

August 6, 2018

Project Reference #16366

Program Assistant
Wisconsin Department of Natural Resources
2300 N. Dr. Martin Luther King Jr. Drive
Milwaukee, WI 53212



RE: Voluntary Party Liability Exemption Application
Former Biogenesis
610 W. Rawson Avenue and 7045 S. 6th Street, Oak Creek, WI
BRRTS #: 02-41-107191, FID#241020010

Dear Sir or Madam:

Attached please find a completed Voluntary Party Liability Exemption (VPLE) Application form for the subject property along with several supporting documents. The supporting documents include the following:

- A check to WDNR for \$250 for the VPLE application fee and \$4,000 for the require deposit;
- A map showing the property location (**Figure 1**);
- A detailed map that clearly indicated the property boundaries (**Figure 2**);
- A copy of the property deed (**Attachment A**);
- A *Phase I Environmental Site Assessment* report for the subject property (**Attachment B**); and
- A *Summary of Site Investigation, Work Plan for Additional Investigation & Conceptual Remedial Action Plan* for the subject property (**Attachment C**).

Additional Information

In addition, through review of current and historic site activities this site is eligible for participation in the VPLE program based on the following:

- The site is not and has not been a solid waste facility or site that was licensed under s. 289.31, Wis. Stats., or s. 144.44, 1993 Wis. Stats.;
- The site is not and has not been a hazardous waste treatment, storage or disposal facility that first began operation after the voluntary party acquired the property;
- The site is not and has not been a licensed hazardous waste treatment, storage or disposal facility operated on the property before the date on which the voluntary party acquired the property, and that is operated after the date on which the voluntary party acquired the property; and
- The site is not and has not been any hazardous waste disposal facility that has been issued a license under s. 144.441 (2), 1995 Wis. Stats., or s. 289.41 (1m), Wis. Stats., or rules promulgated under those sections, for a period of long-term care following closure of the facility.

Wisconsin Department of Natural Resources
August 6, 2018
Page 2

The Sigma Group, Inc. (Sigma) on behalf of Oak Creek Rawson Industrial, LLC request that the WDNR review and approve the VPLE Application. Please call us at (414) 643-4200 if you have any questions.

Sincerely,

THE SIGMA GROUP, INC.

A handwritten signature in black ink, appearing to read 'S. Meer', with a stylized flourish at the end.

Stephen Meer, P.E.
Senior Engineer

Notice: Pursuant to s. 292.15, Wis. Stats., and s. NR 750.05, Wis. Adm. Code, this form is required by the Department of Natural Resources (DNR) to be submitted when requesting approval to participate in the voluntary party liability exemption (VPLE). Failure to complete this application in its entirety may delay its review and/or may result in denial. Participation in this program is voluntary. If completing this form, refer to the instructions beginning on page 4. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records Law (ss. 19.31-19.39, Wis. Stats.).

Section 1: Property Information

BRRTS No. (if known)

02-41-107191, 03-41-001132

Tax Parcel #

735-9990-000, 734-9001-002, 734-9019-001

FID No. (if known) 241020010		Property Name Former Biogenesis Enterprises Inc.			
Address 610 W. Rawson Ave., 7001 & 7045 S. 6th Street			City Oak Creek		State WI
					ZIP Code 53154
County Milwaukee	Municipality Name <input checked="" type="radio"/> City <input type="radio"/> Town <input type="radio"/> Village Oak Creek		Property is composed of: <input type="radio"/> Single Tax Parcel <input checked="" type="radio"/> Multiple Tax Parcels		Property Size 10.45 Acres

Organization / Firm / Person Oak Creek Rawson Industrial, LLC			Title		
Last Name Ogden		First Eric	MI	Phone Number (include area code) (312) 683-7242	
Address 100 S. Wacker Drive, Suite 950				Fax Number (include area code) (312) 683-7242	
City Chicago		State IL	ZIP Code 60606	Email eogden@hsacommercial.com	

Applicant Relationship to Property (select one):

Current Owner Potential/Future Purchaser Previous Owner Other:

Section 4: Regulatory Identification (include ID numbers if known)

DNR FID	241020010	USEPA ID	WID981529241
Environmental Repair (ERP)	02-41-107191	Hazardous Substance Spill	
Leaking Ungd. Storage Tank (LUST)	03-41-001132	Brownfield Env'l. Asmt. Pilot	
Solid Waste	Municipal Negotiation & Cost Recovery		
Hazardous Waste	Superfund Remedial (NPL)		
Wastewater-surface water (WPDES)	Abandoned Containers		
Wastewater-groundwater (WPDES)	Superfund Site Evaluation (CERCLA)		
DCOM PECFA Claim Number	53154-1437-10	Municipal Grants Program	
DATCP Agricultural Contamination	Contaminated Sediments		

Other:

Leave Blank – DNR Use Only			
Date Received	<input type="checkbox"/> Application Fee Received	<input type="checkbox"/> Deposit Received	<input type="checkbox"/> Approval to Proceed PMN
BRRTS Activity Number	BRRTS Activity Name		<input type="checkbox"/> Denied (explain) (603)
FID	Region		<input type="checkbox"/> Withdrawn (explain) (610)
Comments	Reviewed By		Date
	Project Manager		

Section 10: Regulatory Criteria

Has contamination been detected at the property?

Yes No

If yes, has it been reported to the state?

Yes No

Agent notified: John Sager

Date 07/10/1995

Does it include petroleum from a leaking underground storage tank (LUST)?

