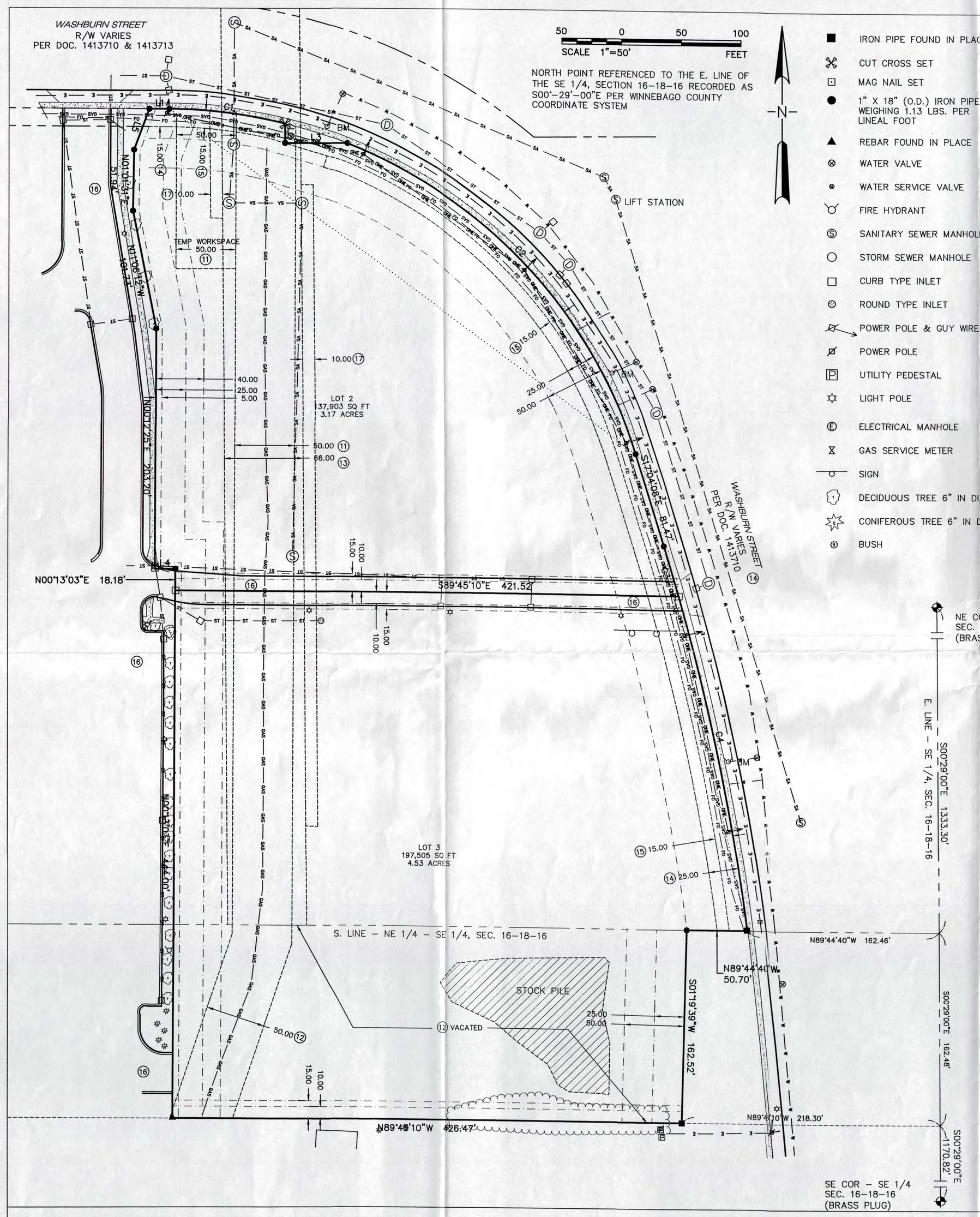


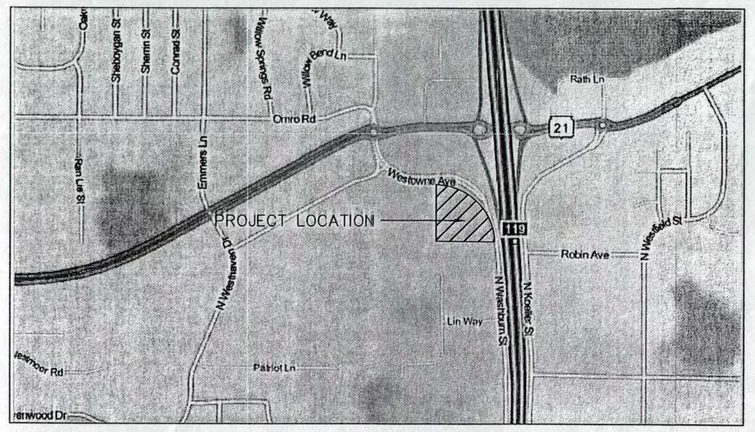
LEGEND

- IRON PIPE FOUND IN PLACE
- CUT CROSS SET
- MAG NAIL SET
- 1" X 18" (O.D.) IRON PIPE SET WEIGHING 1.13 LBS. PER LINEAL FOOT
- REBAR FOUND IN PLACE
- WATER VALVE
- WATER SERVICE VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- CURB TYPE INLET
- ROUND TYPE INLET
- POWER POLE & GUY WIRE
- POWER POLE
- UTILITY PEDESTAL
- LIGHT POLE
- ELECTRICAL MANHOLE
- GAS SERVICE METER
- SIGN
- DECIDUOUS TREE 6" IN DIAMETER OR LARGER
- CONIFEROUS TREE 6" IN DIAMETER OR LARGER
- BUSH

