LEGAL DESCRIPTION PER TITLE COMMITMENT OWNERS POLICY NO. 50-0030-106-00003240, PREPARED BY CHICAGO TITLE INSURANCE COMPANY - SCHMITT TITLE & ESCROW CORP., COMMITMENT DATE: AUGUST 30, 2004, COMMITMENT TO ISSUE DOWNDATE ENDORSEMENT DATED: JULY 16, 2018:

PARCEL 1
THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, T17N, R16E, IN THE FOURTEENTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, VIZ:
COMMENCING AT THE CENTER OF SAID SECTION; THENCE SOUTH 1 DEGREES 14 MINUTES 21 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, 331.54 FEET, THE PLACE OF BEGINNING; THENCE SOUTH 89 DEGREES 57 MINUTES 11 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION, 794.55 FEET, TO THE WEST LINE OF MARVEL DRIVE; THENCE SOUTH 1 DEGREES 18 MINUTES 54 SECONDS WEST, ALONG THE WEST LINE OF MARVEL DRIVE, 336.71 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 11 SECONDS WEST, 794.10 FEET, TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE NORTH 1 DEGREES 14 MINUTES 21 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, 336.70 FEET, TO THE PLACE OF BEGINNING.

PARCEL 2
THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, T17N, R16E, IN THE FOURTEENTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, VIZ:
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 2; THENCE SOUTH 1 DEGREES 18 MINUTES 54 SECONDS WEST (PREVIOUSLY RECORDED AS SOUTH 0 DEGREES 51 MINUTES WEST), ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2, 1258.25 FEET, TO THE SOUTHWEST CORNER OF TRACT OF LAND HERETOFORE CONVEYED TO ARROWHEAD CONVEYOR COMPANY, INC. BY DEED RECORDED AS DOCUMENT NO. 447159; THENCE CONTINUING SOUTH 1 DEGREES 18 MINUTES 54 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2, 641.34 FEET, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 59 MINUTES 28 SECONDS EAST, 554.03 FEET, TO A POINT ON THE WESTERLY LINE OF MARVEL DRIVE; THENCE SOUTH 0 DEGREES 41 MINUTES 53 SECONDS WEST (PREVIOUSLY RECORDED AS SOUTH 0 DEGREES 38 MINUTES WEST), ALONG THE WESTERLY LINE OF MARVEL DRIVE, 66.00 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 28 SECONDS EAST, ALONG THE SOUTHERLY LINE OF WEST 34TH AVENUE, 240.26 FEET; THENCE SOUTH 1 DEGREES 18 MINUTES 54 SECONDS WEST, ALONG THE WESTERLY LINE OF MARVEL DRIVE, 832.00 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 2; THENCE NORTH 89 DEGREES 56 MINUTES 11 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2, 794.98 FEET, TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 2; THENCE NORTH 1 DEGREES 18 MINUTES 54 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2, 897.10 FEET, TO THE TRUE POINT OF BEGINNING.

PARCEL 3
THAT PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, T17N, R16E, IN THE FOURTEENTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, VIZ:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 2, BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 56 MINUTES 11 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 2, 794.98 FEET, TO ITS INTERSECTION WITH THE WEST LINE OF MARVEL DRIVE; THENCE SOUTH 1 DEGREES 18 MINUTES 54 SECONDS WEST, ALONG THE WEST LINE OF MARVEL DRIVE, 331.32 FEET, TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2; THENCE NORTH 89 DEGREES 57 MINUTES 11 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, 794.55 FEET, TO ITS INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 2; THENCE NORTH 1 DEGREES 14 MINUTES 21 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 2, 331.54 FEET TO THE TRUE POINT OF BEGINNING.

