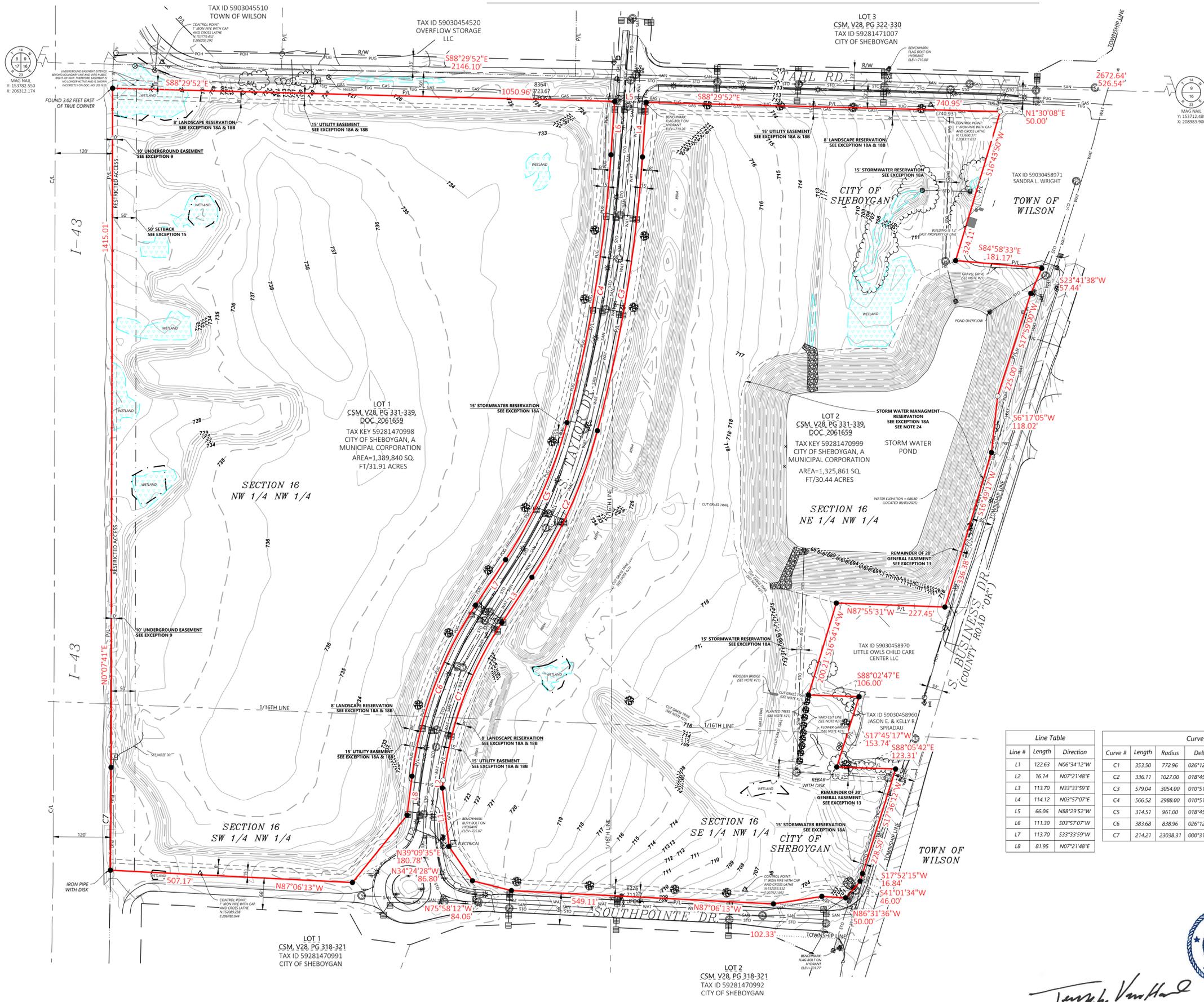


ALTA/NSPS LAND TITLE SURVEY



- LEGEND**
- Symbol Denotes
 - 1" X 18" IRON PIPE WITH WESTWOOD CAP WEIGHING 1.68 LBS/LIN. FOOT SET FOUND 1" IRON PIPE UNLESS NOTED OTHERWISE
 - BENCHMARK
 - ⊕ POWER POLE
 - ⊙ SANITARY SEWER MANHOLE
 - ⊖ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ WOOD POST
 - ⊕ BORING HOLE
 - ⊕ WELL
 - ⊕ GAS METER
 - ⊕ ELECTRIC METER
 - ⊕ STORM/SANITARY MANHOLE
 - ⊕ ELECTRIC MANHOLE
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ CONTROL POINT
 - ⊕ ROAD SIGN
 - ⊕ LIGHT POLE
 - ⊕ BOLLARD
 - ⊕ DECIDUOUS TREE
 - ⊕ CONIFEROUS TREE
 - ⊕ TOP OF PAVEMENT
 - ⊕ TREE AND BRUSH LINE
 - ⊕ PREVIOUSLY RECORDED
 - ⊕ OVER HEAD POWER LINE
 - ⊕ UNDERGROUND SANITARY SEWER LINE
 - ⊕ UNDERGROUND ELECTRIC LINE
 - ⊕ UNDERGROUND WATER LINE
 - ⊕ UNDERGROUND TELEPHONE LINE
 - ⊕ UNDERGROUND STORM LINE
 - ⊕ UNDERGROUND FIBER OPTIC LINE
 - ⊕ UNDERGROUND GAS LINE
 - ⊕ EDGE OF GRAVEL
 - ⊕ FENCE LINE
 - ⊕ BACK OF CURB
 - ⊕ SPOT ELEVATION
 - ⊕ LOT SETBACK LINE
 - ⊕ WETLANDS EDGE LINE (SEE NOTE 20)
 - ⊕ WETLANDS (SEE NOTE 20)
 - ⊕ STORM WATER RIP RAP
 - ⊕ CONCRETE

Line Table			Curve Table					
Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
L1	122.63	N06°34'12"W	C1	353.50	772.96	026°12'12"	N 20°27'54" E	350.43
L2	16.74	N07°21'48"E	C2	336.11	1027.00	018°45'05"	N 24°11'26" E	334.61
L3	113.70	N33°33'59"E	C3	579.04	3054.00	010°51'48"	N 9°23'00" W	578.17
