# ALTA/NSPS LAND TITLE SURVEY

Known as 1731-1777 Witzel Avenue, in the City of Oshkosh, Winnebago County, Wisconsin.

PARCEL 1

Situated along South Koeller Street and Witzel Avenue. Being Outlot 1 in REPLAT OF THE FIRST ADDITION TO T.H.B. THE HOME BUILDERS SUBDIVISION, Lot 2 in CERTIFIED SURVEY MAP NO. 1100 and unplatted lands in that part of the S.W. 1/4 of Section 22, T18N, R16E, in the Sixth Ward, City of Oshkosh, Winnebago County, Wisconsin, which is bounded and described as follows:
Commencing at the W. 1/4 corner of said Section; thence south 89 degrees 13 minutes 00 seconds east, along the North line of said 1/4 Section, 746.68 feet; thence south 00 degrees 42 minutes 32 seconds west, 33.48 feet, to a point on the South line of Witzel Avenue and the point of beginning of the parcel to be described; thence south 89 degrees 19 minutes 23 seconds east, along said South line, 35.00 feet; thence south 00 degrees 42 minutes 32 seconds west, along the West line of Parcel D-1 per Document No. 606390, 156.49 feet; thence south 89 degrees 12 minutes 09 seconds east 362.88 feet; thence south 00 degrees 46 minutes 30 seconds west, along the East line of Outlot 1 in Replat of Lots 13-21, First Addition to T.H.B. The Home Builders Subdivision, 230.29 feet; thence north 89 degrees 29 minutes 38 seconds west, along a boundary of said Subdivision, 58.89 feet; thence south 00 degrees 45 minutes 39 seconds west, along the Easterly line of said Outlot, 713.70 feet; thence north 89 degrees 00 minutes 19 seconds west, along the South line of said Outlot and the South line of Certified Survey Map No. 1100 aforesaid, 669.45 feet; thence north 01 degree 05 minutes 47 seconds west, along a boundary of Lot 2 in said Certified Survey Map, 104.50 feet; thence north 89 degrees 00 minutes 30 seconds west, along a boundary line of said Lot 2 aforesaid, 199.75 feet; thence northwesterly 30.03 feet along the East line of South Koeller Street and the arc of a curve whose center lies to the East whose radius is 11409.16 feet and whose chord bears north 00 degrees 36 minutes 27 seconds west 30.03 feet; thence south 89 degrees 15 minutes 34 seconds east, along the North line of said Lot 2 aforesaid, 257.38 feet; thence north 00 degrees 27 minutes 09 seconds west, 215.01 feet; thence north 00 degrees 27 minutes 43 seconds east, 100.00 feet; thence north 89 degrees 17 minutes 19 seconds west 255.14 feet; thence northeasterly 35.07 feet along the Easterly line of South Koeller Street and the arc of a curve whose center lies to the East whose radius is 666.20 feet and whose chord bears north 04 degrees 19 minutes 13 seconds east 35.07 feet; thence south 89 degrees 17 minutes 19 seconds east 177.78 feet; thence north 00 degrees 27 minutes 42 seconds east 157.33 feet; thence south 89 degrees 07 minutes 37 seconds east 358.35 feet; thence north 00 degrees 42 minutes 32 seconds east, along the East line and extended East line of Lot 1 in Certified Survey Map No. 3225, 456.31 feet, to the point of beginning.

PARCEL 2

Unplatted lands in that part of the Southwest 1/4 of Section 22, T18N, R16E, in the Sixth Ward, City of Oshkosh, Winnebago County, Wisconsin, which is bounded and described as follows:
Commencing at the W. 1/4 corner of said Section; thence south 89 degrees 13 minutes 00 seconds east, along the North line of said 1/4 Section 746.68 feet; thence south 00 degrees 42 minutes 32 seconds west 361.12 feet to the point of beginning of the parcel to be described; thence continuing south 00 degrees 42 minutes 32 seconds west 128.67 feet; thence north 89 degrees 07 minutes 37 seconds west 358.35 feet; thence north 00 degrees 27 minutes 42 seconds east 128.67 feet; thence south 89 degrees 07 minutes 37 seconds east 358.91 feet to the point of beginning.

