

P.O.B. DETAIL
SCALE: 1"=50'

45.78'

L12

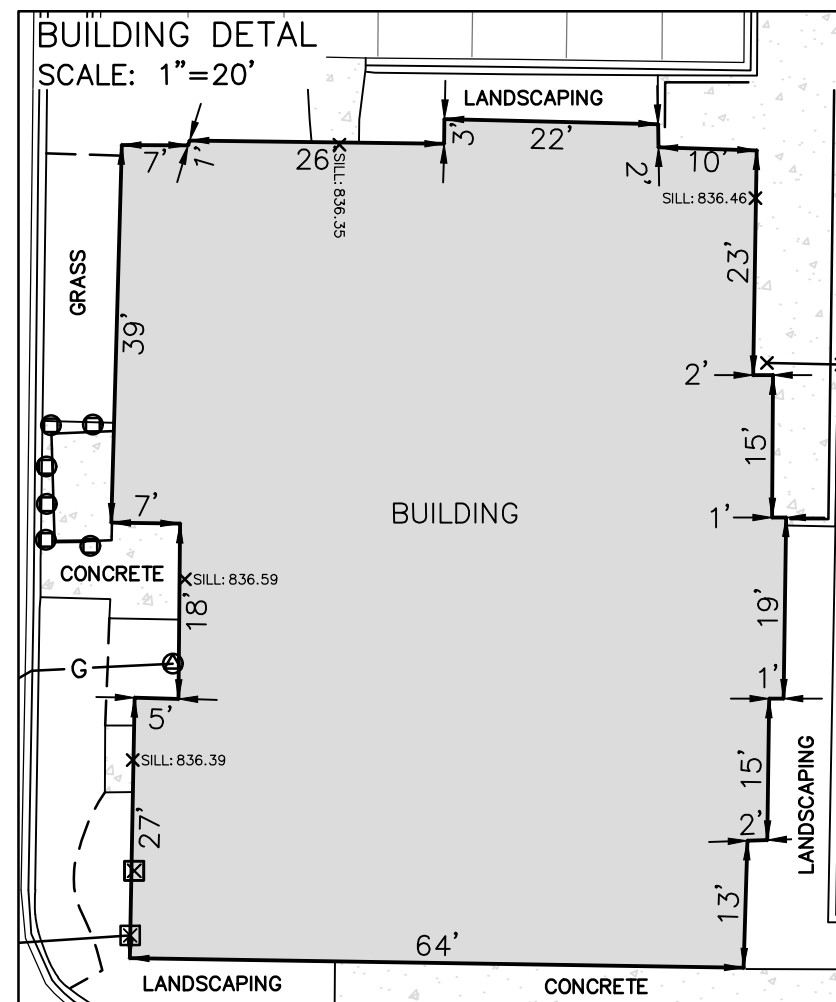
45.55'

L17

174.00'

SE COR SEC 33
TION RISE
BRASS CAP
(COMPUTED POINT)

#202



RECORDED AS BEARINGS
FOUNDED CHISELED CROSS
FOUND 3 1/4" IRON PIPE
FOUND 3" IRON PIPE
BOLLARD
SOIL BORING/MONITORING WELL
FLAGPOLE
MAILBOX
SIGN
AIR CONDITIONER
CONTROL BOX
TRAFFIC SIGNAL
CABLE PEDESTAL
POWER POLE
GUY POLE
GUY WIRE
LIGHT POLE
SIGHT/YARD/PEDESTAL LIGHT
HAND-CAAPPED PARKING
PULL BOX
ELECTRIC MANHOLE
ELECTRIC PEDESTAL
ELECTRIC METER
ELECTRIC TRANSFORMER
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
UTILITY VAULT
GAS VALVE
GAS METER
GAS WARNING SIGN
STORM MANHOLE
ROUND INLET
STORM MANHOLE
STORM SEWER END SECTION
SANITARY MANHOLE
SANITARY CLEANOUT OR SEPTIC VENT
SANITARY INTERSECTOR
MISCELLANEOUS MANHOLE
IRRIGATION CONTROL BOX
WATER VALVE
IRRIGANT
WATER SERVICE CURB STOP
WATER MANHOLE
WELL
WATER SURFACE
WETLANDS FLAG
MARSH
CONIFEROUS TREE
DECIDUOUS TREE
SHRUB

