ALTA/NSPS LAND TITLE SURVEY
OSHKOSH, WISCONSIN

VICINITY MAP - NOT TO SCALE

To: THE REINALT-THOMAS CORPORATION, A MICHIGAN CORPORATION, HALLE PROPERTIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, INCLUDING THEIR SUBSIDIARIES, AFFILIATES, SUCCESSORS AND ASSIGNEES 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 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 10(b), 11, 13, 14, 16, 17, 18, 19, 20 and 21 of Table A thereof. The fieldwork was completed on December 11, 2018.

Date of Plat or Map: December 13, 2018
Revised: February 14, 2019
Revised: May 17, 2019

WISCONSIN JOHN P. CASUCCI S-2055 OCONOMOWOC WI LAND SURVEYOR

John P. Casucci
Professional Land Surveyor
Registration Number 2055
john.casucci@rasmith.com

KNOWN AS: 831 NORTH WASHBURN ST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. NCS-934554-PHX1:

LOT ONE (1), CERTIFIED SURVEY MAP NO. 7420 FILED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON NOVEMBER 27, 2018, IN VOLUME 1 ON PAGE 7420, AS DOCUMENT NO. 1779946, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

APN: 916-2111 (FOR 2018, FORMERLY BEING 002-0123-02) AND 916-2103 AND 916-2104 AND 916-2105

PREPARED FOR: Halle Properties, L.L.C. SURVEY NO: 167748-KAC

A. Basis of Bearings
Bearings are based on the East line of the Southeast 1/4 of Section 16, Township 18 North, Range 16 East, which is assumed to bear North 00°29'00" West.

B. Title Commitment
This survey was prepared based on First American Title Insurance Company title commitment number NCS-934554-PHX1, effective date of April 19, 2019, Third Amended, which lists the following easements and/or restrictions from schedule B-II:

1. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land. - The exception does affect the subject property pursuant to the documents legal description, non-plottable.

2. Easements, claims of easements or encumbrances that are not shown by the Public Records. - The exception does affect the subject property pursuant to the documents legal description, non-plottable.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title, including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records. - The exception does affect the subject property pursuant to the documents legal description, non-plottable.

4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records. - Not a survey item.

5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. - The exception does affect the subject property pursuant to the documents legal description, non-plottable.

6. Special taxes, assessments or charges, if any.
NOTE: Said exception will be removed only if the Company receives written evidence from the municipality that there are no special assessments against the land, or that all such items have been paid in full within 30 days of closing. - Not a survey item.

7. Taxes, general and special for the year 2018, not now due and payable.
Tax Parcel No. See Attached Legal Description - Not a survey item.

8. Rights of tenants, if any, in possession under unrecorded leases. - Not a survey item.

9. Gap along the North boundary as disclosed by Certified Survey Map No. 7420. The exception does affect the subject property pursuant to the documents legal description, gap is shown along North property line. Building encroachment no longer exists - buildings razed.

10. Easement for public utilities disclosed by instrument recorded August 9, 1956, in Volume 813, Page 641, as Document No. 236971. - The exception does affect the subject property pursuant to the documents legal description, plotted as shown.

11. Rights reserved by instrument recorded December 9, 1968, in Volume 1228, Page 121, as Document No. 378814. - Not a survey item.

12. This item has been intentionally deleted.

13. This item has been intentionally deleted.

14. Covenants, conditions, restrictions and easements as set forth in instrument recorded May 13, 2016, as Document No. 1712846. - The exception does affect the subject property pursuant to the documents legal description - not a survey item.

15. Covenants, conditions, restrictions and easements as set forth in instrument recorded July 25, 2018, as Document No. 1771365. - The exception does affect the subject property pursuant to the documents legal description - not a survey item.

16. Future assessment disclosed by instrument recorded October 2, 2018, as Document No. 1776412. - Not a survey item.

17. This item has been intentionally deleted.

18. This item has been intentionally deleted.

19. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by John P. Casucci for raSmith on December 13, 2018, designated 167748-KAC:
   a. Electric transformer and electric line over north boundary with no apparent utility easement. - Affects site by location - Shown.
   b. 8" Electric and sewer line over east boundary with no apparent utility easement. - Affects site by location - Shown.

