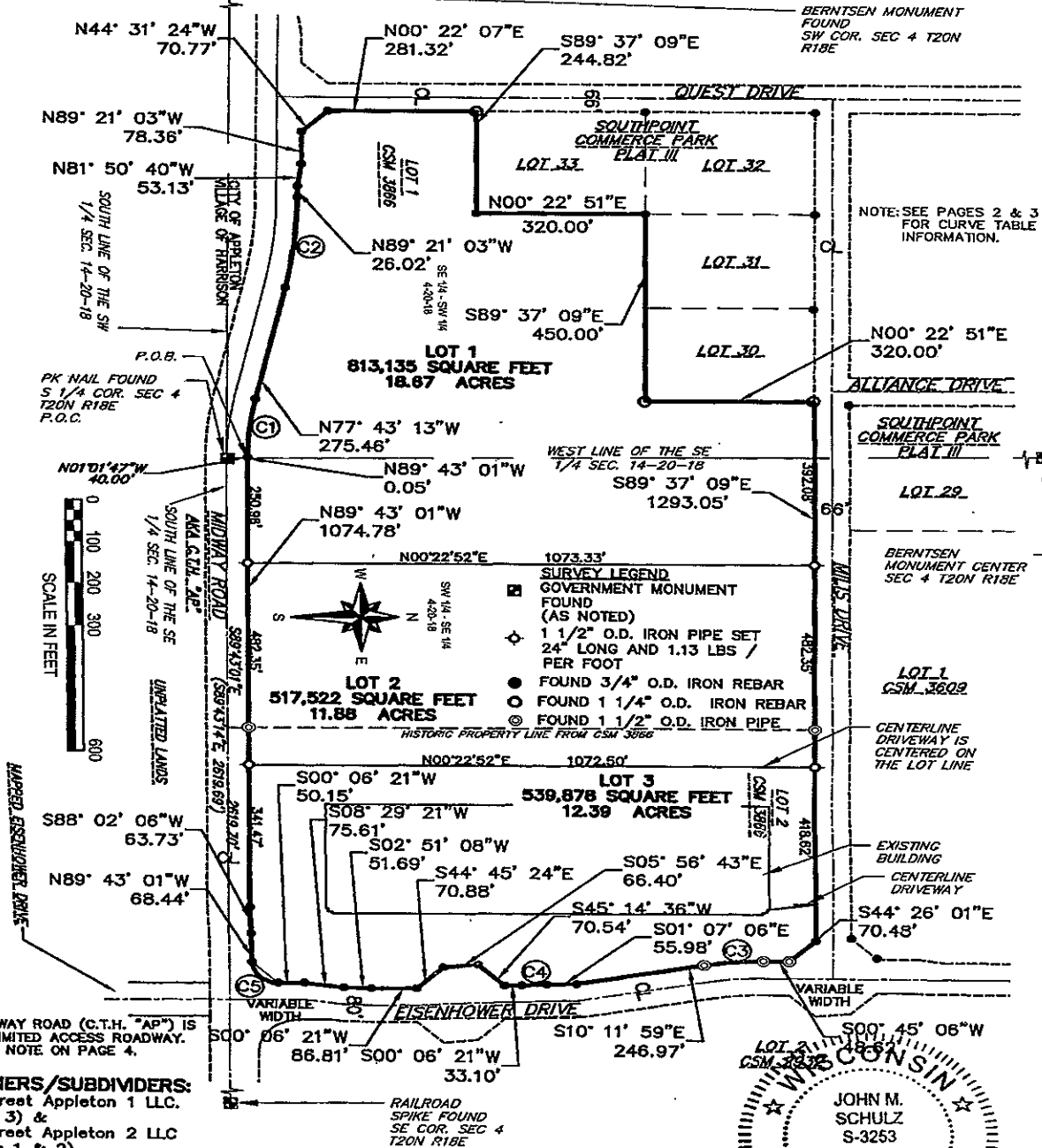


CERTIFIED SURVEY MAP - 3978

Being all of Lots 1 and 2 of Certified Survey Map #3866, located in and being part of the Southwest 1/4 of the Southeast 1/4, and part of the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 20 North, Range 18 East, City of Appleton, Calumet County, Wisconsin.