— EDGE OF TREES
S— SANITARY SEWER
STO— STORM SEWER
W— WATERMAIN
M— MARKED GAS MAIN
E— MARKED ELECTRIC
OHW— OVERHEAD WIRES
B— BUREAU ELEC. SERV.
T— MARKED TELEPHONE
TV— MARKED CABLE TV LINE
FO— MARKED FIRE UTILITY PER PLAN

(P)
INDICATES EXISTING
CONTOUR ELEVATION
INDICATES EXISTING
ELEVATION

BENCHMARK TABLE		
POINT #	DESCRIPTION	ELEV
50	RR SPIKE N SIDE POWER POLE	840.79
51	SW TAG BOLT ON HYD	839.89
52	SW TAG BOLT ON HYD	832.10

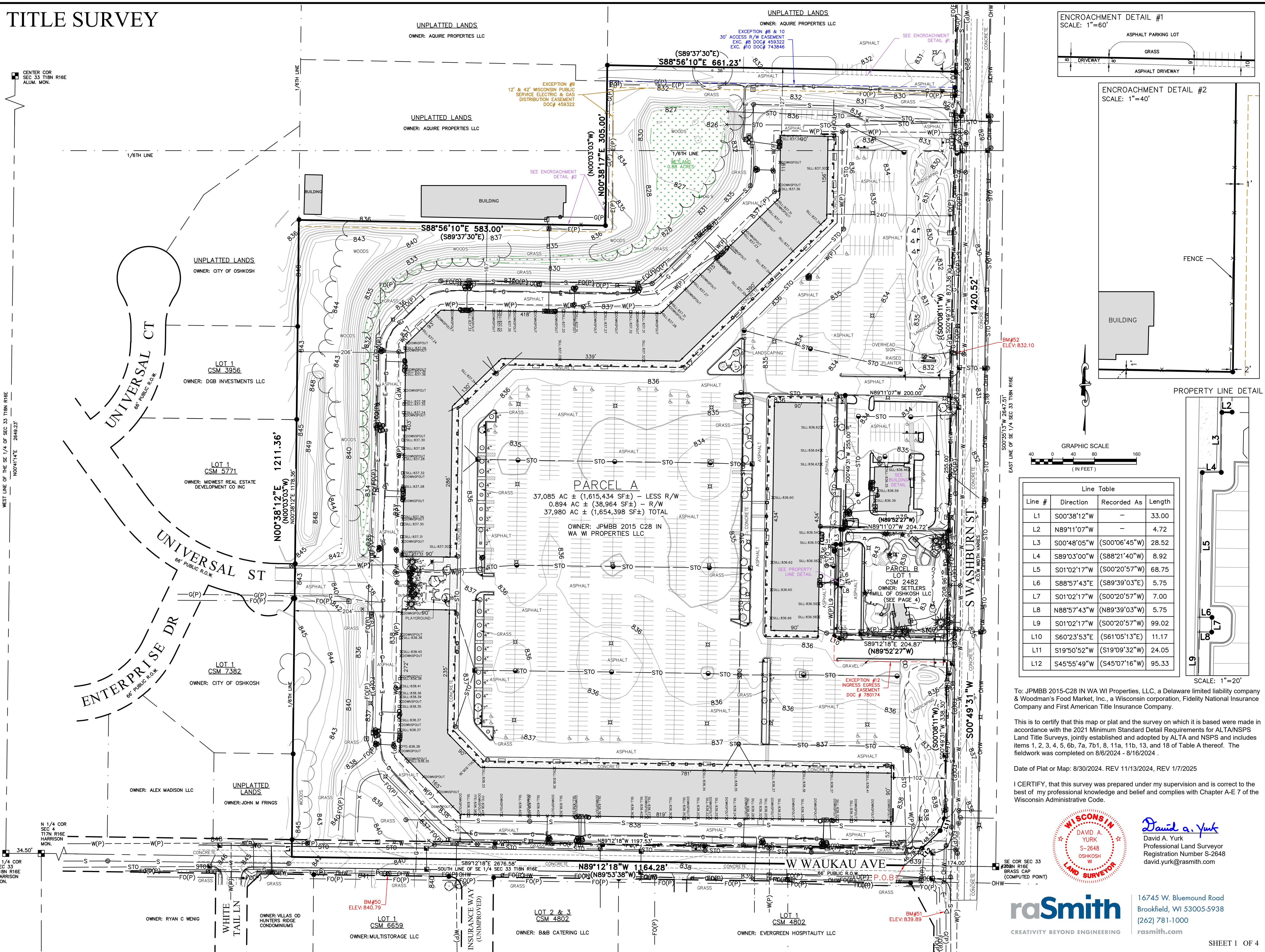
DIGGERS HOTLINE TICKETS: 20242807930, 20242807931,
20242807932, 20242807934, 20243102072, & 20243102135

