



SCHEDULE B, PART II EXCEPTIONS:

11. Terms, provisions, obligations and any other matters as referenced in Notice of Contamination to Property recorded June 20, 2000 as Document Number 1098080.
May affect surveyed property and approximate location has been shown herein.

12. Easements, restrictions and any other matters as referenced in Certified Survey Map Number 6333 recorded December 17, 2008 as Document Number 1489831.
Does affect surveyed property but there are no plottable items.

13. Terms, provisions, obligations and any other matters as referenced in Permanent Building Height Restriction recorded April 29, 2009 as Document Number 1503304.
Does affect surveyed property but there are no plottable items.

14. Terms, provisions, obligations and any other matters as referenced in Memorandum of Development Agreement recorded April 29, 2009 as Document Number 1503306.
Does affect surveyed property but there are no plottable items.

15. Terms, provisions, obligations and any other matters as referenced in Memorandum of Parking Lease Agreement recorded April 29, 2009 as Document Number 1503307, which instrument was amended by Release of Memorandum of Parking Lease & Development Agreement recorded October 3, 2011 as Document Number 1582125.
Does affect surveyed property but there are no plottable items.

16. Terms, provisions, obligations and any other matters as referenced in Memorandum of Option and Right of First Refusal recorded June 25, 2010 as Document Number 1543367, which instrument was amended by Release of Option Agreement and Right of First Refusal recorded on October 21, 2010 as Document Number 1554044.
May affect surveyed property and has been shown herein.

17. Easement as referenced in instrument executed by The Community Development Authority of the City of Neenah to Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies, Time Warner Entertainment Company, L.P. and Wisconsin Bell, Inc., d/b/a AT&T Wisconsin, Inc. dated August 21, 2009, and recorded October 31, 2013, as Document Number 1651657.
Does affect surveyed property and has been shown herein.

18. Easements, restrictions, notes and other matters as referenced in Certified Survey Map Number 7639 recorded July 13, 2020 as Document Number 1822165.
Does affect surveyed property but there are no plottable items.

19. Terms, provisions, obligations and any other matters as referenced in Plexus Master Agreement recorded September 14, 2020 as Document Number 1828298.
Does affect surveyed property but is not a plottable item.

20. Terms, provisions, rights, obligations and any other matters as referenced in Tax Increment District No. 8 Development Agreement recorded January 11, 2021 as Document Number 1839805.
Does affect surveyed property but is not a plottable item.

21. Terms, provisions, rights, obligations and any other matters as referenced in Assignment of Tax District No. 8 Development Agreement and Ground Lease Agreement recorded August 18, 2021 as Document Number 1860583.
Does affect surveyed property but is not a plottable item.

22. Terms, provisions, rights, obligations and any other matters as referenced in Tax Increment District No. 8 First Amendment to Development Agreement, dated May 5, 2021 and recorded September 3, 2021 as Document Number 1862197.
Does affect surveyed property but is not a plottable item.

23. Memorandum of Agreement as referenced in instrument executed by and between 201 W Wisconsin LLC and Spectrum Mid America dated September 7, 2022, and recorded October 6, 2022, as Document Number 1892442.
Does affect surveyed property but is not a plottable item.

PARKING INFORMATION (Table A, Item 3):

Covered parking stalls = 58
Covered handicap stalls = 2
Total stalls = 60

LEGEND:

- Set 1" x 18" Iron Pipe with ID Cap weighing 1.38 lbs./lin. ft.
- Set Cut Cross in Concrete
- County PLSS Monument
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Fire Hydrant
- Water Valve
- Fire Dept. Connection
- Power Pole
- Electric Meter
- Light Pole
- Gas Meter
- Building Height Location
- Bollard
- Gas Valve
- Manhole
- Utility Hand Hole
- Traffic Signal
- Asphalt Surface
- Brick Paver Surface
- Concrete Surface
- Overhead Electric Line
- Fence Line
- Building Line
- Storm Sewer Line
- Sanitary Sewer Line
- Possible Encroachment
- Schedule B, Part II Item

UTILITY INFORMATION:

Utilities shown on this map are based on locates from Digger's Hotline Ticket Number 20205009001 and visible observation.

