

DESCRIPTION PER SCHEDULE "A" OF ALTA COMMITMENT FOR TITLE INSURANCE FILE NUMBER: 3074744 WITH A COMMITMENT DATE OF DECEMBER 9, 2020 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

The land referred to herein below is situated in the County of Winnebago, State of WI, and described as follows:

Parcel 1:
Lot Two (2) of CERTIFIED SURVEY MAP NO. 6430, recorded in Volume 1 of Certified Survey Maps on Page 6430, as Document No. 1526164; said map being all of Lot 1 of Certified Survey Map No. 712 as recorded in Volume 1 of Certified Survey Maps on Page 712, a part of the Northeast 1/4 of the Northwest 1/4, the Southeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 1, Township 20 North, Range 17 East, City of Appleton, Winnebago County, Wisconsin.

Parcel 2:
Part of Lot One (1) of Certified Survey Map No. 6430 as recorded in Volume 1 of Certified Survey Maps on page 6430 as Document No. 1526164; being a part of the NE 1/4 of Section One (1), Township Twenty (20) North, Range Seventeen (17) East, City of Appleton, Winnebago County, Wisconsin, and described as follows:

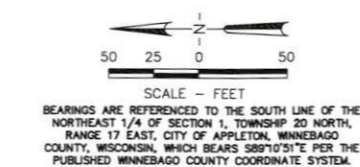
Commencing at the Southwest corner of Lot 2, of said CSM No. 6430; Thence N00°00'00"E 220.18 feet along the West line of said Lot 2 to the Point of Beginning; Thence N90°00'00"W 3.53 feet; Thence N00°00'00"E 185.63 feet; Thence S90°00'00"E 3.53 feet to said West line; Thence S00°00'00"W 185.63 feet along said West line to the Point of Beginning

APN: 318200501

SCHEDULE B, PART II EXCEPTIONS FROM COVERAGE PER COMMITMENT FOR TITLE INSURANCE FILE NUMBER: 1014842 WITH A COMMITMENT DATE OF MAY 1, 2019 PREPARED BY FIRST KNIGHT BARRY TITLE, INC.

- 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]
- Easements, claims of easements or encumbrances that are not shown by the Public Records. [NOT SURVEY RELATED]
- Any encroachment, encumbrance, violation, 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. [NOT SURVEY RELATED]
- 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]
- 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]
- The lien of the general real estate taxes for the year 2021, and thereafter. [NOT SURVEY RELATED]
- The lien of any special assessments, taxes or charges. [NOT SURVEY RELATED]
- Taxes, general and special for the year 2020, unless a tax receipt showing full payment is presented. [NOT SURVEY RELATED]
- Mortgage between Valley Fair Development, LLC, a Wisconsin Limited Liability Company, as mortgagor, and First National Bank - Fox Valley, as mortgagee, in the original stated principal amount of \$2,050,000.00 dated April 14, 2015, recorded April 29, 2015 as Document No. 1686174. [NOT SURVEY RELATED]
- Assignment of Rents recorded April 29, 2015 as Document No. 1686175. [NOT SURVEY RELATED]
- Easement for public utilities disclosed by instrument recorded on June 16, 2010 as Document No. 1542113. [AFFECTS SUBJECT PROPERTY-LOCATION SHOWN ON MAP]
- Easement and Maintenance Agreement recorded on May 18, 2012 as Document No. 1603679. [AFFECTS SUBJECT PROPERTY-CANNOT BE GRAPHICALLY DEPICTED]
- Utility Easement and other matters contained in the instrument recorded February 17, 1926 in Volume 378 on Page 382. [AFFECTS SUBJECT PROPERTY-LOCATION SHOWN ON MAP]
- Utility Easement and other matters contained in the instrument recorded October 24, 1979 as Document No. 542111. [AFFECTS SUBJECT PROPERTY-LOCATION SHOWN ON MAP]
- Lease and the terms, covenants and conditions thereof between Valley Fair Development, LLC, as Lessor and Roundy's Supermarkets, Inc., as Lessee, disclosed by Memorandum of Lease, recorded on November 3, 2009 as Document No. 1523346. [NOT SURVEY RELATED]
- Assignment and Assumption of Lease recorded September 22, 2011 as Document No. 1581343. (Affects portion in Lot 1, CSM 6430 only). [NOT SURVEY RELATED]

