

Bearings are referenced to the East line of the Southwest 1/4, Section 16, T18N, R16E, bearing N00°02'34"E, base on the Winnebago County coordinate system

Center of Section Corner
Section 16, T18N, R16E
Berntsen Nail Found

Tract 1 CSM No.480
Parcel:91621830000
Mike & Son Investents LLC

ALTA/NSPS LAND TITLE SURVEY

Part of the Northeast 1/4 of the Southwest 1/4 Section 16, Township 18 North, Range 16 East, City of Oshkosh, Winnebago County, Wisconsin.

LOCATION MAP

NE 1/4 of the SW 1/4 SEC 16, T 18 N, R 16 E,
CITY OF OSHKOSH
WINNEBAGO COUNTY, WI



American Land Title Association-Schmitt Title, LLC
File No. 725110180 Notes to Schedule B - II

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

2-5,9,11,15 = Non-survey related items or cannot be shown on a map.

- 1) Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
(Possible Adverse Claim - Gap in Title versus Occupation on East Side. Mapped and Labeled)
- 6) Any encroachment, encumbrance, violation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
(Possible Adverse Claim - Gap in Title versus Occupation on East Side. Mapped and Labeled)
- 7) Easements, claims of easements or encumbrances not shown by the public records.
(No Observed Survey Related Items.)
- 8) Any claim of adverse possession or prescriptive easement.
(No Observed Survey Related Items.)
- 10) Public or private rights in that part of the insured premises which may be laid out or used for highway purposes or rights of way.
(No Observed Survey Related Items.)
- 12) Covenants, conditions and restrictions referenced in Warranty Deed recorded March 31, 1983, as Document No. 588077.
(Mapped and Labeled Access Restriction)
- 13) Easement granted to Wisconsin Public Service Corporation, a Wisconsin Corporation by an instrument recorded August 7, 2003, as Document No. 1268521.
(Mapped and Labeled)
- 14) Easement granted to City of Oshkosh by an instrument recorded October 17, 2003, as Document No. 1283329.
(Mapped and Labeled)

General Notes:

1. **Zoning Information**
Parcel is currently zoned Suburban Mixed-Use (SMU) per City Zoning GIS Map:
City of Oshkosh:
Setbacks:
Front Yard: 25 Feet for Principle/ 50' Highway Setback
Side Yard: 10 Feet for Principle
Rear Yard: 25 Feet for Principle
Height: 45 Feet For Principle
2. Total Land Area is 178,520 Square Feet, 4.0982 Acres
3. **Floodplain Information**
Subject Site mapped in Zone X per FIRM Map No. 55139C0215E with and effective date of March 17,2003.
"Zone X": Area determined to be outside the 0.2% annual chance floodplain.
4. **Painted Outdoors Parking Stalls**
Regular 150 Stalls
Handicap 8 Stalls
Total 158 Stalls
5. State Highway 21 and North Westhaven Drive is adjacent to Subject site as mapped.
6. There is no evidence of recent earth moving work, building construction, or building additions observed while performing fieldwork for this survey.
7. There are no proposed street changes per conversation with the City.
8. Note to the client, insurer, and lender - With regard to Table A, Item 11, information from the sources checked above will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

Legal Description

(Per Commitment File No.: 725110180 with an effective date of November 19, 2025)

The Land referred to herein below is situated in the County of Brown, State of WI, and is described as follows:

That part of the North East 1/4 of the SOUTH WEST 1/4 of Section 16, Township 18 North, Range 16 East, City of Oshkosh, Winnebago County, Wisconsin, lying east of the East line of Karlen Plat and northerly of tract of land heretofore conveyed to State of Wisconsin, Department of Transportation by Deed recorded in Document No. 588077, excepting therefrom the three (3) following described tracts of land, viz:-

