#### LEGAL DESCRIPTION

West 100 feet of the following described tract of land:

part of the Southeast 1/4 of the Southeast 1/4 of Section 11, Township 18 North, Range 16 East, in the strong of the Southeast 1/4 of Section 11, Township 18 North, Range 16 East, in the part of the Southeast 1/4 of Section 11, Township 18 North, Range 16 East, in the Strong the South Incommencing at the seast corner of said Section, Wisconsin, described as follows: Commencing at the heast corner of said Section, along the East line of said Section, 181.5 feet, thence South, parallel with the East line of said in, 181.5 feet, to the South line of said Section, being the Center line of Murdock Avenue; ce East, along the South line of said Section, 399.5 feet, to the place of beginning.

AND EXCEPTING therefrom that portion conveyed by Deed recorded in Volume 413 of Records, Page 595. HER LESS AND EXCEPTING therefrom the premises acquired by the City of Oshkosh by Award of Damages and September 1, 2009 as Document No. 1517450, described as: Parcel 2 of Transportation Project Plat 10–14–21–4.01 recorded in File 1 of Transportation Project Plats, Page 68, as Document No. 1489982, and the page of the North Page 10 of Transportation Project Plats, Page 68 as Document No. 1489982, and the Page 10 of Transportation Project Plats, Page 68 as Document No. 1489982, and the Page 11 of Transportation Project Plats, Page 68 as Document No. 1489982, and the Page 11 of Transportation Project Plats, Page 68 as Document No. 1489982, and the Page 11 of Transportation Project Plats, Page 12 of Transportation Project Plats, Page 13 of Page 14 of Page 14 of Page 14 of Page 15 of Page 15 of Page 16 of Page 17 of Page 16 of Page 17 o

# The land shown in this survey is the same as that described in Title Commitment by First American Title Insurance Company , Commitment Number 2023-32985-6, Commitment Date of January 22, 2024 at 7:30 A.M.

Numbers correspond with Survey-related Schedule B exception items contained in the above referenced Title Commitment. SCHEDULE  $\square$ PART I

- (3)Temporary Limited Easement granted to City of Oskosh, recorded September 1, 2009, Document No. 1517450.

  (This item refers to the Subject Property, Temporary Limited Easement area not clearly defined and not plottable.)
- 15 Easement granted to City of Oshkosh by an instrument recorded on September 28, 19 as Document No. 568650 (This item refers to the Subject Property. The Easement plots South of the Subject Property in the acquired road right-of-way. September 28, 1981,
- (1) Conveyance of Lands for Highway purposes granted by Wall-Spalding Lumber Company to The Town Board of the Town of Oshkosh, by an instrument recorded on June 21, 1934, Volume 413, Page 595.

  (This item refers to the Subject Property, This Item is acquired road right-of-way that is South of the Subject Property.)
- 18 Terms and conditions contained in Relocation Order recorded September 19, 2007, as Document No. 1448603.

  Revised by Revised Relocation Order recorded March 18, 2008, as Document No. 1464543 Further revised by Revised Relocation Order recorded December 18, 2008, as Document No. 1489853

  (This item refers to the Subject Property. This item shows road right-of-way acquired in Document 1517450 noted on the drawing.)

#### MISCELLANEOUS NOTES

LOT 7 EICHSTADT'S SUBDIVISION

PARKING

SPACES

1. There is access to the subject property, as noted on the drawing.

2. The locations of all utilities shown on the survey are from clear markings of Digger's Hotline, Ticket # 20240100755 and clearly identifiable plans provided by utility companies only. There may be other underground utilities on site that were not marked or clear identifiable plans provided. This Survey does not guarantee utility locations and is not responsible for utilities not marked or plans provided, and is also not intended for use of any future construction. Pursuant to Item 11 of Table A, where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

At the time of this survey, there was no observed evidence of current ing work, building construction or building additions. The listed address of the site is 502 W. Murdock Ave., Oshkosh, WI

5. Per Table A Item 6(b), the surveyor shall only graphically depict the building setback requirements if they do not require an interpretation by the surveyor. Cemeteries or burial grounds were not observed in field work or documents provided

#### PARKING SPACES

AREA 14,574 SQ. FT./0.335 AC. OH PROPERTY

#### SURVEYOR Suilding is within Setback lines S OBSERVATIONS

scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone Unshaded (Areas determined to be outside the 500 Year Floodplain.) according to the Flood urance Rate Map for Winnebago County, in the State of Wisconsin, Community No. 550511, Map/Par 55139C0220E, Effective Date 3/17/2003. FLOOD ZONE

