LEGAL DESCRIPTION PER EXHIBIT "A" OF COMMITMENT FOR TITLE INSURANCE POLICY No. 28950000 WITH AN EFFECTIVE DATE OF OCTOBER 27, 2017 AT 7:00 A.M. PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY – EVANS TITLE DIVISION:

Parcel I:
Lot two (2), Certified Survey Map No. 4395 recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin, on October 25, 1999, in Volume 1, on Page 4395, as Document No. 1076909, being part of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 19 North, Range 16 East, City of Oshkosh, Winnebago County, Wisconsin.

Parcel II:
TOGETHER WITH an easement for ingress and egress created by instrument recorded on September 2, 1993 as Document No. 848033.

SCHEDULE B–SECTION TWO (EXCEPTIONS) PER COMMITMENT FOR TITLE INSURANCE POLICY No. 2895000 WITH AN EFFECTIVE DATE OF NOVEMBER 10, 2017 AT 7:00 A.M. PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY – EVANS TITLE DIVISION:

1. Any facts, rights, interests, or claims that are not shown by the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
   [NOT SURVEY RELATED]
2. Easements, claims of easements or encumbrances that are not shown in the Public Records.
   [MAY AFFECT SUBJECT PROPERTY, SEE SURVEY MAP]
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflict in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
   [MAY AFFECT SUBJECT PROPERTY, SEE SURVEY MAP]
4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the public records.
   [NOT SURVEY RELATED]
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
   [NOT SURVEY RELATED]
6. The lien of the general real estate taxes for the year 2017 and thereafter.
   [NOT SURVEY RELATED]
7. The lien of any special assessments, special taxes or special charges.
   [NOT SURVEY RELATED]
8. Access Restriction as set out in Highway Deed recorded in Volume 642, Page 87.
   [THIS HIGHWAY DEED WAS INTENDED TO CONVEY LANDS TO THE COUNTY FOR HIGHWAY PURPOSES. IT DOES NOT DESCRIBE ANY ACCESS RESTRICTIONS.]
9. Restricted Access to U.S.H. "45" as set forth in Warranty Deed recorded June 17, 1992, as Document No. 801906.
   [AFFECTS PROPERTY - LOCATION SHOWN ON SURVEY MAP]
10. Easement for Ingress and Egress, recorded September 2, 1993, as Document No. 848033.
    [AFFECTS PROPERTY - LOCATION SHOWN ON SURVEY MAP]
11. Rights of the public in that portion of the subject premises lying within the limits of Frontage Road (unimproved Nielsen Drive).
    [AFFECTS PROPERTY - LOCATION SHOWN ON SURVEY MAP]
12. Access Restriction, Setback Restriction and Noise Abatement Note as set out on Certified Survey Map No. 4395.
    [AFFECTS PROPERTY - LOCATION SHOWN ON SURVEY MAP]
13. NOTE: Prior year 2016 tax data: General Tax $8,398.50; Lottery Credit $0.00; 1st Dollar Credit $0.00; Special Assessment $0.00; Total Net General and Special Taxes $8,393.50 --- "PAID".
    [NOT SURVEY RELATED]

NOTES:
- There were no buildings present on the property at the time of the survey.
- There were no substantial features present on the property at the time of the survey.
- There was no evidence of earth moving activities or building construction at the time of the survey.
- There were no changes in the street right of way lines, nor was any information made available to the surveyor at the time of the survey.
- Access Restriction Note Per CSM #4395: "Lots 1 and 2 are restricted so that no owner, posessor, user, licensee, or other person may have any direct vehicular ingress from or egress to any highway lying within the right–of–way of U.S.H. "45". All access to U.S.H. "45" is limited to one access point as shown on Wisconsin Department of Transportation Project No. 6432–03–21. The one access point as shown is to be removed at such time the private road running from W. Snell Road to the access point becomes a public street. The one access point as shown is also to be removed at such time that the private road is extended to Nielson Drive. It is expressly intended that the restriction constitute a restriction for the benefit of the public as provided in S.236.293, STATS. and shall be enforceable by the Wisconsin Department of Transportation or its assigns".
- Setback Restriction Note Per CSM #4395: "No improvements or structed are allowed between the right–of–way line and the highway setback line. Improvements and structures including but are not limited to signs, parkings area, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in secion 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.
- Noise Abatement Note Per CSM #4395: "The lots of this land division may experience noise levels exceeding the levels in S. Trans. 405.04, Table 1. These levels are based on federal standards. Owners of these lots are responsible for abating noise sufficient to protect these lots."
- Vertical Datum = NAVD88–07 Adjustment. Determined by GPS observations carried over to site from National Geodetic Survey Monument 4W16 (elevation = 774.33')

SURVEYOR'S ALTA CERTIFICATE:

I hereby certify to:
Leslie F. Stumpf, Anbar Holdings, LLC, and First American Title Insurance Company – Evans Title Division;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2017 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 5, 7(a), 8, 9, 11, 16, and 17 of Table A thereof. The field work was completed on January 29, 2018.

