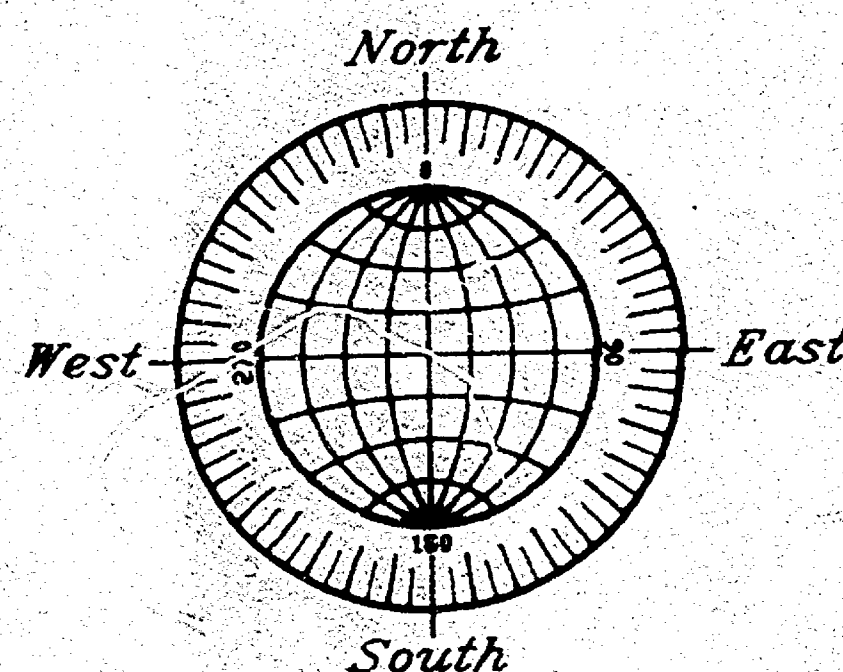
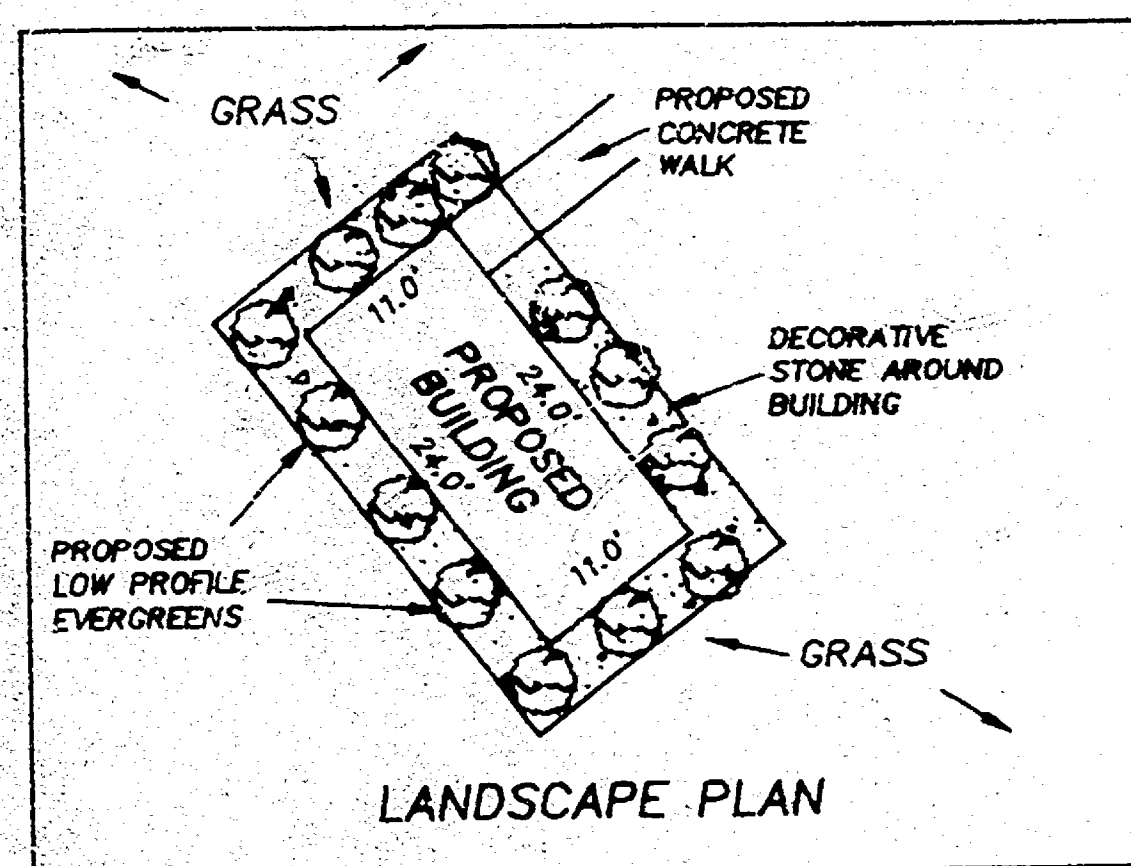
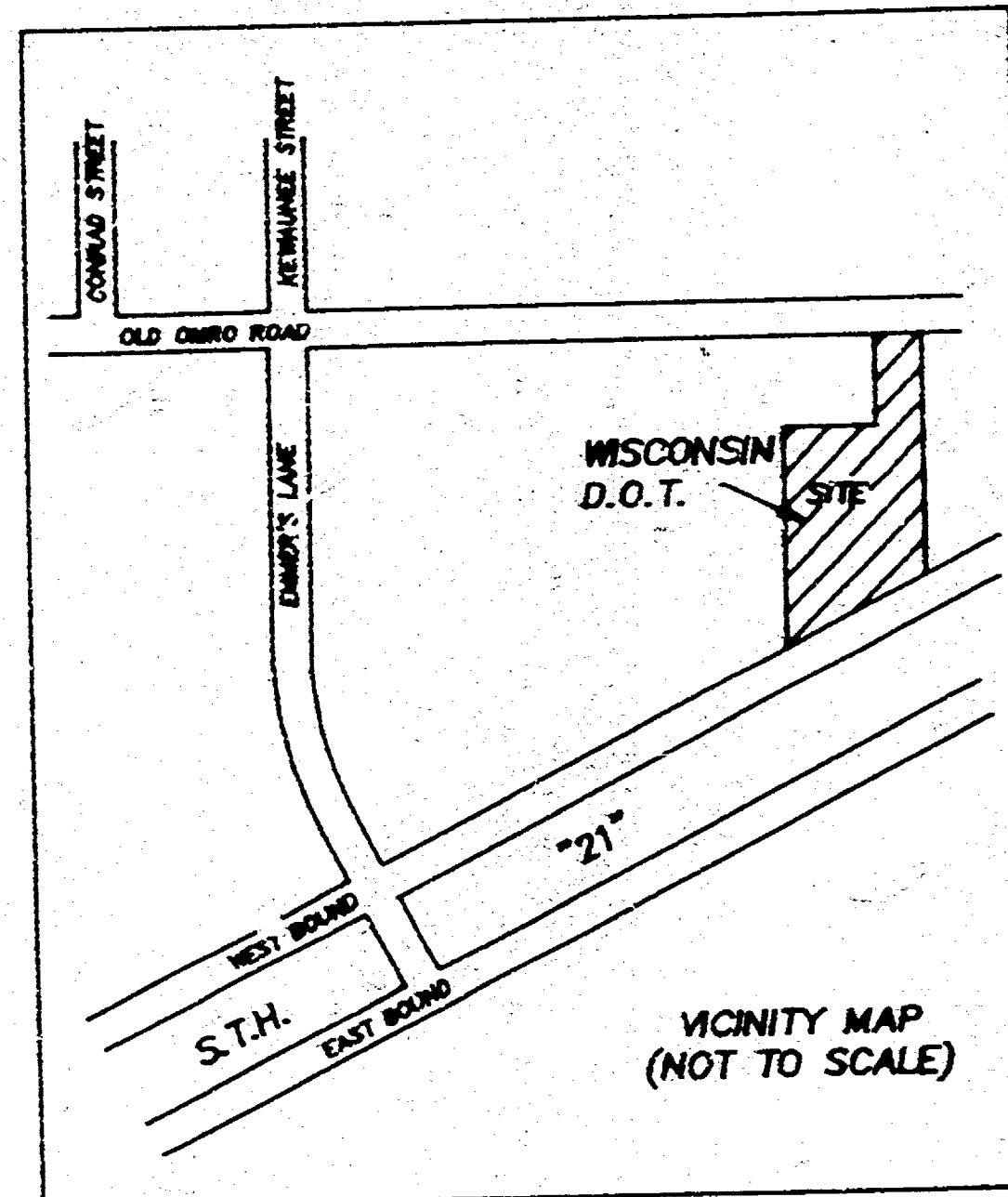
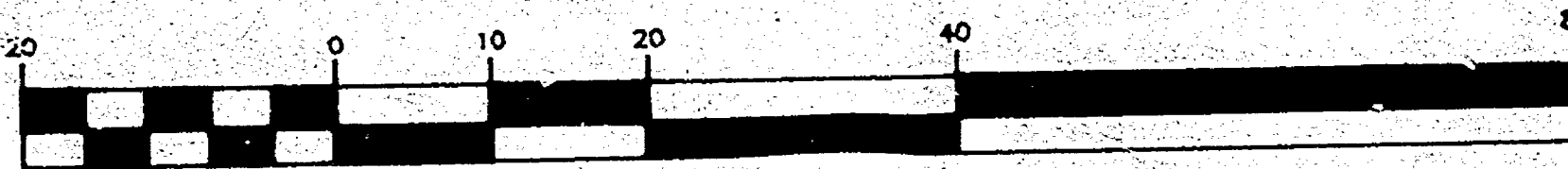


