

# ALTA / NSPS LAND TITLE SURVEY



Always a Better Plan  
100 Camelot Drive  
Fond du Lac, WI 54935  
920-926-9800  
excelengineer.com

## PROJECT INFORMATION

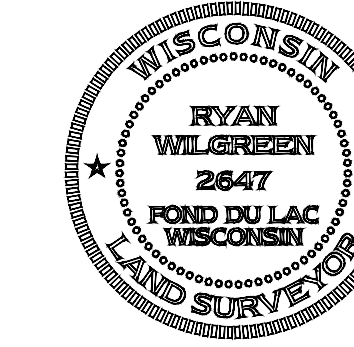
ALTA/NSPS LAND TITLE SURVEY  
2247 RYF ROAD • OSHKOSH, WI 54904

SURVEYOR'S CERTIFICATE  
ALTA / NSPS Land Title Survey

- To:
- First American Title Insurance Company
  - Schmitt Title, Inc.
  - PBJ Holdings, LLC and Joe Gegare
  - Lender with a contractual obligation under a loan agreement with the Proposed Insured for an Owner's Policy, its successors and/or assigns
  - MVT, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 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), 7(b)(1), 8, 9, 10, 11(a) & 20 of Table A thereof. The field work was completed on March 6, 2026.

Ryan Wiggen, P.E.S. No. 5-2647  
ryan.wiggen@excelengineer.com  
Excel Engineering, Inc.  
Fond du Lac, Wisconsin 54935  
Project Number: 260083700



Date of Plat or Map: 04/07/2026

**LANDS DESCRIBED IN COMMITMENT NO. 726020111, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH A COMMITMENT DATE OF FEBRUARY 6, 2026:**

**Parcel 1**  
That part of the North 1/2 of the SOUTH EAST 1/4 of Section 33, T19N, R16E, in the in the Twelfth Ward, City of Oshkosh, Winnebago County, Wisconsin, described as follows:  
Commencing at the intersection of the North line of said South East 1/4 with the Easterly line of the right of way of the Chicago and Northwestern Transportation Company (formerly Chicago and Northwestern Railway Company); thence east, along the North line of said South East 1/4, 400 feet; thence southerly, parallel with the Easterly line of said right of way, 371 feet; thence west, parallel with the North line of said South East 1/4, 400 feet; to the Easterly line of said right of way; thence northerly, along the Easterly line of said right of way, 871 feet, to the place of beginning, excepting therefrom that portion thereof heretofore conveyed to State of Wisconsin, Department of Transportation as Document No. 1173066.

**Parcel 2**  
Being part of the NE1/4 - SE1/4 of Section 33, T19N R16E, City of Oshkosh, Winnebago County, Wisconsin. Said parcel includes all that land of the owner lying within the following described traverse:  
Commencing at the East 1/4 corner of said Section 33; thence S 88 degrees 29 minutes 50 seconds W along the East and West 1/4 line of said Section 33 for 1329.43 feet to Northeast corner of lands described in Volume 1046, Page 436, as recorded in Winnebago County Register of Deeds; thence S 27 degrees 59 minutes 42 seconds E along said described lands for 441.40 feet to the Southerly proposed right of way along Lake Butte Des Morts Drive and being the Point of Beginning; thence S 84 degrees 20 minutes 33 seconds E along said proposed right of way for 367.98 feet; thence S 23 degrees 37 minutes 23 seconds W for 380.47 feet to the Southeast corner of said described lands; thence N 27 degrees 59 minutes 42 seconds W along said described lands for 429.60 feet to the Point of Beginning.

### TABLE A NOTES:

- Monuments have been placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- Address: 2247 Ryf Road, Oshkosh, WI 54902
- Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map No. 55139C0225E with an effective date of March 17, 2003, the property falls within Zone "X" (areas determined to be outside the 0.2% annual chance flood hazard).
- The property described hereon contains 7.060 acres (307,536 sq. ft.) of land, more or less.
- (a) Exterior dimensions of all buildings at ground level are shown hereon.  
(b)(1) The square footage of the exterior footprint of all buildings are shown hereon.
- Substantial features observed during the process of conducting the fieldwork are shown hereon.
- The subject property contains 68 regular striped parking stalls and 3 handicap accessible striped parking stalls for a total of 71 striped parking stalls.
- No party walls exist on the subject property. No other division walls were designated by the client or client's representative.
- (a) Utility plans and maps were not provided by the client as part of this survey.
- Potential visible encroachments observed during the process of the fieldwork have been shown and noted hereon. Excel does not express any legal opinion as to the ownership or nature of the potential encroachments depicted hereon.

