This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

ALTA/NSPS LAND TITLE SURVEY

CDS COMMERCIAL DUE DILIGENCE SERVICES

1 TITLE DESCRIPTION

That part of the South East Quarter of the North East Quarter, including Lot 1 of Certified Survey Map No. 1330 filed as Document No. 621422 in Volume I of Certified Survey Maps, Page 1330, all in Section 21, Township 18 North, Range 16 East, in the Sixth Ward, City of Oshkosh, Winnebago County, Wisconsin, described as follows:
Commencing at the Southeast corner of the North East Quarter of said Section 21; Thence North 89 degrees 44 minutes 00 seconds West, along the South line of the North East Quarter of said Section, 650.80 feet; Thence North 0 degrees 16 minutes 00 seconds East, 47.00 feet, to the point of beginning; Thence continuing North 0 degrees 16 minutes 00 seconds East, 116.00 feet; Thence North 89 degrees 44 minutes 00 seconds West, 124.32 feet; Thence North 0 degrees 30 minutes 10 seconds East, 834.63 feet, thence South 89 degrees 46 minutes 02 seconds East, 693.42 feet, to the West line of Washburn Street; Thence South 4 degrees 34 minutes 16 seconds West, along said West line, 416.57 feet; Thence South 28 degrees 35 minutes 10 seconds West, along said West line, 542.20 feet, thence South 78 degrees 39 minutes 40 seconds West, along the North line of Witzel Avenue, 290.00 feet, to the point of beginning.
Winnebago County, Wisconsin

The land shown in this survey is the same as that described in First American Title Insurance , Commitment # NCS-914950-19-CHI2, Effective Date March 12, 2019 at 8:00 A.M.

2 TITLE INFORMATION

The Title Description and Schedule B items hereon are from First American Title Insurance Company, NCS-914950-19-CHI2, Effective Date March 12, 2019 at 8:00 A.M.

3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE "B", SECTION TWO:

9 — Easement for gas main purposes, in favor of Wisconsin Public Service Corporation, a Wisconsin corporation, as created by document dated October 6, 1962, filed October 16, 1962, as Document No. 303573 in Vol. 1021, Page 234.
AFFECTS PROPERTY, SHOWN HEREON. NOTE THAT PART OF EASEMENT IS WITHIN BUILDING AS SHOWN, LENGTH OF 127', ITS FURTHER POINT IS 68' WITHIN BUILDING.

10 — Easement for underground utilities purposes, in favor of Wisconsin Public Service Corporation, a Wisconsin corporation and Wisconsin Telephone Company, a Wisconsin corporation, as created by document filed August 16, 1973, as Document No. 439991.
AFFECTS PROPERTY, SHOWN HEREON. NOTE THAT COMMENCEMENT POINT MENTIONS 185' MORE OR LESS WEST FROM SOUTHEAST CORNER, EASEMENT LOCATION IS PLOTTED USING THE DISTANCE OF 185'. IT IS ALSO BELIEVED THE SOUTHEAST CORNER MENTIONED IS THE INTERSECTION OF PROPERTY DESCRIBED IN DOCUMENT 439991 MINUS EXCEPTIONS TO IT. ALSO NOTE THE WEST 2.7' OF EASEMENT IS WITHIN BUILDING AS SHOWN.

11 — Easement for gas or oil pipe line purposes, in favor of Michigan-Wisconsin Pipe Line Company, as created by document filed November 12, 1949, as Document No. 168650 in Vol. 623, Page 517. Partially released by Partial Release of Easement filed May 24, 1983, as Document No. 591056.
AFFECTS PROPERTY, SHOWN HEREON.

12 — Terms and conditions and restrictions as contained in Warranty Deed, dated May 20, 1966, filed July 6, 1966, as Document No. 348797 in Vol. 1147, Page 235.
AFFECTS PROPERTY, NO PLOTTABLE ITEMS.

