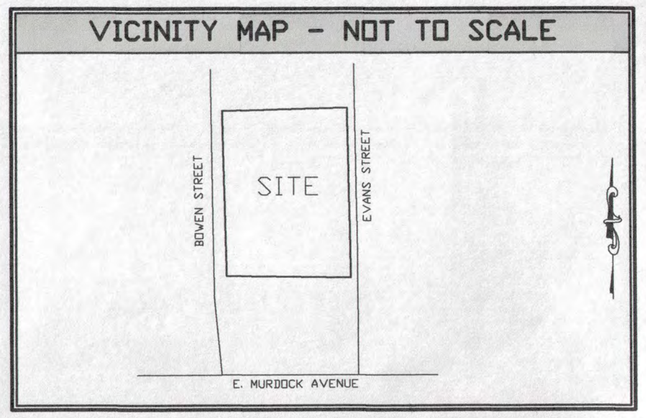
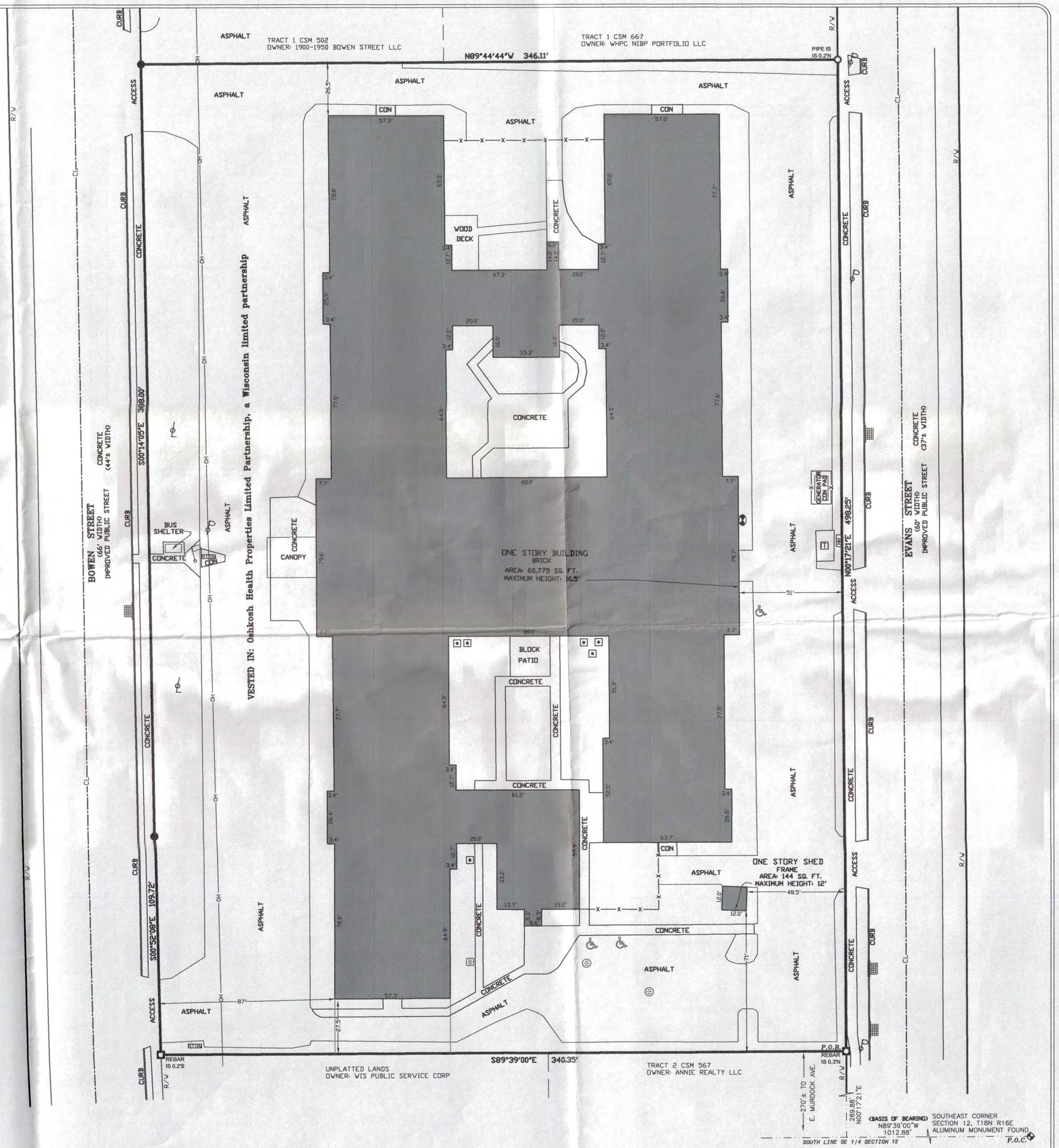
VICINITY MAP - NOT TO SCALE