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.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY
MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD
PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED
WRITTEN PERMISSION OF R.A.SMITH, INC.



To: JPMBB 2015-C28 IN WA WI Properties, LLC, a Delaware limited liability company
 & Woodman's Food Market, Inc., a Wisconsin corporation, Fidelity National Insurance
 Company and 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 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, 6b, 7a, 7b1, 8, 11a, 11b, 13, and 18 of Table A thereof. The fieldwork was completed on 8/6/2024 - 8/16/2024 .

Date of Plat or Map: 8/30/2024, REV 11/13/2024, REV 1/7/2025

I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter A-E 7 of the Wisconsin Administrative Code.



David A. Yurk
David A. Yurk
Professional Land Surveyor
Registration Number S-2648
david.yurk@rasmith.com



raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

ALTA/NSPS LAND TITLE SURVEY

Legal Description:

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

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE CITY OF OSHKOSH, COUNTY OF WINNEBAGO STATE OF WISCONSIN.

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE NORTH 89 DEGREES 53 MINUTES 38 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 33, 174.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 53 MINUTES 38 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 33, 1164.28 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 03 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, 1211.36 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 30 SECONDS EAST, 583.00 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 03 SECONDS WEST, 305.00 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 30 SECONDS EAST, 661.23 FEET TO THE WEST RIGHT OF WAY LINE OF WASHBURN STREET; THENCE SOUTH 00 DEGREES 08 MINUTES 11 SECONDS WEST ALONG THE WEST RIGHT OF WAY LINE OF WASHBURN STREET, 873.36 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 27 SECONDS WEST, 204.72 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 45 SECONDS WEST, 28.52 FEET; THENCE SOUTH 88 DEGREES 21 MINUTES 40 SECONDS WEST, 8.92 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 57 SECONDS WEST, 68.75 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 03 SECONDS EAST, 5.75 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 57 SECONDS WEST, 7.00 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 03 SECONDS WEST, 5.75 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 57 SECONDS WEST, 99.02 FEET; THENCE SOUTH 61 DEGREES 05 MINUTES 13 SECONDS EAST, 11.17 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 38 SECONDS EAST, (RECORDED AS SOUTH 89 DEGREES 52 MINUTES 27 SECONDS EAST), 204.47 FEET TO THE WEST RIGHT OF WAY LINE OF WASHBURN STREET; THENCE SOUTH 00 DEGREES 08 MINUTES 11 SECONDS WEST, ALONG THE WEST RIGHT OF WAY LINE OF WASHBURN STREET, 338.30 FEET(RECORDED AS 338.34 FEET); THENCE SOUTH 19 DEGREES 09 MINUTES 32 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 24.05 FEET; THENCE SOUTH 45 DEGREES 07 MINUTES 16 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 95.00 FEET TO THE POINT OF BEGINNING.

NOTE: BEING PARCEL NO. 1329420000 AND 1329420100 OF THE CITY OF OSHKOSH, COUNTY OF WINNEBAGO.

Address: 3001 & 3015 South Washburn Street, Oshkosh, WI 54904

A. Basis of Bearings

Bearings are based upon Wisconsin Coordinate Reference System coordinates (WISCRS) Winnebago County NAD83(2011) with the South line of the Southeast Quarter of Section 33 Township 18 North Range 16 East, bearing S89°12'18"W.

