

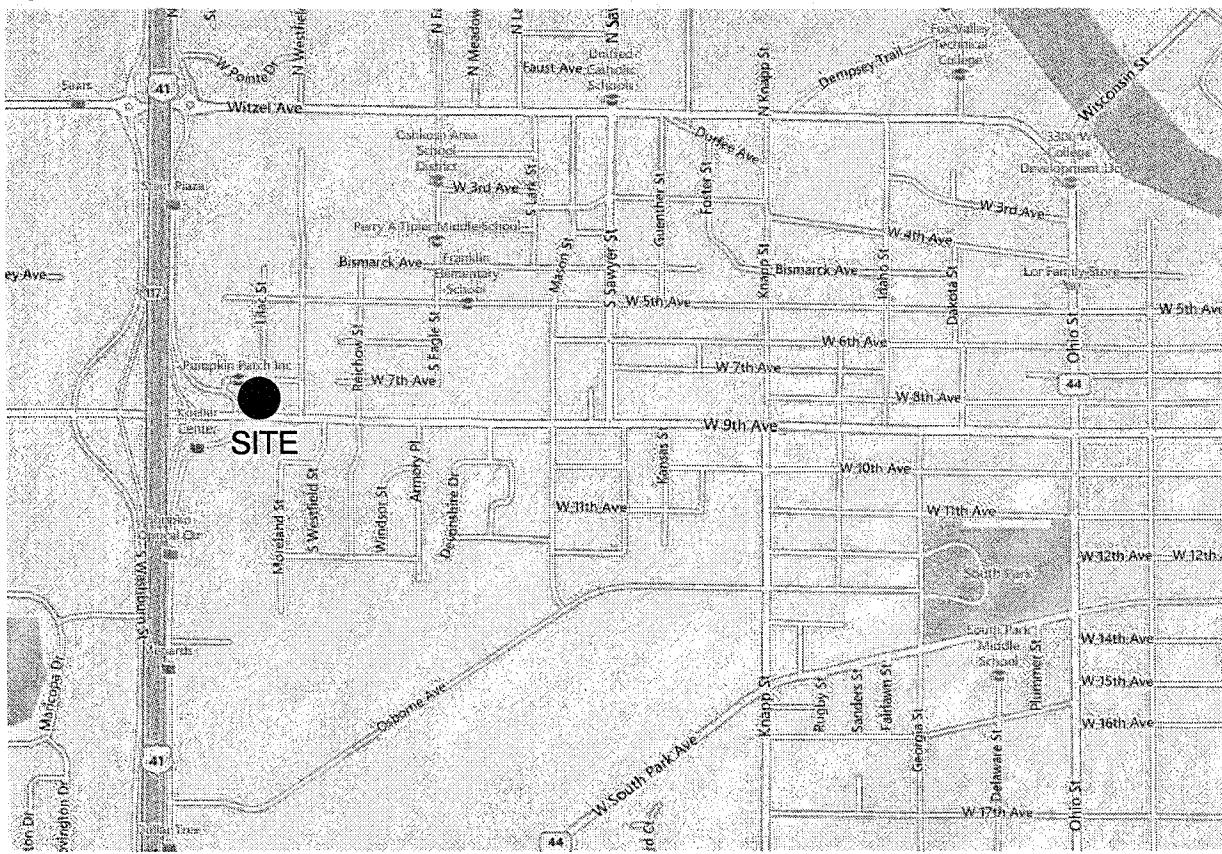
ALTA/ACSM LAND TITLE SURVEY WITH TOPOGRAPHIC DATA

Known as 1736 West 9th Avenue, in the City of Oshkosh, Winnebago County, Wisconsin.

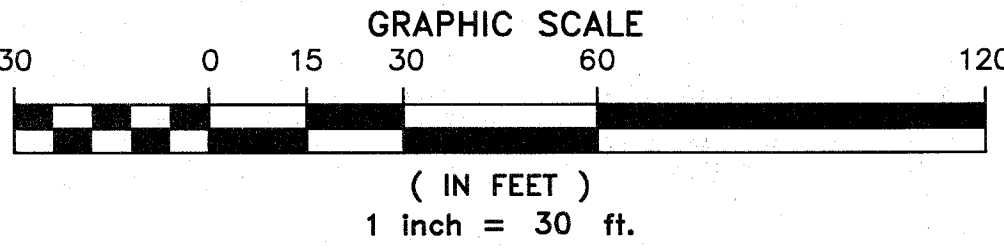
Lot One (1), of Certified Survey Map No. 6711, as recorded in the Office of the Register of Deeds for Winnebago County on March 28, 2013 at 1:56 PM, in Volume 1 of Certified Survey Maps, Page 6711, as Document No. 1633108, being a division of Lots Three (3) and Four (4) and part of Lots One (1) and Two (2) in Fair Wind Plat, Lots Three (3) and Four (4) and part of Lots One (1) and Two (2) of Sunny Side Plat, all being a part of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-two (22), Township Eighteen (18) North, Range Sixteen (16) East, in the City of Oshkosh, County of Winnebago, State of Wisconsin.

