

ALTA / NSPS LAND TITLE SURVEY



Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

- To:
- The Corridor Development, LLC
 - Commonwealth Real Estate Acquisitions, LLC, a Wisconsin limited liability company
 - First American Title Insurance Company
 - R4 Capital LLC, affiliates, successors and/or assigns
 - R4 TCM Acquisitions LLC
 - Wisconsin Housing and Economic Development Authority, its successors and/or assigns
 - Affordable Housing Fund III-J LLC, a Missouri limited liability company its successors and/or assigns

This is to certify that this map 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, 5, 6(a), 6(b), 7(a), 7(b)(1)(2), 7(c), 8, 9, 10, 11(a), 11(b), 12, 13, 14, 16, 17, 18 & 19 of Table A thereof. The field work was completed on February 3, 2025.

Ryan Wilgreeny P.L.S. No. S-2647
ryan.wilgreen@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 240124000



Date of Plat or Map: 2/12/25

LANDS DESCRIBED IN COMMITMENT NO. NCS-1217996-MAD, REVISION NO. 1, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH A COMMITMENT DATE OF NOVEMBER 1, 2024.

Lot 1 of CERTIFIED SURVEY MAP NO. 8195 recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on November 07, 2024, said Certified Survey Map being a revision of all of Lot 3 and part of Lots 5, 6, 7, and 8 of Block 72 in the Fourth Ward Per Leach's Map of 1894 and all of Lots 1 and 2 of Certified Survey Map No. 5872 as recorded in Document No. 1394260, all located in the Northeast 1/4 of the Northwest 1/4 of Section 24, Township 18 North, Range 16 East, City of Oshkosh, Winnebago County, Wisconsin.

TABLE A NOTES:

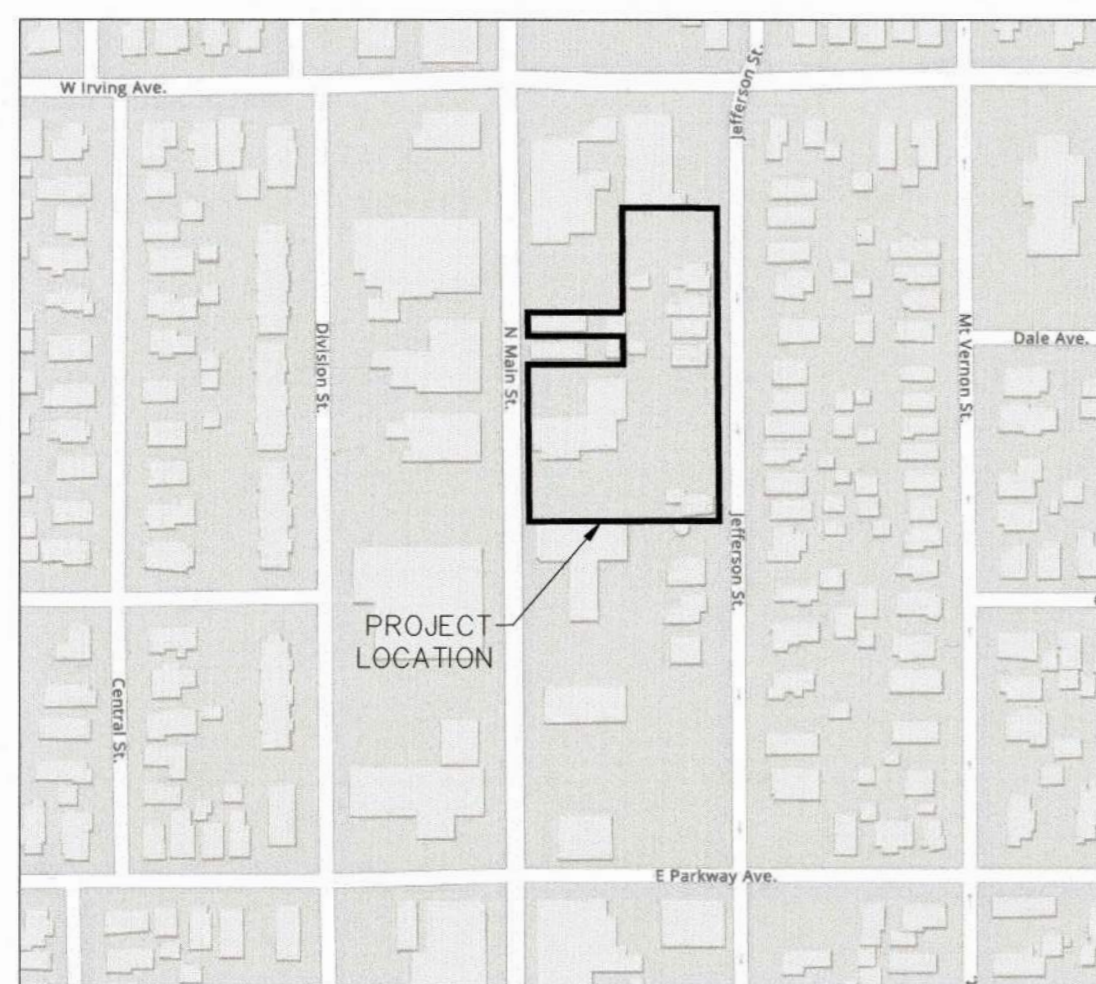
- Monuments have been placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- Address: Vacant lands on N. Main Street and Jefferson Street.
- Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map No. 55139C0220E with an effective date of March 17, 2003, the property falls within Zone "X" (areas determined to be outside the 0.2% annual chance flood hazard).
- The property described hereon contains 1,722 acres (75,029 sq. ft.) of land, more or less.