This survey represents the underground utilities that participated with the request and were marked on the date of survey. Additional utilities may exist, but were non-responsive to the marking request.

Diggers Hotline = 1-800-242-8511

SURVEYOR'S NOTES:

- There is no evidence of recent earth moving work, recent building construction or building additions while in the process of conducting fieldwork. (Table A, Item 16)
- There are no proposed changes in street right of way lines. There is no evidence of recent street or sidewalk construction or repairs observed in the process of conducting fieldwork. (Table A, Item 17)
- There were no above ground defined parking spaces observed on the surveyed property. Parking listed in the parking table is underground parking. (Table A, Item 9)
- The surveyed property has direct vehicular and pedestrian access to and from Church Street, a public right of way, and pedestrian access to W. Wisconsin Avenue, a public right of way.
- No cemeteries, burial grounds or isolated grave(s) were observed on the property while in the process of conducting fieldwork.
- There was no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill while in the process of conducting fieldwork.

ZONING INFORMATION (Table A, Item 6):

Current Zoning Classification: PDB - Planned Development District
Conforming Status: Chris A. Haese, Director of Community Development and Assessment responded, "The mixed-use development occupying this property is a permitted use and to the best of our knowledge is in compliance with the requirements of the PDB zoning classification."
Source of Zoning Information: City of Neenah letter dated November 21, 2024 and signed by Chris A. Haese.

FLOOD INFORMATION (Table A, Item 3):

Subject property is located in Zone X, pursuant to the NFIP (National Flood Insurance Program) FIRM (Flood Insurance Rate Map) for Winnebago County, Wisconsin, Map Numbers 55139C0112E & 55139C0105E.
FIRM effective date: March 17, 2003.

TITLE DESCRIPTION:

The land referred to in this commitment, situated in the City of Neenah, County of Winnebago, and State of Wisconsin, is described as follows:

Lot 1 of Certified Survey Map No. 7639 recorded in the office of the Register of Deeds for Winnebago County, Wisconsin, on July 13, 2020 as Document Number 1822165, being all of Lot 3 of Certified Survey Map No. 6333, recorded as Document Number 1489831, being part of the Southwest 1/4 of Section 22, Township 20 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin.

Parcel No.: 10-0701-01-01
Property Address: 201 W Wisconsin Avenue, Neenah, WI 54956

The Property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

The description listed above defines exactly the same parcel that has been surveyed and is exactly the same parcel as contained within the lands described in the title commitment identified as Lighthouse Title, Inc., Commitment No.: WGB24-11326649, having a commitment date of November 7, 2024 at 08:00 AM.

SURVEYOR'S CERTIFICATE:

To Associated Bank, N.A., its successors and assigns, The Community Development Authority of the City of Neenah, Wisconsin, Fee Simple Owner and 201 West Wisconsin LLC, Leasehold Interest, Lighthouse Title, Inc., 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), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on 11/12/2024.

Date of Plat Map: 12/4/2024
Troy E. Hewitt
Registration No. 2831
within the State of Wisconsin
Email: thewitt@releinc.com

NO.	DATE	APPROV.	REVISION	DRAWN	ALTA / NSPS LAND TITLE SURVEY	PREPARED BY	DATE	FILE	JOB NO.	1250 Centennial Centre Blvd Hobart, WI 920-662-9641 releinc.com	SHEET NO.
1	11/21/2024		Revised per attorney comments	Troy Hewitt	ALTA / NSPS LAND TITLE SURVEY	Prepared for: 201 WEST WISCONSIN, LLC	11/18/2024	FILE 0169002_alta.dwg	JOB NO. 6169002		1
2	12/02/2024		Added zoning information	CHECKED Bryan Pfeffer							