1. The West 235 feet of the North 213 feet thereof
2. Commencing at the Northeast corner of said South West 1/4; thence west, along the North line of said South West 1/4, 42.5 feet, the place of beginning; thence southerly (along a line hereinafter referred to as Line "A", 168 feet, to a point that is 40.5 feet westerly of a point on the East line of said South West 1/4 that is 166.9 feet south of the Northeast corner of said South West 1/4; thence continuing southerly, along the line hereinbefore referred to as Line "A", to a point that is 213 feet south of, measured at right angles to, the North line of said South West 1/4; thence west, parallel with the North line of said South West 1/4, to a point that is 235 feet east of the West line of the East 10 acres of said North East 1/4 of the South West 1/4; thence north, parallel with the West line of the East 10 acres of said North East 1/4 of the South West 1/4, 213 feet, to the North line of said South West 1/4; thence east, along the North line of said South West 1/4, 65 feet, to the place of beginning.
3. That part of Tract 1 of Certified Survey Map No. 480 filed in Volume 1 of Certified Survey Maps on Page 480 as Document No. 526158, lying within the North East 1/4 of the South West 1/4.

The aforescribed parcel is more particularly described as follows:

Situated along S.T.H. "21", and Emmers Lane, located in the N.E. 1/4 of the S.W. 1/4 of Section 16, T18N, R16E, in the City of Oshkosh, Winnebago County, Wisconsin and described as:

Commencing at the Center of said Section 16; thence south 00 degrees 52 minutes 14 seconds east, along the East line of said 1/4 Section 16, 168.59 feet to the point of beginning of the parcel to be described; thence continuing south 00 degrees 52 minutes 14 seconds east along said line 522.63 feet to the North line of S.T.H. "21"; thence south 59 degrees 44 minutes 43 seconds west along said North line 170.94 feet; thence south 71 degrees 51 minutes 46 seconds west along said line, 143.18 feet, to the East right of way line of Emmers Lane; thence north 17 degrees 13 minutes 34 seconds west along said line 141.22 feet; thence north 00 degrees 57 minutes 59 seconds west along said East line 465.67 feet; thence north 89 degrees 14 minutes 09 seconds east 301.42 feet; thence north 01 degree 11 minutes 22 seconds west 49.28 feet; thence south 88 degrees 50 minutes 00 seconds east 25.09 feet to the point of beginning.

Property Address: 1100 N. Westhaven Drive, Oshkosh, Wisconsin
Tax Parcel:91621530000

Surveyor's Certificate

To: MP Property Acquisition, LLC., and to American Land Title Association- Schmitt Title, LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 11(a), 11(b), 13 and 16 of Table A thereof.
Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor Professional in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