L4	114.12	N03°57'07"E	C4	566.52	2988.00	010°51'47"	S 9°23'00" W	565.67
L5	66.06	N88°29'52"W	C5	314.51	961.00	018°45'05"	S 24°11'26" W	313.11
L6	111.30	S03°57'07"W	C6	383.68	838.96	026°12'12"	S 20°27'54" W	380.35
L7	113.70	S33°33'59"W	C7	214.21	23038.31	000°31'58"	N 0°23'40" E	214.21
L8	81.95	N07°21'48"E						



Terry L. Van Hout
TERRY L. VAN HOUT, PLS
DATE 11/05/2025
REVISED 12/18/2025
REVISED 02/10/2026
REVISED 02/27/2026

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Appleton, WI 54914
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Westwood Professional Services, Inc.

LOTS 1 AND 2 OF CERTIFIED SURVEY MAP IN VOL. 28, PG. 331-339, DOC. NO. 2061659, BEING PART OF THE NE 1/4, NW 1/4, SW 1/4, AND SE 1/4 OF THE NW 1/4 OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

Disc: Removed and added notes, Add manhole
Date: 12/18/25
No.: 2
Version: 3
02/27/26

REVISIONS
No. 1
Date 11/05/25
Description
2
3
02/27/26

Surveyed by EMK, PDM
Drawn by EMK
Reviewed by TMH
Scale 1"=100'
Project No. R007040.00
Date 11/03/25

CAD File: 3070440.00_SurvAlto-Update-2025-02-27-26.dwg
Title: ALTA/NSPS LAND TITLE SURVEY
Sheet No.

ALTA/NSPS LAND TITLE SURVEY

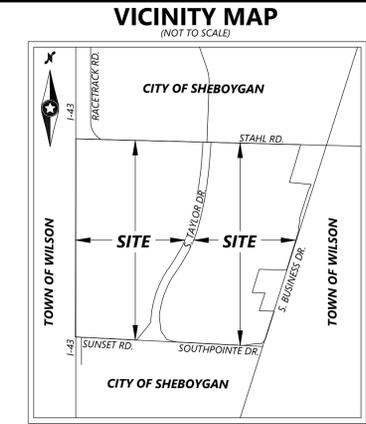
EXCEPTIONS (PER TITLE COMMITMENT NO. WI2504805C VERSION 3)

The following notes correspond to the numbering system of Schedule B, Section II of the above mentioned title commitment.

