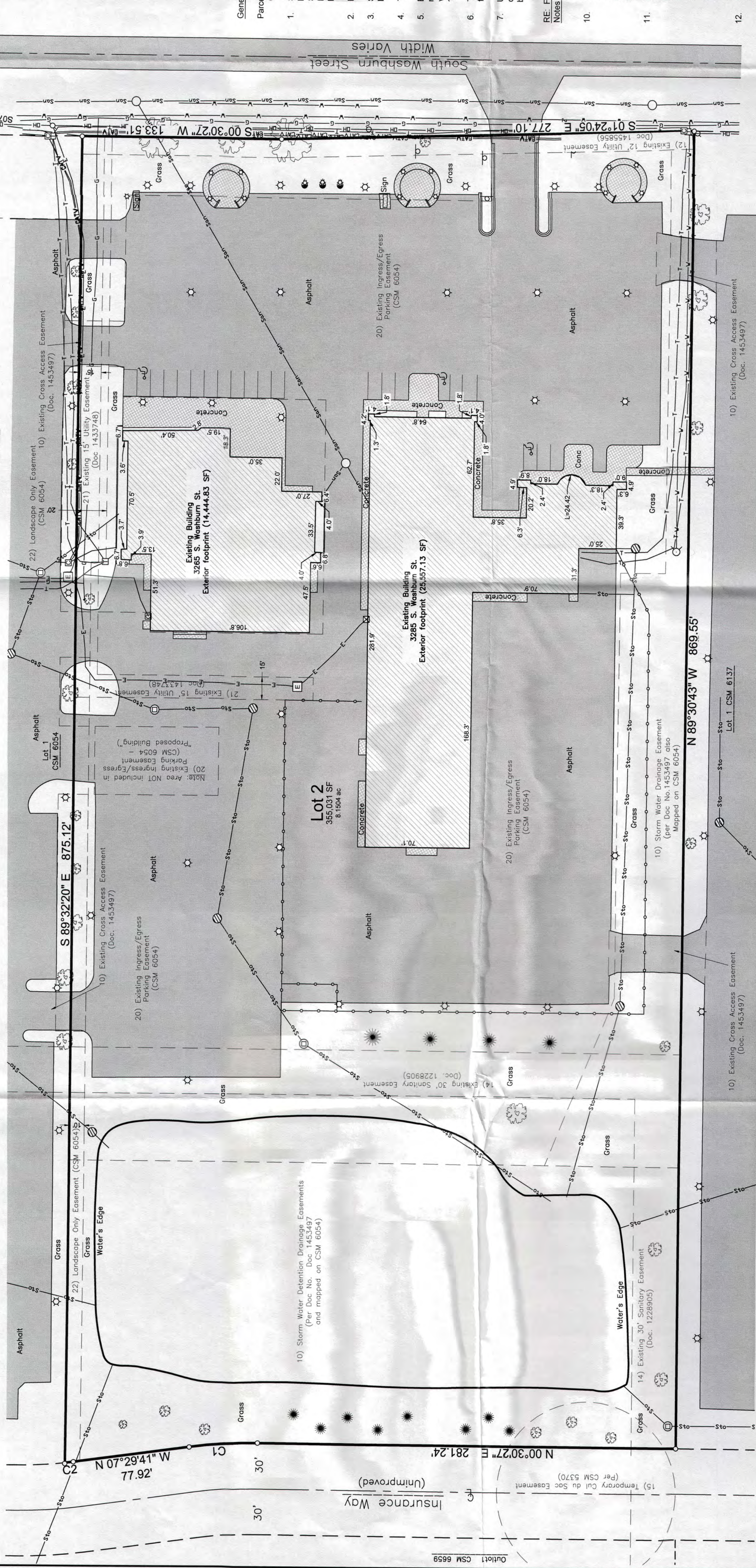


ALTA/ACSM LAND TITLE SURVEY

Lot 2 of Certified Survey Map No. 6054 Being Part of the N.E. 1/4 of the N.E. 1/4 of Section 4, Township 17 North, Range 16 East, City of Oshkosh, Winnebago County, Wisconsin



