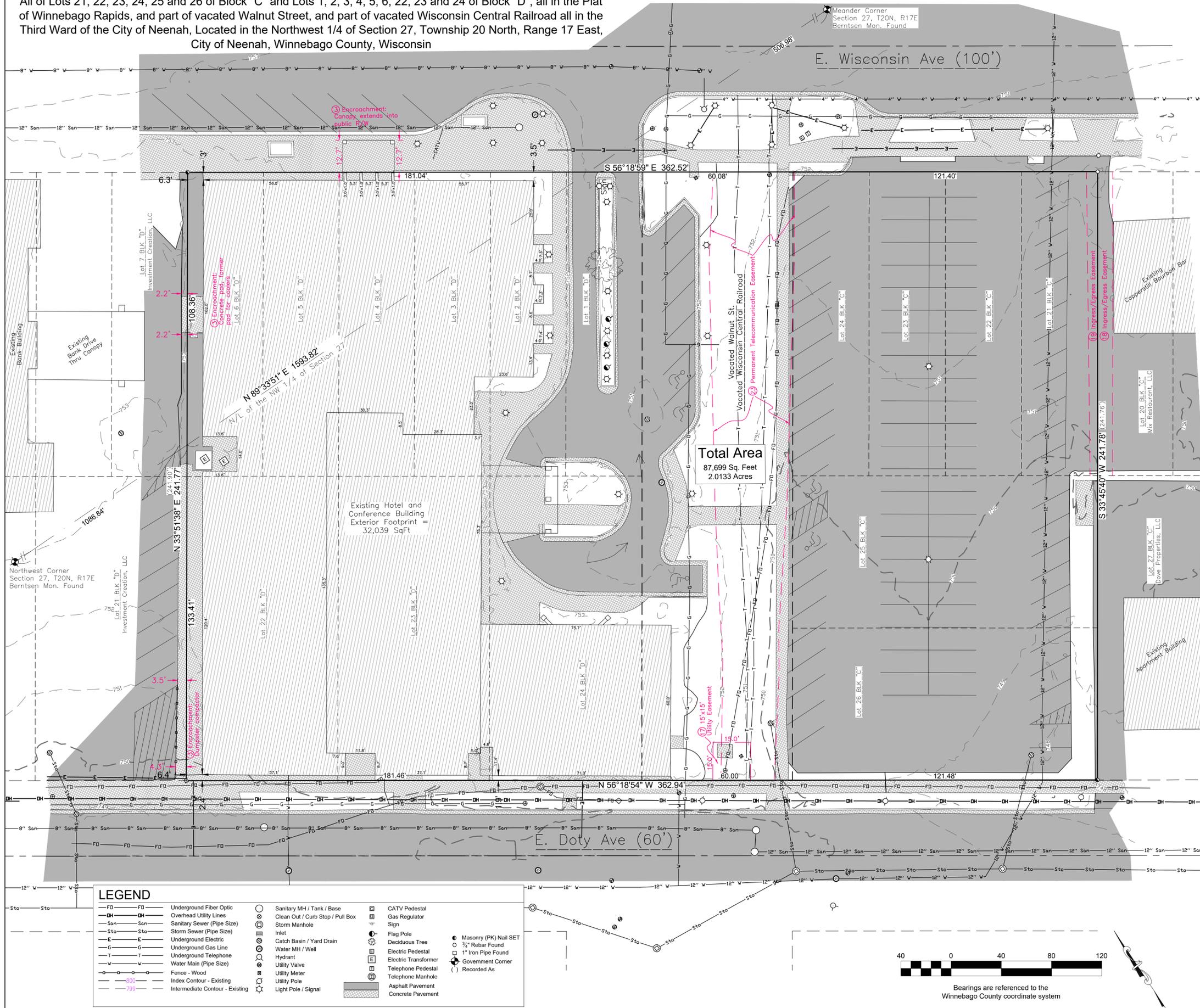


ALTA/NSPS LAND TITLE SURVEY

All of Lots 21, 22, 23, 24, 25 and 26 of Block "C" and Lots 1, 2, 3, 4, 5, 6, 22, 23 and 24 of Block "D", all in the Plat of Winnebago Rapids, and part of vacated Walnut Street, and part of vacated Wisconsin Central Railroad all in the Third Ward of the City of Neenah, Located in the Northwest 1/4 of Section 27, Township 20 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin



General Notes:

- Subject Site is Mapped as "Zone X". Area determined to be outside the 0.2% annual chance floodplain per FIRM Map No. 55139C0112E with and effective date of March 17, 2003.
- Total land area is 87,699 Square Feet (2.0133 Acres)
- Parking Stalls: Regular 91 Stalls, Handicap 5 Stalls, Total 96 Stalls
- E. Wisconsin Ave and E. Doty Ave., both public right of ways, are adjacent to the site as mapped.
- There is no evidence of recent earth moving work, building construction, or building additions observed while performing fieldwork for this survey.
- No observed proposed street changes.
- There are no plottable offsite easements provided within Schedule B of the Title Commitment or found while researching the parcel.
- Existing utilities shown are indicated in accordance with available records and field measurements. Obtain exact locations & elevations of all utilities, including sewer & water from the owners of the respective utilities. To contact Digger's Hotline, call 811.

First American Title Insurance Company
Commitment No. 2117583-WI - Notes to Schedule B - II

- The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:
- 4-6-13, 15 and 21 = **Non-Survey Related Items and cannot be shown on a map.**
 - 1) Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
(No Observed burden to the subject parcel)
 - 2) Any facts, rights, interests, or claims that are not shown in 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.
(No Observed burden to the subject parcel)
 - 3) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage 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. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
(Various encroachments; plotted and noted)
 - 5) Rights of parties in possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the public records.
(Existing 12" Watermain along the east line of the parcel)
 - 14) Rights for entrance to, maintenance, construction, or repair of any utility structures, improvements or services which may be under the surface of the portion of the insured premises lying within vacated public ways, pursuant to Section 66.1005(2) (a) Wisconsin Statutes.
(Existing Gas main and underground communication lines lie within vacated public RW)
 - 16) **(ITEM INTENTIONALLY OMITTED)**
 - 17) Conveyance of Easement by and between Riverwalk Hospitality, LLC, a Wisconsin limited liability company and TDS Metrocom, LLC - Fox Valley, its successors and assigns dated September 04, 2020 and recorded September 09, 2020, in Instrument No. 1828494, in the Registry of Deeds of Winnebago County, State of Wisconsin.
(15'x15' easement lying along the north R/W of E. Doty within Vacated Walnut Street; plotted)
 - 18) Grant of Easement and Right of Way from Thaddeus D. Smith, Frederica K. Smith, husband and wife and John M. Donovan and May Ann Donovan, husband and wife to Ella Felton dated July 30, 1937 and recorded on August 6, 1937 in Volume 474, Page 136-137, in the Registry of Deeds of Winnebago County, State of Wisconsin.
(Ingress/Egress Easement along east side of parcel; plotted)
 - 19) Grant of Easement and Right of Way from Ella Felton to Thaddeus D. Smith and John M. Donovan dated July 30, 1937 recorded on August 6, 1937 in Volume 474, Page 135, in the Registry of Deeds of Winnebago County, State of Wisconsin.
(Ingress/Egress Easement along east side of parcel; plotted)
 - 20) Time Warner Bulk Service Agreement Valley Inn Agreement by and between Time Warner Entertainment Company, L.P. through its Green Bay Division, (TWC) and Montclair Hotel Investors, Inc., (Owners), dated September 11, 1998 and recorded on July 9, 2001 as Document No. 1137225, in the Registry of Deeds of Winnebago County, State of Wisconsin.
(Blanket easement in nature for service and install of utilities.)
 - 22) Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS Survey made by Davel Engineering & Environmental, Inc., dated May 26, 2022, as Job No. 7197ALTA:
 - Canopy encroaches into public R/W, E. Wisconsin Ave.; **(Mapped)**
 - Concrete pad encroaches onto neighboring parcel, Lot 7, Block "D" **(Mapped)**
 - Dumpster compactor encroaches onto neighboring parcel, Lot 21, Block "D" and **(Mapped)**
 - Utilities located on the land without the apparent benefit of an easement. **(Mapped)**
 - 23) Easement Deed by Court Order in Settlement of Landowners Action granted to Sprint Communications Company, L.P., Qwest Communications Company, LLC, WiTel Communications, Inc., recorded November 20, 2013 as Document No. 1653029.
(Affected part: Lots 21-26 Block C of Winnebago Rapids Plat; Mapped within vacated R/W)