Yes No

Are you using the Petroleum Environmental Cleanup Fund (PECFA) to pay for any portion of the remedial actions?

Yes No Undecided

Is there a state or federal enforcement order currently in effect at this property?

Yes No

Section 11: Attachments and Certification

All listed attachments are required for an application to be complete:

- a list of past environmental work
- a non-refundable check for \$250 application fee made payable to the Wisconsin DNR
- a clear map showing location of property
- a detailed map that clearly indicates the property boundaries
- a copy of the property deed

I certify that I have read and am familiar with the information on this application and that the information is true, accurate and complete to the best of my knowledge.

I hereby request assistance from DNR in reviewing the environmental response actions that have been or will be taken to obtain protection of limited liability, as provided in s. 292.15, Wis. Stats

I recognize that to obtain this limited liability exemption that the environmental response actions taken will need to comply with the applicable provisions of ch. NR 700, Wis. Adm. Code, and will require a Phase I and II environmental assessment to be conducted for the property. I recognize that I will be responsible for paying fees to DNR for assistance provided to me as provided under ch. NR 750, Wis. Adm. Code.

Applicant Name (Type or Print)

Eric Ogden

Title

Manager

Organization / Firm / Person

Oak Creek Rawson Industrial, LLC

Signature



Date Signed

7/25/18

VPLE Application Section-by-Section Instructions

Section 1: Property Information - Complete the information regarding the property for which you are seeking a liability exemption. The public land survey location (quarter quarter section location) coordinates of the property must be provided. Please submit a separate application for each property. A property is usually a single parcel of land with the entire legal description found on one deed.

Section 2: Applicant Information- Voluntary Party - Provide contact information about the applicant. The applicant is the person or organization seeking Department review and approval of the response actions that will be taken to receive the liability exemption. Once the application has been processed by the DNR, the applicant will be considered the Voluntary Party for this property. The Voluntary Party is responsible for payment of any fees to the DNR. Unless the DNR is notified to the contrary, all bills and correspondence as part of the VPLE process will be sent to the Voluntary Party. If more than one party is applying for the VPLE for the same property, each party must submit a separate application form and \$250 fee.

Section 7: Past Land Uses & Known or Suspected Contamination Sources - Indicate any activities or operations that took place on the property in the past, and any known or suspected sources of contamination at the property if known (check as many as apply). Include uses/sources not listed in the space provided.

Section 8: Solid Waste - Indicate whether or not there is a solid waste facility on the property such as a landfill or historic fill site. Sites with solid waste facilities may be eligible for VPLE as long as the site does not meet one of the factors listed in Section 10. In addition, some sites with solid waste facilities may not be eligible to complete the VPLE process due to technical issues associated with the environmental clean up at the site. Waste sites must be able to obtain a ch. NR 726, Wis. Adm. Code, site closure in order to receive the VPLE protections. It must do so without the reliance on any active remedial system to ensure compliance with environmental and public health standards, such as active treatment or collection systems relating to groundwater, leachate or gas. Indicate whether such a system is in place now, the existence of such a system will not exclude a site from beginning the VPLE process and such a site could obtain VPLE if the voluntary party can demonstrate that such a system is no longer necessary.

Section 9: Site Eligibility

While most contaminated properties can go through the VPLE process, properties with the following types of waste sites or facilities are **NOT** eligible for the VPLE:

- a solid waste facility or site that is an approved facility as defined in s. 289.01(3), Wis. Stats.;
- a hazardous waste treatment, storage or disposal facility that first began operation after the voluntary party acquired the property;
- a licensed hazardous waste treatment, storage or disposal facility operated on the property before the date on which the voluntary party acquired the property and that is operated after the date on which the voluntary party acquired the property; and
- any hazardous waste disposal facility that has been issued a license under s. 144.441 (2), 1995 Wis. Stats., or s. 289.41 (1m), Wis. Stats., or rules promulgated under those sections, for a period of long-term care following closure of the facility.

Check the lists and database on the following webpages to see if the property includes one of these ineligible solid or hazardous waste sites."

VPLE Webpage:

<http://dnr.wi.gov/topic/brownfields/vple.html>

Solid and Hazardous Waste Information System (SHWIMS)