B. Title Commitment

This survey was prepared based on Fidelity National Title Insurance Company, WI2402141RC, April 17, 2024, which lists the following easements and/or restrictions from schedule B-II:

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met. **Not survey related.**
- Standard Exceptions:
 - Rights of tenants, as tenants only, under any unrecorded leases, with no option to purchase.
 - Easements or claims of easements, not shown by the public records
 - Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- Notwithstanding any provision of the policy to the contrary, the following matters are expressly excepted from the coverage of the policy, and the Company will not pay loss or damage, costs, attorney's fees or expenses that arise by reason of any encroachment, encumbrance, violation, variation or adverse circumstances affecting the Title that would be disclosed by an accurate and complete survey of the land. Note: Upon receipt of a satisfactory Owners Affidavit and the ALTA/NSPS survey as noted in Schedule B-Section 1 hereof, exceptions A-D above will not appear in the final policies, or will be modified as required based on the facts disclosed in the affidavits and/or survey. **Not survey related.**
- Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due and payable on the development or improvement of the land, whether assessed or charged before or after the Date of Policy. The Company insures the priority of the lien of the insured mortgage over any such lien, charge or fee. Note: Exception 3 will be removed only if the Company receives (1) written evidence from the municipality that there are no deferred charges, hook-up fees, or other fees or charges attaching to the property; (2) evidence that the land contains a completed building; and (3) a statement showing that the land has a water and sewer use account. If the land is vacant, this exception will not be removed. **Not survey related.**
- All taxes or assessments approved, levied or enacted by the State, County, Municipality, Township or similar taxing authority, which are not yet due and payable, including but not limited to any retroactive increases in taxes or assessments resulting from any retroactive increase in the valuation of the land by the State, County, Municipality, Township, or other taxing authority. Any possible charges or assessments for water bills, public utilities, code enforcement and sanitary bills which may exist, but have not yet been recorded and/or filed. **Not survey related.**
- State, County and Municipal Taxes and other charges for 2023 and payable in 2024 and thereafter. **Not survey related.**
- Any minerals or mineral rights leased, granted or retained by current or prior owners. **Not survey related.**
- Restrictions, limitations and covenants as contained in land contract by and between Oshkosh Realty Corp., vendor and Wed corporation, vendee, dated September 23, 1971 and recorded in Volume 1320 Page 14 as document No. 412800. **Lies within or crosses the surveyed property - not survey related.**
- Right of Way Contained in instrument by and between Wed Corporation, and Griese & Ross, Inc. dated November 25, 1974 and recorded as Document No. 459322. **Lies within or crosses the surveyed property - affects subject property - its location is shown.**
- Underground Electric and Gas Distribution System Easement contained in instrument by and between Oshkosh marketplace LP and Wisconsin Public Service Corporation, dated September 1, 1989 and recorded as Document No. 730665. **Lies within or crosses the surveyed property - affects subject property - its location is shown.**
- Easement for Pedestrian and Vehicular Access Contained in instrument Executed by Oshkosh Market Place LP to 4X Corporation, dated May 7, 1990 and recorded as Document No. 743846. **Lies within or crosses the surveyed property - affects subject property - its location is shown.**
- Declaration of Reciprocal Easements Contained in instrument by and between Oshkosh Market Place LP Dated August 1, 1991 and recorded as Document No. 776791. **Lies within or crosses the surveyed property - not plottable blanket easement.**
- Easement Agreement for Vehicular and Pedestrian Access purposes contained in instrument by and between Oshkosh Market Place LP and Setters Mill, Inc., dated November 1, 1991 and recorded as Document No. 780174. **Lies within or crosses the surveyed property - affects subject property - its location is shown.**
- Terms, Provisions and Conditions in Lease as Evidenced by Memorandum of Lease Contained in instrument by and between Horizon/Glen Outlet Centers LP and Fashion Outlet of Wisconsin, Inc., as Tenant only, dated October 25, 1995 and recorded as Document No. 918331. **Lies within or crosses the surveyed property - not survey related.**

C. Flood Note

According to flood insurance rate map of the City of Oshkosh, community panel number 55139C0330E, effective date of 3/16/2003, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain).