ITEMS CORRESPONDING TO SCHEDULE B-II

(12) Utility Easement to Northeastern Power Company recorded on January 9, 1925 in Volume 378, Page 170.
Easement assignment assigned to America Transmission Company LLC, a Wisconsin limited liability company recorded November 2, 2016 as Document No. 1726876.
Volume 378 Page 170 Contains no plottable items .
Document No. 1726876 not provided, has been requested.

SCALE : 1" = 30'
0' 15' 30' 60'



LEGEND OF SYMBOLS & ABBREVIATIONS

- Power Pole
- Light Pole
- Guy Wire
- Power Pole w/ Light
- Utility Pole
- Ground Light
- Electric Manhole
- Electric Meter
- Electric Vault
- Transformer
- Air Conditioner Unit
- Telephone Manhole
- Telephone Pedestal
- Cable Box
- Sight Light
- 3/4" Rebar Set 18" Long, weighing 1.502 lbs./ft.
- Found 1-1/4" O.D. Iron Pipe
- Found 3/4" Rebar
- GOVERNMENT CORNER
- Fence Line
- OH — Overhead Lines
- Traffic Signal Box
- Signal Light Pole
- Signal Light
- Vault
- Sign (as Noted)
- Tower
- Monitoring Well
- Flag Pole
- Satellite Dish
- Water Valve
- Fire Hydrant
- Siamese Fire Hydrant
- Water Manhole
- Backflow Preventer
- Water Meter
- Well Head
- Sprinkler Head
- Sanitary Manhole / Clean Out
- Gas Manhole
- Gas Valve
- Gas Meter
- Gas Line Marker
- Handicapped Parking
- Indicates Mutual Ownership
- Mailbox
- Bollard
- Storm Drain Manhole
- Storm Drain Inlet Square
- Storm Drain Inlet Round
- Storm Pipe
- Curb Storm Inlet
- Grease Trap
- R/W Right-of-Way
- Centerline
- HH Utility Handhole
- (M) Unknown Manhole
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement

FLOOD NOTE

By graphic plotting only, this property is in Zone X (Unshaded) of the Flood Insurance Rate Map, Community No. 550511, Map No. 55139C0220E, which bears an effective date of 3/17/2003 and is not in a Special Flood Hazard Area. As shown on the FEMA website (http://msc.fema.gov) by firmette created on 3/17/2003 we have learned this community does currently participate in the program. No field surveying was performed to determine this zone, any flood lines plotted hereupon are subject to a map scale uncertainty based upon the Firmette used. A flood elevation certificate may be needed to verify this determination or apply for a variance from the federal emergency management agency.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
6/13/2019	Comments, Zoning		
6/27/2019	Comments		
7/8/2019	Comments, Comma Removal Certs		
FIELD WORK:	DRAFTED:	CHECKED BY:	FB & PG:

SIGNIFICANT OBSERVATIONS

None

LEGAL

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORPORATION, AN NV5 COMPANY.
©2019 BOCK AND CLARK CORPORATION, AN NV5 COMPANY
THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

RECORD DESCRIPTION

The lands surveyed, shown and described hereon are the same lands as described in the Title Commitment provided by Stewart Title Guaranty Company, Commitment No. 138830-04, dated May 21, 2019.
All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Oshkosh, County of Winnebago, State of Wisconsin.
That part of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 12, Town 18 North, Range 16 East, 15th Ward, City of Oshkosh, Winnebago County, Wisconsin, which is bounded and described as follows: Commencing at the Southeast corner of said Section, thence North 89°39'00" West along the South line of said 1/4 section 1012.88 feet, thence North 00°17'21" East 269.88 feet to the point of beginning of the parcel to be described, thence continuing North 00°17'21" East along the West line of Evans Street 498.25 feet, thence North 89°44'44" West 346.11 feet, thence South 00°14'05" East along the East line of Bowen Street 388.00 feet, thence South 00°52'08" East along said East line 109.72 feet, thence South 89°39'00" East 340.35 feet to the point of beginning.

