ALTA/ACSM LAND TITLE SURVEY

Part of Lot 3 in the NEENAH INDUSTRIAL PARK PLAT, City of Neenah, Winnebago County, Wisconsin.

Bearings are referenced to the East line of Industrial Drive, recorded to bear N01°52'58"W.

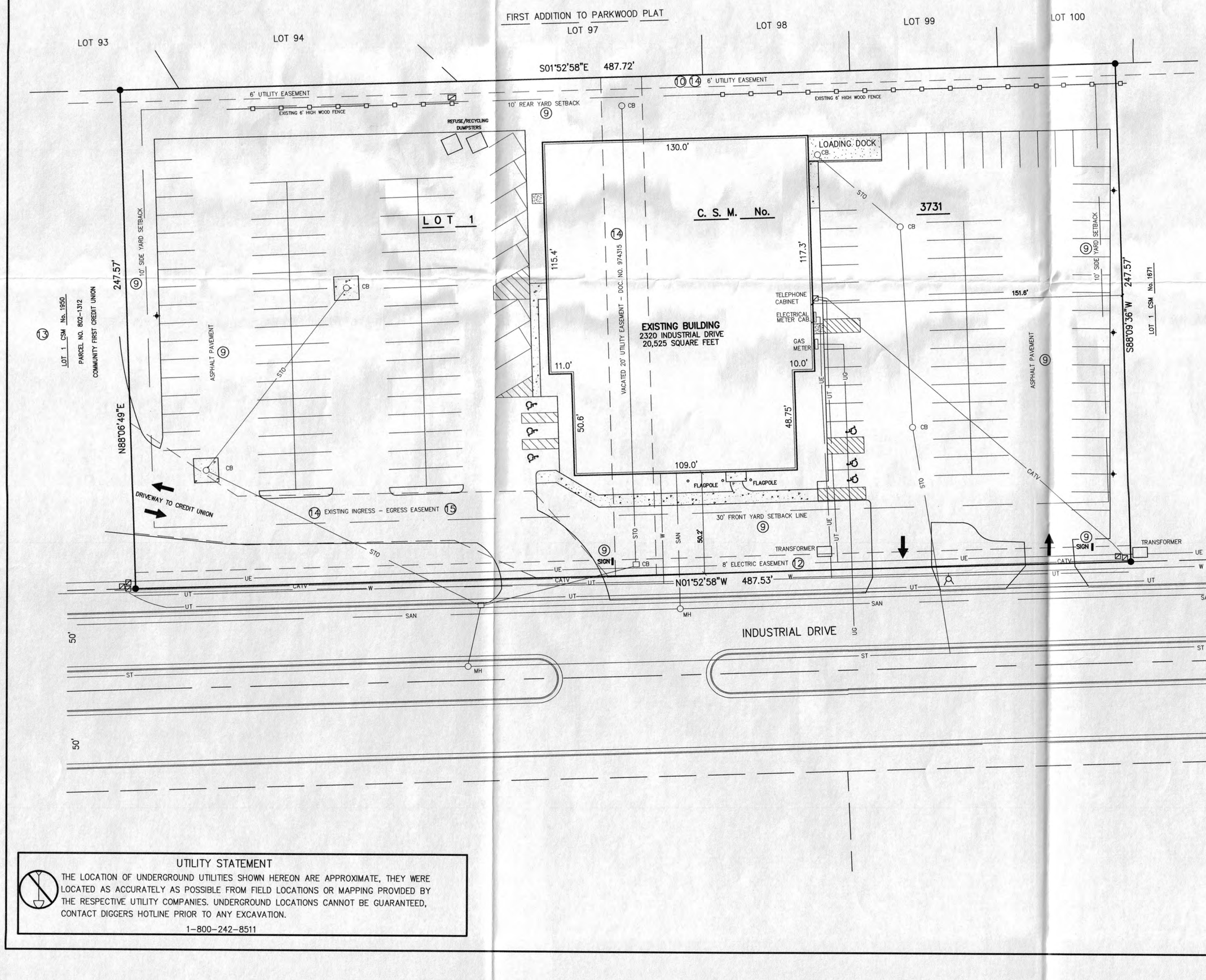
GRAPHIC SCALE

0 30' 60' 120'

1 inch = 30 ft.

