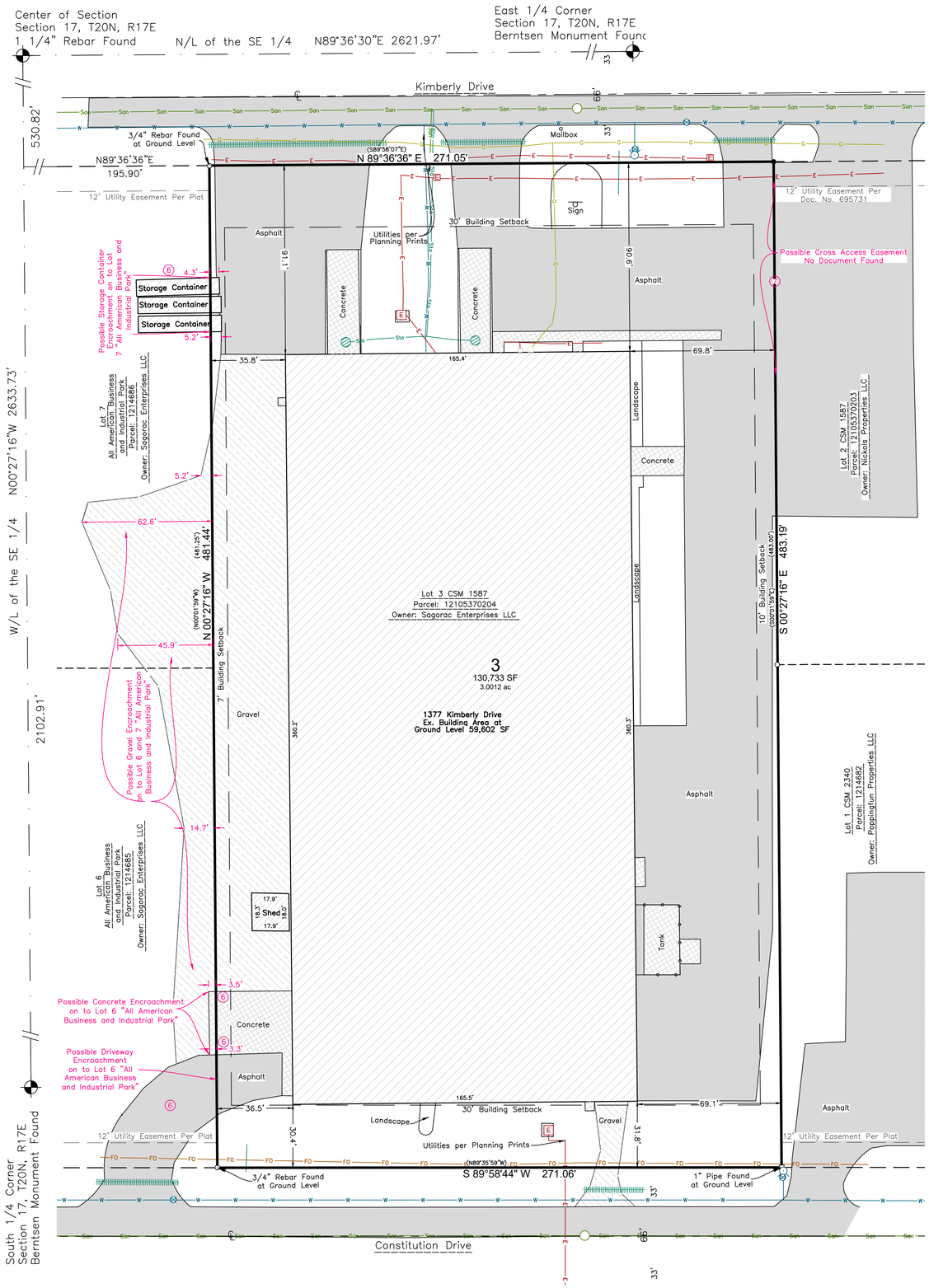
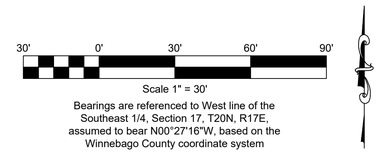
ALTA/NSPS LAND TITLE SURVEY

All of Lot 3, Certified Survey Map 1587 Recorded as (Doc. 661286); Located in Part of the Northwest 1/4 of the Southeast 1/4 of Section 17, Township 20 North, Range 17 East, Village of Fox Crossing (Formerly the Town of Menasha), Winnebago County, Wisconsin.

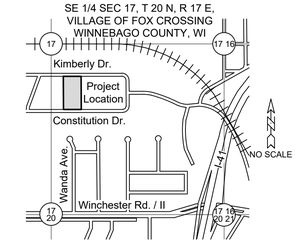




Bearings are referenced to West line of the Southeast 1/4, Section 17, T20N, R17E, assumed to bear N00°27'16"W, based on the Winnebago County coordinate system

LOCATION MAP

SE 1/4 SEC 17, T 20 N, R 17 E, VILLAGE OF FOX CROSSING WINNEBAGO COUNTY, WI



First AmericanTitle Insurance Company by Knight Barry Title Group, Inc.
File No. 2396221 - Notes to Schedule B - II

