This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

CDS COMMERCIAL DUE DILIGENCE SERVICES

ALTA/NSPS
LAND TITLE SURVEY

2 TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-853595-104-SA1, EFFECTIVE DATE: SEPTEMBER 07, 2017.

5 FLOOD INFORMATION

THE PROPERTY DESCRIBED IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT (FEMA). ON FLOOD INSURANCE RATE MAP NUMBER 55139C0330E, WITH A DATE IDENTIFICATION OF MARCH 17, 2003, FOR COMMUNITY PANEL NO. 550511, IN WINNEBAGO COUNTY, STATE OF WISCONSIN, WHICH IS THE CURRENT FLOOD INSURANCE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

6 CEMETERY

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

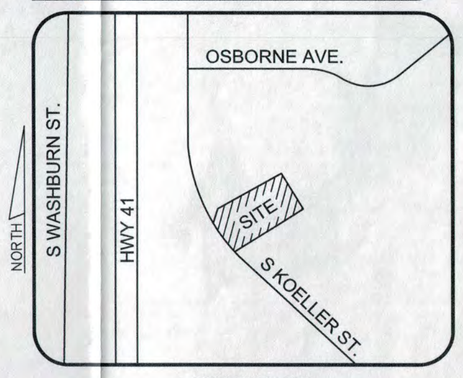
7 POSSIBLE ENCROACHMENTS

(A) LEGAL NONCONFORMING BUILDING ENCROACHMENT BY 0.7', AS REFERENCED IN THE ZONING COMPLIANCE REPORT, DATED AUGUST 25, 2014.

12 PARKING INFORMATION

THE TOTAL NUMBER OF STRIPED PARKING SPACES LOCATED ON THE PROPERTY IS 54 REGULAR AND 3 DESIGNATED AS HANDICAPPED SPACES (TOTAL SPACES 57).