- TERMS AND CONDITIONS OF A CERTIFICATE OF COMPENSATION DATED OCTOBER 19, 1987, FILED OF RECORD OCTOBER 23, 1987, IN VOLUME 1065, AT PAGES 580-584, AND AS DOCUMENT NO. 1160187. **(BASED ON THE DESCRIPTIONS CONTAINED IN THE RECORD DOCUMENT, LOT 1 AND LOT 2 FALL WITHIN THE LANDS DESCRIBED IN DOCUMENT)**
- EASEMENT FOR INSTALL UNDERGROUND FIBER OPTIC COMMUNICATION WIRES AND CABLES IN FAVOR OF WISCONSIN BELL, INC., A WISCONSIN CORPORATION AS CONTAINED IN UNDERGROUND EASEMENT DATED MARCH 17, 1993, FILED OF RECORD JULY 16, 1993, IN VOLUME 1287, AT PAGES 327-331, AND AS DOCUMENT NO. 1377468. **(AFFECTS LOT 1, ITS LOCATION IS SHOWN)**
- TERMS AND CONDITIONS OF ORDER AMENDING SANITARY DISTRICT BOUNDARIES FOURTH ADDITION (COUNTY ROAD OR ADDITION) DATED NOVEMBER 18, 1996, FILED OF RECORD DECEMBER 19, 1996, IN VOLUME 1481, AT PAGES 880-884, AND AS DOCUMENT NO. 1467001. **(BASED ON THE DESCRIPTIONS CONTAINED IN THE RECORD DOCUMENT, LOT 1 AND LOT 2 FALL WITHIN THE LANDS DESCRIBED IN DOCUMENT)**
- EASEMENT FOR LAY, MAINTAIN, REPAIR, USE, AND CONSTRUCT SANITARY SEWER MAIN(S), APPURTENANCES, AND ASSOCIATED EQUIPMENT IN FAVOR OF TOWN OF WILSON SANITARY DISTRICT NO. 1 AS CONTAINED IN SANITARY SEWER EASEMENT DATED MAY 15, 1997, FILED OF RECORD JUNE 6, 1997, IN VOLUME 1508, AT PAGES 289-290, AND AS DOCUMENT NO. 1478299. **(BASED ON THE DESCRIPTIONS CONTAINED IN THE RECORD DOCUMENT - DOES NOT AFFECT THE SURVEYED PROPERTY)**
- EASEMENT FOR USE AND OPERATE EQUIPMENT AND MACHINERY TO CONSTRUCT A SANITARY SEWER MAIN AND APPURTENANCES IN FAVOR OF TOWN OF WILSON SANITARY DISTRICT NO. 1 AS CONTAINED IN TEMPORARY SANITARY SEWER MAIN CONSTRUCTION LICENSE DATED MAY 15, 1997, FILED OF RECORD JUNE 6, 1997, IN VOLUME 1508, AT PAGES 292-294, AND AS DOCUMENT NO. 1478300. **(BASED ON THE DESCRIPTIONS CONTAINED IN THE RECORD DOCUMENT - DOES NOT AFFECT THE SURVEYED PROPERTY)**
- EASEMENT FOR CONSTRUCT, RECONSTRUCT, MODIFY, SUPPLEMENT, MAINTAIN, OPERATE AND/OR REMOVE FACILITIES FOR THE TRANSMISSION OF SIGNALS USED IN THE PROVISION OF COMMUNICATION IN FAVOR OF WISCONSIN BELL TELEPHONE COMPANY AKA AMERITECH WISCONSIN, AN WISCONSIN CORPORATION AS CONTAINED IN AMERITECH GENERAL EASEMENT DATED OCTOBER 6, 1997, FILED OF RECORD OCTOBER 14, 1997, IN VOLUME 1531, AT PAGES 243-244, AND AS DOCUMENT NO. 1487859. **(AFFECTS LOT 2, ITS LOCATION IS SHOWN)**
- COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS, AND SETBACKS, AS DELINEATED ON SHEBOYGAN COUNTY CERTIFIED SURVEY MAP DATED JULY 31, 1998, FILED OF RECORD AUGUST 5, 1998, IN VOLUME 15, AT PAGES 179-182, AND AS DOCUMENT NO. 1514131. **(BASED ON THE DESCRIPTIONS CONTAINED IN THE RECORD DOCUMENT, LOT 1 AND LOT 2 FALL WITHIN THE LANDS DESCRIBED IN DOCUMENT)**
- TERMS AND CONDITIONS OF ACCESS/SETBACK COVENANT IN FAVOR OF WISCONSIN DEPARTMENT OF TRANSPORTATION DATED JULY 2, 2002, FILED OF RECORD AUGUST 1, 2002, AS DOCUMENT NO. 1644056. **(AFFECTS LOT 1, ITS LOCATION IS SHOWN)**
- COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS, AND SETBACKS, AS DELINEATED ON SHEBOYGAN COUNTY CERTIFIED SURVEY MAP DATED JULY 31, 2002, FILED OF RECORD AUGUST 8, 2002, IN VOLUME 18, AT PAGES 297-299, AND AS DOCUMENT NO. 1644724. **(BASED ON THE DESCRIPTIONS CONTAINED IN THE RECORD DOCUMENT, LOT 1 AND LOT 2 ARE AFFECTED, ITS LOCATION IS SHOWN)**
- TERMS AND CONDITIONS OF GEN. ORD. NO. 27-17-18 ANNEXATION DATED DECEMBER 6, 2017, FILED OF RECORD JANUARY 26, 2018, AS DOCUMENT NO. 2051705. **(BASED ON THE DESCRIPTIONS CONTAINED IN THE RECORD DOCUMENT, LOT 1 AND LOT 2 FALL WITHIN THE LANDS DESCRIBED IN DOCUMENT)**
- SAID DOCUMENT WAS RE-RECORDED ON MARCH 12, 2018, AS DOCUMENT NO. 2053560 TO CORRECT THE WARD NUMBER. THE CORRECT WARD NUMBER IS THE 23RD WARD. **(BASED ON THE DESCRIPTIONS CONTAINED IN THE RECORD DOCUMENT, LOT 1 AND LOT 2 FALL WITHIN THE LANDS DESCRIBED IN DOCUMENT)**
- COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS, AND SETBACKS, AS DELINEATED ON SHEBOYGAN COUNTY CERTIFIED SURVEY MAP DATED JUNE 20, 2018, FILED OF RECORD AUGUST 28, 2018, IN VOLUME 28, AT PAGES 331-339, AND AS DOCUMENT NO. 2061659 CORRECTED BY A CORRECTION INSTRUMENT TO SHOW A UTILITY EASEMENT AND LANDSCAPING RESERVATION ALONG STAHL ROAD, AND ALONG SOUTHPOINTE DRIVE ON SHEET 6, DATED OCTOBER 11, 2018, FILED OF RECORD ON OCTOBER 16, 2018, AS DOCUMENT NO. 2063961. **(BASED ON THE DESCRIPTIONS CONTAINED IN THE RECORD DOCUMENT, LOT 1 AND LOT 2 FALL WITHIN THE LANDS DESCRIBED IN DOCUMENT)**

