

BEARINGS REFERENCED TO THE NORTHEASTERLY LINE OF SOUTH KOELLER STREET WHICH IS ASSUMED TO BEAR N 44°13'15" W. SAID REFERENCE IS THE SAME AS CERTIFIED SURVEY MAP NO. 2541 AND THE DESCRIPTION PROVIDED BY THE TITLE INSURANCE COMPANY.

ALTA/ACSM LAND TITLE SURVEY

SITUATED ON SOUTH KOELLER STREET IN THE CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

LEGAL DESCRIPTION PER TITLE COMMITMENT

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 16 EAST, IN THE CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF LOT 1 OF WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. 2541, FILED IN VOLUME 1 OF CERTIFIED SURVEY MAPS, ON PAGE 2541, AS DOCUMENT NO. 803053; THENCE NORTH 44°13'15" WEST ALONG THE NORTHEASTERLY LINE OF SOUTH KOELLER STREET 100.00 FEET TO A POINT; THENCE NORTH 45°46'45" EAST 364.33 FEET TO A POINT; THENCE SOUTH 25°12'48" EAST 71.58 FEET TO A POINT; THENCE SOUTH 88°45'23" EAST 23.29 FEET TO A POINT; THENCE SOUTH 01°14'37" WEST 57.02 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1 IN SAID CERTIFIED SURVEY MAP NO. 2541; THENCE NORTH 44°13'15" WEST 24.27 FEET TO A POINT; THENCE SOUTH 45°46'45" WEST 316.71 FEET TO THE POINT OF BEGINNING.

DESCRIPTION REQUIRED BY VALVOLINE INSTANT OIL CHANGE:

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 16 EAST, IN THE CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A V NOTCH SET IN THE BACK OF A CONCRETE CURB AT THE MOST WESTERLY CORNER OF LOT 1 OF WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. 2541, FILED IN VOLUME 1 OF CERTIFIED SURVEY MAPS, ON PAGE 2541, AS DOCUMENT NO. 803053; THENCE NORTH 44°13'15" WEST ALONG THE NORTHEASTERLY LINE OF SOUTH KOELLER STREET 100.00 FEET TO A 1" IRON PIPE SET; THENCE NORTH 45°46'45" EAST 364.33 FEET TO A 1" IRON PIPE SET; THENCE SOUTH 25°12'48" EAST 71.58 FEET TO A 1" IRON PIPE FOUND; THENCE SOUTH 88°45'23" EAST 23.29 FEET TO A 1" IRON PIPE FOUND; THENCE SOUTH 01°14'37" WEST 57.02 FEET TO A 1" IRON PIPE FOUND; SAID POINT BEING THE NORTHEAST CORNER OF LOT 1 IN SAID CERTIFIED SURVEY MAP NO. 2541; THENCE NORTH 44°13'15" WEST 24.27 FEET TO A 1" IRON PIPE FOUND; THENCE SOUTH 45°46'45" WEST 316.71 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 35,457 SQUARE FEET.

TO BE KNOWN AS PARCEL 1 OF A CERTIFIED SURVEY MAP TO BE RECORDED.