16 VICINITY MAP



VICINITY MAP
NO SCALE

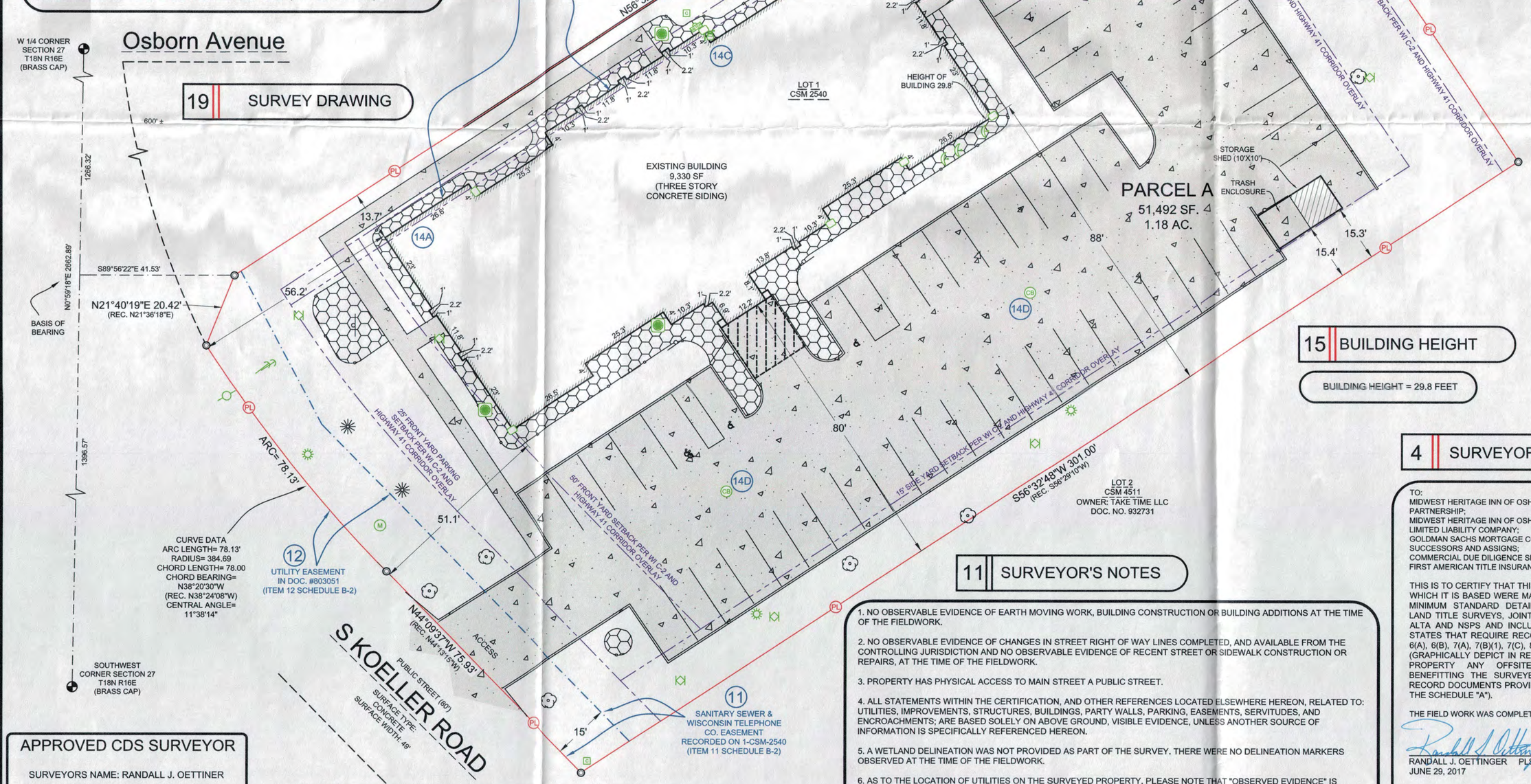
10 BASIS OF BEARING

NORTH IS REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 28 ASSUMED TO BEAR, N00°59'18"E.

SCALE : 1" = 20'

17 NORTH ARROW / SCALE

0 10 20 40



19 SURVEY DRAWING

3 SCHEDULE "B" ITEMS

1) 1) ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION OF THE LAND. (NONE OBSERVED, BLANKET IN NATURE)

2) 2) EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. (NONE OBSERVED)

3) 3) ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE INCLUDING, DISCREPANCIES, CONFLICT IN BOUNDARY LINES, SHORTAGES IN AREA, OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, AND THAT ARE NOT SHOWN IN THE PUBLIC RECORDS. (AS SHOWN ON THE SURVEY)

9) 9) PUBLIC OR PRIVATE RIGHTS IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY, AND/OR ALLEY PURPOSES. (NONE OBSERVED)

11) 11) EASEMENTS AS DESIGNATED ON CERTIFIED SURVEY MAP NO. 2540. (AS SHOWN ON THE SURVEY)

12) 12) EASEMENT, GRANTED BY CAROUSEL OF OSHKOSH, INC. TO CITY OF OSHKOSH BY AN INSTRUMENT DATED JULY 7, 1992, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS ON JULY 7, 1992, AS DOCUMENT NO. 803051. (AS SHOWN ON THE SURVEY)

13) 13) TERMS AND CONDITIONS CONTAINED IN AGREEMENT BY AND BETWEEN TIME WARNER ENTERTAINMENT COMPANY, L.P., THROUGH ITS GREEN BAY DIVISION AND MIDWEST HERITAGE OF OSHKOSH, INC., DATED AUGUST 1, 1997, RECORDED JANUARY 13, 2000 AS DOCUMENT NO. 1083916. (AFFECTS PROPERTY)

