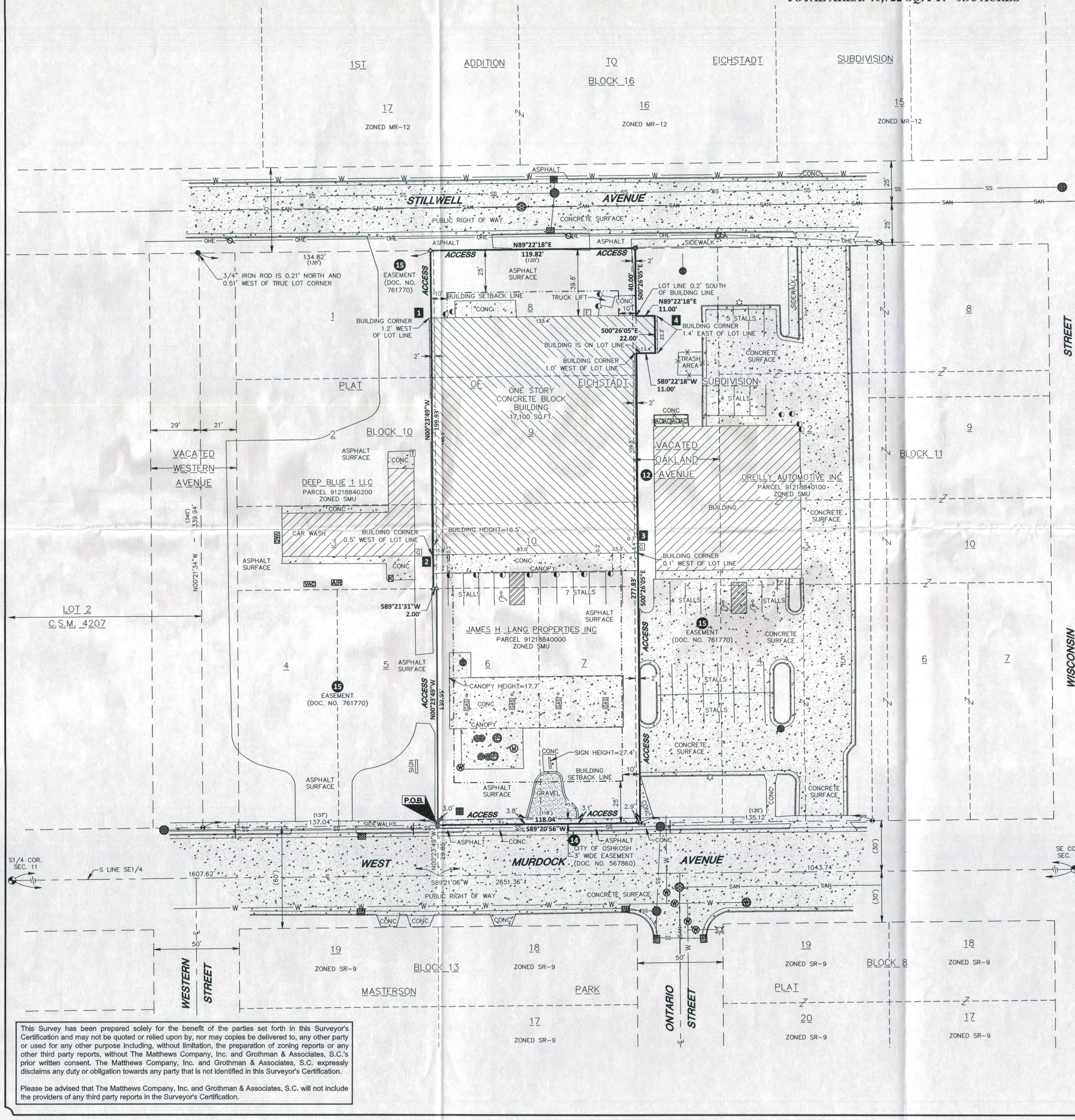
ALTA/NSPS LAND TITLE SURVEY

TOTAL AREA: 40,722 SQ. FT. - 0.93 ACRES



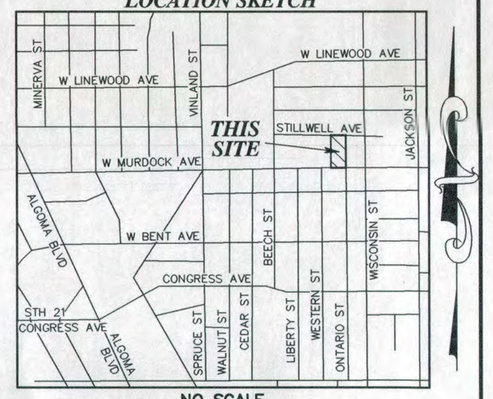
BASIS OF BEARINGS: IS THE NORTH RIGHT OF WAY LINE OF WEST MURDOCK AVENUE WHICH IS ASSUMED TO BEAR S89°20'56"W.

SCALE: 1" = 30'

0 15 30 60

N W E S

LOCATION SKETCH



NO SCALE

LEGEND

- WINNEGABO CO. MON.
- MAG NAIL SET
- CHISELED "X" IN CONCRETE SET
- 3/4" IRON ROD FND.
- 1" IRON PIPE FND.
- CHISELED "X" IN CONCRETE FND
- GUARD POST
- LIGHT POST
- POWER POLE
- HANDICAP PARKING STALL
- SIGN
- CARWASH TIMER
- CARWASH KEYPAD
- CABLE PEDESTAL
- AIR CONDITIONING UNIT
- AIR COMPRESSOR
- VACUUM
- GAS PUMP
- FUEL RECEPTACLE
- PUMP MANHOLE
- GAS METER
- ELECTRIC METER
- WATER BOX
- WATER MANHOLE
- MONITORING WELL
- CATCH BASIN
- STORM SEWER DRAIN
- SQUARE STORM DRAIN
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- SAN — SANITARY SEWER LINE
- SS — STORM SEWER LINE
- W — WATER LINE
- OHE — OVERHEAD UTILITY LINE
- X X X — WOOD FENCE
- ( ) PREVIOUS SURVEY OR RECORD INFO.
- INDICATES NO PARKING
- CONCRETE SURFACE
- GRAVEL SURFACE

LIST OF EASEMENTS & PROVISIONS FROM TITLE COMMITMENT

(FROM COMMITMENT NO. NCS-940206WI2-PHX1 – SCHEDULE B – PART II)