CENTER 1/4 CORNER
SECTION 16-18-16
(BERNTSEN MONUMENT)



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

BUILDING EASEMENT DESCRIPTION

THAT PART OF THE S.E. 1/4 OF SECTION 16, T18N, R16E, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE C. 1/4 CORNER OF SAID SECTION, THENCE SOUTH 00°52'14" EAST ALONG THE WEST LINE OF SAID 1/4 SECTION 691.22 FT., THENCE NORTH 59°53'16" EAST ALONG THE NORTH LINE OF S.H. 21 AFORESAID 32.38 FT., THENCE NORTH 00°22'42" WEST 144.17 FT. TO THE POINT OF BEGINNING OF THE EASEMENT TO BE DESCRIBED, THENCE NORTH 37°21'48" WEST 11.42 FT., THENCE NORTH 52°38'12" EAST 31.00 FT., THENCE SOUTH 37°21'48" EAST 36.00 FT., THENCE SOUTH 52°38'12" WEST 31.00 FT., THENCE NORTH 37°21'48" WEST 24.58 FT. TO THE POINT OF BEGINNING. SAID EASEMENT CONTAINS 1,116 SQUARE FEET.

6' WIDE CABLE EASEMENT

THAT PART OF THE S.E. 1/4 OF SECTION 16, T18N, R16E, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE C. 1/4 CORNER OF SAID SECTION, THENCE SOUTH 00°52'14" EAST ALONG THE WEST LINE OF SAID 1/4 SECTION 691.22 FT., THENCE NORTH 59°53'16" EAST ALONG THE NORTH LINE OF S.H. 21 AFORESAID 32.38 FT. TO THE POINT OF BEGINNING OF THE EASEMENT TO BE DESCRIBED, THENCE NORTH 00°22'42" WEST 144.17 FT., THENCE SOUTH 37°21'48" EAST 9.97 FT., THENCE SOUTH 00°22'42" EAST 132.78 FT., THENCE SOUTH 59°53'16" WEST ALONG THE NORTH LINE OF SAID HIGHWAY 6.91 FT. TO THE POINT OF BEGINNING. SAID EASEMENT CONTAINS 831 SQUARE FEET.

