

**ITEMS CORRESPONDING TO SCHEDULE B**

- 11 Vehicular Access Restriction contained in Warranty Deed recorded June 6, 1963 in Volume 1039 of Records, Page 297 as Document Number 310103. This item is not plotted hereon as it does not affect the subject property.
- 12 Vehicular Access Restriction contained in Warranty Deed recorded March 12, 1985 as Document Number 626964. This item is plotted hereon and does affect the subject property.
- 13 Road Construction and Real Estate Security Agreement recorded May 5, 2000 as Document Number 1093741. This item is not plotted hereon as it does not affect the subject property.
- 14 Town of Clayton Public Improvement Agreement recorded July 2, 2002 as Document Number 1188924. This item is not plotted hereon as said document does not contain a description of the lands subject to said Agreement. Therefore, we are unable to determine if this item affect the subject property.
- 15 Covenants, Conditions and Restrictions set forth in D.O.T. Setback Restriction as shown on Certified Survey Map No. 4547 recorded June 2, 2000 as Document Number 1096366. This item is plotted hereon and does affect the subject property.
- 16 Covenants, Conditions and Restrictions set forth in D.O.T. Access Restriction as shown on Certified Survey Map No. 4547 recorded June 2, 2000 as Document Number 1096366. This item is plotted hereon and does affect the subject property.
- 17A A Highway Setback Line as shown on Certified Survey Map No. 4547 recorded June 2, 2000 as Document Number 1096366. This item is plotted hereon and does affect the subject property.
- 17B City of Neenah Officially Mapped Right of Way as shown on Certified Survey Map No. 4547 recorded June 2, 2000 as Document Number 1096366. This item is plotted hereon and does affect the subject property.
- 18 A Vision Corner Easement as shown on Certified Survey Map No. 4547 recorded June 2, 2000 as Document Number 1096366. This item is plotted hereon and does affect the subject property.
- 19 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 street, highway and/or alley purposes. This item is not plotted hereon as it does not affect the subject property.

**FLOOD NOTE:** By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 55139C 0100 E, which bears an effective date of 3-17-2003 and is not in a Special Flood Hazard Area. As shown on the FEMA website (<http://msc.fema.gov>) by FIRMette created on 7-22-2010 we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

**MISCELLANEOUS NOTES**

1. All measured and recorded dimensions are the same unless noted otherwise.
2. There is no visible evidence of cemeteries or burial grounds on the subject property.
3. There was no observable evidence of earth moving work, building construction or building additions within recent months.
4. There were no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction.
5. There was no observable evidence of recent street or sidewalk construction or repairs.
6. There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
7. The utility locations shown hereon were determined by observable above ground evidence only. The surveyor was not provided with underground plans or above ground markings to determine any subsurface locations.

**BASIS OF BEARINGS:**

All bearings are referenced to the West line of Lot 1, Certified Survey Map No. 4547, Town of Clayton, Winnebago County, Wisconsin recorded June 2, 2000 as Document Number 1096366, having a recorded bearing of N00 degrees 57'36"W.

