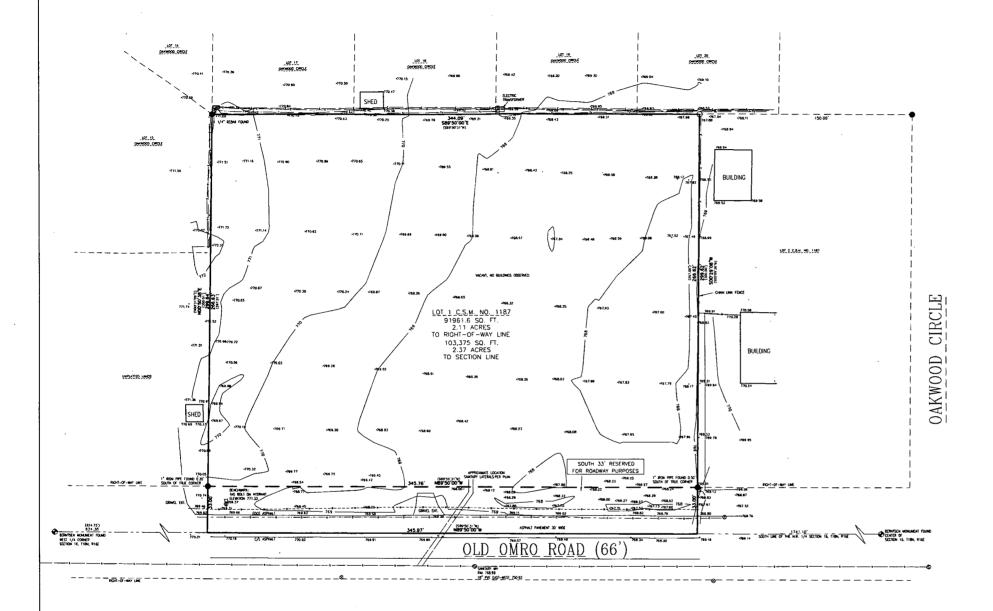
ALTA/NSPS LAND TITLE SURVEY



Oshkosh RE LLC

SITE ADDRESS

LEGAL DESCRIPTION

Lot One (1) according to Certified Survey Map filed in Volume 1 of Survey Maps on Page 1187 as Document No. 601215; being a part of the Southwest 1/4 of the Northwest 1/4 of Section Sorteen (16), Township Eighteen (18) North, Range Sixteen (16) East, in the Town of Algoma, Winnebago County, Wisconsin.

BASIS OF BEARINGS
Bearings are referenced to the Wisconsin County Coordinate System (WCCS), Winnebago County . NAD83(2011) adjustment.

TITLE COMMITMENT
This survey was prepared based on Assurance Title Services, Inc. and authorized agent for: First
AmericanTile Insurance Company, Commitment No. 18-2019 effective date of July 2, 2018 which lists the
following easements and/or restrictions from schedule B-II:

1. 3. 5. 6. and 7 visible evidence shown, if any.

2. 4. 8. 10. and 11 items are not survey related.

- 9. Rights of the public in and to that portion of the within described premises fring within the limits of Omro Road. Affects parcel as shown
- 12. Notes and any other matters disclosed on Certified Survey Map No. 1187. Generally affects parcel, nothing plotted.

PARKING SPACES

There are 0 regular parking spaces and 0 handicap space marked on this site

According to the flood insurance rate map of the County of Winnebago, Community Panel No. 55139C0215E, effective date of March 17, 2003, this site falls in Zone X unshaded (Areas determined to be outside the 0.2% annual chance floodplain.

LAND AREA
The Land Area of the subject property is 103,375 square feet or 2.37 acres.

MUNICIPAL ZONING
Site is zoned: B-3 (General Business District)
Front setback: 30 feet
Front setback: 7 an 10 feet for principal structure, or 3 feet for accessory building
Rear setback: 25 feet for principal structure, or 3 feet for accessory building
Maximum building height: 45 feet for principal structure, or 18 feet for accessory building
Builk restrictions: None

TABLE "A" ITEMS

11. Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provid by Diggers Hotline, the One-call Utility Marking System (Wisconsin Statute 182,0175), Ticket Number 20183020530. This survey represents the underground utilities that participated with the request and were marked on the time of the survey. Additional utilities may exist, but were non-responsive to the request.

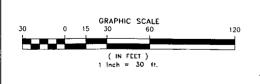
2016 ALTA/NSPS LAND TITLE SURVEY

TO: Oshkosh RE LLC 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 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, 5, 7(a), 7(c), 8, 9, 11, 20, 21 and 22 of Table A thereof. The field work was completed of July 23, 2018

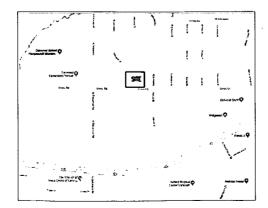


andras History Andrew L. Hunter Professional Land Surveyor No. S-2835-8



BENCHMARKS BASED ON NAVD 88 DATUM

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IN BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY OWNER HIS THIS INFORMATION IS SELECTED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOT CERTIFIED TO.



VICINITY MAP (NOT TO SCALE)

LEGEND							
NA W	•	INDICATES FOUND 1" IRON PIPE	,	POST INDICATOR VALVE	76		MARSH
- 1	0	INDICATES SET 1" IRON PIPE		LIGHT POLE	П	•	FLAGPOLE
	+	INDICATES FOUND CHISELED CROSS		SPOT/YARD LIGHT	П	_	SIGN
-	8	SANITARY MANHOLE	ø	UTILITY POLE	Ш	ç	MAILBOX
- 1	۰	SANITARY CLEANOUT OR VENT		GUY POLE	11	¥	RAILROAD CROSSING SIGNAL
- 1	€	M.I.S. MANHOLE	Τ.	GUY WIRE	П	۵	HANDICAP SPACE
1	0	UNKNOWN MANHOLE		ELECTRIC MANHOLE		*	CONIFEROUS TREE
-1	6	STORM MANHOLE		ELECTRIC PEDESTAL	П	ς.3	DECIDUOUS TREE
-1		INLET (ROUND)	⊠	ELECTRIC METER	11	_	
- 1	6	INLET (SQUARE)	0	TELEPHONE MANHOLE	11.		SAMITARY SEWER
ı	^	STORM SEWER END SECTION	G.	TELEPHONE PEDESTAL	11.		
	н	GAS VALVE	E	CABLE PEDESTAL	11		— — — W—— WATERLINE
ı	۰	PIPELINE MARKER		CONTROL BOX	H		— C.—— MARKED GAS MAIN
	8	WATER VALVE	1	FIBER OPTIC SIGN	Ш		•
1	Д	HYDRANT		TRAFFIC LIGHT	Ш		E WARKED ELECTRIC
-1	€	WATER MANHOLE	0	COMMUNICATION MANHOLE			OHW OVERHEAD WIRES
- 1	0	WATER SERVICE CURB STOP	0	BOLLARD	11		
- 1	T	WELL HEAD	+	SOIL BORING/MONITORING WELL	Ш		TV WARKED CABLE U
1	5	STAND PIPE	#	WATER SURFACE	Ш		
	0	WALL INDICATOR VALVE		WETLANDS FLAG	Н		— X ——— FENCE

