ALTA/ACSM LAND TITLE SURVEY

KNOWN AS 855 NORTH WESTHAVEN DRIVE, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

LOT ONE (1), CERTIFIED SURVEY MAP NO. 4150, FILE DIN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON JANUARY 5, 1999, IN VOLUME 1, ON PAGE 4150, AS DOCUMENT NO. 1041354, BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3578 AND THAT PART OF VACATED KARLEN PLAT LYING SOUTH OF STH "21" ALL IN SECTION 16, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF ALGOMA AND THE CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

AUGUST 7, 2002 AURORA MEDICAL GROUP, INC. SURVEY NO. 160547-RMK

NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16, TOWN 18 NORTH, RANGE 16 EAST WHICH IS ASSUMED TO BEAR SOUTH 89°29'20" WEST

2. THIS SURVEY WAS PREPARED BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 05095961-650, EFFECTIVE DATE OF MAY 6, 2002 , WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:

A. ACCESS RESTRICTION AND OTHER MATTERS AS DESIGNATED ON CERTIFIED SURVEY MAPS NO. 3578 AND 4150. AFFECTS SITE BY LOCATION – SHOWN

B. EASEMENT AS CONTAINED IN WARRANTY DEED RECORDED DECEMBER 18, 1986, AS DOCUMENT NO. 669033. AFFECTS SITE BY LOCATION – SHOWN

C. UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM EASEMENT, RECORDED DECEMBER 5, 1980, DOCUMENT NO. 558111. PARTIAL RELEASE OF UTILITY EASEMENT BY WISCONSIN PUBLIC SERVICE CORPORATION RECORDED MARCH 18, 1998, DOCUMENT NO. 1001290. AFFECTS SITE BY LOCATION – SHOWN

D. EASEMENTS AND RIGHTS INCIDENTAL THERETO IN CONNECTION WITH THE CONTINUED USE AND RIGHT OF ENTRANCE, MAINTENANCE, CONSTRUCTION AND REPAIR OF MUNICIPAL OR UTILITY FACILITIES AS MAY EXIST UNDERGROUND OR OVERGROUND IN OR ON THAT PORTION OF THE SUBJECT PREMISES WHICH WERE FORMERLY A PART OF EMMERS LANE NOW VACATED. AFFECTS SITE BY LOCATION – SHOWN

E. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, AS SET FORTH IN INSTRUMENT RECORDED APRIL 28, 1983, AS DOCUMENT NO. 589517. AFFECTS SITE BY LOCATION – GENERAL IN NATURE, CANNOT BE PLOTTED

F. DEVELOPER'S AGREEMENT FOR FINANCING IMPROVEMENTS, RECORDED DECEMBER 1, 1997, DOCUMENT NO. 990551. AFFECTS SITE BY LOCATION – GENERAL IN NATURE, CANNOT BE PLOTTED

3. ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF OSHKOSH, COMMUNITY PANEL NO. 550511 0010D, EFFECTIVE DATE OF JUNE 2, 1995, THIS SITE FALLS IN ZONE X (AREAS OUTSIDE OF THE 500 YEAR FLOOD)

4. THERE ARE 406 REGULAR PARKING SPACES AND 12 HANDICAPPED SPACES

5. THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY – SITE IS ZONED C-2 GENERAL COMMERCIAL DISTRICT PERMITTED USE

FRONT SETBACK – 25'
SIDEYARD SETBACK – 10'
REARYARD SETBACK – 25'
MAXIMUM HEIGHT – 45'

6. THERE IS OBSERVABLE EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

7. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

8. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

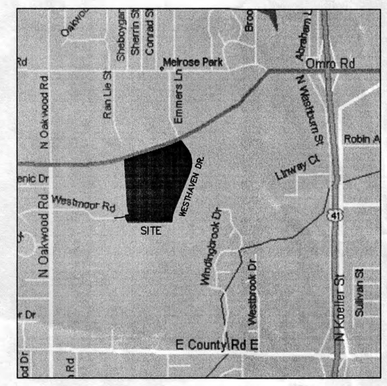
BE ADVISED THAT THIS PROJECT ABUTS A STATE TRUNK HIGHWAY. WISCONSIN ADMINISTRATIVE CODE TRANS 233 REQUIRES THE PLACEMENT OF CERTAIN RESTRICTIONS ON LAND DIVISIONS, LIMITING LAND USE.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES AS OF AUGUST 7, 2002, TO CTL LENDING GROUP LLC, THE BANK OF NEW YORK, AS TRUSTEE, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND FIRST AMERICAN TITLE INSURANCE COMPANY THAT HE IS A DULY REGISTERED LAND SURVEYOR OF THE STATE OF WISCONSIN; THAT THIS PLAT OF SURVEY IS MADE ON THE GROUND AND COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY SAID STATE FOR SURVEYS AND LAND SURVEYORS AND WITH THE CURRENT MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS AS ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING FOR URBAN SURVEYS INCLUDING ITEMS NO. 2, 3, 4, 6, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11, 13, 14, 15 AND 16 OF TABLE A THERETO; THAT THIS SURVEY IS AN ACCURATE DESCRIPTION AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES, FENCES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY; AND THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ACROSS SAID PROPERTY OR ANY OTHER EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, NO PARTY WALLS, NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, AND NO ENCROACHMENTS ONTO SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES. THE PROPERTY DESCRIPTION CONTAINED HEREIN IS AN ACCURATE DESCRIPTION OF THE PREMISES SURVEYED AND CLOSES BY ENGINEERING CALCULATION. THE PREMISES DO NOT SERVE ANY ADJOINING PROPERTY FOR INGRESS AND EGRESS. MUNICIPAL BUILDING SET-BACK LINES ON THE PREMISES ARE LOCATED AS SHOWN HEREON. THE PREMISES HAVE ACCESS TO AND FROM A PUBLICLY DEDICATED ROADWAY MAINTAINED BY GOVERNMENTAL AUTHORITY.