APRIL 30, 1998

SURVEY FOR AMERITECH

NO. 3178C

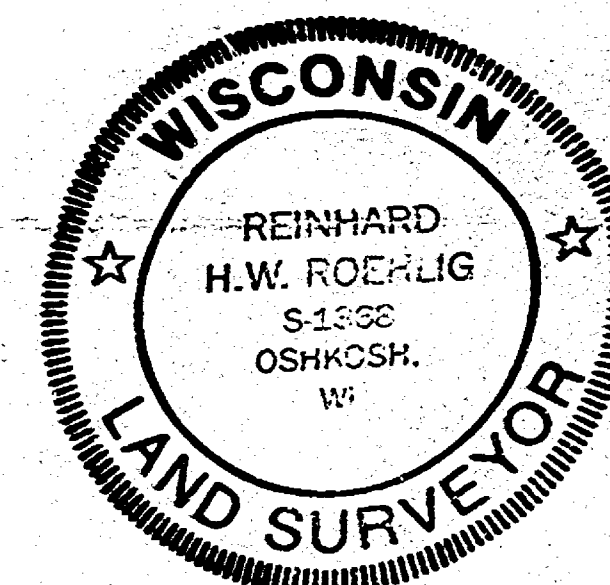
Surveyor's Certificate

I, Reinhard Roehlig, Wisconsin Registered Land Surveyor, certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size 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.

5-5-98
Date

Reinhard Roehlig, Registered
Land Surveyor S-1368



BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE S.E. 1/4 OF SECTION 16-18-16, WHICH HAS AN ASSUMED BEARING OF NORTH 89°14'56" EAST.

ALL DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

X 99.50 DENOTES SPOT ELEVATION BASED ON RELATIVE DATUM.

● DENOTES 1" DIAMETER IRON PIPE FOUND.

○ DENOTES 3/4" DIAMETER IRON ROD, 24" LONG, SET.

() DENOTES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT.

ACCESS TO SUB-STATION WILL
BE VIA EXISTING DRIVEWAY.

PROPOSED AMERITECH FIBER-OPTIC EASEMENT

PART OF THE S.E. 1/4 OF SECTION 16,
T18N, R16E, CITY OF OSHKOSH,
WINNEBAGO COUNTY, WISCONSIN.

APRIL 30, 1998

ROEHLIG

LAND SURVEYING
&
CONSULTING LTD.