13 — Permanent limited easement as contained in document dated March 5, 2008, filed April 21, 2008, as Document No. 1468555, by and between Mills Properties, Inc. and the State of Wisconsin, Department of Transportation.
AFFECTS PROPERTY, SHOWN HEREON.

Exception numbers 1-8, 14-18 are not Survey Related Items, and are not mentioned.

4 SURVEYOR CERTIFICATION

To: First American Title Insurance Company, Commercial Due Diligence Services, MFF Holdco 1 LLC, c/o Kirkland & Ellis LLP, KeyBank National Association, as administrative agent for certain lenders, its successors and/or assigns, MFF Mortgage Borrower 23 LLC, as a subsidiary guarantor

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, 6(a), 6b, 7(a), 7(b)(1), 7(c), 8, 9, 10a, 13, 14, 16, 17, 18, 20, and 21(a) (Graphically depict in relation to the subject tract or property any offsite easements or servitudes benefitting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A") of Table A thereof.

The field work was completed on 7/25/2018
Date of Plat or Map: 4/4/2019

Surveyor's signature Andrew J. Shie
Andrew J. Shie
Wisconsin Professional Land Surveyor S-2504
andy@foxvalleylandsurveying.com

WISCONSIN — ANDREW J. SHIE — S-2504 — APPLETON WIS. — LAND SURVEYOR

5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X" (Unshaded) of the Flood Insurance Rate Map, Community Panel No. 55139C0215E, which bears an effective date of 3/17/2003 and is NOT in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "X" (Unshaded) denotes areas outside the 500 year flood plain.

6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

7 POSSIBLE ENCROACHMENTS

A — BUILDING ENCROACHES OVER EASEMENT FOR GAS MAIN PURPOSES UP TO 68' FEET, EASEMENT LENGTH OF 127, AND 5' WIDTH.

B — BUILDING ENCROACHES OVER EASEMENT FOR UNDERGROUND UTILITY PURPOSES UP TO 2.7 FEET, LENGTH OF 25'

8 ZONING INFORMATION

Jurisdiction: City of Oshkosh
Zoning District: SMU, Suburban Mixed Use
Building Setbacks: Front & Street side: 25' minimum, Interior Side 10', Rear 1.5 per Variance, Building Separtion 10'
Maximum Building Height: 45'
Minimum Lot Area: 10,000 Sq. Ft.
Maximum Building Coverage: No requirement noted
Floor Area Ratio: No requirement noted
Residential Density: 800 Square Feet for single family dwelling units; 1,200 Square Feet for two family dwelling units and an additional 400 square feet per dwelling unit over two family dwelling units
Parking Space Formula: Vehicle Service and Repair and Indoor Sales or Service: 1 space per 300 square feet of gross floor area (minimum) and 1.25 spaces per 300 square feet of gross floor area (maximum)
Parking Spaces Required: Minimum 542 Total Parking Spaces Required, and a Maximum of 678 Total Parking Spaces Permitted
Zoning information provided per a Zoning Report by Commercial Due Diligence Services, JOB #18-07-0055:19, Revised date April 1, 2019.

9 LEGEND

CONCRETE	OVERHEAD ELECTRIC LINES
M/L MORE OR LESS	HYDRANT
CSM CERTIFIED SURVEY MAP	CABLE TV PED
RAILROAD TRACK	WATER VALVE
FENCE	GAS VALVE
(N.T.S.) NOT TO SCALE	CURB INLET
CENTERLINE	CATCH BASIN
P.O.B. POINT OF BEGINNING	AIR CONDITIONER
P.O.C. POINT OF COMMENCEMENT	MANHOLE
BHL LOCATION OF MEASURED BUILDING HEIGHT	TELEPHONE BOX
3/4" REBAR SET - 18" LONG, WEIGHING 1.502 LBS./LIN. FT.	CABLE TV BOX
1/2" ALUMINUM ROD FOUND	ELECTRIC BOX
3/4" REBAR FOUND	UTILITY POLE
1-1/4" O.D. IRON PIPE FOUND	FIRE VALVE
GOVERNMENT CORNER MEASURED CALL	ELECTRIC METER
(M) MEASURED CALL	GAS METER
(R) RECORD CALL	ELECTRIC CONTROL CABINET
PROPERTY LINE	LIGHT POLE
BUILDING SETBACK LINE	ELECTRIC TRANSFORMER
EASEMENT LINE	HANDICAP PARKING
	FLAG POLE

