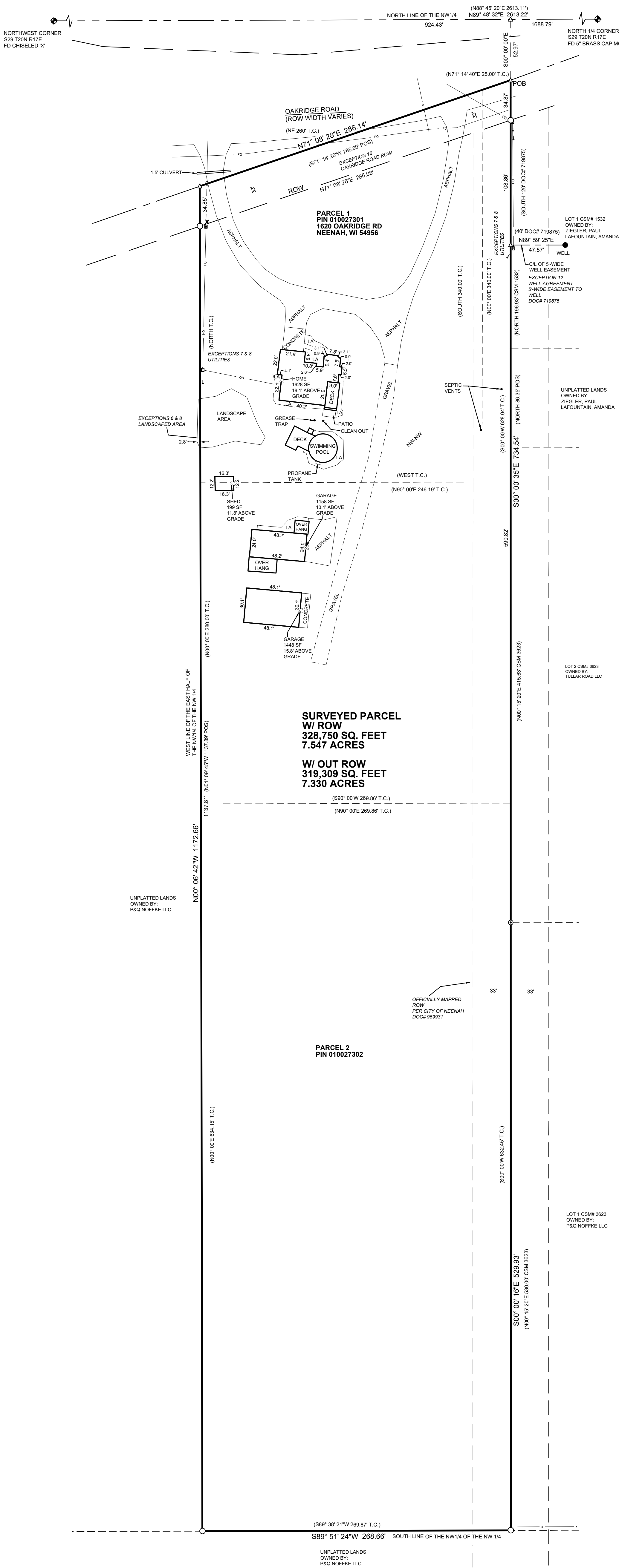


ALTA / NSPS LAND TITLE SURVEY

OF
PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 20
NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN



PROPERTY DESCRIPTION PER TITLE COMMITMENT

GUARANTY CLOSING & TITLE SERVICES, INC. - COMMITMENT NUMBER: 2025-43357-5

PARCEL 1

All that part of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 20 North, Range 17 East, in the Town of Neenah, Winnebago County, Wisconsin, described as follows: Commencing at a point on the center line of County Trunk Highway "S" that is 40 rods West of the East line of said Northwest 1/4 of the Northwest 1/4; thence Northeasterly along said Centerline, 260 feet; thence due South 340 feet; thence due West to the centerline of the Northwest 1/4 of the Northwest 1/4 of said Section; thence due North to the point of beginning.