D. Elevations

Elevations refer to NAVD88 based upon NGS Monument "Oshkosh GPS" (PID-AI9575) Elev: 838.51

E. Municipal Zoning

The zoning information listed below is taken from a Zoning Report prepared by the City of Oshkosh, dated 8/13/2024- site is zoned SMU-Suburban Mixed Use

Front setback - 25 feet
Side yard setback - 10 feet
Street side yard setback (on corner lots) - 25 feet
Rear yard setback - 25 feet
Maximum height - 45 feet

F. Wetland Delineation

Wetland delineations completed by raSmith per WDNR professionally assured.
Wetland Delineations report dated August 13, 2024.

G. Notes

As to table A item 11
Surveyor's responsibility to coordinate markings shall be limited to one marking request to 811 (national "call before you dig" number) based on the property address, as provided by the client.
Note to the client, insurer, and lender - With regard to Table A, item 11, information from the sources checked within will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response.
As of the field date indicated below in certificate (most recent site visit/inspection), it appears some underground utilities were not marked. This affected the surveyor's assessment of the location of the utilities resulting in partial illustration and/or mapping per plan. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

There is no visible evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

There are no proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction or observed in the process of conducting the fieldwork.

There is no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

To: JPMBB 2015-C28 IN WA WI Properties, LLC, a Delaware limited liability company & Woodman's Food Market, Inc., a Wisconsin corporation, Fidelity National Insurance Company and 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 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, 6b, 7a, 7b1, 8, 11a, 11b, 13, and 18 of Table A thereof. The fieldwork was completed on 8/6/2024 - 8/16/2024 .

Date of Plat or Map: 8/30/2024, REV 11/13/2024, REV 1/7/2025

I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter A-E 7 of the Wisconsin Administrative Code.

