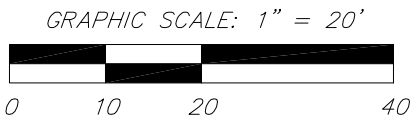


ALTA / NSPS LAND TITLE SURVEY

SHEET
1 OF 1



TITLE COMMITMENT NO. 3198339 SCHEDULE B PART II- EXCEPTIONS:

- 1) Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land. (Shown on map)
- 2) Easements, claims of easements or encumbrances that are not shown by the Public Records. (Shown on map)
- 3) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflict in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records. (Shown on map)
- 9) Reservations for easements, building setback lines and other matters shown on the recorded certified survey map no. 7622 recorded as Document No. 1818332. (Shown on map)
- 11) Utility Easement granted by Wisconsin Michigan Power Company to Albert and Bertha Syring in Volume 459 on Page 292 as Document No. 458804. (Does not affect subject property)
- 12) Tile Drainage Agreement recorded May 28, 1946 as Document No. 135457. (Does not affect subject property)
- 13) Easement granted to the Town of Menasha recorded November 9, 1973 as Document No. 443460. (Does not affect subject property)
- 14) Drainage rights and rights of way by reason of any drainage ditches, feeders, laterals and underground drain tile or pipes that may be located on the subject premises. (Does not affect subject property)
- 15) Permanent Limited Easement granted to the Town of Menasha recorded February 6, 1997 as Document No. 961072. (Does not affect subject property)
- 16) Temporary Limited Easement granted to Town of Menasha recorded February 5, 1997 as Document No. 961073. (Shown on map)

TITLE DESCRIPTION

The Land referred to herein below is situated in the County of Winnebago, State of Wisconsin, and is described as follows:

Lot One (1) of Certified Survey Map No. 7622 recorded in the office of the Register of Deeds for Winnebago County, Wisconsin, as Document No. 1818332; being a redivision of Lot One (1) of Certified Survey Map No. 2957 and Lot One (1) of Certified Survey Map No. 6850 and being part of the Northeast quarter (NE 1/4) of the Northeast quarter (NE 1/4) of Section Nine (9); and part of the Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4) of Section Four (4), all in Township twenty (20) North, Range Seventeen (17) East, in the Village of Fox Crossing, Winnebago County, Wisconsin; subject to easements of record.

APN: 02490404

Boundary contains 46,273 square feet / 1.06 acres, more or less.

Note for Informational Purposes Only:
Address: 1985 American Drive Neenah, WI 54956
Parcel Number: 12102490404
This being the same property as described in First American Title Insurance Company, Commitment No. 3198339, dated April 7, 2025.

ALTA/NSPS CERTIFICATION

To:
Western Great Lakes;
Sunspace Realty, Inc., a Wisconsin Corporation;
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 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(a), 7(a), 7(b)(1), 7(b)(2), 9, 11, 13, 14, 16, 18 & 19 of Table A thereof.



Dated May 23rd, 2025.

SURVEY LEGEND

- | | |
|---|---|
| ○ FOUND 1" DIAMETER IRON PIPE | ← EXISTING DOWN GUY |
| ● FOUND 3/4" # IRON ROD | ⊕ EXISTING UTILITY/LIGHT POLE |
| ✕ FOUND CHISELED "X" | ⊞ EXISTING TRANSFORMER |
| ○ EXISTING BOLLARD | ⊞ EXISTING ELECTRIC METER |
| ⊞ EXISTING MAILBOX | ⊞ EXISTING TELEPHONE PEDESTAL |
| ⊞ EXISTING SIGN | ⊞ EXISTING TV PEDESTAL |
| ⊞ EXISTING H.D.P.E. BLACK PVC | — ST — EXISTING STORM SEWER LINE (SIZE NOTED) |
| ⊞ EXISTING FIELD INLET | — OHE — EXISTING OVERHEAD ELECTRIC LINE |
| ⊞ EXISTING ENDWALL | — UE — EXISTING UNDERGROUND ELECTRIC LINE |
| ⊞ EXISTING FIELD INLET RECTANGULAR | — UT — EXISTING UNDERGROUND TELEPHONE |
| ⊞ EXISTING STORM MANHOLE | — — EXISTING CURB AND GUTTER |
| ⊞ EXISTING SANITARY MANHOLE | ⊞ EXISTING RETAINING WALL |
| ⊞ EXISTING CLEANOUT | ⊞ EXISTING CONCRETE SURFACE |
| ⊞ EXISTING WATER SHUTOFF VALVE | ⊞ EXISTING ASPHALT SURFACE |
| ⊞ EXISTING GAS METER | ⊞ EXISTING BUILDING |
| ⊞ EXISTING HANDICAP PARKING | |
| ⊞ EXISTING ADA DETECTABLE WARNING FIELD | |

TABLE A NOTES:

