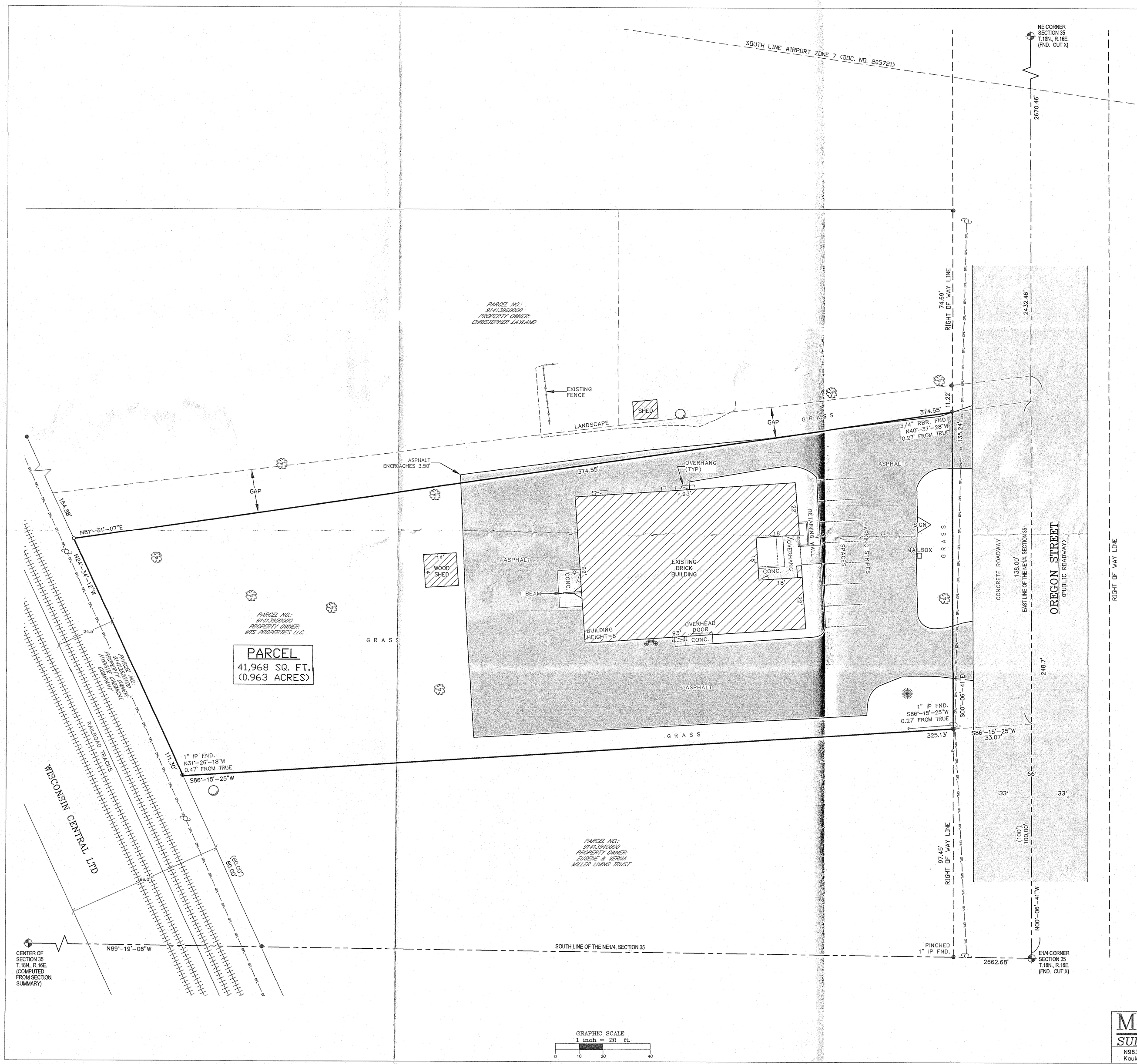
ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SE1/4 OF THE NE1/4, SECTION 35, T.18N., R.16E.,
14TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN



CERTIFICATION

The undersigned, being a Professional Land Surveyor of the State of Wisconsin certifies to:

Icehack Properties LLC; Nicolet National Bank, its successors and/or assigns; WTS Properties, LLC, a Wisconsin limited liability company; and First American Title Insurance Company it successors and assigns.

