

HCI Limited Partnership, LLC

DESIGN BUILD LEASE BACK FACILITIES

February 19, 2021

State of Wisconsin
Attn: RR Program Assistant
Dept of Natural Resources
223 E Steinfest Rd.
Antigo, WI 54409

RE: Parcel 06-806-00739-00

To Whom It May Concern:

I am the prospective purchaser of the property located at PIN 06-806-00739-00 in 2903 Halvor Lane, Superior, WI.

We understand that this property is located in an area that was impacted from historical bulk fuel station operations that occurred from the 1930s until 2000. Amoco Oil Company (Atlantic Richfield Co, a BP Affiliated Co) is the responsible party for the impact and retained liability for the continued monitoring and remediation, which included a groundwater remediation system (including groundwater monitoring wells that was located in the eastern and northeastern portion of the subject site that we will provide access to for Amoco consultants to continue sampling). The Wisconsin DNR's Bureau for Remediation and Redevelopment Tracking System (BRRTS) number for the site is 02-16-000331.

Our consultant has been in contact with John Hunt, the WDNR Project Manager for the Amoco Terminal Site (02-16-000331) in Superior, on which the property is located. He affirmed that Atlantic Richfield CO (an Amoco Oil/BP affiliate) is the responsible part for environmental liability associated with the petroleum discharges on the site. He advised us that the site is currently in the investigation stage of the process to achieve compliance with Wisc. Admin. Code NR 700 – 754. He also indicated that Amoco has been performing work on the site regularly.

Mr. Hunt made us aware that the Wisconsin DNR can offer us a General Liability Clarification Letter which would be beneficial to us as a prospective purchaser and prospective lenders for the transaction. Therefore, we are submitting this cover letter and completed Technical Assistance, Environmental Liability Clarification in order to obtain a GLCL.

The legal description for the property should you need it is as follows:

LOT 1, CERTIFIED SURVEY MAP NO. 1419 FILED AS DOCUMENT NO. 910012 IN VOLUME 11 ON PAGES 26-28 IN THE OFFICE OF THE REGISTER OF DEEDS, DOUGLAS COUNTY, WISCONSIN, WHICH PARCEL IS ALSO LEGALLY DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 49 NORTH, RANGE 14 WEST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF SUPERIOR, DOUGLAS COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 16; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 02MINUTES 12 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 2643.24 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE NORTH 14 DEGREES 35 MINUTES 47 SECONDS WEST 1710.90 FEET TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF MARYLAND AVENUE AS MONUMENTED AND THE NORTH RIGHT OF WAY LINE OF HALVOR LANE AS MONUMENTED, SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH 00 DEGREES 05 MINUTES 16 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY LINE 609.18 FEET TO THE SOUTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 884, ACCORDING TO THE RECORDED MAP THEREOF, DOUGLAS COUNTY, WISCONSIN, SAID MAP BEING FILED IN VOLUME 6, PAGE 195 IN THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS; THENCE SOUTH 89 DEGREES 40 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP NO. 884 FOR A DISTANCE OF 380.27 FEET TO THE SOUTHWEST CORNER OF SAID CERTIFIED SURVEY MAP NO. 884; THENCE NORTH 00 DEGREES 04 MINUTES 09 SECONDS WEST, ALONG THE WEST LINE OF SAID CERTIFIED SURVEY MAP NO. 884 FOR A DISTANCE OF 343.08 FEET TO THE NORTHWEST CORNER OF SAID CERTIFIED SURVEY MAP NO. 884; THENCE SOUTH 89 DEGREES 40 MINUTES 30 SECONDS WEST, ALONG THE SOUTH RIGHT OF WAY LINE OF WINTER STREET AS MONUMENTED 361.90 FEET TO THE NORTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 1237, ACCORDING TO THE RECORDED MAP THEREOF, DOUGLAS COUNTY, WISCONSIN, SAID MAP BEING FILED IN VOLUME 9, PAGES 114 AND 115 IN THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS; THENCE SOUTHERLY 762.62 FEET, ALONG THE SOUTHEASTERLY LINE OF OUTLOT 1 OF SAID CERTIFIED SURVEY MAP NO. 1237, ALONG A TANGENTIAL CURVE, CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 89 DEGREES 43 MINUTES 20 SECONDS AND A RADIUS OF 487.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID CERTIFIED SURVEY MAP NO. 1237; THENCE SOUTH 00 DEGREES 02 MINUTES 50 SECONDS EAST, ALONG THE EAST LINE OF SUSQUEHANNA AVENUE AS MONUMENTED 144.63 FEET TO THE NORTHWEST CORNER OF CERTIFIED SURVEY MAP NO. 1236; ACCORDING TO THE RECORDED MAP THEREOF, DOUGLAS COUNTY, WISCONSIN, SAID MAP BEING FILED IN VOLUME 9, PAGES 112 AND 113 IN THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS; THENCE NORTH 89 DEGREES 40 MINUTES 59 SECONDS EAST, ALONG THE NORTH LINE OF SAID CERTIFIED SURVEY MAP NO. 1236 FOR A DISTANCE OF 462.79 FEET TO THE NORTHEAST CORNER OF SAID CERTIFIED SURVEY MAP NO. 1236; THENCE NORTH 00 DEGREES 00 SECONDS 35 SECONDS WEST, ALONG THE WEST LINE OF CERTIFIED SURVEY MAP NO. 955, ACCORDING TO THE RECORDED MAP THEREOF, DOUGLAS COUNTY, WISCONSIN, SAID MAP BEING FILED IN VOLUME 7, PAGES 36 AND 37 IN THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS AND ITS NORTHERLY EXTENSION 221.06 FEET TO THE INTERSECTION WITH A LINE PARALLEL WITH AND DISTANT 100.00 FEET NORTH OF THE NORTH LINE OF SAID CERTIFIED SURVEY MAP NO. 955; THENCE SOUTH 89 DEGREES 59 MINUTES 55 SECONDS EAST, ALONG SAID PARALLEL LINE 514.75 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID CERTIFIED SURVEY MAP NO. 955; THENCE SOUTH 00 DEGREES 02 MINUTES 56 SECONDS EAST, ALONG SAID EAST LINE AND

IT'S NORTHERLY EXTENSION 595.19 FEET TO THE SOUTHEAST CORNER OF SAID CERTIFIED SURVEY MAP NO. 955, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF HALVOR LANE AS MONUMENTED; THENCE NORTH 89 DEGREES 40 MINUTES 59 SECONDS EAST, ALONG SAID NORTH RIGHT OF WAY LINE 195.51 FEET; THENCE NORTH 44 DEGREES 48 MINUTES 01 SECONDS EAST 76.79 FEET TO THE POINT OF BEGINNING.

