

ALTA/ACSM LAND TITLE SURVEY

KNOWN AS 855 NORTH WESTHAVEN DRIVE, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

LOT ONE (1), CERTIFIED SURVEY MAP NO. 4150, FILED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN ON JANUARY 3, 1999, IN VOLUME 1, ON PAGE 4150, AS DOCUMENT NO. 1041354, BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3578 AND THAT PART OF VACATED KARLEN PLAT LYING SOUTH OF 5TH "21" ALL IN SECTION 16, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF ALGOMA AND THE CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

NOVEMBER 8, 2002
AURORA MEDICAL GROUP, INC.
REVISED SURVEY CERTIFICATE
REVISED SURVEY CERTIFICATE

SURVEY NO. 160547-CLH
REVISION NO. 1-CLH
REVISION NO. 2-CLH

NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16, TOWN 18 NORTH, RANGE 16 EAST WHICH IS ASSUMED TO BEAR SOUTH 89°29'20" WEST.

2. THIS SURVEY WAS PREPARED BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 0505981-650, EFFECTIVE DATE OF MAY 6, 2002, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:

A. ACCESS RESTRICTION AND OTHER MATTERS AS DESIGNATED ON CERTIFIED SURVEY MAPS NO. 3578 AND 4150. AFFECTS SITE BY LOCATION - SHOWN

B. EASEMENT AS CONTAINED IN WARRANTY DEED RECORDED DECEMBER 18, 1986, AS DOCUMENT NO. 869033. AFFECTS SITE BY LOCATION - SHOWN

C. UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM EASEMENT, RECORDED DECEMBER 5, 1980, DOCUMENT NO. 558111. PARTIAL RELEASE OF UTILITY EASEMENT BY WISCONSIN PUBLIC SERVICE CORPORATION RECORDED MARCH 18, 1998, DOCUMENT NO. 1001290. AFFECTS SITE BY LOCATION - SHOWN

D. EASEMENTS AND RIGHTS INCIDENTAL THERETO IN CONNECTION WITH THE CONTINUED USE AND RIGHT OF ENTRANCE, MAINTENANCE, CONSTRUCTION AND REPAIR OF MUNICIPAL OR UTILITY FACILITIES AS MAY EXIST UNDERGROUND OR OVERGROUND IN OR ON THAT PORTION OF THE SUBJECT PREMISES WHICH WERE FORMERLY A PART OF ELMERS LANE NOW VACATED. AFFECTS SITE BY LOCATION - SHOWN

E. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, AS SET FORTH IN INSTRUMENT RECORDED APRIL 28, 1983, AS DOCUMENT NO. 598517. AFFECTS SITE BY LOCATION - SHOWN

F. DEVELOPER'S AGREEMENT FOR FINANCING IMPROVEMENTS, RECORDED DECEMBER 1, 1997, DOCUMENT NO. 990551. AFFECTS SITE BY LOCATION - GENERAL IN NATURE, CANNOT BE PLOTTED

3. ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF OSHKOSH, COMMUNITY PANEL NO. 550011 00106, EFFECTIVE DATE OF JUNE 2, 1995, THIS SITE FALLS IN ZONE X (AREAS OUTSIDE OF THE 500 YEAR FLOOD)

4. THERE ARE 410 REGULAR PARKING SPACES AND 12 HANDICAPPED SPACES

5. THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY - SITE IS ZONED C-2 GENERAL COMMERCIAL DISTRICT PERMITTED USE

FRONT SETBACK - 25'
SIDEYARD SETBACK - 10'
REARYARD SETBACK - 25'
MAXIMUM HEIGHT - 45'

6. THERE IS OBSERVABLE EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

7. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

8. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.