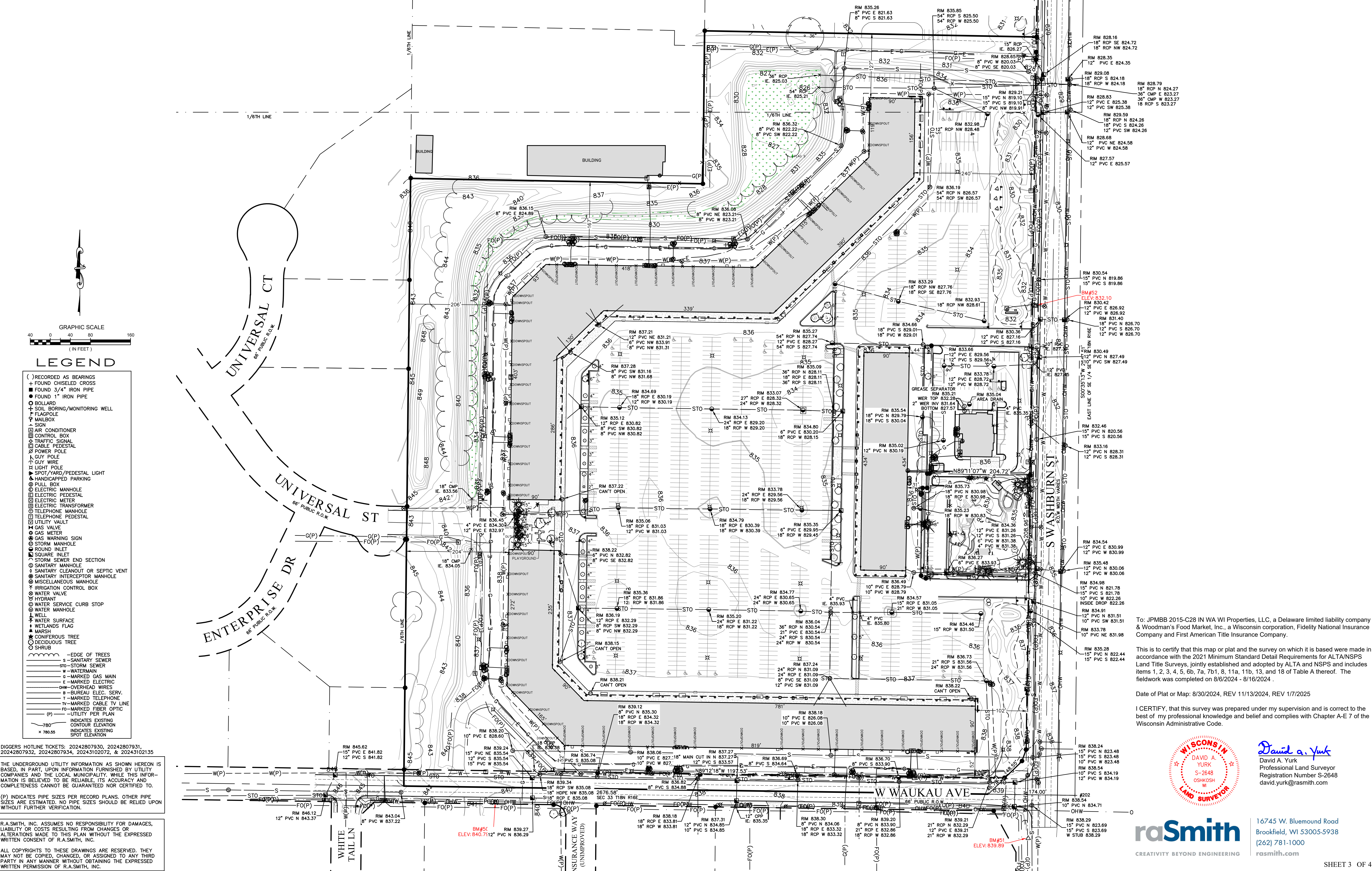


David A. Yurk
Professional Land Surveyor
Registration Number S-2648
david.yurk@rasmith.com