Please let me know if you have any questions or need any further information in order to issue the General Liability Clarification Letter.

Thank you,

A handwritten signature in blue ink, appearing to read 'CH', with a long horizontal line extending to the right.

Cory Hart
HCI Limited Partnership, LLC

3121 Mercedes Drive
Monroe, LA 71201
(318)355-7799
Fax (318)323-0211
Email: chart@hcilp.com

Notice: Use this form to request a **written response (on agency letterhead)** from the Department of Natural Resources (DNR) regarding technical assistance, a post-closure change to a site, a specialized agreement or liability clarification for Property with known or suspected environmental contamination. A fee will be required as is authorized by s. 292.55, Wis. Stats., and NR 749, Wis. Adm. Code., unless noted in the instructions below. 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.].

Definitions

"Property" refers to the subject Property that is perceived to have been or has been impacted by the discharge of hazardous substances.

"Liability Clarification" refers to a written determination by the Department provided in response to a request made on this form. The response clarifies whether a person is or may become liable for the environmental contamination of a Property, as provided in s. 292.55, Wis. Stats.

"Technical Assistance" refers to the Department's assistance or comments on the planning and implementation of an environmental investigation or environmental cleanup on a Property in response to a request made on this form as provided in s. 292.55, Wis. Stats.

"Post-closure modification" refers to changes to Property boundaries and/or continuing obligations for Properties or sites that received closure letters for which continuing obligations have been applied or where contamination remains. Many, but not all, of these sites are included on the GIS Registry layer of RR Sites Map to provide public notice of residual contamination and continuing obligations.

Select the Correct Form

This form should be used to request the following from the DNR:

- Technical Assistance
- Liability Clarification
- Post-Closure Modifications
- Specialized Agreements (tax cancellation, negotiated agreements, etc.)

Do not use this form if one of the following applies:

- Request for an **off-site liability exemption or clarification** for Property that has been or is perceived to be contaminated by one or more hazardous substances that originated on another Property containing the source of the contamination. Use DNR's Off-Site Liability Exemption and Liability Clarification Application Form 4400-201.
- Submittal of an Environmental Assessment for the **Lender Liability Exemption**, s 292.21, Wis. Stats., **if no response or review by DNR is requested**. Use the Lender Liability Exemption Environmental Assessment Tracking Form 4400-196.
- Request for an **exemption to develop on a historic fill site** or licensed landfill. Use DNR's Form 4400-226 or 4400-226A.
- **Request for closure** for Property where the investigation and cleanup actions are completed. Use DNR's Case Closure - GIS Registry Form 4400-202.

All forms, publications and additional information are available on the internet at: dnr.wi.gov/topic/Brownfields/Pubs.html.

Instructions

1. Complete sections 1, 2, 6 and 7 for all requests. Be sure to provide adequate and complete information.
2. Select the type of assistance requested: Section 3 for technical assistance or post-closure modifications, Section 4 for a written determination or clarification of environmental liabilities; or Section 5 for a specialized agreement.
3. Include the fee payment that is listed in Section 3, 4, or 5, unless you are a "Voluntary Party" enrolled in the Voluntary Party Liability Exemption Program and the questions in Section 2 direct otherwise. Information on to whom and where to send the fee is found in Section 8 of this form.
4. Send the completed request, supporting materials and the fee to the appropriate DNR regional office where the Property is located. See the map on the last page of this form. A paper copy of the signed form and all reports and supporting materials shall be sent with an electronic copy of the form and supporting materials on a compact disk. For electronic document submittal requirements see: <http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf>

The time required for DNR's determination varies depending on the complexity of the site, and the clarity and completeness of the request and supporting documentation.

Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

Form 4400-237 (R 12/18)

Page 2 of 6

Section 1. Contact and Recipient Information

Requester Information

This is the person requesting technical assistance or a post-closure modification review, that his or her liability be clarified or a specialized agreement and is identified as the requester in Section 7. DNR will address its response letter to this person.

Last Name	First	MI	Organization/ Business Name
Hart	Cory		HCI Limited Partnership, LLC
Mailing Address			City
3121 Mercedes Drive			Monroe
			State
			LA
			ZIP Code
			71201
Phone # (include area code)	Fax # (include area code)	Email	
(318) 355-7799	(318) 325-0211	chart@hcilp.com	

The requester listed above: (select all that apply)

- Is currently the owner
 Is considering selling the Property
 Is renting or leasing the Property
 Is considering acquiring the Property
 Is a lender with a mortgagee interest in the Property
 Other. Explain the status of the Property with respect to the applicant:

Contact Information (to be contacted with questions about this request)

Select if same as requester

Contact Last Name	First	MI	Organization/ Business Name
Hart	Cory		HCI Limited Partnership, LLC
Mailing Address			City
3121 Mercedes Drive			Monroe
			State
			LA
			ZIP Code
			71201
Phone # (include area code)	Fax # (include area code)	Email	
(318) 355-7799	(318) 325-0211	chart@hcilp.com	

Environmental Consultant (if applicable)

Contact Last Name	First	MI	Organization/ Business Name
McCartney	Kevin		BBJ Group, LLC
Mailing Address			City
140 S Dearborn Street, Suite 1520			Chicago
			State
			IL
			ZIP Code
			60603
Phone # (include area code)	Fax # (include area code)	Email	
(608) 332-6379		kmccartney@bbjgroup.com	

Section 2. Property Information

Property Name			FID No. (if known)
BRRTS No. (if known)			Parcel Identification Number
02-16-000331			06-806-00739-00
Street Address			City
2903 Halvor Lane			Superior
			State
			WI
			ZIP Code
			54880
County	Municipality where the Property is located	Property is composed of:	Property Size Acres
Douglas	<input checked="" type="radio"/> City <input type="radio"/> Town <input type="radio"/> Village of Superior	<input checked="" type="radio"/> Single tax parcel <input type="radio"/> Multiple tax parcels	4

**Technical Assistance, Environmental Liability
Clarification or Post-Closure Modification Request**

Form 4400-237 (R 12/18)

Page 3 of 6

1. Is a response needed by a specific date? (e.g., Property closing date) Note: Most requests are completed within 60 days. Please plan accordingly.