9. RECORD OWNER AT COMMITMENT DATE IS AURORA MEDICAL GROUP, INC., A WISCONSIN CORPORATION.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES TO BRANCH BANKING & TRUST COMPANY, AND TO AURORA HEALTH CARE, INC., AURORA MEDICAL GROUP, INC., BADGER RE PORTFOLIO III, LLC, BADGER RE PORTFOLIO IV, LLC, AND FIRST AMERICAN TITLE INSURANCE COMPANY THAT, AS OF THE DATE HEREOF, THIS SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS, ON THE BASIS OF A FIELD TRANSIT SURVEY AND IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS AS ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION (ALTA) AND AMERICAN CONGRESS ON SURVEYING AND MAPPING (ACSM) 1999 AS REVISED; (I) THE LOCATION OF ALL BUILDINGS, STRUCTURES, FENCES AND OTHER IMPROVEMENTS SITUATED ON THE PREMISES; AND (II) ALL DRIVEWAYS OR OTHER CUTS IN THE CURBS ALONG ALL STREETS UPON WHICH THE LAND ABUTS. ALL VISIBLE UTILITIES PROVIDED TO THE PREMISES ENTER THE PREMISES FROM PUBLICLY DEDICATED STREETS AND NO SUCH UTILITIES CROSS PRIVATE LANDS BETWEEN THE PREMISES AND THE PUBLICLY DEDICATED STREETS. EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY ON, OVER OR ACROSS THE PREMISES OR OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES, FENCES OR OTHER IMPROVEMENTS, AND NO ENCROACHMENTS ON SAID PREMISES BY BUILDINGS, STRUCTURES, FENCES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES. THE PROPERTY DESCRIPTION CONTAINED HEREIN IS AN ACCURATE DESCRIPTION OF THE PREMISES SURVEYED. THE PREMISES DO NOT SERVE ANY ADJOINING PROPERTY WITH VISIBLE DRAINAGE STRUCTURES, INGRESS AND EGRESS OR ANY OTHER PURPOSE. ALL REQUIRED BUILDING SET-BACK LINES ON THE PREMISES ARE LOCATED AS SHOWN HEREON. THE PREMISES HAVE ACCESS TO AND FROM A PUBLICLY DEDICATED ROADWAY MAINTAINED BY GOVERNMENTAL AUTHORITY. THE PREMISES ARE NOT LOCATED IN A 100-YEAR FLOOD PLAIN OR IN AN IDENTIFIED FLOOD OR MUD SLIDE HAZARD AREA AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT UNDER THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED. THE PREMISES CONTAIN 1,442,309 SQUARE FEET OF LAND AND CONTAIN ADEQUATE PARKING FOR 422 MOTOR VEHICLES, AND THE PRINT OF SURVEY REFLECTS BOUNDARY LINES OF THE DESCRIBED LAND WHICH CLOSE BY ENGINEERING CALCULATION.

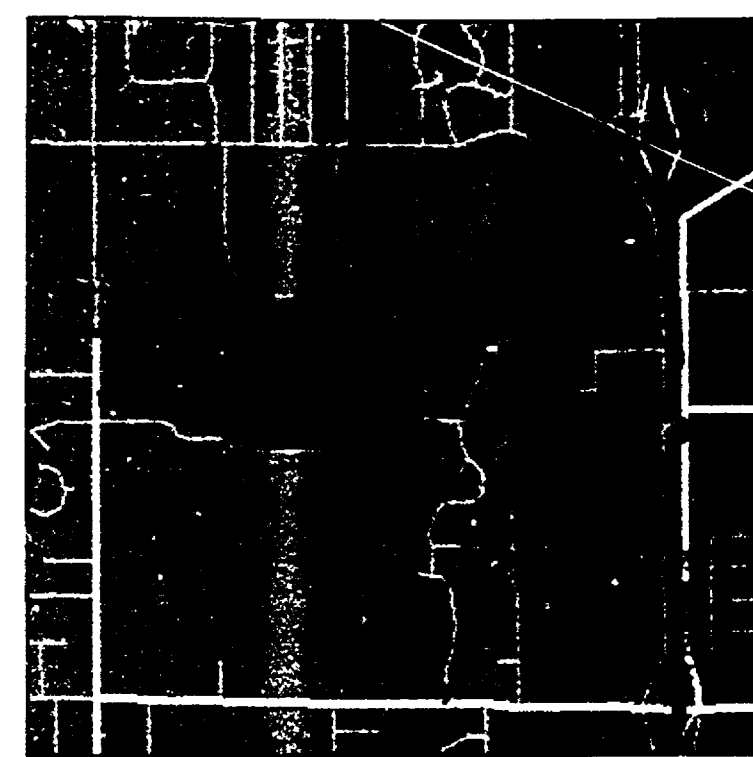
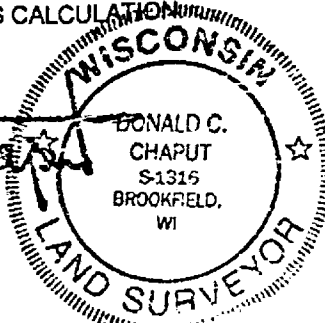
NOVEMBER 8, 2002