LEGEND

- = LIGHT POLE
- = WOOD FENCE
- = FIRE HYDRANT
- = TELEPHONE PEDESTAL
- = CONCRETE PAVEMENT
- UT = UNDERGROUND TELEPHONE LINE
- UG = UNDERGROUND NATURAL GAS LINE
- UE = UNDERGROUND ELECTRIC
- STO = STORM SEWER
- SAN = SANITARY SEWER
- W = WATER
- CATV = UNDERGROUND CABLE TV
- MH = MANHOLE
- CB = CATCH BASIN
- = EXISTING 1" IRON PIPE



UTILITY STATEMENT

THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE, THEY WERE LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD LOCATIONS OR MAPPING PROVIDED BY THE RESPECTIVE UTILITY COMPANIES. UNDERGROUND LOCATIONS CANNOT BE GUARANTEED, CONTACT DIGGERS HOTLINE PRIOR TO ANY EXCAVATION.

1-800-242-8511

SCHEDULE B TITLE EXCEPTION NOTES

This survey is based on a title report prepared by First American Title Insurance Coampany – Evans Title Division, Commitment No. 2416669, dated March 13, 2013. Items not listed below or shown are standard title exceptions and/or are not matters or issues that pertain to this survey.

(9) Covenants, conditions and restrictions contained in Declaration of Conditions, Covenants and Restrictions Regarding City of Neenah Industrial Park, recorded on 2-24-86 as Document No. 646433. Affects subject property as shown on this survey.

(10) Reservation for easement, as designated on the recorded plat of Neenah Industrial Park Plat, reserving the East 6 feet of the subject premises for public utility purposes. Affects subject property as shown on this survey.

(11) Building setback line of 10 feet from the North and West lot lines as designated on the recorded plat of Neenah industrial Park Plat. (Setbacks listed in recorded Restrictive Covenants are more restrictive.) Does not affect subject property.

(12) Utility Easement granted by the City of Neenah to Wisconsin Electric Power Company recorded on 12-9-85 as Document No. 642948. Affects subject property as shown on this survey.

(13) Utility easement granted by City of Neenah to Wisconsin Telephone Company recorded on 12-7-83 as Document No. 602512. Affects adjacent Parcel No. 802-1312 to the North. Does not affect subject property as shown on this survey.

(14) Reservation for utility, storm and drainage easements and easement for ingress and egress as denoted on Certified Survey Map Nos. 1855, 1950 and 3731. Easement release for storm/drainage easement recorded 6-27-97 as Document No. 974315. Affects subject property as shown on this survey.

(15) Easement Agreement for ingress-egress granted by Calumet Village Partners, LLP to Community First Credit Union recorded 7-2-97 as Document No. 1524358. Affects subject property as shown on this survey.

GENERAL ZONING NOTES

1. Subject property is not within a flood hazard area as depicted on Flood Insurance Rate Map, Panel Number 55139 C 0113 F, dated March 17, 2003.
2. Area of subject property: 120,720 sq.ft. (2.77 Acres)
3. Subject property is zoned I-1, Planned Business Center District.
4. Principal Building Setbacks: Front yard – 30 ft.; Rear yard – 10 ft.; Side yard – 10 ft.
5. Maximum allowed building height: 40 feet (actual height = 15.6').
6. Total parking stalls: 167, including 6 accessible stalls.

LEGAL DESCRIPTION (Per Title Commitment No. 2416669)

Lot One (1) of Certified Survey Map No. 3731, filed in the office of the Register of Deeds for Winnebago County, Wisconsin in Volume 1 of Certified Survey Maps on Page 3731, as Document No. 974049, being part of Lot 1 and all of Lot 2 of Certified Survey Map No. 1950, being a part of Lot 3 in the NEENAH INDUSTRIAL PARK PLAT, City of Neenah, Winnebago County, Wisconsin.

Property Address: 2320 Industrial Drive, Neenah, WI 54956
Tax Parcel No. 802-1311.

SURVEYOR'S CERTIFICATE

To: Romensko Enterprises, LLC and First American Title Insurance Company – Evans Title Division.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on 4-15-13.

Robert J. Harris S-1943 — 4-22-13 Date

WISCONSIN ROBERT J. HARRIS S-1943 APPLETON, WIS. LAND SURVEYOR

HARRIS & ASSOCIATES, INC. CONSULTING ENGINEERS AND LAND SURVEYORS
2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-8377
FAX: (920) 733-4731

REV. NO.	DESCRIPTION	DATE	BY

PROJECT: ROMENESKO ENTERPRISES, LLC LAKELAND COLLEGE CAMPUS

LOCATION: 2320 INDUSTRIAL DRIVE CITY OF NEENAH, WINNEBAGO COUNTY, WI

DESCRIPTION: ALTA/ACSM LAND TITLE SURVEY

DRAWN BY: KWW

CHECKED BY:

DATE: 4-16-13

SHEET 1

PROJECT NUMBER DS-9304