ALTA/NSPS LAND TITLE SURVEY

All of Lot 2 of Certified Survey Map No. 7294, Volume 1, Page 7294, Document No. 1755133 and being located in the Southeast Quarter of the Northwest Quarter, Section Thirteen (13), Township Eighteen (18) North, Range Sixteen (16) East, City of Oshkosh, Winnebago County, Wisconsin.

RECORDED LEGAL DESCRIPTION

Parcel 1:

Leasehold estate created by indenture of lease entered into by and between The Housing Authority of the City of Oshkosh, Wisconsin a/k/a The Housing Authority of the City of Oshkosh, a public body, corporate and politic, organized and existing under the laws of the State of Wisconsin, as lessor, and Waite Rug Housing, LLC, a Wisconsin limited liability company, as lessee, dated December ___, 2017 and a memorandum of which was recorded December ___, 2017 in the office of the Register of Deeds for Winnebago County, Wisconsin as Document No. _____, demising premises situated in said County and State and described as follows:

Lot Two (2), Certified Survey Map No. 7294 recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on November 29, 2017, in Volume 1 of Certified Survey Maps, Page 7294, as Document No. 1755133, located in the City of Oshkosh, Winnebago County, Wisconsin.

Parcel 2:

Easements established by a Declaration of Easements dated as of November 29, 2017 and recorded December 5, 2017 as Document No. 1755638, in the Winnebago County Register of Deeds Office, Wisconsin, as amended by a First Amendment to Declaration of Easements dated as of December __, 2017 and recorded December __, 2017 as Document No. _____, in the Winnebago County Register of Deeds Office, Wisconsin.

TITLE REPORT REVIEW

Title Report: First American Title Insurance Company

Commitment No. NCS-802098-MAD

Effective Date:December 6, 2017

Fee Simple Title Vested In: The Housing Authority of the City of Oshkosh, Wisconsin, its affiliates, successors and assigns

(1-13) These are general statements and not specific encumbrances

(14) This item has been intentionally deleted.

(15) This item has been intentionally deleted.

(16) Mortgage dated December 27, 2012 and recorded January 2, 2013 as 1625023, made by The Housing Authority of the City of Oshkosh, to Wisconsin Bank & Trust, to secure an indebtedness in the amount of $500,000.00, and the terms and conditions thereof. **This is not a survey related matter.**

Partial Mortgage Loan Assumption and Modification Agreement recorded October 25, 2017, as Document No. 1752556. **This is not a survey related matter.**

(17) Assignment of Rents made by The Housing Authority of the City of Oshkosh to Wisconsin Bank & Trust recorded January 2, 2013 as document 1625024. **This is not a survey related matter.**

(18) Mortgage dated November 21, 201 and recorded December 11, 2014 as 1677853, made by Housing Authority of the City of Oshkosh, to Wisconsin Bank & Trust, to secure an indebtedness in the amount of $40,000.00, and the terms and conditions thereof. **This is not a survey related matter.**

(19) Matters set forth below, as shown on survey by Meridian Surveying, LLC dated _____, as revised _____, Job No. 8954:

- We will require more information on the portion of Mount Vernon Street to the North of the subject property that has not been vacated and the proposed future use of the vacated portion of the street.

(20) Easements and other matters shown on Certified Survey Map No. 7294 recorded on November 29, 2017, in Volume 1 of Certified Survey Maps, Page 7294, as Document No. 1755133. **Plottable and does apply to the subject property.**

(21) Declaration of Easements dated November 29, 2017 and recorded December 5, 2017 as Document No. 1755638. **Plottable and does apply to the subject property.**

(22) Declaration of Restrictive Covenants between The Housing Authority of the City of Oshkosh, Wisconsin a/k/a The Housing Authority of the City of Oshkosh, a public body corporate and politic, organized and existing under the laws of the State of Wisconsin and Waite Rug Housing, LLC, a Wisconsin limited liability company for the benefit of the United States of America, acting by and through the Secretary of Housing and Urban Development, recorded _____, 2017 as Document No. _____. **This is not a survey related matter.**

(23) Terms and conditions of lease entered into by and between The Housing Authority of the City of Oshkosh, Wisconsin a/k/a The Housing Authority of the City of Oshkosh a public body, corporate and politic, organized and existing under the laws of the State of Wisconsin, as lessor, and Waite Rug Housing, LLC, a Wisconsin limited liability company, as lessee, dated _____, 2017 and a memorandum of which was and recorded _____, 2017 as Document No. _____. **This is not a survey related matter.**

SURVEY NOTES:

1) Total Area of parcel surveyed = 93,023 Square Feet (2.135 acres)

2) Address of property: 1402 Mt. Vernon Street Oshkosh, WI 54903
Parcel Numbers: 1505840100 & 1505830100

3) Total number of parking stalls =0

4) Before excavation, appropriate utility companies should be contacted. For exact location of underground utilities, contact Digger's Hotline at 1-800-242-8511.