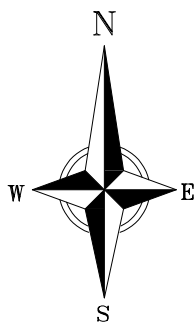
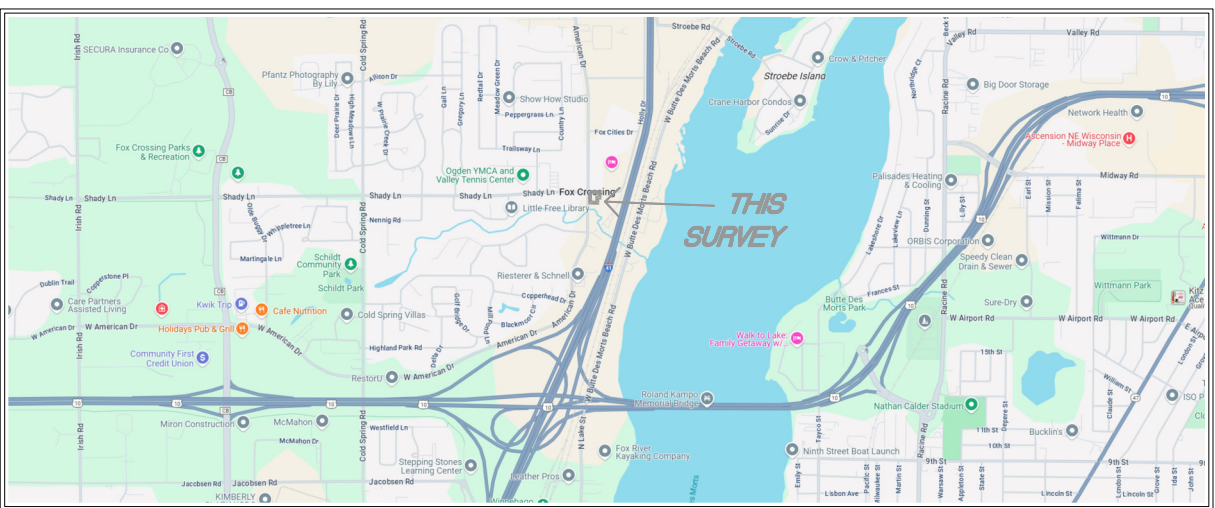
- 1) Monuments-as shown on the drawing.
- 2) The address of the parcel surveyed is: 1985 American Drive Neenah, WI 54956
- 3) Flood zone classification: By graphic plotting only, the parcel surveyed falls within Zone X. Zone X is defined as areas of minimal flood hazard from the Flood Insurance Rate Map Map Number 55139C0105E, dated March 17th, 2003.
- 4) Gross land area: 46,273 square feet / 1.06 acres, more or less.
- 6) A zoning report was not provided at the time of the survey.
- 7a) Exterior dimensions of the building-as shown on the drawing.
- 7b 1 & 2) Square footage of exterior footprint of all buildings at ground level and other areas as specified by the client shown on the drawing.
- 9) There were 20 total striped parking stalls at the time of the fieldwork. 19 regular parking stalls and 1 handicap striped parking stall.
- 11) Utility field locates shown from markings as provided by Digger's Hotline Ticket #20252024662.
- 13) Names of adjoining owners-as shown on the survey.
- 14) Distance to intersecting streets of East Shady Lane and American Drive is 0 feet.
- 16) There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- 18) There were offsite easements referenced in the documents provided to the Surveyor. Surveyor did obtain information regarding offsite easements.
- 14) The fieldwork was completed May 20th, 2025.

GENERAL NOTES:

- 1) Bearings referenced to the Map #7622, Certified Survey Maps, Document #1818332, Winnebago County Records.
- 2) The Surveyed Property has direct physical access to American Drive and East Shady Lane.
- 3) Prior to construction or other land use activity all building setbacks and other land use requirements for the property contained herein must be established by the Village of Fox Crossing.
- 4) Setbacks acquired from Village of Fox Crossing Zoning Code. Surveyed parcel is currently zoned as B-3 General Business District. Street yard setbacks are 30 feet, except where corner lot, then 30 feet on 1 side and 15 feet on the other. Side yard setbacks are 7 feet on 1 side and 10 feet on the other for a principal building; 5 feet for a detached accessory building or 5 feet from an alley. Rear yard setback are 25 feet for a principal building; 3 feet for a detached accessory building or 5 feet from an alley.

LOCATION MAP

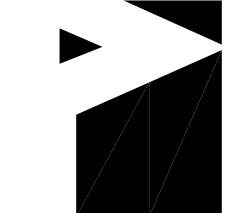
NOT TO SCALE



SURVEYED BY:
Vierbicher Associates, Inc.
400 Security Blvd, Ste 1
Green Bay, WI 54313
(920) 434-9670

SURVEYED FOR:
WESTERN GREAT LAKES
1985 AMERICAN DR.
NEENAH, WI 54956
DRAWING NO. S-4012

Job #: 250444
Date: 05/23/2025
Rev:
Drafted By: NDK
Checked By: MRA



vierbicher
planners | engineers | advisors

TAX PARCEL: 12102490404
FIELDWORK COMPLETED: 05/20/25