- Elevations shown on this survey are based on North American Vertical Datum 1988 (NAVD88).
- (a)/(b) Zoning information shown hereon was provided in a PZR Report prepared by The Planning & Zoning Resource Company dated November 11, 2024.
- (a)/(b)(1)(2)/(c) No buildings observed on the subject property.
- Substantial features observed during the process of conducting the fieldwork are shown hereon.
- The subject property contains 0 regular striped parking stalls and 0 handicap accessible striped parking stalls for a total of 0 striped parking stalls.
- No buildings observed on the subject property.
- (a) Utility plans and maps were obtained by Excel through Digger's Hotline planning ticket requests and information provided by the City of Oshkosh.
(b) Visible evidence of underground utilities existing on or serving the subject property along with Digger's Hotline markings per Ticket No. 20242402884, No. 20242402888, No. 20242402892, No. 20242402899, No. 20242402921, No. 20242402975, No. 20242402977, No. 20242402978, No. 20242402980, No. 20242402982, and No. 20242402987 have been shown. A private locate was not completed as part of this survey.
- This survey complies with Wisconsin Housing and Economic Development Authority Exhibit B survey requirements.
- Adjacent owner information was taken from the Winnebago County GIS Website on the sheet issue date of this survey.
- The intersection of Jefferson Street and E. Irving Avenue is approximately 155 feet north of the subject property.
- At the time of this survey there was no visible sign of earth moving work, building construction, or building additions.
- No proposed changes to the street right-of-way lines have been disclosed by the City of Oshkosh or the current Title Commitment. There was no visible evidence of recent street or sidewalk construction or repairs at the time of the survey fieldwork.
- No offsite easements or servitudes benefiting the subject property disclosed in record documents provided to Excel.
- Excel Engineering, Inc. carries a \$2,000,000 Professional Liability Insurance Policy. Certificate of Insurance will be provided upon request.