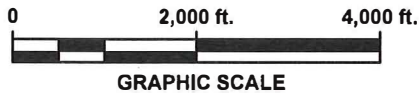
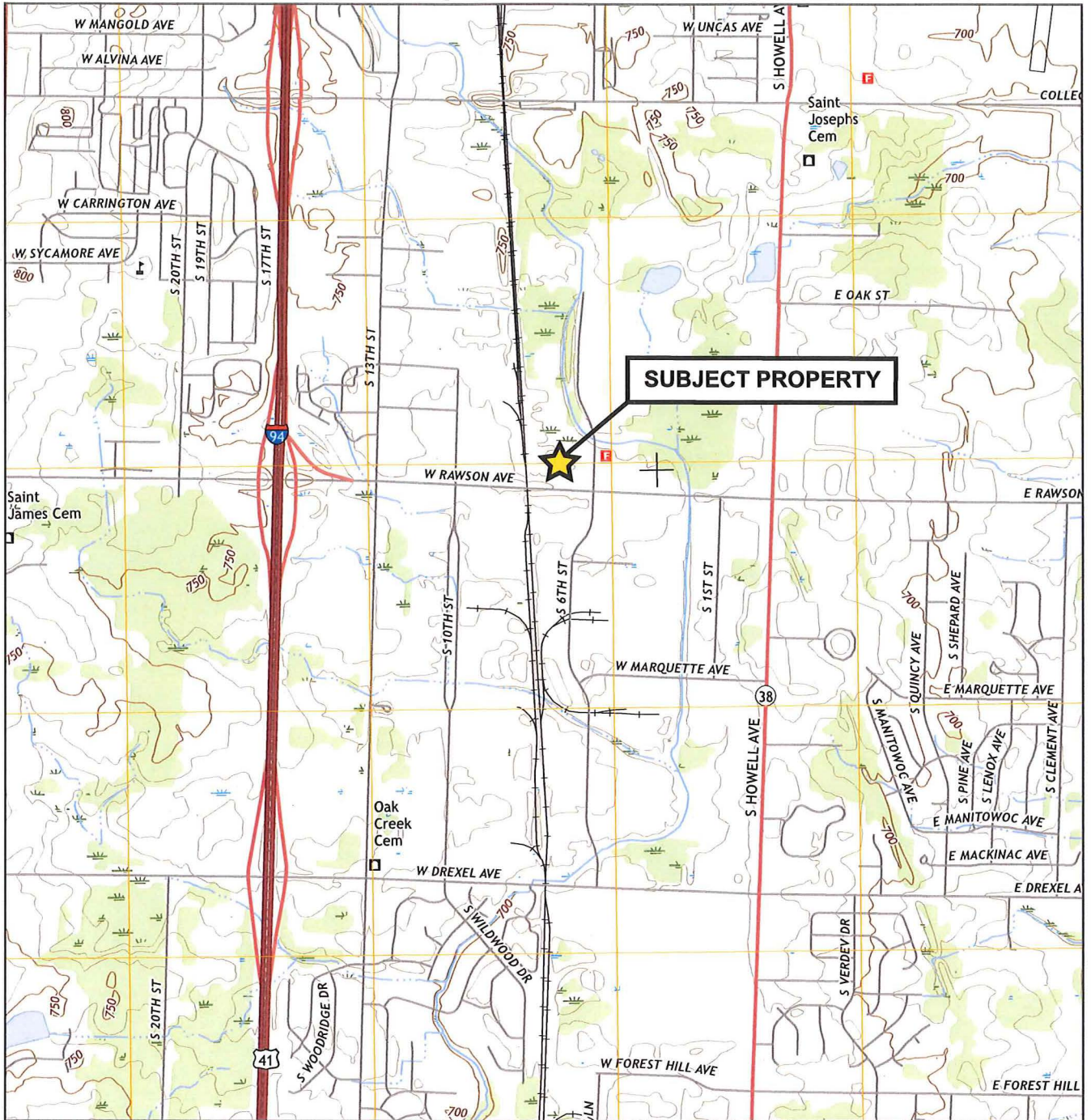
<http://dnr.wi.gov/sotw/Welcome.do>

Section 10: Regulatory Criteria - If contamination is present or was present in the past, indicate whether it was reported to the state. Indicate which agency (e.g. DNR, emergency government) the contamination was reported to and when the report was made to that agency. Indicate if an enforcement order is currently in effect for the property or if one has been issued in the past, as well as the issuing agency (e.g. DNR, DATCP, DSPS) and the date of the order. Note that an order is a formal legal document that is distinct from a simple letter notifying a party of its legal responsibility to clean up a property.

Section 11: Attachments and Certification - All listed attachments are required for an application to be complete. Attach: 1) a list of all technical reports documenting past environmental work at the property including the date and title of the report and the consultant who prepared it; 2) the application fee in the form of a check or money order payable to the Department of Natural Resources for \$250; 3) a copy of a clearly identified public survey map for the property (e.g. the property shown on a portion of the relevant USGS topographic map; plat maps may be used for rural properties); 4) a detailed map that clearly indicates the property boundary of the property for which you are seeking the liability exemption (e.g. a certified survey map, subdivision plat map, or other type of map); and 5) a copy of the deed that includes a legal property description for the property for which you are seeking the liability exemption. The applicant/ Voluntary Party should read and sign the certification. If an agent signs, submit a description and evidence of the legal relationship between the agent and the applicant.

FIGURES

Project: 16366 | Directory: CAD | Filename: 16366_Fig 1_SLM.pdf | Created By: CPT | Date: 07/23/2018



Located in the S 05, T 05N, R 22E
Greendale Quadrangle (2016)
7.5 minute, 1 : 24,000 Topographic Map Collection

THE SIGMA GROUP
Single Source. Sound Solutions.

SITE LOCATION MAP

610 W RAWSON AVE & 7045 S 6TH ST
OAK CREEK, WISCONSIN

FIGURE

1

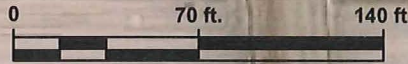
Project: 16366 | Directory: CAD | Filename: Fig2_Site_Layout_w_Aerial.pdf | Created By: JJK | Date: 8/1/2018



APPROXIMATE SITE BOUNDARY

S. 6th St

W. Rawson Ave



GRAPHIC SCALE



CURRENT SITE LAYOUT WITH AERIAL PHOTO
610 W. RAWSON AVE.
OAK CREEK, WI

FIGURE
2

ATTACHMENT A

DOC # 10784993

**RECORDED
06/14/2018 06:07 AM**

**JOHN LA FAVE
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00**

**TRANSFER FEE:
FEE EXEMPT #: 77.25 (14)
***This document has been
electronically recorded and
returned to the submitter.*****

Document Number	WARRANTY DEED IN LIEU OF FORECLOSURE
<p>THIS CONVEYANCE IS EXEMPT FROM TRANSFER FEE PURSUANT TO WISCONSIN STATUTES SECTION 77.25(14).</p>	
Recording Area Name and Return Address Michael D. Zeka, Esq. Quarles & Brady LLP 411 East Wisconsin Avenue , Ste 2350 Milwaukee, Wisconsin 53202-4426	
See Exhibit A Parcel Identification Number (PIN) This is not homestead property.	

