SURVEYOR'S CERTIFICATE

To OSH PRO PARTNERS, LLC, a Wisconsin limited liability company, Morgan Stanley Bank, N.A., a national banking association, and its successors and assigns, and First American Title Insurance 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 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 16, 17, 18, 19, and 20 of Table A thereof. The Fieldwork was completed on November 27, 2017.

WISCONSIN ERIC R. OTTE S-2440 FOND DU LAC. WI LAND SURVEYOR

Eric R. Otte, P.L.S No. S-2440

J.E. Arthur and Associates, Inc.
Fond du Lac, Wisconsin 54935

Dated this 21ST day of DECEMBER, 2017

Date of Plat or Map: December 7, 2017

LEGAL DESCRIPTION PER TITLE DOCUMENTS

PARCEL G:

Lot Three (3), of Certified Survey Map No. 3545, filed in the office of the Register of Deeds for Winnebago County, Wisconsin in Volume 1 of Certified Survey Maps on Page 3545, as Document No. 950771, being a part of the Northwest 1/4 of the Southeast 1/4 of Section Sixteen (16), Township Eighteen (18) North, Range Sixteen (16) East, Sixteenth Ward, City of Oshkosh, Winnebago County, Wisconsin, less and excepting premises conveyed to the City of Oshkosh by Warranty Deed recorded September 20, 2006, as Document No. 1411609.

Property Address: 2251 Westowne Avenue, Oshkosh, Wisconsin 54904
Tax Parcel No. 916-2151-04

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABONDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SCHEDULE BE EXCEPTIONS:
Commitment No.: NCS-879285-MAD
Date: November 17, 2017

THE FOLLOWING EXCEPTIONS AFFECT PARCEL G:

73. Easement to Westowne Center LLC recorded February 26, 1997, as Document No. 962416. (As shown on map)

74. Time Warner Cable Bulk Service Agreement recorded January 13, 2000, as Document No.1083919. (Blanket in nature)

75. Utility Easement recorded April 4, 2007, as Document No. 1430615. (As shown on map)

76. Utility Easement recorded May 25, 2007, as Document No. 1435871. (As shown on map)

77. Unless a new ALTA/ACSM is provided the following will appear as an exception on the policy: (As shown on map)

The following matters revealed by Plat of Survey by J.E. Arthurs and Associates, Inc., R.L.S. dated December 17, 2007, last revised January 29, 2008 as File No. 211.4322;
- Rights of providers in water, telephone, electric, transformer, water and storm sewer lines lying outside of recorded easements.

78. Mortgage dated February 1, 2008 and recorded February 7, 2008 as 1460429, made by Osh Pro Partners, L.L.P., to JPMorgan Chase Bank, N.A., to secure an indebtedness in the amount of $26,847,000.00, and the terms and conditions thereof. (Cannot be graphically plotted)

Assignment of Mortgage and Security Agreement to LaSalle Bank National Association, as Trustee recorded July 25, 2008 as Document No. 1478472.

79. Assignment of Rents made by Osh Pro Partners, L.L.P. to JPMorgan Chase Bank, N.A. recorded February 7, 2008 as document 1460430.(Cannot be graphically plotted)

Assignment of Assignment of Leases and Rents and Security Agreement to LaSalle Bank National Association, as Trustee recorded July 25, 2008 as Document No. 1478473.

ZONING REPORT PROVIDED BY:
COMMERCIAL DUE DILIGENCE SERVICES
JOB NO.: 17-11-0216:004
DATE: DECEMBER 21, 2017

ZONING
EXISTING ZONING-- SMU - SUBURBAN MIXED USE

BUILDING SETBACK LINES:
CITY OF OSHKOSH ZONING ORDINANCES:
FRONT-- 25 FOOT MINIMUM (FROM WESTOWNE AVE.)
SIDE-- 10 FOOT MINIMUM (FROM SOUTHWEST & NORTEAST PROPERTY LINES)
REAR-- 25 FOOT MINIMUM (FROM SOUTH PROPERTY LINE)
HEIGHT--45 FOOT MAXIMUM

PARKING SETBACKS
REAR-- 5 FOOT MINIMUM

PARCEL AREA
2.14 ACRES
93,416 SQ. FT.