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, 7a(1), 8, 9, 13, 16 and 18 of Table A thereof.

The survey was made on the ground on January 7, 2022 and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the subject property.

Except as shown on the survey, there are no visible easements or rights of way of which the undersigned has been advised.

Except as shown on the survey, there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.

Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.

The location of each easement, right of way, servitude, and other matter affecting the subject property and listed in the Title Commitment dated December 9, 2021 issued by First American Title Insurance Company as Commitment No. 21-9061 with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.

The subject property has access to and from a duly dedicated and accepted public street, known as Oregon Street.

The record description of the subject property forms a mathematically closed figure.

The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

Dated this the 1ST day of FEBRUARY 2022

Craig A. Keach, Wisconsin Professional Land Surveyor S-2333

RECORDED LEGAL DESCRIPTION

That part of the South East 1/4 of the NORTH EAST 1/4 of Section Thirty-five (35), Township Eighteen (18) North, of Range Sixteen (16) East, in the Fourteenth Ward, City of Oshkosh, Winnebago County, Wisconsin, described as follows: Commencing at the Southeast corner of said South East 1/4 of the North East 1/4; thence North, along the East line of said Section, One Hundred (100) feet, the place of beginning; thence continuing North, along the East line of said Section, One Hundred Thirty-eight (138) feet; thence Southwesterly, to a point on the Northeasterly right of way line of the Soo Line Railway Company that is One Hundred Ninety-one and Three-tenths (191.3) feet Northwesterly of (measured along the Northeasterly right of way line of said Railway) the South line of said South East 1/4 of the North East 1/4; thence Southeasterly, along the Northeasterly right of way line of said Railway, to a point that is Eighty (80) feet Northwesterly of (measured along the Northeasterly right of way line of said Railway) the South line of said South East 1/4 of the North East 1/4; thence North, Eighty-seven (87) degrees Zero (0) minutes East, along the North line of tract of land heretofore conveyed by Deed recorded in Volume 1081, Page 162, Three Hundred Fifty-seven and Eight-tenths (357.8) feet, to the place of beginning.

"AS SURVEYED" LEGAL DESCRIPTION

Part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Thirty-Five (35), Township Eighteen (18) North; Range Sixteen (16) East, Fourteenth Ward, City of Oshkosh, Winnebago County, Wisconsin containing 41,968 square feet (0.963 acres) of land and being described by:

Commencing at the East Quarter Corner of said Section 35; thence N00°-06'-41"W 100.00 feet along the East line of the NE1/4 of said Section 35; thence S86°-15'-25"W 33.07 feet to a point on the West Right of Way line of Oregon Street and the point of beginning; thence continue S86°-15'-25"W 325.13 feet to a point on the Easterly Right of Way line of Wisconsin Central LTD Railroad property; thence N24°-34'-12"W 111.30 feet along said Easterly Right of Way line; thence N81°-31'-07"E 374.55 feet to a point on the West Right of Way line of Oregon Street; thence S00°-06'-41"E 135.24 feet along said West Right of Way line to the point of beginning.

TITLE REPORT REVIEW

Title Report: First American Title Insurance Company

Commitment No. 21-9061

Effective Date:December 9, 2021

Fee Simple Title Vested In: WTS Properties, LLC, a Wisconsin limited liability company

(1-10) These are general statements and not specific encumbrances.

(11) Rights of the public in and to that portion of the within described premises lying within the limits of public roads and public rights of way.