#### ZONING

Property is Zoned — SMU (Suburban Mixed Use) Setbacks — Front 25', Side 10', Rear 25' The Zoning Information below was provided by the client, of Oshkosh. Refer to this letter for further information. a letter dated 1/17/2024 from

the City

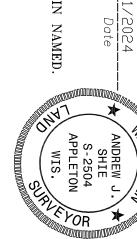
### CERTIFICATION

To: KAUKAUNA OF MINNESOTA, LLC, A MINNESOTA LIMITED LIABILITY GUARANTY CLOSING & TITLE SERVICES, INC.; FIRST AMERICAN TITLE COMPANY; NSURANCE

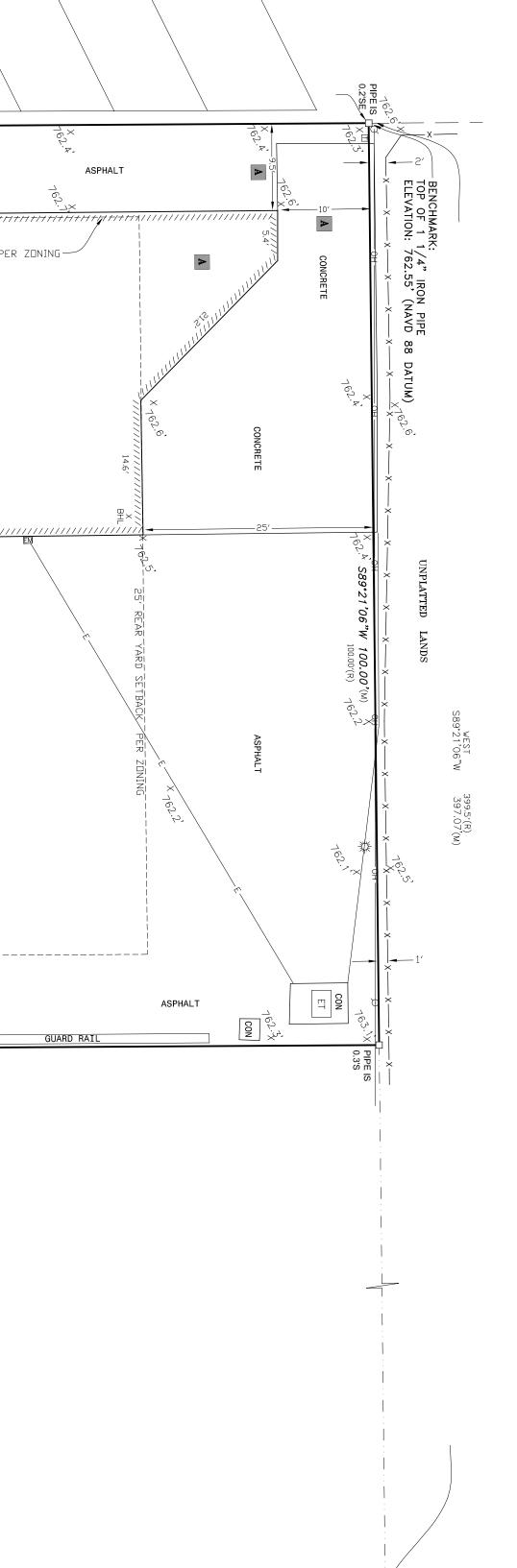
is is to certify that this map or plat and the survey on which it is based were side in accordance with the 2021 Minimum Standard Detail Requirements for TA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, d includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(b), 16, 18, and of Table A thereof. The field work was completed on 1/8/2024.

arew J. Shie Shie

THIS SURVEY IS NOT VALID FOR ANY FUTURE TRANSACTIONS OF THIS PROPERTY. CERTIFICATION IS ONLY TO THE PARTIES HEREIN S-2504



