

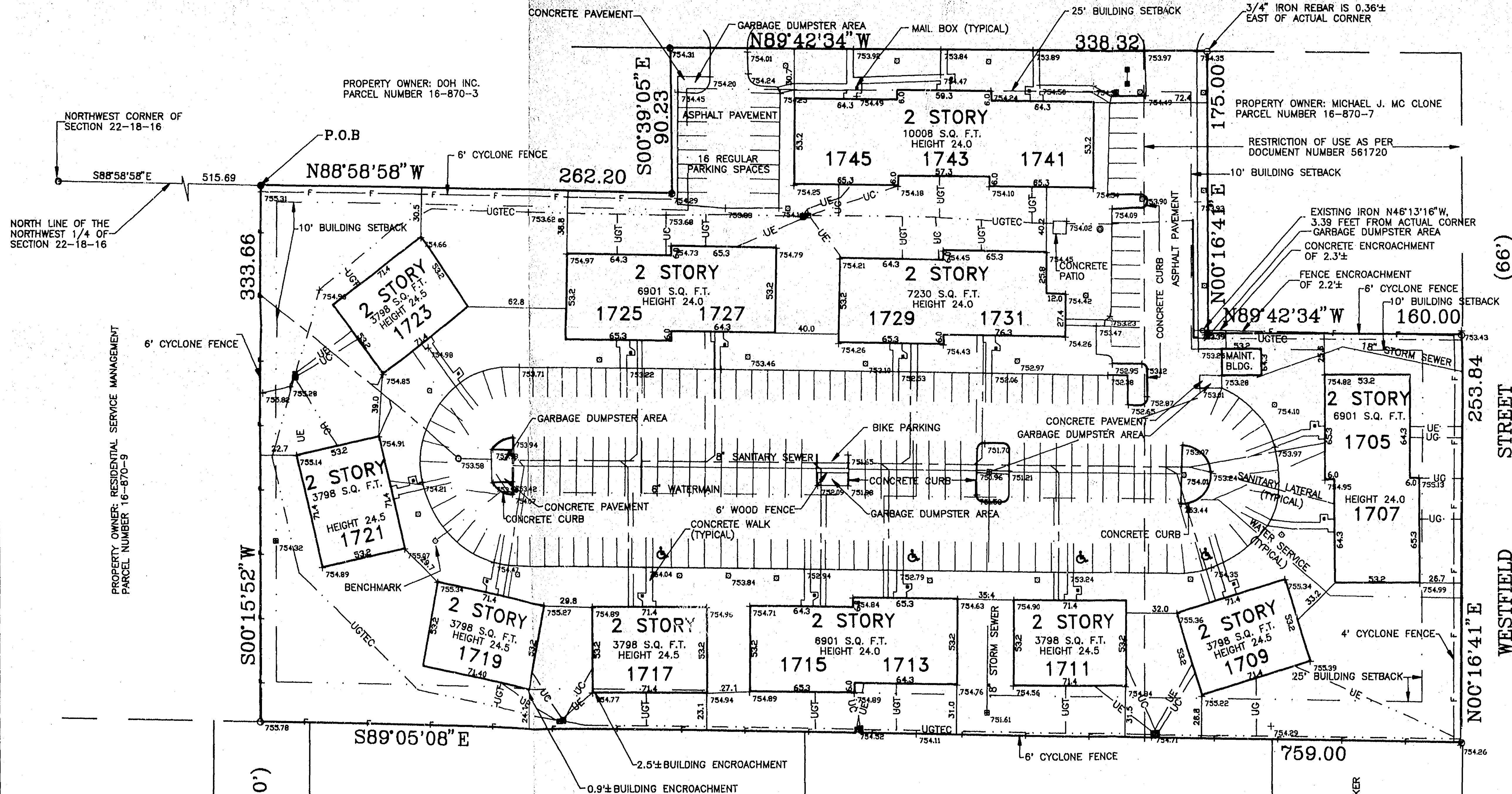
ALTA/ACSM LAND TITLE SURVEY: FAIRWAY APARTMENTS 1705, 1707, 1709, 1711, 1713, 1715, 1717, 1719, 1721, 1723, 1725, 1727, 1729, 1731, 1741, 1743 AND 1745 TAFT AVENUE