- EXISTING GROUND CONTOURS
- OVERHEAD ELECTRIC
- GAS SERVICE
- WATER MAIN/SERVICE
- UNDERGROUND ELECTRIC
- SANITARY SEWER
- STORM SEWER
- EX. CONCRETE CURB & GUTTER
- EDGE OF GRAVEL
- FIBER OPTIC
- EDGE OF PAVEMENT
- EASEMENT LINE
- SETBACK LINE
- TREE LINE
- CONCRETE PAVEMENT

Line Table		
Line #	Direction	Length
L1	S89°50'06"E	16.73'
L2	S00°13'19"E	16.32'
L3	S89°49'59"E	51.64'
L4	N89°45'10"W	17.26'
L5	N20°19'42"E	36.93'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	98.09'	410.00'	13°42'30"	S82°58'52"E	97.86'
C2	368.31'	410.00'	51°28'11"	S42°48'13"E	356.05'
C3	43.86'	1960.00'	1°16'56"	S16°25'46"E	43.86'
C4	287.88'	1960.00'	8°24'55"	S11°34'45"E	287.62'



MUNICIPAL ZONING

SITE IS ZONED C-2PD W/ HIGHWAY 41 CORRIDOR OVERLAY

1. C-2 MUNICIPAL
   - A. BUILDING SETBACK REQUIREMENTS
     - AA. FRONT: 25 FEET
     - BB. SIDE: 10 FEET
     - CC. REAR: 40 FEET
   - B. PARKING SETBACK REQUIREMENTS
     - AA. FRONT: 25 FEET
     - BB. SIDE: 10 FEET
     - CC. REAR: 5 FEET PROVIDED A 5 FOOT LANDSCAPED BUFFER IS PROVIDED
   - C. MAXIMUM BUILDING HEIGHT 45 FEET
2. HIGHWAY 41 CORRIDOR OVERLAY DISTRICT
   - A. BUILDING SETBACK REQUIREMENTS
     - AA. FRONT: 50 FEET
     - BB. SIDE: 15 FEET
     - CC. REAR: 25 FEET
   - B. SIGN SETBACK REQUIREMENTS
     - AA. FRONT: 25 FEET
     - BB. SIDE: 15 FEET
     - CC. REAR: 25 FEET
   - C. PARKING SETBACK REQUIREMENTS
     - AA. FRONT: 25 FEET
     - BB. SIDE: 15 FEET
     - CC. REAR: 5 FEET PROVIDED A 5 FOOT LANDSCAPED BUFFER IS PROVIDED

SCHEDULE B EXCEPTIONS:

Title Commitment from First American Title Insurance Company
Commitment No. 713070053
Effective Date: JULY 8, 2013

1. 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.
2. Special taxes or assessments, if any, payable with the taxes levied or to be levied for the current and subsequent years.
3. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due and payable on the development or improvement of the Land, whether assessed or charged before or after the Date of Policy.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Rights or claims of parties in possession not shown by the public records.
6. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title including discrepancies, conflict in boundary lines, shortages 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.
7. Easements, claims of easements or encumbrances not shown by the public records.
8. Any claim of adverse possession or prescriptive easement.
9. Taxes for 2013, not yet due and payable.
10. Possible assessments, if any, as disclosed by the Order Creating a Sanitary District, if the subject premises is located within a sanitary district.
11. Right-Of-Way Grant contained in Instrument by and between Ganem E. Washburn and Pearl C. Washburn and Michigan Wisconsin Pipe Line Company, a Delaware corporation, its successors and assigns dated June 27, 1956 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on July 13, 1956 in Vol. 813 on Page 431 as Document No. 235961. (BLANKET IN NATURE)

    Amending Right of Way Agreement contained in Instrument by and between Shoreland Development Corp., a Wisconsin corporation and ANR Pipeline Company, a Delaware Corporation, successor to Michigan-Wisconsin Pipe Line Company dated May 10, 2007 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on May 31,2007 as 1436395. (AS SHOWN ON MAP)

    Amending Right of Way Agreement contained in Instrument by and between Shoreland Development Corp. and ANR Pipeline Company, a Delaware Corporation, successor to Michigan Wisconsin Pipe Line Company dated March 20, 2009 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on December 2, 2009 as 1525984. (AS SHOWN ON MAP)
12. Right-of-Way Grant contained in Instrument by and between Charles J. Wojahn and Clara Wojahn and Michigan Wisconsin Pipe Line Company, a Delaware corporation, its successors and assigns dated July 2, 1956 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on August 9, 1956 in Vol. 813 on Page 639 as Document No. 236970. (AS SHOWN ON MAP)