- Easement Agreement recorded on November 2, 2009 as Document No. 1522995. [DOES NOT AFFECT SUBJECT PROPERTY, DOCUMENT DESCRIBES DRIVEWAY ACCESS TO SOUTH MEMORIAL DRIVE]
- Covenants, conditions, restrictions and easements, if any, as set forth in instrument recorded November 3, 2009, in Volume/Jacket/Reel ---, on Page/Image ---, as Document No. 1523347. Amendment No. 1 recorded as Document No. 1712170. [AFFECTS SUBJECT PROPERTY, CANNOT BE GRAPHICALLY DEPICTED]
- Agreement, including Development Agreement exhibited, recorded on January 22, 2010 as Document No. 1530130. Collateral Assignment of rights contained in said Development Agreement recorded on January 6, 2015 as Document No. 1679118. [AFFECTS SUBJECT PROPERTY, CANNOT BE GRAPHICALLY DEPICTED]
- Agreement recorded on May 7, 2010 as Document No. 1538732. [DOES NOT AFFECT SUBJECT PROPERTY, DOCUMENT DESCRIBES EASEMENT WEST OF SUBJECT PROPERTY]
- Covenants, conditions, restrictions and easements, if any, as set forth in instrument recorded April 21, 2010, in Volume/Jacket/Reel ---, on Page/Image ---, as Document No. 1537233. [DOES NOT AFFECT SUBJECT PROPERTY, DOCUMENT DESCRIBES AGREEMENT THAT ONLY AFFECTS LOT 1 OF CSM 6430]
- Covenants, conditions, restrictions and easements, if any, as set forth in instrument recorded March 20, 2007, in Volume/Jacket/Reel ---, on Page/Image ---, as Document No. 1429033. [AFFECTS SUBJECT PROPERTY, CANNOT BE GRAPHICALLY DEPICTED]
- Covenants, conditions, restrictions and easements, if any, as set forth in instrument recorded March 20, 2007, in Volume/Jacket/Reel ---, on Page/Image ---, as Document No. 1431336. [AFFECTS SUBJECT PROPERTY, CANNOT BE GRAPHICALLY DEPICTED]
- Agreement recorded on January 13, 2009 as Document No. 1491568. [AFFECTS SUBJECT PROPERTY-LOCATION SHOWN ON MAP]
- Agreement recorded in the office of the Register of Deeds as Document No. 491060. [AFFECTS SUBJECT PROPERTY-LOCATION SHOWN ON MAP]
- Easement Agreement recorded in the office of the Register of Deeds as Document No. 512675. [AFFECTS SUBJECT PROPERTY, CANNOT BE GRAPHICALLY DEPICTED]
- Sanitary Sewer and Ingress and Egress Easement as disclosed by Certified Survey Map No. 646. [AFFECTS SUBJECT PROPERTY-LOCATION SHOWN ON MAP]
- Easement Agreement recorded in the office of the Register of Deeds as Document No. 540107. [DOES NOT AFFECT SUBJECT PROPERTY, EASEMENT EXPIRED, B & G VACATED THIS BUILDING NEW THEATER ON LOT 1 CSM 646]
- Contract for Line Extension recorded in the office of the Register of Deeds as Document No. 542747. [NOT SURVEY RELATED]
- Declaration of Easement recorded in the office of the Register of Deeds as Document No. 580126. Amendment to Declaration of Easement recorded in the office of the Register of Deeds as Document No. 661358. [AFFECTS SUBJECT PROPERTY, CANNOT BE GRAPHICALLY DEPICTED]
- Easements disclosed by CSM No. 6430. [AFFECTS SUBJECT PROPERTY-LOCATION SHOWN ON MAP]
- NOTE: Prior to year 2020 tax data: General Tax \$66,778.60; Lottery Credit \$0.00; 1st Dollar Credit \$81.94; Special Assessment \$0.00; Total Net General and Special Taxes \$66,696.66. [NOT SURVEY RELATED]



DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

- LEGEND**
- CUT "X" SET IN CONCRETE
 - 3/4" x 24" ROUND IRON REBAR WEIGHT 1.5 lbs./LINEAL FOOT SET
 - MAG NAIL SET
 - 1" IRON PIPE FOUND
 - MAG NAIL FOUND
 - 3/4" ROUND STEEL REBAR FOUND
 - CERTIFIED LAND CORNER OUTAGAMIE COUNTY
 - EXISTING POWER POLE
 - EXISTING LIGHT POLE
 - EXISTING LIGHT POLE/POWER POLE
 - EXISTING GUY WIRE/ANCHOR
 - EXISTING PEDESTAL
 - EXISTING METER GAS/ELECTRIC
 - EXISTING GUARDRAIL
 - EXISTING FENCE
 - EXISTING WATER MAIN
 - EXISTING WATER MAIN
 - EXISTING SANITARY SEWER
 - EXISTING UNDERGROUND GAS MAIN
 - OVERHEAD UTILITIES
 - EXISTING UNDERGROUND TELEPHONE LINE
 - EXISTING UNDERGROUND TELEVISION LINE
 - EXISTING UNDERGROUND FIBER OPTIC LINE
 - EXISTING UNDERGROUND ELECTRIC LINE
 - SECTION LINE
 - EASEMENT LINE
 - RIGHT-OF-WAY LINE
 - PROPERTY LINE
 - EXISTING MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING BUILDING
 - EXISTING SIGN
 - EXISTING ASPHALT PAVEMENT
 - EXISTING CONCRETE
 - EXISTING GRAVEL
 - STANDARD PARKING STALLS
 - HANDICAP STALLS
 - LOADING DOCK STALL
 - S.F. SQUARE FEET

NOTES:

THE BOLD TEXT SHOWN IN PARENTHESES AS "XXXXXXX" ON THIS SURVEY MAP WITHIN SCHEDULE B-EXCEPTIONS FROM COVERAGE ARE ADDITIONAL NOTES ADDED BY THE LAND SURVEYOR.