LEGEND:
● 3/4" X 24" SOLID ROUND IRON
REBAR SET, WEIGHING 1.502 LBS.
PER LIN. FT.
○ 1-1/4" IRON REBAR
○ 1" IRON PIPE FOUND
○ 3/4" IRON REBAR FOUND
○ 3.5" X 3.5" ELECTRICAL PEDESTAL
○ CABLE PEDESTAL
○ LIGHT POLE
○ CATCH BASIN
○ POINT OF BEGINNING
○ APARTMENT SIGN
○ FLAG POLE
○ SANITARY SEWER LATERAL
○ WATER SERVICE
○ FIRE HYDRANT
○ FENCE

NORTH IS REFERENCED TO THE NORTH LINE OF
THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP
18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH,
WINNEBAGO COUNTY, WISCONSIN WHICH IS ASSUMED
TO BEAR S88°58'58"E.

Scale 1" = 40 ft

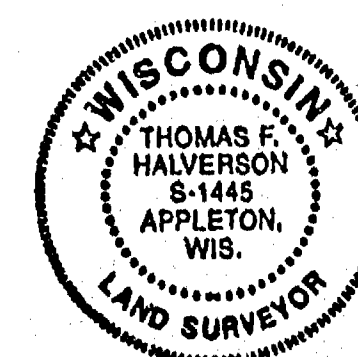
PROPERTY OWNER: DOH INC.
PARCEL NUMBER 16-870-3



PROPERTY OWNER: LEADER INVESTMENT CORP.
PARCEL NUMBER 16-1123-1

PROPERTY OWNER: AMERICAN LOMBARD PARTNERSHIP LTD.
PARCEL NUMBER 16-1122-1

PROPERTY OWNER: BARBARA J. BAKER
PARCEL NUMBER 16-1124



NOTES:

- 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 LOCATING.
- BENCHMARK: SOUTHWEST TAG BOLT ON THE FIRE HYDRANT LOCATED AT THE SOUTHWEST CORNER OF SUBJECT PROPERTY, ELEVATION = 754.25 (NAVD DATUM)
- GAS MAIN EASEMENT AS PER VOLUME 1020 ON PAGE 287 DOES NOT AFFECT SUBJECT PROPERTY.
- 204 PARKING STALLS REQUIRED TO COMPLY WITH PRESENT ZONING, 210 STALLS PRESENT.
- 408,000 SQUARE FEET OF LOT AREA REQUIRED TO COMPLY WITH PRESENT ZONING REQUIREMENTS.
- DUE TO SNOW COVER AND PILES LOCATING OF UTILITIES, EDGE OF PAVEMENT AND OTHER ITEMS AT OR NEAR GROUND LEVEL WAS DIFFICULT THEREFORE THIS DRAWING MAY NOT BE ACCURATE WITH RESPECT TO THOSE ITEMS.
- CURB ELEVATIONS SHOWN ARE TOP OF CURB, SUBTRACT 0.5' TO OBTAIN GUTTER ELEVATION UNLESS NOTED OTHERWISE.
- REGIONAL FLOOD PLAIN ELEVATION BASED ON D.N.R. STUDY DATED 2/24/92 AND ADOPTED BY CITY OF OSHKOSH = 757.0 (NAVD DATUM)

THAT PART OF LOT 2 ACCORDING TO CERTIFIED SURVEY MAP FILED IN VOLUME 1 OF SURVEY MAPS ON PAGE 634 AS DOCUMENT NUMBER 538438 (BEING A PART OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 22 - T18N - R16E), AND THAT PART OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 15 - T18N - R16E, IN THE SIXTEENTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, VIZ:- COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE SOUTH 88 DEGREES 58 MINUTES 58 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 22, 515.69 FEET, THE PLACE OF BEGINNING; THENCE SOUTH 0 DEGREES 15 MINUTES 52 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, 333.66 FEET; THENCE SOUTH 89 DEGREES 05 MINUTES 08 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 2 (SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF WESTFIELD STREET), 253.84 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 34 SECONDS WEST, 160.00 FEET; THENCE NORTH 0 DEGREES 16 MINUTES 41 SECONDS EAST, 175.00 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF TAFT AVENUE; THENCE NORTH 89 DEGREES 42 MINUTES 34 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, 338.32 FEET; THENCE SOUTH 0 DEGREES 39 MINUTES 5 SECONDS EAST, 90.23 FEET, TO A POINT ON THE NORTH LINE OF SAID SECTION 22; THENCE 88 DEGREES 58 MINUTES 58 SECONDS WEST, ALONG SAID NORTH LINE OF SECTION 22, 262.20 FEET, TO THE PLACE OF BEGINNING.

