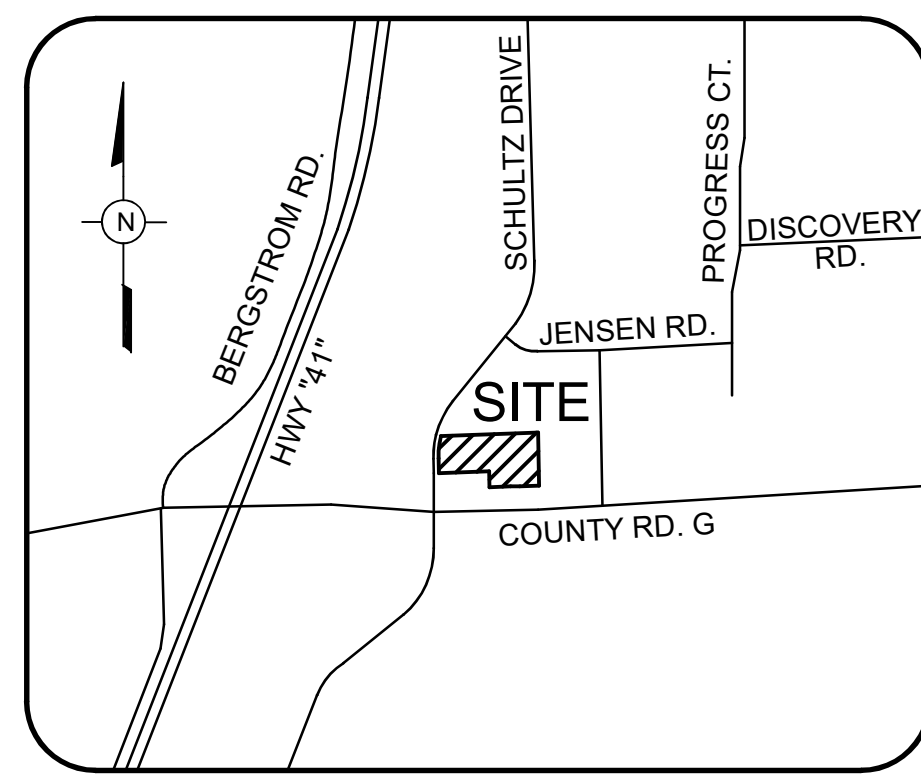
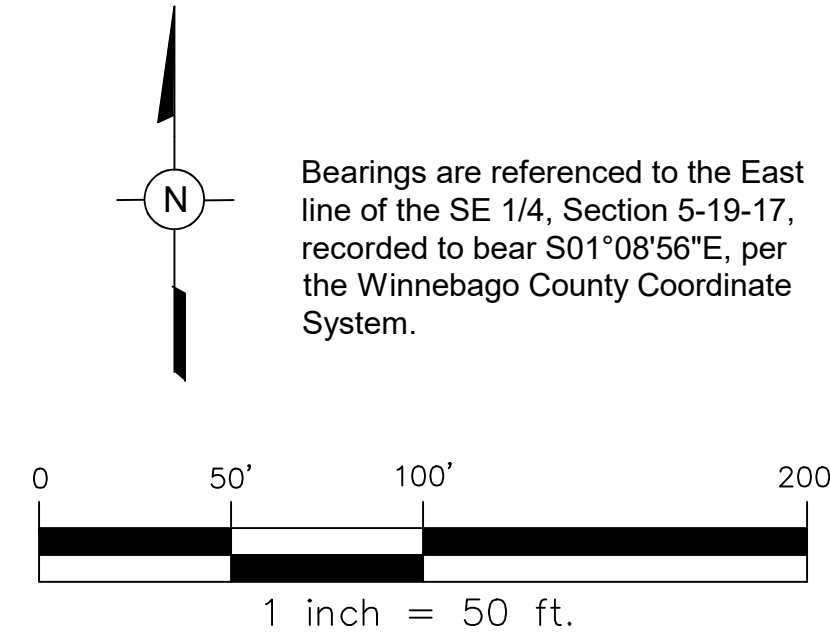


ALTA/NSPS LAND TITLE SURVEY

Lot One (1) of Certified Survey Map No. 6282, recorded on August 27, 2008, in Volume 1 of Certified Survey Maps, Page 6282, as Document No. 1481542, located in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Five (5), Township Nineteen (19) North, Range Seventeen (17) East, City of Neenah, Winnebago County, State of Wisconsin.