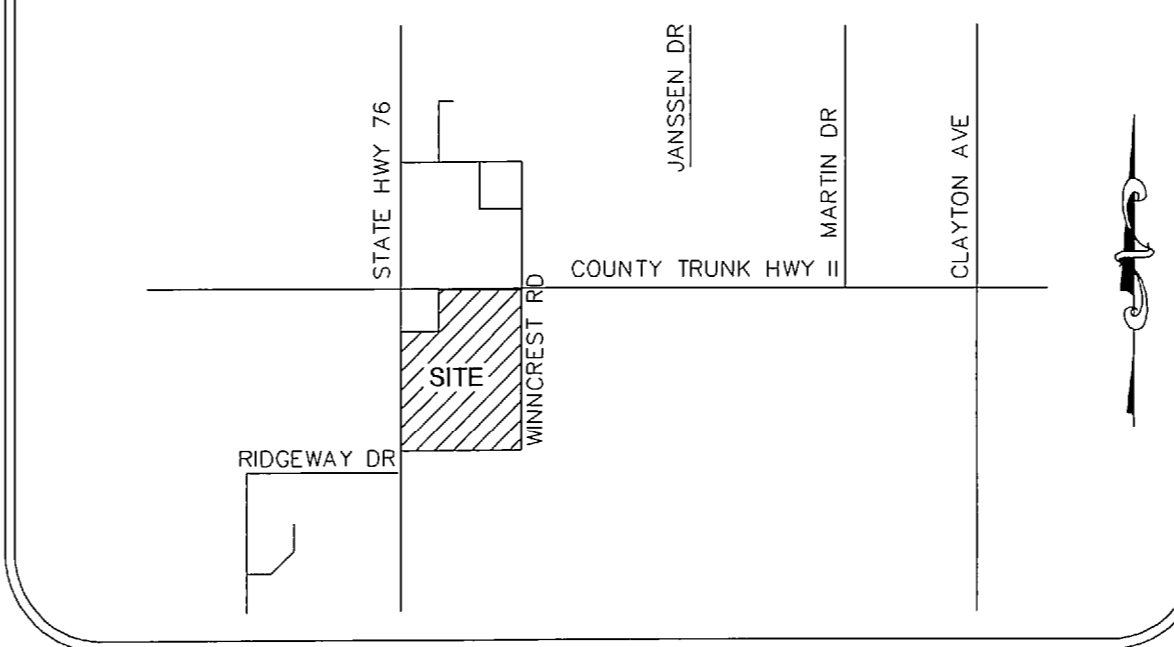
**LOT AREA:**

1,217,275 square feet  
27.9448 acres

**STATEMENT OF ENCROACHMENTS**

- A The bituminous street pavement encroaches 2.8 feet Southwest of the Northeast property corner onto the subject property.

**VICINITY MAP - NOT TO SCALE**



**LEGEND OF SYMBOLS & ABBREVIATIONS**

- Power Pole
- Power Pole w/Light
- Light Pole
- Telephone Pole
- Guy Wire
- Street Light
- Ground Light
- Electric Manhole
- Telephone Manhole
- Telephone Pedestal
- Electric Pedestal
- Cable Box
- Air Conditioner Unit
- Railroad Signals
- Flag Pole
- Sign (As Noted)
- Well Head
- Satellite Dish
- Tower
- Water Valve
- Fire Hydrant
- Siamese Fire Hydrant
- Water Manhole
- Water Meter Pit
- Water Meter
- Sprinkler Head
- Indicates Handicapped Parking
- Storm Manhole
- Storm Inlet (Square)
- Storm Inlet (Round)
- Well Head
- Storm Pipe
- Sanitary Sewer
- Sanitary Clean Out
- Gas Valve
- Gas Manhole
- Gas Meter
- Gas Marker
- Indicates Mutual Ownership
- Tree (As Noted)

X X' DENOTES DISTANCE FROM BUILDING CORNER TO PROPERTY LINE

X X' DENOTES DISTANCE FROM BUILDING CORNER TO BUILDING SIDEWALL

(XX.XX) DENOTES RECORDED AS DATA

**ZONING INFORMATION**

STATUS	ZONED M-2 - HEAVY INDUSTRIAL DISTRICT		STATUS
ITEM	REQUIRED	OBSERVED	CONTACT INFO:
PERMITTED USE	FREIGHT TERMINAL	FREIGHT TERMINAL	WINNEBAGO COUNTY, WI PLANNING AND ZONING DEPT. 448 ALGOMA BLVD. OSHKOSH, WI 54901
MIN. LOT AREA	NOT APPLICABLE	27.9448 ACRES	PHONE: 1-920-236-4844
MIN. DEPTH	NOT APPLICABLE	1,290.94 FT	<a href="http://www.co.winnebago.wi.us">www.co.winnebago.wi.us</a>
MIN. LOT WIDTH	NOT APPLICABLE	727.60 FT	
MAX. BLDG COVERAGE	NOT APPLICABLE	3.29%	
MIN. SETBACKS FRONT	30.00 FT	324.0 FT	NOTES:
MIN. SETBACKS SIDE	7.00 FT ONE SIDE 10.00 FT OTHER SIDE	304.6 FT	THE ZONING CODE REQUIRES 1 PARKING SPACE FOR EACH 2 EMPLOYEES DURING ANY 12 HOUR PERIOD
MIN. SETBACKS REAR	25.00 FT	420.5 FT	
MAX. BUILDING HEIGHT	NOT APPLICABLE	24.1 FT	** DOES NOT INCLUDE 344 SEMI TRUCK PARKING SPACES LOCATED ON THE PROPERTY
PARKING REGULAR	SEE NOTE	218	
PARKING HANDICAP	SEE NOTE	3	
PARKING TOTAL	SEE NOTE	221 **	

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**TITLE LEGAL DESCRIPTION**

Lot One (1), of Certified Survey Map No. 4547, as recorded in the Office of the Register of Deeds for Winnebago County on June 2, 2000 at 3:02 PM, in Volume 1 of Certified Survey Maps, Page 4547, as Document No. 1096366, being part of the North One Half (N1/2) of the Northwest Quarter (NW 1/4) of Section Twenty-four (24), Township Twenty (20) North, of Range Sixteen (16) East, located in the Town of Clayton, Winnebago County, Wisconsin.