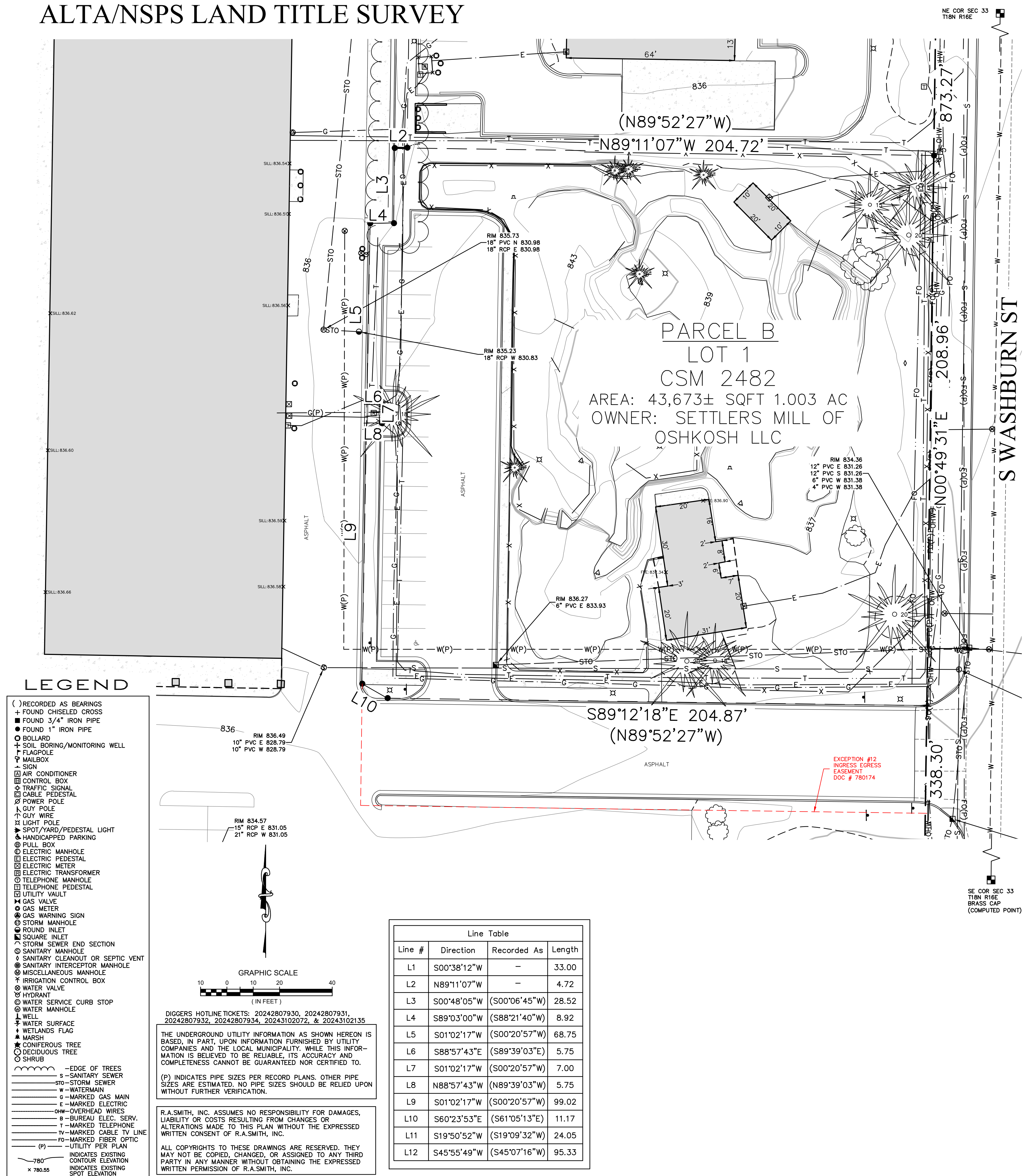


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ALTA/NSPS LAND TITLE SURVEY



ALTA/NSPS LAND TITLE SURVEY



LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 2482 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON FEBRUARY 28, 1992, IN VOLUME 1 OF CERTIFIED SURVEY MAPS, PAGE 2482 AS DOCUMENT NO. 789136, SAID CERTIFIED SURVEY MAP BEING A PART OF THE SOUTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 16 EAST, IN THE CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

Address: 3025 South Washburn Street, Oshkosh, WI 54904

A. Basis of Bearings
Bearings are based upon Wisconsin Coordinate Reference System coordinates (WISCRS) Winnebago County NAD83(2011) with the South line of the Southeast Quarter of Section 33 Township 18 North Range 16 East, bearing S89°12'18"W.

B. Title Commitment
This survey was prepared based on First American Financial Corporation, title commitment number NCS-1238109-MAD, commitment date October 18, 2024, which lists the following easements and/or restrictions from schedule B-I:

- 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.
- Easements, claims of easements or encumbrances that are not shown by the Public Records.
- 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.
- Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein. **Not survey related.**
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. **Not survey related.**
- Special taxes, assessments or charges, if any. NOTE: Said exception will be removed only if the Company receives written evidence from the municipality that there are no special assessments against the land, or that all such items have been paid in full within 30 days of closing. **Not survey related.**
- Taxes, general and special for the year 2024, not now due and payable. Tax Parcel No. 1329420200. **Not survey related.**
- General taxes for the year 2023 in the amount of \$13,836.60 are paid in full. **Not survey related.**
- 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.
- Declaration of Reciprocal Easements recorded on September 30, 1991 as Document No. 776791. **Lies within or crosses the surveyed property - its location is not plottable - blanket easement.**
- Easement Agreement recorded on November 13, 1991 as Document No. 780174. **Lies within or crosses, and affects the surveyed property - its location is shown**
- Use and Operating Agreement:
Dated: November 01, 1991
Parties: Oshkosh Market Place Limited Partnership, a Michigan limited partnership and Settlers Mill, Inc., a Wisconsin corporation
Recorded: November 13, 1991 Instrument No.: 780175
Not survey related, affects survey property.
- Mortgage dated March 26, 2003 and recorded April 03, 2003 as Document No. 1240311, made by Settlers Mill of Oshkosh, LLC, to Settlers Mill, Inc., to secure an indebtedness in the amount of \$441,577.65, and the terms and conditions thereof. The above identified Mortgage was assigned from Settlers Mill, Inc. to Frederick G. Ullius & Sherrill M. Ullius, Trustees or Successor Trustee(s) of the Ullius Living Trust dtd. 7/18/1994, filed for record April 19, 2013 as Document No. 1634960. **Not survey related.**
- Rights of tenants in possession under unrecorded leases. **Not survey related.**

C. Flood Note
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Date of Plat or Map: 8/30/2024, REV 11/13/2024, REV 1/7/2025

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WI SCNS IN

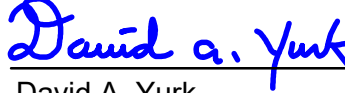
DAVID A. YURK

S-2648


OSHKOSH

WI

LAND SURVEYOR



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