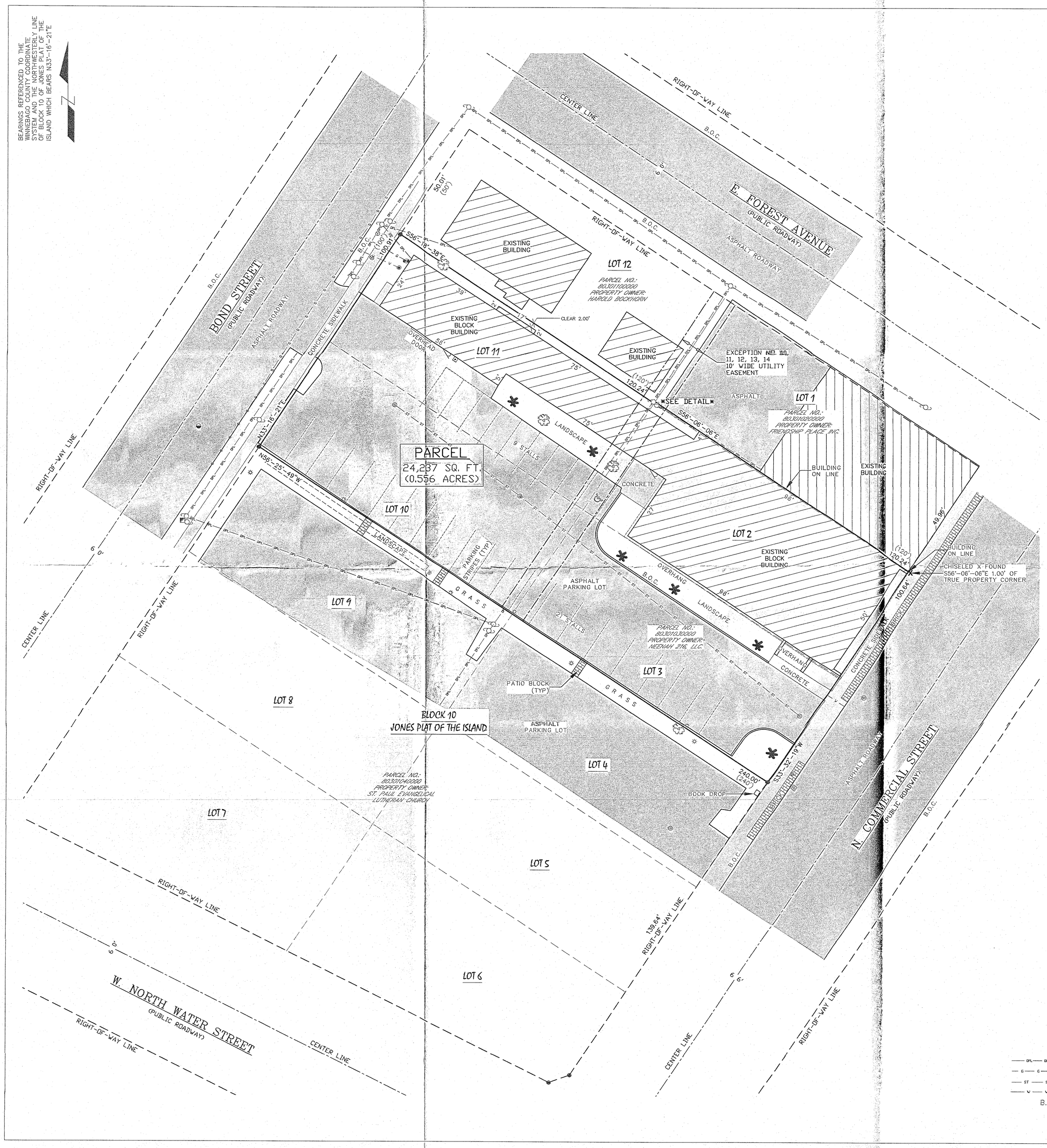
ALTA/NSPS LAND TITLE SURVEY

PART OF LOT ONE (1) AND ALL OF LOTS TWO (2), THREE (3), TEN (10), AND ELEVEN (11) OF BLOCK TEN (10) JONES' PLAT OF THE ISLAND, LOCATED IN GOVERNMENT LOT 6, SECTION 22, T.20N., R.17E., CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN



RECORDED LEGAL DESCRIPTION

Lots Two (2), Three (3), Ten (10) and Eleven (11) of Block Ten (10) in JONES' PLAT OF THE ISLAND, in the Third Ward, City of Neenah, Winnebago County, Wisconsin.

