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SCALE – FEET

LEGEND

- = 3/4" X 24" IRON REBAR WEIGHING 1.5 LBS./FT. SET
- = 3/4" IRON REBAR FOUND
- = 1" IRON PIPE FOUND
- = CHISELED "X"
- FIRE HYDRANT
- TELEPHONE – ELECTRIC PEDESTAL
- 8" SAN. — SANITARY SEWER
- 12" STO. — STORM SEWER
- CONCRETE CURB & GUTTER
- MANHOLE
- CATCH BASIN
- FENCE
- VALVE
- ANCHOR
- POWER POLE
- 8" W.M. — 8" W.M.

THE EASEMENT RECORDED IN VOL. 624, P619–620 NOW LIES WITHIN THE RIGHT OF WAY OF S.T.H. "45" (JACKSON ST).

COVENANT AS DESIGNATED ON CERTIFIED SURVEY MAP NO. 2090: THAT THERE BE NO DIRECT ACCESS TO MURDOCK AND JACKSON STREET FROM LOTS 1 AND 2; AND THAT ACCESS BE PROVIDED BY DRIVEWAYS LOCATED TO THE NORTH WHERE KENTUCKY STREET INTERSECTS MURDOCK AVENUE, AND FROM THE DRIVEWAY NORTH OF LOT 1 (AFFECTS LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 2090)

PER DOCUMET NO. 744943: (LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 2091) A NONEXCLUSIVE EASEMENT OVER, THROUGH AND AROUND COMMON AREAS FOR ROADWAYS, WALKWAYS, INGRESS AND EGRESS, PARKING OF MOTOR VEHICLES, LOADING AND UNLOADING OF COMMERCIAL AND OTHER VEHICLES, AND THE USE OF FACILITIES INSTALLED FOR THE COMFORT AND CONVENIENCE OF CUSTOMERS, INVITEES, LICENSEE, TENANTS AND EMPLOYEES OF ALL BUSINESSES AND OCCUPANTS OF THE BUILDING CONSTRUCTED OF THE BUILDING AREA AS DEFINED HEREIN. NOTWITHSTANDING THE ABOVE, THERE SHALL BE NO CROSS EASEMENTS FOR THE BENEFIT OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 2090, EXCEPT FOR THOSE ACCESS POINTS TO SAID LOTS 1 AND 2 AS SHOWN AND RESTRICTED ON THE PLOT PLAN AS FILED IN DOCUMENT NO. 744943

SUBJECT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS PER DOCUMENT NO. 744943.

SUBJECT TO EASEMENTS, IF ANY, OF THE PUBLIC OR ANY SCHOOL DISTRICT, UTILITY, MUNICIPALITY, OR PERSON, AS PROVIDED IN SECTION 80.32(4) OF THE STATUTES, FOR THE CONTINUED USE AND RIGHT OF ENTRANCE, MAINTENANCE, CONSTRUCTION AND REPAIR OF UNDERGROUND OR OVERGROUND STRUCTURES, IMPROVEMENTS OR SERVICES IN THAT PORTION OF THE SUBJECT PREMISES WHICH WERE FORMERLY A PART OF ALLEY NOW VACATED, TOGETHER WITH THE RIGHT TO INSTALL, ERECT AND MAINTAIN IN THE FUTURE SUCH ADDITIONAL OVERGROUND AND UNDERGROUND PUBLIC SERVICE FACILITIES AS MAY BE NECESSARY AND PROPER IN THE PUBLIC INTEREST AS RESERVED IN THE RESOLUTION VACATING SAID ALLEY: A CERTIFIED COPY OF SAID RESOLUTION WAS RECORDED ON FEB. 5, 1990 IN VOLUME 154 OF L.P. ON PAGE "O" AS DOCUMENT NO. 737864.

SUBJECT TO A DEED RESTRICTION PER DOCUMENT NO. 769636: DOES HEREBY RESTRICT THE SALE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2091 WITHOUT LOT 2 OF SAID CERTIFIED SURVEY MAP AND VICE VERSA. DUE TO THE SPECIAL ALLOWANCES ALLOWED FOR ZONING PURPOSES. LOT 1 AND LOT 2 MUST REMAIN AS ONE UNTIL SUCH TIME AS THEIR SEPARATION BE APPROVED BY THE CITY OF OSHKOSH.