### TITLE NOTES:

- First American Title Insurance Company, Commitment No. 726020111, with a commitment date of February 6, 2026 has been reviewed in conjunction with the preparation of this survey. Survey related, Schedule B-II Exceptions are as follows:**
  - #11 Access Rights conveyed in Deed recorded March 11, 2002 as Document No. 1173066. **Access Point and No Access is depicted on this survey.**
  - #12 Easement contained in Instrument recorded March 18, 1996 as Document No. 929999. **Easement is depicted on this survey.**
  - #13 Easement contained in Instrument recorded November 10, 1965 in Volume 1124 on Page 617 as Document No. 340978. **This document does not affect the subject property. Easement falls within Ryf Road.**
  - #14 Rights of public in that portion of the premises lying within the limits of Ryf Road.
  - #15 Drainage rights and rights of way by reason of any drainage ditches, feeders, laterals and underground drain tile or pipes that may be located on the subject premises.
  - #16 Utility Easement/Corporation contained in Instrument recorded December 16, 2005 as Document No. 1381739. **Easement is depicted on this survey.**
  - #17 Conditions and Restrictions contained in Deed recorded November 6, 2002 as Document No. 1211179. **This document affects the subject property (Parcel 2) and contains general language for the continued right of occupancy and ingress/egress for the purpose of maintaining utility facilities located on the subject property.**
  - #18 Finding, Determination and Order contained in Instrument recorded September 13, 2011 as Document No. 1580491. **This document does not affect the subject property.**
  - #19 Stormwater Management Facility Maintenance Agreement contained in Instrument recorded October 19, 2015 as Document No. 1699680. **This document affects the subject property but does not contain any easements to depict on this survey.**
- Other commitment items not specified hereon may not have been considered relevant to an ALTA/NSPS Land Title Survey, and have not been reviewed in conjunction with preparation of this plat (i.e. Annexation agreements, Leases, Mortgages, Liens, special assessments, covenants, trusts, unspecified or unrecorded rights).

### NOTES:

- Only the improvements that were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. This survey may not reflect all utilities, or improvements, if such items are hidden by landscaping, snow or areas covered by such items as dumpsters, trailers or vehicles. Lawn sprinkler systems, if any, are not shown on this survey.
- The locations of the property lines shown on the face of this plat are based on the description and information furnished by the client, together with the title commitment. The parcel that is defined may not reflect actual ownership, but reflects what was surveyed. For ownership, consult your title company.
- The surveyed property is the same property described in Title Commitment No. 726020111, prepared by First American Title Insurance Company.
- No gaps, strips, gores or overlaps exist within any portion of the subject property.
- The subject property has direct access to Ryf Road and Lake Butte Des Morts Drive, a public right-of-way.

