

# ALTA / NSPS LAND TITLE SURVEY

## POSSESSION NOTE:

BASED ON INFORMATION OBTAINED THROUGH THE NORMAL COURSE OF CONDUCTING A SURVEY, CABRINI SCHOOL LOFTS, LLC IS IN POSSESSION OF THE SUBJECT PROPERTY ON THE SHEET ISSUE DATE OF THIS SURVEY.

**EASEMENT PARCEL**  
LOT 1 AND LOT 2 OF CSM NO. 7579 ARE SUBJECT TO GENERAL EASEMENTS FOR PARKING AND FOR INGRESS AND EGRESS OVER, ON AND ACROSS DRIVE AISLES AND DRIVEWAYS PER DOC. NO. 1822392.

**EASEMENT PARCEL 2**  
LOT 1 AND LOT 2 OF CSM NO. 7579 ARE SUBJECT TO GENERAL EASEMENTS FOR STORM WATER DRAINAGE OVER AND ACROSS SURFACES AND THROUGH STORM WATER INFRASTRUCTURE.

**NOTE:**  
THE SUBJECT PROPERTY MATHEMATICALLY CLOSES.

**TOTAL AREA**  
1.259 ACRES  
54,829 SQ. FT.

**CURRENT ZONING:** Institutional w/ Planned Development Overlay

**Building Setbacks:**  
Principal: Front: 30 feet, Side: 25 feet, Rear: 25 feet  
Accessory: Front: Even w/ or behind principal, Side: 3 feet, Rear: 3 feet

**Maximum Building Height:**  
Principal: Residential: Lesser of 35 feet or 2.5 stories, Commercial: 45 feet  
Accessory: Lesser of 18 feet or 1 story

**Parking Requirements:**  
Residential - Townhouse, Multiplex, Apartment: 2 spaces per dwelling unit containing 0-3 bedrooms, plus 0.5 space per additional bedroom over 2 bedrooms per unit

**Minimum Dwelling Unit Structure Area:**  
800 sq. ft. for single family dwelling units  
1,200 sq. ft. for two family dwelling units  
400 sq. ft. per dwelling unit

The current Zoning Setbacks and the Bulk Requirements have been listed per the City of Oshkosh Zoning Ordinance. Zoning information shown hereon is listed from a City of Oshkosh zoning letter dated November 27, 2019. Planned Development setback information (Base Standard Modification (BSM)) is listed from a City of Oshkosh Planned Development Conditional Letter dated October 24, 2019.

## POSSIBLE VISIBLE ENCROACHMENTS:

- RETAINING WALLS AND STEP CROSSES THE EAST LOT LINE
- RETAINING WALL CROSSES THE EAST LOT LINE
- RETAINING WALLS AND STEP CROSSES THE EAST LOT LINE

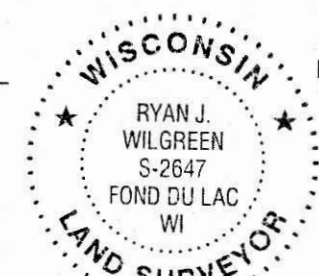
## SURVEYOR'S CERTIFICATE

ALTA / NSPS Land Title Survey

- To:
- Cinnaire Title Services, LLC
  - Old Republic National Title Insurance Company
  - Wisconsin Housing and Economic Development Authority, its successors and/or assigns
  - Cabrini School Lofts, LLC, a Wisconsin limited liability company
  - Cinnaire Fund for Housing Limited Partnership 36, its successors and/or assigns

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), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 12, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on June 28, 2022.