SUBJECT TO COVENANTS, CONDITIONS AND RESOLUTIONS CONTAINED IN A LEASE PER DOCUMENT NO. 808222

BUILDING SETBACK REQUIREMENTS:
FRONTYARD = 25 FEET
SIDEYARD = 10 FEET
REARYARD = 25 FEET
MAX BUILDING HEIGHT = 45 FEET

SURVEY FOR: MID AMERICA REALTY INVESTMENTS, INC.
11506 NICHOLAS ST. SUITE 100
OMAHA, NEBRASKA 68154
(402) 496-3000

Lots One (1) and Two (2) of Certified Survey Map No. 2091 filed in Volume 1 of Certified Survey Maps, on page 2091 as Document No. 732254; being a part of Lots 1 and 2, and all of Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of Block 6 in Plat of the INTER-URBAN Land Co. and a part of the Southwest 1/4 of the Southwest 1/4 of Section 12, Township 18 North, Range 16 East, City of Oshkosh, Winnebago County, Wisconsin, excepting therefrom those portions of said Lot 2 conveyed for street purposes by instruments recorded in Document No.s 793685 and 808571.

Lot Two (2) of Certified Survey Map No. 2090 filed in Volume 1 of Certified Survey Maps on page 2090 as Document No. 732253; being a part of the Southwest 1/4 of the Southwest 1/4 of Section 12, Township 18 North, Range 16 East, City of Oshkosh, Winnebago County, Wisconsin, excepting therefrom that part of said Lot 2 conveyed for street purposes in Document No.s 793685 and 808571.

BEARINGS ARE REFERENCED TO THE NORTH R/W LINE OF MURDOCK STREET ASSUMED TO BEAR WEST

SURVEY CERTIFICATE

The undersigned hereby certifies to Brodie Bradley Operating Limited Partnership, Chicago Company and Schmitt Title & Escrow Corp., as of the date hereon as follows:

That this survey was actually made upon the ground and was completed on July 16, 1998;

That this survey and the other information, courses and distances shown thereon are accurate;

That the title lines and lines of actual possession are the same;

That the property description closes by mathematical calculation;

That the land depicted on the survey forms a contiguous parcel, uninterrupted by any strips, gaps or gores;

That this survey correctly shows the size, and location all buildings, structures, signs and other improvements on the property, and all are within the boundary lines and applicable setback lines (whether established by subdivision plat, recorded restrictions or applicable zoning or building codes) affecting the property, except as shown (building setback between Lots 1 and 2 of CSM 2091)

That there are no easements, rights-of-way or uses affecting the property known to the undersigned or that appeared from a careful physical inspection of the same, other than those shown on the survey, together with applicable recording references;

That municipal water, sanitary sewer, telephone, electric and gas services for the operation of the property are present on the property or within adjacent public rights-of-way or recorded easements in the locations shown on the survey;

That there are no party walls with or encroachments upon adjoining premises, streets or alleys by any of the buildings, visible structures or other visible improvements on the property, or encroachments upon party walls with the property by any building, visible structure or other visible improvements situated upon any adjoining premises;

That the buildings and other improvements on the property do not overhang or encroach upon any easements or rights-of-way of others;

That all public streets necessary for access to the property have been completed and dedicated and there is direct access between such streets and the property, (Lot 2 of CSM 2090 by easement)

That the property contains 531,538 square feet (12.202 Acres)and is located in a zoning district classification of C2 GENERAL COMMERCIAL PLANNED DEVELOPMENT OVERLAY

That the property contains 675 regular parking spaces and 14 handicapped parking spaces, totaling 689 combined parking spaces;

That the property is located in Flood Hazard Zone X, as defined by the Federal Emergency Management Agency, National Flood Insurance Program Map for the City of Oshkosh Community Panel Number 550511-0010-D dated June 2, 1995;

That the address of the property is 1900 & 1825 Jackson St.