GENERAL NOTES

- The legal description on and depiction of the subject property contained in the survey described and depict the same property described in the legal descriptions contained in that certain title commitment reported on Chicago Title Insurance Company, Title Commitment Number WI2504805C, Version 3 having a Commitment date of January 30, 2026.
- Monuments set as Shown Hereon (Table A, Item 1)
- Address of subject property: No Address Available (Table A, Item 2)
- Subject property appears to be classified as "Zone X" (area of minimal flood hazard) when scaled from Flood Insurance Rate Map Community - Panel Number 55117C0342F, dated April 2, 2009 (Table A, Item 3)
- Subject property contains 2.715,701 Sq. Ft. or 62.35 Acres More or Less. (Table A, Item 4)
- Elevations derived by using NAVD83 (North American Vertical Datum 2012) Datum. NGS Benchmark PID - DE7593: Vertical Control Disk set in Top of Concrete Monument, being at the southeast corner of Lakeshore Drive & Black River Road, with an Elevation = 586.98 (feet), (Table A, Item 5)
Project Benchmarks:
- Flag Bolt of Hydrant. (Hydrant is at the Southwest corner of the intersection of South Business Drive & Sunset Road) Elevation: 701.77.
- Bury Bolt of Hydrant. (Hydrant is at the Northeast corner of the intersection of South Taylor Drive & Sunset Road) Elevation: 725.07.
- Flag Bolt of Hydrant. (Hydrant is at the Southeast corner of the intersection of South Taylor Drive & Stahl Road) Elevation: 719.26.
- Flag Bolt of Hydrant. (Hydrant is on the North side of Stahl road, approximately 529 feet from the centerline of South Taylor Drive) Elevation: 710.88.
- Bearings for this survey are based on the Wisconsin Coordinate Reference System Coordinates (WISCRS), Sheboygan County, NAD83 (2012) in US survey feet. Values shown are grid coordinates, grid bearings, and grid distances. Grid distances may be used as ground distances.
- Property is currently zoned S1 (Suburban Industrial District). Based on information provided by BL Companies, (Table A, Item 6 (a))
Lot Requirements
- Minimum Lot Area = 1 Acre
- Minimum Lot Width = 60 Feet
- Minimum Lot Frontage = None Required
- Minimum Front Setback = 25 Feet
- Minimum Side Setback = 10 Feet
- Minimum Rear Setback = 25 Feet
- Maximum Building Height = 50 Feet
- Minimum Landscape Surface Ratio = 25 Percent
- Maximum Building Coverage = None Required
Parking Requirements
- Building Size = None Required
- Parking Required = T.B.D.
- Minimum Handicapped Parking Spaces Required = 8 Spaces
- Minimum Parking Dimensions = 9 Feet X 18.5 Feet
- Minimum Loading Dimensions = 10 Feet X 55 Feet
- Minimum Lot Width = 25 Feet - 2-Way
- Minimum Front Setback = XX Feet
- Minimum Side Setback = XX Feet
- Minimum Rear Setback = XX Feet
- Minimum Interior Landscaping = T.B.D.
(Setback limits are not shown on Sheet 1 of 2 due to Uncertainty with Front/Side/Rear Lot Direction)
- There were no building structures observed on the subject properties at the time of the survey. (Table A, Item 7(a) & 7(b)).
- All Substantial Features observed during this survey are Presented on Page 1 of 2. (Table A, Item 8).
- There were no parking parking spaces, areas, lot or structures observed at the time of this survey. (Table A, Item 9)
- Located utility markings per Diggers Hotline tickets: #20254006170, #20254006181, #20254006182, #20254006188, #20254006194, #20254006200 and BLVD Project WJ, Sheboygan ticket 10/14/2025. Also requested Facility maps, thought Diggers Hotline planning print tickets #20253911729, #20253911784, #20253911805, #20253911831, #20253911847 and #20253911871. (Table A, Item 11(a)(b))
- Adjacent Ownership information shown per Milwaukee County GIS Applications. (Table A, Item 13)
- The subject parcels are adjacent to Stahl Road, S Taylor Drive and Sunset Road (Table A, Item 14)
- There was no observable evidence of earth moving work, or outside building construction at the time of this survey. (Table A, Item 16)
- As of the date of this survey, there are no proposed changes in street right of way lines, per City of Sheboygan and Sheboygan County. As of the date of the field work was completed for this survey, there was no observable evidence of recent street or sidewalk construction or repairs. (Table A, Item 17)
