ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION

PARCEL I:
LOTS FIVE (5), SIX (6), SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11), TWELVE (12), THE WEST 1/4 OF LOT THIRTEEN (13), THE SOUTH SEVENTY-TWO (72) FEET OF THE EAST 3/4 OF LOT THIRTEEN (13) AND THE SOUTH SEVENTY-TWO (72) FEET OF LOT FOURTEEN (14), ALL IN BLOCK FOUR (4) IN SHERRY'S SECOND ADDITION TO SHERRYTOWN, IN THE SECOND WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

PARCEL II:
LOT SIX (6) IN ANDERSEN'S REPLAT OF LOTS ONE (1), TWO (2), THREE (3) AND FOUR (4) OF BLOCK FOUR (4) IN SHERRY'S SECOND ADDITION TO SHERRYTOWN, IN THE SECOND WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

PARCEL III:
LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7) AND EIGHT (8) IN A. NIELSEN'S REPLAT OF LOTS 1, 2, 3, 4 AND 8 OF BLOCK 7 OF SHERRY'S SECOND ADDITION TO SHERRYTOWN, IN THE SECOND WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

PARCEL IV:
LOTS FIVE (5), SIX (6) AND SEVEN (7) OF BLOCK SEVEN (7) IN SHERRY'S SECOND ADDITION TO SHERRYTOWN, IN THE SECOND WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

PARCEL V:
THAT PART OF JACKSON STREET LYING WEST OF HENRY STREET AND EAST OF THE WISCONSIN CENTRAL LTD. RAILROAD RIGHT-OF-WAY, BEING PART OF SHERRY'S SECOND ADDITION TO SHERRYTOWN, IN THE SECOND WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF BLOCK SEVEN (7) IN SHERRY'S SECOND ADDITION TO SHERRYTOWN; THENCE SOUTH 65°54'36" WEST, ALONG THE NORTH LINE OF SAID BLOCK SEVEN (7), 508.44 FEET TO THE EAST LINE OF WISCONSIN CENTRAL LTD. RAILROAD RIGHT-OF-WAY; THENCE NORTH 00°40'00" WEST, ALONG SAID EAST LINE, 54.49 FEET; THENCE NORTH 65°54'36" EAST, ALONG THE SOUTH LINE OF BLOCK FOUR (4) IN SHERRY'S SECOND ADDITION TO SHERRYTOWN, 508.89 FEET; TO THE WEST LINE OF HENRY STREET; THENCE SOUTH 00°14'09" EAST, ALONG THE WEST LINE OF HENRY STREET, 54.67 FEET TO THE POINT OF BEGINNING.

The land shown in this survey is the same lands that are described in Title Commitment by First American Title Insurance Company , File No. NCS-1047344-MAD, Committment Date of January 13, 2021, at 7:30 A.M.

SCHEDULE B - PART II:

Numbers correspond with Survey-related Schedule B exception items contained in the above referenced Title Commitment.

Exception numbers 1-14 are not Survey Related Items that involved plotting any items on the subject property, or are General statements.

MISCELLANEOUS NOTES

1. There is access to the subject property, as noted on the drawing.
2. The posted address of the site per the Winnebago County GIS Mapping are 210-218-226 Jackson St., and also 215, 231 Jackson St., Neeenah, WI.
3. At the time of this survey, there was no observed evidence of current of earth moving work, building construction or building additions.
4. At the time of this survey, there was no observed evidence of proposed changes in street right-of-way lines, or recent street or sidewalk construction or repairs.
5. There was not a Wetland delineation ordered by the client per Item 18.
6. Cemeteries or burial grounds were not observed in field work or documents provided.
7. There may be improvements that were not observed and not truly represented on this drawing due to site being snow covered when field work was completed.
8. The boundary of parts of the subject property are from retracing surveys by James E. Smith dated 12/30/1985, and Reinhard Roehlig in 2005.

PARKING SPACES

5 Regular Parking Spaces
0 Handicapped Spaces
5 Total Parking Spaces

AREA OF PROPERTY

206,015 SQ. FT./4.729 AC.