Ruekert • Mielke
 www.ruekertmielke.com

John M. Schulz, P.L.S. 3253
 Dated this 12th day of May, 2022

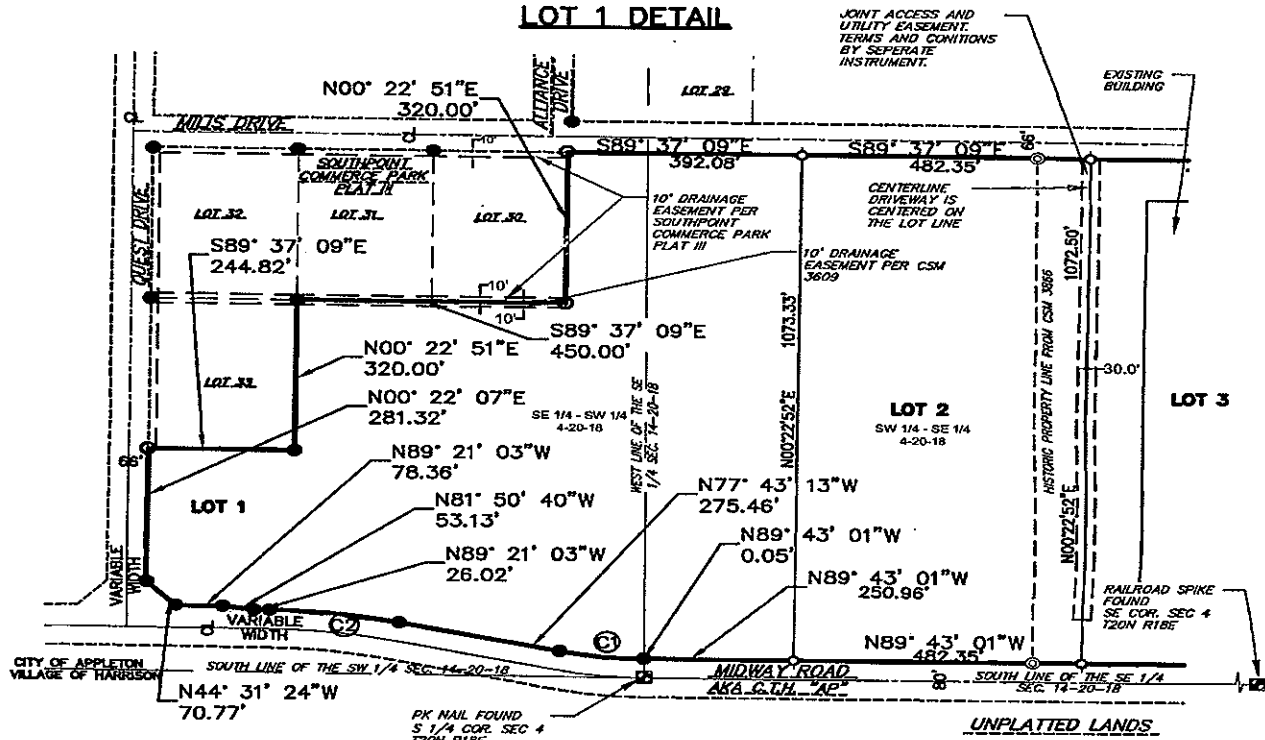
SHEET 1 OF 6

THIS INSTRUMENT WAS DRAFTED BY: JOHN SCHULZ, P.L.S., (5/12/22), CHECKED BY: CHRIS RUETTEN, P.L.S., (5/12/22)

CERTIFIED SURVEY MAP - 3978

Being all of Lots 1 and 2 of Certified Survey Map #3866, located in and being part of the Southwest 1/4 of the Southeast 1/4, and part of the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 20 North, Range 18 East, City of Appleton, Calumet County, Wisconsin.

