LEGAL DESCRIPTION PER TITLE COMMITMENT NO.: CO-11870, PREPARED BY CHICAGO TITLE INSURANCE COMPANY - CHICAGO TITLE COMPANY, COMMITMENT DATE OCTOBER 17, 2021:

A PART OF LOT ONE (1) OF CERTIFIED SURVEY MAP NO, 1916 RECORDED IN VOLUME 1 ON PAGE 1916 OF CERTIFIED SURVEY MAPS, DOCUMENT NO. 709377, FORMERLY A PART OF LOT 1 OF THE NEENAH INDUSTRIAL PARK PLAT LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION FOUR (4), TOWNSHIP NINETEEN (19) NORTH, RANGE SEVENTEEN (17) EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, AND BEING DESCRIBED BY: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1 OF CERTIFIED SURVEY MAP NO. 1916 AND BEING THE TRUE POINT OF BEGINNING; RUNNING THENCE SOUTH 87 DEGREES 13' 50" WEST; 141.09 FEET; THENCE NORTH 03 DEGREES 01' 37" WEST, 317.30 FEET; THENCE EASTERLY 74.47 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 499.19 FEET AND THE CHORD OF WHICH BEARS SOUTH 88 DEGREES 29' 45" EAST, 74.40 FEET; THENCE NORTH 87 DEGREES 13' 50" EAST, 66.93 FEET; THENCE SOUTH 03 DEGREES 01' 37" EAST, 311.76 FEET TO THE TRUE POINT OF BEGINNING.
AND
LOTS ONE (1) AND TWO (2), OF CERTIFIED SURVEY MAP NO. 1261, RECORDED IN VOLUME ONE (1) OF SURVEY MAPS, ON PAGE 1261, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

RIGHTS OF WAY, EASEMENTS AND OTHER SURVEY-RELATED MATTERS BURDENING THE SURVEYED PROPERTY PER SCHEDULE B, PART II EXCEPTIONS OF TITLE COMMITMENT NO.: CO-11870, PREPARED BY CHICAGO TITLE INSURANCE COMPANY - CHICAGO TITLE COMPANY, COMMITMENT DATE OCTOBER 17, 2021:

EXCEPTION 11 RECITALS AS SHOWN ON THAT CERTAIN MAP/PLAT RECORDED ON SEPTEMBER 26, 1988, AS DOCUMENT NO. 709377. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. *LIES WITHIN AND CROSSES THE SURVEYED PROPERTY AS SHOWN.*

EXCEPTION 12 RECITALS AS SHOWN ON THAT CERTAIN MAP/PLAT RECORDED ON JUNE 8, 1984, AS DOCUMENT NO. 612459. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. *IS BLANKET IN NATURE OF THE SURVEYED PROPERTY.*

EXCEPTION 13 EASEMENT(S) FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED ON SEPTEMBER 18, 1964, AS DOCUMENT NO. 326147. *BASED ON THE DESCRIPTION CONTAINED IN THE RECORDED DOCUMENT, THE EASEMENT OF SAID DOCUMENT DOES NOT LIE WITHIN OR CROSS THE SURVEYED PROPERTY.*

EXCEPTION 14 EASEMENT(S) FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED ON JUNE 1, 1983, AS DOCUMENT NO. 591595. *EASEMENT LOCATION CANNOT BE ACCURATELY DETERMINED FROM THE RECORDED DOCUMENT.*

EXCEPTION 15 EASEMENT(S) FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED ON JULY 2, 1987, AS DOCUMENT NO. 684013. *LIES WITHIN AND CROSSES THE SURVEYED PROPERTY AS SHOWN.*

ITEMS OF TABLE A:

ITEM 1 - MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, AS SHOWN ON THIS DRAWING.

ITEM 2 - ADDRESS OF THE SURVEYED PROPERTY AS OBSERVED BY AND PROVIDED TO THE SURVEYOR:
525 ENTERPRISE DRIVE, NEENAH, WI

ITEM 3 - THE SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND SUCH FLOOD FREE CONDITION IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 55139C0113E, EFFECTIVE DATE: MARCH 17, 2003

ITEM 4 - GROSS LAND AREA = 511,066 SQ.FT., 11.732 ACRES.