No Yes

Date requested by: _____

Reason:

2. Is the "Requester" enrolled as a Voluntary Party in the Voluntary Party Liability Exemption (VPLE) program?

No. **Include the fee that is required for your request in Section 3, 4 or 5.**

Yes. **Do not include a separate fee.** This request will be billed separately through the VPLE Program.

Fill out the information in Section 3, 4 or 5 which corresponds with the type of request:

Section 3. Technical Assistance or Post-Closure Modifications;

Section 4. Liability Clarification; or Section 5. Specialized Agreement.

Section 3. Request for Technical Assistance or Post-Closure Modification

Select the type of technical assistance requested: [Numbers in brackets are for WI DNR Use]

- No Further Action Letter (NFA) (Immediate Actions) - NR 708.09, [183] - **Include a fee of \$350.** Use for a written response to an immediate action after a discharge of a hazardous substance occurs. Generally, these are for a one-time spill event.
- Review of Site Investigation Work Plan - NR 716.09, [135] - **Include a fee of \$700.**
- Review of Site Investigation Report - NR 716.15, [137] - **Include a fee of \$1050.**
- Approval of a Site-Specific Soil Cleanup Standard - NR 720.10 or 12, [67] - **Include a fee of \$1050.**
- Review of a Remedial Action Options Report - NR 722.13, [143] - **Include a fee of \$1050.**
- Review of a Remedial Action Design Report - NR 724.09, [148] - **Include a fee of \$1050.**
- Review of a Remedial Action Documentation Report - NR 724.15, [152] - **Include a fee of \$350**
- Review of a Long-term Monitoring Plan - NR 724.17, [25] - **Include a fee of \$425.**
- Review of an Operation and Maintenance Plan - NR 724.13, [192] - **Include a fee of \$425.**

Other Technical Assistance - s. 292.55, Wis. Stats. [97] (For request to build on an abandoned landfill use Form 4400-226)

- Schedule a Technical Assistance Meeting - **Include a fee of \$700.**
- Hazardous Waste Determination - **Include a fee of \$700.**
- Other Technical Assistance - **Include a fee of \$700.** Explain your request in an attachment.

Post-Closure Modifications - NR 727, [181]

- Post-Closure Modifications: Modification to Property boundaries and/or continuing obligations of a closed site or Property; sites may be on the GIS Registry. This also includes removal of a site or Property from the GIS Registry. **Include a fee of \$1050, and:**
 - Include a fee of \$300 for sites with residual soil contamination; and
 - Include a fee of \$350 for sites with residual groundwater contamination, monitoring wells or for vapor intrusion continuing obligations.

Attach a description of the changes you are proposing, and documentation as to why the changes are needed (if the change to a Property, site or continuing obligation will result in revised maps, maintenance plans or photographs, those documents may be submitted later in the approval process, on a case-by-case basis).

Technical Assistance, Environmental Liability
Clarification or Post-Closure Modification Request

Form 4400-237 (R 12/18)

Page 4 of 6

Skip Sections 4 and 5 if the technical assistance you are requesting is listed above and complete Sections 6 and 7 of this form.

Section 5. Request for a Specialized Agreement

Select the type of agreement needed. Include the appropriate draft agreements and supporting materials. Complete Sections 6 and 7 of this form. More information and model draft agreements are available at: dnr.wi.gov/topic/Brownfields/lgu.html#tabx4.

- Tax cancellation agreement - s. 75.105(2)(d), Wis. Stats. [654]
 - ❖ Include a fee of \$700, and the information listed below:
 - (1) Phase I and II Environmental Site Assessment Reports,
 - (2) a copy of the Property deed with the correct legal description.
- Agreement for assignment of tax foreclosure judgement - s.75.106, Wis. Stats. [666]
 - ❖ Include a fee of \$700, and the information listed below:
 - (1) Phase I and II Environmental Site Assessment Reports,
 - (2) a copy of the Property deed with the correct legal description.
- Negotiated agreement - Enforceable contract for non-emergency remediation - s. 292.11(7)(d) and (e), Wis. Stats. [630]
 - ❖ Include a fee of \$1400, and the information listed below:
 - (1) a draft schedule for remediation; and,
 - (2) the name, mailing address, phone and email for each party to the agreement.

Section 6. Other Information Submitted

Identify all materials that are included with this request.

Send both a paper copy of the signed form and all reports and supporting materials, and an electronic copy of the form and all reports, including Environmental Site Assessment Reports, and supporting materials on a compact disk.

Include one copy of any document from any state agency files that you want the Department to review as part of this request. The person submitting this request is responsible for contacting other state agencies to obtain appropriate reports or information.

- Phase I Environmental Site Assessment Report - Date: 01/26/2021
- Phase II Environmental Site Assessment Report - Date: 02/03/2021
- Legal Description of Property (required for all liability requests and specialized agreements)
- Map of the Property (required for all liability requests and specialized agreements)

Analytical results of the following sampled media: Select all that apply and include date of collection.

Groundwater Soil Sediment Other medium - Describe: _____

Date of Collection: _____

- A copy of the closure letter and submittal materials
- Draft tax cancellation agreement
- Draft agreement for assignment of tax foreclosure judgment
- Other report(s) or information - Describe: _____

For Property with newly identified discharges of hazardous substances only: Has a notification of a discharge of a hazardous substance been sent to the DNR as required by s. NR 706.05(1)(b), Wis. Adm. Code?

- Yes - Date (if known): _____
- No

Note: The Notification for Hazardous Substance Discharge (non-emergency) form is available at: dnr.wi.gov/files/PDF/forms/4400/4400-225.pdf.

Section 7. Certification by the Person who completed this form

- I am the person submitting this request (requester)
- I prepared this request for: _____
Requester Name

I certify that I am familiar with the information submitted on this request, and that the information on and included with this request is true, accurate and complete to the best of my knowledge. I also certify I have the legal authority and the applicant's permission to make this request.