Floor Area Ratio Tab:

1. The floor area of the subject property, calculated in conformance with the zoning ordinance of the City of Oshkosh, is 17,818.5 square feet.

2. The land area of the subject property is 93,416 square feet.

3. The floor-area ratio of the subject property, calculated in conformance with the zoning ordinance of the City of Oshkosh is 0.19.

4. The subject property meets the floor area ratio requirements set forth in the zoning ordinance of the City of Oshkosh.

Parking Tab:

1. There exist 78 regular parking spaces and 4 handicapped parking spaces on the subject property.

2. The zoning ordinance of the City of Oshkosh requires that the subject property have 77 total parking spaces of which 4 must be handicapped parking spaces, calculated as follows:
a) One space for every room or suite plus one space per worker; b) 4 required per ADA.

3. The subject property meets the current parking requirements set forth in the zoning ordinance of the City of Oshkosh.

LEGEND

- 1 — SCHEDULE B EXCEPTION
- ■ — 1" IRON PIPE FOUND IN PLACE
- ● — 3/4" REBAR FOUND
- ⊕ — "PK" NAIL FOUND
- (000) — RECORDED AS
- ⬅ ➡ — POINTS OF INGRESS/EGRESS
- FIRE HYDRANT
- GAS SERVICE METER
- FLOOD LIGHT
- STREETLIGHT POLE
- SANITARY SEWER MANHOLE
- AREA DRAIN
- UTILITY PEDESTAL
- CURB INLET
- ENTRANCE — BUILDING ENTRANCE/EXITS
- 10 — PARKING STALL TOTALS
- RIGHT OF WAY LINE
- CENTERLINE
- G — GAS SERVICE
- W — WATER MAIN/SERVICE
- E — UNDERGROUND ELECTRIC
- TV — UNDERGROUND TELEVISION
- T — UNDERGROUND TELEPHONE
- SA — SANITARY SEWER
- ST — STORM SEWER
- EASEMENTS
- BUILDING SETBACK LINE
- PARKING SETBACK
- CONCRETE CURB

NOTE:

-THIS PROPERTY LOCATED IN ZONE X BASED ON CITY OF OSHKOSH FLOOD RATE INSURANCE MAP, COMMUNITY NUMBER 55139C0215E

-UTILITIES SHOWN ON THE SURVEY WERE DETERMINED BY ABOVE GROUND EVIDENCE

-NO EVIDENCE OF EARTH WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED

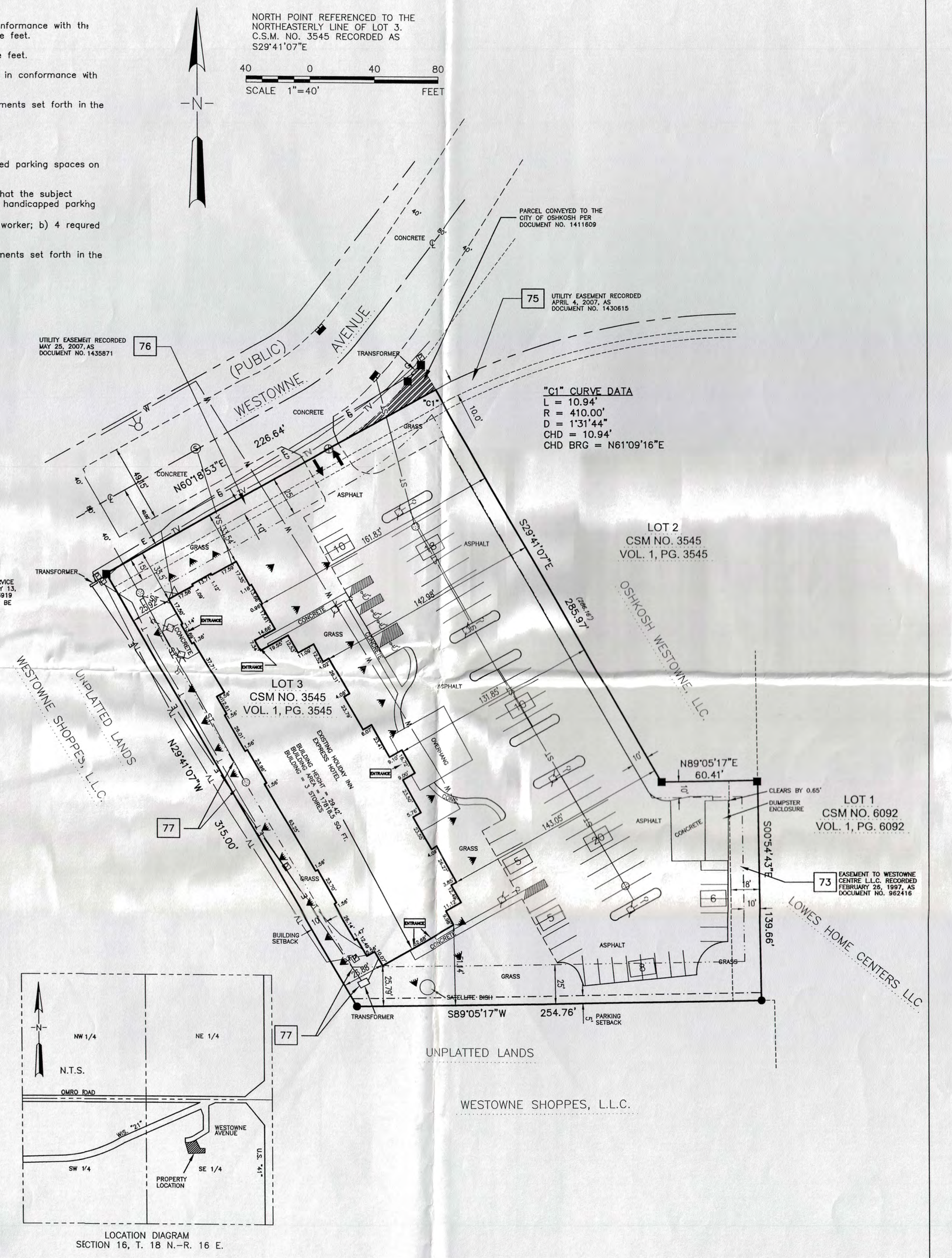
-NO STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED

-NO WETLAND MARKERS WERE OBSERVED AT THE TIME OF THE FIELD SURVEY.

-THIS PROPERTY HAS DIRECT ACCESS WESTOWNE AVENUE (A PUBLIC RIGHT OF WAY)

-ALL AREAS IN RECIPROCAL EASEMENT AGREEMENTS ("REAs") HAVE BEEN DENOTED ON THE SURVEY. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS ARE ALSO SHOWN ON THE SURVEY. THE LIMITS OF THE REAs OF OFFSITE APPURTENANT AND BENEFICIAL EASEMENTS TO THE SURVEYED PROPERTY ARE REPORTED, INCLUDING THE LOCATION OF ALL BUILDINGS, PARKING SPACES, AND OTHER IMPROVEMENTS THEREON.

-THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT OR ANY EXCEPTIONS HAVE BEEN NOTED

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|---|---|---|---|---|---|---|
| | DRAWN BY DTH<br>CHECKED BY ERO<br>APPROVED BY ERO | SCALES<br>HORIZONTAL 1"=40'<br>VERTICAL N/A | PROJECT NO. 211.4875<br>DATE 12/7/2017 | REVISIONS<br>12/21/2017 | BENCH MARK | |

DATUM
U.S.G.S. ☐
ASSUMED ☐
CITY ☐
PROJECT ☐

ALTA/NSPS LAND TITLE SURVEY FOR
OSH PRO PARTNERS, LLC
LOT 3, C.S.M. NUMBER 3545 LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 16, T. 18 N.-R. 16 E., CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN


J.E. ARTHUR AND ASSOCIATES, INC.
ENGINEERS SURVEYORS PLANNERS
FOND DU LAC, WISCONSIN 54936
PHONE (920) 922-5703


SHEET 1 OF 1 SHEETS | FILE NO. 211.4875