Ryan Wilgreen, P.L.S. No. S-2647  
ryan.w@excelengineer.com  
Excel Engineering, Inc.  
Fond du Lac, Wisconsin 54935  
Project Number: 2252600



Date of Plat or Map: 7/28/22

**LANDS DESCRIBED IN COMMITMENT NO. 704740a, PREPARED BY CINNAIRE TITLE SERVICES, LLC AN AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JUNE 1, 2022:**

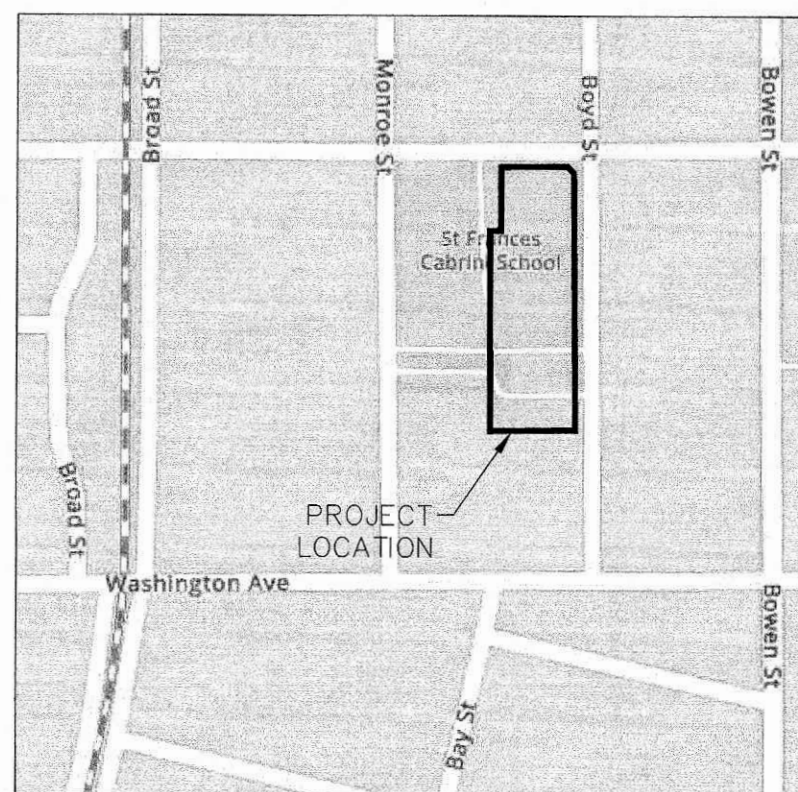
Lot 2 in Certified Survey Map No. 7579 filed in Volume 1 of Survey Maps, Page 7579 as Document No. 1808014; said Map being part of Lots 9 through Lot 25, Block 54, Ford's Addition, in the Fourth Ward, City of Oshkosh, Winnebago County, Wisconsin.

**Easement Parcel:**  
Cross-Access Easement Agreement for Ingress-Egress and Parking Lot Easement Agreement recorded on July 15, 2020 as Doc No. 1822392.