## /NSPS TITLE

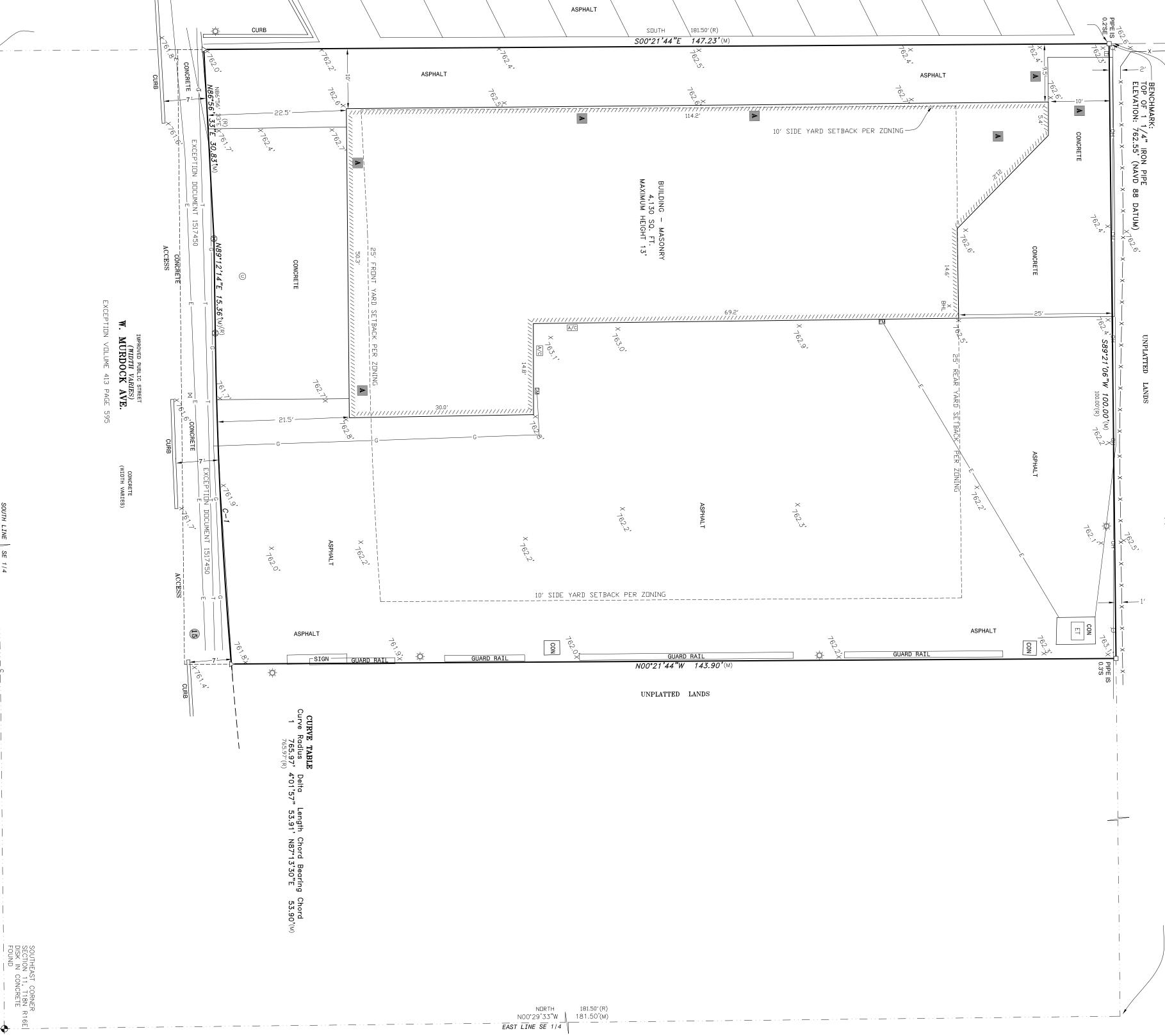


WISCONSIN ST.

SITE

JACKSON ST.

VICINITY MAP



BEARINGS ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM WITH THE EAST LINE OF THE SE 1/4
OF SECTION 11 BEARING N 00°29'33" W
Scale 1 inch = 10 feet

LEGEND

4" REBAR SET — 18" LONG, IGHING 1.502 LBS./LIN. FT. SITION FALLS IN CONCRETE NUMENT NOT SET

1/4" O.D. IRON PIPE FOUND
O.D. IRON PIPE FOUND
AG" NAIL SET
'4" REBAR FOUND
VERNMENT CORNER
NCE LINE
CORDED AS
IDUOUS TREE, AS NOTED







JIGHT POLE

JABLE TV PED

JABLE TRANSFORMER

JANKNOWN METAL VAULT

JASAS METER

JASAS METER

JASAS METER

JASAS METER

JASAS METER

JASAS METER

JANUTARY MANHOLE

JANUTARY MANHOLE

JANUTARY CLEANOUT

JATCH BASIN

JATCH BASIN

JATCH BASIN

JANDICAP SPACE

JANDICAP SPACE

JANDICAP SPACE

JANDICAP SPACE

JANDICAP SPACE

JANDICAP SPACE

JANDICAP PARKING SP

JOINT OF COMMENCEMENT

JOINT OF BEGINNING

MEASURED CALL

ECORDED CALL

ENTERLINE

OCATION OF MEASURED

UILDING HEIGHT

JISTING SPOT ELEVATION