4041 State Road 91 • Oshkosh WI • 54904
(920) 233-2884

NO. 3178C

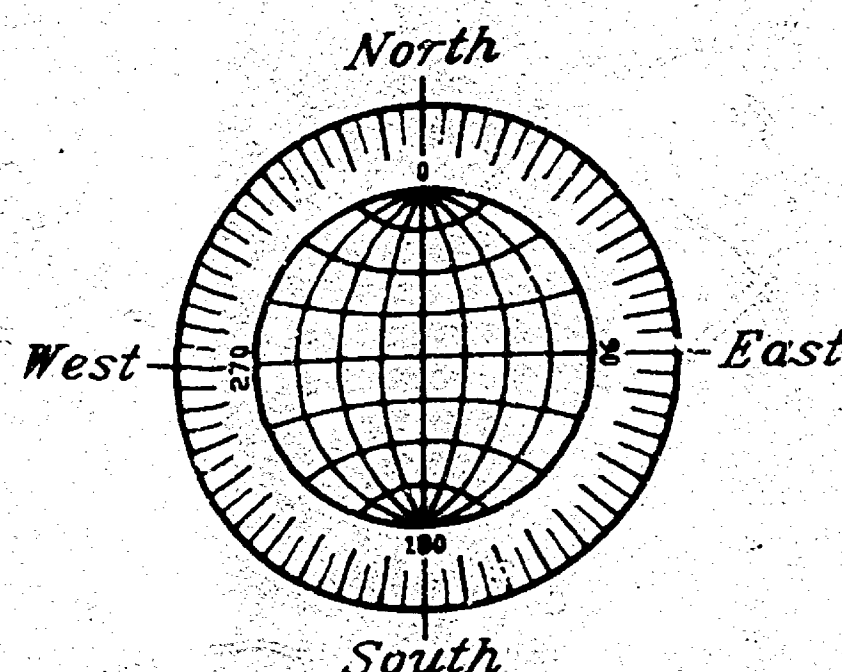
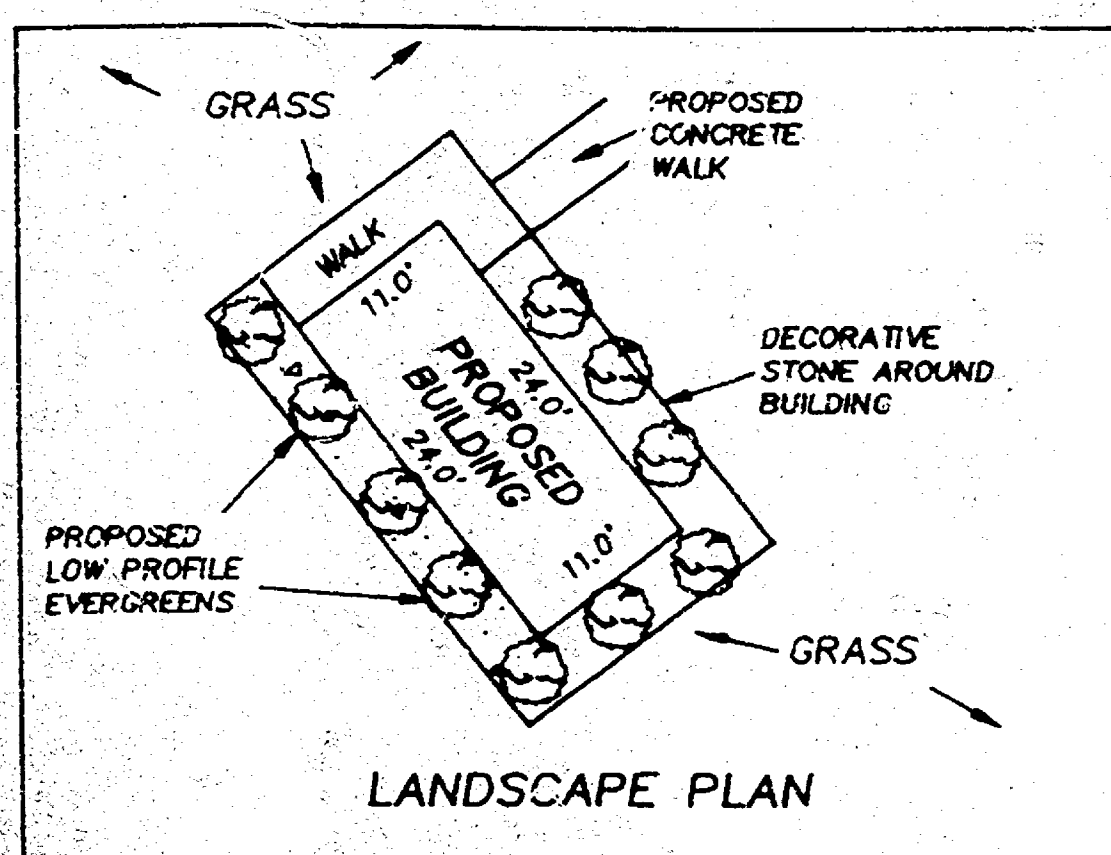
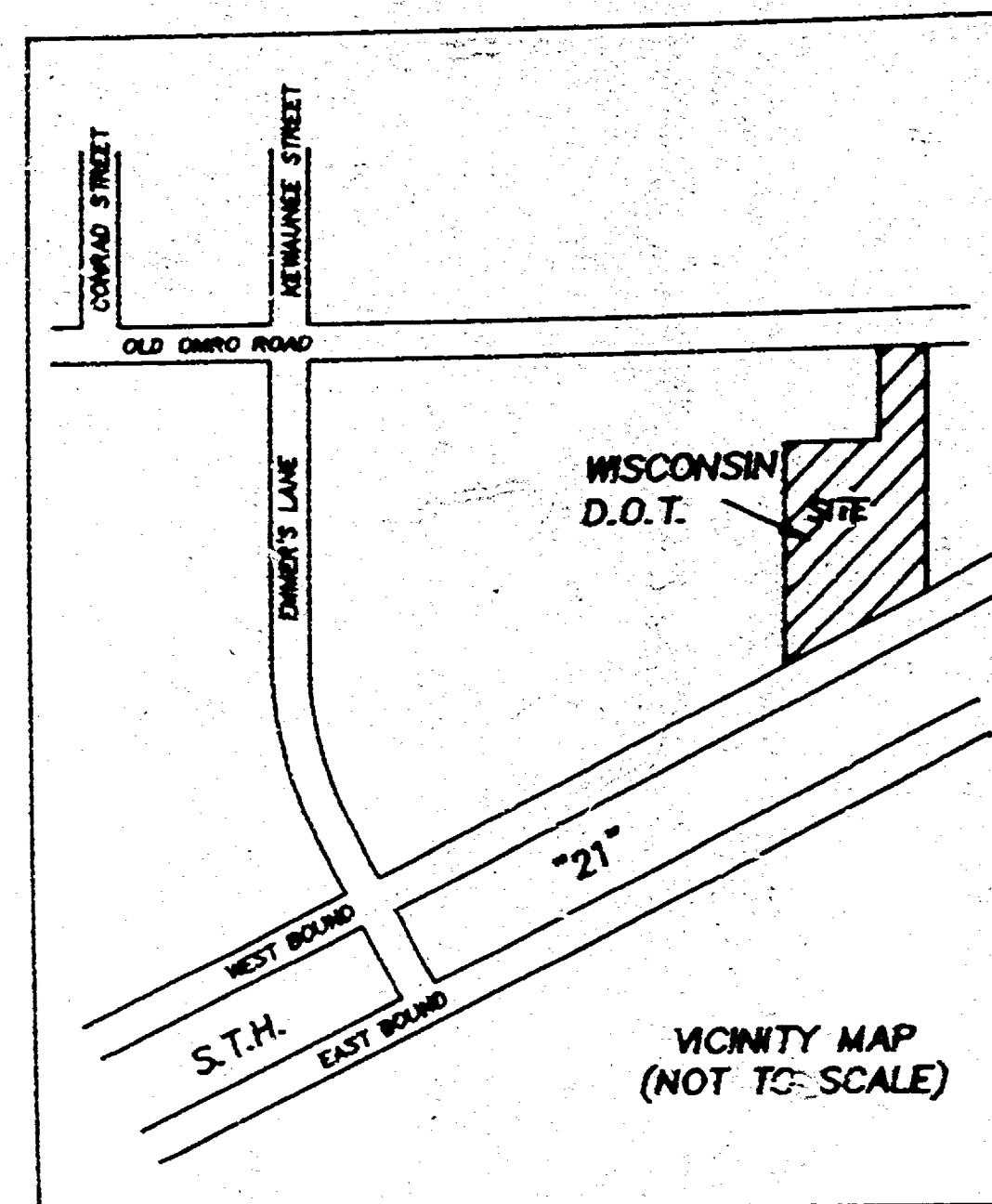
PARCEL IS NOT IN A FLOOD PLAIN.

PARCEL IS ZONED C-2 (BUSINESS).

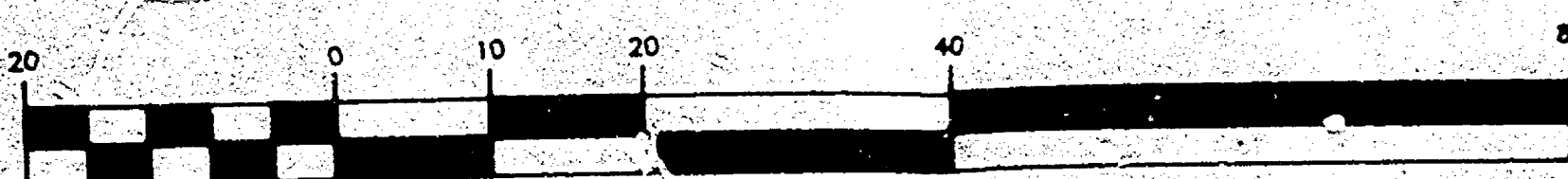
A CONDITIONAL USE PERMIT IS REQUIRED.

CITY OF OSHKOSH SEC 16 T18 R16

CENTER 1/4 CORNER
SECTION 16-18-16
(BERNTSEN MONUMENT)



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

BUILDING EASEMENT DESCRIPTION

THAT PART OF THE S.E. 1/4 OF SECTION 16, T18N, R16E, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE C. 1/4 CORNER OF SAID SECTION, THENCE SOUTH 00°52'14" EAST ALONG THE WEST LINE OF SAID 1/4 SECTION 691.22 FT., THENCE NORTH 59°53'16" EAST ALONG THE NORTH LINE OF S.H. 21 AFORESAID 32.38 FT., THENCE NORTH 00°22'42" WEST 144.17 FT. TO THE POINT OF BEGINNING OF THE EASEMENT TO BE DESCRIBED, THENCE NORTH 37°21'48" WEST 11.42 FT., THENCE NORTH 52°38'12" EAST 31.00 FT., THENCE SOUTH 37°21'48" EAST 36.00 FT., THENCE SOUTH 52°38'12" WEST 31.00 FT., THENCE NORTH 37°21'48" WEST 24.58 FT. TO THE POINT OF BEGINNING. SAID EASEMENT CONTAINS 1,116 SQUARE FEET.