WARRANTY DEED IN LIEU OF FORECLOSURE

WHEREAS, Bioversal USA, Inc., an Illinois corporation (“Grantor”) is the fee simple owner of certain real estate in the City of Oak Creek, County of Milwaukee, State of Wisconsin, described in **Exhibit A** attached hereto and incorporated herein by reference (the “Property”); and

WHEREAS, pursuant to the Assignment of Debt and Lien described at Item 15 on attached **Exhibit B**, Oak Creek Rawson Industrial, LLC is the current holder of the mortgagee’s interest in the mortgage described at Item 9 on attached **Exhibit B** (the “Mortgage”); and

WHEREAS, pursuant to a Deed in Lieu of Foreclosure Agreement Grantor has agreed to convey to Grantee all of Grantor's right, title, and interest in and to the Property in lieu of foreclosure of the Mortgage.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor hereby conveys to Grantee, all of its right, title and interest in and to the Property together with all rents, profits, fixtures and other appurtenant interests.

Grantor acknowledges and agrees as follows:

1. This document constitutes an absolute conveyance of all of Grantor's right, title and interest in and to the Property, in fact as well as form, and is not intended as a mortgage or security instrument of any kind;

1. Grantor shall not have any further interest (including any right of redemption, which Grantor specifically waives) or claims in or to the Property, or to the proceeds and profits that may be derived therefrom;

2. Grantor warrants the title to the property is good, indefeasible in fee simple and free and clear of encumbrances except for those encumbrances listed on attached **Exhibit B**.

3. Notwithstanding anything contained herein to the contrary, the transfer and conveyance of the Property is not intended, and shall not be deemed, to merge Grantee’s interest as Mortgagee with the fee simple interest herein conveyed. Grantee specifically reserves the right to foreclose the Mortgage.

4. The conveyance of the Property hereunder is made freely, knowingly and voluntarily by Grantor and Grantor makes such transfer without cohesion of any type.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed in Lieu of Foreclosure this 6 day of JUNE, 2018.

GRANTOR:

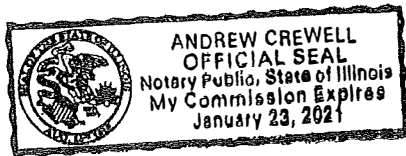
BIOVERSAL USA, INC., an Illinois corporation

[Handwritten Signature]

ACKNOWLEDGMENT

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

Personally came before me on JUNE 6, 2018, the above named MOHSEN AMIRAN, to me known to be the person who executed the foregoing instrument and acknowledged the same on behalf of Bioversal USA, Inc.



[Handwritten Signature]
Printed Name: ANDREW CREWELL
Notary Public, State of ILLINOIS
My Commission: 1/23/2021

Drafted by: Michael D. Zeka, Esq.
Quarles & Brady LLP

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT COMMENCING AT A POINT IN THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 22 EAST, SAID POINT BEING 70.00 FEET NORTH 00°53' WEST FROM THE SOUTHEAST CORNER THEREOF, RUNNING THENCE WEST ON A LINE PARALLEL TO THE SOUTH LINE OF SAID 1/4 SECTION, 600.58 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD, THENCE NORTH 06°00' WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID RAILROAD 599.25 FEET TO A POINT, THENCE EAST ON A LINE PARALLEL TO THE SOUTH LINE OF SAID 1/4 SECTION 652.93 FEET TO A POINT IN THE EAST LINE OF THE AFORESAID 1/4 SECTION; THENCE SOUTH 00°53' EAST ALONG THE EAST LINE OF SAID 1/4 SECTION, 596.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PART OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS BEGINNING AT A POINT IN THE EAST LINE OF SAID 1/4 SECTION, SAID POINT BEING 70.00 FEET NORTH 0°53' WEST FROM THE SOUTHEAST CORNER THEREOF; RUNNING THENCE WEST ON A LINE PARALLEL TO THE SOUTH LINE OF SAID 1/4 SECTION 600.58 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE NORTH 6°00' WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD 85 FEET TO A POINT; THENCE SOUTHEASTERLY TO A POINT WHICH IS 150 FEET WEST OF THE SOUTHEAST CORNER OF (AS MEASURED ALONG THE SOUTH LINE OF) SAID 1/4 SECTION AND 105 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES FROM) THE SOUTH LINE OF SAID 1/4 SECTION, THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID 1/4 SECTION TO THE POINT OF INTERSECTION WITH THE EAST LINE OF SAID 1/4 SECTION, THENCE SOUTH 0°53' EAST ALONG THE EAST LINE OF SAID 1/4 SECTION TO THE PLACE OF BEGINNING.