LEGAL PREPARED BY: DONALD C. CHAPUT, MARCH 29, 1995

OCTOBER 23, 1995 VALVOLINE INSTANT OIL CHANGE SURVEY NO. 156453
REVISE CERTIFICATION REVISION NO. 1

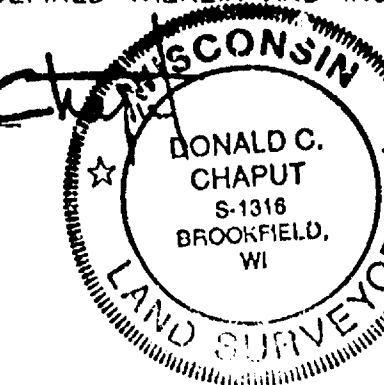
NOTES

- THERE ARE NO BUILDINGS ON THIS SITE AND NO ADDRESS IS ASSIGNED.
- THERE ARE NO PARKING AREAS OR SPACES MARKED ON THIS SITE.
- ACCORDING TO FLOOD INSURANCE RATE MAP FOR THE CITY OF OSHKOSH, COMMUNITY PANEL NO. 550511 0010 C, EFFECTIVE DATE REVISED FEB. 20, 1981, THIS SITE FALLS IN ZONE C - AREAS OF MINIMAL FLOODING.
- THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY - THIS SITE IS ZONED C-2, LIGHT COMMERCIAL.
FRONT - 25 FT., SIDE - 10 FT., REAR 25 FT., PARKING SETBACK IN REAR, 5' (WITH LANDSCAPING), MAXIMUM HEIGHT - 45 FT.
- ALL ELEVATIONS REFER TO THE CITY OF OSHKOSH DATUM.
- THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS, EITHER DISCLOSED IN THE TITLE INFORMATION PROVIDED OR OBSERVED IN THE PROCESS OF PERFORMING THE FIELD WORK.
- GENERAL DRAINAGE PATTERN
SURFACE DRAINAGE IS IN A WESTERLY DIRECTION ACROSS THE SITE.
THERE APPEARS TO BE NO SIGNIFICANT DRAINAGE FROM ADJACENTS ONTO THE SURVEYED SITE.
- THIS SURVEY WAS BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 932414 EFFECTIVE DATE MARCH 8, 1995, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:
A. 15' CITY OF OSHKOSH UTILITY EASEMENT, DOC. NO. 803051 SHOWN.
B. OPERATION AND EASEMENT AGREEMENT, DOC. NO. 777813.
ESTABLISHES EGRESS & EGRESS EASEMENT BETWEEN PARCELS (SHOWN), BLANKET UTILITY EASEMENTS (CANNOT BE PLOTTED) AND BLANKET CONSTRUCTION & MAINTENANCE EASEMENT (CANNOT BE PLOTTED).
- NO ADDITIONAL GOVERNMENTAL REQUIREMENTS WERE ADDRESSED ON THIS SURVEY.
- THERE ARE NO SIGNIFICANT UNDISCLOSED OBSERVATIONS DURING THE COURSE OF REVIEWING THE TITLE RESEARCH PROVIDED OR THE FIELD SURVEYING.

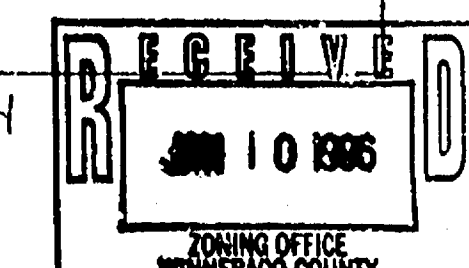
PLAT OF SURVEY
FOR
VALVOLINE INSTANT OIL CHANGE, A DIVISION OF ASHLAND OIL, INC.
STATE OF WISCONSIN
COUNTY OF WINNEBAGO
CITY OF OSHKOSH

THE UNDERSIGNED HEREBY STATES TO VALVOLINE INSTANT OIL CHANGE, A DIVISION OF ASHLAND OIL, INC., A KENTUCKY CORPORATION, FAYETTE FUNDING, LIMITED PARTNERSHIP, DRESDNER BANK, AG, A BANK ORGANIZED UNDER THE LAWS OF GERMANY, ACTING THROUGH ITS NEW YORK BRANCH AND CHICAGO TITLE INSURANCE COMPANY, THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE ON THE DATE SHOWN BELOW OF THE PREMISES SPECIFICALLY DESCRIBED IN TITLE INSURANCE COMMITMENT NO. 932414 DATED MARCH 8, 1995 AND IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AS DEFINED THEREIN AND INCLUDES ITEMS 1-14 OF TABLE A HEREOF.

DONALD C. CHAPUT
REGISTRATION NO. 51316



City of Oshkosh Beth Ward
Sec 27 18N R16E



ENCROACHMENT LIST

- A - MARKED TELEPHONE LINE IS NOT IN AN EASEMENT
- B - POSSIBLE CROSS EASEMENT

- TREE
- ⊗ SANITARY MANHOLE
- CATCH BASIN/STORM MANHOLE
- WATER VALVE
- ◇ HYDRANT
- TELEPHONE PEDESTAL
- TELEPHONE PEDESTAL
- GAS VALVE
- ◇ SIGN
- TEL - MARKED TELEPHONE LINE
- GAS - MARKED GAS MAIN
- ◇ - WOOD LIGHT POLE

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

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