

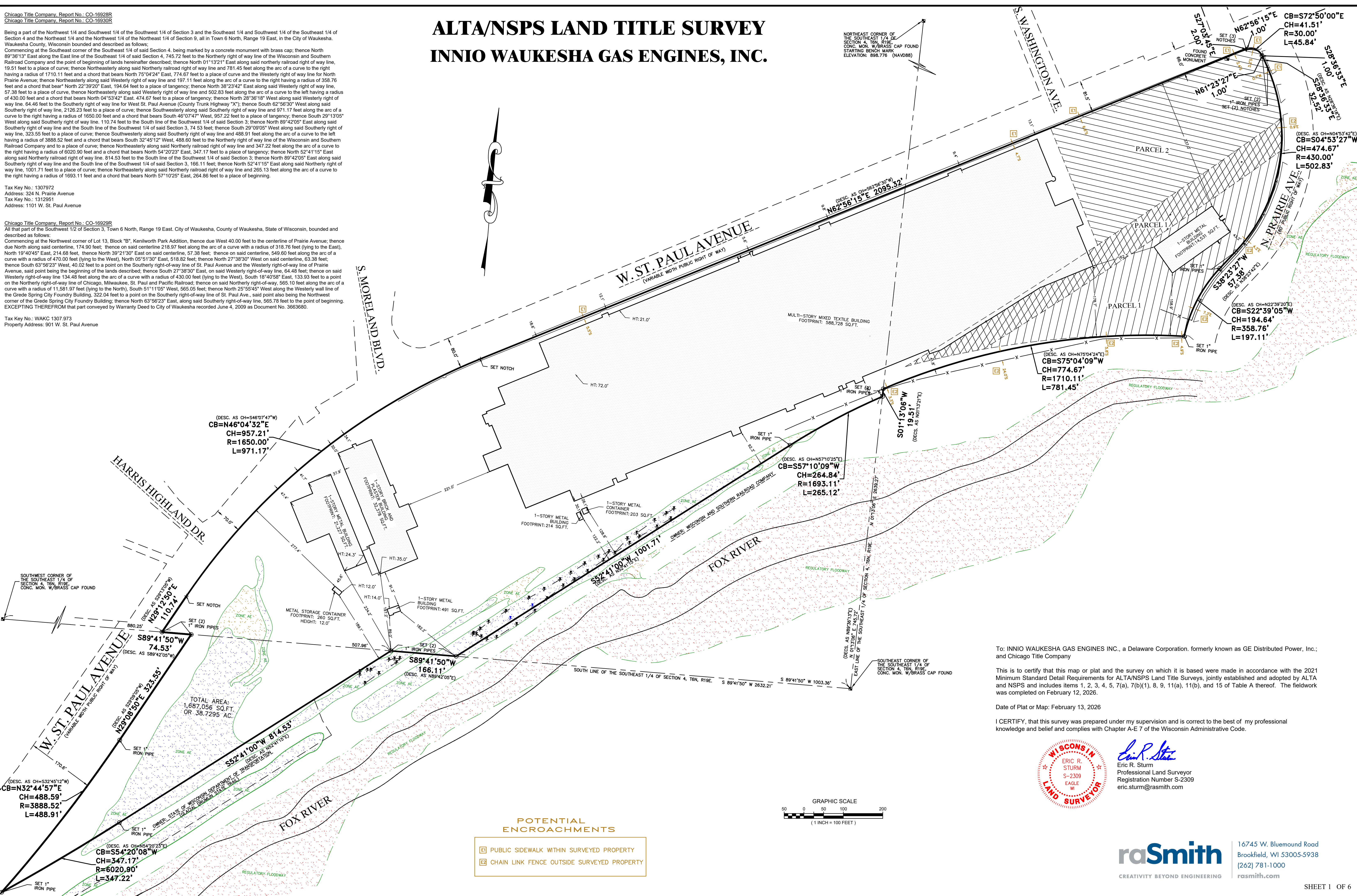
Being a part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 3 and the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 4 and the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 9, all in Town 6 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin bounded and described as follows:
Commencing at the Southeast corner of the Southeast 1/4 of said Section 4, being marked by a concrete monument with brass cap, thence North 89°36'13" East along the East line of the Southeast 1/4 of said Section 4, 745.72 feet to the Northerly right of way line of the Wisconsin and Southern Railroad Company and the point of beginning of lands hereinafter described; thence North 01°13'21" East along said northerly railroad right of way line, 19.51 feet to a place of curve; thence Northeasterly along said northerly railroad right of way line and 781.45 feet along the arc of a curve to the right having a radius of 1710.11 feet and a chord that bears North 75°04'24" East, 774.67 feet to a place of curve and the Westerly right of way line for North Prairie Avenue; thence Northeasterly along said Westerly right of way line and 197.11 feet along the arc of a curve to the right having a radius of 358.76 feet and a chord that bears North 22°39'20" East, 194.64 feet to a place of tangency; thence North 38°23'42" East along said Westerly right of way line, 57.38 feet to a place of curve; thence Northeasterly along said Westerly right of way line and 502.83 feet along the arc of a curve to the left having a radius of 4300.00 feet and a chord that bears North 04°53'42" East, 474.67 feet to a place of tangency; thence North 28°36'18" West along said Westerly right of way line, 64.46 feet to the Southerly right of way line for West St. Paul Avenue (County Trunk Highway "X"); thence South 62°56'30" West along said Southerly right of way line, 2126.23 feet to a place of curve; thence Southwesterly along said Southerly right of way line and 971.17 feet along the arc of a curve to the right having a radius of 1650.00 feet and a chord that bears South 46°07'47" West, 957.22 feet to a place of tangency; thence South 29°13'05" West along said Southerly right of way line, 110.74 feet to the South line of the Southwest 1/4 of said Section 3; thence North 89°42'05" East along said Southerly right of way line and the South line of the Southwest 1/4 of said Section 3, 74.53 feet; thence South 29°09'05" West along said Southerly right of way line, 323.55 feet to a place of curve; thence Southwesterly along said Southerly right of way line and 488.91 feet along the arc of a curve to the left having a radius of 3888.52 feet and a chord that bears South 32°45'12" West, 488.60 feet to the Northerly right of way line of the Wisconsin and Southern Railroad Company and to a place of curve; thence Northeasterly along said northerly railroad right of way line and 347.22 feet along the arc of a curve to the right having a radius of 6020.90 feet and a chord that bears North 54°20'23" East, 347.17 feet to a place of tangency; thence North 52°41'15" East along said northerly railroad right of way line, 814.53 feet to the South line of the Southwest 1/4 of said Section 3; thence North 89°42'05" East along said Southerly right of way line and the South line of the Southwest 1/4 of said Section 3, 166.11 feet; thence North 52°41'15" East along said Northerly right of way line, 1001.71 feet to a place of curve; thence Northeasterly along said northerly railroad right of way line and 265.13 feet along the arc of a curve to the right having a radius of 1693.11 feet and a chord that bears North 57°10'25" East, 264.86 feet to a place of beginning.