LEGEND

— CATV — CATV	Sanitary MH / Tank / Base	CATV Pedestal
— FI — FI	Clean Out / Curb Stop / Pull Box	Gas Regulator
— DI — DI	Storm Manhole	Sign
— SW — SW	Catch Basin / Yard Drain	Post / Guard Post
— S — S	Water MH / Well	Deciduous Tree
— E — E	Hydrant	Coniferous Tree
— G — G	Utility Valve	Bush / Hedge
— U — U	Utility Meter	Asphalt Pavement
— T — T	Light Pole / Signal	Concrete Pavement
— V — V	Electric Pedestal	3/4" x 1/8" Steel Rebar @ 1.50bs/LF SET
— F — F	Electric Transformer	1/2" Rebar Found
— E — E	Air Conditioner	3/4" Rebar Found
— T — T	Telephone Pedestal	1" Iron Pipe Found
— M — M	Telephone Manhole	Government Corner

CURVE TABLE				
Curve	Radius	Chord Direction	Chord Length	Arc Length
C1	330.90'	N 03°29'37" W	46.05'	7°58'50"
C2	270.00'	N 06°53'03" W	5.76'	1°13'17"

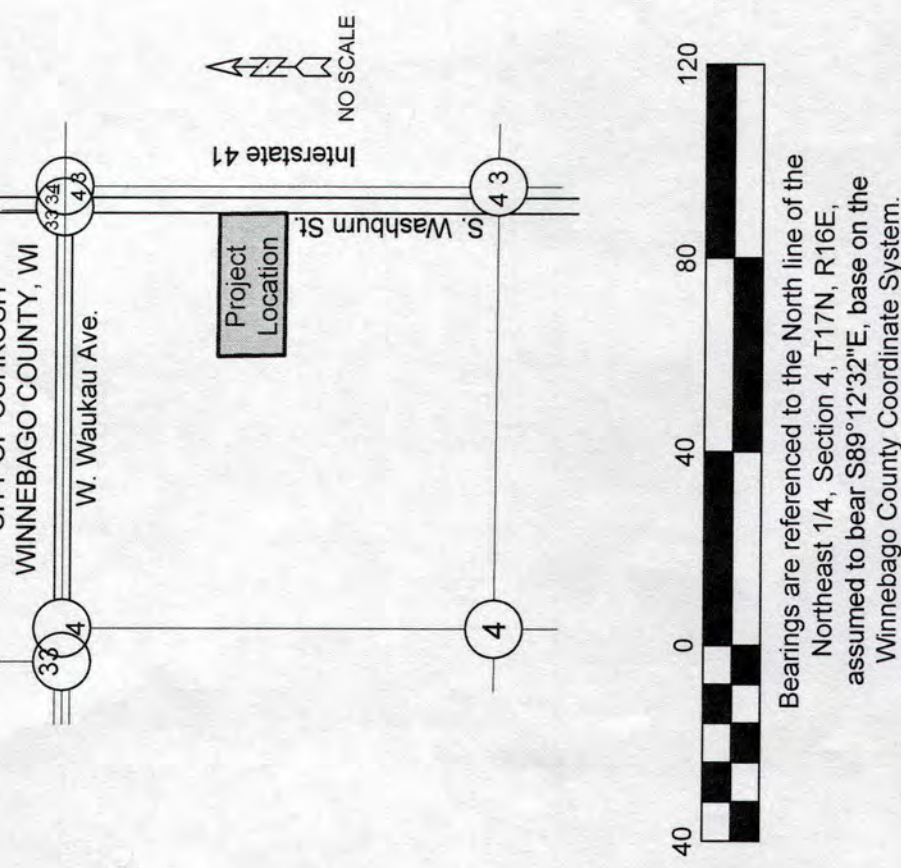
Legal Description: (Per Commitment No. 2716480 with an effective date of December 30, 2015)
Lot Two (2) Certified Survey Map No. 6054 filed in the office of the Register of Deeds for Winnebago County, Wisconsin on March 12, 2007, in Volume 1 on Page 6054, as Document No. 1428308, being part of Lot 1, CSM 3686 and part of the Northeast 1/4 of the Northeast 1/4, Section 4, Township 17 North, Range 16 East, City of Oshkosh, Winnebago County, Wisconsin.