12. RIGHTS FOR ENTRANCE TO, MAINTENANCE, CONSTRUCTION, OR REPAIR OF ANY UTILITY STRUCTURES, IMPROVEMENTS OR SERVICES WHICH MAY BE UNDER THE SURFACE OF THE PORTION OF THE INSURED PREMISES LYING WITHIN VACATED OAKLAND AVENUE, PURSUANT TO SECTION 66.1005(2)(A) WISCONSIN STATUTES. (AFFECTS PROPERTY, BLANKET IN NATURE)
13. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN PROTECTIVE COVENANTS EXECUTED BY HAROLD EICHSTADT, JOHN H. EICHSTADT AND ALBERT C. STILLWELL, DATED SEPTEMBER 29, 1947 AND RECORDED NOVEMBER 29, 1947, IN VOLUME 556, PAGE 599 AS DOCUMENT NO. 151110. AMENDMENTS TO PROTECTIVE COVENANTS CONCERNING PLAT OF EICHSTADT'S SUBDIVISION, RECORDED APRIL 11, 1952 IN VOLUME 679, PAGE 269 AS DOCUMENT NO. 191589. AMENDMENT TO PROTECTIVE COVENANTS PLAT OF EICHSTADT'S SUBDIVISION, RECORDED AUGUST 09, 1990 AS DOCUMENT NO. 749993. (AFFECTS PROPERTY, BLANKET IN NATURE)
14. EASEMENT BY AN INSTRUMENT RECORDED SEPTEMBER 02, 1981 AS DOCUMENT NO. 567860. (AFFECTS PROPERTY, AS PLOTTED)
15. RIGHTS OF OTHERS OVER PORTIONS OF THE SUBJECT LAND DESCRIBED BY QUIT CLAIM DEED RECORDED MARCH 08, 1991 AS DOCUMENT NO. 761770. (AFFECTS PROPERTY, AS PLOTTED)