That part of Lot One (1) of Block Ten (10) in JONES' PLAT OF THE ISLAND, in the Third Ward, City of Neenah, Winnebago County, Wisconsin, lying south and west of the Southwesterly wall of the building located upon said Lot One (1) (as said building was located on August 19, 1974), being Six (6) inches, more or less (intending to describe all that portion of said Lot lying south and west of the Southwesterly wall of the building located on said Lot and the extension thereof to the rear or Westerly line of said Lot).

CERTIFICATION

The undersigned, being a Professional Land Surveyor of the State of Wisconsin certifies to:

Buyer; construction lender; appraiser, equity investor, lenders, title company, and others with an interest in the property.

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, 7(a), 7(b)(1), 8, 9, 11,16 17, 18, 19, and 20 of Table A thereof.

The survey was made on the ground on October 4, 2022 and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the subject property.

Except as shown on the survey, there are no visible easements or rights of way of which the undersigned has been advised.

Except as shown on the survey, there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.

Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.

The location of each easement, right of way, servitude, and other matter affecting the subject property and listed in the Title Insurance Commitment dated April 22, 2019 issued by Old Republic National Title Insurance Company as Commitment No. 719030191 with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.

The subject property has access to and from a duly dedicated and accepted public street, known as N. Commercial Street and Bond Street.

The record description of the subject property forms a mathematically closed figure.

The subject property lies within flood zone **X** as identified on **FIRM MAP PANEL NO. 55139C0105E with an effective date of March 17, 2003** and except as specifically noted on the survey, no part of the subject property lies within any area designated as "flood prone area," "special flood hazard area" or 100-year flood plain by the Federal Emergency Management Agency, the United States Army Corps of Engineers, the U.S. Department of Housing and Urban Development, the State of Wisconsin, Winnebago County, City of Neenah or any other governmental agency or authority having jurisdiction over the subject property nor is any portion of the subject property located within any lake or any creek, stream, river or other watercourse required to be undisturbed by an appropriate governmental agency or authority.

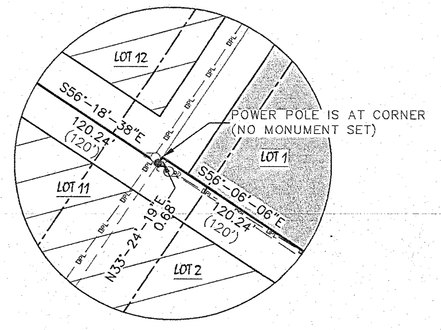
The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

Dated this the 11th day of OCTOBER 2022

Craig A. Keach, Wisconsin Professional Land Surveyor S-2333

WISCONSIN
CRAIG A. KEACH
S-2333
NEENAH, WISCONSIN
LAND SURVEYOR

DETAIL SCALE: 1"=10'



TITLE REPORT REVIEW

Title Report: Old Republic National Title Insurance Company

Commitment No. 719030191

Effective Date: April 22, 2019

Fee Simple Title Vested In: Bio-Medical Applications of Wisconsin, Inc. f/k/a Bio-Medical Applications of Neenah, Inc. (Now Neenah 216, LLC)

(1-9) These are general statements and not specific encumbrances.