UNDERGROUND UTILITY INFORMATION AS SHOWN ON THIS SURVEY HAS BEEN OBTAINED FROM ACTUAL FIELD LOCATION AND/OR MAPPING FROM THE RESPECTIVE UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN OR THE EXACT LOCATION MAY NOT BE SHOWN. PRIOR TO ANY CONSTRUCTION DIGGERS HOTLINE MUST BE CALLED FOR FIELD LOCATING.

UNDERGROUND UTILITIES SHOWN HEREON WERE PROVIDED BY DIGGERS HOTLINE. DIGGERS HOTLINE 3 DAY LOCATES WERE REQUESTED ON 01/27/21 BY TICKET NUMBER 20210503722. UTILITIES WERE FIELD LOCATED ON 02/02/21 AND 02/03/21.

THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" (AREA OF MINIMAL FLOODING) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 0110 E WITH A EFFECTIVE DATE OF MARCH 17, 2003 PER MAP INDEX PAGE 110, FOR COMMUNITY NO. 550537 IN WINNEBAGO COUNTY, STATE OF WISCONSIN, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP OF THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

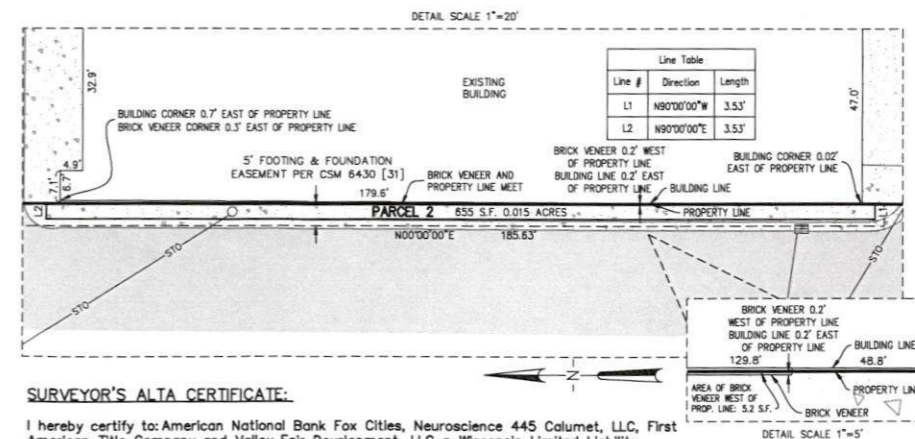
PARKING STALLS OBSERVED: 157 REGULAR STALLS, 12 HANDICAP STALLS & 1 LOADING DOCK STALL

THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.

THERE WAS NO INFORMATION PROVIDED OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.

THERE WAS NO FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.

DUE TO CURRENT SNOW COVER ON THIS PROPERTY, IT IS POSSIBLE THAT SOME GROUND LEVEL FEATURES MAY NOT BE SHOWN, OR THE LOCATIONS SHOWN HEREON MAY BE APPROXIMATE (I.E. EDGE OF DRIVES, WALKS, WATER VALVES, ETC.).



SURVEYOR'S ALTA CERTIFICATE:

I hereby certify to: American National Bank Fox Cities, Neuroscience 445 Calumet, LLC, First American Title Company and Valley Fair Development, LLC a Wisconsin Limited Liability Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 6(a), 6(b), 7(a), 8, 9, 11, 13, 16, 19 and 20 of Table A thereof. The field work was completed on February 2nd & 3rd, 2021. Field Book 1443, Page 45.

Date: WI Professional Land Surveyor (S-1284)
David M. Schmalz

McMAHON
ENGINEERS-ARCHITECTS
McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE, NEENAH, WI 54956
PH 920.751.4200 FAX 920.751.4284
MCMGRP.COM

DESIGNED
DMS

DRAWN
KJT

PROJECT NO.
A1029 9-21-00171

DATE
FEB. 2021

SHEET NO.
1

ALTA/NSPS LAND TITLE SURVEY
CITY OF APPLETON, WINNEBAGO COUNTY, WISCONSIN
445 W. CALUMET STREET