TAX KEY NUMBER: 916-0870-10 AND 916-0870-08
271,192 SQUARE FEET (6.2257 ACRES) MORE OR LESS

SURVEYOR'S CERTIFICATE

TO: EQUITABLE LIFE INSURANCE COMPANY OF IOWA

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY OF THE SUBJECT PREMISES; THAT THE SAME ACCURATELY SHOWS THE LOCATION OF THE BOUNDARIES OF THE SUBJECT PREMISES AND THE LOCATION OF ALL STREETS, HIGHWAYS, ALLEYS AND PUBLIC WAYS CROSSING OR ABUTTING SAID PREMISES; THAT THE DIMENSIONS OF THE IMPROVEMENTS AND THE LOCATION THEREOF WITH RESPECT TO THE BOUNDARIES ARE ACCURATELY SHOWN AS THE SAME WERE SITUATED ON MARCH 4, 1994; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS APPURTENANT TO ADJOINING PREMISES UPON THE SUBJECT PREMISES, NOR FROM THE SUBJECT PREMISES UNLESS SHOWN HEREON; THAT ALL BUILDINGS AND STRUCTURES LIE WHOLLY WITHIN ALL APPLICABLE BUILDING RESTRICTION LINES, IF ANY, AND DO NOT VIOLATE ANY RESTRICTIONS, EXCEPT AS NOTED ON DRAWING OR OTHER RECORDED AGREEMENT SET FORTH IN THE TITLE COMMITMENT FOR THE SUBJECT PREMISES DATED FEBRUARY 25, 1994, ISSUED TO YOU BY SCHMITT TITLE & ESCROW (THE "FILE NUMBER: 930847"); THAT ALL EASEMENTS AND RIGHT OF WAY WHICH ARE APPURTENANT TO OR BURDEN THE SUBJECT PREMISES AND (I) ARE REFERRED TO IN THE TITLE COMMITMENT, OR (II) ARE APPARENT FROM A VISUAL INSPECTION, ARE DELINEATED HEREON; AND THAT THE SUBJECT PREMISES ARE IN A SPECIAL FLOOD HAZARD AREA.

ACCESS TO AND EGRESS FROM THE SUBJECT PREMISES AND THE IMPROVEMENTS AND STRUCTURES THEREON ARE PROVIDED VIA THE MEANS INDICATED HEREON. MUNICIPAL WATER, MUNICIPAL STORM SEWER AND MUNICIPAL SANITARY SEWER FACILITIES AND TELEPHONE, GAS AND ELECTRIC SERVICES OF PUBLIC UTILITIES ARE AVAILABLE IN THE LOCATIONS INDICATED HEREON. THIS SURVEY REFLECTS BOUNDARY LINES OF THE PREMISES WHICH "CLOSE" BY ENGINEERING CALCULATIONS.

I FURTHER CERTIFY THAT THIS 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 ACSM IN 1988; AND MEET THE ACCURACY REQUIREMENTS OF A CLASS A SURVEY, AS DEFINED THEREIN.

THOMAS F. HALVERSON RLS-1445

DATED

DESIGNED		DRAWN		CHECKED		LEC	
SECURITY MANAGEMENT CO.		SECURITY MANAGEMENT CO.		SECURITY MANAGEMENT CO.		SECURITY MANAGEMENT CO.	
505 N. WESTFIELD		505 N. WESTFIELD		505 N. WESTFIELD		505 N. WESTFIELD	
OSHKOSH, WISCONSIN 54901		OSHKOSH, WISCONSIN 54901		OSHKOSH, WISCONSIN 54901		OSHKOSH, WISCONSIN 54901	
C7594-94		C7594-94		C7594-94		C7594-94	
SHEET NO.		SHEET NO.		SHEET NO.		SHEET NO.	
DATE		DATE		DATE		DATE	
REVISED		REVISED		REVISED		REVISED	
DATE		DATE		DATE		DATE	
INT.		INT.		INT.		INT.	