6' WIDE CABLE EASEMENT

THAT PART OF THE S.E. 1/4 OF SECTION 16, T18N, R16E, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE C. 1/4 CORNER OF SAID SECTION, THENCE SOUTH 00°52'14" EAST ALONG THE WEST LINE OF SAID 1/4 SECTION 691.22 FT., THENCE NORTH 59°53'16" EAST ALONG THE NORTH LINE OF S.H. 21 AFORESAID 32.38 FT. TO THE POINT OF BEGINNING OF THE EASEMENT TO BE DESCRIBED, THENCE NORTH 00°22'42" WEST 144.17 FT., THENCE SOUTH 37°21'48" EAST 9.97 FT., THENCE SOUTH 00°22'42" EAST 132.78 FT., THENCE SOUTH 59°53'16" WEST ALONG THE NORTH LINE OF SAID HIGHWAY 6.91 FT. TO THE POINT OF BEGINNING. SAID EASEMENT CONTAINS 831 SQUARE FEET.

APRIL 30, 1998

SURVEY FOR AMERITECH

NO. 3178C

Surveyor's Certificate

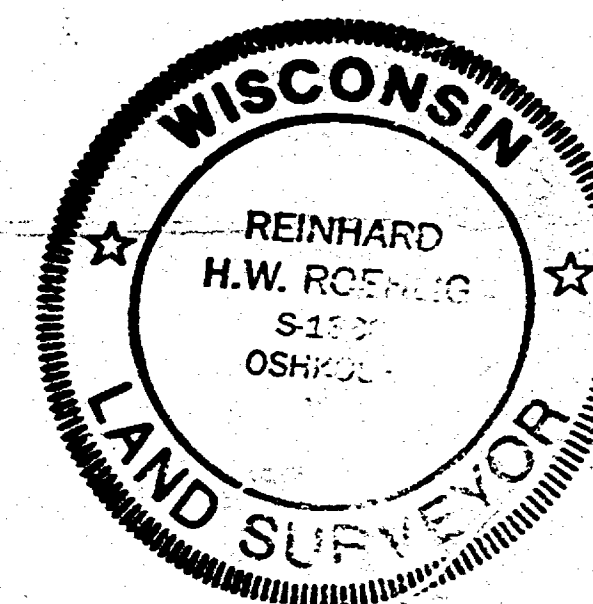
I, Reinhard Roehlig, Wisconsin Registered Land Surveyor, certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the locations and dimensions of all visible structures 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.

2-7-98

Date

Reinhard Roehlig, Registered
Land Surveyor S-1388



BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE S.E. 1/4 OF SECTION 16-18-16, WHICH HAS AN ASSUMED BEARING OF NORTH 89°14'56" EAST.

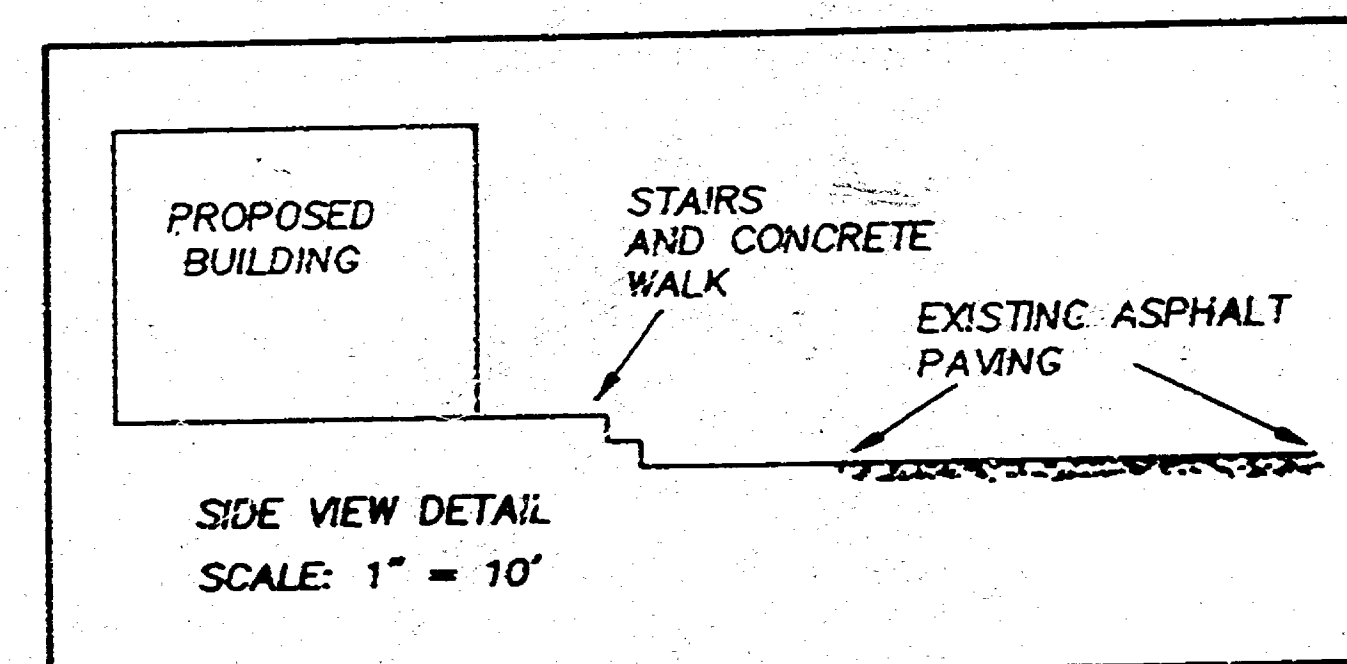
ALL DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

X 99.50 DENOTES SPOT ELEVATION BASED ON RELATIVE DATUM.