- There are no offsite easements or servitude's benefitting or burdening the subject property. (Table A, Item 18)
- There were no observed curb cuts or field entrances for Lots 1 or 2 to access to the public right-of-way. Lot 1 is adjoining S. Taylor Drive, Stahl Road, Southpoint Drive and I43 (I43 is access restricted). Lot 2 is adjoining S. Taylor Drive, Stahl Road, Business Drive (ETH OK) and Southpoint Drive.
- There is no observable evidence of site use as a solid waste dump, sump, sanitary landfill or cemetery.
- Wetland lines and areas shown hereon are from U.S. Army Corps of Engineers Regulatory File 2017-04192-JLK with an approval date of April 7, 2024. Mapped area are from TRC Environmental Corporation from November 2023 on project number 565403.
- There are no observable party walls and no observable above ground encroachments either (A) by the improvements on the subject property upon adjoining properties, streets, alleys, easement or rights of way, or (B) by the improvements on any adjoining properties, streets or alleys upon the subject property, except as otherwise shown hereon.
- Occupation and use by adjacent properties as stated below:
a) A long the south line of Tax ID 59030458971, there is a gravel driveway extending 7.8 feet south for 132.9 feet along the property line of Lot 2 of the subject property as shown.
b) A long the west line of Tax ID 59030458960, there is a mowed open area and 2-3-inch trunk sized planted trees extending into Lot 2 of the subject property as shown.
c) West line of Tax ID 59030458960, there is a mowed path with a wooden bridge about 5 feet wide within Lot 2 of the subject parcel as shown.
- Sheboygan County Certified Survey Map recorded August 9, 2002, in Volume 18, Pages 297-299, and as Document Number 1644724, show utility easement lines around said Lot 1 and are shown on the ALTA/NSPS Land Title Survey map. Said certified survey map does not contain an Owner's Certificate and any easements shown on the Certified Survey Map may not be valid without an additional document transferring the easement interests. There were no additional documents related to the easement lines shown on said map in the title report. Removed by surveyor, Certified Survey Map in document 2061659 in Volume 28, Page 331 has easement release language and signature from the municipality with right of enforcement.
- Storm water pond collects water from areas that are off site of the subject property boundary.
- The subject property has access to public utilities from the public streets adjacent to the subject property.
- The subject property abuts, without gaps gores or strips, and has vehicular and pedestrian ingress to and egress from Stahl Road, S Taylor Drive and Sunset Road, which are completed, dedicated and accepted public rights of way.
- Except as shown and noted on this Survey, based on a careful physical inspection of the subject property and matters of record or provided by the title company or client, there are no visible:
27.1. height or bulk restrictions, setback lines, parking requirements, party walls, encroachments or overhangs of any improvements upon any easement, right-of-way or adjacent land or encroachment of the improvements located on adjacent land onto the subject property, other than as noted on the Encroachment Table; or
27.2. easements, rights-of-way, party walls, or building structures or other improvements, conflicts, officially designated 100 year flood plains or flood prone areas, springs, streams, creeks, rivers, ponds, lakes, cemeteries or burial grounds.
- Except as shown on the survey, the subject property does not serve any adjoining property for utilities, drainage, structural support or ingress or egress.
- The record description of the subject property forms a mathematically closed figure within tolerance of the State of Wisconsin minimum requirements.
Lot 1: Closure of 0.003 feet being 1 foot in 1,646,600 feet.
Lot 2: Closure of 0.029 feet being 1 foot in 192,850 feet.
- There was a Sign, Electric Meter, and Retaining Wall removed in this area. Do not have evidence that the service line from the Electrical Transformer Box to old Meter was removed.