Prepared for: The Velmeir Companies

Survey No.165499-BMJ



VICINITY MAP - NOT TO SCALE



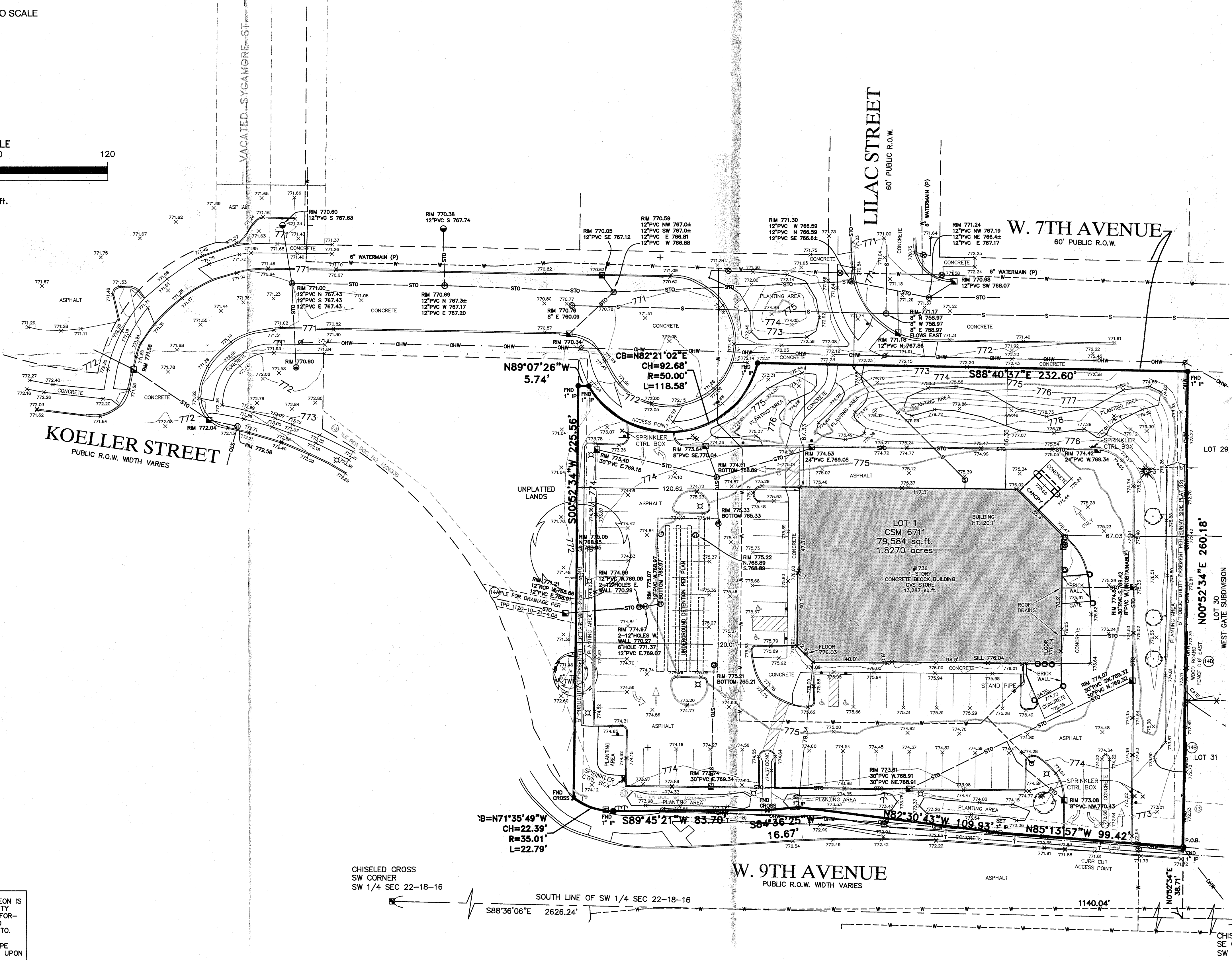
LEGEND

- () INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED
 - 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
 - 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
 - BOLLARD
 - SOIL BORING/MONITORING WELL
 - FLAGPOLE
 - MAILBOX
 - SIGN
 - BILLBOARD
 - AIR CONDITIONER
 - CONTROL BOX
 - TRAFFIC SIGNAL
 - RAILROAD CROSSING SIGNAL
 - CABLE PEDESTAL
 - POWER POLE
 - GUY POLE
 - GUY WIRE
 - LIGHT POLE
 - SPOT/VAPO/PEDESTAL LIGHT
 - HANDICAPPED PARKING
 - ELECTRIC MANHOLE
 - ELECTRIC PEDESTAL
 - ELECTRIC METER
 - ELECTRIC TRANSFORMER
 - TELEPHONE MANHOLE
 - TELEPHONE PEDESTAL
 - MARKED FIBER OPTIC
 - GAS VALVE
 - GAS METER
 - GAS WARNING SIGN
 - STORM MANHOLE
 - ROUND INLET
 - SQUARE INLET
 - STORM SEWER END SECTION
 - SANITARY MANHOLE
 - SANITARY CLEANOUT OR SEPTIC VENT
 - SANITARY INTERCEPTOR MANHOLE
 - MISCELLANEOUS MANHOLE
 - WATER VALVE
 - HYDRANT
 - WATER SERVICE CURB STOP
 - WATER MANHOLE
 - WELL
 - WATER SURFACE
 - WETLANDS FLAG
 - MARSH
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - SHRUB
 - EDGE OF TREES
 - SANITARY SEWER
 - STORM SEWER
 - WATERMAIN
 - MARKED GAS MAIN
 - MARKED ELECTRIC
 - OVERHEAD WIRES
 - BUREAU ELEC. SERV.
 - MARKED TELEPHONE
 - MARKED CABLE TV LINE
 - MARKED FIBER OPTIC
 - INDICATES EXISTING CONTOUR ELEVATION
 - INDICATES EXISTING SPOT ELEVATION

