ALTA/NSPS Land Title Survey

Lots 1 and 2 of Certified Survey Map No. 7062, filed in the Office of the Register of Deeds for Winnebago County, Wisconsin, in Vol. 1 of Certified Survey Maps on Page 7062, as Document No. 1708405; said map being all of Lots 1 and 2, Volume 1, Certified Survey Maps, Page 6813, Document No. 1657675, said map being all of Lot 1 Certified Survey Map No. 5791, Document No. 1371525, all Winnebago County Records, located in parts of the NE1/4 of the NE1/4, the SE1/4 of the NE1/4, the SW1/4 of the NE1/4, and the NW1/4 of the NE1/4, Section 2, T17N–R16E, City of Oshkosh, Winnebago County, Wisconsin

LEGAL DESCRIPTION

Lots 1 and 2 of Certified Survey Map No. 7062, as filed in the Office of the Register of Deeds for Winnebago County, on March 7, 2016, in Volume 1 of Certified Survey Maps, on Page 7062 as Document No. 1708405; being all of Lots 1 and 2, Volume 1, Certified Survey Maps, Page 6813, Map No. 6813, Document No. 1657675, said map being all of Lot 1, Volume 1, Certified Survey Maps, Page 5791, Map No. 5791, Document No. 1371525, all Winnebago County Records, located in parts of the Northeast 1/4 of the Northeast 1/4, the Southeast 1/4 of the Northeast 1/4, the Southwest 1/4 of the Northeast 1/4, and the Northwest 1/4 of the Northeast 1/4, Section 2, T17N–R16E, City of Oshkosh, Winnebago County, Wisconsin.

Parcel contains 742,549 sq. ft. / 17.05 acres, more or less.
Parcel subject to easements and restrictions of record.

This being the same property as described in Chicago Title Insurance Company, Title Commitment Number CO–12168, Revision B, dated February 3, 2022.

To: Marmax Holdings, LLC, an Illinois limited liability company; Tri City National Bank; Smet Investments, LLC, a Wisconsin limited liability company; Chicago Title Insurance 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, 7(a), 7(b)(1), 8, 9, and 11(b) of Table A thereof. The field work was completed on April 4, 2022.

Date of Plat of Map: April 8, 2022

WISCONSIN MICHAEL R. ANDRASCHKO PLS–2895 GREEN BAY, WI LAND SURVEYOR

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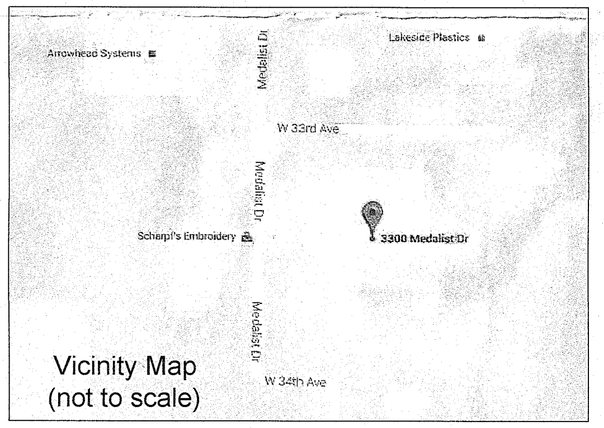
NOTES

1) Subject parcel is zoned HI (Heavy Industrial) according to the City of Oshkosh Zoning Map Viewer.
2) Property located in Flood Zone "(X)" (Areas of minimal flooding) or according to the FEMA FIRM Map 55139033SF, Dated March 17, 2003.
3) Elevations are referenced to the NAVD 88 Benchmark Datum.
4) Diggers Hotline had been called on this project on April 4, 2022 with ticket numbers 20221500742, 20221500749, 20221500770, and 20221500772. Mau & Associates, LLP accepts no responsibility for existing utilities not marked by Diggers Hotline.
5) There is no observed evidence of earth moving work, building constructions or building additions.
6) No observed evidence of site use as a solid waste dump, sump or sanitary landfill.
7) There are 350 total parking stalls: 337 regular and 13 handicap