**Technical Assistance, Environmental Liability
Clarification or Post-Closure Modification Request**

Form 4400-237 (R 12/18)

Page 5 of 6

ZH

Signature

2/19/21

Date Signed

General Partner

Title

(318) 355-7799

Telephone Number (include area code)

Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

Form 4400-237 (R 12/18)

Page 6 of 6

Section 8. DNR Contacts and Addresses for Request Submittals

Send or deliver one paper copy and one electronic copy on a compact disk of the completed request, supporting materials, and fee to the region where the property is located to the address below. Contact a [DNR regional brownfields specialist](#) with any questions about this form or a specific situation involving a contaminated property. For electronic document submittal requirements see: <http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf>.

DNR NORTHERN REGION
Attn: RR Program Assistant
Department of Natural Resources
223 E Steinfest Rd Antigo, WI 54409

DNR NORTHEAST REGION
Attn: RR Program Assistant
Department of Natural Resources
2984 Shawano Avenue
Green Bay WI 54313

DNR SOUTH CENTRAL REGION
Attn: RR Program Assistant
Department of Natural Resources
3911 Fish Hatchery Road
Fitchburg WI 53711

DNR SOUTHEAST REGION
Attn: RR Program Assistant
Department of Natural Resources
2300 North Martin Luther King Drive
Milwaukee WI 53212

DNR WEST CENTRAL REGION
Attn: RR Program Assistant
Department of Natural Resources
1300 Clairemont Ave.
Eau Claire WI 54702



Note: These are the Remediation and Redevelopment Program's designated regions. Other DNR program regional boundaries may be different.

DNR Use Only			
Date Received	Date Assigned	BRRTS Activity Code	BRRTS No. (if used)
DNR Reviewer		Comments	
Fee Enclosed? <input type="radio"/> Yes <input type="radio"/> No	Fee Amount \$	Date Additional Information Requested	Date Requested for DNR Response Letter
Date Approved	Final Determination		

SCHEDULE B, PART II

Exceptions

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records, or attaching subsequent to the Commitment Date but prior to the date the Proposed Insured acquires for value the Title or Mortgage covered by this Commitment. NONE KNOWN OR PROVIDED.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. REFER TO SURVEYOR'S NOTES #1 THROUGH #7.
3. Rights or claims of parties in possession not shown by the Public Records. NONE KNOWN OR PROVIDED.
4. Easements, or claims of easement, not shown by the Public Records. REFER TO SURVEYOR'S NOTES #1 THROUGH #5.
5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. DOES NOT AFFECT SURVEY.
6. All assessments and taxes due and payable in 2020, and thereafter. DOES NOT AFFECT SURVEY.
7. Tenancy rights, either as month to month, or by virtue of written leases of persons in possession of any part of the subject property. DOES NOT AFFECT SURVEY.
8. Any interest outstanding of record in and to all the oil, gas and other minerals in and under and that may be produced from said premises, together with all rights incident to or growing out of said outstanding minerals, including but not limited to outstanding oil and gas leases and easements. AFFECTS PROPERTY, NOT PLOTTABLE, BLANKET IN NATURE.
9. The terms and provisions contained in the document entitled "Right of Entry Agreement" recorded September 11, 2000 as Doc. No. 723208 of Official Records. By and between Amoco Oil Co and R.R.S. Inc. AFFECTS PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE.
10. Easement for pipeline purposes as disclosed by inspection. REFER TO SURVEY AND SURVEYOR'S NOTE #5.
11. Inspection indicates possible encroachment by driveway along Maryland Avenue. SHOWN HEREON, REFER TO SURVEYOR'S NOTE #1.
12. Rights of the public in and to that portion of the land lying within Halvor Lane and Maryland Avenue. REFER TO SURVEY FOR LOCATION OF EACH.
13. Water rights, claims or title to water, whether or not shown by the public records. AFFECTS PROPERTY, NOT PLOTTABLE, BLANKET IN NATURE.
14. Rights of the United States of America and/or the State of Wisconsin, the county, the municipality, and the public, in and to that part of the land which may be within wetlands. MAY AFFECT PROPERTY, NO WETLAND DELINEATION PROVIDED TO SURVEYOR, WINTER CONDITIONS AT THE TIME OF SURVEY.
15. That certain License Agreement between Seller and Fedex Ground Package System, Inc. dated September 15, 2020. DOCUMENTATION NOT PROVIDED TO SURVEYOR.
16. The environmental matters described under the following Wisconsin Bureau of Remediation and Redevelopment Tracking System ("BRTS") Numbers: BRTS #02-16-000331; BRTS# 02-16297979 and BRTS # 02-16-117873. DOCUMENTATION NOT PROVIDED TO SURVEYOR.
17. The terms and provisions contained in the document entitled "Stormwater Drainage Easement and Maintenance Agreement" recorded _____ as _____ of Official Records. TO BE DETERMINED.

UNDERGROUND UTILITIES

- 1. UTILITIES SHOWN HEREON, HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR, ENGINEER AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.
2. UNDERGROUND UTILITIES SHOWN ON THE SURVEY ARE BASED IN PART ON MARKINGS PROVIDED BY DIGGERS HOTLINE TICKET NUMBER 20210402316.
3. SOME UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED BY MAPS AND OR UTILITY SKETCHES PROVIDED BY UTILITY COMPANIES, CITY OR COUNTY GIS. LOCATIONS ARE APPROXIMATE.
4. UTILITIES SHOWN ON THIS SURVEY ARE SHOWN FOR APPROXIMATE LOCATION ONLY AND SHOULD BE VERIFIED BEFORE ANY EXCAVATION OR CONSTRUCTION.
5. PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON THIS SURVEY. CONTACT A PRIVATE UTILITY LOCATOR FOR LOCATIONS.
6. FIELD VERIFY UTILITY PIPE SIZES AND LOCATIONS.

