Addition to Armory Place Plat; thence South
Place Plat to the point of bedinning

Tax Parcel Number: 913-0848-02 Street Address: 950 S. Koeller Street

Non-exclusive easement for the benefit of Parcel 1 created by an instrument executed by The Copps Corporation, a Wisconsin comparation, dated January 22, 1985 and recorded on March 5, 1985, as Document Number 62555 and also created by an instrument between Valex United Partnership, a Wisconsin limited partnership and Michael L Twellig dated September 20, 1985, and escorded on October 28, 1985, as Document Number 640706, as and document number 640706 was amended by an instrument between GNI of Oshkosh South, L.L.C and Bonnie M. Livesey, dated November 24, 1998 and recorded on November 25, 1998, as Document Number 1035849. CHEDULE B-II OF TITLE COMMITMENT NO. GB35219 MITH AN EFFECTIVE DATE OF JANUARY 8, 2013 AT 12:01 A.M.: PREPARED BY CHICAGO TITLE INSURANCE COMPANY:

2. Right of way grant as contained in Instrument executed by Theresa Klemz, widow to to Michigan—Wisconsin Pipe Line Company, dated September 3, 1949 and recorded on November 12, 1949 in Volume 623 Records, Pages 521–522, as Document No. 168652. (AS TO PARCELS 1 AND 2) [AFFECTS THE WEST 30 ACRES OF THE NW 1/4-NW 1/4, SECTION 27, TOWNSHIP 18 NORTH, RANGE 16 EAST, EXACT LOCATION CANNOT BE SPECIFICALLY LOCATED]

Right of way grant as contained in an instrument executed by Capps Realty Corporation to Wisconsin Telephone Company, its successors and assigns, dated November 1, 1968 and recorded on November 20, 1968 in Volume 1226 Records, Pages 357-358, as Document Number 378218. (AS TO PARCELS 1 AND 2) [AFFECTS THE NW 1/4-NW 1/4, SECTION 27, TOWNSHIP 18 NORTH, RANGE 16 EAST, EXACT LOCATION CANNOT BE SPECIFICALLY LOCATED]

Easement for storm sewer as contained in a Warranty Deed by and between Copps Realty Corporation and Winnebago County, dated July 30, 1971 and recorded in Volume 1314 Records, Page 88, as Document Number 410538. (AS TO PARCELS 1 AND 2) [AFFECTS SUBJECT PROPERTY, LOCATION SHOWN ON SURVEY MAP]

5. Easement as contained in a warranty deed executed by Copps Realty Corporation, Inc. to Atlantic Richfield Company, a Pennsylvania Corporation, dated October 12, 1972 and recorded on October 13, 1972 in Volume 1358 Records; Pages 413—414, as Document Number 427641. (AS TO PARCELS 1 AND 2) [AFFECTS SUBJECT PROPERTY, LOCATION SHOWN ON SURVEY MAP]

6. Easement for parking as contained in an instrument executed by Schmitt's D-C, Inc. to Long's 41 Limited Partnership, a limited partnership, a limited partnership and recorded on April 1, 1976, as Document Number 475395. Said instrument was amended by an instrument by and between Long's 41 Limited Partnership a limited partnership and Lake Michigan Management Co., Inc., a corporation duly organized and existing under the laws of the State of Wisconsin, dated March 25, 1978 and recorded on April 9, 1976, as Document Number 475696. (AS TO PARCELS 1 AND 2) [AFFECTS SUBJECT PROPERTY, LOCATION SHOWN ON SURVEY MAP]

Easement for water main as contained in an instrument executed by Schmitts-D-C, Inc., a corporation organized under the lows of the State of Misconsin to the City of Oshkosh, Misconsin, dated July 8, 1976 and recorded on March 29, 1977, as Document Number 492587. (AS TO PARCELS 1 AND 2) [AFFECTS SUBJECT PROPERTY, LOCATION SHOWN ON SURVEY MAP]

[AFFECTS SUBJECT PROPERTY, LOCATION SHOWN ON SURVEY MAP] Easement for public utilities as contained in an instrument executed by The Copps Corporation, a corporation organized under the laws of the State of Wisconsin to City of Oshkosh, Wisconsin, dated February 28, 1985 and recorded on March 5, 1985, as Document Number 626562. (AS TO PARCELS 1 AND 2)

on October 28, 1985, Easement for public utilities as contained in an instrument executed by Valex Limited Partnership to the City of Oshkosh, dated September 25, 1985 and recorded October 28, 1985, as Document Number 640702. (AS TO PARCELS 1 AND 2) [AFFECTS SUBJECT PROPERTY, LOCATION SHOWN ON SURVEY MAP]

Terms, conditions, restrictions and provisions relating to the use and maintenance of the easement described as Parcel 2 of the subject premises, including reciprocal rights over Parcel 1 hereof as contained in an instrument executed by The Copps Corporation, a Wisconsin corporation, dated January 22, 1985 and recorded on March 5, 1985, as Document Number 628563. (AS TO PARCELS 1 AND 2) [AFFECTS SUBJECT PROPERTY, LOCATION SHOWN ON SURVEY MAP]