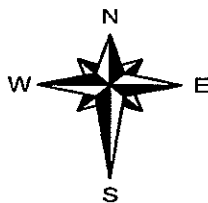
LOT 1 DETAIL



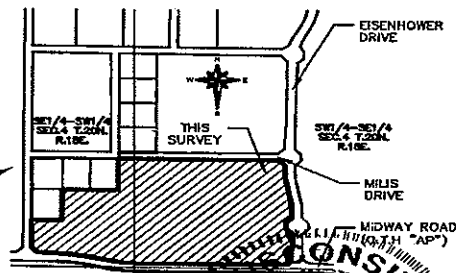
LOT 1
813,135 SQUARE FEET
18.67 ACRES

CURVE #	RADIUS	DELTA	CHORD	CHORD BRG.	ARC	TANGENT	TANGENT BRG. IN	TANGENT BRG. OUT
C1	681.57'	11°58'46"	142.44'	N83° 43' 05"W	142.70'	71.61'	N89° 43' 01"W	N77° 43' 13"W
C2	1080.00'	11°37'51"	218.86'	N83° 32' 08"W	219.23'	108.99'	N77° 43' 13"W	N89° 21' 03"W

- SURVEY LEGEND**
- GOVERNMENT MONUMENT FOUND (AS NOTED)
 - ◆ 1 1/2" O.D. IRON PIPE SET 24" LONG AND 1.13 LBS / PER FOOT
 - FOUND 3/4" O.D. IRON REBAR
 - FOUND 1 1/4" O.D. IRON REBAR
 - ⊙ FOUND 1 1/2" O.D. IRON PIPE



QUEST DRIVE



OWNERS/SUBDIVIDERS:
F Street Appleton 1 LLC.
(Lot 3) &
F Street Appleton 2 LLC
(Lots 1 & 2)
1134 N. 9TH STREET, SUITE
200
MILWAUKEE, WI 53233
414-315-3190

PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeview
Pkwy.
Waukesha, WI 53188
262-542-5733

BEARINGS ARE REFERENCED TO
THE WISCONSIN COUNTY
COORDINATE SYSTEM, CALUMET
COUNTY, SOUTH LINE OF THE
SE 1/4 OF 4-20-18,
MEASURED AS N89°43'01"W.