SURVEYOR'S NOTES

- 1. THERE APPEARS TO BE USAGE OF THIS PORTION OF THE PROPERTY BY THE THOMPSON LAND COMPANY LLP PARCEL TO THE NORTH.
2. AN UNDERGROUND WATER LINE IS LOCATED APPROXIMATELY 6-7 FEET WESTERLY OF THE EAST PROPERTY LINE. NO EASEMENT PROVIDED FOR THIS WATER LINE. A HYDRANT IS LOCATED APPROXIMATELY 49 FEET WEST OF THE EAST PROPERTY LINE. VERY OLD HYDRANT, MAY NOT BE OPERATIONAL.
3. AN UNDERGROUND TELECOMMUNICATION LINE CROSSES OVER THE EAST PROPERTY LINE AND IS LOCATED APPROXIMATELY 6 FEET WESTERLY OF THE EAST PROPERTY LINE NEAR THE NORTHERLY PORTION OF THE EAST PROPERTY LINE. NO EASEMENT PROVIDED FOR THIS TELECOMMUNICATION LINE.
4. A PORTION OF AN UNDERGROUND STORM SEWER LINE IS LOCATED OUTSIDE OF THE EASEMENT LINE AS SHOWN.
5. VARIOUS EASEMENTS SHOWN ON THIS SURVEY FOUND IN A KRECH & OJARD UTILITY AND ROADWAY INFRASTRUCTURE PLAN DATED AUGUST OF 2005. ADDITIONALLY, AN ALTA/ACSM LAND TITLE SURVEY COMPILED BY KRECH & OJARD DATED JUNE OF 2007 SHOW THESE VARIOUS EASEMENTS. NO RECORDED DOCUMENTATION FOR THESE EASEMENTS WERE PROVIDED TO THE SURVEYOR AS PART OF COMPLETING THIS SURVEY.
6. A CHAIN LINK FENCE RUNS ALONG THE EAST PROPERTY LINE.
7. A CHAIN LINK FENCE IS LOCATED NORTH OF A NORTH PROPERTY LINE AS SHOWN HEREON, THE FENCE APPEARS TO BELONG TO THE PROPERTY LOCATED TO THE SOUTH WITH ADDRESS OF 3131 HALVOR LANE, SUPERIOR, WI 54880.
8. THIS SURVEY HAS BEEN PREPARED BASED ON A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 1573460, DATED DECEMBER 21, 2020 AT 8:00AM. BEARINGS ARE BASED ON THE EAST LINE OF THE SE 1/4 OF SECTION 16, TOWNSHIP 49 NORTH, RANGE 14 WEST OF THE FOURTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, WI, WHICH IS SAID TO HAVE A BEARING OF S00°02'12"E.
9. NO SPECIFIC SOILS INVESTIGATION HAS BEEN COMPLETED ON THIS LOT BY ALTA LAND SURVEY COMPANY. THE SUITABILITY OF SOILS TO SUPPORT THE SPECIFIC STRUCTURE PROPOSED IS NOT THE RESPONSIBILITY OF ALTA LAND SURVEY COMPANY OR THE SURVEYOR.
10. BUILDING DIMENSIONS SHOWN ARE FOR HORIZONTAL & VERTICAL PLACEMENT OF STRUCTURE ONLY. SEE ARCHITECTURAL PLAN FOR BUILDING FOUNDATION DIMENSIONS.
11. UTILITIES WERE LOCATED IN THE FIELD BY OBSERVED EVIDENCE, BY UTILITY SKETCHES PROVIDED BY UTILITY COMPANIES PER DIGGERS HOTLINE TICKET NO. 20210402316.
12. BENCHMARK SHOWN ON SURVEY.
13. UTILITIES WERE LOCATED IN THE FIELD BY OBSERVED EVIDENCE, BY UTILITY SKETCHES PROVIDED BY UTILITY COMPANIES PER DIGGERS HOTLINE TICKET NO. 20210402316.
14. UTILITIES SHOWN ON THIS SURVEY ARE SHOWN FOR APPROXIMATE LOCATION ONLY AND SHOULD BE VERIFIED BEFORE ANY EXCAVATION OR CONSTRUCTION.
15. DUE TO SNOW AND ICE COVERAGE, SOME FEATURES MAY NOT HAVE BEEN VISIBLE DURING THE COURSE OF THIS SURVEY.

ALTA/NSPS TABLE A

OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS REQUESTED BY CLIENT, LENDER OR INSURER