PARCEL NO. 735-9990-000

ADDRESS PER TAX ROLL: 610 WEST RAWSON AVENUE, OAK CREEK, WI

PARCEL 2:

PARCEL 1 OF CERTIFIED SURVEY MAP NO 754, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, ON OCTOBER 26, 1967, AS DOCUMENT NO. 4353383, OF A PART OF THE WEST 30 ACRES OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 5, IN TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN AND ALSO PART OF PARCEL 4 OF CERTIFIED SURVEY MAP NO. 1332, AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, ON JULY 29, 1970, ON REEL 542, IMAGE 991, AS DOCUMENT NO 4539244, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS COMMENCING AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION, THENCE NORTH 00°19'24" EAST ALONG THE WEST LINE OF SAID 1/4 SECTION, 877.41 FEET TO A CORNER OF SAID PARCEL 4 AND THE POINT OF BEGINNING OF THE LANDS HEREIN TO BE DESCRIBED; CONTINUING THENCE NORTH 00°19'24" EAST ALONG THE WEST LINE OF SAID 1/4 SECTION, 48.52 FEET TO A POINT; THENCE SOUTH 28°00'00" EAST, 8.84 FEET TO A POINT, THENCE SOUTHEASTERLY 91.40 FEET ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 705.00 FEET, AND WHOSE CHORD BEARS SOUTH 24°17'09" EAST, 91.34 FEET TO A POINT ON THE SOUTHWEST LINE OF SAID PARCEL 4; THENCE NORTH 44°37'42" WEST ALONG THE SAID SOUTHWEST LINE OF SAID PARCEL 4, 59.77 FEET TO THE POINT OF BEGINNING.

EXCEPT PART OF CERTIFIED SURVEY MAP NO. 754, AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY ON OCTOBER 26, 1967, AS DOCUMENT NO. 4353383, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE NORTH 00°19'24" EAST ALONG THE WEST LINE OF SAID 1/4 SECTION, 877.41 FEET TO A POINT AT THE NORTHWEST CORNER OF LOT 1 OF SAID CERTIFIED SURVEY MAP; THENCE SOUTH 44°37'42" EAST ALONG THE NORTHEASTERLY LINE OF LOT 1, 59.77 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN TO BE DESCRIBED; CONTINUING THENCE SOUTH 44°37'42" EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, 56.30 FEET TO A POINT, THENCE SOUTHEASTERLY 331.58 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT 1 AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 425.00 FEET, AND WHOSE CHORD BEARS SOUTH 21°40'23" EAST, 323.23 FEET TO A POINT; THENCE NORTHWESTERLY 153.91 FEET ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO

THE SOUTHWEST, WHOSE RADIUS IS 180.00 FEET AND WHOSE CHORD BEARS NORTH 23°49'06" WEST, 149.27 FEET TO A POINT; THENCE NORTHWESTERLY 145.19 FEET ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE NORTHEAST, WHOSE RADIUS IS 240.00 FEET AND WHOSE CHORD BEARS NORTH 30°59'02" WEST, 142.98 FEET TO A POINT; THENCE NORTHWESTERLY 85.13 FEET ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 705.00 FEET AND WHOSE CHORD BEARS NORTH 17°06'45" WEST, 85.08 FEET TO THE POINT OF BEGINNING.

FURTHER EXCEPTING ALL THAT PART OF CERTIFIED SURVEY MAP NO. 754, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 4216, AND PARCEL 4 OF CERTIFIED SURVEY MAP NO. 1332, IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWN 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS COMMENCING AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION, THENCE NORTH 00°19'24" EAST ALONG THE WEST LINE OF SAID 1/4 SECTION 666.00 FEET TO THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED, THENCE CONTINUING NORTH 00°19'24" EAST ALONG SAID WEST LINE 259.93 FEET TO A POINT ON THE WESTERLY LINE OF SOUTH 6TH STREET; THENCE SOUTH 28°00'00" EAST ALONG SAID WESTERLY LINE 8.85 FEET TO A POINT; THENCE SOUTHEASTERLY 176.53 FEET ALONG SAID WESTERLY LINE AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 705.00 FEET AND WHOSE CHORD BEARS SOUTH 20°49'34" EAST 176.07 FEET TO A POINT, THENCE SOUTHEASTERLY 67.39 FEET ALONG SAID WESTERLY LINE AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHEAST, WHOSE RADIUS IS 240.00 FEET AND WHOSE CHORD BEARS SOUTH 21°41'59" EAST 67.17 FEET TO A POINT; THENCE SOUTHEASTERLY 80.61 FEET ALONG SAID WESTERLY LINE AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHEAST, WHOSE RADIUS IS 213.71 FEET AND WHOSE CHORD BEARS SOUTH 53°57'38" EAST 80.13 FEET TO A POINT, THENCE NORTH 82°03'32" WEST 159.38 FEET TO THE POINT OF BEGINNING.

PARCEL NOS. 734-9001-002
ADDRESS PER TAX ROLL: 7045 SOUTH 6TH STREET

PARCEL 3:
OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 4216, RECORDED AS DOC. NO. 5555481, ON AUGUST 3, 1982, BEING A DIVISION OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 22 EAST IN THE CITY OF OAK CREEK, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

EXCEPTING THEREFROM LOT 1 OF CERTIFIED SURVEY MAP NO. 8100,
RECORDED AS DOC. NO. 9664418, ON OCTOBER 27, 2008, BEING A
DIVISION OF A PART OF CERTIFIED SURVEY MAP NO. 754; PART OF
OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 4216; PART OF PARCEL 4
OF CERTIFIED SURVEY MAP NO. 1332 AND LANDS ALL BEING IN THE
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4
OF THE SOUTHEAST 1/4 OF SECTION 5, TOWN 5 NORTH, RANGE 22
EAST IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY,
WISCONSIN.