● DENOTES 1" DIAMETER IRON PIPE FOUND.

○ DENOTES 3/4" DIAMETER IRON ROD, 24" LONG, SET.

() DENOTES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT.



PROPOSED AMERITECH FIBER-OPTIC EASEMENT

PART OF THE S.E. 1/4 OF SECTION 16,
T18N, R16E, CITY OF OSHKOSH,
WINNEBAGO COUNTY, WISCONSIN.

REVISED 7/7/98 (ADD WALK)
REVISED 6/5/98
APRIL 30, 1998

ROEHLIG

LAND SURVEYING
&
CONSULTING LTD.

4041 State Road 91 • Oshkosh WI • 54904
(920) 233-2884

NO. 3178C

CITY OF OSHKOSH SEC 16 T18 R16

PARCEL IS NOT IN A FLOOD PLAIN.

PARCEL IS ZONED C-2 (BUSINESS).

A CONDITIONAL USE PERMIT IS REQUIRED.

NOTE:
BY CONSENT OF THE STATE OF
WISCONSIN D.O.T., THE WEST LINE
OF THIS PROPERTY RUNS
ALONG THE EXISTING NORTH-
SOUTH WOOD AND BARBED WIRE
FENCE LINE.

PROPOSED GROUND ELEVATION
AT BUILDING: 100.5

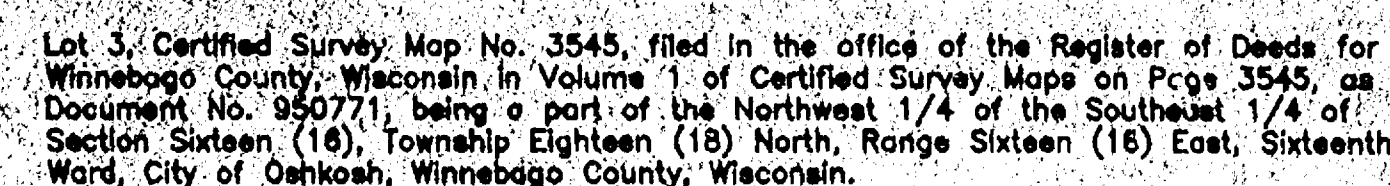
PROPOSED MASONRY FIBER-OPTIC
SUB-STATION WITH BRICK
EXTERIOR AND SHINGLED ROOF
TO MATCH EXISTING STRUCTURE
AS CLOSELY AS POSSIBLE.
LANDSCAPING WILL BE PROVIDED
AROUND PROPOSED BUILDING.

ACCESS TO SUB-STATION WILL
BE VIA EXISTING DRIVEWAY.

SOUTH 1/4 CORNER
SECTION 16-18-16
(BERNTSEN MONUMENT)

I, the registered land surveyor in the State of Wisconsin, hereby certify to the following: That I, LARRY J. FINE, American Land Planning Institute, Inc., 300 North Park Avenue, Suite 1000, Minneapolis, Minnesota, National Association of Surveyors, and designs in Northern Securities Mortgage Capital Inc. and to First Trust Estate Capital Inc. and to their successors and assigns, that I have surveyed on the ground the property hereby described hereon; that this said survey is a true, correct and accurate drawing and representation of the actual conditions and facts as they exist on the ground; that I have thereon shown the street addresses, locations and dimensions of all buildings and structures situated on said property, the lot and acreage of said property and the location of all parties' areas, of all fences, shadings, of all easements and other encumbrances, of all streets, roads, utility lines, and other features and structures situated on said property; that I have thereon shown all buildings and property, and of all building setbacks thereon, where said property are correctly and accurately shown hereon, that there are no discrepancies, conflicts, or any boundary encroachments or other encumbrances of improvements on any building or structure on said property to report easements, overlapping setbacks, fences, walls, or building setbacks, lines, or said property, structures shown hereon; that there are no fences, signposts or other improvements appurtenant to said property which are located within the boundary lines of adjoining properties, except as shown hereon; that the said description of said property as set out on this plan, map, or plat is a true and correct and accurate representation of the actual conditions and facts as they exist on the ground, and that any local, flood hazard or flood dangers are so designated by applicable governmental authorities, as shown and identified on such hereon; and that this survey was made in accordance with the Minimum Standards Detail Requirements for ALTA/ACSM surveys, as adopted by the American Land Planning Institute, Inc. in 1987, and conforms to the terms described in Table A, hereon, and (i) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date hereof) of an Urban Survey.

Field Notes: Volume 124, Page 49, 50



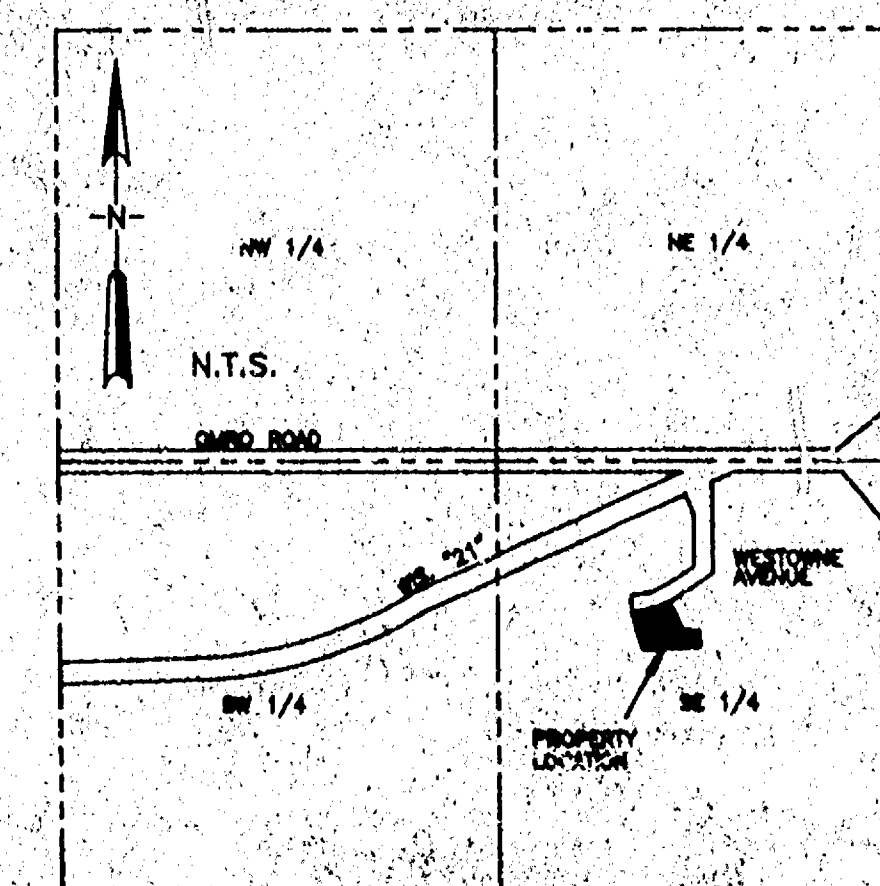
1. The floor area of the subject property, calculated in conformance with the zoning ordinance of the City of Oshkosh, is 17,818.5 square feet.
2. The land area of the subject property is 93,895 square feet.
3. The floor-area ratio of the subject property, calculated in conformance with the zoning ordinance of the City of Oshkosh is 0.19.
4. The subject property meets the floor area ratio requirements set forth in the zoning ordinance of the City of Oshkosh.