11. Terms, conditions, restrictions and provisions relating to the use and mointenance of the easement described as Parcel 2 of the subject premises including reciprocal rights over Parcel 1 hereof as contained in an instrument between Voiex Limited Partnership, a Wisconshi initiad partnership and Michael J. Twohig, dated September 20, 1985 and recorded on Catober 28, 1985, as Document Number 640706, Soid instrument was amended by an instrument between GNI of Oshkosh South LLC, and Bonnie M. Livesey, dated November 24, 1998 and recorded on November 25, 1998, as Document Number 1035849. (AS TO PARCELS 1 AND 2) [AFFECTS SUBJECT PROPERTY, LOCATION SHOWN ON SURVEY MAP] 12. Water & Sewer easement, covenants, terms and provisions as contained in an instrument executed by Valex Limited Partnership, a Wisconsin Limited Partnership to Valley Restaurants, Inc., a Wisconsin corporation, dated June, 1986 and recorded on May 11, 1986, as Document Number 700875. (AS TO PARCELS 1 AND 2)

[AFFECTS SUBJECT PROPERTY, LOCATION SHOWN ON SURVEY MAP]

13. Easement, terms and provisions as contained in an instrument executed by Michael J. Twohig, his heirs, successors and assigns to Wisconsin Bell, Inc., successors and assigns, dated December 14, 1989 and recorded on November 19, 1991, as Document Number 780/716. (AS TO PARCELS 1 AND 2) [AFFECTS SUBJECT PROPERTY, LOCATION SHOWN ON SURVEY MAP]

 Access Restriction as contained in Warranty Deed from Joseph J. Shea and Holly C. Shea, husband and wife, as joint tenants to the City of Oshkosh, a municipal corporation, recorded on April 2, 1992, as Document Number 792905. (AS TO PARCELS 1 AND 2)
 [AFFECTS SUBJECT PROPERTY, LOCATION SHOWN ON SURVEY MAP] Easement for the purpose of constructing a storm drainage structure as contained in an instrument executed by Joseph J. Shea and Holly C. Shea, husband and a spirit tenants to City of Oshkosh recorded on April 2, 1992, as Document Number 792907. (AS TO PARCELS 1 AND 2)

[AFFECTS SUBJECT PROPERTY, LOCATION SHOWN ON SURVEY MAP]

17. Terms, provisions, agreements, covenants, conditions and restrictions, including but not limited to the rights of Wolgreen Co., an illinois corporation as contained in Memorandum of Lease between GNI of Cahkosh South, L.C., a Wisconsin Limited liability company "Landlord" and Walgreen Co., an illinois corporation Tenant, dated November 19, 1998 and recorded on November 19, 1998 and recorded on November 19, 1998, as Document Number 1035850, Said instrument was amended by an instrument entitled Ratification Agreement executed by GNI of Oshkosh South L.C., dated May 13, 1999 and recorded on June 10, 1999, as Document Number 1061733. (AS TO PARCELS 1 AND 2) 16. Restriction in Warranty Deed executed by 8 & G Realty, Inc., a Wisconsin corporation to GNI of Oshkosh South, L.L.C., a Wisconsin limited liability company, dated loverniber 23, 1998, and recorded on November 25, 1998, as Document Number 1035845 and recting as follows: "This Warranty Deed is given subject to the following restriction: For a period of 20 years following the date of this conveyance the Property may not be used for the sale of cooked, bornerin chicken by any sit-down or carry out restaurant. This restriction shall be a covenant running with the land and shall be contained in and made a part of every deed, mortgage, lease or other assument. This restriction shall be a covenant running with the land and shall be contained in and made a part of every deed, mortgage, lease or other assuments.

Terms, provisions, covenants, conditions and restrictions as contained in an instrument entitled "Notice of Contamination to Property" executed by GNI of Oshkosh South LLC., dated July 12, 2001 and recorded on July 16, 2001, as Document Number 1138312. (AS TO PARCELS 1 AND 2)
 [AFFECTS SUBJECT PROPERTY, LOCATION SHOWN ON SURVEY MAP]

AFFECTS SUBJECT PROPERTY, LOCATION SHOWN ON SURVEY MAP Terms, provisions, covenants, conditions and restrictions as contained in an instrument entitled "Notice to Abandon Monitoring Wells" executed by GNI of Oshkosh th LLC., dated October 16, 2001 and recorded on October 17, 2001, as Document Number 1150773. (AS TO PARCELS 1 AVI) 2)

Temporary limited easement, terms and provisions as contained in an instrument executed by GNI of Oshkosh South LLC. to the City of Oshkosh, a Wisconsin municipal corporation, dated May 3, 2002 and recorded on August 26, 2002, as Document Number 1196232. (AS TO PARCELS 1 AND 2) [EASEMENT TERMINATED DUE TO PROJECT COMPLETION]

21. Easement, terms, provisions, and restrictions as contained in an instrument executed by GNI of Oshkosh South, L.L.C. to the City of Oshkosh, a Wisconsin Municipal Corporation, its successors and assigns, dated February 18, 1999 and recorded on November 27, 2002, as Document Number 1215888. (AS TO PARCELS 1 AND 2) [AFFECTS SUBJECT PROPERTY, LOCATION SHOWN ON SURVEY MAP]

m. Achor

ALTA/ACSM LAND TITLE SURVEY NINTH STREET & KOELLER STREET CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN