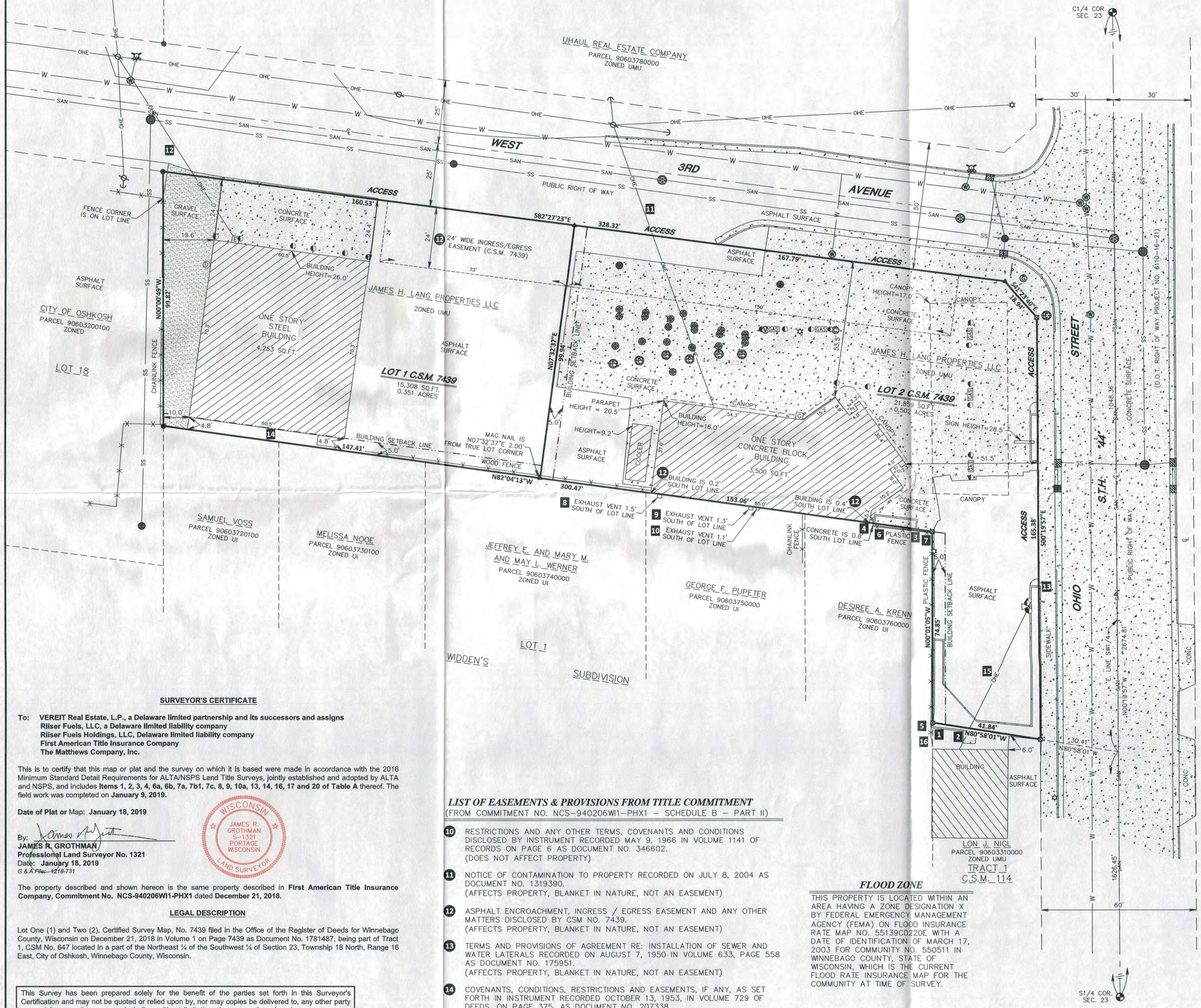
ALTA/NSPS LAND TITLE SURVEY

TOTAL AREA: 37,167 SQ. FT. - 0.853 ACRES



BASIS OF BEARINGS: IS THE WEST RIGHT OF WAY LINE OF OHIO STREET WHICH BEARS S00°19'57"E PER C.S.M. 7439.

N / W / E / S

SCALE: 1" = 20'

0 10 20 40

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 305 OHIO STREET WAS OBSERVED AT THE SUBJECT PROPERTY.

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 URBAN MIXED USE AND IS LEGAL NON-CONFORMING AND ALLOWS FOR CURRENT USE.

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.