Tax Key No.: 1307972
Address: 324 N. Prairie Avenue
Tax Key No.: 1312951
Address: 1101 W. St. Paul Avenue

All that part of the Southwest 1/2 of Section 3, Town 6 North, Range 19 East, City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows:
Commencing at the Northwest corner of Lot 13, Block "B", Kenilworth Park Addition, thence due West 40.00 feet to the centerline of Prairie Avenue; thence due North along said centerline, 174.90 feet; thence on said centerline 218.97 feet along the arc of a curve with a radius of 318.76 feet (lying to the East), North 19°40'45" East, 214.88 feet; thence North 39°21'30" East on said centerline, 57.38 feet; thence on said centerline, 549.60 feet along the arc of a curve with a radius of 470.00 feet (lying to the West), North 05°51'30" West, 518.82 feet; thence North 27°38'30" West on said centerline, 63.38 feet; thence South 63°56'23" West, 40.02 feet to a point on the Southerly right-of-way line of St. Paul Avenue and the Westerly right-of-way line of Prairie Avenue, said point being the beginning of the lands described; thence South 27°38'30" East, on said Westerly right-of-way line, 64.48 feet; thence on said Westerly right-of-way line 134.48 feet along the arc of a curve with a radius of 430.00 feet (lying to the West), South 18°40'58" East, 133.93 feet to a point on the Northerly right-of-way line of Chicago, Milwaukee, St. Paul and Pacific Railroad; thence on said Northerly right-of-way, 565.10 feet along the arc of a curve with a radius of 11,581.97 feet (lying to the North), South 51°11'05" West, 565.05 feet; thence North 25°55'45" West along the Westerly wall line of the Grede Spring City Foundry Building, 322.04 feet to a point on the Southerly right-of-way line of St. Paul Ave., said point also being the Northwest corner of the Grede Spring City Foundry Building; thence North 63°56'23" East, along said Southerly right-of-way line, 565.78 feet to the point of beginning. EXCEPTING THEREFROM that part conveyed by Warranty Deed to City of Waukesha recorded June 4, 2009 as Document No. 3663680.

Tax Key No.: WAKC 1307.973
Property Address: 901 W. St. Paul Avenue

ALTA/NSPS LAND TITLE SURVEY INNIO WAUKESHA GAS ENGINES, INC.



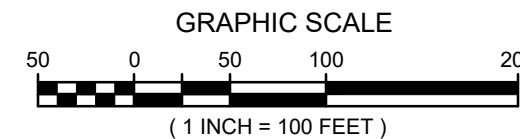
(DESC. AS CH=546°07'47"W)
CB=N46°04'32"E
CH=957.21'
R=1650.00'
L=971.17'

(DESC. AS CH=532°45'12"W)
CB=N32°44'57"E
CH=488.59'
R=3888.52'
L=488.91'

TOTAL AREA:
1,687,056 SQ.FT.
OR 38.7295 AC.

