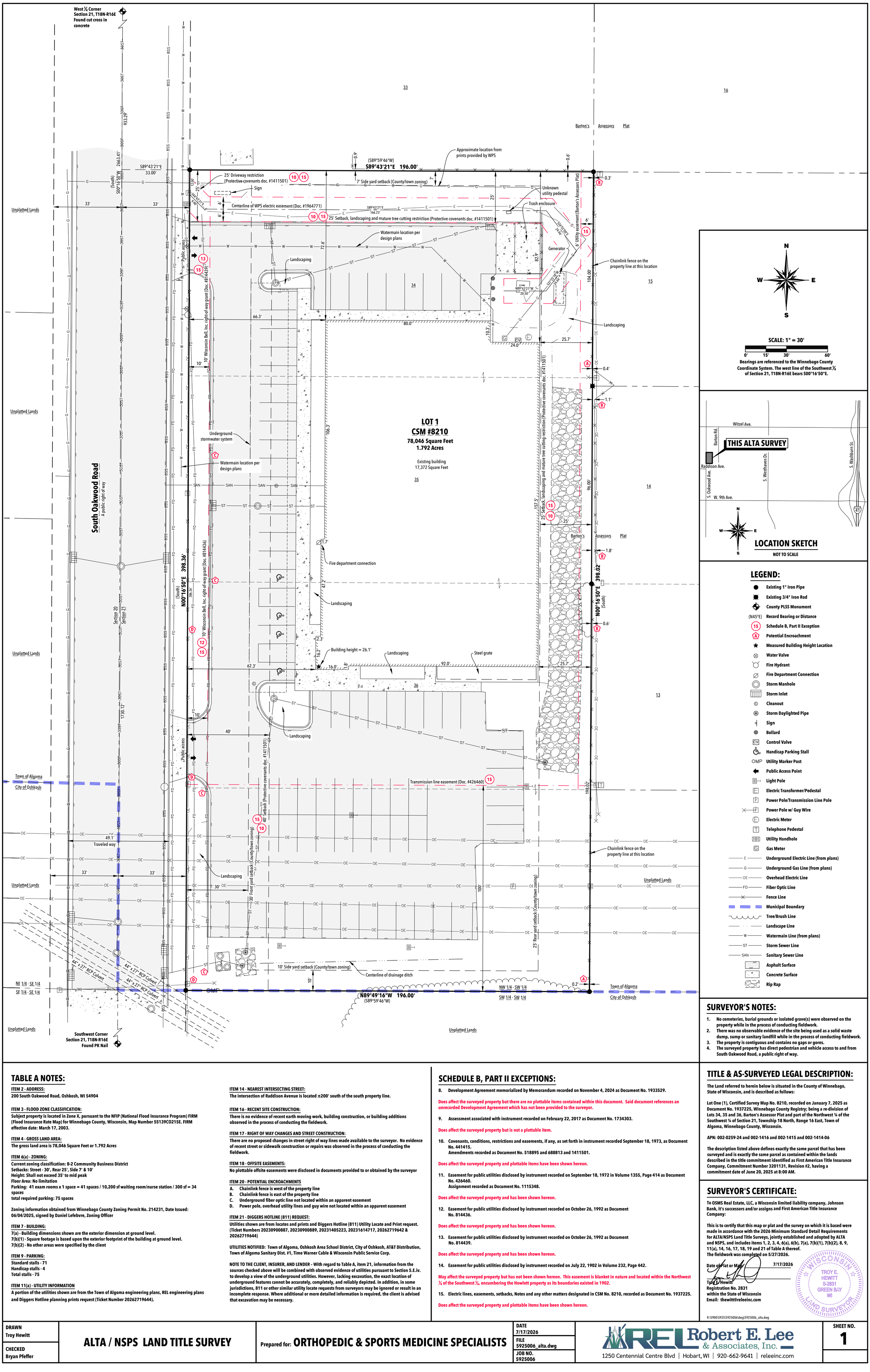


LEGEND:

- Existing 1" Iron Pipe
- Existing 3/4" Iron Rod
- County PLSS Monument
- (N45°E) Record Bearing or Distance
- 15 Schedule B, Part II Exception
- A Potential Encroachment
- ✱ Measured Building Height Location
- Water Valve
- Fire Hydrant
- Fire Department Connection
- Storm Manhole
- Storm Inlet
- Cleanout
- Storm Daylighted Pipe
- Sign
- Bollard
- CV Control Valve
- Handicap Parking Stall
- OMP Utility Marker Post
- Public Access Point
- Light Pole
- E Electric Transformer/Pedestal
- P Power Pole/Transmission Line Pole
- P Power Pole w/ Guy Wire
- E Electric Meter
- T Telephone Pedestal
- HH Utility Handhole
- G Gas Meter
- E Underground Electric Line (from plans)
- G Underground Gas Line (from plans)
- OE Overhead Electric Line
- FO Fiber Optic Line
- Fence Line
- Municipal Boundary
- Tree/Brush Line
- Landscape Line
- W Watermain Line (from plans)
- ST Storm Sewer Line
- SAN Sanitary Sewer Line
- Asphalt Surface
- Concrete Surface
- Rip Rap

SURVEYOR'S NOTES:

1. No cemeteries, burial grounds or isolated grave(s) were observed on the property while in the process of conducting fieldwork.
2. There was no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill while in the process of conducting fieldwork.
3. The property is contiguous and contains no gaps or gores.
4. The surveyed property has direct pedestrian and vehicle access to and from South Oakwood Road, a public right of way.

TABLE A NOTES:

ITEM 2 - ADDRESS:
200 South Oakwood Road, Oshkosh, WI 54904

ITEM 3 - FLOOD ZONE CLASSIFICATION:
Subject property is located in Zone X, pursuant to the NFIP (National Flood Insurance Program) FIRM (Flood Insurance Rate Map) for Winnebago County, Wisconsin, Map Number 55139C0215E. FIRM effective date: March 17, 2003.

ITEM 4 - GROSS LAND AREA:
The gross land area is 78,046 Square Feet or 1.792 Acres

ITEM 6(a) - ZONING:
Current zoning classification: B-2 Community Business District
Setbacks: Street - 30', Rear 25', Side 7' & 10'
Height: Shall not exceed 35' to mid peak
Floor Area: No limitation
Parking: 41 exam rooms x 1 space = 41 spaces / 10,200 sf waiting room/nurse station / 300 sf = 34 spaces
total required parking: 75 spaces

Zoning information obtained from Winnebago County Zoning Permit No. 214231, Date Issued: 06/04/2025, signed by Daniel Lefebvre, Zoning Officer

ITEM 7 - BUILDING:
7(a) - Building dimensions shown are the exterior dimension at ground level.
7(b)(1) - Square footage is based upon the exterior footprint of the building at ground level.
7(b)(2) - No other areas were specified by the client

ITEM 9 - PARKING:
Standard stalls - 71
Handicap stalls - 4
Total stalls - 75

ITEM 11(a) - UTILITY INFORMATION
A portion of the utilities shown are from the Town of Algoma engineering plans, REL engineering plans and Diggers Hotline planning prints request (Ticket Number 20262719644).

ITEM 14 - NEAREST INTERSECTING STREET:
The intersection of Raddison Avenue is located ±200' south of the south property line.

ITEM 16 - RECENT SITE CONSTRUCTION:
There is no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

ITEM 17 - RIGHT OF WAY CHANGES AND STREET CONSTRUCTION:
There are no proposed changes in street right of way lines made available to the surveyor. No evidence of recent street or sidewalk construction or repairs was observed in the process of conducting the fieldwork.

