ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION

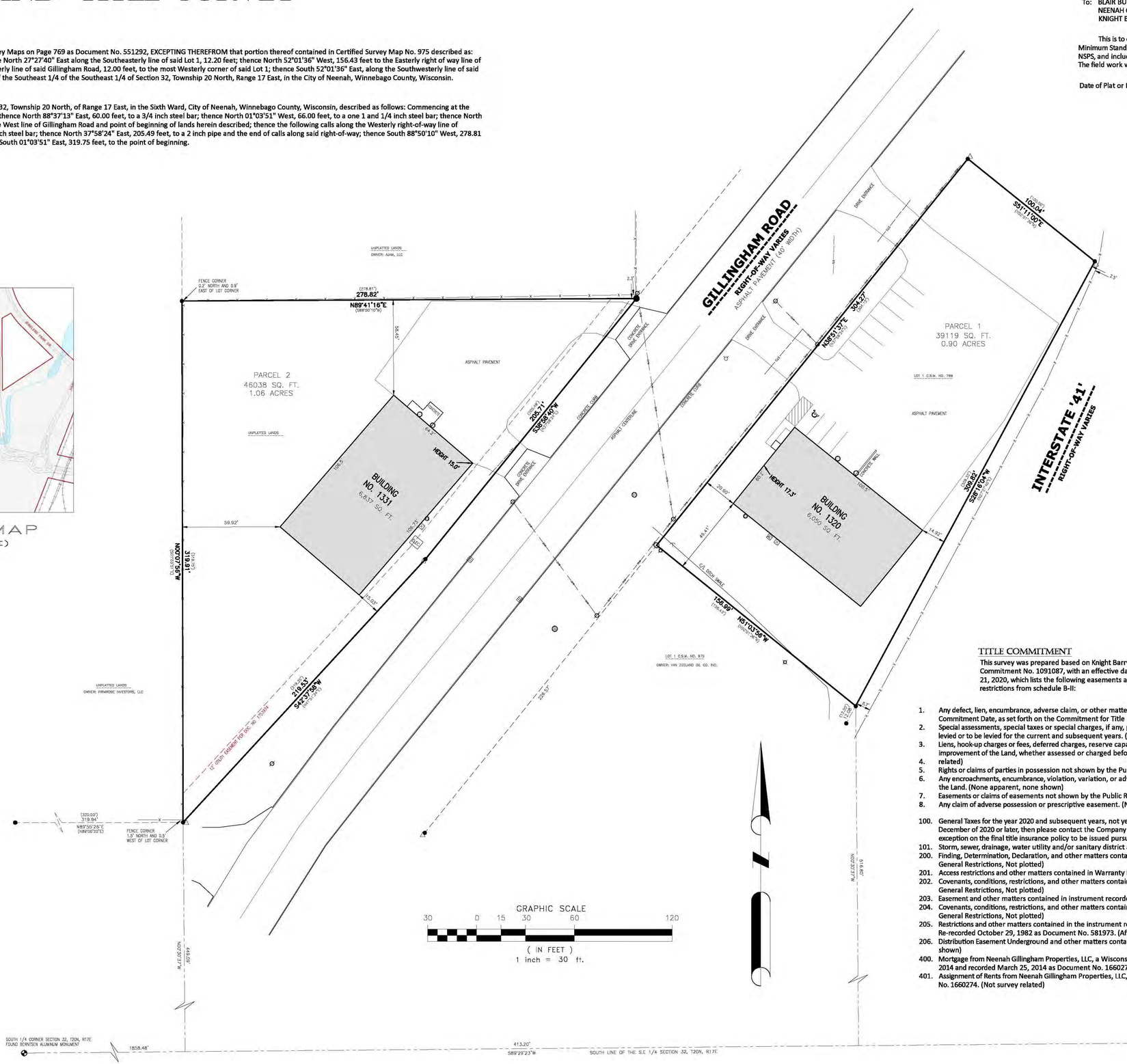
Parcel 1:

Lot 1 of Certified Survey Map No. 769 filed in Volume 1 of Survey Maps on Page 769 as Document No. 551292, EXCEPTING THEREFROM that portion thereof contained in Certified Survey Map No. 975 described as: Commencing at the most Southerly corner of said Lot 1; thence North 27°27'40" East along the Southeasterly line of said Lot 1, 12.20 feet; thence North 52°01'36" West, 156.43 feet to the Easterly right of way line of Gillingham Road; thence South 37°58'24" West, along the Easterly line of said Gillingham Road, 12.00 feet, to the most Westerly corner of said Lot 1; thence South 52°01'36" East, along the Southwesterly line of said Lot 1, 158.66 feet, to the place of beginning and being a part of the Southeast 1/4 of the Southeast 1/4 of Section 32, Township 20 North, Range 17 East, in the City of Neenah, Winnebago County, Wisconsin.

Parcel 2:

That part of the Southeast 1/4 of the Southeast 1/4 of Section 32, Township 20 North, of Range 17 East, in the Sixth Ward, City of Neenah, Winnebago County, Wisconsin, described as follows: Commencing at the Southeast corner of 8th Green Acres (a subdivision of record); thence North 88°37'13" East, 60.00 feet, to a 3/4 inch steel bar; thence North 01°03'51" West, 66.00 feet, to a one 1 and 1/4 inch steel bar; thence North 89°00'20" East, 320.00 feet, to a 1 and 1/4 inch steel bar on the West line of Gillingham Road and point of beginning of lands herein described; thence the following calls along the Westerly right-of-way line of Gillingham Road, North 41°51'34" East, 219.35 feet, to a 3/4 inch steel bar; thence North 37°58'24" East, 205.49 feet, to a 2 inch pipe and the end of calls along said right-of-way; thence South 88°50'10" West, 278.81 feet (recorded as 280.00 feet), to a 3/4 inch steel bar; thence South 01°03'51" East, 319.75 feet, to the point of beginning.