SIGNIFICANT OBSERVATIONS

- **A** Apparent Shed of adjoiner property is within subject property by a maximum of 6.5', total length is 8'
- **B** Apparent Shed of adjoiner property is within subject property by a maximum of 6.5', total length is 8'
- **C** Apparent Fence Line of subject property is within adjoiner property by a maximum of 0.5', total length is 89'
- **D** Apparent Fence Line of adjoiner property is within subject property by a maximum of 1.7', total length is 61'
- **E** Apparent Fence Line of adjoiner property is within subject property by a maximum of 0.7', total length is 72'

FLOOD ZONE

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X-Unshaded (Areas determined to be outside the 500 Year Floodplain.) according to the Flood Insurance Rate Map for the City on Neenah, Winnebago County, in the State of Wisconsin, Community No. 550509, Map/Panel No. 55139C0111E & 55139C0112E, Effective Date 3/17/2003.

ZONING

The Zoning Information is to be provided to the Surveyor by the Client, pursuant to Item 6b of Table A.

CERTIFICATION

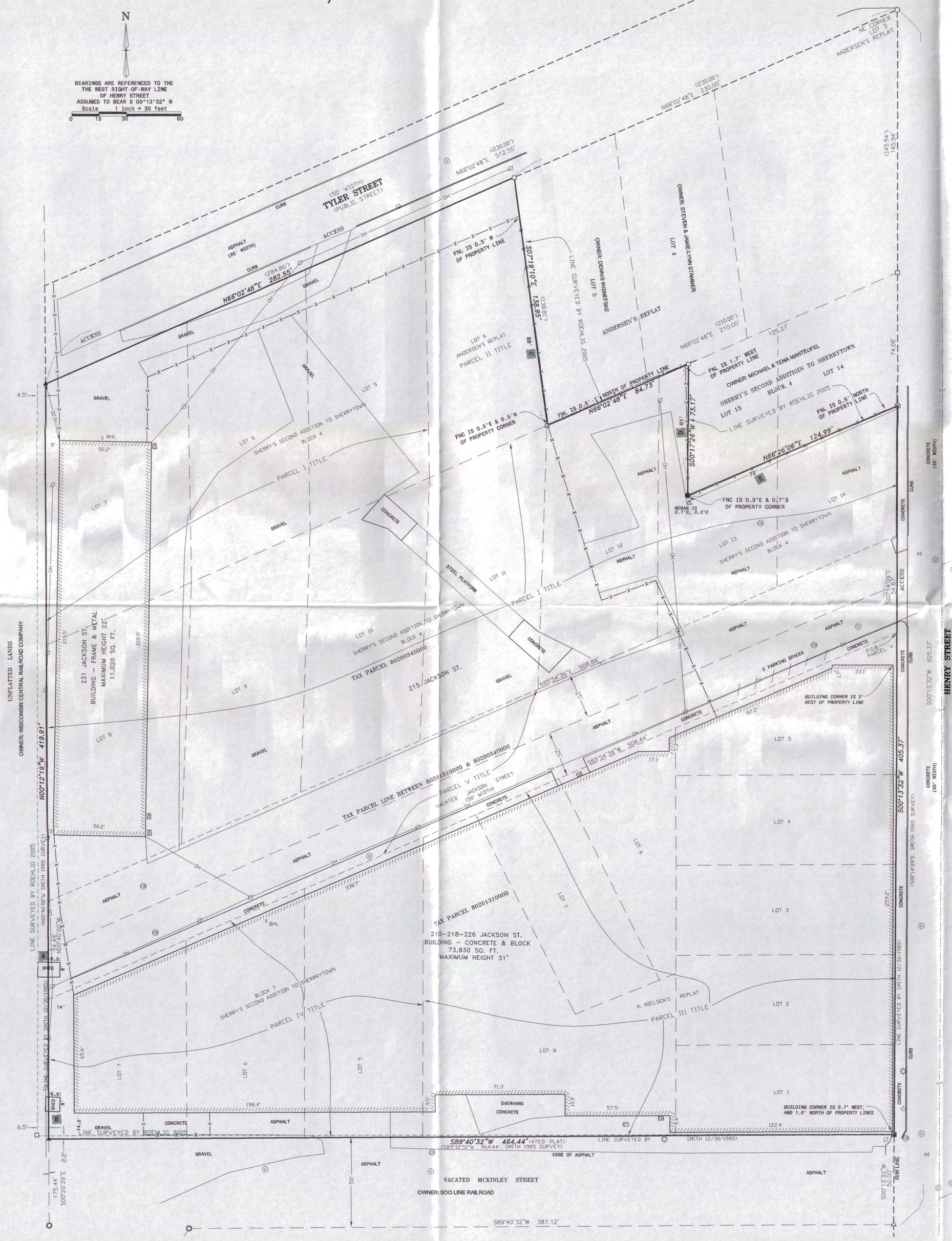
To: FIRST AMERICAN TITLE INSURANCE COMPANY; AJAM LLC; BMB PROPERTIES AND MANAGEMENT, LLC;