TAX KEY NUMBER:
914-1368-02 & 914-1362

ZONING
ALL PARCELS ARE ZONED HI (HEAVY INDUSTRIAL DISTRICT), PER CITY OF OSHKOSH.
MINIMUM SETBACKS:
FRONT YARD = THIRTY (30) FEET
SIDE YARD = TWENTY (20) FEET
REAR YARD = TWENTY-FIVE (25) FEET

RIGHTS OF WAY, EASEMENTS AND SERVITUDES BURDENING THE SURVEYED PROPERTY PER SCHEDULE B EXCEPTIONS OF TITLE COMMITMENT OWNERS POLICY NO. 50-0030-106-00003240, PREPARED BY CHICAGO TITLE INSURANCE COMPANY - SCHMITT TITLE & ESCROW CORP., COMMITMENT DATE: AUGUST 30, 2004, COMMITMENT TO ISSUE DOWNDATE ENDORSEMENT DATED: JULY 16, 2018:

EXCEPTION 2 WETLAND BOUNDARY AS INDICATED ON SURVEY DATED JUNE 10, 2004 AND DRAWN BY GARY A. ZAHRINGER, SURVEYOR FOR MARTENSON & EISELE, INC. AS DRAWING NO. 221-372. *PREVIOUSLY MAPPED WETLAND BOUNDARY PER DNR WETLAND INVENTORY MAPPING DOES NOT AFFECT SURVEYED PROPERTY. DNR WETLAND INVENTORY MAPPING HAS BEEN SUPERCEDED BY ONLINE DATA THROUGH WI-DNR SURFACE WATER DATA VIEWER. MAPPED WETLANDS ARE SHOWN PER WI-DNR SURFACE WATER DATA VIEWER.*

EXCEPTION 3 75' BUILDING SETBACK FROM STREAM AS DESIGNATED ON SURVEY DATED JUNE 10,2004 AND DRAWN BY GARY A. ZAHRINGER, SURVEYOR FOR MARTENSON & EISELE, INC. AS DRAWING NO. 221-372. *AFFECTS SURVEYED PROPERTY AS NOTED.*

EXCEPTION 4 BUILDING SETBACKS AS NOTED ON SURVEY. *AFFECTS SURVEYED PROPERTY AS SHOWN.*

EXCEPTION 5 FENCE LINE ENCROACHMENT ALONG THE WEST LINE (10.1 FEET ON THE NORTH) OF THE SUBJECT PREMISES AS DESIGNATED ON THE SURVEY. *DOES NOT AFFECT SURVEYED PROPERTY AS SHOWN. EXISTING FENCE OWNED BY THE ADJOINING LAND OWNER IS WEST AND SOUTH OF SURVEYED PROPERTY, AS SHOWN.*

ALTA/NSPS SURVEYOR'S CERTIFICATION:
TO
SCHMITT TITLE, LLC; CHICAGO TITLE INSURANCE COMPANY;
MICHAEL BEST & FRIEDRICH, LLP AND
MARVEL REAL ESTATE CO., LLC, A WISCONSIN LIMITED LIABILITY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A)(B1), 8, 9, 10(A)(B), 11, 16, 17 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 24, 2018.

DATED THIS THE 25TH DAY OF JULY, 2018.