8 ZONING INFORMATION

WI C-2, GENERAL COMMERCIAL, HIGHWAY 41 CORRIDOR OVERLAY
HEIGHT: FORTY-FIVE (45) FEET.
SIDE YARD SETBACK: FIFTEEN (15) FEET (PER OVERLAY).
FRONT YARD SETBACK: FIFTY (50) FEET FROM THE RIGHT OF WAY OF ANY PUBLIC STREET OR HIGHWAY/SIGNS AND PARKING AREA SHALL BE SETBACK TWENTY-FIVE (25) FEET FROM THE RIGHT OF WAY PROVIDED A FIVE (5) FOOT LANDSCAPED BUFFER IS PROVIDED.
REAR YARD SETBACK: TWENTY-FIVE (25) FEET, HOWEVER, PARKING SHALL BE ALLOWED WITH A FIVE (5) FOOT SETBACK.
LOT SIZE: 1 1/2 ACRE MINIMUM FOR ANY LOT WHICH FRONTS ONTO THE RIGHT OF WAY OF U.S. HWY 41 OR ANY OF THE FRONTAGE ROADS PARALLELING U.S. HWY 41.
MINIMUM FRONTAGE ON PUBLIC STREET: ONE HUNDRED AND FIFTY (150) FEET.

*ZONING INFORMATION PROVIDED BY ELIZABETH, PLANNING REPRESENTATIVE, 920-236-5059, CITY OF OSHKOSH

ZONING INFORMATION FROM ZONING COMPLIANCE REPORT-JOB #17-06-0027:141, DATED AUGUST 8, 2017:

ZONING CLASSIFICATION: SMU, SUBURBAN MIXED USE DISTRICT
PERMITTED USE : HOTEL

BUILDING SETBACKS:
A) FRONT: 25 FT
B) SIDE: 10 FT
C) REAR: 25 FT

MAXIMUM BUILDING HEIGHT: 45 FEET

PARKING REQUIREMENTS:
A) PARKING SPACE FORMULA: HOTEL - 1 SPACE PER GUEST ROOM, PLUS 1 SPACE PER EMPLOYEE ON LARGEST SHIFT
B) EXISTING UNITS: 54 UNITS
C) PARKING SPACES REQUIRED: 54 REGULAR & 3 HANDICAP SPACES
D) EXISTING PARKING SPACES: 57 SPACES

MAXIMUM COVERAGE: NO REQUIREMENT NOTED.

ZONING PROVIDED BY:
COMMERCIAL DUE DILIGENCE SERVICES
3550 W. ROBINSON STREET, THIRD FLOOR,
NORMAN, OK. 73072
888-322-7371

1 TITLE DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF OSHKOSH, STATE OF WISCONSIN, COUNTY OF WINNEBAGO, AND DESCRIBED AS FOLLOWS:

LOT ONE (1), OF CERTIFIED SURVEY MAP NO. 2540, FILED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 2540, AS DOCUMENT NO. 803052, BEING PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ AND THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 16 EAST, THIRTEENTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

TAX ID NO.: 1307440108

THIS BEING THE SAME PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NUMBER NCS-853595-104-SA1, DATED SEPTEMBER 07, 2017.

THE SURVEY DESCRIPTION IS THE SAME AS THE TITLE DESCRIPTION.

15 BUILDING HEIGHT

BUILDING HEIGHT = 29.8 FEET

4 SURVEYOR CERTIFICATION

TO:
MIDWEST HERITAGE INN OF OSHKOSH, L.P., A DELAWARE LIMITED PARTNERSHIP;
MIDWEST HERITAGE INN OF OSHKOSH OPCO, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY;
GOLDMAN SACHS MORTGAGE COMPANY, TOGETHER WITH ITS SUCCESSORS AND ASSIGNS;
COMMERCIAL DUE DILIGENCE SERVICES;
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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES TABLE A ITEMS 1 (EXCEPT IN STATES THAT REQUIRE RECORD MONUMENT PLATTING), 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, 17, 18, 20, AND 21(A) (GRAPHICALLY DEPICT IN RELATION TO THE SUBJECT TRACT OR PROPERTY ANY OFFSITE EASEMENTS OR SERVITUDES BENEFITTING THE SURVEYED PROPERTY AND DISCLOSED IN RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AS PART OF THE SCHEDULE "A").

THE FIELD WORK WAS COMPLETED ON JUNE 29, 2017.