Donald C. Charut

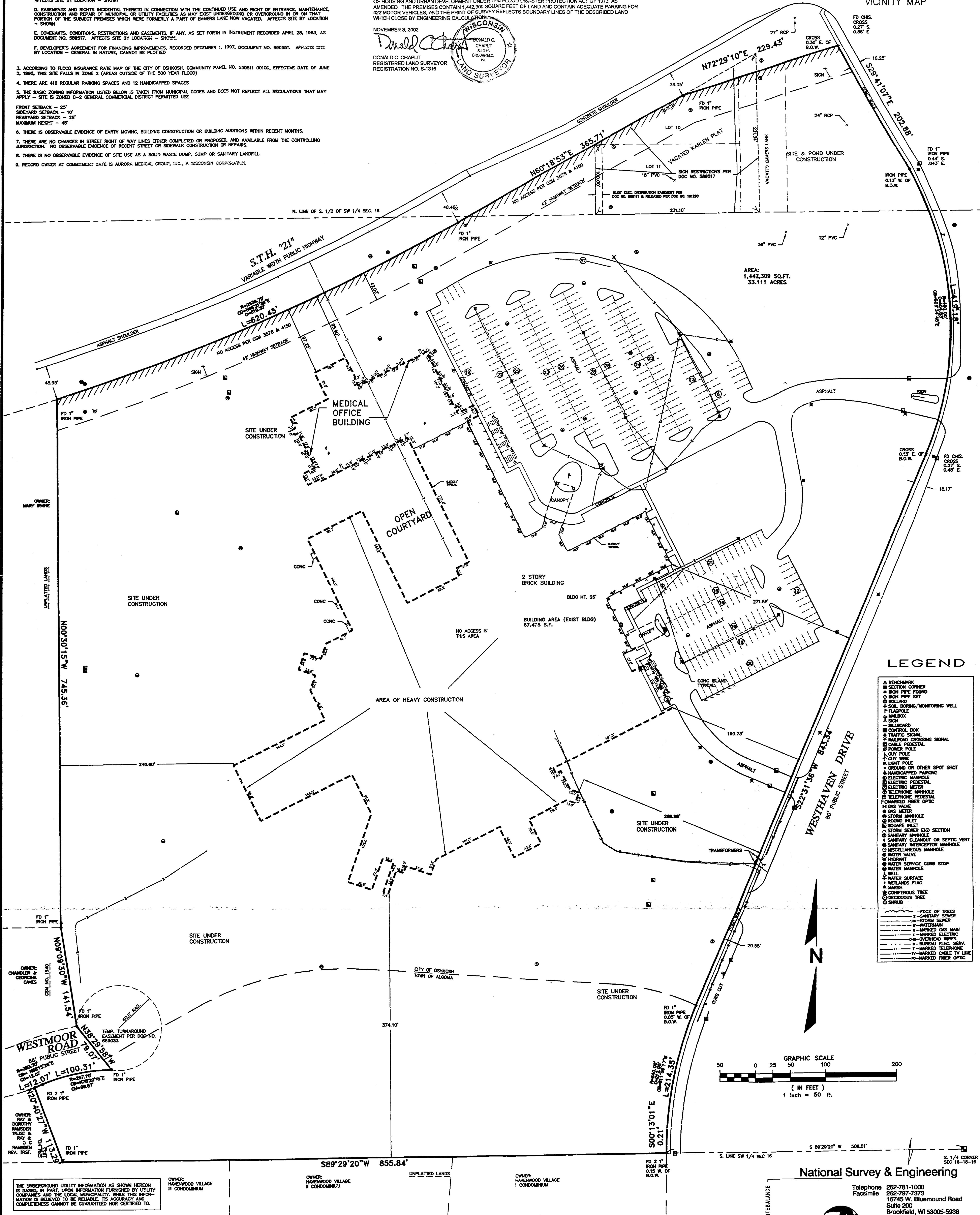
DONALD C. CHARUT

REGISTERED LAND SURVEYOR

REGISTRATION NO. S-1316

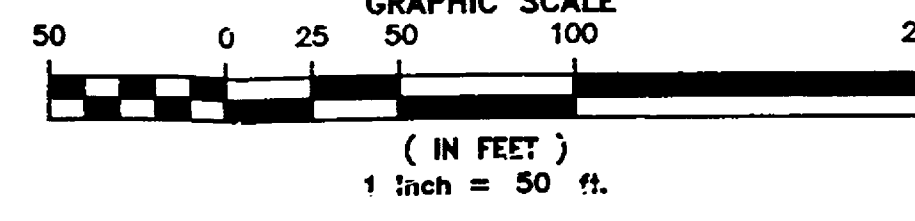


VICINITY MAP



LEGEND

- ▲ BENCHMARK
- SECTION CORNER
- IRON PIPE FOUND
- IRON PIPE SET
- IRON PIPE
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- SIGN
- BILLBOARD
- CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- GROUND OR OTHER SPOT SHOT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- FIBER OPTIC
- GAS VALVE
- GAS METER
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- EDGE OF TREES
- STORM SEWER
- SANITARY SEWER
- WATERSHED
- MARKED GAS MAIN
- MARKED ELECTRIC
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC



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PLAT OF SURVEY

PARCEL A

PART OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 16, T18N, R16E, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

KNOWN AS 2501 OLD OMRO ROAD, COMMENCING AT THE W. 1/4 OF SAID SECTION 16, THENCE NORTH 89°15'13" EAST ALONG THE NORTH LINE OF THE S.W. 1/4 OF SAID SECTION 1863.82 FT. TO THE N.E. CORNER OF CERTIFIED SURVEY MAP NO. 2990, THENCE SOUTH 00°37'14" EAST ALONG THE EAST LINE OF SAID MAP LINE 33.00 FT. TO A POINT ON THE SOUTH RIGHT-OF-WAY OF OLD OMRO ROAD, THENCE NORTH 89°15'13" EAST ALONG SAID LINE 159.06 FT. TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED, THENCE CONTINUING NORTH 89°15'13" ALONG SAID LINE 100.00 FT. TO THE N.W. CORNER OF LOT 1 IN THE KARLEN PLAT, THENCE SOUTH 00°52'34" EAST ALONG SAID LINE 172.00 FT., THENCE SOUTH 89°15'13" WEST 100.00 FT., THENCE NORTH 00°52'34" WEST 172.00 FT. TO THE POINT OF BEGINNING, BEING A PARCEL CONTAINING 0.3948 ACRES OF LAND, BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL B

PART OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 16, T18N, R16E, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

KNOWN AS 2517 OLD OMRO ROAD, COMMENCING AT THE W. 1/4 OF SAID SECTION 16, THENCE NORTH 89°15'13" EAST ALONG THE NORTH LINE OF THE S.W. 1/4 OF SAID SECTION 1863.82 FT. TO THE N.E. CORNER OF CERTIFIED SURVEY MAP NO. 2990, THENCE SOUTH 00°37'14" EAST ALONG THE EAST LINE OF SAID MAP LINE 33.00 FT. TO A POINT ON THE SOUTH RIGHT-OF-WAY OF OLD OMRO ROAD, THENCE NORTH 89°15'13" EAST ALONG SAID LINE 159.06 FT. TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED, THENCE NORTH 89°15'13" EAST ALONG SAID LINE 100.00 FT., THENCE SOUTH 00°52'34" EAST ALONG SAID LINE 172.00 FT., THENCE NORTH 89°15'13" EAST 100.00 FT. TO A POINT ON THE WEST LINE OF LOT 1 IN THE KARLEN PLAT, THENCE SOUTH 00°52'34" EAST ALONG SAID LINE 808.24 FT. TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF S.T.H. "21", THENCE SOUTH 59°53'41" WEST ALONG SAID LINE 510.85 FT., THENCE NORTH 00°22'57" WEST 895.08 FT. TO THE S.W. CORNER OF CERTIFIED SURVEY MAP NO. 2990, THENCE NORTH 89°08'01" EAST ALONG THE SOUTH LINE OF SAID MAP 159.94 FT. TO THE S.E. CORNER OF SAID MAP, THENCE NORTH 00°24'25" WEST ALONG THE EAST LINE OF SAID MAP 425.13 FT., THENCE NORTH 89°01'14" EAST ALONG A SOUTH LINE OF SAID MAP 16.84 FT., THENCE NORTH 00°37'14" WEST ALONG THE EAST LINE OF SAID MAP 111.15 FT. TO THE PLACE OF BEGINNING, BEING A PARCEL OF LAND CONTAINING 8.7658 ACRES OF LAND, BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL C

KNOWN AS 1163 EMMERS LANE, LOT 2 IN KARLEN PLAT IN PART OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 16, T18N, R16E, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN. SAID PARCEL CONTAINS 0.4501 ACRES OF LAND.

PARCEL D

SITUATED ALONG EMMERS LANE, OUTLOT 1 IN KARLEN PLAT IN PART OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 16, T18N, R16E, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN. SAID PARCEL CONTAINS 0.2989 ACRES OF LAND.

