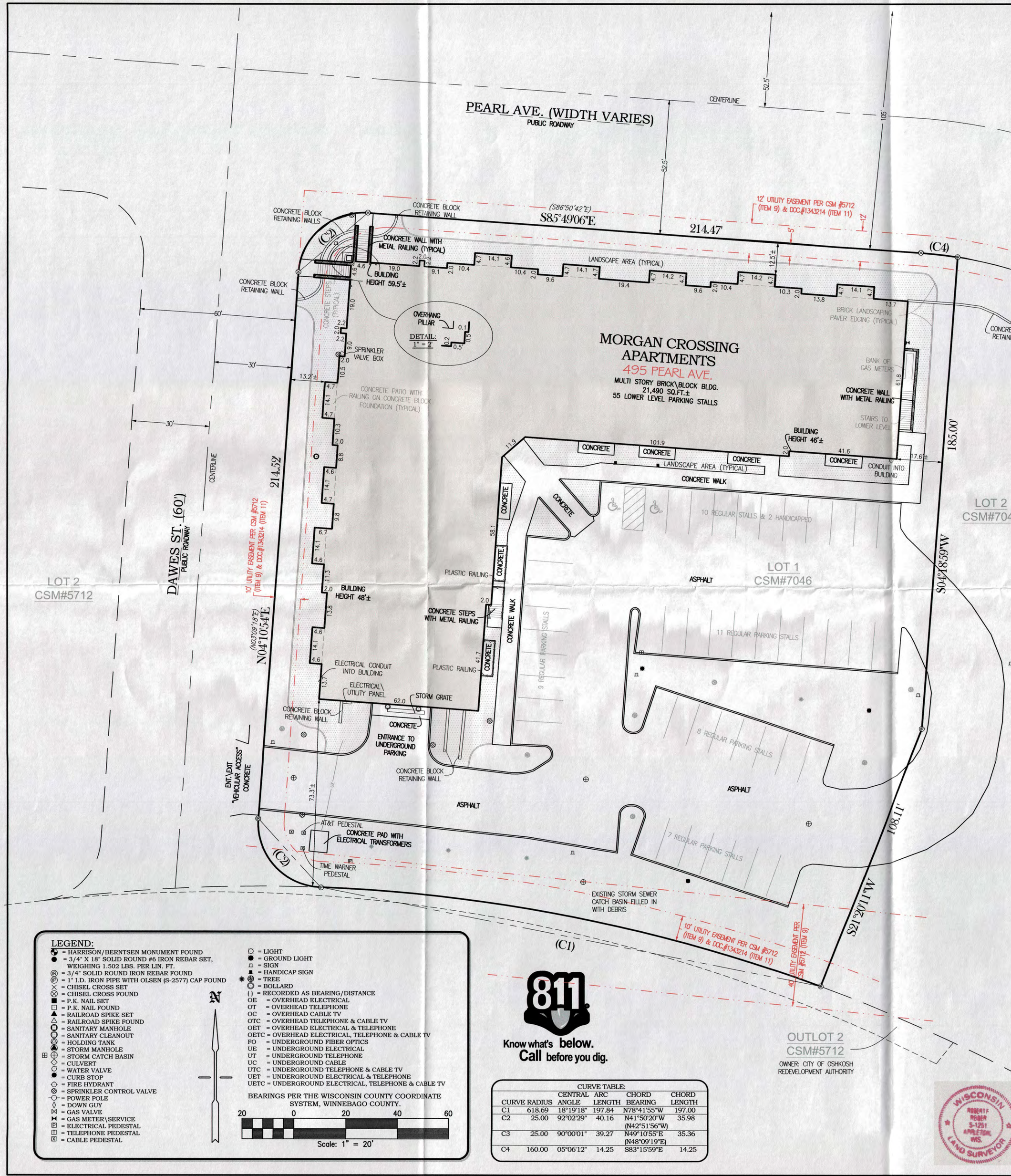
"ALTA/ACSM LAND TITLE SURVEY"

495 PEARL AVENUE
CITY OF OSHKOSH
WINNEBAGO COUNTY, WISCONSIN



NOTE:

-UNDERGROUND UTILITY INFORMATION HAS BEEN DETERMINED FROM ACTUAL FIELD LOCATION AND/OR MAPPING FROM THE UTILITY COMPANIES, THEREFORE EXACT LOCATION MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION DIGGERS HOTLINE MUST BE CALLED FOR FIELD LOCATION.
-THE SUBJECT PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN THAT CERTAIN TITLE COMMITMENT NO. N01151398 (FN-31031-WI) ISSUED BY NEAR NORTH NATIONAL TITLE LLC, AS ISSUING AGENT FOR CHICAGO TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF OCTOBER 29, 2015 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
-THE PROPERTY HAS DIRECT ACCESS TO DAWES STREET, A DEDICATED PUBLIC STREET OR HIGHWAY. THE WIDTHS OF ALL ADJACENT RIGHTS-OF-WAY ARE INDICATED BY PERPENDICULAR ARROWS ON THE SURVEY DRAWING TO CONFIRM THAT THE PROPERTY IS TIED TO THE SAME.

TABLE A: ALTA/ACSM LAND TITLE SURVEY OPTIONAL ITEMS

2) PROPERTY ADDRESS: PEARL AVENUE, OSHKOSH, WISCONSIN 54901
3) SUBJECT PROPERTY IS IN ZONE "X" AND NOT LOCATED WITHIN THE FLOOD PLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAPPING, COMMUNITY-PANEL NUMBER 55139C0220E, EFFECTIVE DATE: MARCH 17, 2003.
4) SAID PARCEL CONTAINS 67,240 SQUARE FEET (1.5440 ACRES) OF LAND MORE OR LESS TOTAL.
6) PARCEL IS ZONED C-3PD (CENTRAL COMMERCIAL - PLANNED DEVELOPMENT OVERLAY)

RESIDENTIAL STRUCTURES:
- MINIMUM LOT SIZE: 1.5 ACRES(SECTION 30-33)
- MINIMUM LOT WIDTH: 60 FEET (SECTION 30-22)
- MINIMUM LOT DEPTH: 100 FEET (SECTION 30-22)
- MAXIMUM DENSITY:
  - 51 DWELLING UNITS (PER APPROVED SITE PLAN)
  - C3: 1,200 SQUARE FEET FOR 2 UNITS, 1,500 SQUARE FEET FOR 3 UNITS, 500 SQUARE FEET FOR 4 OF MORE UNITS; NO INDIVIDUAL UNIT SHALL BE LESS THAN 400 SQUARE FEET (67,240 SQUARE FEET - 2,400 = 64,840 - 4,500 = 60,340 ÷ 46 = 1,311.739 SQUARE FEET)(SECTION 30-22)
  - PLANNED DEVELOPMENT MINIMUM 15% OPEN SPACE (SECTION 30-33)
- MAXIMUM HEIGHT: 57.7 FEET (PER APPROVED PLAN)

BUILDING SETBACKS:
- FRONT YARD SETBACK: 19 FEET ± (PER APPROVED SITE PLAN)
- SIDE YARD SETBACK: 1 TO 4 UNITS: 7.5 FEET BOTH SIDES; GREATER THAN 4 UNITS: 7 FEET, ONE SIDE, PLUS 3 FEET EACH ADDITIONAL STORY, BOTH SIDES (SECTION 30-22)
- REAR YARD SETBACK: 25 FEET MINIMUM FOR 2 STORIES OR LESS PLUS 5 FEET FOR EACH ADDITIONAL STORY(SECTION 30-22)

-MINIMUM PARKING REQUIRED: 212 PARKING SPACES REQUIRED FOR THE WHOLE DEVELOPMENT (PER APPROVED SITE PLAN)
TOTAL PARKING SPACES REQUIRED: 212 TOTAL PARKING SPACES
TOTAL PARKING SPACES EXISTING: 214 TOTAL PARKING SPACES

DEFICIENCIES (LEGALLY NON-CONFORMING PER THE ZONING REPORT):
- THE BUILDING HEIGHT EXCEEDS THE MAXIMUM PERMITTED BY 1.8 FEET (THIS DEFICIENCY IS LEGALLY NON-CONFORMING PER THE ZONING REPORT)
- ADDITIONAL NOTE: THE BUILDING ENCROACHES INTO THE FRONT SETBACK REQUIREMENTS BY 0.47 FEET ±, HOWEVER, IT IS CONSIDERED INCONSEQUENTIAL (THIS DEFICIENCY IS LEGALLY NON-CONFORMING PER THE ZONING REPORT)