Surveyor's Certificate
Bergstrom of the Fox Valley, Inc. and First American Title Insurance Company - Evans Title Division and BMO Harris Bank N.A. ;
This is to certify that this map or plat and the survey on which it is based were made in accordance with the "2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(b), 7(a) (b1), 8, 9, 11(a) & 11(b) Table A thereof. The field work was completed on January 20, 2015. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor Professional in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

WISCONSIN
JAMES R. SEHLOFF
S-2692
DE PERE
WI
Date of Map: 8 FEB 2016
James R. Sehoff PLS-2692
LAND SURVEYOR

LOCATION MAP

NE 1/4 SEC 4, T 17 N, R 16 E,
CITY OF OSHKOSH, WI
WINNEBAGO COUNTY, WI



General Notes for Parcel # 91365010000

Parcel is currently zoned: M-1PD Light Industrial District and Planned Development, Commercial (per City of Oshkosh website)

- Selbacks:**
Front Yard: 50 feet for Building and 25 feet for parking
Side Yard: 15 feet
Rear Yard: 25 feet
Height: 70.8 feet (per Airport Zoning)
- Parcel is included in Airport Zoning - Air 6 (per Winnebago County GIS)
- Site is NOT located in Floodplain, Per FIRM 55139C0330E with an effective date of March 17, 2003
- Total land area is 355,031 Sq. Ft. (8.1504 Acres)
- Existing utilities shown are indicated in accordance with available records and field measurements. Obtain exact locations & elevations of all utilities, including sewer & water from the owners of the respective utilities. To contact Digger's Hotline, call 1-800-242-8511
- Table A #9). Note: Parking striping was difficult to locate due to snow cover and fading of paint at time of survey. Striping that is shown was more defined.
- Utility and ground features shown on this map are indicated based on what was observed at the time. Utility markings and existing features may have been covered by snow and/or ice and may not be shown on this map.

RE: First American Title Insurance Company Commitment No. 2716480
Notes to Schedule B - Section Two

- Declaration of Drainage and Access Easement Agreement recorded on November 13, 2007 as Document No. 1453497, **Storm Water Detention Pond and Storm Water Drainage Easement are Plotted and noted on map. The Cross Access Easements have no dimensions in east and west locations plotted are approximate across existing drives per Exhibit C.**
- Declaration of Drainage, Access and Driveway Easements recorded on January 12, 2012 as Document No. 1591908. Easement Grants, to Lot 1 of CSM 6573 and Lot 1 of CSM 6137, use of existing storm water system. Said system is plotted and noted as Item 10. Document also grants, to Lot 1 of CSM 6573, use of the southern Cross Access Easements as plotted and noted in Item 10
- Restatement of said Declaration recorded on March 10, 2014 as Document No. 1659329. Easements same as noted above.
- Easement for public utilities disclosed by instrument recorded on December 12, 2007 as Document No. 1455856. **Plotted and noted on map.**
- Road Agreement recorded on July 5, 2001 as Document No. 1136355. **Road agreement is to define responsibility of affected parties for Insurance Way as Dedicated.**
- Easement by an instrument Recorded: February 4, 2003 --- Document No.: 1228905 **Plotted and noted on map.**
- Note and setback restriction designated on CSM No. 5370
Temporary Cul de Sac is plotted and noted on map. No written reservation found when right of way was extended.
- Limitations imposed upon ingress to and egress from the subject premises to "U.S.H. 41". Currently known as I-41, (including ramps and connection roads on the right of way thereof), as set forth in a Finding, Determination and Declaration recorded in the office of the Register of Deeds on January 2, 1992, in Volume 678, on Page 593, as Document No. 189410, wherein said highway/road is designated as a controlled-access highway/road under the provisions of Section 84.25 of the Wisconsin Statutes.
Surveyed Parcel has not direct access on to I-41.
- Ingress/Egress Parking Easement designated on CSM No. 6054
Plotted and noted on map.
- Easement for public utilities disclosed by instrument recorded May 4, 2007 as Document No. 1433748. **Plotted and noted on map.**
- Storm Water Detention and Landscape Easement as designated on CSM No. 6054
Plotted and noted on map.

North 1/4 Corner
Section 4, T17N, R16E
(Bertsen Monument Found)

S89°12'32"E 2642.07'
N/L of the NE 1/4 of Section 4

Southeast Corner
Section 33, T18N, R16E
(Bertsen Monument Found)

Washburn St

Interstate 41

Waukau Ave

Project Location

NO SCALE

Bearings are referenced to the North line of the Northeast 1/4, Section 4, T17N, R16E, assumed to bear S89°12'32"E, base on the Winnebago County Coordinate System.

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DAVEL ENGINEERING & ENVIRONMENTAL, INC.

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DAVEL ENGINEERING & ENVIRONMENTAL

3265-3285 South Washburn Street

Oshkosh, WI 54904

ALTA / ACSM Land Title Survey

For: Bergstrom of the Fox Valley, Inc.

City of Oshkosh, Winnebago County, WI

Bergstrom Honda and Nissan

02/5/2016

3187ALTA.dwg

Author: Scott Andersen

Last Saved by: jlm

Page 1 of 1