**AS-SURVEYED LEGAL DESCRIPTION**

Lot 1, Certified Survey Map No. 4547, Town of Clayton, Winnebago County, Wisconsin being more particularly described as follows:

Beginning at the Southwest corner of said Lot 1; thence N00 degrees 57'36"W, 785.77 feet; thence N88 degrees 20'42"E, 349.58 feet; thence N00 degrees 57'56"W, 505.23 feet; thence N88 degrees 20'42"E, 727.60 feet; thence S01 degrees 11'39"E, 1,290.94 feet; thence S88 degrees 20'39"W, 1,082.40 feet to the point of beginning.

Contained within said bounds 1,217,275 square feet or 27.9448 acres.

This description describes all the land described in the title commitment identified as Chicago Title Insurance Company Commitment Number 21021729 bearing an effective date of July 1, 2010.

**ALTA/ACSM LAND TITLE SURVEY**

**USF Holland Neenah Project**  
2843 County Road 11, Neenah, WI 54956

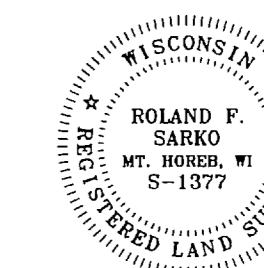
Surveyor's Certification

To: R.L.R. Investments, L.L.C.; Roberts Development Corporation; R.L. Roberts, L.L.C.; Chicago Title Insurance Company and Bock & Clark Corporation.

The undersigned certifies that this map or plat and the survey on which it is based were made on the date shown below of the premises specifically described in Chicago Title Insurance Company Commitment No. 21021729 dated July 1, 2010 and were made (i) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and (ii) in accordance with the "Survey Requirements for USF Holland Neenah Project dated 06/21/2010," and includes Items 1, 2, 3, 4, 6, 7(c), 8, 9, 10, 11(c), 13 and 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the 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.

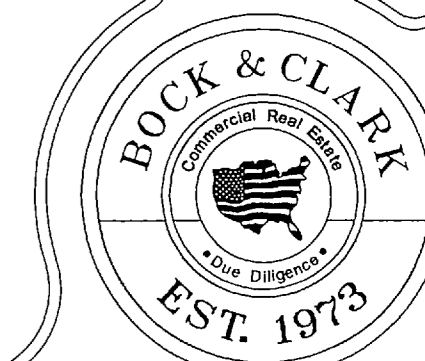
*Roland Sarko*

Roland F. Sarko  
Wisconsin Registered Land Surveyor  
Registration Number S-1377  
Date of Survey: 7-19-2010  
Date of Last Revision: 9-17-2010  
Bock & Clark NSN Project No. 201000934-1



Survey Prepared By:

**Sarko Engineering Inc.**  
847 Highway JG  
Mount Horeb, WI 53572  
Phone: 608-832-6297  
Fax: 608-832-6349  
Email: [rsarko@mhct.net](mailto:rsarko@mhct.net)



**Bock & Clark's National Surveyors Network**  
National Coordinators of ALTA/ACSM Land Title Surveys  
537 North Cleveland-Massillon Road, Akron, Ohio 44333  
Phone: (800) SURVEYS (787-8397), Fax: (330) 666-3608 [www.bockandclark.com](http://www.bockandclark.com)