DIGGERS HOTLINE #2013-37-14188

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.



- A. **Basis of Bearings**
Bearings are based on the South line of the Southwest 1/4 of Section 22, Township 18 North, Range 16 East, which is assumed to bear South 88°36'06" East.
- B. **Title Commitment**
This survey was prepared based on Chicago Title Insurance Company title commitment number X688181, effective date of September 9, 2013, 2013, which lists the following easements and/or restrictions from schedule B-II:

5-8. Visible evidence Shown, if any

1-4, 9, 16, 18-26. Not Survey Related

10. Limitations imposed upon ingress to and egress from the subject premises to, including ramps and connection roads on the right of way thereof, as set forth in a finding, determination and declaration by the State Highway Commission of Wisconsin, dated 12/19/1951, and recorded on 01/02/1952 at 8:00 AM, Volume 678, Page 593 as Document No. 189410, wherein said highway is designated as a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statutes. Does not affect site by location - not shown.

11. Easements, conditions and restrictions, and other matters, if any including but not limited to any cited in this commitment/policy, but omitting any reference to race, color, religion, sex, handicap, familial status or national origin set forth in FAIR WIND PLAT, recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin, on September 1, 1965 at 11:30 AM, Volume 19 of Plats, Page 25, as Document No. 341986, and was corrected by a document recorded in Volume 1127, Page 582. Affects site by location - shown.

12. Reservation for easement as designated on the recorded plat of SUNNY SIDE PLAT recorded December 3, 1964, Volume 19 of Plats, Page 11, as Document No. 328808. Affects site by location - shown.

13. Temporary Limited Easement and other matters contained in the instrument recorded December 7, 2009 as Document No. 1526335. Affects site by location - shown.

14. SURVEY EXCEPTIONS as set forth in survey prepared by Eric R. Sturm of R.A. Smith National, Inc. as Job No. 3090354, dated November 5, 2012 with revision to map dated March 12, 2013, which discloses the following:

A) Surface water may drain to existing storm sewer on adjacent property to West. Storm sewer is within PLE per TPP 1120-10-21-4.08: Affects site by location - Easement on adjacent lands shown.

B) Existing overhead wires for electric, telephone and TV are along South and East property lines; Affects site by location - Utility lines shown.

C) Encroachment of trees on the East property line of Parcel 5: Trees removed, Does not affect site by location -not shown.

D) Existing wood board fence along East property line of Parcel 2. Does not affect site by location -shown.

15. Development Agreement and other matters contained in the instrument recorded March 28, 2013 as Document No. 1633057. Agreement by and between the City of Oshkosh and 9th and 7th Street, LLC for construction of right-of-way improvements. Affects site by location - general in nature, cannot be plotted.

17. Temporary Construction Easement Agreement and other matters contained in the instrument recorded April 1, 2013 as Document No. 1633305. Does not affect site by location - not shown.

C. **Flood Note**
According to flood insurance rate map of the City of Oshkosh, 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 66 regular and 4 handicapped parking spaces marked on this site.

E. **Elevations**
Elevations refer to National Geodetic Vertical Datum of 1929 (NGVD 29). Starting BM, Painted bolt on base of utility pole elevation = 771.95

F. **Municipal Zoning** Information obtained by surveyor
The basic zoning information listed below is taken from municipal codes and does not reflect all regulations that may apply - site is zoned C-1 Neighborhood Business District

Front setback - 20'
Side yard setback - None
Rear yard setback - 20'
Maximum height - 32' or 2.5 Stories

To: ILG Trust
Houser Family Trust
Bank of America as Trustee for ILG Trust
Chicago Title Insurance Company
Schmitt Title
9th and 7th Street, LLC, a Wisconsin Limited Liability Company,
Velmeir Acquisition Services

This is to certify that this map or plat and the survey on which it is 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 and includes items 1, 2, 3, 4, 5, 6, 7(a), 8, 9, 11(a), and 11(b) of Table A thereof. The field work was completed on September 18, 2013.

Date of Plat or Map: September 18, 2013
Drafting Revision: April 24, 2014

Eric R. Sturm
Registered Land Surveyor
Registration Number S-2309



R.A. Smith National, Inc.

Beyond Surveying
and Engineering

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Appleton, WI Oshkosh, WI Potosi, WI
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