ITEM 6(B) - THE CURRENT ZONING CLASSIFICATION FOR THE SURVEYED PROPERTY IS I-1, PLANNED BUSINESS CENTER DISTRICT
MINIMUM SETBACK REQUIREMENTS
A. FRONT: 30 FEET
B. SIDE: 10 FEET
C. REAR: 10 FEET
MAXIMUM BUILDING HEIGHT: 100 FEET
LOT COVERAGE:
A. MAXIMUM LOT COVERAGE OF BUILDINGS: 60%
B. MINIMUM LANDSCAPE COVERAGE: 5%
PARKING REQUIREMENTS
WAREHOUSE USE: 1 SPACE PER 10,000 SQUARE FEET OF GROSS FLOOR AREA OR 1 SPACE PER EMPLOYEE, WHICHEVER IS GREATER.
SOURCE: ZONING REPORT PREPARED BY CBRE, INC., ASSESSMENT AND CONSULTING SERVICES, DATED OCTOBER 18, 2021.

ITEM 7(A)(B1)(C) - EXTERIOR DIMENSIONS, MEASURED HEIGHT AND SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL ARE AS SHOWN ON THIS DRAWING.

ITEM 8 - SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE AS SHOWN ON THIS DRAWING.

ITEM 9 - SURVEYED PROPERTY HAS A TOTAL OF 61 CLEARLY IDENTIFIABLE STRIPPED PARKING SPACES.
(56 REGULAR STALLS, 5 MARKED HANDICAP STALLS)

ITEM 11(B) - EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO OBSERVED EVIDENCE ON OR ABOVE THE SURFACE OF THE SURVEYED PROPERTY IN THE PROCESS OF CONDUCTING THE FIELDWORK), ARE SHOWN AS LOCATED BY DIGGERS HOTLINE LOCATE REQUEST TICKET NUMBER 20214401856. NOTE: UTILITIES MAY NOT BE ACCURATELY AND/OR COMPLETELY DEPICTED. THERE WAS AN INCOMPLETE RESPONSE TO THE DIGGERS HOTLINE LOCATE REQUEST.

ITEM 13 - NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS, ARE AS SHOWN ON THIS DRAWING.

ITEM 14 - THE SURVEYED PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF INDUSTRIAL DRIVE AND ENTERPRISE DRIVE.

ITEM 16 - AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON THE SURVEYED PROPERTY.

ITEM 18 - THE SURVEYED PROPERTY IS NOT AFFECTED BY ANY OFFSITE EASEMENTS OR BENEFITING SERVITUDES DISCLOSED IN THE RECORDED DOCUMENTS.

ITEM 19 - PROFESSIONAL LIABILITY INSURANCE POLICY IS CARRIED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $1,000,000 AGGREGATE AND IS IN EFFECT THROUGHOUT THE CONTRACT TERM.

SURVEY CERTIFICATION:
TO
NEENAH WISCONSIN LLC;
FARM BUREAU LIFE INSURANCE COMPANY OF MICHIGAN;
CBRE ASSESSMENT & CONSULTING SERVICES;
JASON INVESTMENT COMPANY, LLC; AND
CHICAGO TITLE INSURANCE COMPANY - CHICAGO TITLE COMPANY:

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, 6(B), 7(A), 7(B1), 7(C), 8, 9, 11(B), 13, 14, 16, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 2, 2021.

DATED THIS THE 8TH DAY OF NOVEMBER, 2021.

GARY A. ZAHRINGER,
PROFESSIONAL WISCONSIN LAND SURVEYOR S-2098

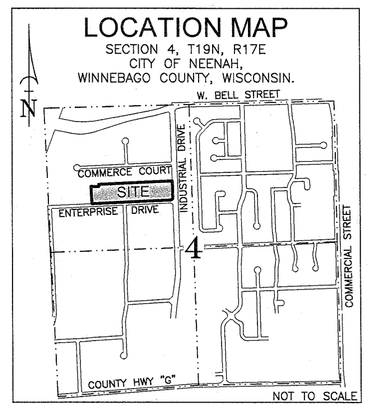
WISCONSIN
GARY A. ZAHRINGER
S-2098
STOCKBRIDGE, WIS.
REGISTERED LAND SURVEYOR

LEGEND

- 1" x 18" IRON PIPE SET
- 1" O.D. IRON PIPE FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- 3/4" REBAR FOUND
- BUILDING
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- OVERHEAD POWER LINES
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBEROPTIC
- UNDERGROUND GAS
- UNDERGROUND CABLE TV
- EXIST. FENCE LINE
- ELECTRIC METER
- GAS METER
- GAS VALVE
- POWER POLE
- LIGHT POLE
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- CABLE PEDESTAL
- TELEPHONE MANHOLE
- FLAG POLE
- SIGN
- WATER VALVE
- WATER STOP BOX
- HYDRANT
- CLEANOUT
- STORM MANHOLE
- STORM INLET
- STORM CATCH BASIN
- SANITARY MANHOLE
- EXIST. SAN. SEWER
- EXIST. STO. SEWER
- EXIST. WATER MAIN
- 00 EXCEPTION NUMBER, CORRESPONDING WITH TITLE COMMITMENT
- ( ) PREVIOUSLY RECORDED AS

LOCATION MAP

SECTION 4, T19N, R17E
CITY OF NEENAH,
WINNEBAGO COUNTY, WISCONSIN.



