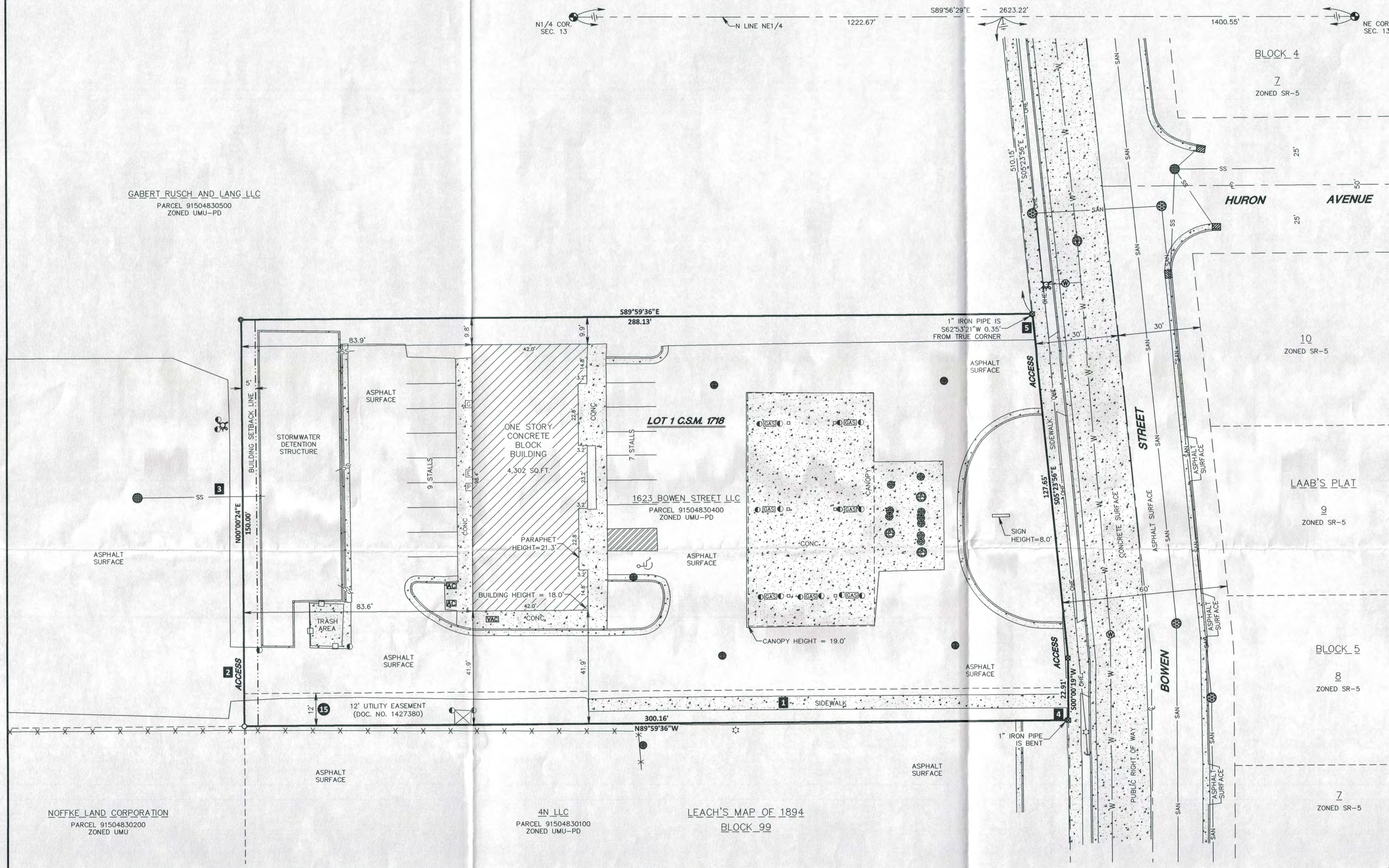
ALTA/NSPS LAND TITLE SURVEY

TOTAL AREA: 44,260 SQ. FT. - 1.02 ACRES



N

W E

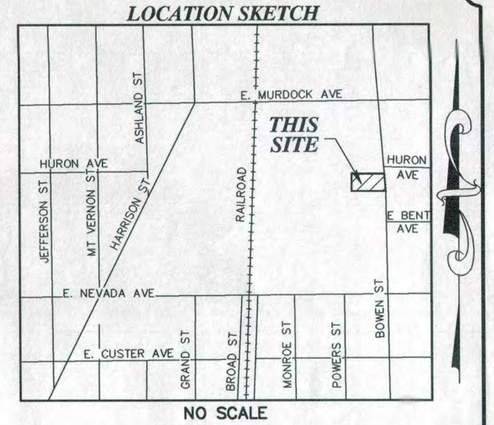
S

SCALE: 1" = 20'

0 10 20 40

BASIS OF BEARINGS: IS THE WEST RIGHT OF WAY LINE OF BOWEN STREET WHICH IS RECORDED TO BEAR S05°23'56"E PER C.S.M. 1718.