POTENTIAL ENCROACHMENTS

- Public sidewalk within surveyed property
- Chain link fence outside surveyed property



To: INNIO WAUKESHA GAS ENGINES INC., a Delaware Corporation, formerly known as GE Distributed Power, Inc., and Chicago Title 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, 5, 7(a), 7(b)(1), 8, 9, 11(a), 11(b), and 15 of Table A thereof. The fieldwork was completed on February 12, 2026.

Date of Plat or Map: February 13, 2026

I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter A-E 7 of the Wisconsin Administrative Code.



Eric R. Sturm
Eric R. Sturm
Professional Land Surveyor
Registration Number S-2309
eric.sturm@rasmith.com



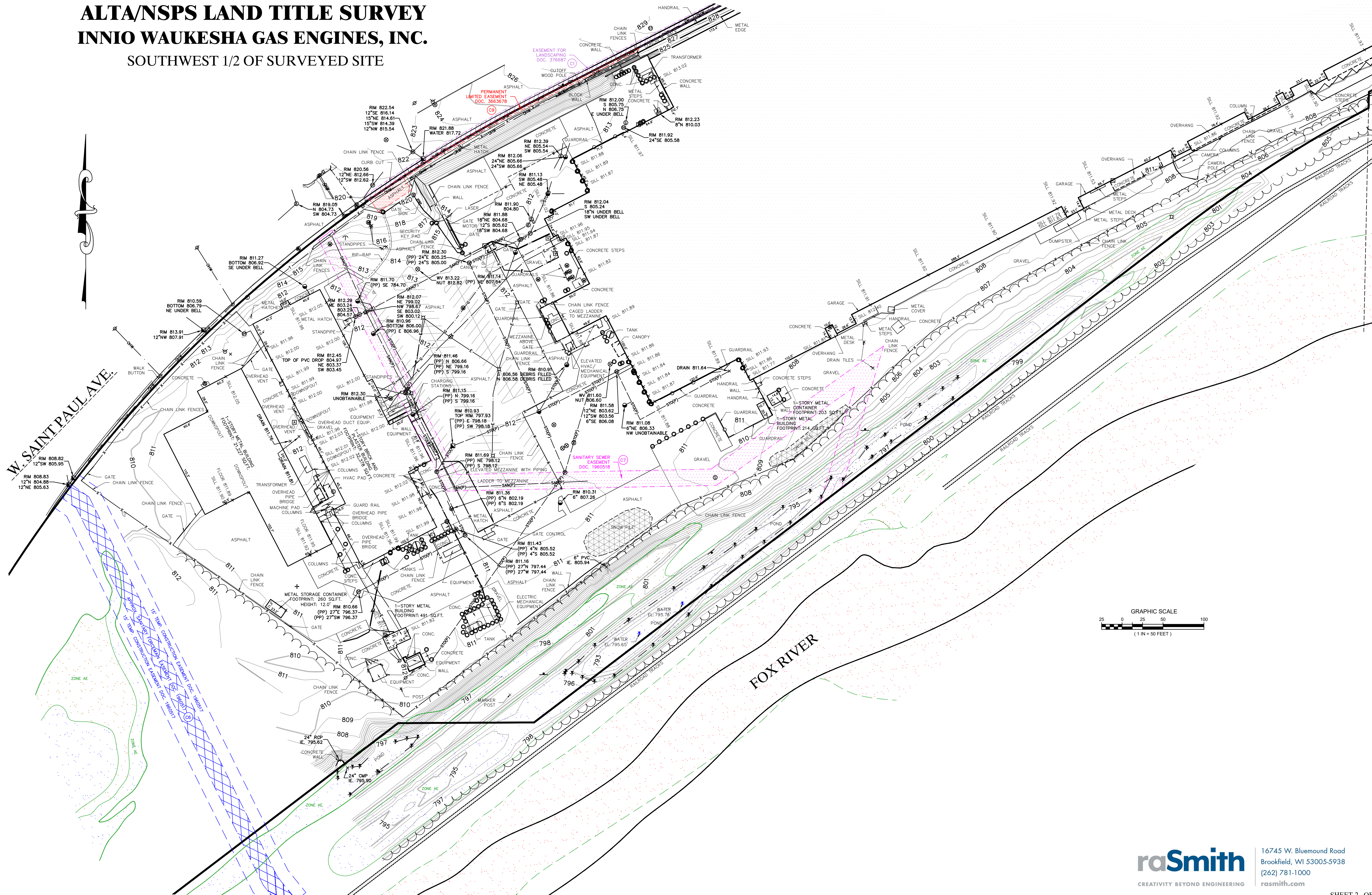
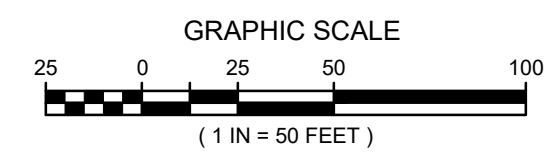
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