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(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 16, 17, 18 of Table A thereof. The field work was completed on 1/29/2021 & 2/2/2021.

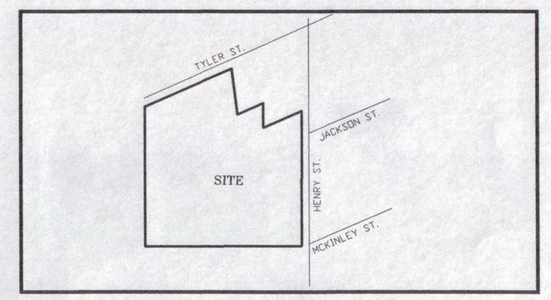
Andrew J. Shie — 2/5/2021
Andrew J. Shie — *Date*
Wisconsin Professional Land Surveyor S-2504

ANDREW J. SHIE S-2504 APPLETON WIS. — WISCONSIN LAND SURVEYOR

CERTIFICATION IS ONLY TO THE PARTIES HEREIN NAMED.
THIS SURVEY IS NOT VALID FOR ANY FUTURE TRANSACTIONS OF THIS PROPERTY.



VICINITY MAP
NOT TO SCALE



LEGEND

- ⊗ CHISELED "+" SET
- ▲ RAILROAD SPIKE SET
- ◪ MONUMENT NOT SET, FALLS ON STEEL PLATE IN SIDEWALK
- ● RAILROAD SPIKE FOUND
- ○ P.K. NAIL FOUND
- □ 1-1/4" O.D. IRON PIPE FOUND
- △ 1-1/4" REBAR FOUND
- ○ CHISELED "+" FOUND
- FENCE LINE
- ( ) RECORDED AS
- DECIDUOUS TREE, AS NOTED
- EXIST. TREE LINE
- WETLANDS
- W WATER MAIN
- SAN SANITARY SEWER
- ST STORM SEWER
- E UNDERGROUND ELECTRIC
- G UNDERGROUND GAS
- T UNDERGROUND TELEPHONE
- TV UNDERGROUND CABLE TV
- OH OVERHEAD UTILITY LINES
- FENCE LINE
- FLAGPOLE
- HYDRANT
- POWER POLE
- LIGHT POLE
- CABLE TV PED
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- UNKNOWN METAL VAULT
- ELECTRIC METER
- GAS METER
- WATER VALVE
- GAS VALVE
- WATER STOP BOX
- STORM MANHOLE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- UNKNOWN MANHOLE
- CURB INLET
- CATCH BASIN
- AIR CONDITIONER
- CONTROL VALVE
- UTILITY HAND HOLE
- FV FIRE VALVE
- L/S LANDSCAPING
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- (M) MEASURED CALL
- (P) RECORDED CALL
- ℄ CENTERLINE
- BHL LOCATION OF MEASURED BUILDING HEIGHT

PROJECT UPDATE RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION

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