VICINITY MAP
(NOT TO SCALE)



LEGEND

- DENOTES SET 3/4 X 24" IRON REBAR
- DENOTES FOUND 3/4 IRON REBAR
- DENOTES R/W POST FOUND
- DENOTES 2" IRON PIPE FOUND
- GAS METER
- HYDRANT
- LIGHT POLE CONCRETE BASE
- UTILITY POLE
- INLET (ROUND)
- CATCH BASIN
- STORM MH
- HANDICAPPED SPACE
- ELECTRIC METER
- GUY WIRE
- CONCRETE BOLLARD
- OHW — OVERHEAD WIRES
- x — CHAIN LINK FENCE
- STO — CULVERT PIPE

2016 ALTA/NSPS LAND TITLE SURVEY

To: BLAIR BURKETTE
NEENAH GILLINGHAM PROPERTIES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY
KNIGHT BARRY TITLE, INC.

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, 7(a), 7(b)(1l), 7(c), 8, and 9 of Table A thereof.
The field work was completed February 5, 2020

Date of Plat or Map: February 10, 2020

Andrew L. Hunter
Professional Land Surveyor
No. S-2835-8

WISCONSIN
ANDREW L. HUNTER
S-2835
OMRO, WI
LAND SURVEYOR

CLIENT

BLAIR BURKETTE

SITE ADDRESS

Property Address: 1320 Gillingham Road (Parcel 1), 1331 Gillingham Road (Parcel 2), Neenah, WI
Tax Key No.: 806-1351-03 (Parcel 1); 806-1351-01 (Parcel 2)

BASIS OF BEARINGS

Bearings are referenced to the Wisconsin County Coordinate System (Winnebago Co.) NAD 83 (2011) Where the South line of the S.E. 1/4 of Section 32, T20N, R17E, bears S89°29'23"W

FLOOD NOTE

According to the flood insurance rate map of the County of Winnebago, Community Panel No. 55139C0111E, effective date of March 17, 2003, this site falls in Zone X Unshaded (Areas determined to be outside the 0.2% annual chance floodplain).

TITLE COMMITMENT

This survey was prepared based on Knight Barry Title Group, Commitment No. 1091087, with an effective date of January 21, 2020, which lists the following easements and/or restrictions from schedule B-II:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date, as set forth on the Commitment for Title Insurance, and the Date of Policy, as set forth on the Policy. (Not Survey related)
2. Special assessments, special taxes or special charges, if any, payable with the taxes levied or to be levied for the current and subsequent years. (Not Survey related)
3. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees and due payable on the development or improvement of the Land, whether assessed or charged before or after the date of the policy. (Not Survey related)
4. related)
5. Rights or claims of parties in possession not shown by the Public Records. (None apparent, none shown)
6. Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting Title that would be disclosed by an accurate and complete land survey of the Land. (None apparent, none shown)
7. Easements or claims of easements not shown by the Public Records. (None apparent, none shown)
8. Any claim of adverse possession or prescriptive easement. (None apparent, none shown)

100. General Taxes for the year 2020 and subsequent years, not yet due or payable. In the event that the transaction to be insured under this Commitment occurs in December of 2020 or later, then please contact the Company for an update as to the status of taxes. Failure to do so will result in the following appearing as an exception on the final title insurance policy to be issued pursuant to this Commitment: "General Taxes for the year 2020 and subsequent years." (Not Survey related)
101. Storm, sewer, drainage, water utility and/or sanitary district assessments, if any. (Not Survey related)
200. Finding, Determination, Declaration, and other matters contained in the instrument recorded September 21, 1921 as Document No. 186820. (Affects Parcel 1, General Restrictions, Not plotted)
201. Access restrictions and other matters contained in Warranty Deed recorded January 18, 1961 as Document No. 284085. (Does not affect Parcels)
202. Covenants, conditions, restrictions, and other matters contained in Warranty Deed recorded June 20, 1980 as Document No. 550427. (Affects Parcel 1, General Restrictions, Not plotted)
203. Easement and other matters contained in instrument recorded November 14, 1935 in Volume 382, Page 780. (Does not affect Parcels)
204. Covenants, conditions, restrictions, and other matters contained in the instrument recorded January 18, 1960 as Document No. 273219. (Affects Parcel 2, General Restrictions, Not plotted)
205. Restrictions and other matters contained in the instrument recorded September 15, 1982 as Document No. 580142. Re-recorded October 29, 1982 as Document No. 581973. (Affects Parcel 2, General Restrictions, Not plotted)
206. Distribution Easement Underground and other matters contained in the instrument recorded November 13, 2017 as Document No. 1753974. (Affects Parcel 2 as shown)
400. Mortgage from Neenah Gillingham Properties, LLC, a Wisconsin limited liability company to BMO Harris Bank N.A. in the amount of $220,000.00 dated March 18, 2014 and recorded March 25, 2014 as Document No. 1660273. (Not survey related)
401. Assignment of Rents from Neenah Gillingham Properties, LLC, a Wisconsin Limited Liability Company to BMO Harris Bank N.A. recorded March 25, 2014 as Document No. 1660274. (Not survey related)

02/10/2020
PROJECT 5581
SHEET 1 OF 1

WISCONSIN LAND SURVEYING INC.
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