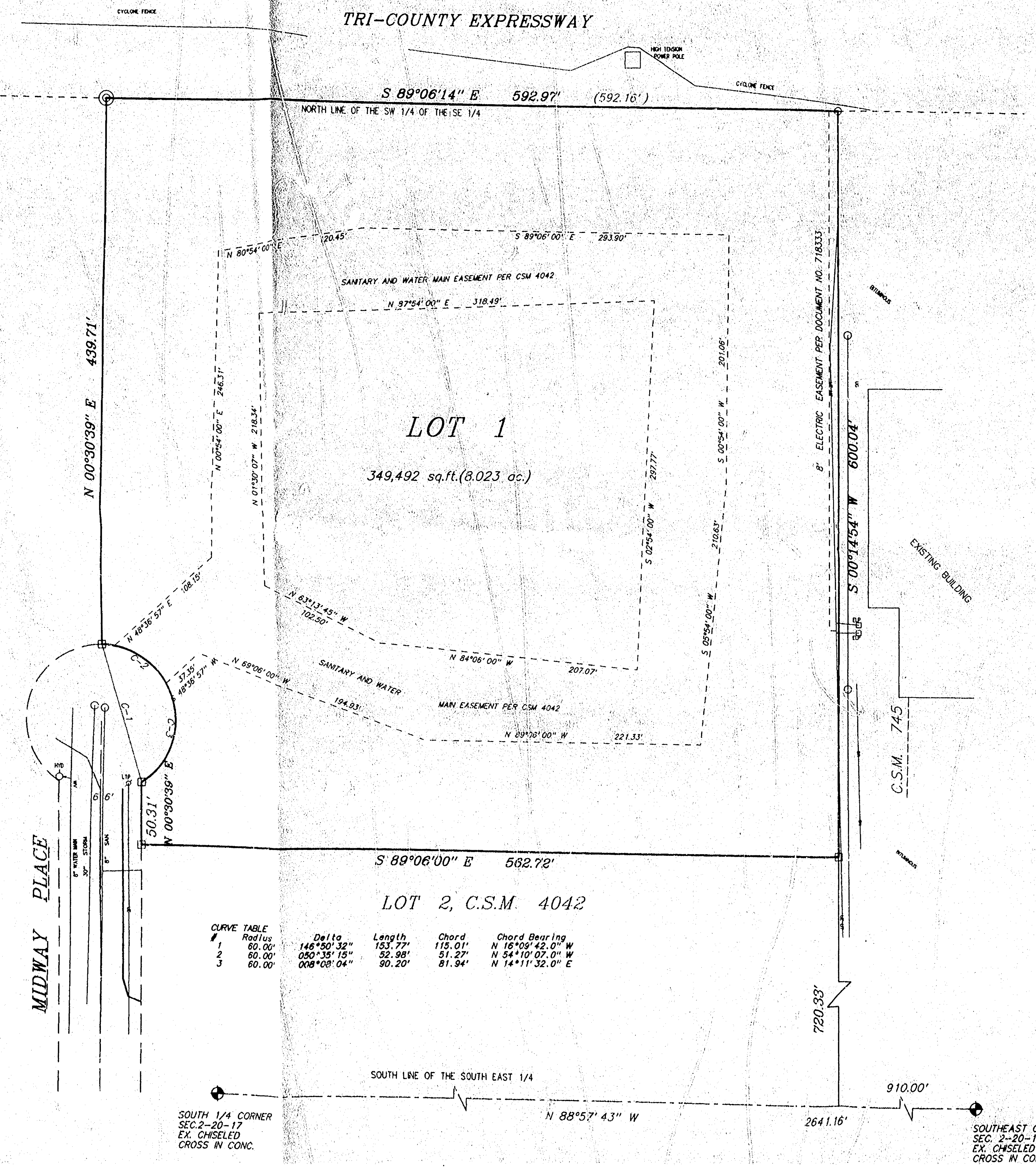


2/20/17



LEGAL DESCRIPTION
Lot One (1) of Certified Survey Map No. 4042, filed in the office of the Register of Deeds for Winnebago County, Wisconsin in Volume 1 of Certified Survey Maps on Page 4042, as Document No. 1019808, being part of Lot 1 of Certified Survey Map No. 951, as recorded in Volume 1 of Certified Survey Maps on Page 951 located in the Southeast 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section Two (2), Township Twenty (20) North, Range Seventeen (17) East, City of Menasha, Winnebago County, Wisconsin.

SURVEYOR'S CERTIFICATE
I hereby certify to:
Briarwood Senior Cottages of Menasha, LLC
AND
Associated Commercial Mortgage, Inc.
AND
Evans Title Companies, Inc.

that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail" requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSM in 1992, and pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of a Class A Urban Survey, as defined therein, and includes items 1, 2, 3, 4, 6, 7(1), 8, 9, 10, 11(a), 11(b), 11(c) and 13 of Table A thereof.