For Informational Purposes Only:
Tax Key No.: 010-0273-01

PARCEL 2

All that part of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 20 North, Range 17 East, in the Town of Neenah, Winnebago County, Wisconsin, described as follows: Beginning at an iron pipe located 1542.17 feet South 90° 00' West and 128.42 feet South 71° 14' 40" West and 28.29 feet South 0° 00' West of the Northeast corner of the Northwest 1/4 of said Section 29, from that point running South 0° 00' West, a distance of 632.45 feet, to an iron pipe, thence South 89° 38' 21" West along the property line fence a distance of 269.87 feet, to a marble stone, thence North 0° 00' East, along the property line fence a distance of 634.15 feet to an iron pipe, thence North 90° 00' East, a distance of 269.86 feet to the said point of beginning.

ALSO,

All that part of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 20 North, Range 17 East, in the Town of Neenah, Winnebago County, Wisconsin, described as follows: Beginning at a point on the center line of County Trunk Highway "S" located 1542.17 feet South, 90° 00' West and 128.42 feet South, 69° 16' West and 28.29 feet, South 71° 14' 40" West of the Northeast corner of the Northwest 1/4 of said Section 29, from that point running South 0° 00' West, a distance of 628.04 feet, to an iron pipe, thence South 90° 00' West, a distance of 269.86 feet to an iron pipe, thence North 0° 00' East, a distance of 280.00 feet, to an iron pipe, thence North 90° 00' East, a distance of 246.19 feet, to an iron pipe, thence North 0° 00' East, a distance of 340.00 feet to the center line of County Trunk Highway "S", thence North 71° 14' 40" East along said center line a distance of 25.00 feet to the said point of beginning.

For Informational Purposes Only:
Tax Key No.: 010-0273-02

SURVEYED PROPERTY DESCRIPTION

NOTE: A NEW METES AND BOUNDS DESCRIPTION OF THE SURVEYED PROPERTY IS DESCRIBED HERE TO PROVIDE A DESCRIPTION OF THE EXTERIOR SURVEYED BOUNDARY OF SAID PARCEL. THE NEW DESCRIPTION DESCRIBES THE SAME PROPERTY AS THE RECORD DESCRIPTION THE PER TITLE COMMITMENT LISTED ABOVE.

Part of the Northwest Quarter of the Northwest Quarter of Section 29, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin, more particularly described as follows:

Commencing at the Northwest Corner of said Section 29; thence North 89 degrees 48 minutes 32 seconds East along the North Line of the Northwest Quarter of said Section 29, a distance of 924.43 feet; thence South 00 degrees 00 minutes 00 second East, a distance of 52.97 feet to the Centerline of Oakridge Road and the Northwest Corner of Certified Survey Map (CSM) No. 1532 recorded in Volume 1 Page 1532 as Document No. 652844 at the Winnebago County Register of Deeds Office, also being the Point of Beginning; thence South 00 degrees 00 minutes 35 seconds East along the West Line of said CSM No. 1532 and along the West Line of Lot 2 of CSM No. 3623 recorded in Volume 1 Page 3623 as Document No. 959931 at the Winnebago County Register of Deeds Office, a distance of 734.54 feet to the Northwest Corner of Lot 1 of said CSM No. 3623; thence South 00 degrees 00 minutes 16 seconds East along the West Line of said Lot 1, a distance of 529.93 feet to the South Line of the Northwest Quarter of the Northwest Quarter of said Section 29; thence South 89 degrees 51 minutes 24 seconds West along said South Line, a distance of 268.66 feet to the West Line of the East Half of said Northwest Quarter of the Northwest Quarter of Section 29; thence North 00 degrees 06 minutes 42 seconds West along said West Line, a distance of 1172.66 feet to said Centerline of Oakridge Road; thence North 71 degrees 08 minutes 28 seconds East along said Centerline, a distance of 286.14 feet to the Point of Beginning. Also subject to any part thereof used for highway purposes; subject to easements and restrictions of record.