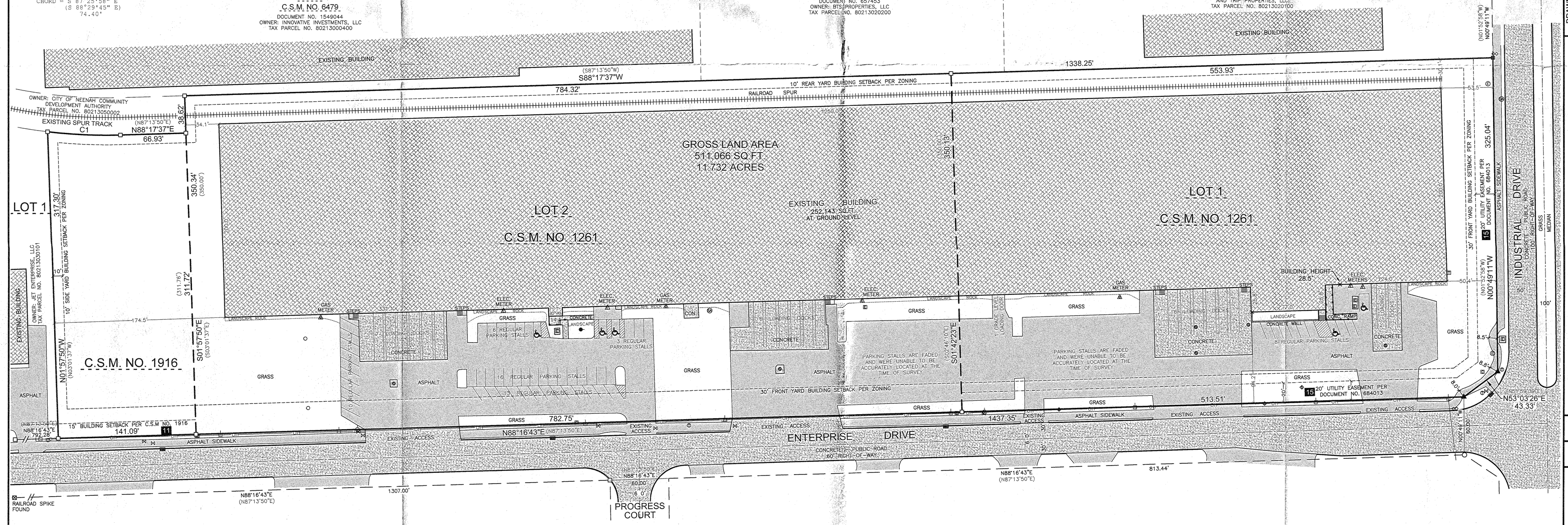
NOT TO SCALE

BEARINGS ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM

N

1" = 50'
0 50 100
SCALE IN FEET

CURVE DATA
C1
RADIUS = 499.19'
ARC LENGTH = 74.47'
CHORD = S 87°25'58" E
(S 88°29'45" E)
74.40'



ALTA/NSPS LAND TITLE SURVEY

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1916; AND ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 1261; ALL FORMERLY A PART OF LOT 1 OF THE NEENAH INDUSTRIAL PARK PLAT, LOCATED IN THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 4, TOWNSHIP 19 NORTH, RANGE 17 EAST, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

SURVEY PREPARED FOR:
FARM BUREAU LIFE INSURANCE COMPANY OF MICHIGAN
7373 WEST SAGINAW HIGHWAY
LANSING, MI 48917

Martenson & Eisele, Inc.
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381
Planning
Environmental
Surveying
Engineering
Architecture

DRAWN BY	CHECKED	APPROVED
A.Sedlar	MLR	GAZ

NO.	DATE	REVISION

SCALE	DATE
1" = 50'	Nov. 2021

COMPUTER FILE
1-1587-001alta.dwg

DRAWING NO.
1-1587-001