5) No evidence of current earth moving work, building construction, or building additions were observed at date of field work (7-25-2016 & 12-11-2017).

6) No evidence of site use as a solid waste dump, sump, or sanitary landfill was observed at date of field work (7-25-2016 & 12-11-2017).

7) No evidence of proposed changes to street right of way lines or of recent street or sidewalk construction or repairs where observed at date of field work (7-25-2016 & 12-11-2017) Noted to fullfill Table A item 17.

8) No evidence of wetland delineation markers were observed at date of field work (7-25-2016 & 12-11-2017) Noted to fullfill Table A item 18.

9) Except where shown there are no plottable offsite easements or servitudes that affect the subject property. Noted to fullfill Table A item 19.

10) The location of the existing utilities, as shown on this plan, are approximate only. It shall be the responsibility of the contractor to verify actual location and depth of all existing utilities. The owner and the surveyor shall not be responsible for any omission or variation from the location shown.

ZONING NOTES:

1) Current Zoning: UMU-PD

2) UMU Setbacks:
- Minimum Front Setback: 25 feet
- Minimum Street Side Setback (on corner lots): 25 feet. May be reduced to 12 feet if Side Setback is maintained.
- Minimum Side Setback: 7.5 feet
- Minimum Rear Setback: 25 feet

3) UMU Minimum Principal Building Height: Lesser of 35 feet or 2-1/2 stories

4) UMU Minimum Dwelling Unit Structure Area: 500 square feet per dwelling unit. Minimum 400 square feet per individual dwelling unit.

5) UMU Parking Stall Requirements = 112.

6) The property is controlled by PD zoning overlay and site development plans approved by the City of Oshkosh and made by MartinRiley dated May 15, 2017, last revised November 1, 2017, designated as Waite Rug Place consisting of 11 sheets and will be in compliance with City requirements if the project is completed in accordance with the drawings per email from City of Oshkosh, Planning Services Department dated December 27, 2017.

CERTIFICATION

The undersigned, being a Professional Land Surveyor of the State of Wisconsin certifies to:

Stratford Waite Rug Investors Limited Partnership, its affiliates, successors, and assigns, Stratford SLP, Inc., its affiliates, successors, and assigns, Waite Rug Housing, LLC; First American Title Insurance Company: The Housing Authority of the City of Oshkosh, Wisconsin; Federal Home Loan Bank-Chicago; Wisconsin Bank & Trust Company; construction lender; appraiser, equity investor, lenders, title company, and others with an interest in the property.

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, 5, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10a, 10b, 11, 12, 13, 14, 16, 17, 18, 19, and 20 of Table A thereof. The fieldwork was completed on December 11, 2017.

The survey was made on the ground on December 11, 2017 and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the subject property.

Except as shown on the survey, there are no visible easements or rights of way of which the undersigned has been advised.

Except as shown on the survey, there are no observable, above ground encroachments

(a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.

The location of each easement, right of way, servitude, and other matter affecting the subject property and listed in the title insurance commitment dated December 6, 2017, issued by **First American Title Insurance Company** with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.

The subject property has access to and from a duly dedicated and accepted public streets, known as E. Nevada Avenue, E. Custer Avenue and Grand Street.

Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.

The record description of the subject property forms a mathematically closed figure.

The subject property lies within flood zone **X** as identified on **FIRM MAP PANEL NO. 55139C0220E with an effective date of March 17, 2003** and except as specifically noted on the survey, no part of the subject property lies within any area designated as "flood prone area," "special flood hazard area" or 100-year flood plain by the Federal Emergency Management Agency, the United States Army Corps of Engineers, the U.S. Department of Housing and Urban Development, the State of Wisconsin, Winnebago County, City of Oshkosh or any other governmental agency or authority having jurisdiction over the subject property nor is any portion of the subject property located within any lake or any creek, stream, river or other watercourse required to be undisturbed by an appropriate governmental agency or authority.

The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

Dated this the 27th day of December 2017

Craig A. Keach, Wisconsin Professional Land Surveyor S-2333

WISCONSIN
CRAIG A KEACH
S-2333
NEENAH, WISCONSIN
LAND SURVEYOR

MERIDIAN
SURVEYING, LLC
N9637 Friendship Drive Office: 920-993-0881
Kaukauna, WI 54130 Fax: 920-273-6037

NO.	DATE	DESCRIPTION	BY
3	12-27-17	Updated Zoning and Title	JD
2	12-19-17	Added New Title and C.S.M.	JD
1	8-1-16	Preliminary Survey	JD

DRAWN BY: J.D.
CHECKED BY: C.A.K.
JOB NO.: 8954
FIELD WORK DATE: 12-11-2017
FIELD BOOK: M-36, PG. 48
SHEET 2 OF 2