NOTE: Being Parcel No. 1519410000, of the City of Oshkosh, County of Winnebago.

MISCELLANEOUS NOTES

The monuments referenced hereon (found or set) are in good condition and undisturbed (unless otherwise noted) at or near existing grade.

The visible posted address of the subject property is 1850 Bowen Street, Oshkosh, WI.

The subject property surveyed contains an area of 171,150 sq. Ft./3.929 acres, more or less.

There are 0 clearly striped regular parking spaces and 3 signs for handicapped parking spaces, for a total of 3 clearly marked parking spaces located on the subject property.

The location of the utilities shown hereon are from observed visible evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of subterranean uses.

At the time of survey, there was no observable evidence of earth moving work, building construction or building additions.

At the time of survey, there were no changes in street right of way lines or observable evidence of street or sidewalk repairs.

The surveyor was not provided any documentation, was not made aware, and did not observe, any ground markings on the surveyed property with regards to wetlands located on the surveyed property. No environmental assessment or audit was performed on the subject parcel by Bock and Clark Corp.

Bearings shown hereon are based on matching the South line of the SE 1/4, Section 12, bearing N89°39'00"W

The subject property has direct vehicular and pedestrian access to Bowen Street and Evans Street, each being a dedicated public right-of-way

Cemeteries, gravesites, and/or burial grounds were not observed in field work or documents provided.

ZONING INFORMATION

Jurisdiction: City of Oshkosh
The subject property is zoned: UMU, Urban Mixed-Use District
Front Setback: 0'minimum (principal structure) / 60' or at least 5' behind the principal structure (accessory)
Side Setback: 0 or 5' minimum
Rear Setback: 5' minimum
Minimum Lot Width: 45'
Minimum Lot Depth: 100'
Minimum Lot Area: None
Maximum Building Height: 45'
Maximum Lot Coverage: No requirement noted
Maximum Floor Area Ratio: No requirement noted
Parking Formula: Nursing home -1 per 4 patient beds, plus 3 spaces per 4 employees on the largest shift. A plan to manage parking during shift changes shall be provided to the Director of Community Development.
Required Parking: Unable to determine; bed and employee count is unknown

The zoning information shown above was provided by NV5 Transaction Services - Zoning Division, Project Number: 720190129 4-001, For 1850 Bowen Street, Oshkosh, WI, dated June 11, 2019.
REVISED 7/1/2019 Re: Parking Updated and REVISED 7/8/2019 Re: Client Comments

ALTA/NSPS LAND TITLE SURVEY

WI Healthcare
NV5 Project No. 201902380-001
1850 Bowen St, Oshkosh, WI 54901
Based upon title commitment provided by Stewart Title Guaranty Company, Commitment No. 138830-04, dated May 21, 2019.

Surveyor's Certification

To: Stewart Title Guaranty Company; FCE Lending LLC, a Delaware limited liability company, as Administrative Agent, its successors and/or assigns as their interests may appear; Wells Fargo Bank, National Association, as Paying Agent and a Lender, its successors and/or assigns; and Bock & Clark Corporation, an NV5 Company:

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(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18 and 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 5/24/2019.

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

Andrew J. Shie

ANDREW J. SHIE
REGISTRATION NO. S-2504
IN THE STATE OF WISCONSIN
DATE OF PLAT OR MAP: 7/10/2019
DATE OF LAST REVISION:
FVLS PROJECT NO. 181612-2
NETWORK PROJECT NO. 201902380-002 CAS

SHEET 1 OF 1

Bock & Clark Corporation
an NV5 Company
NV5
Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com
SURVEY ZONING ENVIRONMENTAL ASSESSMENT