Ruekert • Mielke
www.ruekertmielke.com

John M. Schulz, P.L.S. 3253
Dated this 12th day of May, 2022

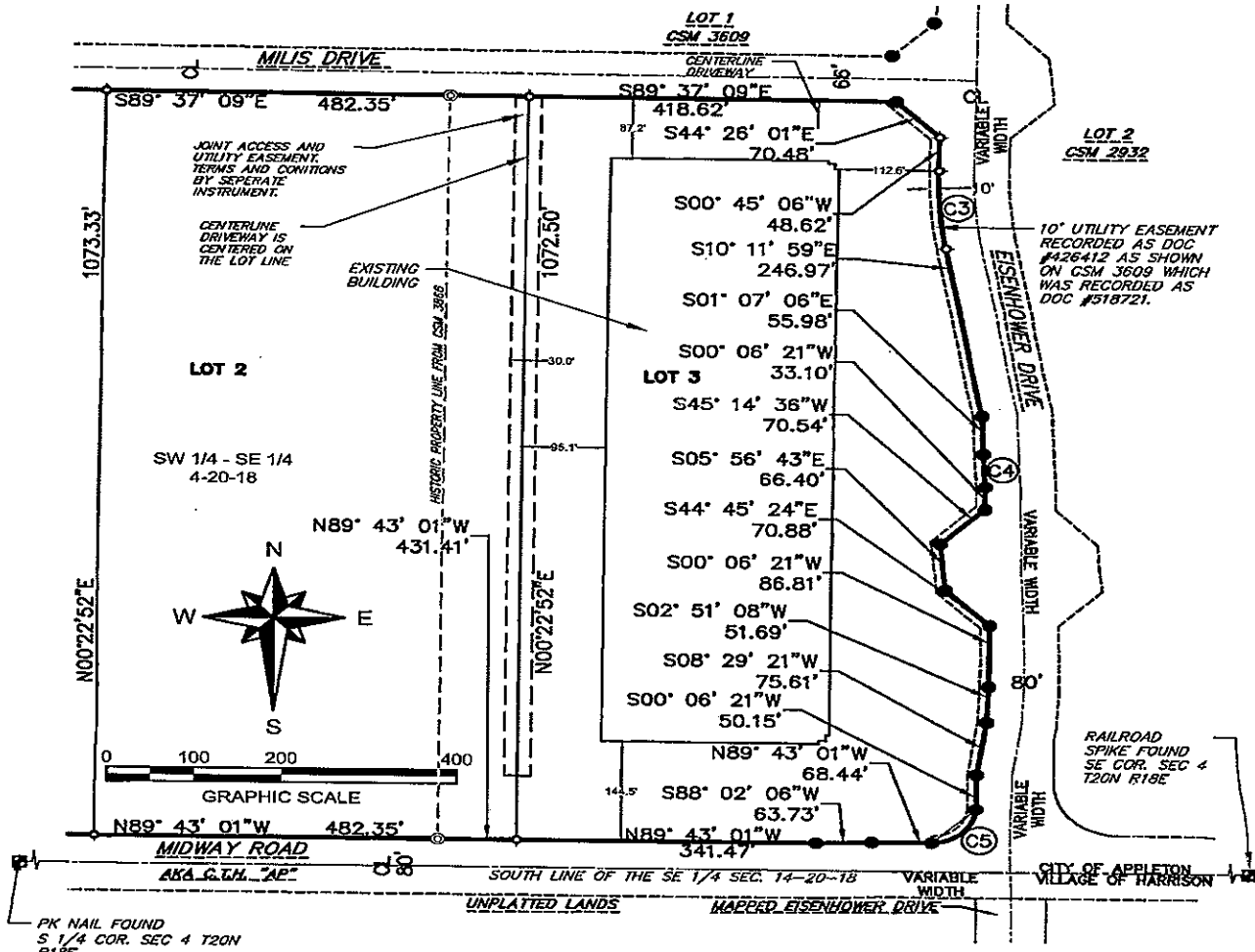
SHEET 2 OF 6

THIS INSTRUMENT WAS DRAFTED BY: JOHN SCHULZ, P.L.S. (5/12/22), CHECKED BY: CHRIS RUETTEN, P.L.S. (5/12/22)

CERTIFIED SURVEY MAP - 3978

Being all of Lots 1 and 2 of Certified Survey Map #3866, located in and being part of the Southwest 1/4 of the Southeast 1/4, and and part of the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 20 North, Range 18 East, City of Appleton, Calumet County, Wisconsin.

LOTS 2 & 3 DETAIL



LOT 2
517,522 SQUARE FEET
11.88 ACRES

LOT 3
539,878 SQUARE FEET
12.39 ACRES

OWNERS/SUBDIVIDERS:
F Street Appleton 1 LLC.
(Lot 3) &
F Street Appleton 2 LLC
(Lots 1 & 2)
1134 N. 9TH STREET, SUITE
200
MILWAUKEE, WI 53233
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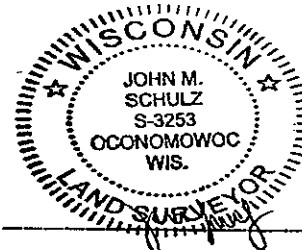
PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeway
Pkwy.
Waukesha, WI 53188
262-542-5733

CURVE TABLE								
CURVE #	RADIUS	DELTA	CHORD	CHORD BRG.	ARC	TANGENT	TANGENT BRG. IN	TANGENT BRG. OUT
C3	590.00'	10°57'05"	112.60'	S04°43'25"E	112.77'	66.55'	S00°45'06"W	S10°11'59"E
C4	503.00'	05°24'33"	47.47'	S02°39'55"E	47.48'	23.76'	S01°07'08"E	S00°06'21"W
C5	49.50'	90°10'28"	70.11'	S45°11'40"W	77.90'	49.65'	S00°06'21"W	N89°43'01"W