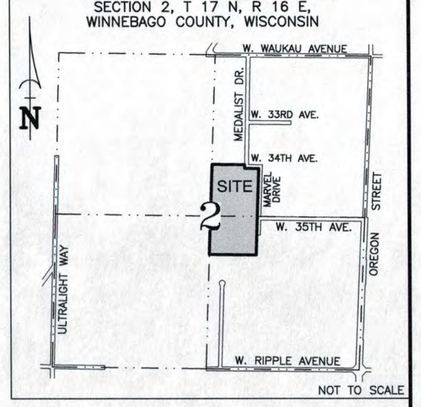
GARY A. ZAHRINGER,
PROFESSIONAL LAND SURVEYOR S-2098

WISCONSIN GARY A. ZAHRINGER S-2098 STOCKBRIDGE WIS. REGISTERED LAND SURVEYOR

LEGEND

△	1-1/4" REBAR FOUND	T	UNDERGROUND TELEPHONE	⊹	EXIST. HYDRANT
□	1" IRON PIPE FOUND	G	UNDERGROUND GAS	⋈	WATER VALVE
○	3/4" REBAR FOUND	OH	OVERHEAD POWER LINES	⋈	WATER STOP BOX
✥	GOVERNMENT CORNER	E	UNDERGROUND ELECTRIC	○	EXIST STORM MANHOLE
⊕	4" AIR VENT	X	EXIST. FENCE LINE	⊟	STORM INLET
⊕	SIGN	◇◇	GAS VALVE	⊡	YARD DRAIN
⊗	MONITORING WELL	⌀	POWER POLE	○	EXIST SANITARY MANHOLE
●	GUARD POST, UNLESS NOTED	⊡	GUY		EXIST. SAN. SEWER
	EXISTING BUILDING	⌀	LIGHT POLE		EXIST. STO. SEWER
	ASPHALT PAVEMENT	⊠	TELEPHONE PEDESTAL		EXIST. WATER MAIN
( )	PREVIOUSLY RECORDED AS	⊠	CABLE PEDESTAL	00	EXCEPTION NUMBER, CORRESPONDING WITH TITLE COMMITMENT

