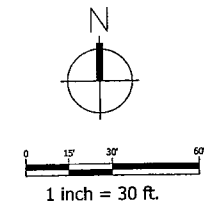


ALTA/NSPS LAND TITLE SURVEY

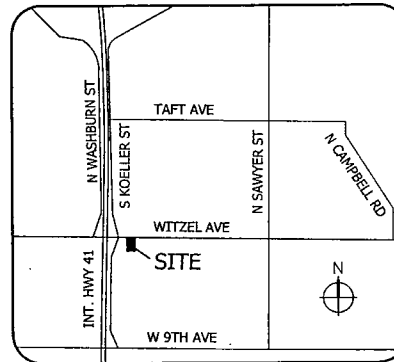
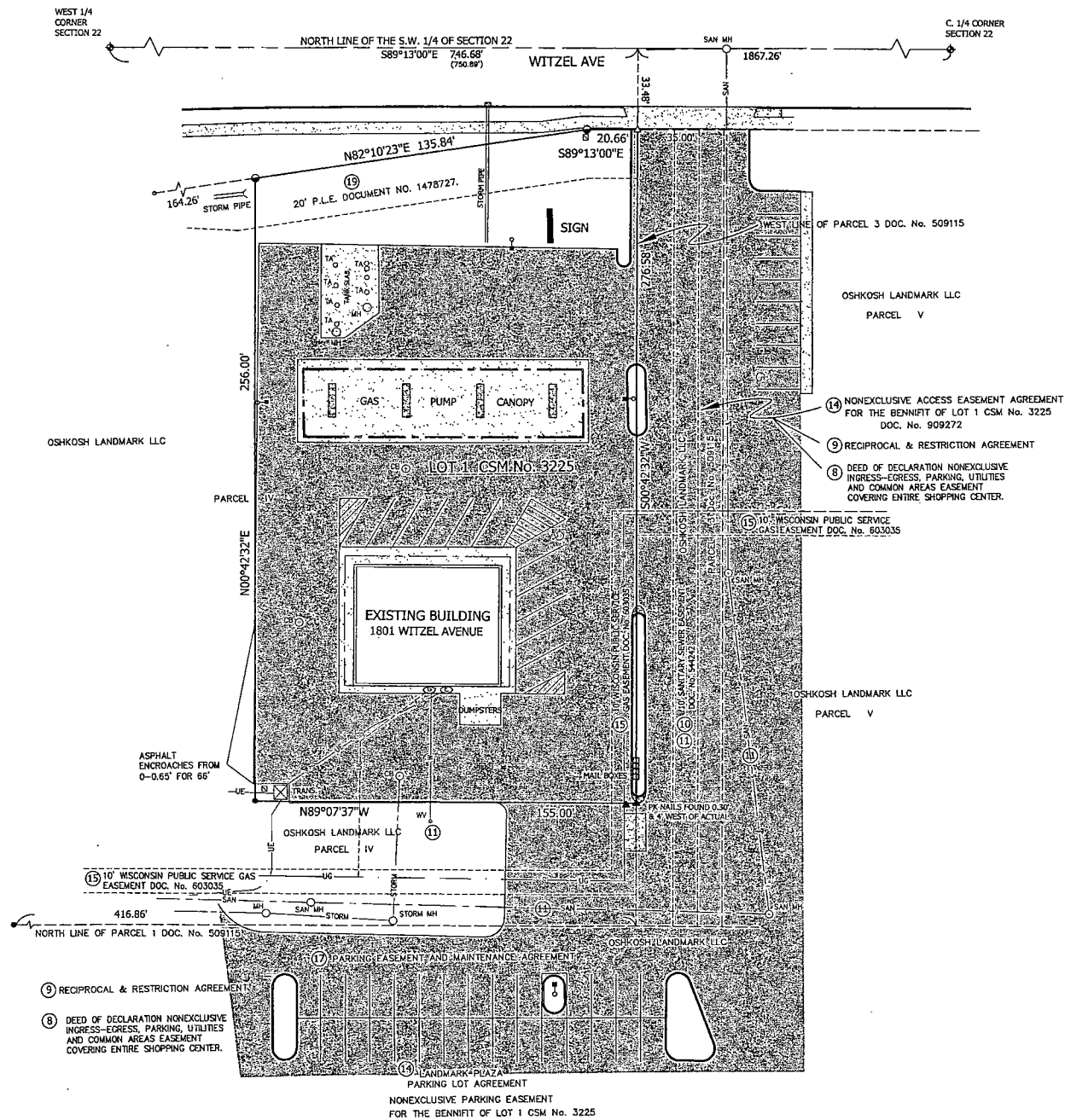
Lot 1, Certified Survey Map No. 3225, being part of the Northwest 1/4 of the Southwest 1/4, Section 22, Township 18 North, Range 16 East, City of Oshkosh, Winnebago County, Wisconsin.



