ALTA/NSPS LAND TITLE SURVEY

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1062109-1-MKE, effective date of April 13, 2021 which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3, 5, & 9 visible evidence shown, if any.

4, 6, 7, 8, 14-18 not survey related.

10. Limitations imposed upon ingress to and egress from the above described premises to U.S.H. 41 including ramps and connection roads on the right of way thereof, as set forth in a finding, determination and declaration by the State Highway Commission of Wisconsin, Recorded: September 21, 1951 in Volume 678 of Misc., Page 209, Document No. 186820 wherein said highway is designated a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statues. Affects property by location. No access to Interstate "41".

11. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in December 20, 1957 in Volume 861 of Deeds, Page 421 as Document No. 250905 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects property by location.

12. Limitations imposed upon ingress to and egress from the above described premises to U.S.H. 41 including ramps and connection roads on the right of way thereof, as set forth in a finding, determination and declaration by the State Highway Commission of Wisconsin, Recorded: January 18, 1960 in Volume 940 of records, Page 618, Document No. 273219 wherein said highway is designated a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statues. Affects property by location. No access to Interstate "41".

13. Utility Easement to Wisconsin Michigan Power Company and Wisconsin Telephone Company, dated October 31, 1962, recorded/filed November 06, 1962 in Volume 1023 of Records, Page 215 as Document No. 304255. Affects property by location, shown.

TABLE "A" ITEMS

3. According to the flood insurance rate map of the County of WinnebagO, Community Panel No. 55139C0105E, effective date of March 17, 2013, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 111,263 square feet or 2.553 acres.
9. There are 24 regular parking spaces and 2 handicap space marked on this site.
11(a). Evidence of underground utilities existing on or serving the surveyed property as determined by plans and/or reports provided by client. No plans were provided.
11(b). Markings coordinated by the surveyor pursuant to a Diggers Hotline utility locate request. Client is responsible for contracting directly for a private utility company. Client understands not all subsurface utilities can be traced to the surface and located. Only the Utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity. Interior building access may be needed as part of private utility locate process.
20(a). Location of utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20211830501. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.
20(b). Site is zoned: I-2(Heavy Industrial) with Zone-3 overlay (Airport Zoning)

Site is zoned: I-2 (General Industrial)
Street setback: 30 feet
Side setback: 7 feet on one side and 10 feet on the other
Rear setback: 25 feet
Maximum building height: none

BASIS OF BEARINGS

Bearings are referenced to the Certified Survey Map Recorded No. 3513, in which South line of the NE 1/4 bears S89°09'59"W.