PARCEL 3

Non-exclusive rights for the benefit of Parcels 1 and 2 for parking and ingress/egress purposes as contained in Restatement of Deed of Declaration contained in Instrument executed by and between Roger E. Benjamin, Trustee and S-M, Inc. of Oshkosh dated April 24, 1972 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on May 31, 1972 in Volume 1342 on Pages 548-568 as Document No. 421441, and as amended by First Amendment to Restatement of Deed of Declaration executed by and between Landmark Limited Partnership III, Spicer Enterprises, Inc., Thomas S. Timmers, John Pfefferle, Harry J. Wendlandt and Thomas J. Janssen dated October 17, 1986 and recorded on May 19, 1987 as Document No. 680392, and as further amended by Agreement executed by and between The Marcus Corporation, Spencer's Oshkosh Bowl, Inc. and Spencer's Kenosha Bowl, Inc. dated September 7, 1978 and recorded on August 3, 1979 as Document No. 537740.

PARCEL 4

Non-exclusive rights for the benefit of Parcels 1 and 2 for pedestrian, parking and ingress/egress purposes as contained in Reciprocal Easement and Restriction Agreement by and between 44 Drive-In Theatre, Inc., S-M, Inc. of Oshkosh and Roger Benjamin, Trustee dated July 16, 1971 and recorded on July 29, 1971 in Volume 1313 on Page 117-134 as Document No. 410187 and as amended by Agreement executed by and between The Marcus Corporation, Spencer's Oshkosh Bowl, Inc. and Spencer's Kenosha Bowl, Inc. dated September 7, 1978 an recorded on August 3, 1979 as Document No. 537440.

PARCEL 5

Non-exclusive rights for the benefit of Parcels 1 and 2 for foot and vehicular traffic, ingress/egress and parking purposes as contained in Parking Easement and Maintenance Agreement executed by and between Landmark Limited Partnership III, U.S. Oil Co., Inc., Jou Ming Sang and Chow Yuk Chuen (Golden China), B & B Realty, Inc. and Appleton Theatres Corporation formerly known as Oshkosh Theatres Corporation dated May 31, 1996 and recorded on July 30, 1996 as Document No. 943969.