10 BASIS OF BEARINGS

Bearings are referenced to the South line of the SW 1/4 of Section 21, T18N R16E assumed to bear N89°44'00"W

11 SURVEYOR'S NOTES

1. No observable evidence of earth moving work, building construction or building additions within recent months.

2. No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.

3. Property has physical access to N. Washburn St., a duly dedicated public right of way.

4. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.

5. There was not a Wetland delineation ordered by the client per Item 18.

12 PARKING INFORMATION

285 Standard Spaces
9 Handicap Spaces
294 Total Parking Spaces

13 LAND AREA

538,822 square feet or 12.370 Acres

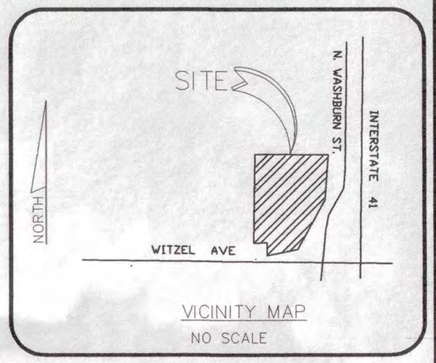
14 BUILDING AREA

Bldg 1: 126,400 square feet
Bldg 2: 24,975 square feet
Bldg 3: 11,352 square feet

15 BUILDING HEIGHT

Bldg 1: Height 22' or 1 Story
Bldg 2: Height 21' or 1 Story
Bldg 3: Height 20' or 1 Story

16 VICINITY MAP



VICINITY MAP
NO SCALE

SCALE : 1" = 60'

17 NORTH ARROW / SCALE

0 30 60 120

18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2016)

