ALTA / ACSM LAND TITLE SURVEY

AGREEMENTS, CONDITIONS, COVENANTS, EASEMENTS AND RESTRICTIONS CONTAINED IN SCHEDULE B, SECTION 2, EXCEPTIONS OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-705290-MAD

1. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION OF THE LAND.

2. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.

3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE INCLUDING, DISCREPANCIES, CONFLICT IN BOUNDARY LINES, SHORTAGES IN AREA, OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, AND THAT ARE NOT SHOWN IN THE PUBLIC RECORDS. (ENCROACHMENTS SHOWN ON SURVEY)

4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL THERETOFORE OR HEREAFTER FURNISHED IMPOSED BY LAW AND NOT SHOWN IN THE PUBLIC RECORDS. (NOT A SURVEY MATTER)

5. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS, OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NOT A SURVEY MATTER)

6. SPECIAL TAXES, ASSESSMENTS OR CHARGES, IF ANY. (NOT A SURVEY MATTER)

7. TAXES, GENERAL AND SPECIAL FOR THE YEAR 2014, NOT NOW DUE AND PAYABLE. (NOT A SURVEY MATTER)

8. TAXES FOR THE YEAR 2013, IN THE AMOUNT OF $4,182.44, ARE PAID. (NOT A SURVEY MATTER)

9. RIGHTS OF TENANTS NOW IN POSSESSION OF THE LAND UNDER UNRECORDED LEASES OR OTHERWISE. (NOT A SURVEY MATTER)

10. PUBLIC OR PRIVATE RIGHTS IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY, AND/OR ALLEY PURPOSES.

11. EASEMENTS AND OTHER MATTERS AS SHOWN ON CSM 4979, RECORDED AS DOCUMENT NO. 1177301. (STORM SEWER EASEMENT SHOWN ON SURVEY)

12. PROTECTIVE COVENANTS IN WARRANTY DEED, RECORDED APRIL 23, 2002 AS DOCUMENT NO. 1179125.

PROTECTIVE COVENANTS OF THE CITY OF OSHKOSH INDUSTRIAL PARKS, RECORDED JULY 3, 1991 AS DOCUMENT NO. 770653. (BUILDING SETBACKS SHOWN ON SURVEY WITH MOST RESTRICTIVE)

13. MORTGAGE DATED NOVEMBER 4, 2010 AND RECORDED NOVEMBER 9, 2010 AS 1556142, MADE BY RIE COATINGS, A MINNESOTA CORPORATION, TO FASTENAL COMPANY, TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF $ 600,000.00 AND THE TERMS AND CONDITIONS THEREOF. (NOT A SURVEY MATTER)

NOTES:

THE SUBJECT PROPERTY IS LOCATED IN A ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON COMMUNITY PANEL NUMBER 55139C0330E OF THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE OF FLOOD INSURANCE RATE MAP MARCH 17, 2003.

THE SURVEY WAS PERFORMED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN THE COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. NCS-705290-MAD OF FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES.

THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES PER PUBLIC WORKS DEPARTMENT OF THE CITY OF OSHKOSH AS OF DECEMBER 18, 2014.

OBSERVED NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

THERE IS NO OBSERVABLE EVIDENCE OF THE SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL.

OBSERVED NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

PROPERTY ZONED: M-3 (GENERAL INDUSTRIAL DISTRICT)