NO. 4064

SURVEY FOR GARY LFRCH

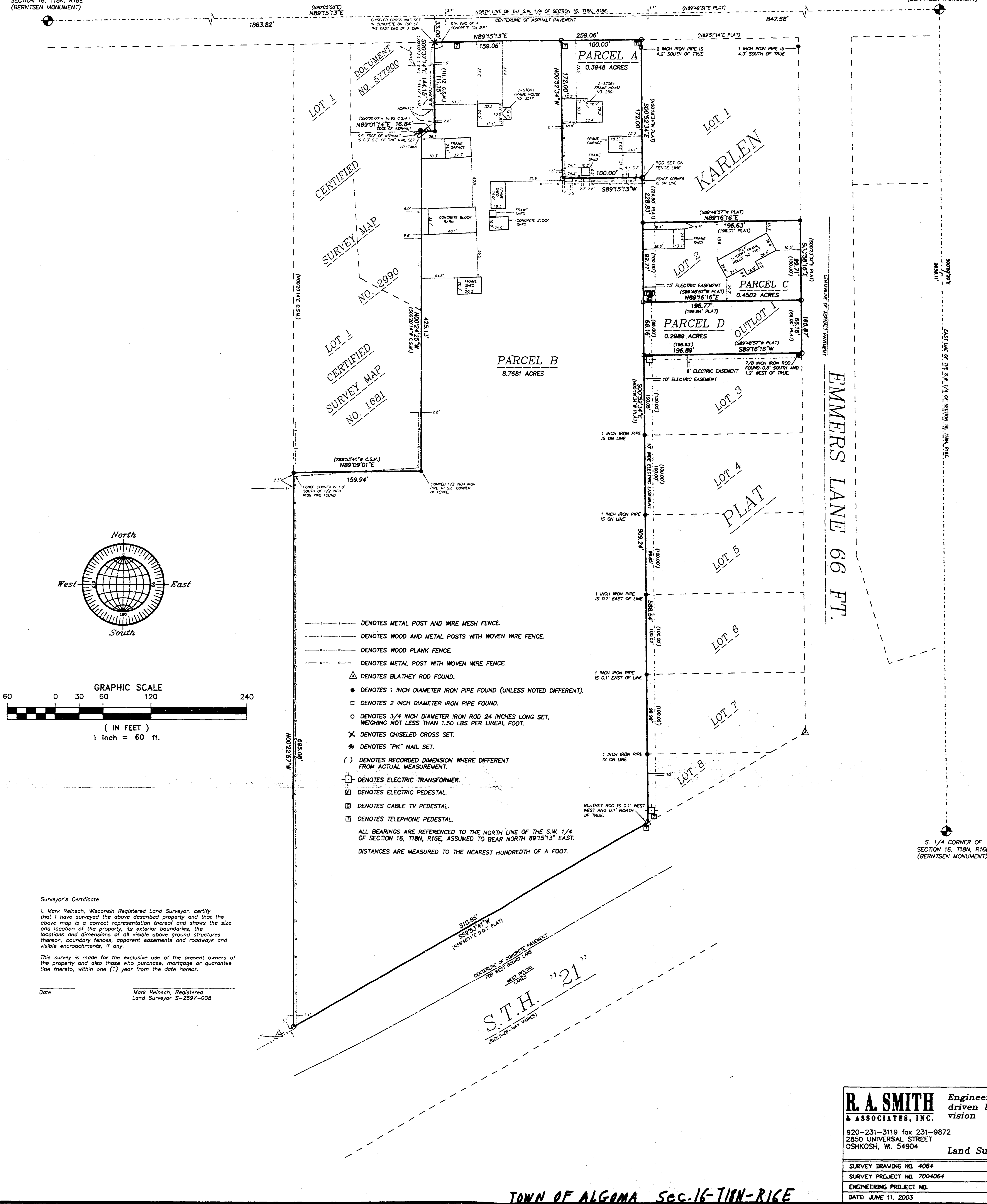
JUNE 11, 2003

OLD OMRO ROAD 66 FT.

W. 1/4 CORNER OF SECTION 16, T18N, R16E (BERTSEN MONUMENT)

2711.50 BETWEEN SECTION CORNERS

CENTER OF SECTION 16, T18N, R16E (BERTSEN MONUMENT)



R. A. SMITH Engineering driven by vision
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OSHKOSH, WI. 54904
Land Surveying

SURVEY DRAWING NO. 4064
SURVEY PROJECT NO. 7004064
ENGINEERING PROJECT NO.
DATE: JUNE 11, 2003