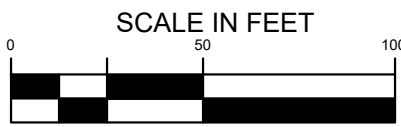
Said Property containing 328,750 Square Feet or 7.547 Acres.

EXCEPTIONS PER SCHEDULE B, PART II OF TITLE COMMITMENT (RELATED TO THIS FIELD SURVEY)

- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land. SURVEYOR NOTES: SEE LANDSCAPED AREA ON WEST SIDE.
- Easements or claims of easements not shown by the public records. SURVEYOR NOTES: SEE UTILITIES.
- Any claim of adverse possession or prescriptive easement. SURVEYOR NOTES: SEE LANDSCAPED AREA ON WEST SIDE AND UTILITIES.
- SURVEYOR NOTES: NOT SURVEY RELATED
- SURVEYOR NOTES: NOT SURVEY RELATED
- SURVEYOR NOTES: NOT SURVEY RELATED
- Terms and Conditions as contained in Joint Well Agreement, recorded April 5, 1989, as Document No. 719875. SURVEYOR NOTES: SEE WELL LOCATION AND 5'-WIDE EASEMENT TO WELL OFF OF EAST PROPERTY LINE.
- SURVEYOR NOTES: NOT SURVEY RELATED
- 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. SURVEYOR NOTES: NO DRAINAGE DITCHES, FEEDERS, OR LATERALS OBSERVED DURING THE FIELD SURVEY.
- Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for Oakridge Road. SURVEYOR NOTES: SEE OAKRIDGE ROAD ROW.
- The rights of the public in that portion of the insured premises lying within the limits of marshland, swamp lands or wetlands. SURVEYOR NOTES: NO DELINEATED MARKERS OF WETLANDS WERE OBSERVED DURING THE FIELD SURVEY.
- Rights of the public in any portion of the subject premises lying below the ordinary high water mark of any creek, river, stream, lake, or other public body of water. The policy will not insure the exact location of any portion of the land created by gradual buildup of the shore (accretion), or the lowering of the water level (reliction); the title to land cut off by a change in the course of the water body (avulsion); or ownership of artificially filled land. SURVEYOR NOTES: NO CREEK, RIVER, STREAM, LAKE, OR OTHER PUBLIC BODY OF WATER OBSERVED DURING FIELD SURVEY.

GENERAL NOTES

- Site surveyed by Mi-Tech Services, Inc. on July 28, 2025.
- Horizontal Datum - Bearings/Distance are referenced to the Wisconsin Coordinate Reference System (WISCRS), Winnebago County, NAD 83 (2011) U.S. Survey Feet.
- Underground utilities as shown are derived from locating marks in the field at the time of the survey from Diggers Hotline Ticket Number(s): 20253013596 and 20253013637. Some utilities may not be shown accurately due to some utility companies denying the locate request.
- The contractor/owner is responsible for making his/her own determination as to the type and location of underground utilities that may be necessary to avoid damages thereto. Contractor/owner shall be responsible to contact Digger's Hotline prior to start of any construction.
- Document information shown for adjoining parcels was obtained from the county tax rolls. Mi-Tech Services, Inc. makes no claim as to the accuracy or relevance of this information.
- Only those site features along or near the exterior boundaries of the subject property are shown heron.
- This survey is based on the Guaranty Closing & Title Services, Inc. Commitment Number: 2025-43357-5 with a Commitment Date of July 18, 2025 at 7:30 AM.
- FLOODPLAIN - Entire property classified as Zone X - Areas determined to be outside the 0.2% annual chance floodplain as shown on Map Number 55139C0095E having an effective date of March 17, 2003.
- No delineated markers of wetlands were observed during the field survey.
- No Zoning Information Provided.
- No Utility plans or reports provided.
- All building dimensions and square footages are at ground level. Measured heights of buildings are from the point indicated on map above nearby adjacent ground level.
- The centerline intersection of Oakridge Road and Oakridge Lane is approximately 150 feet West of the property boundary.
- No known proposed changes to street right of way lines and no evidence found of recent street or sidewalk construction or repairs.
- Parcel addresses listed are from the County GIS website.
- No evidence of earth moving work, building construction, or building additions.