    Amending Right of Way Agreement contained in Instrument by and between Shoreland Development Corp., a Wisconsin corporation and ANR Pipeline Company, a Delaware Corporation, successor to Michigan-Wisconsin Pipe Line Company dated May 10, 2007 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on May 31,2007 as Document No. 1436396. (AS SHOWN ON MAP)
13. Easement contained in Instrument executed by George C. Hildebrant to District #1 of the Town of Algoma dated January 3, 1987 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on January 6, 1987 as Document No. 670411. (AS SHOWN ON MAP)
14. Award of Damages contained in Instrument executed by the City of Oshkosh dated October 5, 2006 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on October 10, 2006 as Document No. 1413710. (AS SHOWN ON MAP)
15. Utility Easement/Corporation contained in Instrument executed by Shoreland Development Corp. to Wisconsin Public Service Corporation, a Wisconsin Corporation, its successors and assigns and AT&T, Time Warner dated May 10, 2007 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on May 18, 2007 as Document No. 1435163. (AS SHOWN ON MAP)
16. Easements, Covenants, Conditions and Restrictions contained in Instrument by and between Shoreland Development Corp., a Wisconsin corporation and Lowe's Home Centers, Inc., a North Carolina corporation dated June 1, 2000 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on June 1, 2007 as Document No. 1436669. (GENERAL LOCATION SHOWN ON MAP)
17. Sanitary Sewer Easement Agreement contained in Instrument by and between Shoreland Development Corp., a Wisconsin corporation and the Town of Algoma Sanitary District No. 1 dated August 10, 2007 and recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on August 17, 2007 as 1444940. (AS SHOWN ON MAP)
18. Right to a lien for unpaid commissions, if any, in favor of any real estate broker for the property, pursuant to section 779.32, Wis. Stats. This exception will be removed on receipt by the Company of a satisfactory affidavit of the present owner that no such commissions are owed, or that all commissions will be paid at closing. No broker lien or notice of intent to file lien has been recorded as of the effective date of this commitment to insure.

FLOOD ZONE: X

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN AS SHOWN ON CITY OF OSHKOSH FLOOD INSURANCE RATE MAPS, COMMUNITY NO. 5505110215E, MAP NO. 55139C0215E.

LEGAL DESCRIPTION

LOTS TWO (2) AND THREE (3) OF CERTIFIED SURVEY MAP NO. 6092 FILED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 6092 AS DOCUMENT NO 1436397; BEING PART OF THE SOUTHEAST 1/4 OF SECTION SIXTEEN (16), TOWNSHIP EIGHTEEN (18) NORTH, OF RANGE SIXTEEN (16) EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

PROPERTY ADDRESS: WASHBURN STREET
OSHKOSH, WI

PARCEL NO.: 916-2169-0000
916-2175-0000

CERTIFICATE

To OSHKOSH CAPITAL, LLC, a Wisconsin limited liability company, SHORELAND DEVELOPMENT CORP, and FIRST AMERICAN TITLE INSURANCE COMPANY, its successors and assigns:

This is to certify that this map or plat and the survey on which it was based, were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA and NSPS 2011, and includes Items 2, 3, 4, 6a, 6b, 7a, 7b1, 9, 11a, 11b, 19, 20a, and 20b of Table A thereof. The field work was completed on October 13, 2014.

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

Signed:

Eric R. Otte, P.L.S. No. S-2440
within the State of Wisconsin

Dated: 3/30/15

DRAWN BY MLA
CHECKED BY ERO
APPROVED BY ERO

SCALES
HORIZONTAL 1"=50'
VERTICAL NA

PROJECT NO. 738.4700
DATE 10/21/2014

REVISIONS

BENCH MARK

BENCHMARK 1 - BURY BOLT ON HYDRANT - W. SIDE OF WASHBURN ±132' S. OF (E/W) ACCESS DRIVE ELEV=763.12
BENCHMARK 2 - BURY BOLT ON HYDRANT - W. SIDE OF WASHBURN ±185' N. OF (E/W) ACCESS DRIVE ELEV=761.42
BENCHMARK 3 - BURY BOLT ON HYDRANT - S. SIDE OF WASHBURN ±185' E. OF (N/S) ACCESS DRIVE ELEV=762.01

DATUM
NAVD' 88 [X]
ASSUMED [ ]
CITY [ ]
PROJECT [ ]

ALTA/ACSM LAND TITLE SURVEY FOR OSHKOSH CAPITAL, LLC

LOT 2 AND 3, CSM 6092, VOLUME 1, PAGE 6092
CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

J.E. ARTHUR AND ASSOCIATES, INC.
ENGINEERS SURVEYORS
FOND DU LAC, WISCONSIN 54935
PHONE (920) 922-5703

SHEET 1 OF 1 SHEETS | FILE NO. 738.4700