CLIENT

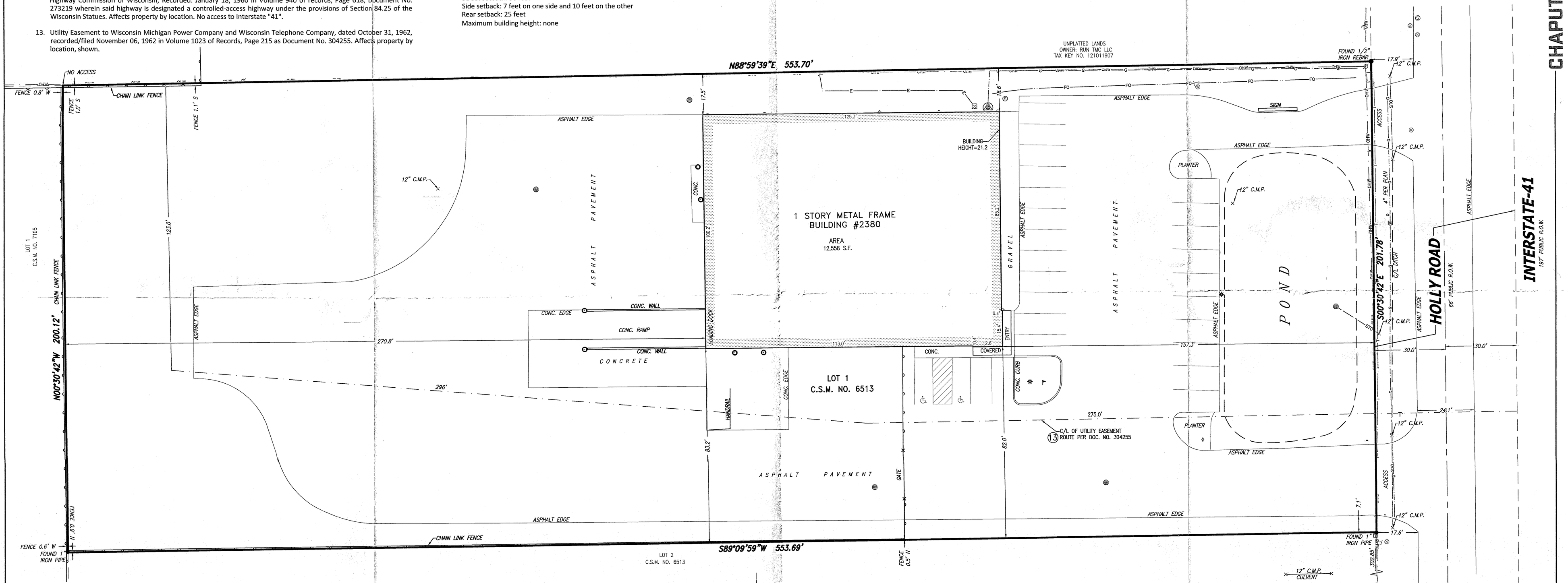
Borgman Capital

SITE ADDRESS

2380 HOLLY ROAD, VILLAGE OF FOX CROSSING, WINNEBAGO COUNTY, WISCONSIN.

LEGAL DESCRIPTION

LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 6513 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON DECEMBER 30, 2010, IN VOLUME 1 OF CERTIFIED SURVEY MAPS, PAGE 6513 AS DOCUMENT NO. 1561351, BEING ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6410, AND ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6425, ALL LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 4, TOWN 20 NORTH, RANGE 17 EAST, IN THE VILLAGE OF FOX CROSSING, WINNEBAGO COUNTY, WISCONSIN.



LEGEND

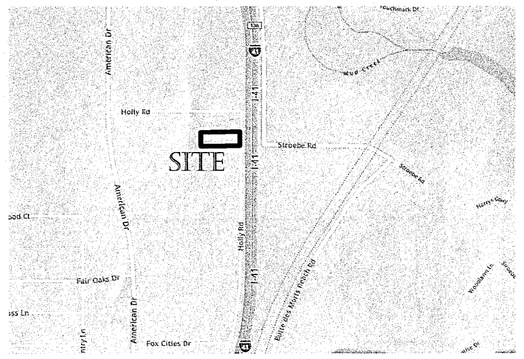
- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- SANITARY CLEANOUT OR VENT
- SEPTIC TANK ACCESS COVER
- M.I.S. MANHOLE
- UNKNOWN MANHOLE
- STORM MANHOLE
- INLET (ROUND)
- INLET (SQUARE)
- CURB INLET
- STORM SEWER END SECTION
- GAS VALVE
- GAS METER
- WATER VALVE
- HYDRANT
- WATER MANHOLE
- WATER SERVICE CURB STOP
- WELL HEAD
- STAND PIPE
- WALL INDICATOR VALVE
- POST INDICATOR VALVE
- LIGHT POLE
- SPOT/YARD LIGHT
- UTILITY POLE
- GUY POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CONTROL BOX
- FIBER OPTIC PEDESTAL/SIGN
- TRAFFIC LIGHT
- COMMUNICATION MANHOLE
- BOLLARD
- SOIL BORING/MONITORING WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- FLAGPOLE
- PARKING METER
- SIGN
- MAILBOX
- RAILROAD CROSSING SIGNAL
- HANDICAP SPACE
- CONIFEROUS TREE
- DECIDUOUS TREE
- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- BURIED ELECTRIC SERVICE
- BOARD FENCE
- CHAIN LINK FENCE
- WIRE FENCE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

VICINITY MAP



TO: Borgman Capital LLC, a Wisconsin limited liability company
First American Title Insurance Company

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, 7(a), 7(b)(1), 8, 9, 11(a), 11(b), 19, 20(a), 20(b) of Table A thereof. The field work was completed on May 20, 2021.

Date of Map: May 21, 2021

DANIEL E. BEDNAR S-2812 GERMANTOWN WI LAND SURVEYOR

Daniel E. Bednar
Professional Land Surveyor
Registration Number S-2812

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Date	Revision description

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Drawing No. 20210521AL3791-far

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