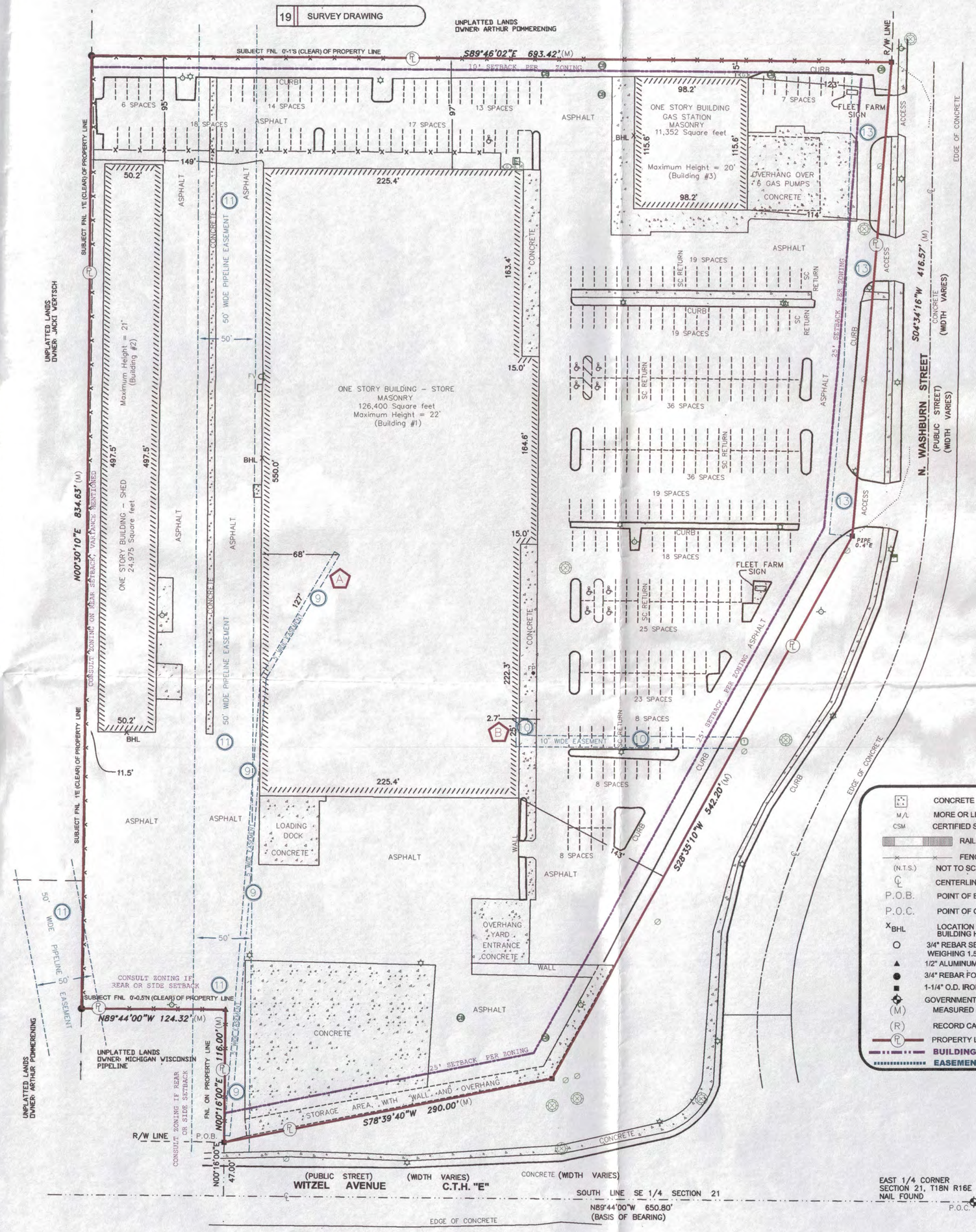
This Work Coordinated By:
FA Business Services, LLC D/B/A
CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405.253.2444
Toll Free: 888.457.7878

Drwn By: AJS	Date: 8/6/18 Revision: Comments
Surveyor Ref.No: FleetFarm.dwg	Date: 9/17/18 Revision: Zoning
Aprvd By: AJS	Date: 3/19/19 Revision: Comments
Field Date: 7/25/2018	Date: 4/3/19 Revision: Title, Zoning
Scale: 1"=60'	

Prepared For:

Client Ref. No:

19 SURVEY DRAWING



Key to CDS ALTA Survey

1 TITLE DESCRIPTION
2 TITLE INFORMATION
3 SCHEDULE 'B' ITEMS
4 SURVEYOR CERTIFICATION
5 FLOOD INFORMATION
6 CEMETERY
7 POSSIBLE ENCROACHMENTS
8 ZONING INFORMATION
9 LEGEND
10 BASIS OF BEARING
11 SURVEYOR'S NOTES
12 PARKING INFORMATION
13 LAND AREA
14 BUILDING AREA
15 BUILDING HEIGHT
16 VICINITY MAP
17 NORTH ARROW / SCALE
18 CLIENT INFORMATION BOX
19 SURVEY DRAWING
20 PROJECT ADDRESS

20 PROJECT ADDRESS

177 N. WASHBURN ST., OSHKOSH, WI

Project Name:
MFF Holdco 1 LLC Portfolio
CDS Project Number:
18-07-0055:19

Approved CDS Surveyor

Surveyors Name: Andrew J. Shie
Address: 2909 W. Tillman St, Appleton, WI
Telephone Number: 920-410-3379
email: andy@foxvalleylandsurveying.com

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