(10) Easement contained in Instrument executed by Ida E. Tauber, widow to Wisconsin Michigan Power Company and Wisconsin Telephone Company, their respective successors and assigns dated August 3, 1933 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on August 30, 1933 in Volume 444 on Page 2. **Does apply and is plotted and shown.**

(11) Easement contained in Instrument executed by Mrs. John Mayer and Laura Mayer Nelson to Wisconsin Michigan Power Company and Wisconsin Telephone Company, their respective successors and assigns dated March 6, 1934 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on March 10, 1934 in Volume 444 on Page 216 sets forth as follows:-

The right to erect and maintain a line of poles and wires together with anchors, guy wires and such other appurtenances as may, from time to time, be necessary or convenient for the purpose of transmitting electric energy and telephone service for public purposes over and across the following described lands owned by grantors in County of Winnebago, Wisconsin to-wit Lot 2 Block 10, Jones Plat of the Island, City of Neenah. The center line of the route upon which such lines are to be constructed and maintained shall be as follows: Along West line of above described property. Together with the right to cut down, remove, trim and keep trimmed all trees necessary to be cut or trimmed in order to clear such lines by 5 feet. The maintenance of the line of poles and wires and the necessary appurtenances thereto shall not interfere with any legitimate use the owner desires to put the property to. In the event the owner of said premises desires to erect or move any structure on the above described 5 foot strip of land the poles, wires and appurtenances will be relocated by grantees herein on said 5 foot strip of land so as not to interfere with the erection of said garage or other buildings. In the event of the erection of a building on above described premises the owner of said premises will give to grantees named herein to their successors and assigns the right to attach said wires to the side or top of said building in lieu of the 5 foot strip of land above mentioned. **Does apply and is plotted and shown.**

(12) Easement contained in Instrument executed by Martin J. Hruska and Pauline Hruska to Wisconsin Michigan Power Company and Wisconsin Telephone Company, their respective successors and assigns dated March 24, 1934 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on March 28, 1934 in Volume 444 on Pages 243-244 sets forth as follows:-

The right to erect and maintain a line of poles and wires together with anchors, guy wires and such other appurtenances as may, from time to time, be necessary or convenient for the purpose of transmitting electric energy and telephone service for public purposes over and across the following described lands owned by grantors, to-wit: Lot 3, Block 10 Jones Plat of the Island, City of Neenah, Winnebago County, Wisconsin. The center line of the route upon which such lines are to be constructed and maintained shall be as follows: Along West line of above described property. Together with the right to cut down, remove, trim and keep trimmed all trees necessary to be cut or trimmed in order to clear such lines by 5 feet. The maintenance of the line of poles and wires and the necessary appurtenances thereto shall not interfere with any legitimate use the owner desires to put the property to. In the event the owner of said premises desires to erect or move any structure on the above described 5 foot strip of land so as not to interfere with the erection of said garage or other buildings. In the event of the erection of a building on the above described the owner of said premises will give to grantees named herein and to their successors and assigns the right to attach said wires to the side or top of said building in lieu of the 5 foot strip of land above mentioned. It is understood that the poles and wires shall not interfere with any buildings which the present owner of the premises or his heirs, administrators, successors and assigns, may desire to erect on said premises it being understood that in such event the wires may extend over and across said building subject to the approval of the Insurance underwriter. **Does apply and is plotted and shown.**

(13) Easement contained in Instrument executed by Fred E. Gallau and Emma Gallau to Wisconsin Michigan Power Company and Wisconsin Telephone Company, their respective successors and assigns dated August 3, 1933 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on August 30, 1933 in Volume 444 on Page 1 sets forth as follows:-

The right to erect and maintain a line of poles and wires together with anchors, guy wires and such other appurtenances as may, from time to time, be necessary or convenient for the purpose of transmitting electric energy and telephone service for public purposes over and across or along highways abutting the following described lands owned by grantors, to-wit: Lot 11, Block 10 Jones Plat of the Island, City of Neenah. The center line of the route upon which such lines are to be constructed and maintained shall be as follows: Over and along a strip of land 5 feet wide located along East line of above describe property. Together with the right to cut down, remove, trim and keep trimmed all trees necessary to be cut or trimmed in order to clear such lines by 5 feet. **Does apply and is plotted and shown.**

(14) Easement contained in Instrument executed by Edward C. Lowe and Grace M. Lowe to Wisconsin Michigan Power Company and Wisconsin Telephone Company, their respective successors and assigns dated August 1, 1933 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on August 30, 1933 in Volume 444 on Page 4 sets forth as follows:-