ALTA/NSPS LAND TITLE SURVEY INNIO WAUKESHA GAS ENGINES, INC. SOUTHWEST 1/2 OF SURVEYED SITE



W. SAINT PAUL AVE.

FOX RIVER



raSmith
CREATIVITY BEYOND ENGINEERING

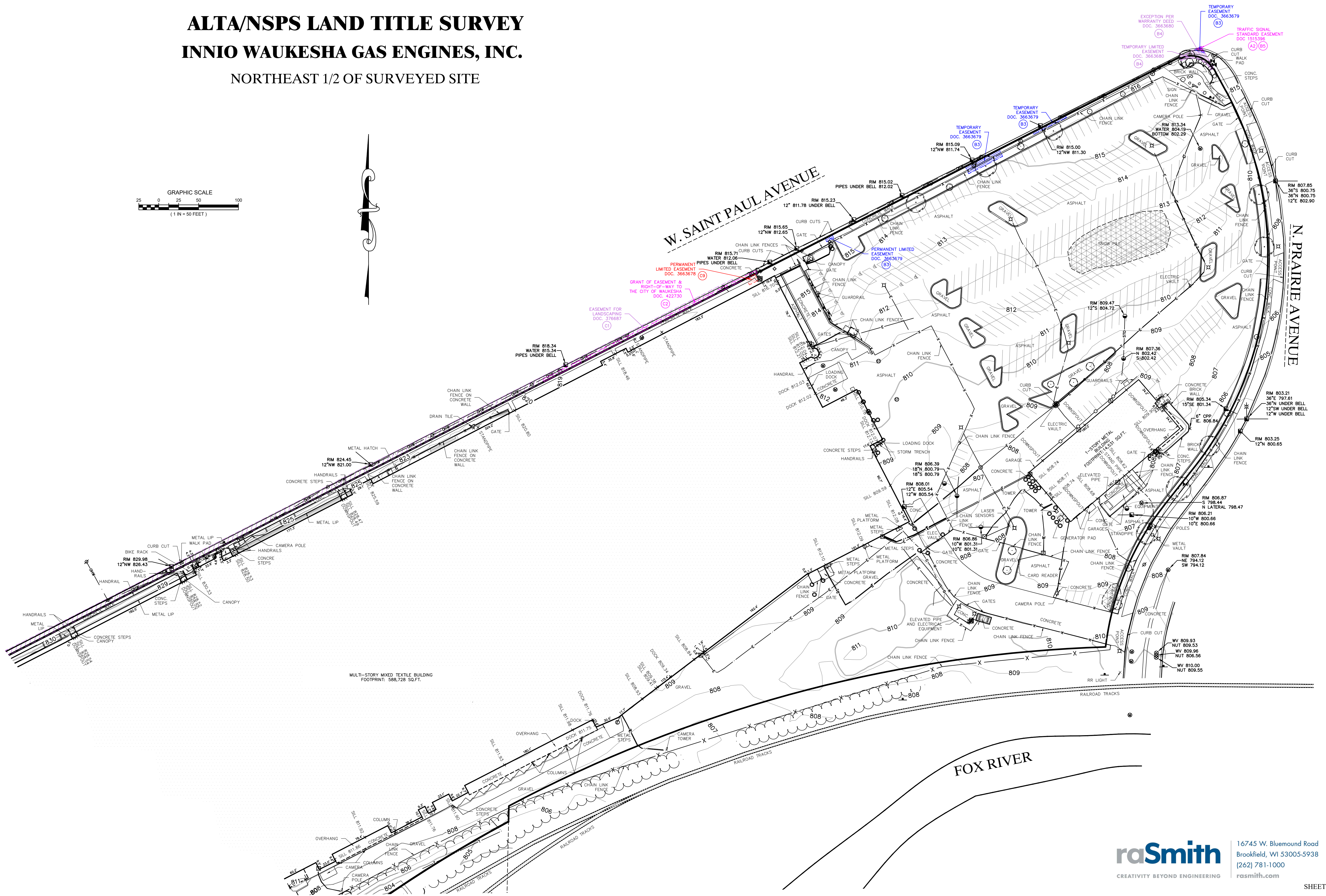
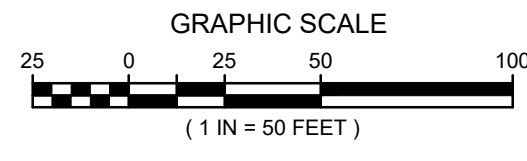
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Brookfield, WI 53005-5938
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ALTA/NSPS LAND TITLE SURVEY