- 1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner. SHOWN HEREON.
2. Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork. #2903 HALVOR LANE, SUPERIOR, WI 54880.
3. Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only. PROPERTY LIES IN FLOOD ZONE X (AREAS OF MINIMAL FLOODING) PER FLOOD ZONE MAP FOR THE CITY OF SUPERIOR PANEL NUMBER 55031C 0076D DATED February 2, 2012.
4. Gross land area (and other areas if specified by the client). 570,957 Sq. Feet or 13.11 Acres.
5. Vertical relief with the source of information (e.g., ground survey, aerial map), contour interval, datum, and originating benchmark identified. REFER TO SURVEY FOR AREA OF INTEREST REGARDING VERTICAL RELIEF NEEDED FOR FUTURE PLANNING PURPOSES.
6. (a) If set forth in a zoning report or letter provided to the surveyor by the client, list the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements. Identify the date and source of the report or letter. NO REQUEST ON THIS SURVEY.
(b) If the zoning setback requirements are set forth in a zoning report or letter provided to the surveyor by the client, and if those requirements do not require an interpretation by the surveyor, graphically depict the building setback requirements. Identify the date and source of the report or letter. NO REQUEST ON THIS SURVEY.
7. (a) Exterior dimensions of all buildings at ground level. SHOWN HEREON.
(b) Square footage of:
(1) exterior footprint of all buildings at ground level. NO REQUEST ON THIS SURVEY.
(2) other areas as specified by the client. NO REQUEST ON THIS SURVEY.
(c) Measured height of all buildings above grade at a location specified by the client. If no location is specified, the point of measurement shall be identified. NO REQUEST ON THIS SURVEY.
8. Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse). SHOWN HEREON.
9. Number and type (e.g., disabled, motorcycle, regular and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots. NO REQUEST ON THIS SURVEY.
10. (a) As designated by the client, a determination of the relationship and location of certain division or party walls with respect to adjoining properties (client to obtain necessary permissions). NO REQUEST ON THIS SURVEY.
(b) As designated by the client, a determination of whether certain walls are plumb (client to obtain necessary permissions). NO REQUEST ON THIS SURVEY.
11. Location of utilities existing on or serving the surveyed property as determined by:
• observed evidence collected pursuant to Section 5.E.iv.
• evidence from plans requested by the surveyor and obtained from utility companies, or provided by client (with reference as to the sources of information), and
• markings requested by the surveyor pursuant to an 811 utility locate or similar request
Representative examples of such utilities include, but are not limited to:
• Manholes, catch basins, valve vaults and other surface indications of subterranean uses;
• Wires and cables (including their function, if readily identifiable) crossing the surveyed property, and all poles on or within ten feet of the surveyed property. Without expressing a legal opinion as to the ownership or nature of the potential encroachment, the dimensions of all encroaching utility pole crossmembers or overhangs; and
• Utility company installations on the surveyed property.
Note to the client, insurer, and lender - With regard to Table A, item 11, source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. SHOWN HEREON.
12. As specified by the client, Governmental Agency survey-related requirements (e.g., HUD surveys, surveys for leases on Bureau of Land Management managed lands). NO REQUEST ON THIS SURVEY.
13. Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al." SHOWN HEREON.
14. As specified by the client, distance to the nearest intersecting street. ADJACENT PUBLIC WAYS SHOWN HEREON.
15. Rectified orthophotography, photogrammetric mapping, remote sensing, airborne/mobile laser scanning and other similar products, tools or technologies as the basis for the showing the location of certain features (excluding boundaries) where ground measurements are not otherwise necessary to locate those features to an appropriate and acceptable accuracy relative to a nearby boundary. The surveyor shall (a) discuss the ramifications of such methodologies (e.g., the potential precision and completeness of the data gathered thereby) with the insurer, lender, and client prior to the performance of the survey, and (b) place a note on the face of the survey explaining the source, date, precision, and other relevant qualifications of any such data. NO REQUEST ON THIS SURVEY.
16. Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. NO EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED.
17. Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. NO PROPOSED CHANGES IN STREET RIGHT OF WAYS KNOWN OR PROVIDED. NO VISIBLE EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
18. If there has been a field delineation of wetlands conducted by a qualified specialist hired by the client, the surveyor shall locate any delineation markers observed in the process of conducting the fieldwork and show them on the face of the plat or map. If no markers were observed, the surveyor shall so state. NO REQUEST ON THIS SURVEY.
19. Include any plottable offsite (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6 (and applicable selected Table A items) (client to obtain necessary permissions). SHOWN HEREON.
20. Professional Liability Insurance policy obtained by the surveyor in the minimum amount of \$_____ to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request, but this item shall not be addressed on the face of the plat or map. NO REQUEST ON THIS SURVEY.
21. NO REQUEST ON THIS SURVEY.

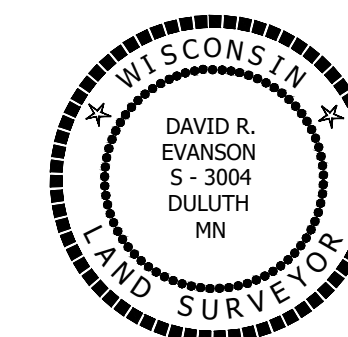
LEGAL DESCRIPTION PROPERTY TO BE ACQUIRED BY CLIENT

That part of the Southeast Quarter of Section 16, Township 49 North, Range 14 West of the Fourth Principal Meridian, City of Superior, Douglas County, Wisconsin, described as follows:

Commencing at the East Quarter corner of said Section 16; thence on an assumed bearing of South 00 degrees 02 minutes 12 seconds East, along the East line of said Southeast Quarter for a distance of 2643.24 feet to the Southeast corner of said Section 16; thence North 14 degrees 35 minutes 47 seconds West 1710.90 feet to the intersection of the West right of way line of Maryland Avenue as monumented and the North right of way line of Halvor Lane as monumented, said point being the point of beginning of the parcel herein described; thence North 00 degrees 05 minutes 16 seconds West, along said West right of way line 415.00 feet; thence North 63 degrees 27 minutes 27 seconds West 278.88 feet to the Northerly extension of the East line of Certified Survey Map No. 955, according to the recorded map thereof, Douglas County, Wisconsin, said map being filed in Volume 7, Pages 36 and 37 in the Office of the Douglas County Register of Deeds; thence South 00 degrees 02 minutes 56 seconds East, along said Northerly extension and along said East line of Certified Survey Map No. 955 for a distance of 595.19 feet to the Southeast corner of said Certified Survey Map No. 955, said point being on the North right of way line of Halvor Lane as monumented; thence North 89 degrees 40 minutes 59 seconds East, along said North right of way line 195.51 feet; thence North 44 degrees 48 minutes 01 seconds East 76.79 feet to the point of beginning.

Said parcel contains 131,327 square feet or 3.01 acres

Subject to any easements, restrictions or reservations of record.



ALTA/NSPS LAND TITLE SURVEY CERTIFICATION

To HCI Limited Partnership, LLC, a Louisiana Limited Liability Partnership, its successors or assigns, Thompson Land Company, L.L.P., a Wisconsin Limited Liability Partnership, To Be Determined and each successor and/or assign that is a successor in ownership of the Indebtedness, except as provided in Section 12(c) of the Conditions and First American Title Insurance Company:

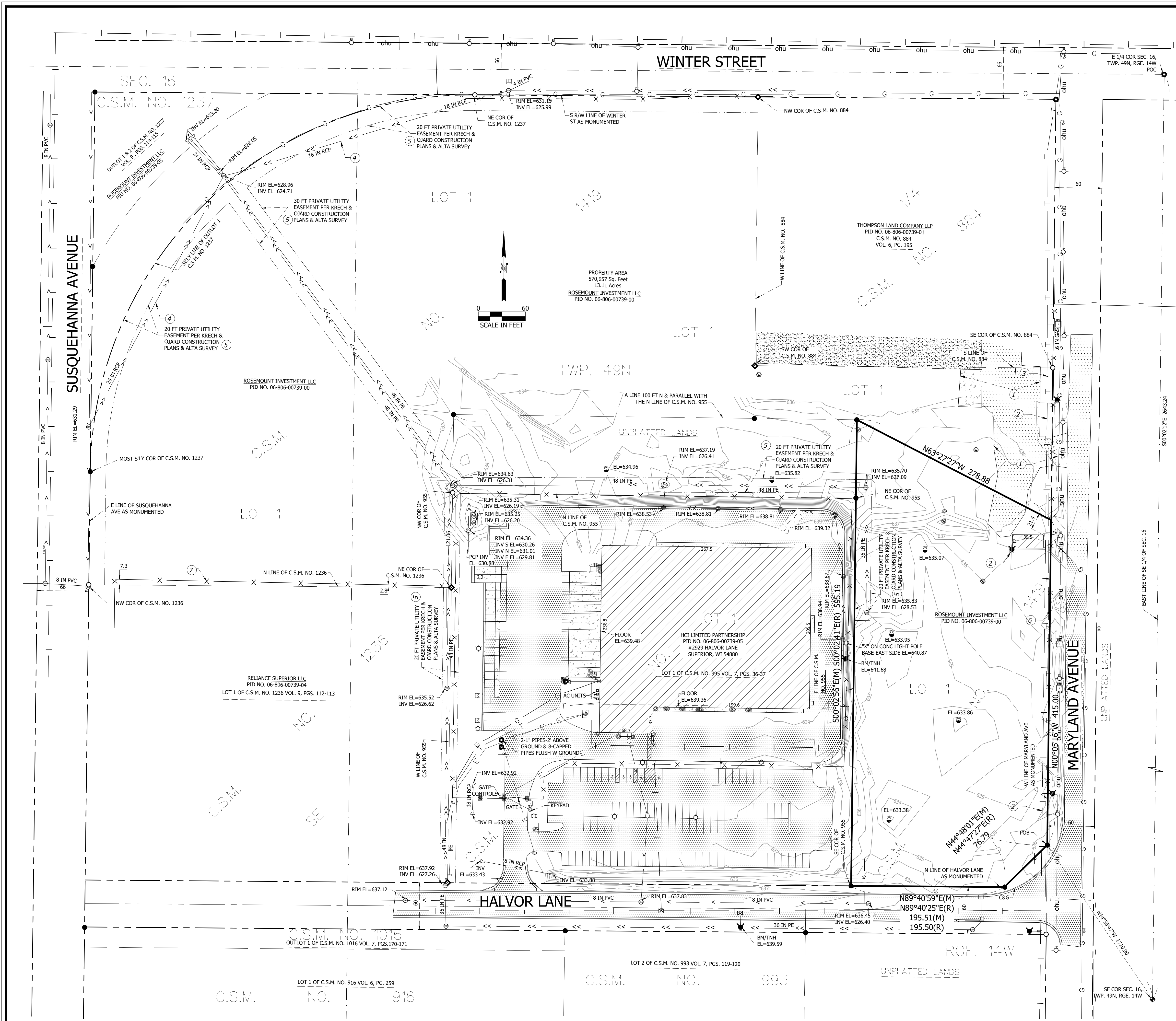
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include Items 1, 2, 3, 4, 5, 7(a), 8, 11, 13, 14, 16, 17 and 19 of Table A thereof. The fieldwork was completed on February 1, 2021.

Date of Plat or Map: February 21, 2021

David R. Evanson, MN PLS. #49505

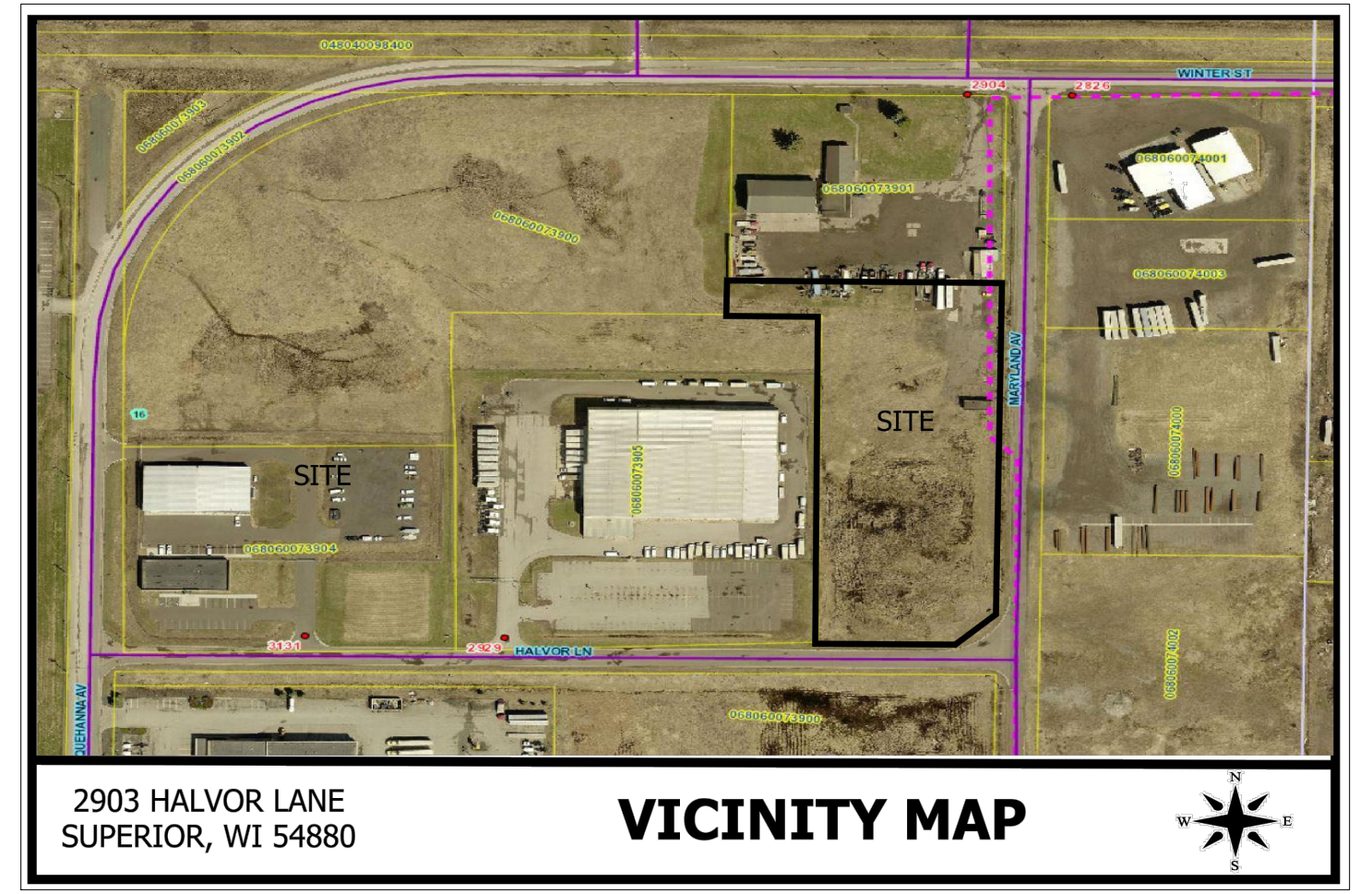
ALTA/NSPS LAND TITLE SURVEY form containing client information (HCI), address (2903 Halvor Lane, Superior, WI 54880), date (02-21-2021), and sheet number (1 of 2).