CAROW LAND SURVEYING CO., INC.

1837 W. WISCONSIN AVE., P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE 414-731-4168 FAX 731-5673

Parcel I

That part of the N.E. 1/4 of the N.E. 1/4 of Sec. 22-18-16, in the 16th Ward, City of Oshkosh, Winnebago County, Wisconsin, bounded and described as follows: Commencing at the intersection of the South line of Rush Avenue with the East line of Sawyer Street, thence South, along the East line of said Sawyer Street, 220.0 feet, thence East, parallel with the South line of said Rush Avenue, 426.2 feet, to a point that is 144.6 feet West of, measured at right angles to the West line of Josslyn Street, thence North, parallel with the West line of said Josslyn Street, 100', thence West, parallel with the South line of said Rush Avenue, 48.2 feet, thence North, parallel with the West line of said Josslyn Street, 120.0 feet, to the South line of said Rush Avenue, thence West, along the South line of said Rush Avenue 378.2 feet to the place of beginning. Excepting and reserving an easement of right of way for travel on foot and by motor vehicle over, on, and across the South 25 feet of the above described real estate to be used by the grantor, its successors and assigns, for ingress and egress to and from the public highway for parishioners, persons attending worship services or participating in any way in the Church's business and said area to be used in common with grantor and grantee and also to provide access to the property herein conveyed for the grantee, its successors and assigns for use by its customers and persons having business with the bank and provided further that the grantee pave the easement area and maintain the same with asphalt or cement at all times and keep the same in a good state of repair at all times, and provided further that the obligation to pave and maintain said roadway in good condition, which the grantee does hereby agree, shall be a covenant running with the lands and should grantee, its successors, or assigns, fail to maintain said roadway, said 25 feet easement area shall revert to the grantor herein, its successors and assigns in fee simple absolute.

Parcel II

That part of the Northeast 1/4 of the Northeast 1/4 of Section 22, Township 18 North, of Range 16 East, in the Sixth Ward, City of Oshkosh, Winnebago County, Wisconsin per Leach's Map of 1894, and now in the Sixteenth Ward, of said city, described as follows, viz: Commencing at the point of intersection of the West line of Josslyn Street (formerly Josslyn Avenue), with the South line of Rush Avenue (formerly Rush Street), said point being One Hundred Eighty (180) feet South of the North line of said Section 22 and Five Hundred Seventy and two-tenths (570.2) feet East of the East line of Sawyer Street (formerly Sawyer Avenue); thence South along the West line of said Josslyn Street, One Hundred Fifty (150) feet; thence West parallel with the South line of said Rush Avenue, One Hundred Forty-four and six-tenths (144.6) feet; thence North parallel with the West line of said Josslyn Street, One Hundred Fifty (150) feet to the South line of Rush Avenue; thence East along the South line of Rush Avenue, One Hundred Forty-four and six-tenths (144.6) feet, to the place of beginning.

Parcel III

That portion of the North East 1/4 of the North East 1/4 of Section 22, Township 18 North, of Range 16 East, formerly in the Sixth Ward, now in the Sixteenth Ward, City of Oshkosh, Winnebago County, Wisconsin, bounded and described as follows: Commencing at a point on the South line of Rush Street 377.4 feet East of Sawyer Avenue and 180 feet South of Section line between Sections 15 and 22, in the Sixth Ward, City of Oshkosh, thence running South 120 feet; thence East 48.2 feet, thence North 120 feet, thence West to the place of beginning.

