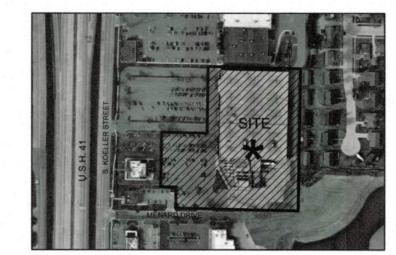
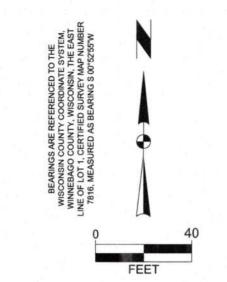
ALTA/NSPS LAND TITLE SURVEY

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.





COUNT

SHKOSH,

2

& ASSOCIATES

Project No: 122.0574.30

EXISTING ASPHALT PARKING LO EXISTING BUILDING - S88°39'09"E 350.76' -S88°40'39"E 365.68" OE(B) EXISTING ASPHALT DRIVE 0.0 **EX. 30' WATERMAIN** EASEMENT Dog EX. SANITARY SEWER EASEMENT Doc. No. 622221 (Exception #18) 0 0 **EXISTING** BUILDING EXISTING LARGE SIGN EXISTING ASPHALT DRIVE (Pylon Sign Easement (N88°48'25"W 96.97') (S88°48'09"E 179.73') N88°48'58"W 96.91' S88°47'36"E 179.68' = EXISTING CONCRETE EXISTING CONCRETE EX. SANITARY SEWER -EASEMENT Doc. No. PK NAIL FOUND 622221 (Exception #18) AREA UNDER CONSTRUCTION 1" IRON PIPE FOUND SANITARY MANHOLE EX. 30' WATERMAIN STORM SEWER CATCH BASIN No. 621839 STORM SEWER INLET N89°11'11"W 60.92' FIRE HYDRANT (N88°44'40"W 61.02') WATER MAIN VALVE STREET LIGHT WATERMAIN EASEMENT Doc. EX. 75' MICHIGAN, **ELECTRIC BOX** No. 621839 WISCONSIN EXISTING ASPHALT PARKING LOT PIPELINE EASEMENT ELECTRIC TRANSFORMER Doc. No. 568246 TRAFFIC SIGN HANDICAP PARKING STALL COMMUNICATION PEDESTAL COMMUNICATION MANHOLE N88°42'45"W 484.39' POWER POLE (N88°41'52"W 484.38') **GUY ANCHOR** (N88°51'16"W 484.63') MENARD DRIVE EX. WATERMAIN . DECIDUOUS TREE/SHRUB

SURVEYOR CERTIFICATION

To: Koeller Properties, LLC, a Wisconsin limited liability company as to a 95% tenant-in-common interest Bourne Acquisition, LLC, a Massachusetts limited liability company as to a 2.5% tenant-in-common interest 2527, LLC, a New Hampshire limited liability company. as to a 2.5% tenant-in common interest, 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 July 21, 2022.

5010 Voges Road Madison, WI 53718 608-838-0444 agross@snyder-associates.com



TITLE INFORMATION:

<u>Legal Description</u> as described in Title Commitment File No.: CO-13053, Commitment Date: July 27, 2021, 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.

- Property Address: 1300 South Koeller Street (Per Title Commitment File No.: CO-13053)
- 2. Tax Key No.: 1308500100 (Per Title Commitment File No.: CO-13053) 3. Parcel Number (PIN): 91308500102 (Per Winnebago County GIS website)
- 4. Present site owner(s): Koeller Properties, LLC, a Wisconsin limited liability company as to a 95% tenant-in-common interest Bourne Acquisition , LLC, a Massachusetts limited liability company as to a 2.5% tenant-in-common interest 2527, LLC, a New Hampshire limited liability company, as to a 2.5% tenant-in common interest

NOTES PERTAINING TO TABLE A REQUIREMENTS:

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:

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, the parking lot on the south side of the building appeared 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-13053, Commitment Date: July 27,2021, issued by Chicago Title Insurance Company:

- 10. Restrictions and easements as contained in Certified Survey Map No. 7819 recorded September 3, 2021 as Document No. 1862148. (As shown on survey)
- 11. 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, not plottable, refer to document)
- 12. 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 Dcoument 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 Affecting Land, dated July 16, 2021, by 1300 Koeller Street LLC, a Delaware limited liability company and Koeller Properties, LLC, a Wisconsin limited liability company as to a 95% 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 plottable, refer to document)
- 13. Covenants, conditions, restrictions and easements, if any, as set forth in instrument recorded March 5, 2003, as Document No. 1234514. (Affects surveyed parcel, not plottable, refer to document)
- 14. Right of Way Contract to Wisconsin Michigan Pipe Line Company recorded November 12, 1949 as Document No. 168660. (Affects surveyed parcel, not plottable, refer to document)
- 15. 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 plottable, refer to document)
- 16. 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 plottable, refer to document)
- 17. Easement for Watermain Purposes to the City of Oshkosh Recorded: November 14, 1984 as Document No. 1682011. (Document is not a Easement for Watermain, it is a Amended & Restated Memorandum of Lease document.)
- 18. Sanitary Sewer Line Easement Recorded: November 23, 1984 as Document No. 622221. (As shown on survey)
- 19. Declaration of Restrictive Covenant Recorded: November 19, 1992 as Document No. 817281. (Affects surveyed parcel, not plottable, refer to
- 20. Reciprocal Easement Agreement Recorded: November 19, 1990 as Document No. 817282. (Affects surveyed parcel, not plottable, refer to
- 21. Easement for Watermain Recorded: March 27, 1984 as Document No. 607708. (Affects adjacent property, As shown on survey)
- 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 plottable, 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 plottable, refer to document)
- 24. 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. 1682011. (Affects surveyed parcel, not plottable, refer to document)

() INDICATES RECORDED AS