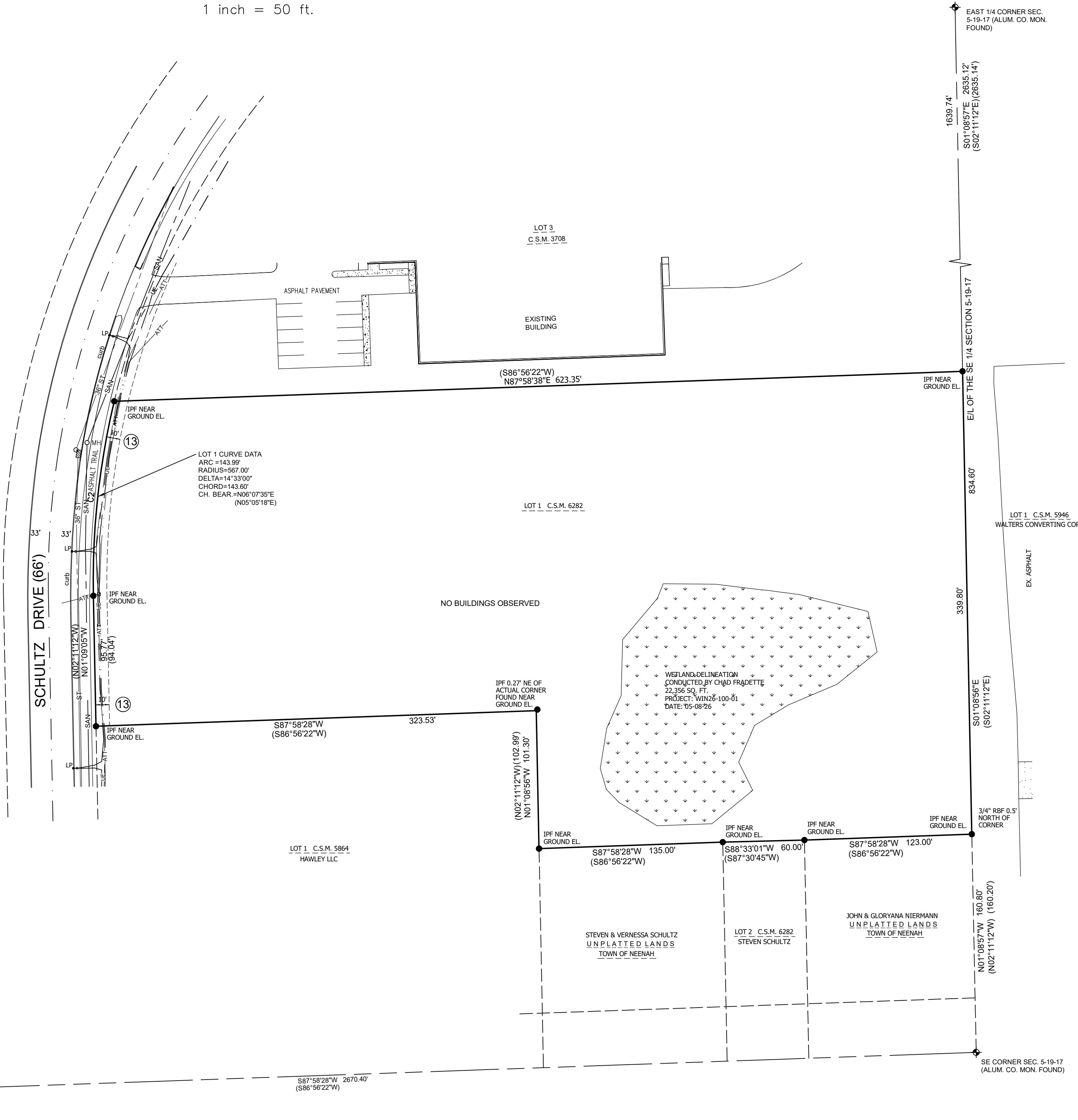


VICINITY MAP
NOT TO SCALE



LEGEND

- ◆ = SECTION CORNER
- = EXISTING 1" IRON PIPE FOUND
- MH ○ CB ⊗ = MANHOLE/CATCH BASIN
- ▭ = INLET
- ⊙ ⊙ = LIGHT POLE
- ⊘ = POWER POLE
- ⊕ ⊖ = GAS / ELEC METER
- UG — = UNDERGROUND GAS
- FO — = UNDERGROUND FIBER OPTIC LINE
- UE — = UNDERGROUND ELECTRIC
- OE — = OVERHEAD ELECTRIC
- OHT — = OVERHEAD TELEPHONE
- UT — = UNDERGROUND TELEPHONE LINE
- W — = WATER MAIN
- ST — = STORM SEWER
- SAN — = SANITARY SEWER
- FW ⊕ = FIRE HYDRANT
- WV ⊕ ⊖ = WATER/GAS VALVE
- ⊠ ⊠ = TRANSFORMER/PEDESTAL
- ○ = CHAIN LINK FENCE
- □ = WOOD FENCE
- ▨ = EXISTING CONCRETE PAVEMENT
- ▩ = EXISTING ASPHALT PAVEMENT
- () = RECORDED DEED DISTANCE
- ⊕ ⊖ = WETLANDS



GENERAL NOTES

- Area of subject property: 184,060 sq. ft. (4.23 Acres)
- Subject property abuts Schultz Drive public right of way but has no physical access (curb cuts) to Schultz Drive.
- No evidence of earth moving work, building construction or building additions were observed.
- No evidence of proposed street right of way lines, recent street or sidewalk construction or repairs were observed.
- Wetland delineation markers were observed wetlands shown but not yet submitted at the time of survey.