PROFESSIONAL SEAL

### SHEET DATES

ISSUE DATE: MAR. 24, 2026

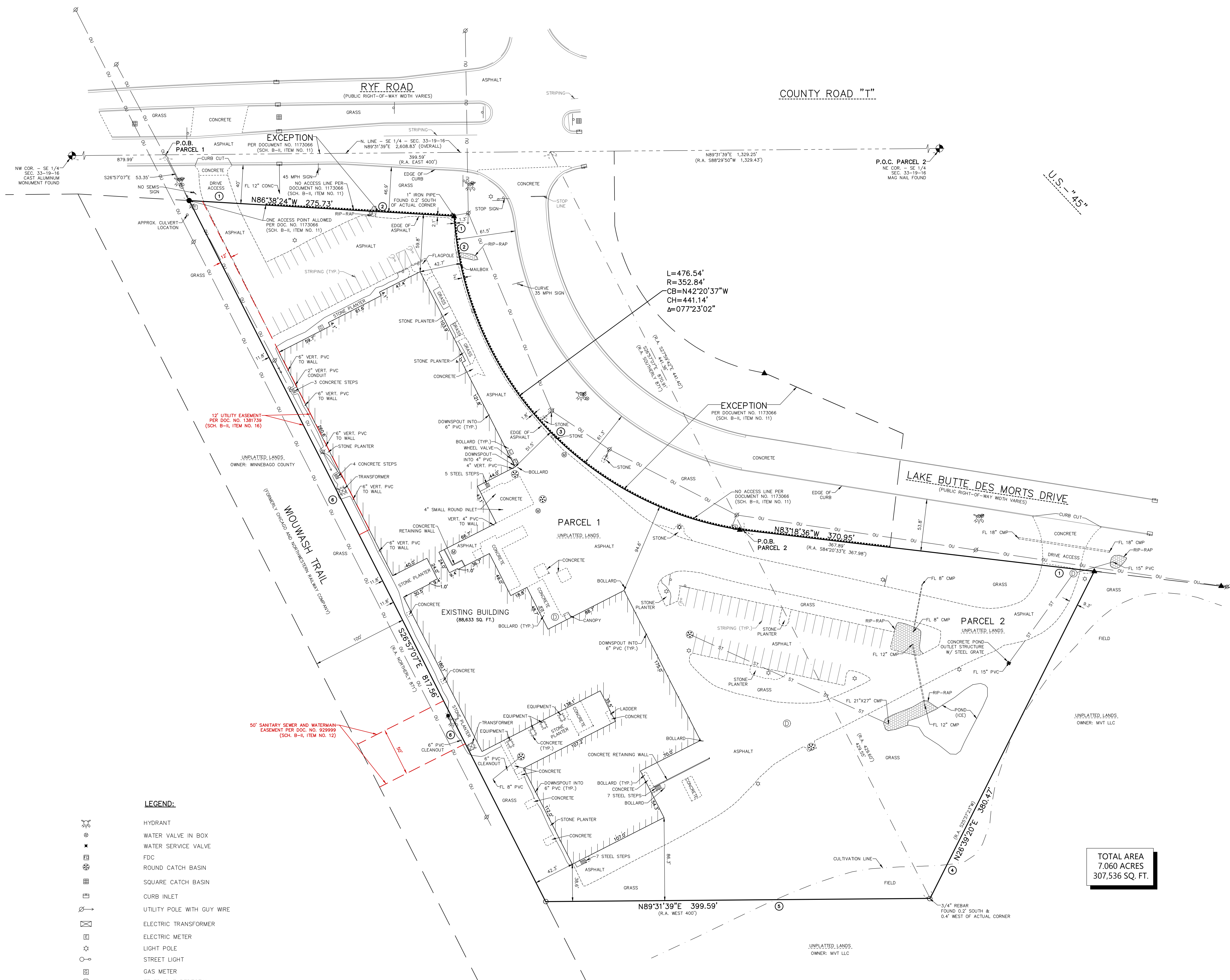
REVISIONS

### JOB NUMBER

260083700

### SHEET NUMBER

AL

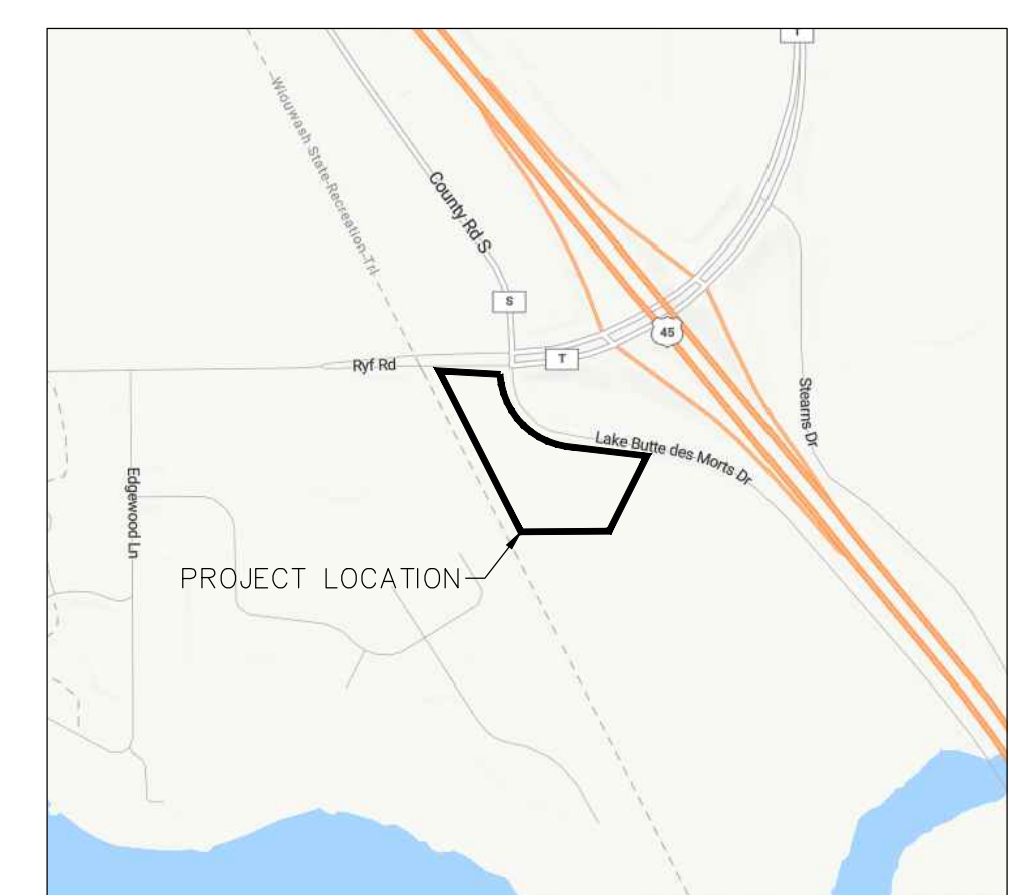


TOTAL AREA  
7.060 ACRES  
307,536 SQ. FT.

### LEGEND:

- HYDRANT
- WATER VALVE IN BOX
- WATER SERVICE VALVE
- FDC
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- CURB INLET
- UTILITY POLE WITH GUY WIRE
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- LIGHT POLE
- STREET LIGHT
- GAS METER
- TELEPHONE PEDESTAL
- MONITORING WELL
- SIGN
- HANDICAP PARKING STALL
- 3/4" REBAR SET
- 3/4" REBAR FOUND
- 1" REBAR FOUND
- SECTION CORNER MONUMENT FOUND
- STORM SEWER AND MANHOLE
- OVERHEAD UTILITY LINE
- CURB AND GUTTER
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, WINNEBAGO COUNTY. THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33-19-16 HAS A BEARING OF NORTH 89°-31'-39" EAST.



POSSIBLE VISIBLE ENCROACHMENTS:  
(TABLE A, ITEM NO. 20)

- ① ASPHALT CROSSES A NORTHERLY LOT LINE
- ② RIP-RAP CROSSES A NORTHERLY LOT LINE
- ③ STONE PLANTER CROSSES A NORTHERLY LOT LINE
- ④ CULTIVATION LINE CROSSES THE EAST LOT LINE
- ⑤ CULTIVATION LINE CROSSES THE SOUTH LOT LINE
- ⑥ STONE PLANTER CROSSES THE WEST LOT LINE

NOTE:  
EXCEL DOES NOT EXPRESS ANY LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF THE POTENTIAL ENCROACHMENTS DEPICTED HEREON.

CURRENT ZONING: UI-PD Urban Industrial District

Building Setbacks:

- Front: 10 feet
- Side: 10 feet
- Rear: 25 feet
- Street: 25 feet

Maximum Building Height: 60 feet

The current Zoning Setbacks and the Bulk Requirements have been listed per the City of Oshkosh Zoning Code. Zoning information shown hereon was obtained through research by Excel. Zoning information was not provided by the client as part of this survey as required by ALTA Table A, Item No. 6(a) & 6(b) and may be incomplete.