C. Flood Note
According to flood insurance rate map of the City of Oshkosh and Winnebago County, community panel number 55139C0215E, effective date of March 17, 2003, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain).

D. Parking Spaces
There are 0 regular and 0 handicapped parking spaces marked on this site.

E. Elevations
Elevations refer to NGVD 1929 Datum.

F. Municipal Zoning
The zoning information listed below is taken from Zoning information provided to the Surveyor: site is zoned SMU (suburban mixed-used)

Front setback - 25 feet
Side yard setback - 10 feet
Rear yard setback - 25 feet
Maximum height - 45 feet max
Required parking-28 minimum, 35 max
Distance between driveways - 125 feet minimum

G. Notes
There is no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

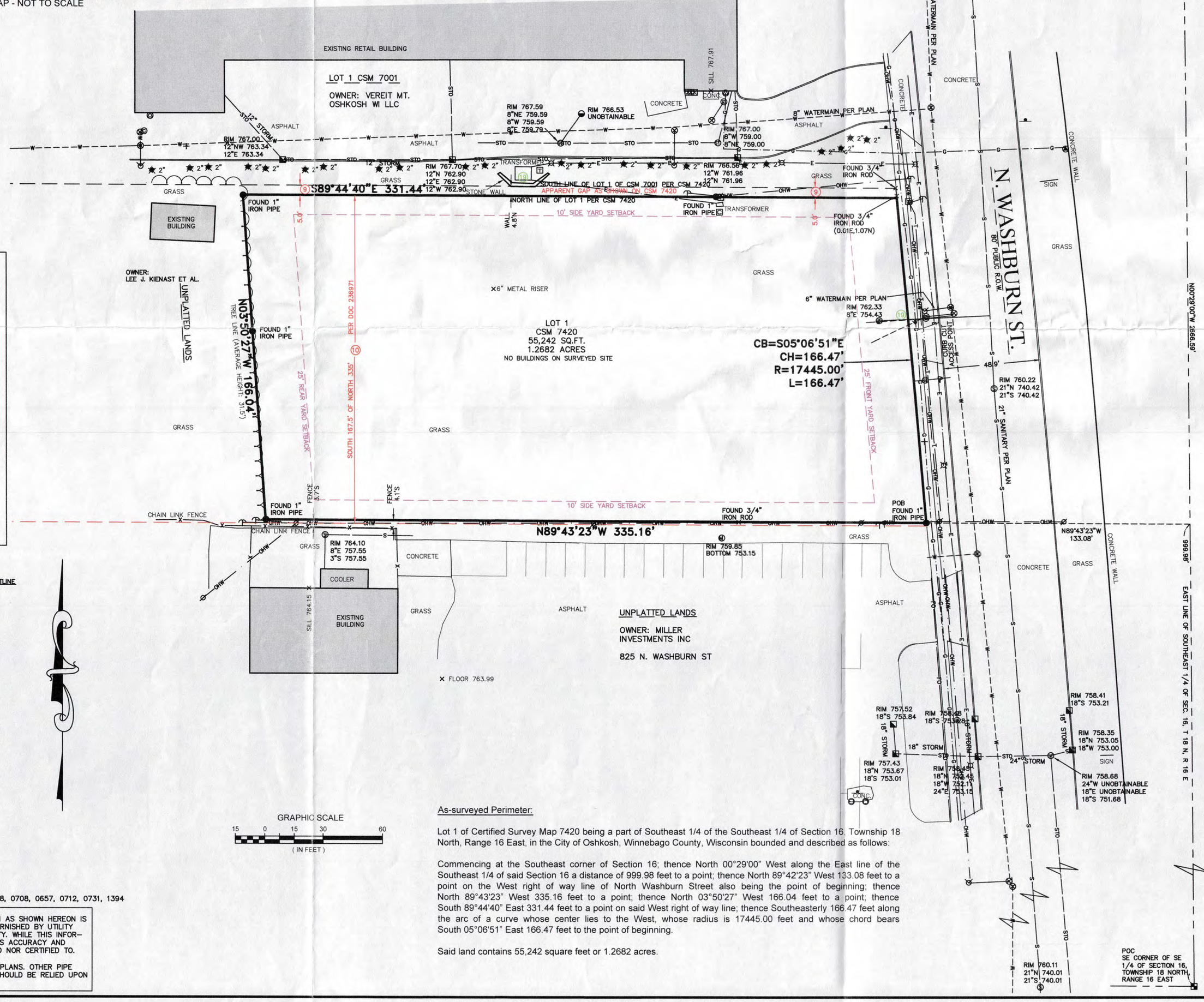
There is no proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction observed in the process of conducting the fieldwork.