That the property shown on this survey is the same property described in the following title insurance commitment: File Number 937078, Commitment Date: March 30, 1998

That the location of each easement, right-of-way, servitude or other matter affecting the property and referred to or listed in such title insurance commitment has been shown on this survey, together with the applicable recording references;

Unless otherwise shown or detailed on this survey, no other easements or rights-of-way over the land of others are required for 1) access to and egress from the parcel over a duly dedicated and accepted all weather public street or highway, 2) drainage of surface or other water off the parcel, or 3) any utilities that currently serve the parcel and the current improvements;

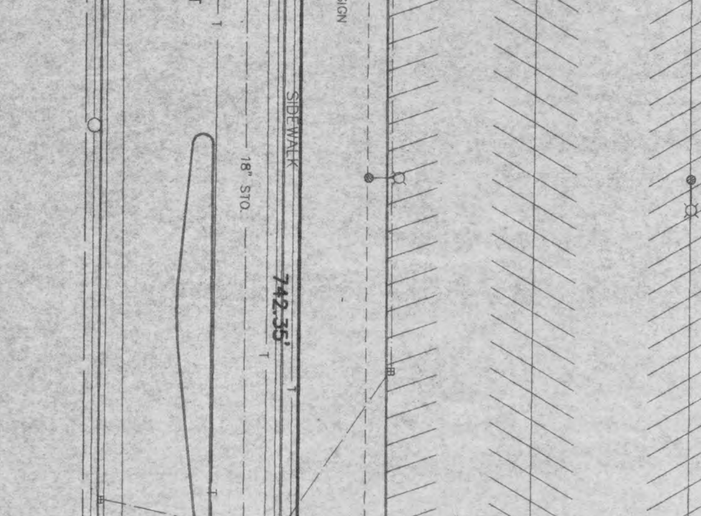
Unless otherwise shown or detailed on this survey, the subject property does not serve any adjoining property for drainage utilities, parking, ingress or egress.

The survey was made on the ground in accordance with the Minimum Standard Detail Requirements and Classifications for Land Title Survey jointing established by ALTA and ACSM in 1992, and includes items 1 – 4 and 6 – 11 in Table A, and meets the accuracy requirements of an Urban Survey, as defined therein. This survey also was made in accordance with the Minimum Technical Standards as set forth by the Wisconsin Examining Board of Land Surveyors pursuant to chapter AE7 Minimum Standards for Property Surveys.

David M. Schmalz Reg. No. 1284 / Date 7-16-98

WISCONSIN DAVID M. SCHMALZ S-1284 NEENAH WIS. LAND SURVEYOR

LOCATION MAP


JACKSON
MURDOCK
VIOLA
OSHKOSH AVE
WALNUT
CEDAR
BEECH
LIBERTY
WESTERN
ONTARIO
WISCONSIN
KENTUCKY
BURDICK
CENTRAL
MERRILL
MAIN
JEFFERSON
MT. VERNON
ASHLAND
GRAND
BROAD
MONROE
POWERS
EASTMAN
HARRISON
GARFIELD
PROSPECT
SCOTT
MCKINLEY
CHERRY
IRVING
WRIGHT
FREDERICK
LINCOLN
RANDALL
STERLING
ELLSWORTH
MARSTON
WASHINGTON
ALGOMA
OTTER TAIL
ROCK
PARK
PLACE
COURT
ALLEN
BACON
GENEVA ST
COMET ST
SMITH
LIBBEY
GREENWOOD
TENNESSEE
NEVADA
STANLEY
CAMELOT
PACKER
LORRAINE
ELMORE
ELLEN
BENT
HARLOW
NEBRASKA
HOBBS
LOREN
LINWOOD
PARK RIDGE
SURGERY CENTER DR
DOCTOR'S CT
BOWEN
EVANS
MALLARD
GREENWAY
BAYSHORE
ANCHOR
WINDSWEPT
LEEWARD
Oshkosh Public Museum
Oshkosh Athletic Field
Jackson Field
Oshkosh Public Library
Carnegie Field
Oshkosh Public Library
Oshkosh Public Library
Oshkosh Public Library