Legal Description
(Per Commitment File No.: 2117583-WI with an Commitment date of August 22, 2022)

Parcel I
All of Lots 21, 22, 23, 24, 25 and 26 of Block "C" and Lots 1, 2, 3, 4, 5, 6, 22, 23 and 24 of Block "D" all in the Plat of Winnebago Rapids, and part of vacated Walnut Street and part of vacated Wisconsin Central Railroad all in the Third Ward of the City of Neenah, Winnebago County, Wisconsin described as follows:
Beginning at the Northeast corner of Lot 21 of said Block "C"; thence along the Easterly line of Lots 21, 25 and 26 of said Block "C"; South 41° 55' 16" West, 241.76 feet; thence along the Northern right-of-way line of Doty Avenue, North 48° 13' 16" West, 121.48 feet; thence continuing along the Northern right-of-way of said Doty Avenue, North 47° 58' 18" West, 60.00 feet; thence continuing along said Northern right-of-way, North 48° 09' 48" West, 181.46 feet; thence along the Westerly line of Lots 6 and 22 of said Block "D", North 42° 01' 14" East, 241.90 feet; thence along the Southerly right-of-way line of Wisconsin Avenue, South 48° 11' 20" East, 181.04 feet; thence continuing along the Southerly right-of-way of said Wisconsin Avenue, South 47° 45' 43" East, 60.08 feet; thence continuing along said Southerly right-of-way, South 48° 13' 16" East, 121.40 feet to the point of beginning.

Parcel II
Easement as created, limited and defined in that certain Grant of Easement and Right of Way recorded in Volume 474, page 136-137, Winnebago County Registry. **(Item 18 of Schedule B - Part 1: Ingress/Egress Easement along east side of parcel; plotted)**

Parcel No. 81000580000 & 81000400000
Property Address: 123 E. Wisconsin Ave. and 205 E. Wisconsin Ave., Neenah, WI 54956
(for informational purposes only)

To: WPA Neenah SPE, LLC, a Delaware limited liability company; Whitestone Properties Acquisition, LLC, an Ohio limited liability company; CITIBANK, N.A. AS TRUSTEE, FOR THE BENEFIT OF THE HOLDERS OF CF 2019-CF1 MORTGAGE TRUST COMMERCIAL MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2019-CF1, its successors and assigns; LNR Partners, LLC, its successors and assigns; Title First Agency, Inc.; 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, 5, 7(a), 7(b), 8, 9, 11(b), 13, 16, 17, 18, and 19 of Table A thereof. In addition, this is to hereby to certify that this map or plat is in full compliance with the provisions of Chapter A-E 7 of the Wisconsin Administrative Code and that the lots are contiguous and there are no gaps or gores.

I certify that that bounds of this survey include all of the lands described within Commitment File No.: 2117583-WI dated August 22, 2022.

The fieldwork was completed on Sept 2022

Date: 09/14/2022
Filename: 7197ALTA.dwg
Author: SRA
Last Saved by: scott
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Note to the client, insurer, and lender - With regard to Table A, item 11, information from the sources checked above will be combined with observed evidence of utilities pursuant to Section 5.5.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.com

ALTA / NSPS Land Title Survey
(123 E. Wisconsin Ave., 205 E. Wisconsin Ave., Neenah, WI 54956)

123 E. Wisconsin Ave
City of Neenah, Winnebago County, WI
For: Whitestone Properties Acquisition, LLC

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