LEGEND

	R/W-RIGHT OF WAY		GAS METER
	(M)-FIELD MEASURED DIMENSION		HYDRANT
	(R)-RECORD DIMENSION		WATER VALVE
	(F)-FINISHED FLOOR ELEVATION		MONITORING WELL
	POC-POINT OF COMMENCEMENT		TELECOM PEDESTAL
	POB-POINT OF BEGINNING		LIGHT POLE
	C&G-CONCRETE CURB & GUTTER		SOIL BORING
	CONC-CONCRETE		SIGN
	UNDERGROUND ELEC		POST/BOLLARD
	FENCE LINE		PVC CLEANOUT
	UNDERGROUND GAS		UNDERGROUND UTILITY MARKER
	OVERHEAD UTILITIES		HANDI CAPPED PARKING SPOT
	SANITARY SEWER		REFER TO SURVEYOR'S NOTES
	STORM SEWER		CAST IRON MONUMENT UNDER BITUMINOUS
	WATER MAIN		WITH MAG NAIL AT SURFACE
	UNDERGROUND TELECOM		7/8" ALUMINUM CAPPED (DOUGLAS COUNTY) REBAR
	SECTION SUBDIVISION LINE		1 1/2" IRON PIPE
	CENTER LINE		3/4" REBAR
	RIGHT OF WAY LINE		CAPPED 3/4" REBAR RLS. NO. 2366
	EXISTING EASEMENT LINE		CAPPED 3/4" REBAR RLS. NO. S-3004
	ADJACENT PROPERTY LINE		ELEC PEDESTAL
	SURVEY LINE		ELEC OUTLET
	BOUNDARY LINE AS SURVEYED		ELEC TRANSFORMER
	CONCRETE SURFACE		GUY ANCHOR
	BITUMINOUS SURFACE		UTILITY POLE
	GRAVEL SURFACE		SANITARY MANHOLE
	EXISTING BUILDINGS		STORM MANHOLE
			CIRCULAR GRATE CATCH BASIN
			SQUARE GRATE CATCH BASIN
			CULVERT
			TELECOM PEDESTAL



UNDERGROUND UTILITIES

- UTILITIES SHOWN HEREON, HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR, ENGINEER AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.
- UNDERGROUND UTILITIES SHOWN ON THE SURVEY ARE BASED IN PART ON MARKINGS PROVIDED BY DIGGERS HOTLINE TICKET NUMBER 20210402316.
- SOME UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED BY MAPS AND OR UTILITY SKETCHES PROVIDED BY UTILITY COMPANIES, CITY OR COUNTY GIS. LOCATIONS ARE APPROXIMATE.
- UTILITIES SHOWN ON THIS SURVEY ARE SHOWN FOR APPROXIMATE LOCATION ONLY AND SHOULD BE VERIFIED BEFORE ANY EXCAVATION OR CONSTRUCTION.
- PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON THIS SURVEY. CONTACT A PRIVATE UTILITY LOCATOR FOR LOCATIONS.
- FIELD VERIFY UTILITY PIPE SIZES AND LOCATIONS.

ALTA/NSPS LAND TITLE SURVEY

CLIENT: TKDA	REVISIONS: 2-22-2021-ADD LEGAL OF PROPERTY TO BE ACQUIRED
ADDRESS: 2903 HALVOR LANE SUPERIOR, WI 54880	DATE: 02-21-2021

JOB NO: 21-012 | SHEET 2 OF 2

ALTA
LAND SURVEY COMPANY
PHONE: 218-721-5211
WWW.ALTAANDNSP.COM

LEGAL DESCRIPTION PROPERTY TO BE ACQUIRED BY CLIENT

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 49 NORTH, RANGE 14 WEST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF SUPERIOR, DOUGLAS COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 16; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 02 MINUTES 12 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 2643.24 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE NORTH 14 DEGREES 35 MINUTES 47 SECONDS WEST 1710.90 FEET TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF MARYLAND AVENUE AS MONUMENTED AND THE NORTH RIGHT OF WAY LINE OF HALVOR LANE AS MONUMENTED, SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH 00 DEGREES 05 MINUTES 16 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY LINE 415.00 FEET; THENCE NORTH 63 DEGREES 27 MINUTES 27 SECONDS WEST 278.88 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF CERTIFIED SURVEY MAP NO. 955, ACCORDING TO THE RECORDED MAP THEREOF, DOUGLAS COUNTY, WISCONSIN, SAID MAP BEING FILED IN VOLUME 7, PAGES 36 AND 37 IN THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS; THENCE SOUTH 00 DEGREES 02 MINUTES 56 SECONDS EAST, ALONG SAID NORTHERLY EXTENSION AND ALONG SAID EAST LINE OF CERTIFIED SURVEY MAP NO. 955 FOR A DISTANCE OF 595.19 FEET TO THE SOUTHEAST CORNER OF SAID CERTIFIED SURVEY MAP NO. 955, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF HALVOR LANE AS MONUMENTED; THENCE NORTH 89 DEGREES 40 MINUTES 59 SECONDS EAST, ALONG SAID NORTH RIGHT OF WAY LINE 195.51 FEET; THENCE NORTH 44 DEGREES 48 MINUTES 01 SECONDS EAST 76.79 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 131,327 SQUARE FEET OR 3.01 ACRES

SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RESERVATIONS OF RECORD.