1. There exist 77 regular parking spaces and 4 handicapped parking spaces on the subject property.
2. The zoning ordinance of the City of Oshkosh requires that the subject property have 68 regular parking spaces and 4 handicapped parking spaces, calculated as follows:
 - a) One space for every room or suite;
 - b) 4 required per ADA.
3. The subject property meets the current parking requirements set forth in the zoning ordinance of the City of Oshkosh.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION ATLAS MAPS AVAILABLE FROM PUBLIC UTILITIES OR UTILITY COMPANIES AND EXISTING CHANGES AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

NOTE
ALL STRUCTURES WITHIN 25' OF ALL
BOUNDARIES HAVE BEEN SHOWN
ON THE MAP.

10	PARKING STALL TOTALS
_____	RIGHT OF WAY LINE
_____	CENTERLINE
_____	GAS SERVICE
_____	WATER MAIN/SERVICE
_____	UNDERGROUND ELECTRIC
_____	UNDERGROUND TELEVISION
_____	UNDERGROUND TELEPHONE
_____	SANITARY SEWER
_____	STORM SEWER
_____	EASEMENTS
_____	CONTOUR LINE
_____	BUILDING SETBACK LINE
_____	PARKING SETBACK
_____	CONCRETE CURB



LOCATION DIAGRAM
SECTION 18, T. 18 N.-R. 18 E.

DRAWN BY <u>ERO</u> CHECKED BY <u>TJB</u> APPROVED BY <u>JJA</u>	SCALES HORIZONTAL <u>1"=40'</u> VERTICAL <u>N/A</u>	PROJECT NO. <u>211.3301</u> DATE <u>2/2/98</u>	REVISIONS <u>3/10/98</u> 	BENCH MARK	B.M. "3" PER CITY OF OSHKOSH ROAD PLANS TOP STEM OF HYDRANT AT WEST END OF WESTOWNE AVENUE.	ELEV. 766.82	DATUM U.S.G.S. ☒ ASSUMED ☐ CITY ☐ PROJECT ☐	ALTA/AOSM LAND TITLE SURVEY FOR OSH PRO PARTNERS, L.L.P. LOT 3, C.S.M. NUMBER 3545 LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 16, T. 18 N., R. 16 E., CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN	J.E. ARTHUR AND ASSOCIATES, INC. ENGINEERS SURVEYORS PLANNERS FOND DU LAC, WISCONSIN 54601 PHONE (920) 962-5700
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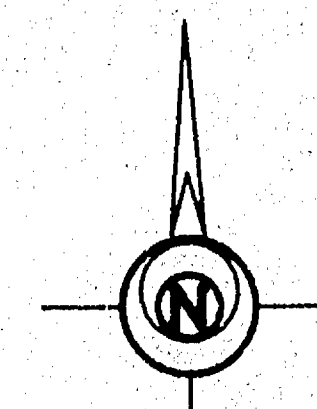
20 NOV 1955. MON. PERIOD 8 AM TO 12 PM. A. M. - 10.00 AM.

CITY OF OSHKOSH SEC 16 T18 R16

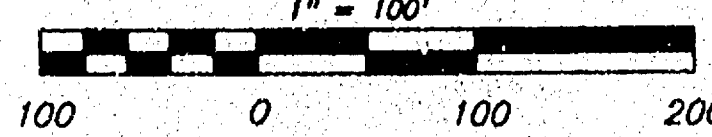
1" = 24" RAIN PIPE SET
1" = 24" RAIN PIPE SET
CHISELED "X" REBAR FOUND
3/4" REBAR FOUND
1-1/4" REBAR FOUND
2" RAIN PIPE FOUND
CHISELED "X" FOUND
GOVERNMENT CORNER
CONTOUR "W" ELEVATION
SOL. BORING
CONCRETE TREE
DECIDUOUS TREE
EXIST. WOODS LINE
OVERHEAD POWER LINES
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE
UNDERGROUND GAS
UNDERGROUND CABLE TV
EXIST. FENCE LINE
EXIST. HYDRANT
POWER POLE
POWER POLE / GUY WIRE
LIGHT POLE
TELEPHONE OR ELECTRIC
GAS WATER VALVE
EXIST. WATER MAIN
WATER DRAIN
EXIST. SAN SEWER
EXIST. SAN SEWER
EXIST. WATER MAIN
EXIST. SLOPE ELEVATION
FIRST FLOOR = 800.00
TOP OF CURB

BM-1	WDOT MONUMENT AT CENTER OF MEDIAN	ELEVATION 773.64
BM-2	40d NAIL SET IN 24" HICKORY TREE.	ELEVATION 776.37
BM-3	40d NAIL SET IN 18" APPLE TREE.	ELEVATION 781.59
BM-4	40d NAIL SET IN 24" THORNAPPLE TREE	ELEVATION 785.80
BM-5	40d NAIL SET IN 30" HICKORY TREE.	ELEVATION 786.41