- SURVEY LEGEND**
- GOVERNMENT MONUMENT FOUND (AS NOTED)
 - ◆ 1 1/2" O.D. IRON PIPE SET 24" LONG AND 1.13 LBS / PER FOOT
 - FOUND 3/4" O.D. IRON REBAR
 - ◎ FOUND 1 1/2" O.D. IRON PIPE

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, CALUMET COUNTY, SOUTH LINE OF THE SE 1/4 OF 4-20-18, MEASURED AS N89°43'01"W.

Ruekert • Mielke
www.ruekertmielke.com



John M. Schulz, P.L.S. 3253
Dated this 12th day of May, 2022

SHEET 3 OF 6

THIS INSTRUMENT WAS DRAFTED BY: JOHN SCHULZ, P.L.S. (5/12/22), CHECKED BY: CHRIS RUETTEN, P.L.S. (5/12/22)

CERTIFIED SURVEY MAP - 3978

Being all of Lots 1 and 2 of Certified Survey Map #3866, located in and being part of the Southwest 1/4 of the Southeast 1/4, and part of the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 20 North, Range 18 East, City of Appleton, Calumet County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, John M. Schulz, of Ruekert & Mielke, Professional Land Surveyor, do hereby certify that at the direction of the F Street Appleton 1 LLC and F Street Appleton 2 LLC, that I have surveyed, divided and mapped a division of Lot 2 of Certified Survey Map Number 3866, recorded at the Calumet County Register of Deeds as Document No. 518721, located in and being part of the Southwest 1/4 of the Southeast 1/4, and part of the Southeast 1/4 of the Southwest 1/4 of Section 4, Town 20 North, Range 18 East, City of Appleton, Calumet County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of Section 4; thence N01°01'47"W along the West line of said Southeast 1/4, 40.00 feet to the Northerly Right-of-Way (ROW) line of Midway Road and the POINT OF BEGINNING (POB); thence along said ROW line over the next seven courses; thence N89°43'01"W, 0.05 feet to a point of curvature; thence 142.70 feet along the arc of a curve to the right, whose radius is 681.57 feet and whose chord bears N83°43'05"W, 142.44 feet to a point of tangency; thence N77°43'13"W, 275.46 feet to a point of curvature; thence 219.23 feet along the arc of curve to the left, whose radius is 1080.00 feet and whose chord bears N83°32'08"W, 218.86 feet to a point of tangency; thence N89°21'03"W, 26.02 feet; thence N81°50'40"W, 53.13 feet; thence N89°21'03"W, 78.36 feet to the Easterly ROW line of Quest Drive; thence along said line over the next two courses; thence N44°31'24"W, 70.77 feet; thence N00°22'07"E, 281.32 feet to a Southerly line of Southpoint Commerce Park Plat III; thence along said line over the next four courses; thence S89°37'09"E, 244.82 feet; thence N00°22'51"E, 320.00 feet; thence S89°37'09"E, 450.00 feet; thence N00°22'51"E, 320.00 feet to the Southerly ROW line of Mills Drive; thence S89°37'09"E, 1293.05 feet to the Westerly ROW line of Eisenhower Drive; thence along said line over the next fourteen courses; thence S44°26'01"E, 70.48 feet; thence S00°45'06"W, 48.62 feet to a point of curvature; thence 112.77 feet along the arc of a curve to the left, whose radius is 590.00 feet, and whose chord bears S04°43'25"E, 112.60 feet to a point of tangency; thence S10°11'59"E, 246.97 feet; thence S01°07'06"E, 55.98 feet to a point of curvature; thence 47.48 feet along the arc of curve to the left, whose radius is 503.00 feet, and whose chord bears S02°35'55"E, 47.47 feet to a point of tangency; thence S00°06'21"W, 33.10 feet; thence S45°14'36"W, 70.54 feet; thence S05°56'43"E, 66.40 feet; thence S44°45'24"E, 70.88 feet; thence S00°06'21"W, 86.81 feet; thence S02°51'08"W, 51.69 feet; thence S08°29'21"W, 75.61 feet; thence S00°06'21"W, 50.15 feet to a point of curvature; thence 77.90 feet along the arc of a curve to the right, whose radius is 49.50 feet, and whose chord bears S45°11'40"W, 70.11 feet to a point of tangency and the Northerly ROW line of Midway Road; thence along said line over the next three courses; thence N89°43'01"W, 68.44 feet; thence S88°02'06"W, 63.73 feet; thence N89°43'01"W, 1074.78 feet to the Point of Beginning. Containing 42.94 acres (1,870,535 Sq. Ft.) more or less of land. Subject to covenants, conditions, restrictions and easements of record.