PARCEL NOS. 734-9019-001
ADDRESS PER TAX ROLL: 7001 SOUTH 6TH STREET, OAK CREEK, WI

EXHIBIT B

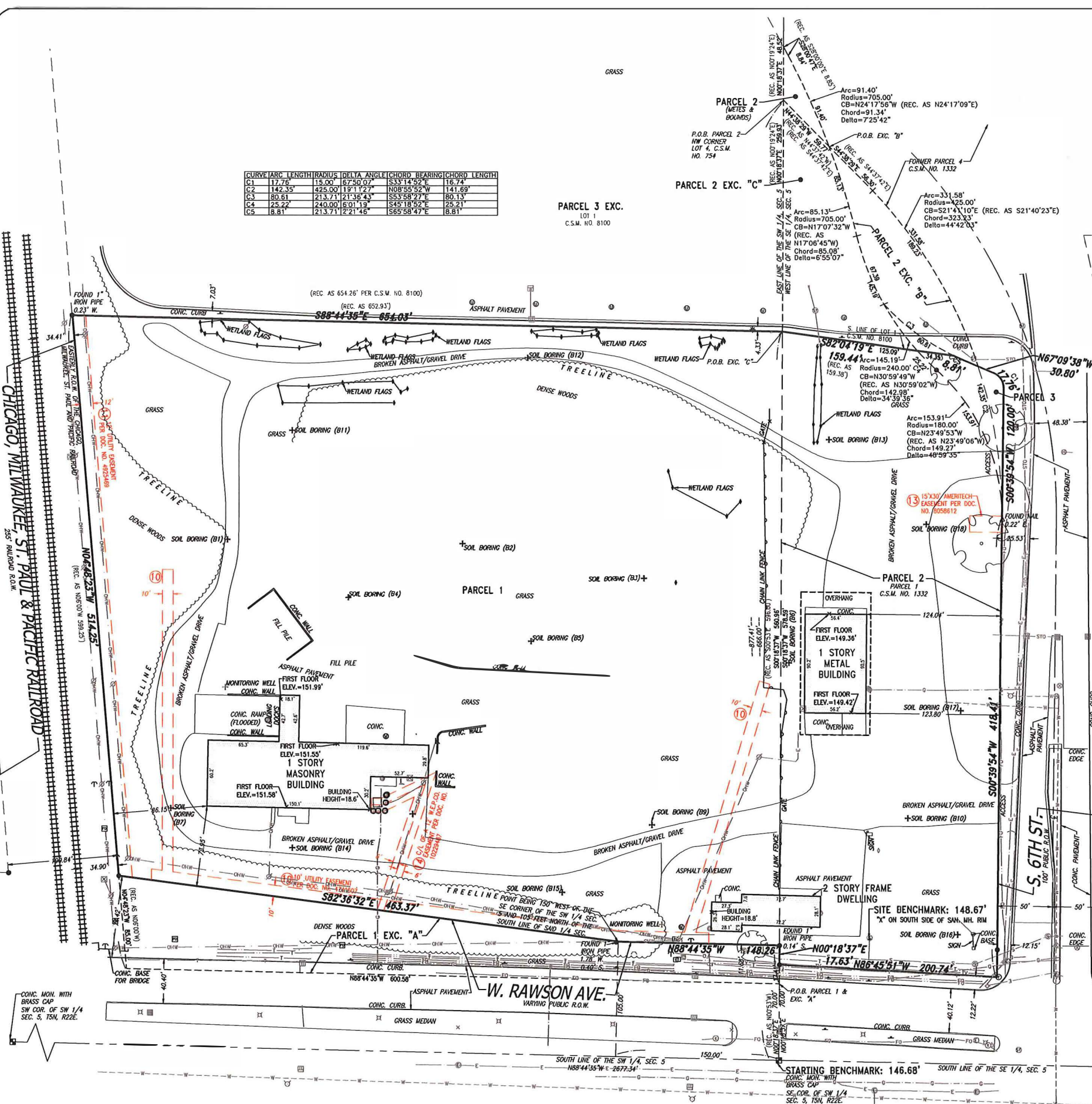
PERMITTED ENCUMBRANCES

1. Taxes, general and special for the year 2018, not now due and payable.
2. Rights and easements, if any, in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the subject premises.
3. Rights of the public in and to that portion of the land lying within West Rawson Avenue and South 6th Street.
4. Easement granted to Wisconsin Electric Power Company recorded February 21, 1973 as Document No. 4741507.
5. Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company recorded June 25, 1975 as Document No. 4925469.
6. Agreement for restrictions recorded on April 23, 1990 as Document No. 6372695.
7. Easement granted to Wisconsin Bell, Inc. d/b/a Ameritech Wisconsin recorded May 2, 2001 as Document No. 8058612.
8. Easement granted to Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies recorded March 22, 2013 as Document No. 10229487.
9. Mortgage dated November 20, 2007 and recorded December 13, 2007 as Document No. 9535250, made by Bioversal USA, Inc., to American Chartered Bank, to secure an indebtedness in the amount of \$1,000,000.00, and the terms and conditions thereof.
10. Assignment of Mortgage to CO Acquisition, LLC recorded on October 15, 2015 as Document No. 10508035.
11. Assignment of Debt and Lien to CO Acquisition Property XXII, LLC recorded on November 5, 2015 as Document No. 10514354.
12. Judgment and decree of foreclosure for the mortgage shown above was commenced on May 20, 2016 in Milwaukee County as Case No. 2016CV003339. Lis Pendens recorded May 26, 2016 as Document No. 10568235
13. Assignment of Rents made by Bioversal USA, Inc. to American Chartered Bank recorded December 13, 2007 as document 9535251.
14. Assignment of Assignment of Rents to CO Acquisition, LLC recorded on October 15, 2015 as Document No. 10508036.
15. Assignment of Debt and Lien to CO Acquisition Property XXII, LLC recorded on November 5, 2015 as Document No. 10514354.
16. Assignment of Debt and Lien from CO Acquisition Property XXII, LLC to Oak Creek Rawson Industrial, LLC, an Illinois limited liability company recorded on 01/2, 2018 as Document No. 10784460
17. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Chaput Land Surveys on May 2, 2018, designated Job Number 2871-dmb.
 - A). Encroachment of 1 story masonry building upon overhead wires.
 - B). Wetlands.
 - C). Telephone, cable tv, gas, sanitary sewer, electric, overhead wires and poles located in areas not provided for by recorded easements.
18. Delinquent taxes for the years 2016 and 2017 and items listed or disclosed on current title insurance policy.

