

1 TITLE DESCRIPTION

LEGAL DESCRIPTION:

LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 5371 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON NOVEMBER 11, 2003, IN VOLUME 1 OF CERTIFIED SURVEY MAPS, PAGE 5371 AS DOCUMENT NO. 1286920, BEING PART OF LOT 17, COWLING PLAT, AND PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 17 EAST, IN THE CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 3020-1C2LW15, COMMITMENT DATE, JANUARY 30, 2023.

12 PARKING INFORMATION

23 STANDARD PARKING SPACES
2 HANDICAP PARKING SPACES
25 TOTAL PARKING SPACES

13 LAND AREA

2.43 ACRES (M & R)
105,870 SQUARE FEET (M & R)

14 BUILDING AREA

19,479 SQUARE FEET
(SEE NOTE 9)

3 SCHEDULE "B" ITEMS

NOTES CORRESPONDING TO SCHEDULE "B" SECTION TWO EXCEPTIONS:

- 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. (NON-SURVEY RELATED MATTER)
 - EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES THAT ARE NOT SHOWN BY THE PUBLIC RECORDS. (NON-SURVEY RELATED MATTER)
 - 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. (NON-SURVEY RELATED MATTER)
 - 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. (NON-SURVEY RELATED MATTER)
 - SPECIAL TAXES, ASSESSMENTS OR CHARGES, IF ANY. (NON-SURVEY RELATED MATTER)
 - 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.
 - TAXES, GENERAL AND SPECIAL FOR THE YEAR 2022, NOT NOW DUE AND PAYABLE.
TAX PARCEL NO. 802-0634-02-00
(NON-SURVEY RELATED MATTER)
 - NET TAXES FOR THE YEAR 2021 IN THE AMOUNT OF \$44,599.66 HAVE BEEN PAID. (NON-SURVEY RELATED MATTER)
 - RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF COWLING, AS RECORDED IN MAY 23, 1978 FILE 1 OF PLATS, PAGE 106 AS DOCUMENT NO. 515909, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (AFFECT INDETERMINATE, DOCUMENT(S) REQUESTED)
 - EASEMENTS, DEDICATIONS, RESERVATIONS, PROVISIONS, RELINQUISHMENTS, RECITALS, CERTIFICATES, AND ANY OTHER MATTERS AS PROVIDED FOR OR DELINEATED ON CERTIFIED SURVEY MAP NO. 5371 RECORDED ON NOVEMBER 11, 2003 IN VOLUME 1 OF CERTIFIED SURVEY MAPS, PAGE 5371 AS DOCUMENT NO. 1286920 REFERENCED IN THE LEGAL DESCRIPTION CONTAINED HEREIN. REFERENCE IS HEREBY MADE TO SAID PLAT FOR PARTICULARS. (DOES AFFECT, SHOWN HEREON)
 - UTILITY EASEMENT TO WISCONSIN TELEPHONE COMPANY, DATED FEBRUARY 05, 1980, RECORDED/FILED FEBRUARY 06, 1980 AS DOCUMENT NO. 546024 (DOES AFFECT, SHOWN HEREON)
 - MATTERS IN A DOCUMENT ENTITLED "DECLARATION OF EASEMENT", EXECUTED BY AND BETWEEN BRASCH & COPPERSMITH, A WISCONSIN GENERAL PARTNERSHIP AND RONALD C. BRASCH AND LLOYD COPPERSMITH, RECORDED OCTOBER 29, 1993 AS DOCUMENT NO. 854829 OF OFFICIAL RECORDS, INCLUDING BUT NOT LIMITED TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS AND CHARGES. (DOES AFFECT, SHOWN HEREON)
 - MATTERS IN A DOCUMENT ENTITLED "DECLARATION OF EASEMENTS AND RESTRICTIONS", EXECUTED BY AND BETWEEN TERRANCE L. BUSS, AS TO AN UNDIVIDED 15.57% INTEREST, JANE F. BUSS, AS TO AN UNDIVIDED 15.57% INTEREST, JOHN HENNES TRUCKING CO., A WISCONSIN CORPORATION, AS TO AN UNDIVIDED 11.05% INTEREST, AL G. STERNER AND ROSEANN STERNER, HUSBAND AND WIFE, AS TO AN UNDIVIDED 13.62% INTEREST, WANGARD DEVELOPMENT PARTNERS LLC, AS TO AN UNDIVIDED 3.68% INTEREST, STEVEN C. WANGARD, AS TO AN UNDIVIDED 3.68% INTEREST AND ROBERT YUNKER, AS TO AN UNDIVIDED 36.82% INTEREST, RECORDED DECEMBER 08, 1999 AS DOCUMENT NO. 1080880 OF OFFICIAL RECORDS, INCLUDING BUT NOT LIMITED TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS AND CHARGES. (DOES AFFECT, BLANKET TYPE ACCESS EASEMENT DESCRIBED IN DOCUMENT DOES NOT AFFECT SUBJECT PROPERTY. NO PLOTTABLE ITEMS)
 - COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN WARRANTY DEED RECORDED IN FEBRUARY 10, 2003 AS DOCUMENT NO. 1229706 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (DOES AFFECT, BLANKET EASEMENT TO MAINTAIN/REPLACE TWO LIGHT POLES SHOWN HEREON)
 - LAND USE RESTRICTION AGREEMENT FOR LOW-INCOME HOUSING TAX CREDIT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, DATED: DECEMBER 14, 2005
PARTIES: NEENAH SENIOR HOUSING LLC, A WISCONSIN LIMITED LIABILITY COMPANY AND WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT AUTHORITY
RECORDED: JANUARY 11, 2006
INSTRUMENT NO.: 1384903
(DOES AFFECT, NO PLOTTABLE ITEMS)
MODIFICATION AND/OR AMENDMENT BY INSTRUMENT: FIRST AMENDMENT TO LAND USE RESTRICTION AGREEMENT FOR LOW-INCOME HOUSING TAX CREDIT RECORDING INFORMATION: OCTOBER 20, 2010 AS DOCUMENT NO. 1554088
(DOES AFFECT, NO PLOTTABLE ITEMS)
 - REGULATORY AGREEMENT MULTIFAMILY PROJECTS UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN: DATED: OCTOBER 15, 2010
PARTIES: NEENAH SENIOR HOUSING LLC, A WISCONSIN LIMITED LIABILITY COMPANY AND SECRETARY OF HOUSING AND URBAN DEVELOPMENT
RECORDED: OCTOBER 15, 2010
INSTRUMENT NO.: 1553551
(NON-SURVEY RELATED MATTER)
 - UTILITY EASEMENT TO TIME WARNER CABLE ENTERPRISES LLC, DATED SEPTEMBER 01, 2018, RECORDED/FILED OCTOBER 03, 2018 AS DOCUMENT NO. 1778534 (DOES AFFECT, BLANKET TYPE EASEMENT, NOT PLOTTABLE)
 - MORTGAGE DATED FEBRUARY 28, 2022 AND RECORDED MARCH 02, 2022 AS DOCUMENT NO. 1878788, MADE BY LIGHTHOUSE LANDING HARMONY HOUSING LLC, A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF DELAWARE, TO KEYBANK NATIONAL ASSOCIATION A NATIONAL BANKING ASSOCIATION, TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$, AND THE TERMS AND CONDITIONS THEREOF. (NON-SURVEY RELATED MATTER)
- THE ABOVE IDENTIFIED MORTGAGE WAS ASSIGNED FROM KEYBANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION TO FANNIE MAE, A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES, AS AMENDED, ASSIGNED MON CHARTER ACT, § 5.01 ET SEQ, AND DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES, FILED FOR RECORD MARCH 02, 2022 AS DOCUMENT NO. 1878788 (NON-SURVEY RELATED MATTER)
- A FINANCING STATEMENT RECORDED MARCH 02, 2022 AS DOCUMENT NO. 1878807 OF OFFICIAL RECORDS.
DEBTOR: LIGHTHOUSE LANDING HARMONY HOUSING LLC
SECURED PARTY: KEYBANK NATIONAL ASSOCIATION AND FANNIE MAE
(NON-SURVEY RELATED MATTER)
 - ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499a, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS.
- CONSIDERATION FOR THE DELETION OF THIS EXCEPTION IS HIGHLY FACT INTENSIVE. PLEASE CONTACT THE UNDERWRITER ASSIGNED TO YOUR FILE AS SOON AS POSSIBLE TO DISCUSS.
(NON-SURVEY RELATED MATTER)
- RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES. (NON-SURVEY RELATED MATTER)

6 CEMETERY

THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED AT THE TIME THIS SURVEY WAS PERFORMED.

Copyright © Commercial Due Diligence Services. This format and style is protected by Copyright, all rights are reserved. Any use of this format and style is strictly prohibited without prior written permission from Commercial Due Diligence Services.

15 BUILDING HEIGHT

45.0 FEET ±
(SEE NOTE 9)

7 POSSIBLE ENCROACHMENTS

NONE OBSERVED AT THE TIME THE SURVEY WAS PERFORMED.

10 BASIS OF BEARINGS

WISCONSIN PLANE COORDINATE SYSTEM
NAD83, WISCONSIN SOUTH ZONE.

19 SURVEY DRAWING