Daniel W. Hoel Oct 8, 1998
Daniel W. Hoel S-1786 Date

ITEM 3
Subject property is not located in a 100-year flood zone per FIRM Community Panel #550510 0005 C dated January 5, 1984.

ITEM 4
Subject property contains 349,492 square feet (8.023 acres).

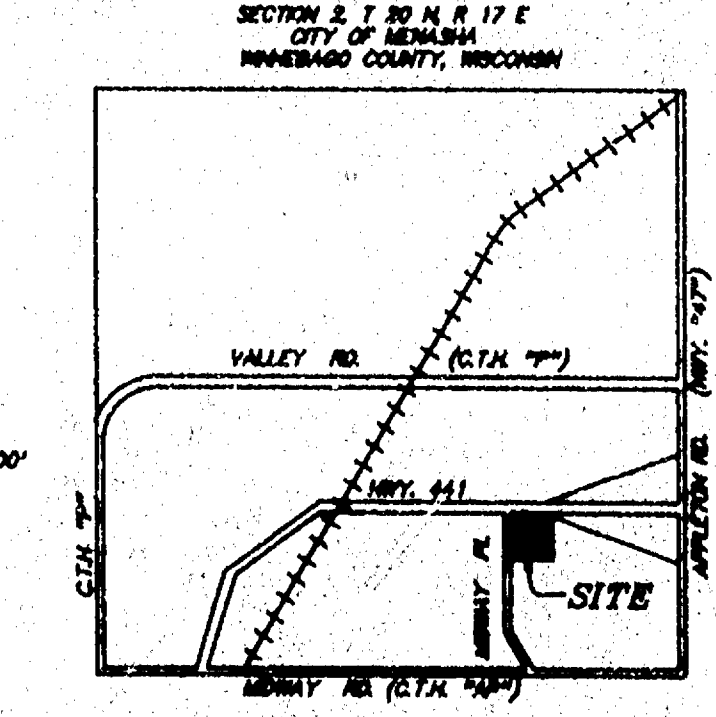
ITEM 6
Subject property is zoned C-1 (General Commercial District) R-4 (Multi-Family Residence District) requirements to be followed.

Minimum Building Setbacks per City of Menasha Zoning Ordinance
Front yard = 20 feet
Side yard = 8 feet
Rear yard = 25 feet
Maximum height = 45 feet or 3 stories

ITEM 11
Utility locations shown on this map are based on observable field locations and/or mapping from the respective utility companies.

NOTES:
Property is not subject to an easement recorded as Document No. 710091 contained in Title Commitment No. 077887 as item 10.
Property is not subject to an easement recorded in Volume 378, Page 96 contained in Title Commitment No. 077887 as item 11.
Property is not subject to an easement recorded as Document No. 641317 contained in Title Commitment No. 077887 as item 12.
Property is not subject to an easement recorded as Document No. 514033 contained in Title Commitment No. 077887 as item 15.

LOCATION MAP



- LEGEND**
- 1" x 24" IRON PIPE SET
 - 1-1/4" x 30" REBAR SET
 - CHESEBURY "X" SET
 - 3/4" REBAR FOUND
 - 1" IRON PIPE FOUND
 - 1-1/4" REBAR FOUND
 - 2" IRON PIPE FOUND
 - CHESEBURY "X" FOUND
 - GOVERNMENT CORNER
 - CONTOUR W/ ELEVATION
 - SOIL BORING
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - EXIST. WOODS LINE
 - OVERHEAD POWER LINES
 - UNDERGROUND ELECTRIC
 - UNDERGROUND TELEPHONE
 - UNDERGROUND GAS
 - UNDERGROUND CABLE TV
 - EXIST. FENCE LINE
 - EXIST. HYDRANT
 - POWER POLE
 - PP - #PP POWER POLE W/ GUY WIRE
 - LP - LIGHT POLE
 - TELE - TELEPHONE OR ELECTRIC PEDESTAL
 - GV - GAS OR WATER VALVE
 - EX - EXIST. MANHOLE
 - YD - YARD DRAIN
 - EX - EXIST. SAN. SEWER
 - EX - EXIST. ST. SEWER
 - EX - EXIST. WATER MAIN
 - FF - FIRST FLOOR ELEVATION
 - FC - FIRST FLOOR ELEVATION
 - TC - TOP OF CURB

Martenson & Eisele, Inc.
CONSULTING ENGINEERING & LAND SURVEYING
1919 American Court
Neenah, WI 54956
Ph: (920) 731-0361

WISCONSIN
DANIEL W. HOEL
S-1786
APPLETON
WI
LAND SURVEYOR

ALTA / ACSM SURVEY
Lot 1 of Certified Survey Map No. 4042, as recorded in Volume 1 of Certified Survey Maps on Page 4042 located in the Southeast 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section Two (2), Township Twenty (20) North, Range Seventeen (17) East, City of Menasha, Winnebago County, Wisconsin.

CITY OF MENASHA - SEC 2 T20 R17