ZONING INFORMATION

SOURCE OF ZONING INFORMATION: PER JEFF NAU CITY OF OSHKOSH ASSOCIATE PLANNER/GIS SPECIALIST. PHONE NO. 920-236-5122

CURRENT ZONING CLASSIFICATION IS SMU SUBURBAN MIXED USE AND IS LEGAL NON-CONFORMING SINCE IT PRE-DATES ZONING ORDINANCE REVISED JANUARY 2017 AND ALLOWS FOR CURRENT USE.

BUILDING SETBACK REQUIREMENTS:
FRONT = 25 FEET
SIDE = 10 FEET
REAR = 25 FEET

BUILDING HEIGHT RESTRICTIONS: 45 FEET

FLOOR SPACE RESTRICTIONS: THERE ARE NO MINIMUM/MAXIMUM BUILDING SIZES. THE LIMITING FACTORS ARE BUILDING SETBACKS AND A 70% IMPERVIOUS COVERAGE.

PARKING:
REGULAR PARKING SPACES = 11
HANDICAP PARKING SPACES = 1
TOTAL PARKING SPACES = 12

CURRENT PARKING REQUIREMENT IS:
1 SPACE PER 300 SQ.FT. OF GROSS FLOOR AREA.

FLOOD ZONE

THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 55139C0220E WITH A DATE OF IDENTIFICATION OF MARCH 17, 2003 FOR COMMUNITY NO. 550511 IN WINNEBAGO COUNTY, STATE OF WISCONSIN, WHICH IS THE CURRENT FLOOD RATE INSURANCE MAP FOR THE COMMUNITY AT TIME OF SURVEY.

ACCESS STATEMENT

ACCESS TO AND FROM SUBJECT PROPERTY "DIRECT" AND "INDIRECT" TO WEST MURDOCK AVENUE AND STILLWELL AVENUE PUBLIC RIGHT OF WAYS AS SHOWN.

POSSIBLE ENCROACHMENTS

1. BUILDING 1.2' WEST OF LOT LINE
2. BUILDING & CONCRETE 0.5' WEST OF LOT LINE
3. GAS METER EAST OF LOT LINE
4. BUILDING 1.4' WEST OF LOT LINE

NOTE: NO EVIDENCE OF POTENTIAL WETLANDS WAS OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

NOTE: THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, PER KEVIN KIESOW CITY OF OSHKOSH CIVIL ENGINEERING TECHNICIAN. PHONE NO. 920-236-5065.

NOTE: THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

NOTE: THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

NOTE: THERE IS NO OBSERVABLE EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

NOTE: THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED ON OBSERVED EVIDENCE AND UPON INFORMATION FURNISHED BY THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO. UNDERGROUND UTILITIES WERE NOT MARKED BY A 811 UTILITY LOCATE AT TIME OF SURVEY.

NOTE: THE ADJACENT LAND INFORMATION SHOWN HEREON WAS ACQUIRED FROM COUNTY LAND RECORDS AT THE TIME OF SURVEY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

NOTE: THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

NOTE: THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.

NOTE: THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/- 0.1 FOOT.

NOTE: THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHT-OF-WAYS AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.

NOTE: IF THE SUBJECT PROPERTY IS COMPRISED OF MULTIPLE PARCELS, THE PARCELS ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES AS SHOWN ON THIS SURVEY, AND THAT THERE ARE NO GAPS, STRIPS OR GORES IN SAID PROPERTY.