ITEM 18 - OFFSITE EASEMENTS:
No plottable offsite easements were disclosed in documents provided to or obtained by the surveyor

ITEM 20 - POTENTIAL ENCROACHMENTS
A. Chainlink fence is west of the property line
B. Chainlink fence is east of the property line
C. Underground fiber optic line not located within an apparent easement
D. Power pole, overhead utility lines and guy wire not located within an apparent easement

ITEM 21 - DIGGERS HOTLINE (811) REQUEST:
Utilities shown are from locates and prints and Diggers Hotline (811) Utility Locate and Print request. (Ticket Numbers 20230900887, 20230900889, 20231405223, 20231614717, 20262719642 & 20262719644)

UTILITIES NOTIFIED: Town of Algoma, Oshkosh Area School District, City of Oshkosh, AT&T Distribution, Town of Algoma Sanitary Dist. #1, Time Warner Cable & Wisconsin Public Service Corp.

NOTE TO THE CLIENT, INSURER, AND LENDER – With regard to Table A, item 21, 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. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

SCHEDULE B, PART II EXCEPTIONS:

8. Development Agreement memorialized by Memorandum recorded on November 4, 2024 as Document No. 1933529.

Does affect the surveyed property but there are no plottable items contained within this document. Said document references an unrecorded Development Agreement which has not been provided to the surveyor.

9. Assessment associated with instrument recorded on February 22, 2017 as Document No. 1734303.

Does affect the surveyed property but is not a plottable item.

10. Covenants, conditions, restrictions and easements, if any, as set forth in instrument recorded September 18, 1973, as Document No. 441415.
Amendments recorded as Document No. 518895 and 688813 and 1411501.

Does affect the surveyed property and plottable items have been shown hereon.

11. Easement for public utilities disclosed by instrument recorded on September 18, 1972 in Volume 1355, Page 414 as Document No. 426460.
Assignment recorded as Document No. 1115348.

Does affect the surveyed property and has been shown hereon.

12. Easement for public utilities disclosed by instrument recorded on October 26, 1992 as Document No. 814436.

Does affect the surveyed property and has been shown hereon.

13. Easement for public utilities disclosed by instrument recorded on October 26, 1992 as Document No. 814439.

Does affect the surveyed property and has been shown hereon.

14. Easement for public utilities disclosed by instrument recorded on July 22, 1902 in Volume 232, Page 442.

May affect the surveyed property but has not been shown hereon. This easement is blanket in nature and located within the Northwest ¼ of the Southwest ¼, encumbering the Howlett property as its boundaries existed in 1902.

15. Electric lines, easements, setbacks, Notes and any other matters designated in CSM No. 8210, recorded as Document No. 1937225.

Does affect the surveyed property and plottable items have been shown hereon.

TITLE & AS-SURVEYED LEGAL DESCRIPTION:

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

Lot One (1), Certified Survey Map No. 8210, recorded on January 7, 2025 as Document No. 1937225, Winnebago County Registry; being a re-division of Lots 34, 35 and 36, Barton's Assessor Plat and part of the Northwest ¼ of the Southwest ¼ of Section 21, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin.

APN: 002-0259-24 and 002-1416 and 002-1415 and 002-1414-06

The description listed above defines exactly the same parcel that has been surveyed and is exactly the same parcel as contained within the lands described in the title commitment identified as First American Title Insurance Company, Commitment Number 3201131, Revision #2, having a commitment date of June 20, 2025 at 8:00 AM.

SURVEYOR'S CERTIFICATE:

To OSMS Real Estate, LLC, a Wisconsin limited liability company, Johnson Bank, it's successors and/or assigns 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 2026 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), 7(b)(2), 8, 9, 11(a), 14, 16, 17, 18, 19 and 21 of Table A thereof.
The fieldwork was completed on 5/27/2026.

Date of Plat or Map: 7/17/2026

Troy E. Hewitt
Registration No. 2831
within the State of Wisconsin
Email: thewitt@releeinc.com

WISCONSIN TROY E. HEWITT S-2831 GREEN BAY WI LAND SURVEYOR

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DRAWN: Troy Hewitt CHECKED: Bryan Pfeffer	ALTA / NSPS LAND TITLE SURVEY	Prepared for: ORTHOPEDIC & SPORTS MEDICINE SPECIALISTS	DATE: 7/17/2026 FILE: 5925006_alta.dwg JOB NO.: 5925006	Robert E. Lee & Associates, Inc. 1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com	SHEET NO. 1