

2-22-2023 Date

WI Professional Land Surveyor (S-2327)

Douglas E. Woelz

DESCRIPTION PER EXHIBIT A OF COMMITMENT Number: 3152557, Issuing Office File Number: 315255 American Title Insurance Company - Evans Title Division DATED January 17, 2023 at 8:00 a.m.:

Parcel I Lot Two (2), Certified Survey Map No. 6517 filed in the Office of the Register of Deeds for Winneb on February 15, 2011, in Volume 1 on Page 6517, as Document No. 1565628, being part of the Sc Twenty-nine (29), Township Twenty (20) North, Range Seventeen (17) East, City of Neenah, Winneb

TOGETHER WITH an easement for ingress, egress and access created by instrument recorded on Ma Document No. 1567032.

Parcel III: TOGETHER WITH an easement for ingress and egress created by Reciprocal Easement Agreement re 25, 2015 as Document No. 1697949.

APN: 806-0639-01-03

Parcel II

Address: 907 S. Green Bay Road Neenah, WI 54956

ITEMS 10-26 OF SCHEDULE B, PART II OF COMMITMENT Number: 3152557, Issuing Office File Number: First American Title Insurance Company – Evans Title Division DATED January 17, 2023:

- 12. Easement for public utilities disclosed by instrument recorded on October 31, 2013 as Documer [AFFECTS SUBJECT PARCEL - LOCATION SHOWN ON SURVEY MAP]
- 13. Terms and provisions of Reciprocal Easement Agreement recorded on September 25, 2015 as [AFFECTS SUBJECT PARCEL - LOCATION SHOWN ON SURVEY MAP SEE LEGEND]
- 14. Covenants, conditions, restrictions and easements, if any, as set forth in instrument recorded Document No. 1567031. [AFFECTS SUBJECT PARCEL - SUBJECT PARCEL IDENTIFIED AS PARCEL B]
- 15. Declaration of Easements for Ingress, Egress and Access recorded on March 4, 2011 as Docum [AFFECTS SUBJECT PARCEL - LOCATION SHOWN ON SURVEY MAP]
- 16. Declaration of Easements for Utilities recorded on March 14, 2011 as Document No. 1567569. - LOCATION SHOWN ON SURVEY MAP
- 17. Declaration of Easements for Ingress, Egress and Access recorded on March 14, 2011 as Docur First Amendment to Declaration of Easements for Ingress, Egress and Access recorded April 1, 1633407. [AFFECTS SUBJECT PARCEL - LOCATION SHOWN ON SURVEY MAP]
- 18. Temporary Limited Easement recorded on February 10, 2010 as Document No. 1531614. [AFFEC] LOCATION SHOWN ON SURVEY MAP
- 19. Easements, fence lines and other matters designated on CSM No. 6517. [AFFECTS SUBJECT PARC
- 20. Utility easement granted by A.E. Schultz and Eva Schultz to Wisconsin Michigan Power Company dated January 8, 1932, recorded in the office of the Register of Deeds for Winnebago County, 15, 1932, in Volume 434 of Deeds, page 124. [DOES NOT AFFECT SUBJECT PARCEL]
- 21. Limitations imposed upon ingress to and egress from the subject premises to S.T.H. "41", (incl connection roads on the right of way thereof), as set forth in a finding, determination and dee Highway Commission of Wisconsin, dated January 6, 1960, and recorded in the office of the Re Winnebago County, Wisconsin on January 18, 1960, in Volume 940 of Records, page 618, as Do wherein said highway is designated as a controlled—access highway under the provisions of Sec Wisconsin Statutes. [ACCESS FROM THE SUBJECT PARCEL TO I.S.H. 41 IS RESTRICTED-LOCATION SHOWN (
- 22. Covenants, conditions and restrictions contained in deed executed by A.E. Schultz Fuel Co., Inc dated August 29, 1957 and recorded in the office of the Register of Deeds for Winnebago Cou September 3, 1957 in Volume 849 of Deeds, page 605, as Document No. 248118 [DOES NOT AF
- 23. Covenants, conditions and restrictions contained in deed executed by the State of Wisconsin (D Transportation, Division of Highways) to Kohl's Food Stores Realty Corp., a Wisconsin corporatio and recorded in the office of the Register of Deeds for Winnebago County, Wisconsin on Augus Document No. 440048. [AFFECTS SUBJECT PARCEL-LOCATION SHOWN ON SURVEY MAP-SIGNS & STORA
- 24. Covenants, conditions and restrictions contained in deed executed by The Kohl Corporation, a Welard Associates, a partnership, dated February 27, 1976 and recorded in the office of the Re Winnebago County, Wisconsin on March 1, 1976, as Document No. 474068. Amended by Waiver of Restriction recorded as Document No. 1697946. [AFFECTS SUBJECT PARCE RESTRICTION]
- 25. Declaration of Easements for Parking, Ingress, Egress and Access recorded April 1, 2013 as Doc [AFFECTS SUBJECT PARCEL - LOCATION SHOWN ON SURVEY MAP]
- 26. Declaration of Easement for Storm Water Collection, Drainage and Management recorded April No. 1633409. [AFFECTS SUBJECT PARCEL-FOR THE BENEFIT OF LANDS SOUTH OF THE SUBJECT PARCEL DRAINAGE COLLECTION, DETENTION AND RETENTION AND USE OF BIO-FILTER AND SOUTH PARKING LOT