COUNTY TRUNK HIGHWAY II

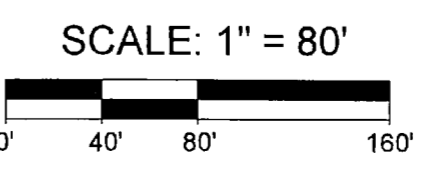
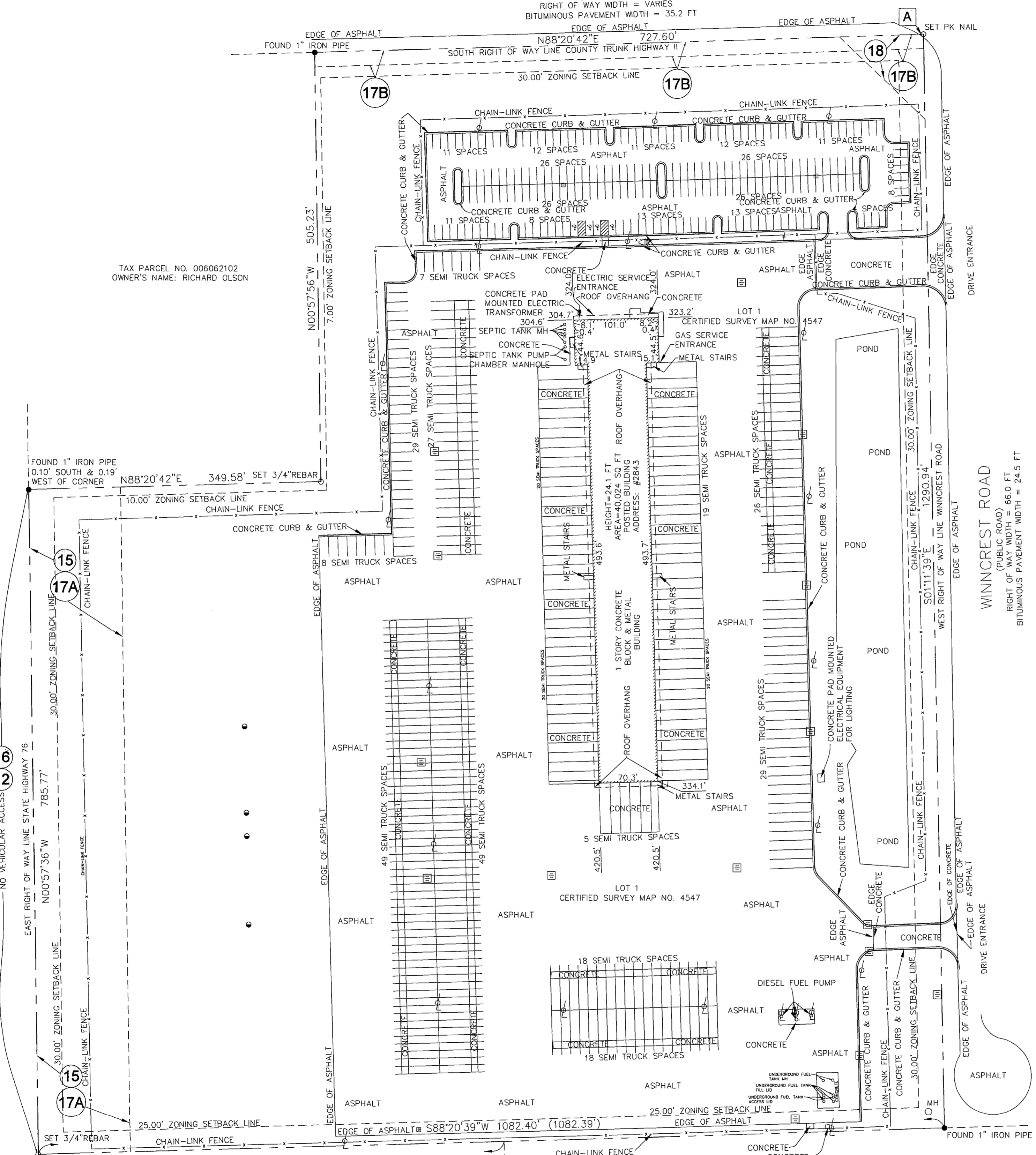
(PUBLIC ROAD)  
RIGHT OF WAY WIDTH = VARIES  
BITUMINOUS PAVEMENT WIDTH = 35.2 FT

STATE HIGHWAY 76  
(PUBLIC ROAD)  
RIGHT OF WAY WIDTH = 100.0 FT  
BITUMINOUS PAVEMENT WIDTH = 31.6 FT

TAX PARCEL NO. 006052102  
OWNER'S NAME: RICHARD OLSON

POINT OF BEGINNING  
SURVEYOR'S MEASURED LEGAL DESCRIPTION  
SOUTHWEST CORNER LOT 1,  
CERTIFIED SURVEY MAP NO. 4547

TAX PARCEL NO. 0060623  
OWNER'S NAME: AMOS & CAROL IHDE LIVING TRUST



ALTA/ACSM LAND TITLE SURVEY  
PREPARED FOR:  
USF HOLLAND NEENAH PROJECT  
DATE: 7-19-2010  
NETWORK PROJECT NO. 201000934-001 SHEET 2 OF 2



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