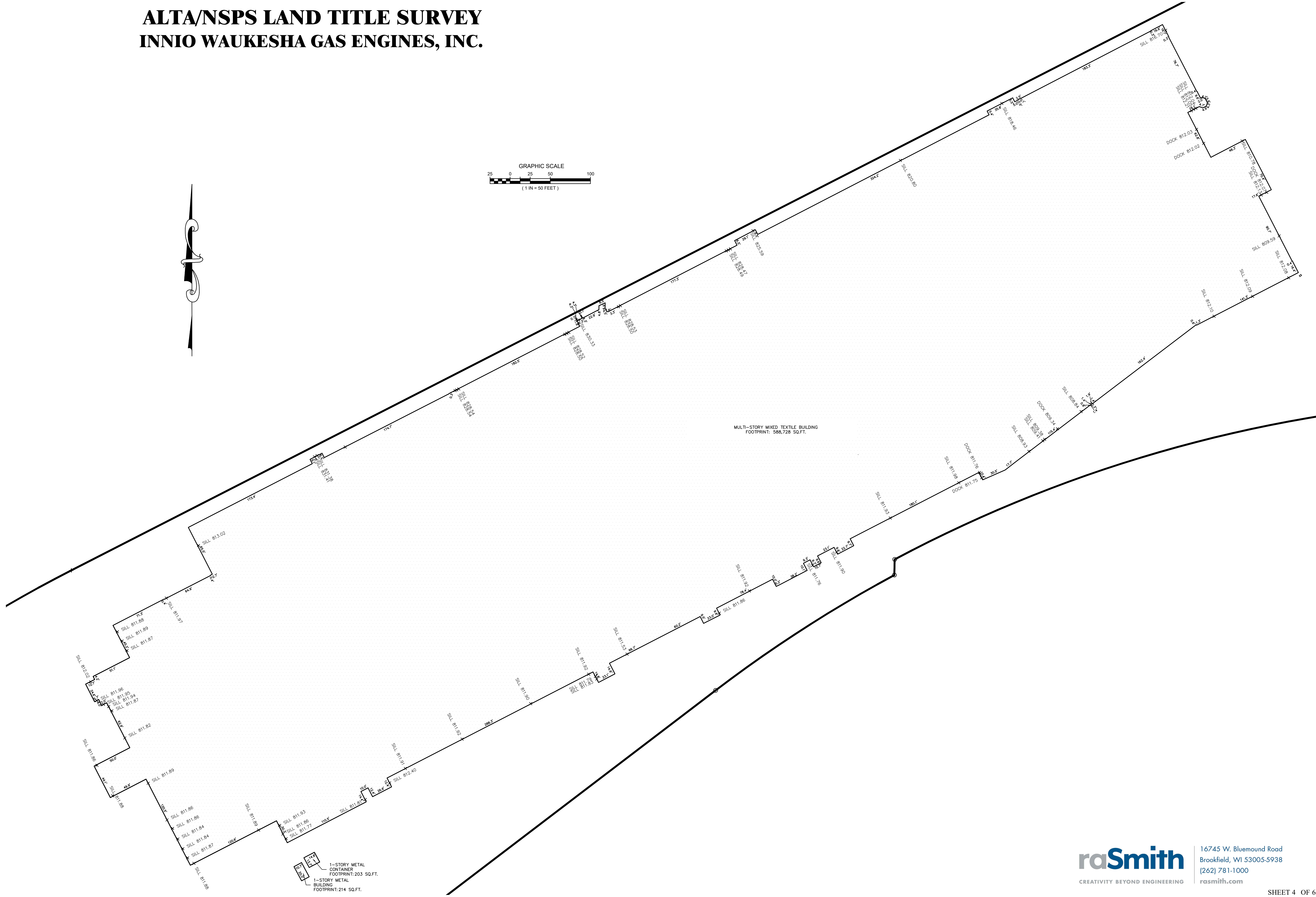
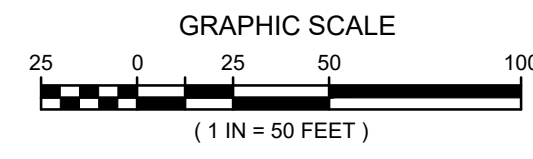
INNIO WAUKESHA GAS ENGINES, INC.

NORTHEAST 1/2 OF SURVEYED SITE



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ALTA/NSPS LAND TITLE SURVEY INNIO WAUKESHA GAS ENGINES, INC.



MULTI-STORY MIXED TEXTILE BUILDING
FOOTPRINT: 588,728 SQ.FT.

1-STORY METAL CONTAINER
FOOTPRINT: 203 SQ.FT.
1-STORY METAL BUILDING
FOOTPRINT: 214 SQ.FT.

ALTA/NSPS LAND TITLE SURVEY

INNIO WAUKESHA GAS ENGINES, INC.

A. Basis of Bearings

Bearings are based on the East line of the Southwest 1/4 of Section 3, Township 6 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin, which bears North 01°13'06" East. Wisconsin State Plane Coordinate System grid, South-zone (NAD83/2011), grid North.