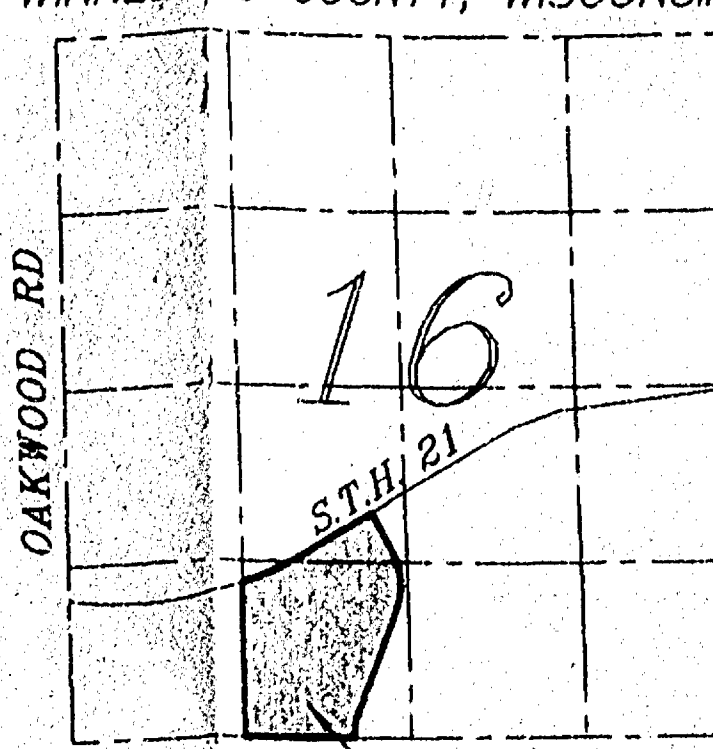
NOTE: ALL BENCHMARKS ARE REFERENCED TO U.S.G.S. DATUM



Bearings are referenced to the South line of the Southwest 1/4 of Section 16, assumed to bear S 89°29'20" W



SECTION 16, T 18 N, R 16 E
CITY OF OSHKOSH
WINNEBAGO COUNTY WISCONSIN



SITE

Curve	Radius	Delta	Length	Chord	Chord Bearing
1	383.70'	008°08'12"	12.07'	12.07'	N 68°15'20.0" E
2	257.70'	022°18'05"	100.31'	99.67'	N 78°20'18.0" E
3	2939.79'	012°05'32"	620.45'	619.30'	N 68°21'39.0" E
4	400.00'	058°12'43"	419.18'	404.83'	S 03°54'46.5" E
5	540.00'	022°44'37"	214.35'	212.95'	S 11°09'17.5" W

Note: Direct vehicular access to S.T.H. "81" from Lot 1 of Certified Survey Map 4150 shall be prohibited.

DESCRIPTION

All of Lot 1 of Certified Survey Map 4160 recorded with the office of the Winnebago County Register of Deeds in Volume 1 of Certified Survey Maps on Page 4160 as Document #1041364 located in part of the Southeast 1/4 of the Southwest 1/4 and part of the Northeast 1/4 of the Southwest 1/4 of Section 16, Town 18 North, Range 16 East, Town of Algoma and City of Oshkosh, Winnebago County, Wisconsin described as follows:

[illegible]

I hereby certify to:

- 1) Aurora Medical Group, Inc.
- 2) Cadence Company, a Partnership
- 3) Schmitt Title & Escrow Corporation

that I have surveyed the exterior boundaries of this property, the location of all apparent easements and roadways and visible encroachments that are located within the boundaries of the above described property and that the property is located within an area of minimal flooding per Flood Insurance Rate Map for Winnebago County, Wisconsin, Panel 100 of 180, Community-panel Number 60053 0100 C, Dated July 23, 1988. This survey is made for the exclusive use of the present owner of the property, and also those who purchase, mortgage, or guarantee the property. The survey and map were made in accordance with acceptable Professional Standards and that the information contained therein is, to the best of my knowledge, information and belief a true and accurate representation thereof.

Dated this the 8th day of January, 1999.

Gary A. Zahring
Gary A. Zahring 9-2088



ALTA / ACSM LAND TITLE SURVEY

ALL OF LOT 1 OF CERTIFIED SURVEY MAP 4150
LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND PART OF
THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 18 NORTH RANGE 16 EAST,
STROUD COUNTY, WISCONSIN

SURVEY FOR:
EVIDENCE COMPANY

Martenson & Eisele, Inc.
Consulting Engineering & Land Surveying
1919 American Court
Albany, NY 12206
Tel. (518) 486-5566
Fax (518) 486-5566
Ph. (518) 486-5566

[illegible]

FIELD BK	PAGE
126	66-67
SCALE	DATE
1"=100'	1/5/99
COMP. FILE	
502007-Lgm	
500007.S70	
502007r.S70	

DRAWING NO.
502-007

CITY OF OSHKOSH SEC 16 T18 R16

OLD OMRO ROAD

CENTER 1/4 CORNER
SECTION 16-18-16
(BERNTSEN MONUMENT)

NORTH LINE OF THE S.E. 1/4 OF SECTION 16-18-16 N89°14'56"E

299.36'

24" DIAMETER REINFORCED CONCRETE
PIPE, WEST INVERT=91.78
EAST INVERT=91.38

142.12'

SOUTH EDGE OF PAVEMENT

93.45

93.22

92.04

91.07

90.86

90.60

90.32

90.04

89.76

89.48

89.20

88.92

88.64

88.36

88.08

87.80

87.52

87.24

86.96

86.68

86.40

86.12

85.84

85.56

85.28

85.00

84.72

84.44

84.16

83.88

83.60

83.32

83.04

82.76

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82.20

81.92

81.64

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51.40

51.12

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50.28

50.00

49.72

49.44

49.16

48.88

48.60

48.32

48.04

47.76

47.48

47.20

46.92

46.64

46.36

46.08

45.80

45.52

45.24

44.96

44.68

44.40

44.12

43.84

43.56

43.28

43.00

42.72

42.44

42.16

41.88

41.60

41.32

41.04

40.76

40.48

40.20

39.92

39.64

39.36

39.08

38.80

38.52

38.24

37.96

37.68

37.40

37.12

36.84

36.56

36.28

36.00

35.72

35.44

35.16

34.88

34.60

34.32

34.04

33.76

33.48

33.20

32.92

32.64

32.36

32.08

31.80

31.52

31.24

30.96

30.68

30.40

30.12

29.84

29.56

29.28

29.00

28.72

28.44

28.16

27.88

27.60

27.32

27.04

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