THE AFORESAID PARCELS ARE CONSOLIDATED INTO ONE PARCEL WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 22, T18N, R16E, IN THE 16TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF RUSH AVENUE WITH THE EAST LINE OF SAWYER STREET, THENCE SOUTH 89°40'51" EAST ALONG THE SOUTH LINE OF RUSH AVENUE 570.67 FT. TO A POINT ON THE WEST LINE OF JOSSLYN AVENUE, THENCE SOUTH 00°03'23" EAST ALONG SAID WEST LINE 150.00 FT., THENCE NORTH 89°40'51" WEST, PARALLEL WITH THE SOUTH LINE OF RUSH AVENUE 144.60 FT., THENCE SOUTH 00°03'23" EAST PARALLEL WITH THE WEST LINE OF JOSSLYN STREET 70.00 FT., THENCE NORTH 89°40'51" WEST PARALLEL WITH THE SOUTH LINE OF RUSH AVENUE 426.08 FT. TO A POINT ON THE EAST LINE OF SAWYER STREET, THENCE NORTH 00°02'11" WEST ALONG SAID LINE 220.00 FT. SAID PARCEL CONTAINS 115,424 SQUARE FEET AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

JUNE 25, 1994 SURVEY FOR GODFREY AND KAHN NO. 2519

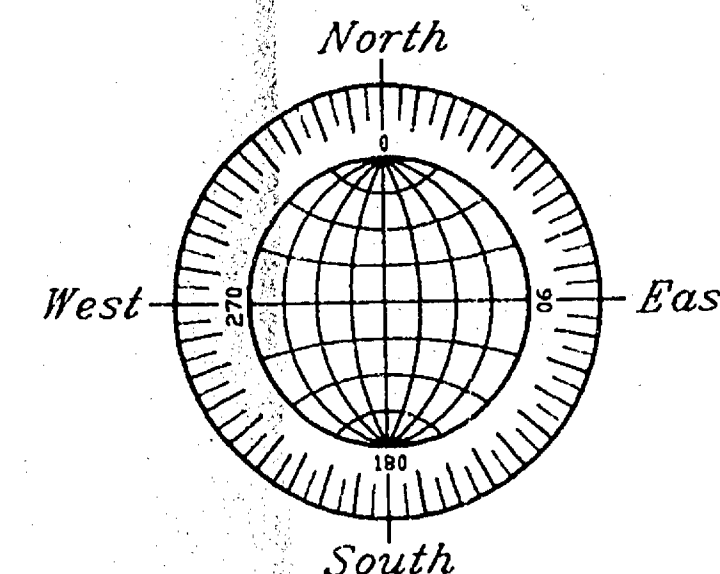
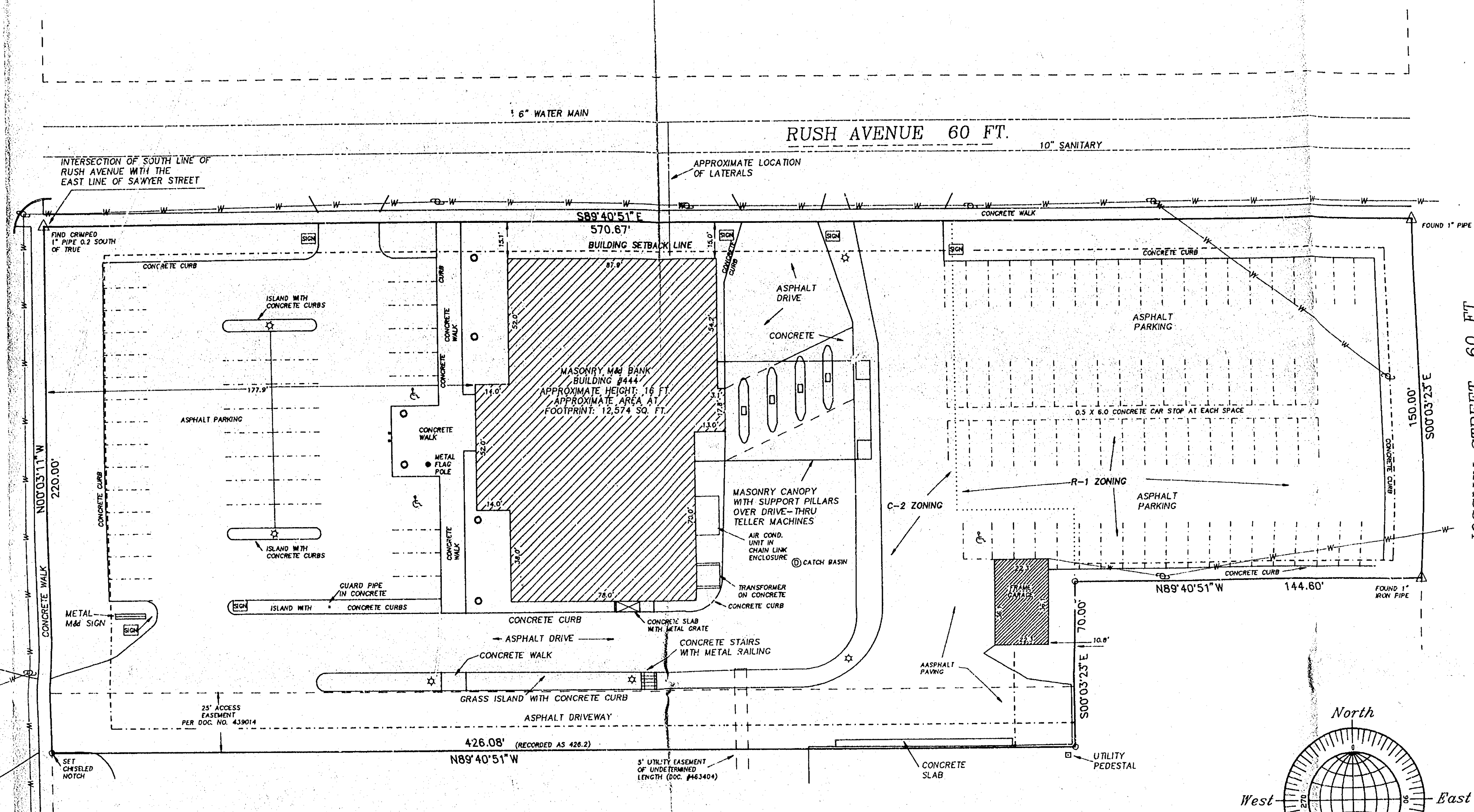
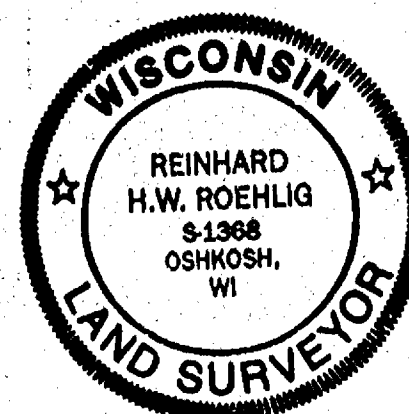
Surveyor's Certificate