9) EXISTING PARKING
- 45 REGULAR PARKING STALLS
- 2 HANDICAPPED STALLS
- 55 UNDERGROUND PARKING STALLS
- 102 PARKING STALLS TOTAL

16) THERE WAS NO EVIDENCE OF RECENT EARTH WORK AND BUILDING CONSTRUCTION.
17) THERE ARE NO PLANS TO WIDEN THE STREET RIGHT-OF-WAY AT THIS TIME.
18) THERE WAS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE, SUMP OR SANITARY LANDFILL ON THE DATE OF THE FIELD SURVEY WORK.

LEGAL DESCRIPTION:

ALL OF LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 7046 RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 7046 AS DOCUMENT NO. 1704343; BEING PART OF LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 5712 RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 5712 AS DOCUMENT NO. 1352487; BEING A PART OF BLOCKS "F" AND "G" IN WESTERN ADDITION TO OSHKOSH AND A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1579, IN THE FIRST WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

SCHEDULE B-II:

FIRST NATIONWIDE TITLE AGENCY, LLC, NEAR NORTH NATIONAL TITLE LLC & CHICAGO TITLE INSURANCE COMPANY
NUMBER: N01151398, EFFECTIVE DATE: OCTOBER 29, 2015

2) MORTGAGE AS PER DOCUMENT NUMBER 1442250, DOES AFFECT THE SUBJECT PROPERTY BUT NOT THE GROUND SURVEY.
3) MORTGAGE AS PER DOCUMENT NUMBER 1533358, DOES AFFECT THE SUBJECT PROPERTY BUT NOT THE GROUND SURVEY.
4) MORTGAGE AS PER DOCUMENT NUMBER 1534391, DOES AFFECT THE SUBJECT PROPERTY BUT NOT THE GROUND SURVEY.
5) MORTGAGE AS PER DOCUMENT NUMBER 1551238, DOES AFFECT THE SUBJECT PROPERTY BUT NOT THE GROUND SURVEY.
6) MORTGAGE AS PER DOCUMENT NUMBER 1568474, DOES AFFECT THE SUBJECT PROPERTY BUT NOT THE GROUND SURVEY.
7) ASSIGNMENT OF LEASES AND RENTS AS PER DOCUMENT NUMBER 1442251, DOES AFFECT THE SUBJECT PROPERTY BUT NOT THE GROUND SURVEY
8) ASSIGNMENT OF LEASES AND RENTS AS PER DOCUMENT NUMBER 1533359, DOES AFFECT THE SUBJECT PROPERTY BUT NOT THE GROUND SURVEY.
9) 10' UTILITY EASEMENT, 12' UTILITY EASEMENT AND 40' UTILITY EASEMENT AS PER CERTIFIED SURVEY MAP NUMBER 5712, DO AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING.
10) TIME WARNER CABLE AGREEMENT AS PER DOCUMENT NUMBER 1448562, DOES AFFECT SUBJECT PROPERTY BUT CAN NOT BE SPECIFICALLY LOCATED. - OWNER GRANTS TIME WARNER CABLE AN UNRESTRICTED EASEMENT IN GROSS COVERING ROUTING NECESSARY FOR CONSTRUCTION, INSTALLATION, OPERATION, REPLACEMENT, REPAIR AND MAINTENANCE OF THE SYSTEM. WIRES TO FOLLOW EXISTING UTILITIES WHEREVER POSSIBLE. SEE DOCUMENT FOR ADDITIONAL DETAILS.
11) 10' & 12' UTILITY EASEMENTS AS PER DOCUMENT NUMBER 1343214, DO AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING.
12) INGRESS & EGRESS EASEMENT AS PER DOCUMENT NUMBER 1114200, NO LONGER AFFECTS SUBJECT PROPERTY.