The right to erect and maintain a line of poles and wires together with anchors, guy wires and such other appurtenances as may from time to time, be necessary or convenient for the purpose of transmitting electric energy and telephone service for public purposes over and across or along highways butting the following described lands owned by grantors, to-wit: Lot 10, Block 10 Jones Plat of the Island, City of Neenah. The center line of the route upon which such lines are to be constructed and maintained shall be as follows: Over and along a strip of land 5 feet wide located along East line of above describe property. Together with right to cut down, remove, trim and keep trimmed all trees necessary to be cut or trimmed in order to clear such lines by 5 feet. **Does apply and is plotted and shown.**

(15) Railing encroachment of 0.35 feet onto the sidewalk along the Southeasterly line of said Lot 2 as disclosed by survey dated April 19, 2019 by Craig A. Keach from Meridian Surveying LLC. **Railing has been removed and therefore no longer applies.**

(16) Encroachment of existing building located northeasterly of the subject premises by 2.37 feet onto the subject premises as disclosed by survey dated April 19, 2019 by Craig A. Keach from Meridian Surveying LLC. **Building has been removed and therefore no longer applies.**

SURVEY NOTES:

1) Total Area of parcel surveyed = 24,237 Square Feet (0.556 acres)

2) Address of property:
216 N. Commercial Street Neenah, WI 54956
Parcel Number: 80301030000
Owner of Record: Neenah 216, LLC.

3) Total number of above-ground marked standard parking stalls = 29 Total number of above-ground marked handicap parking stalls = 1 Total number of stalls = 30

4) Before excavation, appropriate utility companies should be contacted. For exact location of underground utilities, contact Digger's Hotline at 1-800-242-8511.

4) No evidence of current earth moving work, building construction, or building additions were observed at date of field work (10-4-2022). Noted to fulfill Table A Item 16.

5) No evidence of site use as a solid waste dump, sump, or sanitary landfill was observed at date of field work (10-4-2022).

6) The location of the existing utilities, as shown on this plan, are approximate only. It shall be the responsibility of the contractor to verify actual location and depth of all existing utilities. The owner and the surveyor shall not be responsible for any omission or variation from the location shown.

7) The Surveyor is not responsible for any overlooked features not visible due to snow cover.

8) Deed Document No. 1787766.

9) There are no proposed changes in Street Right of Way lines. Noted to fulfill Table A item 17.

10) The surveyor was not provided with an updated Title Commitment and therefore assumes no liability for any missed documents that might encumber the subject property.

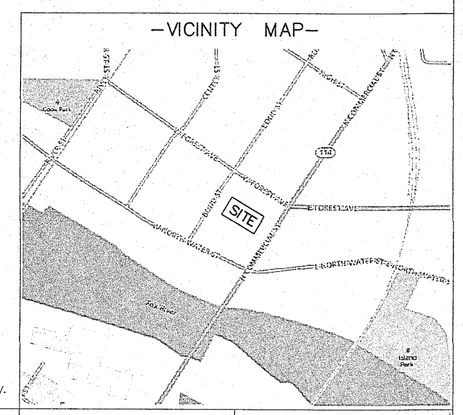
—LEGEND—

- ● = 1" IRON PIPE FOUND
- X = CHISELED X SET
- ( ) = RECORDED INFORMATION
- = EXISTING POWER POLE
- = TELEPHONE PEDESTAL
- = GAS METER
- = GAS VALVE
- = LIGHT POLE
- = AIR CONDITIONER
- = MANHOLE
- = STORM MANHOLE
- = STORM INLET (ROUND)
- = STORM INLET (SQUARE)
- = METAL POST
- = DOOR
- —OHL—OHL— = OVERHEAD ELECTRIC
- —G—G—G— = BURIED GAS LINE
- —ST—ST— = STORM SEWER MAIN
- —W—W— = WATER MAIN
- B.O.C. = BACK OF CURB
- ✱ = EXISTING PINE TREE
- = EXISTING TREE

GRAPHIC SCALE
1 inch = 20 ft.
0 10 20 40

SURVEYED FOR:
FISH FRY PROPERTIES, LLC.

—VICINITY MAP—


SITE
TRI-COUNTY
LAKEWOOD
ST. JOHN
ST. MARY
ST. MARY
ST. JOHN
ST. MARY
ST. JOHN
ST. MARY
ST. JOHN