SCHEDULE B–II NOTES

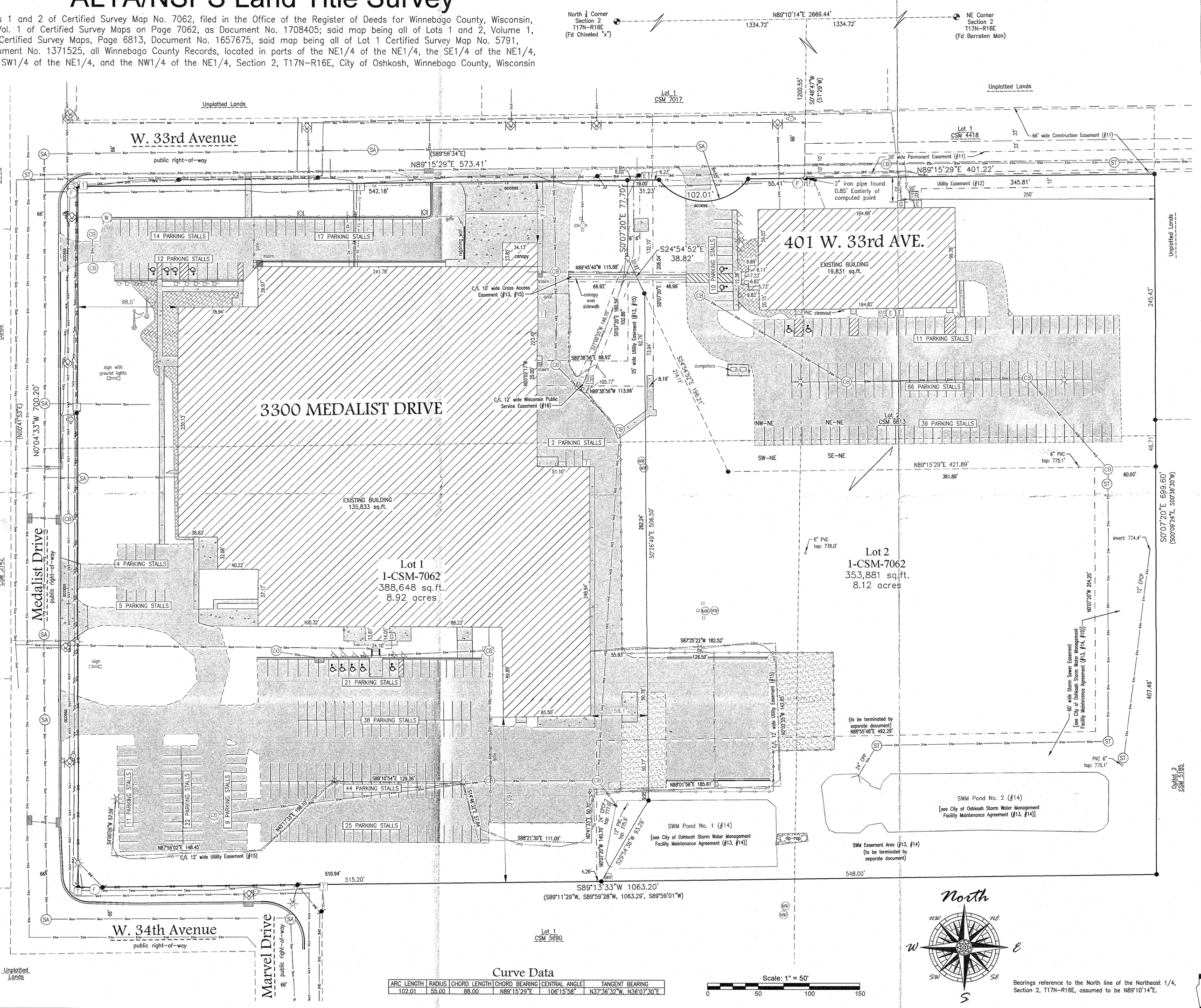
11) Easement in favor of the City of Oshkosh dated May 15, 1975, recorded May 22, 1975 as Document No. 462694. (as shown on survey—does not affect subject property)
12) Utility Easement in favor of Wisconsin Public Service Corporation dated November 8, 2005, recorded November 18, 2005 as Document No. 1378811. (as shown on survey)
13) Declaration of Easements, Covenants and Conditions dated February 24, 2014, recorded March 5, 2014 as Document No. 1659086. (as shown on survey)
14) Stormwater Management Facility Maintenance Agreement recorded March 10, 2014 as Document No. 1659286, amended by Amendment No. 1 to Stormwater Management Facility Maintenance Agreement recorded March 30, 2016 as Document No. 1709841. (location of stormwater management as shown on survey)
15) Easements and restrictions as shown on the plat of Certified Survey Map No. 7062, recorded on March 7, 2016 as Document No. 1708405. (as shown on survey)
16) Electric Underground Easement in favor of Wisconsin Public Service Corporation dated May 23, 2018, recorded July 30, 2018 as Document No. 1771749. (as shown on survey)
17) Conditional Use Permit dated May 4, 2020, recorded May 26, 2020 as Document No. 1817450.



Vicinity Map
(not to scale)

Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- computed point nothing set
- 2" iron pipe found
- Winnebago County monument–type noted
- ( ) recorded as bearing / distance
- (#17) Schedule B–II Notes
- round catch basin
- storm sewer manhole
- curb inlet
- sanitary sewer manhole
- hydrant
- cleanout manhole
- gas meter
- telephone pedestal
- electrical meter
- electrical pedestal
- electrical transformer
- fiber optic pedestal
- fiber optic vault
- light pole
- power pole
- anchor wire
- storm sewer line
- sanitary sewer line
- watermain
- underground gas line
- underground telephone line
- underground electric line
- overhead wires
- fiber optic line
- concrete curb & gutter line
- fence line
- blacktop
- concrete
- gravel
- landscaped area
- existing building
- valve
- guard post
- flag pole
- sign
- mailbox
- monitoring well
- water manhole
- handicap parking



Curve Data

ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
102.01	55.00	88.00	N89°15'29"E	106°15'58"	N37°36'32"W, N36°07'30"E

Scale: 1" = 50'
0 50 100 150

North

Bearings reference to the North line of the Northeast 1/4, Section 2, T17N–R16E, assumed to be N89°10'14"E.

SCALE 1"=50'

DRAWN BY BAB

TAX PARCEL NO. 91413850302

ALTA/NSPS Land Title Survey

Fieldwork Completed: 04/04/2022

Data File: S-13212.txt

File: S-13212ALTA 040522.dwg

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Smet Investments, LLC

PROJECT NO. S-13212

SHEET NO. 1 of 1

DRAWING NO. S-3567