That I have made this survey, land division and map by the direction of F Street Appleton 1 LLC and F Street Appleton 2 LLC, owners of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 or the Wisconsin Statutes and the City of Appleton ordinances in surveying, dividing and mapping of the same.

GENERAL NOTES:

- This Certified Survey Map is all of tax parcel's 31-9-5714-00 and 31-9-5714-01
- All of the land within this Certified Survey Map is currently Zoned M-1 (Industrial Park District).
- The adjoining properties are currently zoned M-1.
- This Certified Survey Map is fully contained within the property described in the following Instrument: Documents (566986 for 31-9-5714-00 and 552849 for 31-9-5714-01).
- Lot 3 contains a building and parking lots. The existing total impervious area on proposed Lot 3 is 352,439 square feet (8.09 acres).
- The property owners of record are listed as F Street Appleton 1 LLC and F Street Appleton 2 LLC.
- Midway Road (C.T.H. "AP") is a limited access roadway under the jurisdiction of Calumet County. No connections to Midway Road are permitted without formal approval from Calumet County.

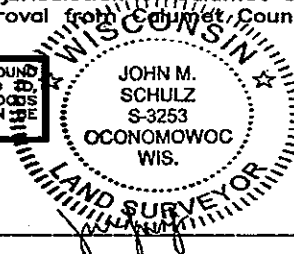
OWNERS/SUBDIVIDERS:

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F Street Appleton 2 LLC
(Lots 1 & 2)
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MILWAUKEE, WI 53233
414-315-3190

PREPARED BY:

Ruekert & Mielke, Inc.
W233 N2080 Ridgeview
Pkwy.
Waukesha, WI 53188
262-542-5733

RUEKERT/MIELKE TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS, BUT NOT LIMITED TO, FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A REASONABLE INSPECTION.



 **Ruekert • Mielke**
www.ruekertmielke.com

John M. Schulz, P.L.S. 3253
Dated this 12th day of May, 2022

SHEET 4 OF 6

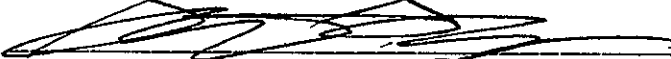
THIS INSTRUMENT WAS DRAFTED BY: JOHN SCHULZ, P.L.S. (5/12/22), CHECKED BY: CHRIS RUETTEN, P.L.S. (5/12/22)


CERTIFIED SURVEY MAP - 3978

Being all of Lots 1 and 2 of Certified Survey Map #3866, located in and being part of the Southwest 1/4 of the Southeast 1/4, and part of the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 20 North, Range 18 East, City of Appleton, Calumet County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

F Street Appleton 1 LLC., a Wisconsin company duly organized and existing under and by virtue of the laws of the State of Wisconsin, and F Street Appleton 2 LLC., a Wisconsin company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, does hereby certify that said companies caused the land described on this plat to be surveyed, divided, and mapped, as represented on this plat.

 16th day of May, 2022.
Owner, F Street Appleton 1 LLC.

 16th day of May, 2022.
Owner, F Street Appleton 2 LLC.