Bearings are referenced to recorded CSM. No. 3225.

LEGEND

- = 3/4" REBAR FOUND
- = 3/4" X 18" REBAR SET
- = 1" IRON PIPE FOUND
- △ = P.K. NAIL SET
- ▲ = P.K. NAIL FOUND
- TA ○ = TANK ACCESS
- MH ○ = MANHOLE
- CB ○ = CATCH BASIN
- MW ○ = MONITORING WELL
- = LIGHT POLE
- = TRANSFORMER/PEDISTAL
- WV ○ = WATER VALVE
- IZ = INLET
- UG = UNDERGROUND GAS LINE
- W = WATER MAIN
- UE = UNDERGROUND ELECTRIC
- SAN = SANITARY SEWER
- STORM = STORM SEWER
- = GAS METER
- = ELECTRIC METER
- = BITUMINOUS PAVEMENT
- = CONCRETE PAVEMENT



VICINITY MAP
NOT TO SCALE

NOTES

(No Zoning report or letter was provided, the zoning and setbacks were depicted from zoning code)

- Subject property is not in the flood boundary as depicted on Flood Insurance Rate Map, Community Number 55139 C 0125 E, dated March 17, 2003.
- Subject parcel is presently Zoned CMU PD - Central Mixed Use Planned Development.
- Setbacks: Per Planned Development.
- Parking stalls: 11 regular 1 accessible
- Total Area of Subject Parcel: 41,485 Sq. Ft. (0.95 acres).

LEGAL DESCRIPTION

(Per Title Commitment No. 2903612-1 Revision No. 1)

Lot One (1) of Certified Survey Map No. 3225, filed in the office of the Register of Deeds for Winnebago County, Wisconsin on August 4, 1995, in Volume 1, on Page 3225, as Document No. 911284, being part of the Northwest 1/4 of the Southwest 1/4 of Section Twenty-two (22), Township Eighteen (18) North, Range Sixteen (16) East, 6th Ward, City of Oshkosh, Winnebago County, Wisconsin.

Address: 1801 Witzel Avenue, Oshkosh WI 54902.

Tax parcel No: 90608774000.

SURVEYOR'S CERTIFICATE

The undersigned, being a professional land surveyor of the State of Wisconsin certifies to: GB Mini Mart LLC; First American Title Insurance Company; Evans Title Division; Wolf River Bank, its successors and/or assigns as their interests may appear: 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, 6(a), 7(1), 8, 9, 11 and 13 of Table A thereof.

The field work was completed on 1-25-18.

Keith W. Walenski
Keith W. Walenski PLS-2292

5-9-18
Date



SCHEDULE B SECTION TWO TITLE EXCEPTION NOTES

This survey is based on a title report prepared by First American Title Insurance Company Commitment No. 2903612-1 Revision No. 1, dated April 23, 2018. Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

- (8) Deed of Declaration contained in Instrument executed by Michael Montack, Trustee, dated August 12, 1970 and recorded in the office of Register of Deeds on August 17, 1970 in Volume 1281, page 271, as Document No. 398657.

Amendment to Deed of Declaration contained in Instrument executed by Roger E. Benjamin, Trustee (successor to Michael Montack, Trustee), S-M, Inc. and Welles Stores, Inc. Oshkosh, dated July 21, 1971 and recorded in the office of the Register of Deeds on August 3, 1971, in Volume 1316, page 594, as Document No. 411613.

Restatement of Deed of Declaration contained in Instrument, dated April 24, 1972 and recorded in the office of the Register of Deeds on May 31, 1972 in Volume 1342, page 548, as Document No. 421441.

First Amendment to Restatement of Deed of Declaration contained in Instrument by and between Landmark Limited Partnership III, a Wisconsin Limited Partnership; Spicer Enterprises, Inc., a Wisconsin corporation; Thomas S. Timmers; John Pfefferle, Harry J. Wendlandt and Thomas J. Janssen, dated October 17, 1986 and recorded in the office of the Register of Deeds on May 19, 1987, as Document No. 680392.