LEGEND:

- ⊕ = HARRISON/BERNTSEN MONUMENT FOUND
- ● = 3/4" X 18" SOLID ROUND #6 IRON REBAR SET, WEIGHING 1.502 LBS. PER LIN. FT.
- ◎ = 3/4" SOLID ROUND IRON REBAR FOUND
- ⊙ = 1" I.D. IRON PIPE WITH OLSEN (S-2577) CAP FOUND
- × = CHISEL CROSS SET
- ⊗ = CHISEL CROSS FOUND
- ■ = P.K. NAIL SET
- □ = P.K. NAIL FOUND
- ▲ = RAILROAD SPIKE SET
- △ = RAILROAD SPIKE FOUND
- Ⓢ = SANITARY MANHOLE
- Ⓒ = SANITARY CLEANOUT
- Ⓗ = HOLDING TANK
- Ⓢ = STORM MANHOLE
- ⊞ = STORM CATCH BASIN
- ◇ = CULVERT
- ⊠ = WATER VALVE
- ● = CURB STOP
- ◇ = FIRE HYDRANT
- ⊗ = SPRINKLER CONTROL VALVE
- ○— = POWER POLE
- ◊ = DOWN GUY
- ⋈ = GAS VALVE
- M = GAS METER\SERVICE
- ▣ = ELECTRICAL PEDESTAL
- ▣ = TELEPHONE PEDESTAL
- ▣ = CABLE PEDESTAL
- ☼ = LIGHT
- ● = GROUND LIGHT
- ⊓ = SIGN
- ♿ = HANDICAP SIGN
- ✱ = TREE
- ○ = BOLLARD
- ( ) = RECORDED AS BEARING/DISTANCE
- OE = OVERHEAD ELECTRICAL
- OT = OVERHEAD TELEPHONE
- OC = OVERHEAD CABLE TV
- OTC = OVERHEAD TELEPHONE & CABLE TV
- OET = OVERHEAD ELECTRICAL & TELEPHONE
- OETC = OVERHEAD ELECTRICAL, TELEPHONE & CABLE TV
- FO = UNDERGROUND FIBER OPTICS
- UE = UNDERGROUND ELECTRICAL
- UT = UNDERGROUND TELEPHONE
- UC = UNDERGROUND CABLE
- UTC = UNDERGROUND TELEPHONE & CABLE TV
- UET = UNDERGROUND ELECTRICAL & TELEPHONE
- UETC = UNDERGROUND ELECTRICAL, TELEPHONE & CABLE TV

BEARINGS PER THE WISCONSIN COUNTY COORDINATE SYSTEM, WINNEBAGO COUNTY.

20 0 20 40 60
Scale: 1" = 20'

811 Know what's below. Call before you dig.

CURVE TABLE:

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	618.69	18°17'18"	197.84	N78°41'55"W	197.00
C2	25.00	92°02'29"	40.16	N41°50'20"W (N42°51'56"W)	35.98
C3	25.00	90°00'01"	39.27	N49°10'55"E (N48°09'19"E)	35.36
C4	160.00	05°06'12"	14.25	S83°15'59"E	14.25

WISCONSIN ROBERT F. REIDER S-1251 APPLETON WIS. LAND SURVEYOR

To: (a) Cantor Commercial Real Estate Lending, L.P., a Delaware limited partnership, its successors and/or assigns as their interests may appear; (b) First Nationwide Title Agency, LLC; (c) Morgan Dawes, LLC a Wisconsin limited liability company; (d) Near North National Title LLC; and (e) Chicago 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 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 13, 14, 16, 17, 18, 19 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 12, 2015.

DATED THIS 29TH DAY OF DECEMBER, 2015.

ROBERT F. REIDER, REGISTRATION NUMBER 1251

REVISIONS	DATE	INT.
LEGAL DESCRIPTION	1-07-2016	RDD
TITLE WORK REVISIONS	1-11-2016	MCR
ZONING REPORT	1-12-2016	MCR

CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DRIVE
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168 FAX: (920)731-5673

DESIGNED | DRAWN RDD | CHECKED RFR

MORGAN CROSSING APARTMENSTS
ATTENTION: ERIK JUNGBACHER
300 N. MAIN ST., SUITE 300
OSHKOSH, WISCONSIN, 54901
PROJECT: 495 PEARL AVENUE, OSHKOSH, WISCONSIN

SCALE: 1" = 20' | DATE: 12-29-2015 | PROJECT NO.: C1510.24

SHEET NO.