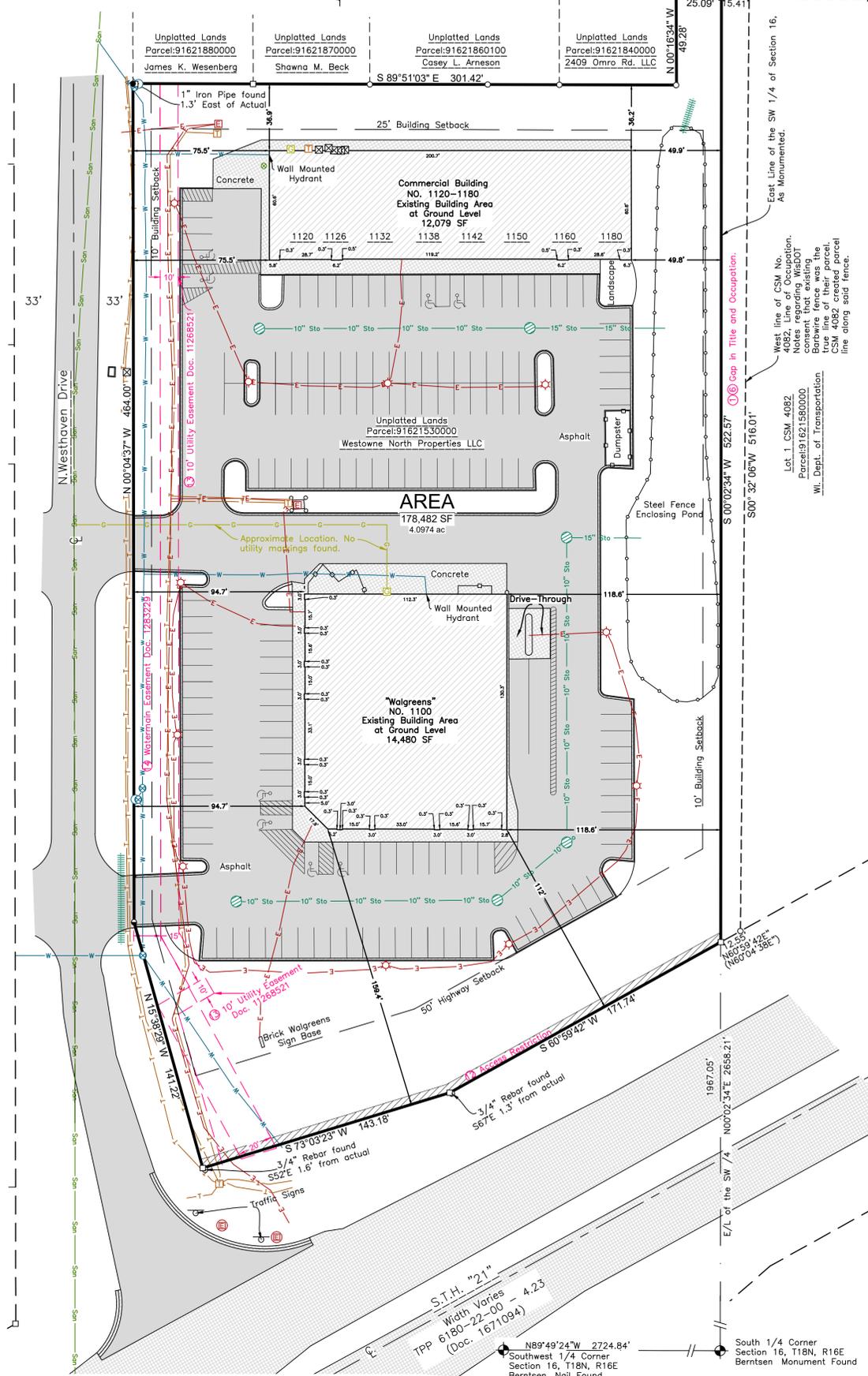
The fieldwork was completed on 12/23/2025 [date].

Date of Plat or Map: 12/26/2025

Rodolfo A. Ayvar PLS 4074



LEGEND	
Sto	Storm Sewer (Pipe Size)
E	Underground Electric
G	Underground Gas Line
T	Underground Telephone
W	Water Main (Pipe Size)
—	Fence - Steel
—	Fence - Wood
—	Culvert
⊙	Clean Out / Pull Box
⊙	Catch Basin / Yard Drain
⊙	Hydrant
⊙	Utility Valve
⊙	Utility Meter
⊙	Light Pole / Signal
⊙	Electric Pedestal
⊙	Electric Transformer
⊙	Electric Manhole
⊙	Gas Regulator
⊙	Telephone Pedestal
⊙	Sign
⊙	Post / Guard Post
⊙	1/2" Rebar Found
⊙	1" Iron Pipe Found
⊙	3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
⊙	Masonry (PK) Nail Found
⊙	Government Corner Recorded As
⊙	Asphalt Pavement
⊙	Concrete Pavement



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DAVEL ENGINEERING & ENVIRONMENTAL, INC.
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ALTA / NSPS Land Title Survey
(1100 N. Westhaven Drive)

Parcel 91621530000
City of Oshkosh, Winnebago County, WI
For: The Morgan Partners

Date: 12/26/2025
Filename: 9250ALTA.dwg
Author: RAA
Last Saved by: rodolfo
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