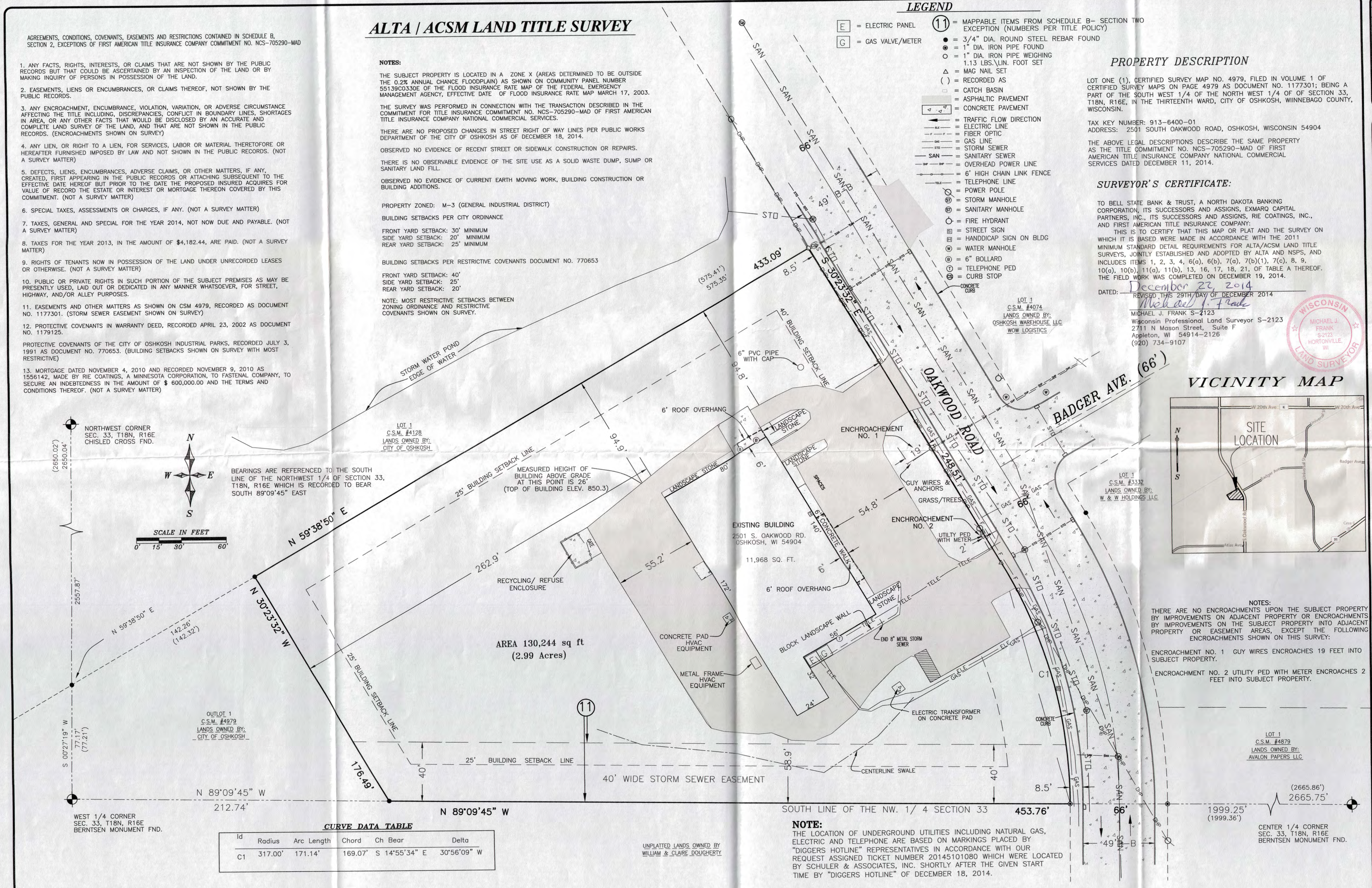
BUILDING SETBACKS PER CITY ORDINANCE

FRONT YARD SETBACK: 30' MINIMUM
SIDE YARD SETBACK: 20' MINIMUM
REAR YARD SETBACK: 25' MINIMUM

BUILDING SETBACKS PER RESTRICTIVE COVENANTS DOCUMENT NO. 770653

FRONT YARD SETBACK: 40'
SIDE YARD SETBACK: 25'
REAR YARD SETBACK: 20'

NOTE: MOST RESTRICTIVE SETBACKS BETWEEN ZONING ORDINANCE AND RESTRICTIVE COVENANTS SHOWN ON SURVEY.



LEGEND

- E = ELECTRIC PANEL
- G = GAS VALVE/METER
- (11) = MAPPABLE ITEMS FROM SCHEDULE B- SECTION TWO EXCEPTION (NUMBERS PER TITLE POLICY)
- ● = 3/4" DIA. ROUND STEEL REBAR FOUND
- ◉ = 1" DIA. IRON PIPE FOUND
- ○ = 1" DIA. IRON PIPE WEIGHING 1.13 LBS.\LIN. FOOT SET
- △ = MAG NAIL SET
- ( ) = RECORDED AS
- = CATCH BASIN
- = ASPHALTIC PAVEMENT
- = CONCRETE PAVEMENT
- = TRAFFIC FLOW DIRECTION
- = ELECTRIC LINE
- = FIBER OPTIC
- = GAS LINE
- = STORM SEWER
- = SANITARY SEWER
- = OVERHEAD POWER LINE
- = 6' HIGH CHAIN LINK FENCE
- = TELEPHONE LINE
- = POWER POLE
- = STORM MANHOLE
- = SANITARY MANHOLE
- = FIRE HYDRANT
- = STREET SIGN
- = HANDDICAP SIGN ON BLDG
- = WATER MANHOLE
- = 6" BOLLARD
- = TELEPHONE PED
- = CURB STOP