I, Reinhard Roehlig, Wisconsin Registered Land Surveyor, certify to Godfrey and Kahn, Associated Bank and M&I Bank that I have surveyed the above described property and that the above map is a correct representation thereof and shows the site and location of the property, its exterior boundaries, the locations and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property and also those who purchase, mortgage or guarantee title thereto, within one (1) year from the date hereof.

6-24-94
Date

Reinhard Roehlig, Registered
Land Surveyor S-1358



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

- DENOTES METAL YARD LIGHTS.
- ☆ DENOTES METAL LIGHT POLE ON CONCRETE BASE.
- DENOTES LOW-LEVEL ENTRY OR EXIT SIGN.
- DENOTES UTILITY POLE.
- DENOTES OVERHEAD WIRES.
- △ DENOTES MONUMENTATION FOUND AS SHOWN.
- DENOTES 1" DIAMETER IRON PIPE, 24" LONG, SET.
- DENOTES BOUNDARY BETWEEN R-1 AND C-2 ZONING.
- DENOTES MINIMUM BUILDING SETBACK LINE.

PARCEL IS NOT IN A FLOOD ZONE PER COMMUNITY
PANEL 550511 0005 C.
PARCEL IS ZONED R-1 AND C-2.

UNDERGROUND INFORMATION AS SHOWN WAS OBTAINED
FROM MUNICIPAL UTILITY COMPANY AND/OR DIGGERS
HOTLINE RECORDS, THE ACCURACY OF WHICH IS
NOT GUARANTEED.

JUNE 24, 1994

ROEHLIG
LAND SURVEYING
&
CONSULTING LTD.
417 North Sawyer Street • Oshkosh WI • 54901
(414) 233-2884

NO. 2519

City of Oshkosh 6/24/94 sec 22
1/8 JLR