B. Title Report

This survey was prepared based on Chicago Title Company, title report number CO-16928R, reportdate December 16, 2025, which lists the following easements and/or restrictions from schedule B-II:

A1. Easement Deed recorded December 4, 1987 as Document No. 1459241. - **MAY LIE WITHIN OR CROSS THE SURVEYED PROPERTY - THERE ARE NO PLOTTABLE EASEMENTS DESCRIPTIONS.**

A2. Easement recorded December 20, 1988 as Document No. 1515396. - **DOES NOT LIE WITHIN OR CROSS THE SURVEYED PROPERTY - ITS LOCATION IS SHOWN.**

A3. Easement Deed recorded April 15, 1991 as Document No. 1642883. - **MAY LIE WITHIN OR CROSS THE SURVEYED PROPERTY - THERE ARE NO PLOTTABLE EASEMENTS DESCRIPTIONS.**

A4. Notice of Supplemental Final Order and Judgment recorded May 14, 2007 as Document No. 3480455. - **MAY LIE WITHIN OR CROSS THE SURVEYED PROPERTY - THERE ARE NO PLOTTABLE EASEMENTS DESCRIPTIONS.**

This survey was prepared based on Chicago Title Company, title report number CO-16929R, report date December 8, 2025, which lists the following easements and/or restrictions from schedule B-II:

B1. Easement Deed recorded April 15, 1991 as Document No. 1642883. - **MAY LIE WITHIN OR CROSS THE SURVEYED PROPERTY - THERE ARE NO PLOTTABLE EASEMENTS DESCRIPTIONS.**

B2. Notice of Supplemental Final Order and Judgment recorded May 14, 2017 ass Document No. 3480455. - **MAY LIE WITHIN OR CROSS THE SURVEYED PROPERTY - THERE ARE NO PLOTTABLE EASEMENTS DESCRIPTIONS.**

B3. Permanent Limited Easement recorded June 4, 2009 as Document No. 3663679. - **LIES WITHIN OR CROSSES THE SURVEYED PROPERTY - ITS LOCATION IS SHOWN.**

B4. Temporary Limited Easement in Warranty Deed recorded June 4, 2009 as Document No. 3663680. - **LIES WITHIN OR CROSSES THE SURVEYED PROPERTY - ITS LOCATION IS SHOWN.**

B5. Easement recorded December 20, 1988 as Document No. 1515396. - **DOES NOT LIE WITHIN OR CROSS THE SURVEYED PROPERTY - ITS LOCATION IS SHOWN.**

This survey was prepared based on Chicago Title Company, title report number CO-16930R, report date December 10, 2025, which lists the following easements and/or restrictions from schedule B-II:

C1. Easement recorded February 17, 1953 as Document No. 376687. - **DOES NOT LIE WITHIN OR CROSS THE SURVEYED PROPERTY - ITS LOCATION IS SHOWN.**

C2. Easement recorded August 29, 1955 as Document No. 422730. - **DOES NOT LIE WITHIN OR CROSS THE SURVEYED PROPERTY - ITS LOCATION IS SHOWN.**

C3. Easement recorded August 29, 1955 as Document No. 422731. - **DOES NOT LIE WITHIN OR CROSS THE SURVEYED PROPERTY - ITS LOCATION IS NOT SHOWN.**

C4. Agreement recorded April 18, 1967 as Document No. 682249. - **NOT SURVEY RELATED.**

C5. Easement Deed recorded April 15, 1991 as Document No. 1642883. - **MAY LIE WITHIN OR CROSS THE SURVEYED PROPERTY - THERE ARE NO PLOTTABLE EASEMENTS DESCRIPTIONS.**

C6. Sanitary Forcemain Easement recorded May 2, 1994 as Document No. 1960517. - **LIES WITHIN OR CROSSES THE SURVEYED PROPERTY - ITS LOCATION IS SHOWN.**

C7. Sanitary Sewer Easement recorded May 2, 1994 as Document No. 1960518. - **LIES WITHIN OR CROSSES THE SURVEYED PROPERTY - ITS LOCATION IS SHOWN.**

C8. Notice of Supplemental Final Order and Judgment recorded May 14, 2007 as Document No. 3480455. - **MAY LIE WITHIN OR CROSS THE SURVEYED PROPERTY - THERE ARE NO PLOTTABLE EASEMENTS DESCRIPTIONS.**

C9. Permanent Limited Easement recorded June 4, 2009 as Document No. 3663678. - **LIES WITHIN OR CROSSES THE SURVEYED PROPERTY - ITS LOCATION IS SHOWN. (SOME EASEMENTS WERE NOT ABLE TO BE PLOTTED DUE TO MISCLUSURES IN DESCRIPTIONS.)**