Feb. 15, 2018 — David M. Schmalz
date — *David M. Schmalz, Professional Land Surveyor (S–1284)*

50 25 0 50
SCALE – FEET

SURVEY FOR:
–COREY STUMPF
–3030 W. COLLEGE AVE
–APPLETON, WI 54914
–PHONE (920) 731–5211

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 16 EAST, WHICH BEARS N00°47'22"W PER THE PUBLISHED WINNEBAGO COUNTY COORDINATE SYSTEM.

WISCONSIN DAVID M. SCHMALZ S-1284 NEENAH WIS. LAND SURVEYOR

LEGEND
- 1–1/4" IRON REBAR FOUND
- 3/4" IRON REBAR FOUND
- 1" IRON PIPE FOUND
- CERTIFIED LAND CORNER WINNEBAGO COUNTY
- S.F. SQUARE FEET
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- EXISTING PEDESTAL
- EXISTING SIGN
- EXISTING DECIDUOUS TREE
- EXISTING DRIPLINE OF BUSHES
- EXISTING DRIPLINE OF TREES
- W — EXISTING WATER MAIN
- SAN — EXISTING SANITARY SEWER
- EXISTING MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- MTR — EXISTING ELECTRIC TRANSFORMER
- TRANS — EXISTING ELECTRIC METER
- C.M.P. CORRUGATED METAL PIPE
- R.C.P. CORRUGATED METAL PIPE
- D.O.T. DEPARTMENT OF TRANSPORTATION
- SECTION LINE
- RIGHT–OF–WAY LINE
- PROPERTY LINE
- EXISTING CONTOURS
- NO ACCESS PER CSM #4395
- ( ) RECORDED AS

EAST 1/4 CORNER SECTION 35–19–16
MAG NAIL AND COUNTY SURVEYOR WASHER FOUND

N00°47'22"W 2643.33' — EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 35–19–16

SOUTHEAST CORNER SECTION 35–19–16
BERNSTEIN MONUMENT FOUND

JACKSON ST. (U.S.H. "45", S.T.H. "76")
(RIGHT–OF–WAY WIDTH 130')

JACKSON ST. (U.S.H. "45", S.T.H. "76")
(RIGHT–OF–WAY WIDTH VARIES)

W. SNELL ROAD
(RIGHT–OF–WAY WIDTH VARIES)

SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 35–19–16

S89°13'45"W 2634.65'

SOUTH 1/4 CORNER SECTION 35–19–16 WINNEBAGO COUNTY PUBLISHED LOCATION

24" RCP

18" CMP

(S02°58'23"E) S01°56'45"E 538.73'

(S02°58'23"E) S01°56'45"E 250.00'

FOUND 1" IRON PIPE WITH DOT CAP

ACCESS TO U.S.H. "45" LIMITED TO ONE ACCESS POINT LOCATED NORTH OF THIS POINT DOCUMENT NO. 801096

FRONTAGE ROAD (UNIMPROVED NIELSEN DR.)

60'

OUTLOT 2 SIZE 1'X60' FOR FUTURE STREET PURPOSES

NO EASEMENT PROVIDED

50' HIGHWAY SETBACK LINE

BM HYDRANT TAG ELEVATION = 784.63'

65' ACCESS ROAD EASEMENT

75'

PAVED ACCESS

INGRESS AND EGRESS EASEMENT DOCUMENT NO. 848033

LOCATION OF 65' ACCESS ROAD EASEMENT SCALED FROM CSM #4395

WATER SERVICE

PARCEL II

PAVED ACCESS

INGRESS AND EGRESS EASEMENT DOCUMENT NO. 848033

CEDAR BUSHES

LOT 1

LOT 2

LOT 3

JACKSON HEIGHT PLAT

5' EASEMENT FOR PUBLIC UTILITIES

SHED

365.10'

(N89°04'42"E) N89°22'20"E

LOT 2 CSM #4395 196,804 S.F.±

PARCEL I

365.08'

S89°13'49"W (S88°12'11"W)

LOT 1 CSM NO. 4395

UNPLATTED LANDS

UNPLATTED LANDS

FENCE LOCATED ON PROPERTY LINE

N01°56'45"W (N02°58'23"W) 539.64'

PINE TREES

DECIDUOUS TREES

SHED

FOUND 3/4" REBAR S33°W 0.3' FROM RECORD LOCATION

N01°56'45"W (N02°58'23"W) 250.00'

LOT 51 LOT 50 LOT 49 LOT 48 LOT 47 LOT 46 LOT 45 LOT 44 LOT 43 LOT 42 LOT 41 LOT 40 LOT 39 LOT 38

MEADOWS NORTH SUBDIVISION

McMAHON ENGINEERS | ARCHITECTS
McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

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NO.	DATE	REVISION

ALTA/NSPS LAND TITLE SURVEY
ANBAR HOLDINGS, LLC JACKSON ST. (U.S.H. "45")
CITY OF OSHKOSH, WINNEBAGO COUNTY, WI

DESIGNED	DRAWN
	KJT

PROJECT NO.
L0055 9-18-00120

DATE
FEBRUARY, 2018

SHEET NO.
1

10711