ALTA/NSPS LAND TITLE SURVEY

CHAPUT LAND SURVEYS

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.76	15.00	67.50 07	S33°14'52" E	16.74
C2	142.35	425.00	1°11'22.7"	N08°55'52" W	141.89
C3	80.61	213.71	21°38'43"	S53°58'27" E	80.13
C4	25.22	240.00	6°01'19"	S45°18'52" E	25.21
C5	8.81	213.71	2°21'46"	S65°58'47" E	8.81



MUNICIPAL ZONING
 The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A item 6(a) nor to be relied on for site development purposes.

Municipal Code: City of Oak Creek Municipal Code; Sec. 17.0317
 Site is zoned: M-3 (Manufacturing District)
 Front setback: 40 feet
 Side setback: 20 feet
 Rear setback: 20 feet
 Maximum building height: 55 feet

FLOOD NOTE
 According to the flood insurance rate map of the County of Milwaukee, Community Panel No. 55079CD166E, effective date of September 26, 2008, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

PARKING SPACES
 There are no parking spaces marked on this site.

LAND AREA
 The Land Area of the subject property is 456,448 square feet or 10,4786 acres.

TABLE "A" ITEMS
 11. Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-call Utility Marking System (Wisconsin Statute 182.0175), Ticket Numbers 2018510291, 2018510312 & 2018510321.

CLIENT
 HSA Commercial Real Estate
 610 W. Rawson Ave. & 7001, 70155, 6th St., City of Oak Creek, Milwaukee County, Wisconsin.

SITE ADDRESS
 610 W. Rawson Ave. & 7001, 70155, 6th St., City of Oak Creek, Milwaukee County, Wisconsin.

BASIS OF BEARINGS
 Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the South line of the S 1/4 bears N88°44'35" W.

LEGAL DESCRIPTION
PARCEL 1:
 THAT PART OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT COMMENCING AT A POINT IN THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 22 EAST, SAID POINT BEING 7000 FEET NORTH 00°51' WEST FROM THE SOUTHEAST CORNER THEREOF, RUNNING THENCE WEST ON A LINE PARALLEL TO THE SOUTH LINE OF SAID 1/4 SECTION, 600.58 FEET TO A POINT IN THE EASTERN RIGHT-OF-WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD, THENCE NORTH 06°00' WEST ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID RAILROAD 599.25 FEET TO A POINT, THENCE EAST ON A LINE PARALLEL TO THE SOUTH LINE OF SAID 1/4 SECTION 652.93 FEET TO A POINT IN THE EAST LINE OF SAID 1/4 SECTION, THENCE SOUTH 00°51' EAST ALONG THE EAST LINE OF SAID 1/4 SECTION, 596.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PART OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS BEGINNING AT A POINT IN THE EAST LINE OF SAID 1/4 SECTION, SAID POINT BEING 7000 FEET NORTH 0°51' WEST FROM THE SOUTHEAST CORNER THEREOF; RUNNING THENCE WEST ON A LINE PARALLEL TO THE SOUTH LINE OF SAID 1/4 SECTION 600.58 FEET TO A POINT IN THE EASTERN RIGHT-OF-WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE NORTH 6°00' WEST ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID RAILROAD 85 FEET TO A POINT; THENCE SOUTHEAST TO A POINT WHICH IS 150 FEET WEST OF THE SOUTHWEST CORNER OF (AS MEASURED ALONG THE SOUTH LINE OF SAID 1/4 SECTION AND 105 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES FROM) THE SOUTH LINE OF SAID 1/4 SECTION, THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID 1/4 SECTION TO THE POINT OF INTERSECTION WITH THE EAST LINE OF SAID 1/4 SECTION, THENCE SOUTH 0°51' EAST ALONG THE EAST LINE OF SAID 1/4 SECTION TO THE PLACE OF BEGINNING.