LEGAL DESCRIPTION

LOTS 1 AND 2 OF SHEBOYGAN COUNTY CERTIFIED SURVEY MAP DATED JUNE 20, 2018, FILED OF RECORD AUGUST 28, 2018, IN VOLUME 28, AT PAGES 331-339, AND AS DOCUMENT NO. 2061659 IN THE CITY OF SHEBOYGAN, COUNTY OF SHEBOYGAN, STATE OF WISCONSIN BEING LOTS 1, 2, AND PART OF LOT 3 OF C.S.M. RECORDED IN VOLUME 15, PAGE 179, AND LOT 1, AND PART OF LOT 2 OF C.S.M. RECORDED IN VOLUME 18, PAGE 297, ALL LOCATED IN PARTS OF THE NE 1/4, NW 1/4, SW 1/4, AND SE 1/4 OF THE NW 1/4 OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

CERTIFICATION

TO CHICAGO TITLE INSURANCE COMPANY; AND AMAZON.COM SERVICES LLC, AMAZON.COM INC. AND THEIR RESPECTIVE AFFILIATES, SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR:

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, 5, 6(b), 7(a), 7(b)(1), 8, 9, 11(a), 11(b), 13, 16, 17, 18 and 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10-22-2025.

Terry L. Van Hout
TERRY L. VAN HOUT, PLS

DATE 11/05/2025
REVISED 12/18/2025
REVISED 02/10/2026
REVISED 02/27/2026
WISCONSIN PROFESSIONAL LAND SURVEYOR NO. 9-2526
TERRY.VANHOUT@WESTWOODPS.COM



355 Research Parkway
Meriden, CT 06450
(203) 630-1406
(203) 630-2615 Fax

LOTS 1 AND 2 OF CERTIFIED SURVEY MAP IN VOL. 28, PG. 331-339, DOC. NO. 2061659, BEING PART OF THE NE 1/4, NW 1/4, SW 1/4, AND SE 1/4 OF THE NW 1/4 OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

REVISIONS
Date 12/18/25
No. 1
2
3
Desc: Removed and added notes, Add manhole, removed old well, Version 3

Surveyed EMK, PDN
Drawn EMK
Reviewed TVH
Scale 1"=100'
Project No. R0070640.00
Date 11/03/25

CAD File: 3070640.00_SurvAlto-Update-2025-02-27-0

Title
ALTA/NSPS
LAND TITLE
SURVEY

Sheet No.

2 OF 2

Westwood

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Appleton, WI 54914
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Westwood Professional Services, Inc.