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

2-5,9,10,12-15 = Non-survey related items or cannot be shown on a map

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date, as set forth on the Commitment for Title Insurance, and the Date of Policy, as set forth on the Policy.
   (No Observed Survey Related Items)

6. Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting Title that would be disclosed by an accurate and complete land survey of the Land.
   (Possible Driveway Encroachment on to adjacent Lot 6 "All American Business and Industrial Park")
   (Possible Concrete Encroachment on to adjacent Lot 6 "All American Business and Industrial Park")
   (Possible Gravel Encroachment on to adjacent Lot 6 and 7 "All American Business and Industrial Park")
   (Possible Storage Container Encroachment on to adjacent Lot 7 "All American Business and Industrial Park")- (Mapped and Labeled)

7. Easements or claims of easements not shown by the Public Records.
   (Possible Cross Access easement- No Document Found)

8. Any claim of adverse possession or prescriptive easement.
   (No Observed Survey Related Items)

11. Easements, restrictions and other matters shown on Certified Survey Map No. 1053 recorded September 28,1982 as Document No. 580709.
   (No Observed Survey Related Items)

Legal Description

(Per Commitment File No.: 2396221 with an effective date of April, 16, 2026)

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

Lot 3 of Certified Survey Map No. 1587, recorded September 5, 1986 in Volume 1 of Certified Survey Maps, on Page 1587, as Document No. 661286, being part of Lot 2 of Certified Survey Map No. 1503, recorded in Volume 1 of Certified Survey Maps, Page 1053, Document No. 580709, located in part of the North 1/2 of the Southeast 1/4 and the West 1/2 of the Southwest 1/4 of Section 17, Town 20 North, Range 17 East, in the Village of Fox Crossing (formerly the Town of Menasha), County of Winnebago, State of Wisconsin.

Parcel # 12105370204

Address: 1377 Kimberly Drive, Fox Crossing, WI 54956 (for informational purposes only)

General Notes:

1. Zoning Information
   Village of Fox Crossing:
   Parcel is currently zoned: Heavy Industrial District (I-2)
   Setbacks:
   Front Yard: 30 Feet
   Side Yard: 7 Feet / 10 Feet
   Rear Yard: 25 Feet
   Height: Principle - None or Accessory - None

Caveat: Building zones depicted are based on building setbacks in effect at the time of the survey and should not be relied upon without first obtaining written verification thereof from the Village of Fox Crossing and any other local agencies.

2. Floodplain Information
   Subject Site Mapped in Zone X per FIRM Map No. 55139C0105E with an effective date of March 17, 2003. "Zone X": Area determined to be outside of the 0.2% annual chance floodplain.

3. There is no evidence of recent earth moving work, building construction, or building additions observed while performing fieldwork for this survey.

4. Total land area is 130,733 Square Feet (3.0012 Acres) at the time of the survey.

5. There are no proposed street changes per conversation with the Village of Fox Crossing.

6. Note to the client, insurer, and lender – With regard to Table A, item 11, information from the sources checked above 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 may be necessary.

Surveyor's Certificate

To: The Gail J. Schwab Irrevocable Family Trust dated October 21, 2020, ST 1377, LLC, M 1377, LLC, Verve, a Credit Union, its successors and/or assigns; First American Title Insurance and Knight Barry Title Group, Inc. .

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 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(b)1, 8, 11(b), 16, 17, and 18 of Table A thereof.

In addition, this is to hereby to certify that this map or plat is in full compliance with the provisions of Chapter A-E 7 of the Wisconsin Administrative Code.

The fieldwork was completed on 05/01/2026.

Date of Plat or Map: 06/25/2026

WISCONSIN RODOLFO A. AYVAR S-4074 DE PERE WI LAND SURVEYOR

Rodolfo Ayvar

Digitally signed by Rodolfo Ayvar
Date: 2026.06.25 11:23:41-05'00'

Rodolfo A. Ayvar PLS-4074
rodolfo@davel.pro

LEGEND

CATV — Underground Cable TV	Sanitary MH / Tank / Base	CATV Pedestal	
FO — Underground Fiber Optic	Storm Manhole	Gas Regulator	
OH — Overhead Utility Lines	Inlet	Telephone Pedestal	
Utility Guy Wire	Catch Basin / Yard Drain	Telephone Manhole	
San — Sanitary Sewer (Pipe Size)	Curb Stop	Sign	
Sto — Storm Sewer (Pipe Size)	Hydrant	½" Rebar Found	
E — Underground Electric	Utility Valve	1" Iron Pipe Found	
G — Underground Gas Line	Utility Meter	¾" x 18" Steel Rebar @ 1.50lbs/LF SET	
T — Underground Telephone	Utility Pole	Government Corner	
W — Water Main (Pipe Size)	Light Pole / Signal	Post / Guard Post	
Culvert	Guy Wire	Asphalt Pavement	
	Electric Pedestal	Concrete Pavement	
	Electric Transformer	Gravel	

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

Jun 25, 2026 – 11:22 AM J:\Projects\9443sch\dwg\Civil 3D\9443ALTA.dwg

ALTA / NSPS Land Title Survey
(1377 Kimberly Drive)

Lot 3 CSM 1587
Village of Fox Crossing, Winnebago County, WI
For: Gail J Schwab Irrevocable Family Trust

Date:	06/25/2026
Filename:	9443ALTA.dwg
Author:	RAA
Last Saved by:	rodolfo
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