C10. Easement Deed by Court Order recorded March 1, 2013 as Document No. 3995064. - **MAY LIE WITHIN OR CROSS THE SURVEYED PROPERTY - THERE ARE NO PLOTTABLE EASEMENTS DESCRIPTIONS.**

C11. Easement Deed by Court Order in Settlement of Landowner Action recorded July 31, 2013 as Document No. 4032482. - **MAY LIE WITHIN OR CROSS THE SURVEYED PROPERTY - THERE ARE NO PLOTTABLE EASEMENTS DESCRIPTIONS.**

C. Flood Note

According to flood insurance rate map of the City of Waukesha, community panel number 55133C0213H & 22133C0194H, effective date of October 19, 2025, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain), zone AE - Special Flood Hazard Areas (areas with base flood elevation or depths). Flood Hazard Impact is subject to map scale uncertainty. (Special Flood Hazard Area - Floodway, lies South of property line.)

D. Parking Spaces

There are 517 total parking spaces consisting of 501 regular and 16 handicapped parking spaces marked on this site.

E. Elevations

Elevations refer to NAVD88 Datum. Starting BM: HARN Monument - DF9885, EL: 836.52'

F. Notes

As to table A item 11

Surveyor's responsibility to coordinate markings shall be limited to one marking request to 811 (national "call before you dig" number) based on the property address, as provided by the client.

Note to the client, insurer, and lender - With regard to Table A, item 11, information from the sources checked within will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response.

As of the field date indicated below in certificate (most recent site visit/inspection), it appears some underground utilities were not marked. This affected the surveyor's assessment of the location of the utilities resulting in partial illustration and/or mapping per plan. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

As to table A item 15

Rectified orthophotography, photogrammetric mapping, airborne/mobile imaging and/or other similar products, tools or technologies were utilized as the basis for showing the location of certain features (excluding boundaries) where ground measurements are not otherwise necessary to locate those features to an appropriate and acceptable accuracy relative to a nearby boundary.

The ramifications of such methodologies (e.g., the potential precision and completeness of the data gathered thereby) have been disclosed in the contract.

Ortho Flight Info

Source: DJI M3E

Date: January 13, 2026

Precision: GSD 1.01 in/px

LiDAR Flight Info

Source: Unmanned Aerial Vehicle (UAV) DJI M300 RTK, Phoenix LiDAR miniRanger-3 Lite

Date: February 12, 2026

Precision: 72.1 pts/square meter per swath

Due to existing snow cover, there may be improvements on the site that were not visible or observed as of the date of this survey.



VICINITY MAP - NOT TO SCALE

(Quit Claim Deed 42855671, recorded in Waukesha County Register of Deeds on June 6, 2017 (referenced in Title Reports: CO-16928R, CO-16929R, and CO-16930R)

Exhibit "A"

Parcel 1:

All that part of the Southwest 1/4 of Section 3, Town 6 North, Range 19 East, in the City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of Lot 13, Block "B", Kenilworth Park Addition; thence due West 40.00 feet to the centerline of Prairie Ave.; thence due North on said centerline, 174.90 feet; thence North 36°25'01" West, 61.59 feet to a point on the Northerly right-of-way line of the Chicago & Northwestern Railroad and the Westerly right-of-way line of Prairie Avenue, said point being the beginning of the lands herein described; thence on the Northerly right-of-way line of the Chicago & Northwestern Railroad, 510.58 feet along the arc of a curve with a radius of 2388.63 feet (lying to the South), South 82°16'51" West, 509.61 feet to a concrete monument marking the intersection of the Northerly right-of-way of the Chicago & Northwestern Railroad and the Southerly right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railroad, thence on said Southerly right-of-way line, 906.69 feet along the arc of a curve with a radius of 11,647.97 feet (lying to the North), North 52°15'06" East, 906.46 feet to a point on the Westerly right-of-way of Prairie Avenue; thence on the said Westerly right-of-way line, 288.86 feet along the arc of a curve with a radius of 430.00 feet (lying to the West), South 20°14'50" West, 281.57 feet; thence on said Westerly right-of-way, South 39°21'30" West, 57.38 feet; thence on said Westerly right-of-way 196.72 feet along the arc of a curve with a radius of 358.776 feet (lying to the East), South 23°38'57" West, 194.26 feet to the point of beginning.