Affects subject property as shown on this survey as to ingress-egress and maintenance of such common areas.

- (9) Easement, granted by and between by 44 Drive-In Theatre, Inc., S-M Inc. of Oshkosh and Roger Benjamin, Trustee by an instrument dated July 16, 1971, recorded in the office of the Register of Deeds on July 29, 1971, in Volume 1313, page 117, as Document No. 410187. Affects subject property as shown on this survey as to ingress-egress.

- (10) Easement, granted by Spencer's Oshkosh Bowl, Inc. to City of Oshkosh by an instrument dated September 13, 1979, recorded in the office of the Register of Deeds on December 11, 1979, as Document No. 544242. Affects subject property as shown as to sanitary easement.

- (11) Covenant regarding Easement for Sanitary Sewer and Water Main Access contained in Instrument executed by and between Spencer's Oshkosh Bowl, Inc., Oshkosh Theatres Corporation, Hilbert A. Luepke and Dencur Corporation, dated September 10, 1979 and recorded in the office of the Register of Deeds on December 11, 1979, as Document No. 544244. Affects subject property as shown on this survey, ownership and access of sanitary & water mains installed within entire Shopping Center transfer such to the City of Oshkosh.

- (12) Mutual Consent Agreement, regarding relocation of driveway contained in Instrument by and between Landmark Limited Partnership III, a Wisconsin Limited Partnership, Spicer Enterprises, Inc. a Wisconsin corporation and Thomas S. Timmers, John Pfefferle, Harry J. Wendlandt and Thomas J. Janssen, dated November 1, 1986 and recorded in the office of the Register of Deeds on April 16, 1987, as Document No. 677628. Affects subject property as to relocate Drive to Witzel Avenue, Existing Drive is in Parcel 3 as of the date of this survey, unreadable Exhibit D, location uncertain.

- (13) Cable Television Installation Agreement contained in Instrument by and between Cablevision, a division of Time Warner Cable, a division of Time Warner Cable Entertainment Company, L.P. and Landmark Limited III, dated March 24, 1994 and recorded in the office of the Register of Deeds on June 28, 1994, as Document No. 880219. Affects subject property, non-exclusive easement to follow existing easements wherever possible for installation and maintenance access, cannot be plotted.

- (14) Parking Lot Agreement contained in Instrument by and between Landmark Limited Partnership III, a State of Wisconsin Limited Partnership and U.S. Oil Co., Inc., dated June 1995, and recorded in the office of the Register of Deeds as Document No. 909272. Affects subject property as shown on this survey as to ingress-egress, parking use, common areas, maintenance and cost of such common areas.

- (15) Gas Main Easement contained in Instrument by and between Freeway Enterprises, a Partnership and Wisconsin Public Service Corporation, a Wisconsin Corporation recorded on December 20, 1983 as Document No. 603035. Affects subject property as shown on this survey.

- (16) Asphalt Paving as shown on Certified Survey Map No. 3225. No longer affects subject property (old drive location) existing drive is in Parcel 3.

- (17) Parking Easement and Maintenance Agreement recorded July 30, 1996 as Document No. 943969. Affects subject property as to common costs in parking facility improvements and maintenance and becomes controlling document superceding No 8, 9, 11 and 12 above.

- (18) System Installation and Service Agreement recorded October 19, 2005 as Document No. 1375129. Affects subject property, non-exclusive Time Warner Cable Easement, 3 feet on each side of actual installation, cannot be plotted, easement remains in effect as long as services are provided.

- (19) Permanent Limited Easement and Temporary Limited Easement recorded July 28, 2008 as Document No. 1478727. (T.L.E.) No longer affects subject property has terminated upon completion of construction. (P.L.E.) Affects subject property as shown as to storm sewer installation and maintenance access.

HARRIS
& ASSOCIATES, INC.
2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-4377
FAX: (920) 733-4711



REV. NO.	DESCRIPTION	DATE	BY

PROJECT: US VENTURE, INC.
EXPRESS CONVENIENCE CENTER
LOCATION: 1801 WITZEL AVENUE
CITY OF OSHKOSH, WINNEBAGO COUNTY, WI
DESCRIPTION: ALTA/ NSPS LAND TITLE SURVEY

DRAWN BY: KWW
CHECKED BY:
DATE: 1-20-18
SHEET: 1
DRAWING NUMBER: DS-9720