LOCATION MAP
SECTION 2, T 17 N, R 16 E,
WINNEBAGO COUNTY, WISCONSIN

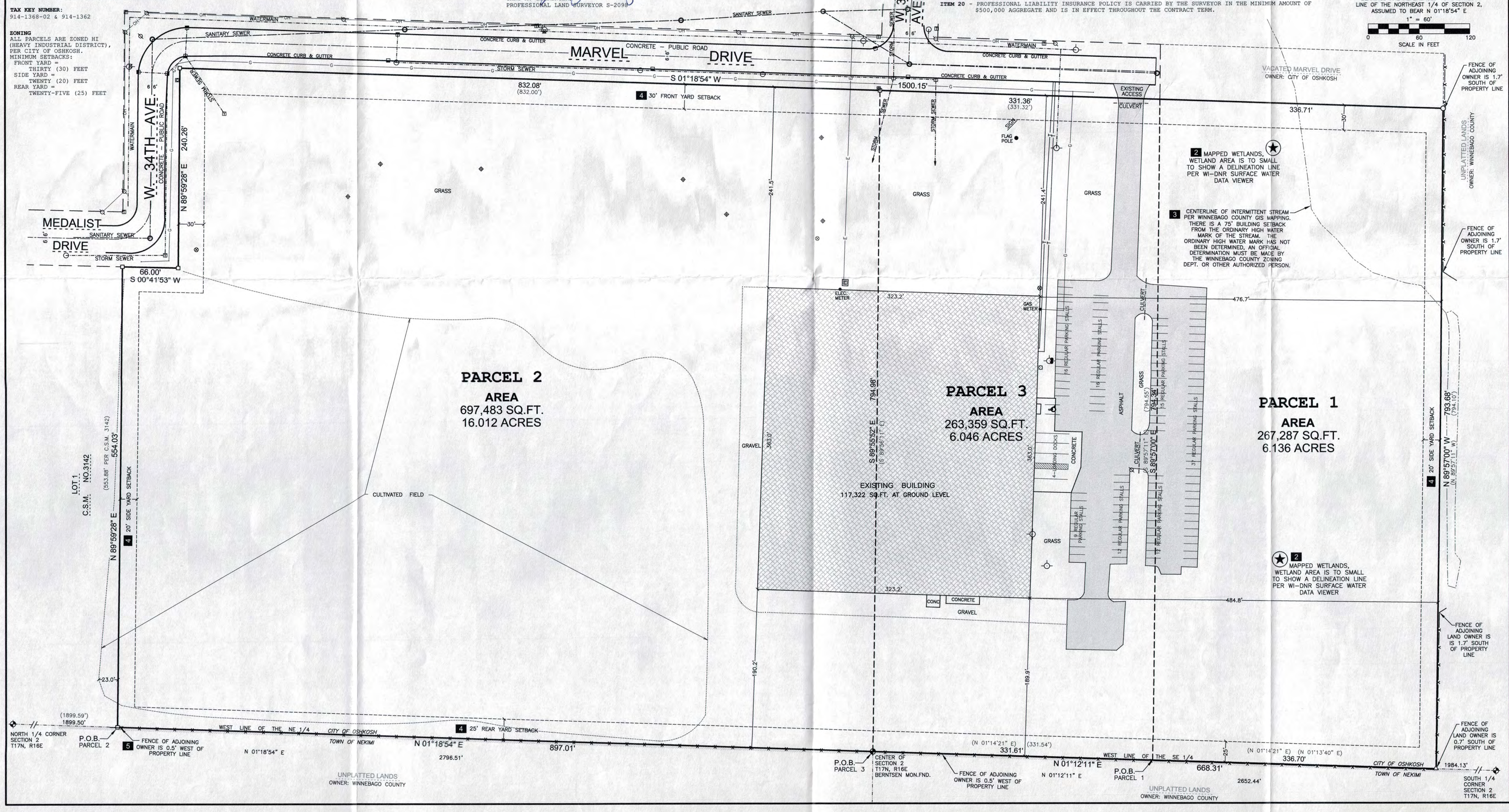


NOT TO SCALE

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 2, ASSUMED TO BEAR N 01°18'54" E

1" = 60'
0 60 120
SCALE IN FEET

ITEMS OF TABLE A:
ITEM 1 - MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, AS SHOWN ON THIS DRAWING.
ITEM 2 - PROPERTY ADDRESS: 3501 MARVEL DRIVE, OSHKOSH WI
ITEM 3 - THE PREMISES IS FREE OF ANY 100/500 YEAR RETURN FREQUENCY FLOOD HAZARD, AND SUCH FLOOD FREE CONDITION IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 55139C0335E, DATED MARCH 17, 2003.
ITEM 4 - GROSS LAND AREA = 1,228,129 SQ.FT. 28.194 ACRES
ITEM 7(A)(B1) - EXTERIOR DIMENSIONS AND SQUARE FOOTAGE OF ALL BUILDINGS AT GROUND LEVEL, ARE AS SHOWN ON THIS DRAWING.
ITEM 8 - SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY, ARE AS SHOWN ON THIS DRAWING.
ITEM 9 - SURVEYED PROPERTY HAS 117 REGULAR PARKING STALLS, 1 HANDICAP STALL.
ITEM 10(A)(B) - SURVEYED PROPERTY DOES NOT HAVE ANY DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
ITEM 11 - ALL OBSERVABLE EVIDENCE FOR THE LOCATIONS OF THE WATER, SEWER, GAS, CABLE TELEVISION, AND ELECTRIC LINES AND MAINS AS SHOWN ON THIS DRAWING ARE BASED ON FIELD MARKINGS BY LOCATING COMPANIES AND/OR MAPPING FROM RESPECTIVE UTILITY COMPANY. THEREFORE, THE LOCATIONS SHOWN ON THIS DRAWING CANNOT BE GUARANTEED. DIGGERS HOTLINE MUST BE CONTACTED PRIOR TO CONSTRUCTION.
ITEM 16 - ALL OBSERVABLE EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON THE SURVEYED PROPERTY ARE SHOWN ON THIS DRAWING.
ITEM 17 - AS OF THE DATE OF THIS SURVEY, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, ARE AS SHOWN ON THIS DRAWING.
ITEM 20 - PROFESSIONAL LIABILITY INSURANCE POLICY IS CARRIED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $500,000 AGGREGATE AND IS IN EFFECT THROUGHOUT THE CONTRACT TERM.



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Surveying
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Architecture

NO.	DATE	REVISION	APPROVED
DRAWN BY: A.Sedlar		FIELDWORK: MLR	GAZ

ALTA/NSPS LAND TITLE SURVEY

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 16 EAST, IN THE FOURTEENTH WARD PLAT, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

THIS SURVEY IS PREPARED FOR:
MICHAEL BEST & FRIEDRICH
ONE SOUTH PINCKNEY
MADISON, WI 53701-1806

SCALE	DATE
1"=60'	JULY 2018

COMPUTER FILE
1-1147-001alta

DRAWING NO.
1-1147-001