**Easement Parcel 2:**  
Surface and Storm Water Easement Agreement recorded on June 14, 2021 in Doc No. 1854387.

## ALTA NOTES:

- Bearings are referenced to the Wisconsin County Coordinate System, Winnebago County. The South line of the Northeast 1/4 of Section 24-18-16 has a bearing of South 89°-46'-58" West.
- 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. Lawn sprinkler systems, if any, are not shown on this survey.
- Surface indications of utilities along with Digger's Hotline markings on the surveyed parcel have been shown. Offsite observations have not been made to determine the extent of utilities serving or existing on the property. Public records have not been provided for additional information. 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.
- This survey may not reflect all utilities, or improvements, if such items are hidden by landscaping, or areas covered by such items as dumpsters or trailers.
- 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.
- 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" (Unshaded-areas determined to be outside the 0.2% annual chance flood hazard).
- The property described hereon contains 1.259 acres (54,829 sq. ft.) of land, more or less.
- Cinnaire Title Services, LLC, as an agent for Old Republic National Title Insurance Company, Commitment No. 704740a, with an effective date of June 1, 2022 has been reviewed in conjunction with the preparation of this survey. Notes related to the review of this title policy, Schedule B-II Exceptions are as follows:**
  - Reservations disclosed in Warranty Deed recorded as Doc No. 1822391. **Affects the subject property but does not contain any easements to depict on this survey.**
  - Terms and conditions of Cross-Access Easement Agreement for Ingress-Egress and Parking Lot Easement Agreement recorded on July 15, 2020 as Doc No. 1822392. **Affects the subject property. This document contains easements that are general in nature and does not contain specific width or location of easements to depict on this survey.**
  - Terms and conditions of Surface and Storm Water Easement Agreement recorded on June 14, 2021 in Doc No. 1854387. **Affects the subject property. This document contains easements that are general in nature and does not contain specific width or location of easements to depict on this survey.**
  - Land Use Restriction Agreement for Low-Income Housing Tax Credit dated June 17, 2021 and recorded June 23, 2021 in Doc No. 1855322. **Affects the subject property but does not contain any easements to depict on this survey.**
  - Land Use Restriction Agreement for Tax-Exempt Bond Funding dated June 17, 2021 and recorded June 23, 2021 in Doc No. 1855323. **Affects the subject property but does not contain any easements to depict on this survey.**
  - Land Use Restriction Agreement for Wisconsin Housing Tax Credit dated June 17, 2021 and recorded June 23, 2021 in Doc No. 1855324. **Affects the subject property but does not contain any easements to depict on this survey.**
  - Land Use Restriction Agreement dated June 17, 2021 and recorded June 23, 2021 in Doc No. 1855325. **Affects the subject property but does not contain any easements to depict on this survey.**
  - Declaration of Deed Restrictions recorded on June 23, 2021 in Doc No. 1855327. **Affects the subject property but does not contain any easements to depict on this survey.**
  - City of Oshkosh Stormwater Management Facility Maintenance Agreement recorded in Doc No. 1876155. **Affects the subject property but does not contain any easements to depict on this survey.**
  - Declaration of Deed Restrictions recorded as Doc No. 1859953. **Affects the subject property but does not contain any easements 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. Annexation agreements, Leases, Mortgages, Liens, special assessments, covenants, trusts, unspecified or unrecorded rights).
- In regards to ALTA/NSPS "Table A", Item No. 9, the subject property contains 7 regular striped parking stalls and 2 handicap accessible striped parking stalls for a total of 9 striped parking stalls. There are an additional 26 garage parking stalls for a total of 35 parking stalls.
- In regards to ALTA/NSPS "Table A", Item No. 10, no party walls exist on the subject property. No other division walls were designated by the client or client's representative.
- In regards to ALTA/NSPS "Table A", Item No. 13, adjacent owner information was taken from the City of Oshkosh GIS Website on the sheet issue date of this survey.
- In regards to ALTA/NSPS "Table A", Item No. 14, the subject property is situated at the Southwest corner of the intersection of Merritt Avenue and Boyd Street.
- In regards to ALTA/NSPS "Table A", Item No. 16, at the time of this survey there was no visible sign of earth moving work, building construction, or building additions.
- In regards to ALTA/NSPS "Table A", Item No. 17, 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.
- In regards to ALTA/NSPS "Table A", Item No. 18, all plottable offsite easements or servitudes benefiting the subject property as disclosed in record documents provided to Excel Engineering, Inc. have been depicted on this survey.
- In regards to ALTA/NSPS "Table A", Item No. 19, Excel Engineering, Inc. carries a \$2,000,000 Professional Liability Insurance Policy. Certificate of Insurance will be provided upon request.
- In regards to ALTA/NSPS "Table A", Item No. 20, no additional items have been negotiated between the surveyor and client.
- 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 visible bodies of water located on the subject property.
- 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.



VICINITY MAP  
NOT TO SCALE



## PROJECT INFORMATION

# ALTA/NSPS LAND TITLE SURVEY

619 MERRITT STREET • OSHKOSH, WI 54901

## PROFESSIONAL SEAL

## SHEET DATES

ISSUE DATE JULY 7, 2022

## REVISIONS

JULY 26, 2022  
JULY 28, 2022

## JOB NUMBER

2252600

## SHEET NUMBER

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