There is no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

There is no evidence of wetland flags on the site observed in the process of conducting the fieldwork.

There are no visible encroachments.

There is one existing curb cuts onto the surveyed property.



LEGEND

- MAILBOX
- SIGN
- POWER POLE
- GUY WIRE
- LIGHT POLE
- ELECTRIC METER
- TELEPHONE PEDESTAL
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- SANITARY MANHOLE
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- CONIFEROUS TREE
- —EDGE OF TREES
- —S—SANITARY SEWER
- —STO—STORM SEWER
- —W—WATERMAIN
- —G—MARKED GAS MAIN
- —E—MARKED ELECTRIC
- —OHW—OVERHEAD WIRES
- —T—MARKED TELEPHONE
- 780 — INDICATES EXISTING CONTOUR ELEVATION
- × 780.55 — INDICATES EXISTING SPOT ELEVATION
- BM BENCH MARK
- SW SOUTHWEST
- RR RAILROAD
- N. NORTH
- PP POWER POLE

UTILITY COMPANIES CONTACTED BY DIGGERS HOTLINE

TIME WARNER CABLE
Now Spectrum Cable – no contact available

CITY OF OSHKOSH
Chris Steuck
Utility Locator, Engineering –Public Works
City of Oshkosh
920.376.0457

AT&T DISTRIBUTION
7721 W FOND DU LAC AVE
MILWAUKEE, WI
414 535 4608

WISCONSIN PUBLIC SERVICE CORP
Scott D. Fonder
Gas Associate Analyst – GIS Services
Wisconsin Public Service

ANR PIPELINE CO.
contact Matt Hischke at (715) 460-4042 or matthew_hischke@transcanada.com.

WISCONSIN DOT– NE REGION
944 Van Der Perren Way, Green Bay, WI 54304
Phone: (920) 492-5623

GRAPHIC SCALE
15 0 15 30 60
(IN FEET)

DIGGERS HOTLINE TICKET NOS: 20184800–0648, 0708, 0657, 0712, 0731, 1394

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.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

As-surveyed Perimeter:

Lot 1 of Certified Survey Map 7420 being a part of Southeast 1/4 of the Southeast 1/4 of Section 16, Township 18 North, Range 16 East, in the City of Oshkosh, Winnebago County, Wisconsin bounded and described as follows:

Commencing at the Southeast corner of Section 16; thence North 00°29'00" West along the East line of the Southeast 1/4 of said Section 16 a distance of 999.98 feet to a point; thence North 89°42'23" West 133.08 feet to a point on the West right of way line of North Washburn Street also being the point of beginning; thence North 89°43'23" West 335.16 feet to a point; thence North 03°50'27" West 166.04 feet to a point; thence South 89°44'40" East 331.44 feet to a point on said West right of way line; thence Southeasterly 166.47 feet along the arc of a curve whose center lies to the West, whose radius is 17445.00 feet and whose chord bears South 05°06'51" East 166.47 feet to the point of beginning.

Said land contains 55,242 square feet or 1.2682 acres.

raSmith
CREATIVITY BEYOND ENGINEERING
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Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

S:\5167748\dwg\ AS201D30.dwg \ 831 WASHBURN NO CONTOURS