ZONING

- No zoning report or letter was provided, the zoning and setbacks were depicted from the municipal zoning code.
- Subject property is in Zone X, and is not located in a Special Flood Hazard Area per FEMA Flood Insurance Rate Map, Panel Number 55139 C 0113 E, dated 03/17/2003.
 - Subject property is Zoned I-1 - Planned Business Center District.
 - Setbacks: Front yard - 30 feet; Rear yard - 10 feet; Side Yard - 10 feet.
 - Maximum allowed building height: 100 feet.
 - Maximum allowed lot coverage (building): 30% for commercial use and 60% for industrial use.

SCHEDULE B PART II TITLE EXCEPTION NOTES

This survey is based on a title commitment prepared by Fidelity National Title Insurance Company, Commitment No. W-401581, dated April 15, 2026. Items not listed below or shown are standard title exceptions and/or not matters or issues that pertain to this survey.

- Utility Easement dated March 9, 1982 from A.E. Schultz Corporation to Wisconsin Electric Power Company contained in Document No. 573985. Does not affect subject property.
- All matters as may affect the captioned premises as shown on Certified Survey Map No. 3708, recorded May 27, 1997, in Volume 1 of Certified Survey Maps, page 3708, as Document No. 970962. Further clarified by letter from surveyor dated October 16, 2002 contained in Document No. 1205448. Does not affect subject property.
- Distribution Easement Underground Joint to Wisconsin Electric Power Company and Wisconsin Bell, Inc., d/b/a Ameritech-Wisconsin recorded January 9, 1998, as Document No. 994371. Affects subject property as shown on this survey.
- All matters as may affect the captioned premises as shown on Certified Survey Map No. 5864, recorded March 24, 2006, in Volume 1 of Certified Survey Maps, page 5864, as Document No. 1392232. Does not affect subject property.
- All matters as may affect the captioned premises as shown on Certified Survey Map No. 6282, recorded August 27, 2008, in Volume 1 of Certified Survey Maps, Page 6282, as Document No. 1481542. Does not affect subject property.

LEGAL DESCRIPTION (Per Title Commitment No. W-401581)

Lot One (1) of Certified Survey Map No. 6282, recorded on August 27, 2008, in Volume 1 of Certified Survey Maps, Page 6282, as Document No. 1481542, located in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Five (5), Township Nineteen (19) North, Range Seventeen (17) East, City of Neenah, Winnebago County, State of Wisconsin.

Tax Key No. 802-1362-02-00

Address: 2490 Schultz Dr Neenah, WI 54956

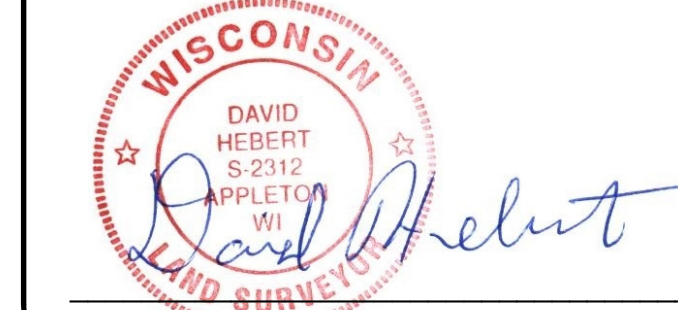
SURVEYOR'S CERTIFICATE

To: PCA Wisconsin Acquisition LLC, a Delaware corporation; Fidelity National Title Insurance Company, LLC; and R.N.H. Land Company, LLC, a Wisconsin limited liability company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with and with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes no items of Table A thereof.

I further certify that this plat of survey complies with Chapter A-E 7 of the Wisconsin Administrative code and is correct to the best of my knowledge and belief.

The field work was completed on 05-12-26.
Date of Plat or Map: 5-14-26



David Hébert, Professional Land Surveyor, S-2312

UTILITY STATEMENT
THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY WERE LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD LOCATIONS PROVIDED BY A DIGGERS HOTLINE. UTILITY LOCATE TICKET NOS. 2026020404-2026020405. UNDERGROUND LOCATIONS CANNOT BE GUARANTEED. THERE MAY BE UNDERGROUND UTILITIES WHICH ARE NOT PLOTTED. CONTACT DIGGERS HOTLINE PRIOR TO ANY EXCAVATION. 1-800-242-8511

HARRIS
& ASSOCIATES, INC.
CONSULTING ENGINEERS
AND LAND SURVEYORS
2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-8377
FAX: (920) 733-4731

REV. NO.	DESCRIPTION	DATE	BY

PROJECT: R.N.H. LAND COMPANY, LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY
2490 SCHULTZ DRIVE
NEENAH, WISCONSIN 54956
LOCATION:
DESCRIPTION: ALTA/NSPS LAND TITLE SURVEY

DRAWN BY: GJW
CHECKED BY: DH
DATE: 05-12-26
SHEET: 1
DRAWING NUMBER: DS-10455