DONALD C. CHAPUT
REGISTERED LAND SURVEYOR
REGISTRATION NO. S-1316

DONALD C. CHAPUT S-1316 BROOKFIELD, WI LAND SURVEYOR



VICINITY MAP

N72°29'10"E 229.43'
S29°41'07"E 202.88'
N60°18'53"E 365.71'
S22°31'36"W 843.34'
N00°30'15"W 745.36'
N09°09'30"W 141.54'
N38°29'58"W 79.07'
S00°13'01"E 0.21'
S89°29'20"W 855.84'
S 89°29'20" W 506.61'
L=620.45'
L=411.18'
L=214.35'
L=12.07'
L=100.31'
S.T.H. "21"
VARIABLE WIDTH PUBLIC HIGHWAY
WESTHAVEN DRIVE
80' PUBLIC STREET
WESTMOOR ROAD
66' PUBLIC STREET
N. LINE OF S. 1/2 OF SW 1/4 SEC. 16
S. LINE SW 1/4 SEC 16
S. 1/4 CORNER SEC 16-18-16
VACATED KARLEN PLAT
VACATED EMMERS LANE
LOT 10
LOT 11
CONCRETE SHOULDER
ASPHALT SHOULDER
CONC WALL
SITE & POND UNDER CONSTRUCTION
SITE UNDER CONSTRUCTION
2 STORY BRICK BUILDING
BLDG HT. 26'
AREA OF HEAVY CONSTRUCTION
NO ACCESS IN THIS AREA
NO ACCESS PER CSM 3578 & 4150
10.00' ELEC. DISTRIBUTION EASEMENT PER DOC NO. 558111 & RELEASED PER DOC NO. 101290
TEMP. TURNAROUND EASEMENT PER DOC NO. 669033
60.0' RAD.
CITY OF OSHKOSH
TOWN OF ALGOMA
UNPLATTED LANDS
CSM NO. 1640
CSM NO. 1653
CURB CUT
CANOPY
CONCRETE
ASPHALT
CONC ISLAND TYPICAL
TRANSFORMERS
CONC
FD 1" IRON PIPE
FD 2 1" IRON PIPE
FD CHIS. CROSS 0.27' S. 0.56' E
FD CHIS. CROSS 0.27' S. 0.45' E.
CROSS 0.30' E. OF B.O.W.
CROSS 0.13' E. OF B.O.W.
IRON PIPE 0.13' W. OF B.O.W.
FD 1" IRON PIPE 0.44' S. .043' E.
FD 1" IRON PIPE 0.05' W. OF B.O.W.
FD 2 1" IRON PIPE 0.15' W. OF B.O.W.
27" RCP
24" RCP
18" PVC
36" PVC
12" PVC
SIGN
48.48'
48.95'
36.05'
16.25'
253.97'
254.25'
271.58'
237.72'
20.55'
18.17'
0.6'X3.1' TYPICAL
R=2939.79'
CB=N66°21'39"E
C=619.30'
R=323.70'
CB=N68°15'26"E
CH=12.07'
R=257.70'
CB=N78°20'18"E
CH=99.67'
R=540.00'
C=212.99'
CB=S11°09'17"W
R=460.00'
C=404.83'
CB=S03°34'45"E

LEGEND

- BENCHMARK
- SECTION CORNER
- IRON PIPE FOUND
- IRON PIPE SET
- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- BILLBOARD
- CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- GROUND OR OTHER SPOT SHOT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- MARKED FIBER OPTIC
- GAS VALVE
- GAS METER
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- EDGE OF TREES
- S – SANITARY SEWER
- STO – STORM SEWER
- W – WATERMAIN
- G – MARKED GAS MAIN
- E – MARKED ELECTRIC
- OHW – OVERHEAD WIRES
- B – BUREAU ELEC. SERV.
- T – MARKED TELEPHONE
- TV – MARKED CABLE TV LINE
- FO – MARKED FIBER OPTIC

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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.

National Survey & Engineering
Telephone 262-781-1000
Facsimile 262-797-7373
16745 W. Bluemound Road
Suite 200
Brookfield, WI 53005-5938
www.nsae.com
5160547 \ 160547H0\AS101E50 \ RMK
SITEBALANCE

National Survey & Engineering

S:\5160547\DWG\160547H0.dwg, 08/14/02 11:27:37 AM, rmk