RANDALL J. OETTINGER PLS-2349
JUNE 29, 2017

WISCONSIN RANDALL J. OETTINGER S-2349 Green Bay, WI LAND SURVEYOR

9 LEGEND

1" IRON PIPE FOUND	BUILDING OVERHANG
MONUMENT FOUND -TYPE NOTED	LANDSCAPE
CABLE MANHOLE	FENCE
CABLE PEDESTAL	CONCRETE
AIR CONDITIONING UNIT	CURB
ELECTRIC METER	BUILDING
ELECTRIC PEDESTAL	
GUY WIRE	
LIGHT POLE	CONCRETE
GAS METER	
HANDICAP PARKING	
SANITARY MANHOLE	
CATCH BASIN	LANDSCAPE MULCH
DOWNSPOUT	
STORM MANHOLE	
SIGN	LANDSCAPE STONE
PROPERTY LINE	
POWER POLE	
TREE	
CONTROL VALVE	
SATELITE DISH	

11 SURVEYOR'S NOTES

1. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THE FIELDWORK.

2. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, AT THE TIME OF THE FIELDWORK.

3. PROPERTY HAS PHYSICAL ACCESS TO MAIN STREET A PUBLIC STREET.

4. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS: ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

5. A WETLAND DELINEATION WAS NOT PROVIDED AS PART OF THE SURVEY. THERE WERE NO DELINEATION MARKERS OBSERVED AT THE TIME OF THE FIELDWORK.

6. AS TO THE LOCATION OF UTILITIES ON THE SURVEYED PROPERTY, PLEASE NOTE THAT "OBSERVED EVIDENCE" IS REQUIRED PER MINIMUM STANDARDS FOR ALTA/NSPS LAND TITLE SURVEYS, IN ITEM 5(E)(IV), AS STATED BELOW:

"EVIDENCE ON OR ABOVE THE SURFACE OF THE SURVEYED PROPERTY OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK, WHICH EVIDENCE MAY INDICATE UTILITIES LOCATED ON, OVER OR BENEATH THE SURVEYED PROPERTY. EXAMPLES OF SUCH EVIDENCE INCLUDE PIPELINE MARKERS, MANHOLES, VALVES, METERS, TRANSFORMERS, PEDESTALS, CLEAN-OUTS, UTILITY POLES, OVERHEAD LINES AND GUY WIRES."

14 BUILDING AREA

9,330 SQUARE FEET ± BLDG.

13 LAND AREA

PARCEL A: 51,492 S. F. / 1.18 AC.

APPROVED CDS SURVEYOR

SURVEYORS NAME: RANDALL J. OETTINER
MACH IV ENGINEERING & SURVEYING
ADDRESS: 2260 SALSCHEIDER CT.
TELEPHONE NUMBER: (920) 569-5765
EMAIL: ROETTINGER@MACH-IV.COM

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Sheet 1 of 1

Key to CDS ALTA Survey

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5 FLOOD INFORMATION
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7 POSSIBLE ENCROACHMENTS
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12 PARKING INFORMATION
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16 VICINITY MAP
17 NORTH ARROW / SCALE
18 CLIENT INFORMATION BOX
19 SURVEY DRAWING
20 PROJECT ADDRESS

18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2016)

This Work Coordinated By:
FA Commercial Due Diligence Services Co.
CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.firstamcds.com
Toll Free: 888.322.7371

Drwn By: RJO	Date: 09-14-2017
Surveyor Ref.No: 0783-02-17	Revision: Client Comments
Aprvd By: —	Date: 09-18-2017
Field Date: 06-29-2017	Revision: Client Comments
Scale: 1"=20'	Date:
	Revision:
	Date:
	Revision:

Prepared For:

OSHKOSH FAIRFIELD INN & SUITES

20 PROJECT ADDRESS

1800 SOUTH KOELLER ROAD, OSHKOSH, WI

Project Name:
STARWOOD TMI REFI UPDATE

CDS Project Number:
17-06-0027:141

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.