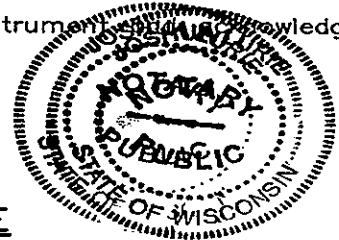
STATE OF WISCONSIN }
MILWAUKEE COUNTY } SS

Personally came before me this 16th day of May, 2022, the
above named Scott Lurie and Scott Lurie

to me known to be the persons who executed the foregoing instrument, and I acknowledge the same.



Notary Public, State of Wisconsin.


My Commission is permanent



TREASURER'S CERTIFICATE

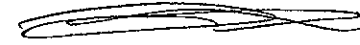
I, being the duly elected, qualified and acting treasurer, do hereby certify that there are no unredeemed tax sales, no unpaid taxes or unpaid special assessments on the lands included in this Certified Survey map as of:

 6/8/22
City Treasurer Date

 6-10-22
County Treasurer Date

CITY OF APPLETON APPROVAL

This Certified Survey Map is hereby approved by the City of Appleton.

 5/31/2022
Jacob A. Woodford, Mayor Date

 5/24/2022
Kami Lynch, City Clerk Date

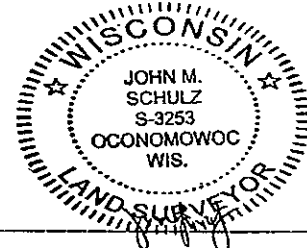
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Waukesha, WI 53188
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 Ruekert • Mielke
www.ruekertmielke.com



John M. Schulz, P.L.S. 3253
Dated this 12th day of May, 2022

SHEET 5 OF 6

THIS INSTRUMENT WAS DRAFTED BY: JOHN SCHULZ, P.L.S. (5/12/22), CHECKED BY: CHRIS RUETTEN, P.L.S. (5/12/22)

CERTIFIED SURVEY MAP - 3978

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CONSENT OF CORPORATE MORTGAGEE

Capitol Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat, and does hereby consent to the above certificate of

[Signature]
F Street Appleton 1 LLC., owner

[Signature]
F Street Appleton 2 LLC., owner

IN WITNESS WHEREOF, the said Capitol Bank, has caused these presents to be signed by Kenneth D. Thompson, Title President / CEO and countersigned by Ami Myrland, Title Asst. Secretary at Madison, Wisconsin and its corporate seal to be hereunto affixed on this 23 day of May, 2022.

In the presence of:

Corporate Name (Corporate Seal)

[Signature]
President

5/23/2022
Date

[Signature]
Secretary or Cashier

5/23/2022
Date

DOCUMENT # 570956

TAMARA ALTEN
REGISTER OF DEEDS
CALUMET COUNTY, WI
06/10/2022 03:08 PM
VOL: 36 PAGE: 186

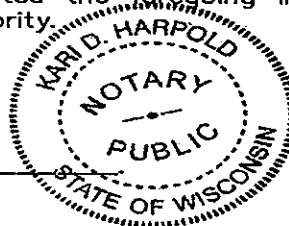
STATE OF WISCONSIN }
COUNTY OF CALUMET } SS
Dane

CORPORATE MORTGAGEE NOTARY CERTIFICATE

Personally came before me this 23rd day of May, 2022, 2022
Kenneth Thompson, Title President / CEO
and Ami Myrland, Title CEO
of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary (cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Kari D. Harpold
Notary Public, State of Wisconsin. Kari D. Harpold

My Commission 6-8-2025



OWNERS/SUBDIVIDERS:

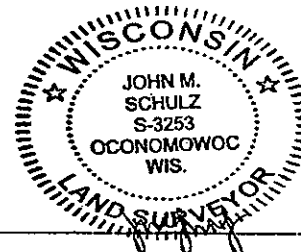
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www.ruekertmielke.com

John M. Schulz, P.L.S. 3253
Dated this 12th day of May, 2022



SHEET 6 OF 6

THIS INSTRUMENT WAS DRAFTED BY: JOHN SCHULZ, P.L.S. (5/12/22), CHECKED BY: CHRIS RUETTEN, P.L.S. (5/12/22)