PROPERTY DESCRIPTION

LOT ONE (1), CERTIFIED SURVEY MAP NO. 4979, FILED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 4979 AS DOCUMENT NO. 1177301; BEING A PART OF THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 33, T18N, R16E, IN THE THIRTEENTH WARD, CITY OF OSHKOSH, WIINNEBAGO COUNTY, WISCONSIN.

TAX KEY NUMBER: 913-6400-01
ADDRESS: 2501 SOUTH OAKWOOD ROAD, OSHKOSH, WISCONSIN 54904

THE ABOVE LEGAL DESCRIPTIONS DESCRIBE THE SAME PROPERTY AS THE TITLE COMMITMENT NO. NCS-705290-MAD OF FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES DATED DECEMBER 11, 2014.

SURVEYOR'S CERTIFICATE:

TO BELL STATE BANK & TRUST, A NORTH DAKOTA BANKING CORPORATION, ITS SUCCESSORS AND ASSIGNS, EXMARQ CAPITAL PARTNERS, INC., ITS SUCCESSORS AND ASSIGNS, RIE COATINGS, INC., AND FIRST AMERICAN 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 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(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 10(b), 11(a), 11(b), 13, 16, 17, 18, 21, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 19, 2014.

DATED: December 22, 2014
REVISED THIS 29TH DAY OF DECEMBER 2014
Michael J. Frank
MICHAEL J. FRANK S-2123
Wisconsin Professional Land Surveyor S-2123
2711 N Mason Street, Suite F
Appleton, WI 54914-2126
(920) 734-9107

WISCONSIN MICHAEL J. FRANK S-2123 HORTONVILLE, WI LAND SURVEYOR

VICINITY MAP

NOTES:

THERE ARE NO ENCROACHMENTS UPON THE SUBJECT PROPERTY BY IMPROVEMENTS ON ADJACENT PROPERTY OR ENCROACHMENTS BY IMPROVEMENTS ON THE SUBJECT PROPERTY INTO ADJACENT PROPERTY OR EASEMENT AREAS, EXCEPT THE FOLLOWING ENCROACHMENTS SHOWN ON THIS SURVEY:

ENCROACHMENT NO. 1 GUY WIRES ENCROACHES 19 FEET INTO SUBJECT PROPERTY.

ENCROACHMENT NO. 2 UTILITY PED WITH METER ENCROACHES 2 FEET INTO SUBJECT PROPERTY.

NOTE:

THE LOCATION OF UNDERGROUND UTILITIES INCLUDING NATURAL GAS, ELECTRIC AND TELEPHONE ARE BASED ON MARKINGS PLACED BY "DIGGERS HOTLINE" REPRESENTATIVES IN ACCORDANCE WITH OUR REQUEST ASSIGNED TICKET NUMBER 20145101080 WHICH WERE LOCATED BY SCHULER & ASSOCIATES, INC. SHORTLY AFTER THE GIVEN START TIME BY "DIGGERS HOTLINE" OF DECEMBER 18, 2014.

CURVE DATA TABLE

Id	Radius	Arc Length	Chord	Ch Bear	Delta
C1	317.00'	171.14'	169.07'	S 14°55'34" E	30°56'09" W

REVISIONS

SCHULER & ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
2711 N. MASON STREET, Suite F APPLETON, WI 54914-2126 (920) 734-9107

ALTA/ACSM SURVEY OF:
2501 SOUTH OAKWOOD ROAD
OSHKOSH, WI 54904
FOR: BRASS RING CAPITAL, INC.
301 CARLSON PARKWAY, SUITE 265
MINNETONKA, MN 55305

DRAWN MJF
DATE 12/22/14
SCALE 1"=30'
JOB NO. 4339
SHEET 1

C:\Carlson Projects\4300\4339\ALTA.dwg, 1/16/2015 8:27:09 AM, HP Designjet T2500 PS HPGL2_1