PARCEL 2:
 PARCEL 2 OF CERTIFIED SURVEY MAP NO. 754, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, ON OCTOBER 26, 1967, AS DOCUMENT NO. 4353383, OF A PART OF THE WEST 30 ACRES OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN AND ALSO PART OF PARCEL 4 OF CERTIFIED SURVEY MAP NO. 1332, AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, ON JULY 29, 1950, ON REEL 54, IMAGE 991, AS DOCUMENT NO. 4353244, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS COMMENCING AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION, THENCE NORTH 00°19'24" EAST ALONG THE WEST LINE OF SAID 1/4 SECTION, 877.41 FEET TO A CORNER OF SAID PARCEL 4 AND THE POINT OF BEGINNING OF THE LANDS HEREIN TO BE DESCRIBED; CONTINUING THENCE NORTH 00°19'24" EAST ALONG THE WEST LINE OF SAID 1/4 SECTION, 48.52 FEET TO A POINT; THENCE SOUTH 28°00'00" EAST, 8.84 FEET TO A POINT; THENCE SOUTHEASTERLY 91.40 FEET ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 705.00 FEET, AND WHOSE CHORD BEARS SOUTH 24°17'09" EAST, 91.34 FEET TO A POINT ON THE SOUTHWEST LINE OF SAID PARCEL 4; THENCE NORTH 44°37'42" WEST ALONG THE SAID SOUTHWEST LINE OF SAID PARCEL 4, 4.59 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PART OF CERTIFIED SURVEY MAP NO. 754, AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY ON OCTOBER 26, 1967, AS DOCUMENT NO. 4353383, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE NORTH 00°19'24" EAST ALONG THE WEST LINE OF SAID 1/4 SECTION, 877.41 FEET TO A POINT AT THE NORTHWEST CORNER OF LOT 1 OF SAID CERTIFIED SURVEY MAP; THENCE SOUTH 44°37'42" EAST ALONG THE NORTHEAST LINE OF LOT 1, 159.77 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN TO BE DESCRIBED; CONTINUING THENCE SOUTH 44°37'42" EAST ALONG THE NORTHEAST LINE OF SAID LOT 1, 156.30 FEET TO A POINT, THENCE SOUTHEASTERLY 331.58 FEET ALONG THE NORTHEAST LINE OF SAID LOT 1 AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 225.00 FEET, AND WHOSE CHORD BEARS SOUTH 21°40'23" EAST, 323.23 FEET TO A POINT; THENCE NORTHWESTERLY 153.91 FEET ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 180.00 FEET AND WHOSE CHORD BEARS NORTH 23°49'06" WEST, 149.27 FEET TO A POINT; THENCE NORTHWESTERLY 145.19 FEET ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE NORTHEAST, WHOSE RADIUS IS 240.00 FEET AND WHOSE CHORD BEARS NORTH 30°59'02" WEST, 142.98 FEET TO A POINT; THENCE NORTHWESTERLY 85.13 FEET ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 705.00 FEET AND WHOSE CHORD BEARS NORTH 17°06'45" WEST, 85.08 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
 OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 4216, RECORDED AS DOC. NO. 5555481, ON AUGUST 3, 1982, BEING A DIVISION OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 22 EAST IN THE CITY OF OAK CREEK, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

EXCEPTING THEREFROM LOT 1 OF CERTIFIED SURVEY MAP NO. 8100, RECORDED AS DOC. NO. 9564418, ON OCTOBER 27, 2008, BEING A DIVISION OF A PART OF CERTIFIED SURVEY MAP NO. 754; PART OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 4216; PART OF PARCEL 4 OF CERTIFIED SURVEY MAP NO. 1332 AND LANDS ALL BEING IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 22 EAST IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- ⊕ INDICATES FOUND CHISELED CROSS
- ⊙ SANITARY MANHOLE
- ⊙ SANITARY CLEANOUT OR VENT
- ⊙ SEPTIC TANK ACCESS COVER
- ⊙ W.L.S. MANHOLE
- ⊙ UNKNOWN MANHOLE
- ⊙ STORM MANHOLE
- ⊙ INLET (ROUND)
- ⊙ INLET (SQUARE)
- ⊙ CURB INLET
- ⊙ STORM SEWER END SECTION
- ⊙ GAS VALVE
- ⊙ GAS METER
- ⊙ WATER VALVE
- ⊙ HYDRANT
- ⊙ WATER MANHOLE
- ⊙ WATER SERVICE CURB STOP
- ⊙ WELL HEAD
- ⊙ STAND PIPE
- ⊙ WALL INDICATOR VALVE
- ⊙ POST INDICATOR VALVE
- ⊙ LIGHT POLE
- ⊙ SPOT YARD LIGHT
- ⊙ UTILITY POLE
- ⊙ GUY WIRE
- ⊙ GUY WIRE
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC PEDESTAL
- ⊙ ELECTRIC METER
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ CABLE PEDESTAL
- ⊙ FIBER OPTIC SIGN
- ⊙ TRAFFIC LIGHT
- ⊙ COMMUNICATION MANHOLE
- ⊙ BOLLARD
- ⊙ SOIL BORING/MONITORING WELL
- ⊙ WATER SURFACE
- ⊙ WETLAND FLAG
- ⊙ MARSH
- ⊙ FLAGPOLE
- ⊙ PARKING METER SIGN
- ⊙ MAILBOX
- ⊙ RAILROAD CROSSING SIGNAL
- ⊙ HANDICAP SPACE
- ⊙ CONIFEROUS TREE
- ⊙ DECIDUOUS TREE

Exc. "A"
 Exc. "B"
 Exc. "C"

VICINITY MAP

GRAPHIC SCALE
 50 0 25 50 100 200
 (IN FEET)
 1 Inch = 50 ft.

TO: HSA Commercial Real Estate
 First American Title Insurance Company

This is to certify that this map 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, 7(a), 7(c), 8, 9, 11, 20, 21 and 22 of Table A thereof. The field work was completed on April 25, 2018.

Date of Map: May 2, 2018.

CHAPUT LAND SURVEYS
 S-1316
 MILWAUKEE, WI
 Land Surveyor
 Donal C. Chaput
 Professional Land Surveyor
 Registration Number S-1316

Date	Revision description