Prepared for: Landmark Limited Partnership III

Survey No. 167183-BMJ

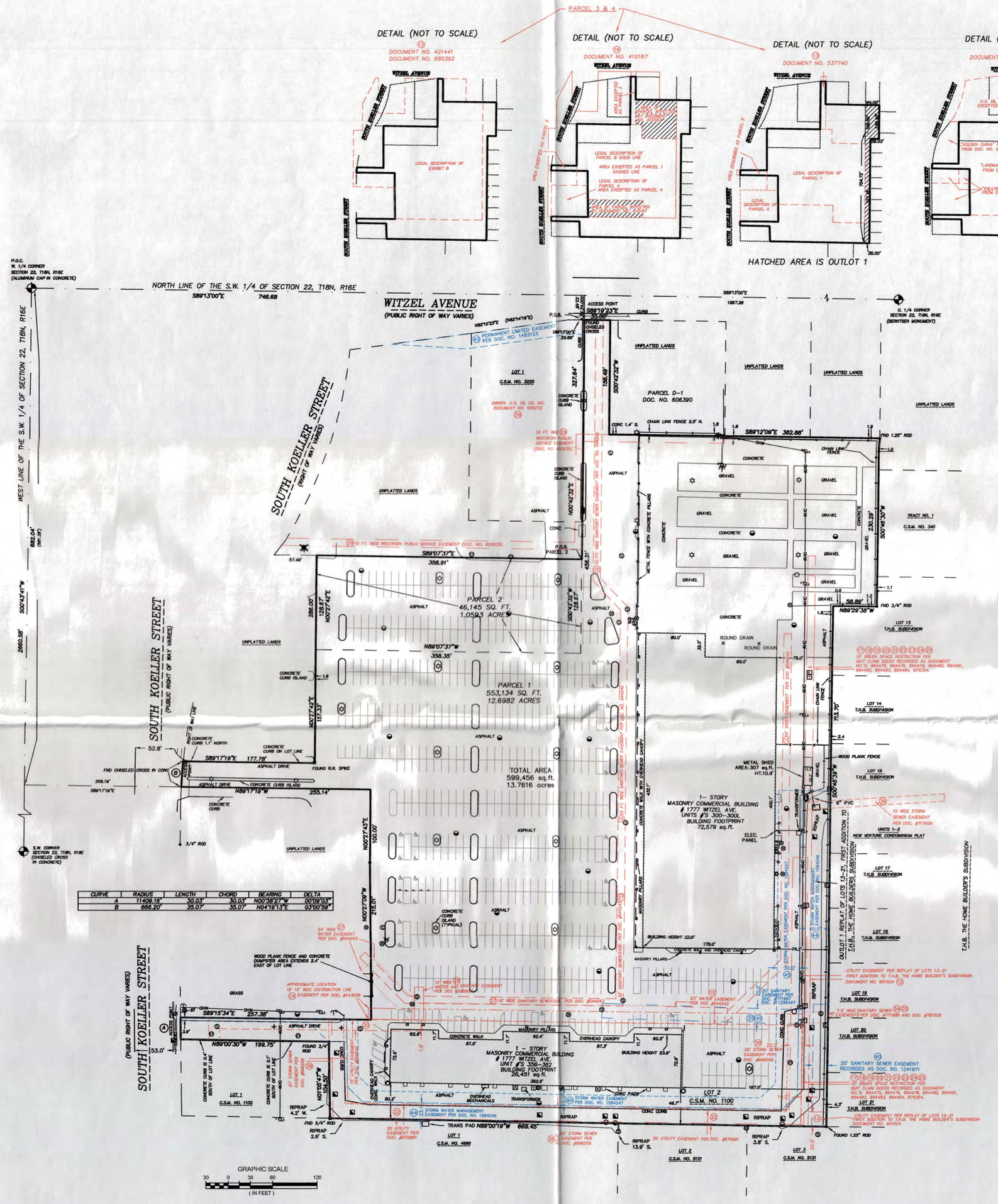
DETAIL (NOT TO SCALE)
DOCUMENT NO. 421441
DOCUMENT NO. 680392

DETAIL (NOT TO SCALE)
DOCUMENT NO. 410187

DETAIL (NOT TO SCALE)
DOCUMENT NO. 537740

DETAIL (NOT TO SCALE)
DOCUMENT NO. 943969

HATCHED AREA IS OUTLOT 1


P.O.C. W. 1/4 CORNER SECTION 22, T18N, R16E (ALUMINUM CAP IN CONCRETE)
NORTH LINE OF THE S.W. 1/4 OF SECTION 22, T18N, R16E
S89°13'00"E 746.68
WITZEL AVENUE
(PUBLIC RIGHT OF WAY VARIES)
SOUTH KOELLER STREET
(PUBLIC RIGHT OF WAY VARIES)
WEST LINE OF THE S.W. 1/4 OF SECTION 22, T18N, R16E
P.O.B.
PARCEL 1
553,134 SQ. FT.
12.6982 ACRES
PARCEL 2
46,145 SQ. FT.
1.0593 ACRES
PARCEL D-1
DOC. NO. 606390
TOTAL AREA
599,456 sq. ft.
13.7616 acres
1- STORY MASONRY COMMERCIAL BUILDING # 1777 WITZEL AVE. UNITS #'S 300-3005 BUILDING FOOTPRINT 72,579 sq.ft.
1- STORY MASONRY COMMERCIAL BUILDING # 1777 WITZEL AVE UNIT #'S 306-323 BUILDING FOOTPRINT 28,451 sq.ft.
UNPLATTED LANDS
LOT 1 C.S.M. NO. 1100
LOT 2 C.S.M. NO. 1100
LOT 1 C.S.M. NO. 1699
LOT 2 C.S.M. NO. 1699
LOT 3 C.S.M. NO. 1699
TRACT NO. 1 C.S.M. NO. 340
LOT 13 T.H.B. SUBDIVISION
LOT 14 T.H.B. SUBDIVISION
LOT 15 T.H.B. SUBDIVISION
LOT 16 T.H.B. SUBDIVISION
LOT 17 T.H.B. SUBDIVISION
LOT 18 T.H.B. SUBDIVISION
LOT 19 T.H.B. SUBDIVISION
LOT 20 T.H.B. SUBDIVISION
OUTLOT 1 REPLAT OF LOTS 13-21, FIRST ADDITION TO T.H.B. THE HOME BUILDER'S SUBDIVISION
THE HOME BUILDER'S SUBDIVISION
S89°07'37"E 358.91'
S89°19'23"E 1887.28'
S89°12'09"E 362.88'
N89°29'38"W 58.89'
S00°46'30"W 230.29'
N89°07'37"W 358.91'
S89°19'19"E 177.78'
N89°19'19"W 255.14'
S89°15'34"E 257.38'
N89°00'30"W 199.75'
S00°45'39"W 713.70'
N00°27'09"W 215.01'
N00°27'43"E 100.00'
N00°42'32"E 327.64'
S00°42'32"W 156.49'
N00°42'32"E 128.67'
S00°27'42"W 157.33'
N00°27'42"E 128.67'
S00°42'32"W 128.67'
N00°42'32"E 128.67'
S00°42'32"W 128.67'
N00°42'32"E 128.67'
S00°42'32"W 128.67'
N00°42'32