Also, all that part of the Southwest 1/4 of Section 3, Town 6 North, Range 19 East, City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of the said quarter section; thence South 00°28'47" West along the East line of said quarter section, 214.04 feet; thence South 87°34'54" West, 539.86 feet; thence South 48°37'19" West, 1593.82 feet to a point on the Westerly right-of-way line of North Prairie Avenue and point of beginning of lands herein described; thence continuing South 48°37'19" West, 33.51 feet; thence 87.86 feet on the arc of a curve to the right of radius 7553.58 feet, chord bearing South 48°57'18.5" West, 87.86 feet; thence 786.01 feet on the arc of a curve to the right of radius 14414.60 feet, chord bearing South 50°51'01.5" West, 785.91 feet to a point on the Northerly line of the Chicago and Northwestern Railroad right-of-way; thence along said Northerly right-of-way line on the arc of a curve to the left of radius 1944.11 feet, chord bearing South 71°38'11" West, 202.80 feet; thence North 52°41'45" East 120.60 feet; thence 853.30 feet on the arc of a curve to the left of radius 14348.60 feet, chord bearing North 50°59'32" East, 853.18 feet; thence 87.10 feet on the arc of a curve to the left of radius 7487.58 feet, chord bearing North 48°57'18.5" East 87.10 feet; thence North 48°37'19" East, 80.35 feet to a point on the aforementioned Westerly right-of-way line of North Prairie Avenue; thence along said Westerly right-of-way line on the arc of a curve to the right of radius 430.00 feet, chord bearing South 06°01'04" East, 80.93 feet to the point of beginning.

Parcel 2:

All that part of the Southwest 1/4 of Section 3, Town 6 North, Range 19 East, City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of Lot 13, Block "B", Kenilworth Park Addition, thence due West 40.00 feet to the centerline of Prairie Avenue; thence due North along said centerline, 174.90 feet; thence on said centerline 218.97 feet along the arc of a curve with a radius of 318.76 feet (lying to the East), North 19°40'45" East, 214.68 feet; thence North 39°21'30" East on said centerline, 57.38 feet; thence on said centerline, 549.60 feet along the arc of a curve with a radius of 470.00 feet (lying to the West), North 05°51'30" East, 511.82 feet; thence North 27°38'30" West on said centerline, 63.38 feet; thence South 63°56'23" West, 40.02 feet to a point on the Southerly right-of-way line of St. Paul Avenue and the Westerly right-of-way line of Prairie Avenue, said point being the beginning of the lands described; thence South 27°38'30" East, on said Westerly right-of-way line, 64.48 feet; thence on said Westerly right-of-way line 134.48 feet along the arc of a curve with a radius of 430.00 feet (lying to the West), South 18°40'58" East, 133.93 feet to a point on the Northerly right-of-way line of Chicago, Milwaukee, St. Paul and Pacific Railroad; thence on said Northerly right-of-way, 565.10 feet along the arc of a curve with a radius of 11,581.97 feet (lying to the North), South 51°11'05" West, 565.05 feet; thence North 25°55'45" West along the Westerly wall line of the Grede Spring City Foundry Building, 322.04 feet to a point on the Southerly right-of-way line of St. Paul Ave., said point also being the Northwest corner of the Grede Spring City Foundry Building; thence North 63°56'23" East, along said Southerly right-of-way line, 565.78 feet to the point of beginning.

LEGEND

○	BOLLARD
+	SOIL BORING/MONITORING WELL
▲	FLAGPOLE
■	MAILBOX
+	SIGN
□	AIR CONDITIONER
□	CONTROL BOX
⬇	TRAFFIC SIGNAL
▣	CABLE PEDESTAL
⊗	POWER POLE
⌋	GUY POLE
↑	GUY WIRE
⌘	LIGHT POLE
▶	SPOT/YARD/PEDESTAL LIGHT
◻	HANDICAPPED PARKING
□	PULL BOX
○	ELECTRIC MANHOLE
▣	ELECTRIC PEDESTAL
▣	ELECTRIC METER
▣	ELECTRIC TRANSFORMER
○	TELEPHONE MANHOLE
▣	TELEPHONE PEDESTAL
▣	UTILITY VAULT
⊕	GAS VALVE
○	GAS METER
○	GAS WARNING SIGN
○	STORM MANHOLE
○	ROUND INLET
▣	SQUARE INLET
⌋	STORM SEWER END SECTION
○	SANITARY MANHOLE
◊	SANITARY CLEANOUT OR SEPTIC VENT
○	SANITARY INTERCEPTOR MANHOLE
○	MISCELLANEOUS MANHOLE
⌋	IRRIGATION CONTROL BOX
○	WATER VALVE
○	HYDRANT
○	WATER SERVICE CURB STOP
○	WATER MANHOLE
⌋	WELL
⌋	WATER SURFACE
▲	WETLANDS FLAG
▲	MARSH
★	CONIFEROUS TREE
○	DECIDUOUS TREE
○	SHRUB
~~~~~	EDGE OF TREES
s	SANITARY SEWER
st	STORM SEWER
w	WATERMAIN
g	MARKED GAS MAIN
e	MARKED ELECTRIC
ow	OVERHEAD WIRES
b	BUREAU ELEC. SERV.
t	MARKED TELEPHONE
tv	MARKED CABLE TV LINE
fo	MARKED FIBER OPTIC
(P)	UTILITY PER PLAN
—	INDICATES EXISTING CONTOUR ELEVATION
×	INDICATES EXISTING SPOT ELEVATION

Private Lines, Inc provided underground utility markings on 1/23-2/2.

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

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**raSmith**  
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
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