LOCATION SKETCH



NO SCALE

LEGEND

- WINNEBAGO CO. MON.
- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- CHISELED "X" IN CONCRETE SET
- 1" IRON PIPE FND.
- GUARD POST
- LIGHT POST
- GUY WIRE
- HANDICAP PARKING STALL
- AIR CONDITIONING UNIT
- VACUUM
- GAS PUMP
- FUEL RECEPTACLE
- PUMP MANHOLE
- GAS METER
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC PANEL
- FIRE HYDRANT
- WATER BOX
- CATCH BASIN
- STORM SEWER DRAIN
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- SAN — SANITARY SEWER LINE
- SS — STORM SEWER LINE
- W — WATER LINE
- OHE — OVERHEAD UTILITY LINE
- CHAINLINK FENCE
- PLASTIC FENCE
- INDICATES NO PARKING
- CONCRETE SURFACE

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 1623, 1625 & 1627 BOWEN STREET WAS OBSERVED AT THE SUBJECT PROPERTY.

LIST OF EASEMENTS & PROVISIONS FROM TITLE COMMITMENT

(FROM COMMITMENT NO. NCS-940206WI4-PHX1 – SCHEDULE B – PART II)

14 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, AS SET FORTH IN INSTRUMENT RECORDED OCTOBER 11, 1971, IN VOLUME 1321, ON PAGE 131, AS DOCUMENT NO. 413267.
(AFFECTS PROPERTY, BLANKET IN NATURE)

15 EASEMENT FOR PUBLIC UTILITIES DISCLOSED BY INSTRUMENT RECORDED ON MARCH 2, 2007 AS DOCUMENT NO. 1427380.
(AFFECTS PROPERTY, AS SHOWN)

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 BOWEN STREET AND "INDIRECT" TO EAST MURDOCK AVENUE, PUBLIC RIGHT OF WAYS AS SHOWN.

POSSIBLE ENCROACHMENTS

1 SIDEWALK IN UTILITY EASEMENT
2 ACCESS WITH NO APPARENT EASEMENT
3 STORM LINE WITH NO APPARENT EASEMENT
4 SIDEWALK 0.5' WEST OF LOT LINE
5 SIDEWALK 0.3' WEST OF LOT LINE

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 UMU-PD URBAN MIXED USE WITH PLANNED DEVELOPMENT AND ALLOWS FOR CURRENT USE BY CONDITIONAL USE PERMIT.

BUILDING SETBACK REQUIREMENTS:
FRONT = 0 FEET
SIDE = EITHER 0 FEET OR 5 FEET BUT NOTHING IN BETWEEN THESE IS ALLOWED.
REAR = 5 FEET

BUILDING HEIGHT RESTRICTIONS: 45 FEET

FLOOR SPACE RESTRICTIONS: THERE ARE NO MINIMUM/MAXIMUM BUILDING SIZES. THE LIMITING FACTORS ARE BUILDING SETBACKS AND A 85% IMPERVIOUS COVERAGE.

PARKING:
REGULAR PARKING SPACES = 16
HANDICAP PARKING SPACES = 1
TOTAL PARKING SPACES = 17

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

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 zonlng 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.

SURVEYOR'S CERTIFICATE

To: VEREIT Real Estate, L.P., a Delaware limited partnership and its successors and assigns, Rilser Fuels, LLC, a Delaware limited liability company Rilser 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, 2019**

By: _____
JAMES R. GROTHMAN
Professional Land Surveyor No. 1321
Date: **January 18, 2019**
G & A File: 1218-728

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-940206WI4-PHX1** dated **December 18, 2018.**

LEGAL DESCRIPTION

Lot 1 of Certified Survey Map No. 1718 filed in Volume 1 of Certified Survey Maps on Page 1718 as Document No. 681925; being a part of Lot 4 of Block 99 per Leach's Map of 1894, in the Fifteenth Ward, City of Oshkosh, Winnebago County, Wisconsin.

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@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

DWG: 1218-728 FILE NO. 1218-728

"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.

1623 Bowen Street
Oshkosh, WI
(C-Store)

SCALE: 1" = 20'	CHKD./AP'V'D:
DATE: January 18, 2018	APPROVED:
DWN. BY: A. Mast	STORE NO. 09
CHKD.BY: J. GROTHMAN	SHEET 1 OF 1

J.N.: 18-12-04-27007