## 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.

THE LAND AS SHOWN ON THIS SURVEY IS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT NUMBER: 3152557, ISSUING OFFICE FILE NUMBER: 3152557, ISSUED BY: FIRST AMERICAN TITLE INSURANCE COMPANY - EVA TITLE DIVISION DATED JANUARY 17, 2023 AT 8:00 A.M

UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED FROM FIELD MARKINGS PROVIDED BY DIGGERS HOTLINE. DIGGERS HOTLINE 3 DAY LOCATE WAS REQUESTED ON 02/06/23 BY TICKET NUMBER 20230601335.

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

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

THE SUBJECT PROPERTY IS MAPPED WITHIN ZONE X (UNSHADED) PER F.E.M.A. MAP NUMBER 55139C0111E, COMMUNITY NAME - CITY OF NEENAH (550509) WITH AN EFFECTIVE DATE OF MARCH 17, 2003

PARKING STALLS OBSERVED WITHIN THE BOUNDARIES OF THE PROPERTY: 142 REGULAR STALLS & 6 HANDICAP STALLS.

THE PROPERTY IS CURRENTLY ZONED C1: GENERAL COMMERCIAL. [A ZONING REPORT OR LETTER HAS NOT BEEN PROVIDED BY THE CLIENT].

Action Ac	the State eds for 273219, of the IAP] oago County, in on TPARCEL] of y 26, 1973 as IONS] poration to eeds for D A GROCERY 1633408. ocument ATER		<ul> <li>PROPERTY LINE</li> <li>SECTION LINE</li> <li>ASPHALT PAVEMENT</li> <li>CONCRETE PAVEMENT</li> <li>PARCEL III CRITICAL ACCESS AREA PER DOC. NO. 1697949 EXCEPTION #13</li> <li>CROSS PARKING AREA PER DOC. NO. 1697949 EXCEPTION #13</li> <li>NUMBER OF PARKING STALLS</li> <li>CONTROLLED ACCESS HIGHWAY</li> </ul>	ALTA/NSPS LAND TITLE SURVEY ALTA/NSPS LAND TITLE SURVEY CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN CODWILL - 907 S GREEN BAY ROAD BEM DAMA
ment No. 1567 [AFFECTS SUB ument No. 156 1, 2013 as Do CCTS SUBJECT PA RCEL] Iny by an instr y, Wisconsin on	DJECT PARCEL 57570. cument No. ARCEL -	UC	EXISTING FENCE LINE	REVISION
ent No. 1651663. Document No. 1697949. I March 4, 2011, as			<ul> <li>EXISTING UTILITY PEDESTAL</li> <li>EXISTING LIGHT POLE</li> <li>EXISTING UTILITY VAULT</li> <li>EXISTING METER</li> <li>EXISTING UTILITY POLE</li> <li>EXISTING MAILBOX</li> </ul>	McMahon Associates, this drawing & data of form; as instr service. All rights copyrights are re McMahon Associate client and/or recipier the fullest extent p law to indemnify McMahon Associa harmless for any changes made to drawing or data wi written consent b Associates, Inc.
<u>3152557, Issu</u>	-	₩M STO	<ul> <li>– EXISTING STORM SEWER MANHOLE</li> <li>– EXISTING STORM SEWER PIPE</li> <li>EXISTING STORM SEWER MANHOLE</li> <li>EXISTING STORM INLET</li> <li>EXISTING STORM YARD DRAIN</li> <li>EXISTING STORM/SANITARY CLENOUT</li> <li>EXISTING STORM DOWNSPOUT</li> </ul>	nc. provides regardless regardless including tained by t agrees to rmitted by and hold tes, Inc. 1445 Mc Mailing: P. Mailing: P. Mailing: P.
March 4, 2011 recorded on S		( ) S.F. L.S.	<ul> <li>SQUARE FEET</li> <li>LANDSCAPE AREA</li> <li>EXISTING STORM SEWER PIPE</li> </ul>	NEERS ICMAHON AS: MAHON AS: MAHON DRIV 0.BOX 1025 .4200 FX 920
ebago County, Southeast 1/4 ebago County,	of Section		<ul> <li>- 3/4" x 18" ROUND IRON REBAR WEIGHING 1.5 lbs./lineal ft. SET</li> <li>- MAG NAIL SET</li> <li>- CHISELED "X" SET</li> <li>- 3/4" ROUND STEEL REBAR FOUND</li> <li>- CERTIFIED LAND CORNER</li> </ul>	ARCHITECTS ARCHITECTS SOCIATES, INC. FE NEENAH, WI 54956 NEENAH, WI 54957 NEENAH, WI 549577 NEENAH, WI 549577 NEENAH, WI 5495777 NEENAH, WI 549577777777777777777777777777777777777