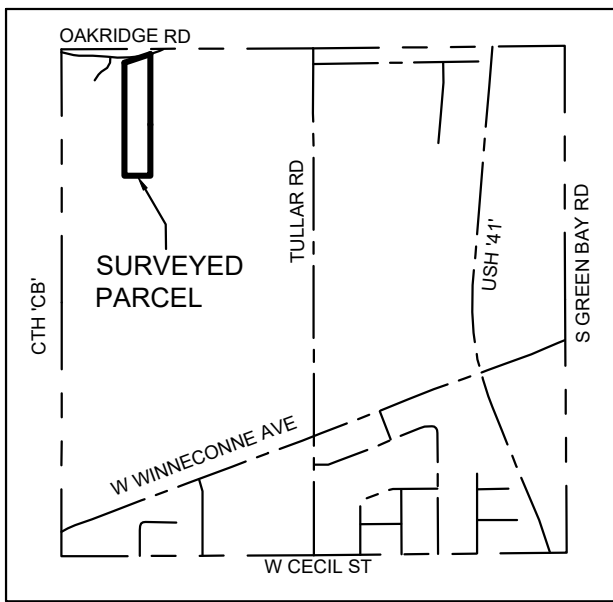


LEGEND

- GOVERNMENT CORNER
- FD 0.75" O.D. IRON BAR
- FD 1" O.D. IRON PIPE
- COMPUTED POINT
- EXISTING WELL
- "RECORDED AS" DATA
- POINT OF BEGINNING
- RIGHT-OF-WAY
- LANDSCAPING
- TOP OF BUILDING MEASUREMENT POINT
- UTILITY POLE
- GUY WIRE
- OVERHEAD UTILITY
- SECTION LINE
- SIXTEENTH LINE
- SURVEYED BOUNDARY
- RIGHT-OF-WAY
- CENTERLINE
- LOT LINE
- UNDERGROUND FIBER
- UNDERGROUND GAS

Bearings are referenced to the WISCRS, Winnebago County, NAD 83 (2011) and referenced to the 120N, 17E measured as N89° 48' 12" E.

VICINITY MAP



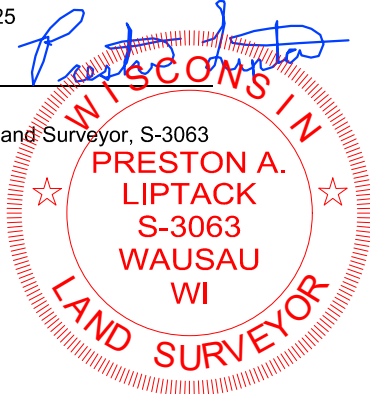
SURVEYOR'S CERTIFICATE

To Michels Corporation, P&Q Noffke LLC, Guaranty Closing & Title Services, inc., and any person or entity taking title to the property within one year from the date of this survey, and any lender providing financing to the owner of the property and placing a mortgage on the property within one year from the date of this survey:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2021 and includes items 1, 2, 3, 4, 6(a)(b), 7(a)(b)-(c), 8, 11(b), 13, 14, 16, 17, and 18 of Table A thereof, Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. The field work was completed on July 28 of 2025.

Dated: September 23, 2025

Preston A. Liptack
Wisconsin - Professional Land Surveyor, S-3063
Mi-Tech Services, Inc.
817 Main Street
Brownsville, WI 53006
920-465-8018
pliptack@mi-tech.us



ALTA/NSPS LAND TITLE SURVEY

PROPERTY OF MARK W. HARDELL, CINDY HARDELL, AND SANDRA L. WINARSKI
LOCATED IN SECTION 29, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN

mi-tech
817 Main Street
Brownsville, WI 53006
920-465-8018
www.mi-tech.us

Project Number
110799

Designed:
Drawn: PL
Checked: MG
Approved: PL

Revision	Date
Revision	Date
Revision	Date
Revision	Date
Revision	Date