TITLE NOTES:

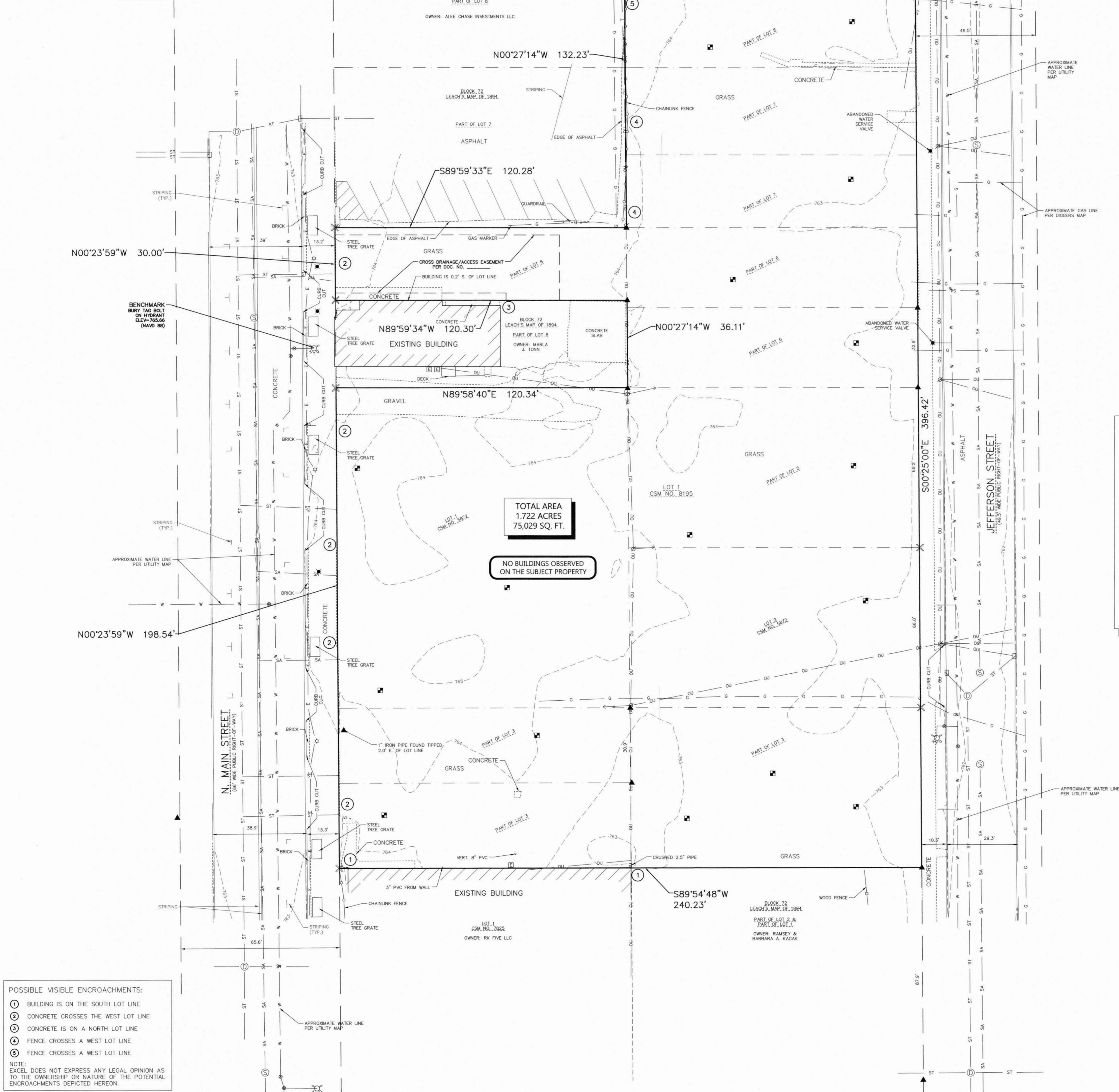
- First American Title Insurance Company, Commitment No. NCS-1217996-MAD, Revision No. 1, with a commitment date of November 1, 2024 has been reviewed in conjunction with the preparation of this survey. Survey related, Schedule B-II Exceptions are as follows:
#13 Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 5872 recorded April 12, 2006 in Volume 1 of Certified Survey Maps, Page 5872 as Document No. 1394260. **CSM does not contain any matters to depict on this survey.**
#16 Terms, conditions and other matters contained in Near East Neighborhood Redevelopment Plan recorded April 11, 2006 as Document No. 1394090. **This document affects the subject property but does not contain any easements to depict on this survey.**
#18 Revocable Occupancy Permit contained in Instrument by and between Mil-bob, LLC, a Wisconsin Limited Liability Company (Vendor), Donald K Walker and Barbara L. Walker (Vended) and City of Oshkosh, dated September 30, 2009 and recorded October 19, 2009 as Document No. 1521855. **This document affects Parcel 12 and allowed for canopies that no longer exist to encroach into N. Main Street right-of-way.**
#25 Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 8195 recorded November 07, 2024, as Document No. 193360. **CSM does not contain any matters to depict on this survey.**
- Other commitment items not specified hereon may not have been considered relevant to an ALTA/NSPS Land Title Survey, and have not been reviewed in conjunction with preparation of this plat (i.e. Amusement agreements, Leases, Mortgages, Liens, special assessments, covenants, trusts, unspecified or unrecorded rights).

NOTES:

- Only the improvements that were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. This survey may not reflect all utilities, or improvements, if such items are hidden by landscaping, snow or areas covered by such items as dumpsters, trailers or vehicles. Lawn sprinkler systems, if any, are not shown on this survey.
- Surface indications of utilities along with Digger's Hotline markings per Ticket No. 20242402884, No. 20242402888, No. 20242402890, No. 20242402892, No. 20242402899, No. 20242402921, No. 20242402975, No. 20242402977, No. 20242402978, No. 20242402980, No. 20242402982, and No. 20242402987 have been shown. Offsite observations have been made to determine the extent of utilities serving or existing on the property. Controlled underground exploratory effort together with Digger's Hotline markings is recommended to determine the full extent of underground service and utility lines. Contact Digger's Hotline at 1-800-242-8511.
- The locations of the property lines shown on the face of this plat are based on the description and information furnished by the client, together with the title commitment. The parcel that is defined may not reflect actual ownership, but reflects what was surveyed. For ownership, consult your title company.
- The surveyed property is the same property described in Title Commitment No. NCS-1217996-MAD, Revision No. 1, prepared by First American Title Insurance Company.
- No gaps, strips, gores or overlaps exist within any portion of the subject property.