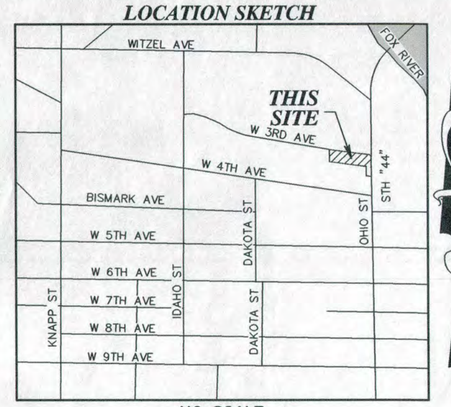
PARKING:
NO PARKING STALLS MARKED AT TIME OF SURVEY

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

POSSIBLE ENCROACHMENTS

1. CONCRETE CURB 2.0' SOUTH AND 0.5' WEST OF LOT LINE
2. CONCRETE 6.1' SOUTH OF LOT LINE
3. CONCRETE CURB 0.5' SOUTH OF LOT LINE
4. CONCRETE CURB 0.8' SOUTH OF LOT LINE
5. PLASTIC FENCE 0.6' WEST OF LOT LINE
6. PLASTIC FENCE 1.2' SOUTH OF LOT LINE
7. PLASTIC FENCE 0.5' SOUTH AND 0.1' WEST OF LOT LINE
8. EXHAUST VENT 1.5' SOUTH OF LOT LINE
9. EXHAUST VENT 1.3' SOUTH OF LOT LINE
10. EXHAUST VENT 1.1' SOUTH OF LOT LINE
11. OVERHEAD ELECTRIC WITH NO APPARENT EASEMENT
12. OVERHEAD ELECTRIC WITH NO APPARENT EASEMENT
13. CONCRETE CURB 0.7' EAST OF LOT LINE
14. SHED IN BUILDING SETBACK LINE
15. OVERHEAD ELECTRIC WITH NO APPARENT EASEMENT
16. PLASTIC FENCE 9.5' SOUTH OF LOT LINE

LOCATION SKETCH



NO SCALE

LEGEND

- WINNEBAGO CO. MON.
- 3/4" IRON ROD FND.
- MAG NAIL FND.
- 1" IRON PIPE FND.
- CHISELED "X" IN CONCRETE FND
- GUARD POST
- LIGHT POST
- POWER POLE
- GUY WIRE
- SIGN
- PAY PHONE
- GAS PUMP
- FUEL RECEPTACLE
- PUMP MANHOLE
- BREATHER VENTS
- GAS METER
- ELECTRIC METER
- ELECTRIC MANHOLE
- FIRE HYDRANT
- WATER BOX
- CATCH BASIN
- STORM SEWER DRAIN
- SQUARE STORM DRAIN
- STORM SEWER MANHOLE
- CLEAN OUT
- DISCHARGE PIPE
- SANITARY SEWER MANHOLE
- SAN — SANITARY SEWER LINE
- SS — STORM SEWER LINE
- W — WATER LINE
- OHE — OVERHEAD UTILITY LINE
- X X X — FENCE (AS NOTED)
- CONCRETE SURFACE
- GRAVEL SURFACE

SURVEYOR'S CERTIFICATE

To: **VEREIT Real Estate, L.P., a Delaware limited partnership and its successors and assigns**
Riiser Fuels, LLC, a Delaware limited liability company
Riiser 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 9, 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: 1218-731

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-940206WI1-PHX1** dated **December 21, 2018.**

LEGAL DESCRIPTION

Lot One (1) and Two (2), Certified Survey Map, No. 7439 filed in the Office of the Register of Deeds for Winnebago County, Wisconsin on December 21, 2018 in Volume 1 on Page 7439 as Document No. 1781487, being part of Tract 1, CSM No. 647 located in a part of the Northeast ¼ of the Southwest ¼ of Section 23, Township 18 North, Range 16 East, City of Oshkosh, Winnebago County, Wisconsin.

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 zoning 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.

LIST OF EASEMENTS & PROVISIONS FROM TITLE COMMITMENT

(FROM COMMITMENT NO. NCS-940206WI1-PHX1 - SCHEDULE B - PART II)

10. RESTRICTIONS AND ANY OTHER TERMS, COVENANTS AND CONDITIONS DISCLOSED BY INSTRUMENT RECORDED MAY 9, 1966 IN VOLUME 1141 OF RECORDS ON PAGE 6 AS DOCUMENT NO. 346602. (DOES NOT AFFECT PROPERTY)

11. NOTICE OF CONTAMINATION TO PROPERTY RECORDED ON JULY 8, 2004 AS DOCUMENT NO. 1319390. (AFFECTS PROPERTY, BLANKET IN NATURE, NOT AN EASEMENT)

12. ASPHALT ENCROACHMENT, INGRESS / EGRESS EASEMENT AND ANY OTHER MATTERS DISCLOSED BY CSM NO. 7439. (AFFECTS PROPERTY, BLANKET IN NATURE, NOT AN EASEMENT)

13. TERMS AND PROVISIONS OF AGREEMENT RE: INSTALLATION OF SEWER AND WATER LATERALS RECORDED ON AUGUST 7, 1950 IN VOLUME 633, PAGE 558 AS DOCUMENT NO. 175951. (AFFECTS PROPERTY, BLANKET IN NATURE, NOT AN EASEMENT)

14. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, AS SET FORTH IN INSTRUMENT RECORDED OCTOBER 13, 1953, IN VOLUME 729 OF DEEDS, ON PAGE 375, AS DOCUMENT NO. 207338. (AFFECTS PROPERTY, BLANKET IN NATURE, NOT AN EASEMENT)

15. TEMPORARY LIMITED EASEMENT RECORDED ON AUGUST 6, 2007 AS DOCUMENT NO. 1443755. (AFFECTS PROPERTY, TEMPORARY LIMITED EASEMENT IS NOW EXPIRED)

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" TO OHIO STREET, S.T.H. "44" AND WEST 3RD AVENUE PUBLIC RIGHT OF WAYS AS SHOWN.

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) 742-5434 E-MAIL: surveying@grothman.com
(THIS LOGO REPRESENTS THE ORIGINAL SEAL)
DWG: 1218-731 FILE NO. 1218-731

"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.

305 Ohio Street
Oshkosh, WI
(C-Store)

SCALE: 1" = 20'	CHKD./AP'V'D:
DATE: January 18, 2018	APPROVED:
DWN. BY: A. Mast	STORE NO. 02
CHKD.BY: J. GROTHMAN	SHEET 1 OF 1

J.N.: 18-12-04-27004