NOTE: THE POSTED ADDRESS OF 700, 708 & 710 WEST MURDOCK WAS OBSERVED AT THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATE

To: VEREIT Real Estate, L.P., a Delaware limited partnership and its successors and assigns
Riiser Fuels, LLC, a Delaware limited liability company
Riiser Fuels Holdings, LLC, Delaware limited liability company
First American Title Insurance Company
The Matthews Company, Inc.

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, jointly established and adopted by ALTA and NSPS, and includes **Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10a, 13, 14, 16, 17 and 20 of Table A** thereof. The field work was completed on **January 8, 2019.**

Date of Plat or Map: January 18, 2018

By: _____
JAMES R. GROTHMAN
Professional Land Surveyor No. 1321
Date: **January 18, 2019**
G & A File: 1218-730

WISCONSIN — JAMES R. GROTHMAN S-1321 PORTAGE WISCONSIN — LAND SURVEYOR

The property described and shown hereon is the same property described in **First American Title Insurance Company, Commitment No. NCS-940206WI2-PHX1** dated **December 28, 2018.**

LEGAL DESCRIPTION

All of Lots Six (6), Seven (7), Eight (8), Nine (9) and Ten (10), also the East 2.0 feet of Lots 1 (1), Two (2) and Three (3), all in Block Ten, (10) of the Plat of Eichstadt Subdivision in the Twelfth Ward, City of Oshkosh, Winnebago County, Wisconsin and that part of the West 2.0 feet of vacated Oakland Avenue and the West 13 Feet of the South 22 feet of the North 62 feet of vacated Oakland Avenue, all lying South of the South line of Stillwell Avenue and North of the North line of Murdock Avenue.

Being more particularly described as follows:

Beginning at the Southwest corner of Lot 6, Block 10, Plat of Eichstadt Subdivision, said point being in the North right-of-way line of West Murdock Avenue;
thence North 00°23'49" West along the West line of said Lot 6, 139.95 feet to the Northwest corner thereof;
thence South 89°21'31" West along the South line of Lot 3, Block 10, Plat of Eichstadt Subdivision, 2.00 feet;
thence North 00°23'49" West, 199.93 feet to a point in the North line of Lot 1, Block 10, Plat of Eichstadt Subdivision said point being in the South right-of-way line of Stillwell Avenue;
thence North 89°22'18' East along the North line of Lots 1 and 8, Block 10, Plat of Eichstadt Subdivision, 119.82 feet;
thence South 00°26'05" East, 40.00 feet;
thence North 89°22'18" East, 11.00 feet;
thence South 00°26'05" East, 22.00 feet;
thence South 89°22'18" West, 11.00 feet;
thence South 00°26'05"East, 277.83 feet to a point in the North right-of-way line of West Murdock Avenue;
thence South 89°20'56" West along the South line of Lots 6 and 7, Block 10, Plat of Eichstadt Subdivision and the North right-of-way line of West Murdock Avenue, 118.04 feet to the point of beginning.
Containing 40,722 square feet, (0.93 acres), more or less.

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without The Matthews Company, Inc. and Grothman & Associates, S.C.'s prior written consent. The Matthews Company, Inc. and Grothman & Associates, S.C. expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.

Please be advised that The Matthews Company, Inc. and Grothman & Associates, S.C. will not include the providers of any third party reports in the Surveyor's Certification.

AS PREPARED BY:
James R. Grothman
GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothmon.com
DWG: 1218-730 FILE NO. 1218-730

"ALTA/NSPS LAND TITLE SURVEY"

PREPARED FOR:

THE MATTHEWS COMPANY Inc.®

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714)-979-7181 Fax: (714)-641-2840
www.thematthewscompany.com

DATE	REVISION	BY

VEREIT Real Estate, L.P.

708 West Murdock
Oshkosh, WI
(C-Store)

SCALE: 1" = 30'	CHKD./AP'V'D:
DATE: January 18, 2018	APPROVED:
DWN. BY: A. Mast	STORE NO. 07
CHKD.BY: J. GROTHMAN	SHEET 1 OF 1

J.N.: 18-12-04-27005