

LOT 2, CERTIFIED SURVEY MAP NUMBER 7816, AS DOCUMENT NUMBER 1862148, ON PAGE 7, WINNEBAGO COUNTY REGISTRY, ALSO LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

To: 2527, LLC, a New Hampshire limited liability company and Bourne Acquisition, LLC, a Massachusetts limited liability company and Koeller Properties, LLC, a Wisconsin limited liability company, as their interests may appear, its successors and/or assigns, and Chicago 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 2021 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, 7(a), 8, and 16 of Table A thereof. The field work was completed on October 2, 2024.

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Legal Description as described in Title Commitment File No.: CO-15514, Commitment Date: September 26, 2024, issued by Chicago Title Insurance Company.

- Lot 2 of Certified Survey Map No. 7816, recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin, on September 3, 2021, as Document No. 1862148, being part of the Southwest 1/4 of the Northwest 1/4 of Section 27, Township 18 North, Range 16 East, City of Oshkosh, Winnebago County, Wisconsin.
1. Property Address: 1300 South Koeller Street (Per Title Commitment File No.: CO-15514)
2. Tax Key No.: 1308500102 (Per Title Commitment File No.: CO-15514)
3. Parcel Number (PIN): 13106500102 (Per Winnebago County GIS website)
4. Date of Fieldwork: October 2, 2024
- Present site owner(s): 2527, LLC, a New Hampshire limited liability company and Bourne Acquisition, LLC, a Massachusetts limited liability company and Property Logistics, LLC, a Wisconsin limited liability company.

ITEM #2 - ADDRESS OF SURVEYED PROPERTY: 1300 South Koeller Street, Oshkosh, WI

ITEM #3 - FLOOD ZONE CLASSIFICATION: The floodplain designation for the surveyed property is in zone X, areas in minimal flood hazard, as designated in the Flood Insurance Map for Dane County, Wisconsin. Community panel number 55139C0215E, Effective date 03/17/2003.

ITEM #4 - GROSS LAND AREA: 255,580 Square Feet or (5.8673 Acres) more or less.

(a) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL
As shown on survey.

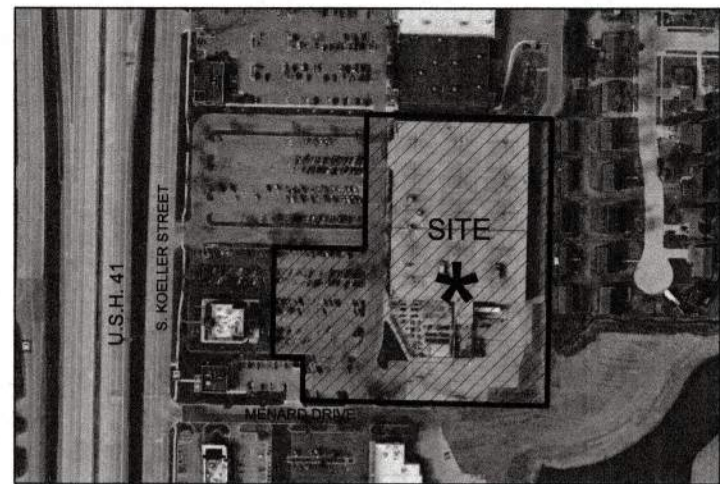
ITEM #7 - SUBSTANTIAL FEATURES OBSERVED:
As shown on survey.

ITEM #16 - EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS
At the time of the surveyor, there didn't appear to have some earth moving/construction done recently.

The policy to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company as described in title commitment file no.: CO-15514, Commitment Date: September 26, 2024, issued by Chicago Title Insurance Company:

1. Right of Way Contract to Wisconsin Michigan Pipe Line Company recorded November 12, 1949 as Document No. 168660. (Affects surveyed parcel, not platable, refer to document)
12. Limitations imposed upon ingress to and egress from the subject premises to U.S.H. "41", including ramps and connection roads on the right of way thereof, as set forth in Finding, Determination and Declaration, Recorded: January 2, 1952 in Volume/Jacket/Reel: 678 Page/Image: 593 as Document No.: 189410, wherein said highway/road is designated as a controlled-access highway/road under the provisions of Section 84.25 of the Wisconsin Statutes. (Affects surveyed parcel, not platable, refer to document)
13. Cul-de-sac Agreement to the City of Oshkosh as disclosed in that certain Warranty Deed from Menard Inc. to Shopko Stores, Inc., Recorded: October 29, 1982 as Document No.: 581967. (Affects surveyed parcel, not platable, refer to document)
14. Easement for Watermain Recorded: March 27, 1984 as Document No. 607708. (Affects adjacent property, As shown on survey)
15. Easement for Watermain purposes granted to the City of Oshkosh, recorded November 14, 1984, as Document No. 621839. (Affects adjacent property, As shown on survey)
16. Sanitary Sewer Line Easement Recorded: November 23, 1984 as Document No. 622221. (As shown on survey)
17. Declaration of Restrictive Covenant Recorded: November 19, 1992 as Document No. 817281. (Affects surveyed parcel, not platable, refer to document)
18. Reciprocal Easement Agreement Recorded: November 19, 1990 as Document No. 817282. (Affects surveyed parcel, not platable, refer to document)
19. Covenants, conditions, restrictions and easements, if any, as set forth in instrument recorded March 5, 2003, as Document No. 1234514. (Affects surveyed parcel, not platable, refer to document)
20. Declaration of Cross Easement and Covenants recorded March 5, 2003 as Document No. 1234519. Amended by Supplement to Declaration dated September 1, 2021, recorded September 9, 2021 as Document No. 1862461. Corrected by Correction Instrument recorded September 23, 2021 as Document No. 1863755. Assignment and Assumption of Declaration of Cross Easements and Covenants and Restrictions Affected Lined, dated July 15, 2021, by 1500 Kerkhof Street LLC, a Delaware limited liability company and Kerkhof Properties, LLC, a Wisconsin limited liability company as to a 85% tenant-in-common interest, Bourne Acquisition, LLC, as Massachusetts limited liability company as to a 2.5% tenant-in-common interest, and 2527, LLC, a New Hampshire limited liability company, as to a 2.5% tenant-in-common interest, recorded on August 2, 2021, as Doc#1858841. (Affects surveyed parcel, not platable, refer to document)
21. Assignment and Assumption of Operating Agreements recorded February 02, 2006, as Document Number 1387017 made by and between Shopko Stores, Inc., a Wisconsin corporation and Shopko SPE Real Estate, LLC, a Delaware limited liability company and the terms and conditions therein. (Affects surveyed parcel, not platable, refer to document)
22. Memorandum of Lease by and between Shopko Stores Operating Co., LLC, a Delaware limited liability company and Spirit SPE Portfolio 2006-1, LLC, a Delaware limited liability company and Spirit SPE Portfolio 2006-2, LLC, a Delaware limited liability company, dated May 31, 2006, recorded June 08, 2006 as Document No. 1400823. Amended and Restated Memorandum of Lease by and between Shopko Stores Operating Co., LLC, a Delaware limited liability company and Spirit SPE Portfolio 2006-1, LLC and Spirit SPE Portfolio 2006-2, LLC, each a Delaware limited liability company, dated December 15, 2014, recorded February 27, 2015 as Document No. 1862011. (Affects surveyed parcel, not platable, refer to document)
23. Stormwater Easement Agreement and Second Amendment to Declaration of Restrictive Covenant by and among Spirit SPE Portfolio 2006-1, LLC, a Delaware limited liability company successor in interest to Shopko Stores, Inc., a Wisconsin corporation, formerly a Minnesota corporation and PH Oshkosh LLC, a Wisconsin limited liability company successor in interest to Taco Bell Corp., a California corporation, dated March 28, 2012, recorded April 02, 2012 as Document No. 1598985. (Affects surveyed parcel, not platable, refer to document)
24. Restrictions and easements as contained in Certified Survey Map No. 7819 recorded September 3, 2021 as Document No. 1862148. (As shown on survey)
25. Easement and Restriction Agreement dated September 1, 2021, recorded September 9, 2021 as Document No. 1862460. Corrected by Correction Instrument recorded September 23, 2021 as Document No. 1863754. (Affects surveyed parcel, some items are shown on survey, refer to document for additional information)

PK NAIL FOUND
1" IRON PIPE FOUND
SANITARY MANHOLE
STORM SEWER CATCH BASIN
STORM SEWER INLET
FIRE HYDRANT
WATER MAIN VALVE
STREET LIGHT
ELECTRIC BOX
ELECTRIC TRANSFORMER
TRAFFIC SIGN
HANDICAP PARKING STALL
COMMUNICATION PEDESTAL
COMMUNICATION MANHOLE
POWER POLE
GUY ANCHOR
DECIDUOUS TREE/SHRUB
() INDICATES RECORDED AS
DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT



VICINITY MAP
NOT TO SCALE

BEARINGS ARE REFERENCED TO THE
WISCONSIN COUNTY COORDINATE SYSTEM,
WINNEBAGO COUNTY, WISCONSIN, THE EAST
LINE OF LOT 1, CERTIFIED SURVEY MAP NUMBER
7816, MEASURED AS BEARING S 00°52'55"W

[illegible]

OSHKOSH, WINNEBAGO COUNTY, WI

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SNYDER & ASSOCIATES, INC.



SNYDER
& ASSOCIATES

Project No: 124.1176.30

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