VICINITY MAP
NOT TO SCALE



POSSIBLE VISIBLE ENCROACHMENTS:

- BUILDING IS ON THE SOUTH LOT LINE
- CONCRETE CROSSES THE WEST LOT LINE
- CONCRETE IS ON A NORTH LOT LINE
- FENCE CROSSES A WEST LOT LINE
- FENCE CROSSES A WEST LOT LINE

NOTE:
EXCEL DOES NOT EXPRESS ANY LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF THE POTENTIAL ENCROACHMENTS DEPICTED HEREON.

Project Name: The Corridor
Property Address: N. Main Street & Jefferson Street, City of Oshkosh, Winnebago County, Wisconsin
Property Owner: The Redevelopment Authority of the City of Oshkosh
WHEDA Project No.: 113603
Housing Type: Multi-Family
Housing Units: 55

WHEDA NOTES:

- Based on information obtained through the normal course of conducting a survey, The Redevelopment Authority of the City of Oshkosh is in possession of the subject property on the sheet issue date of this survey.
- There are no visible bodies of water located on the subject property.
- There was no visible evidence of a cemetery or burial ground observed on the subject property at the time of this survey. Evidence is limited to items casually observed through the normal course of completing a survey. No record documents related to cemeteries were provided to Excel Engineering.
- There are no wetlands on the surveyed property per the Wisconsin Department of Natural Resources Surface Water Data Viewer web mapping application on the sheet issue date of this survey.
- This survey complies with Wisconsin Housing and Economic Development Authority Exhibit B survey requirements.

CURRENT ZONING: UMI & UMI-PD - Urban Mixed-Use District w/ Planned Development Overlay

Residential Use:

Building Setbacks:

Front: 25 feet (0 feet per Resolution 24-530)
Street Side: 25 feet, may be reduced to 12 feet if side setback is maintained
Side: 7.5 feet
Rear: 25 feet

Maximum Building Height: Lesser of 35 feet or 2.5 stories

Nonresidential Use:

Building Setbacks:

Front: 0 feet
Street Side: 0 feet
Side: 0 or 5 feet
Rear: 5 feet

Maximum Building Height: 45 feet

Parking: Townhouse, Multiplex, Apartment - 1 per dwelling unit, plus 1 guest space per 4 units for apartments; (50 parking stalls allowed per Resolution 24-530)

The current Zoning Setbacks and the Bulk Requirements have been listed per the City of Oshkosh Zoning Code. Zoning information shown hereon was provided in a PZR Report prepared by The Planning & Zoning Resource Company dated November 11, 2024.

LEGEND:

- | | |
|---|-----------------------------|
| ⊗ | WATER VALVE IN BOX |
| ⊗ | WATER SERVICE VALVE |
| ⊗ | CURB INLET |
| ⊗ | UTILITY POLE WITH GUY WIRE |
| ⊗ | LIGHT POLE |
| ⊗ | SIGN |
| ⊗ | ELECTRIC METER |
| ⊗ | SOIL BORING |
| ⊗ | 3/4" REBAR FOUND |
| ⊗ | 1" IRON PIPE FOUND |
| ⊗ | CUT "X" FOUND |
| ⊗ | STORM SEWER AND MANHOLE |
| ⊗ | SANITARY SEWER AND MANHOLE |
| ⊗ | WATER LINE AND HYDRANT |
| ⊗ | OVERHEAD UTILITY LINE |
| ⊗ | UNDERGROUND ELECTRIC CABLE |
| ⊗ | UNDERGROUND TELEPHONE CABLE |
| ⊗ | UNDERGROUND GAS LINE |
| ⊗ | CURB AND GUTTER |
| ⊗ | PROPERTY LINE |
| ⊗ | RIGHT-OF-WAY LINE |
| ⊗ | ADJACENT PROPERTY LINE |
| ⊗ | INTERNAL LOT LINE |
| ⊗ | CHAINLINK FENCE |
| ⊗ | WOOD FENCE |
| ⊗ | GUARD RAIL |
| ⊗ | EXISTING GROUND CONTOUR |

1" = 20'
SCALE
BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, WINNEBAGO COUNTY. THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 24-18-16 HAS A BEARING OF NORTH 89°-43'-25" EAST.

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE: AUG. 20, 2024

REVISIONS

NOV. 20, 2024
FEB. 5, 2025
FEB. 12, 2025

JOB NUMBER

240124000

SHEET NUMBER

AL

ALTA/NSPS LAND TITLE SURVEY
N. MAIN STREET & JEFFERSON STREET • OSHKOSH, WI 54901