(12) Rights of easements, if any, in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the premises described in Schedule A hereof. **Nothing is disclosed in title.**

(13) Airport Zoning Ordinance dated November 20, 1945 and recorded in said Register's Office on August 24, 1953 at 2:00 P.M. in Volume 737 on Page 381 as Document No. 205721. (Copy attached) **Zone number 2 is ambiguous and cannot be plotted. The remaining zones do not cover the subject property and therefore do not apply.**

WISCONSIN CRAIG A. KEACH S-2333 NEENAH, WISCONSIN LAND SURVEYOR

BEARINGS REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM AND THE EAST LINE OF THE NE1/4 OF SECTION 35, T.18N., R.16E., WHICH BEARS N00°-06'-41"W

SURVEY NOTES:

1) Total Area of parcel surveyed = 41,968 Square Feet (0.963 acres)

2) Parcel Number: 91413950000

3) Total number of above-ground marked standard parking stalls = 7 Total number of above-ground marked handicap parking stalls = 0 Total number of stalls = 7

4) Before excavation, appropriate utility companies should be contacted. For exact location of underground utilities, contact Digger's Hotline at 1-800-242-8511.

5) No evidence of current earth moving work, building construction, or building additions were observed at date of field work (1-7-2022).

6) No evidence of site use as a solid waste dump, sump, or sanitary landfill was observed at date of field work (1-7-2022).

7) The location of the existing utilities, as shown on this plan, are approximate only. It shall be the responsibility of the contractor to verify actual location and depth of all existing utilities. The owner and the surveyor shall not be responsible for any omission or variation from the location shown.

8) The Surveyor is not responsible for any overlooked features not visable due to snow cover.

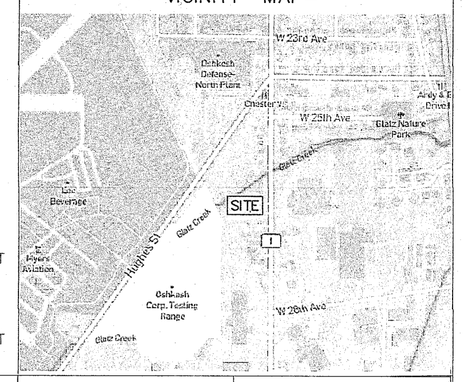
9) Deed Document No. 1354917.

10) FLOOD NOTE: This property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 55139C0335E, which bears an effective date of MARCH 17, 2003 and is not in a Special Flood Hazard Area.Zone "X" is designated as: "Areas determined to be outside of 500-year flood plain.

-LEGEND-

- ● = 1" IRON PIPE FOUND UNLESS OTHERWISE NOTED
- ○ = 1" X 18" IRON PIPE SET (1.130 LB./FT.)
- = COUNTY MONUMENT FOUND
- = EXISTING POWER POLE
- = GAS METER
- = LIGHT POLE
- = DOWNSPOUT
- = METAL POST
- = DOOR
- = EXISTING GUY ANCHOR
- = OVERHEAD ELECTRIC
- = EXISTING SPRUCE TREE
- = EXISTING CEDAR TREE
- = EXISTING TREE

-VICINITY MAP-



SURVEYED FOR:
KARL LOEWENSTEIN
50 LAKE STREET
OSHKOSH, WI 54901

PROPERTY ADDRESS:
2665 OREGON STREET
OSHKOSH, WI 54902

PROPERTY OWNER:
WTS PROPERTIES LLC.
2111 FAIRVIEW STREET
OSHKOSH, WI 54901

MERIDIAN SURVEYING, LLC
N9637 Friendship Drive, Kaukauna, WI 54130
Office: 920-993-0881
Fax: 920-273-6037

NO.	DATE	DESCRIPTION	BY
1	1-12-22	Preliminary Survey	JB

DRAWN BY:	J.B.	FIELD WORK DATE:	1-7-22
CHECKED BY:	C.A.K.	FIELD BOOK:	M-62, PG.51-52
JOB NO.:	13357	SHEET	1 OF 1