

LOCATION MAP

LEGAL DESCRIPTION:

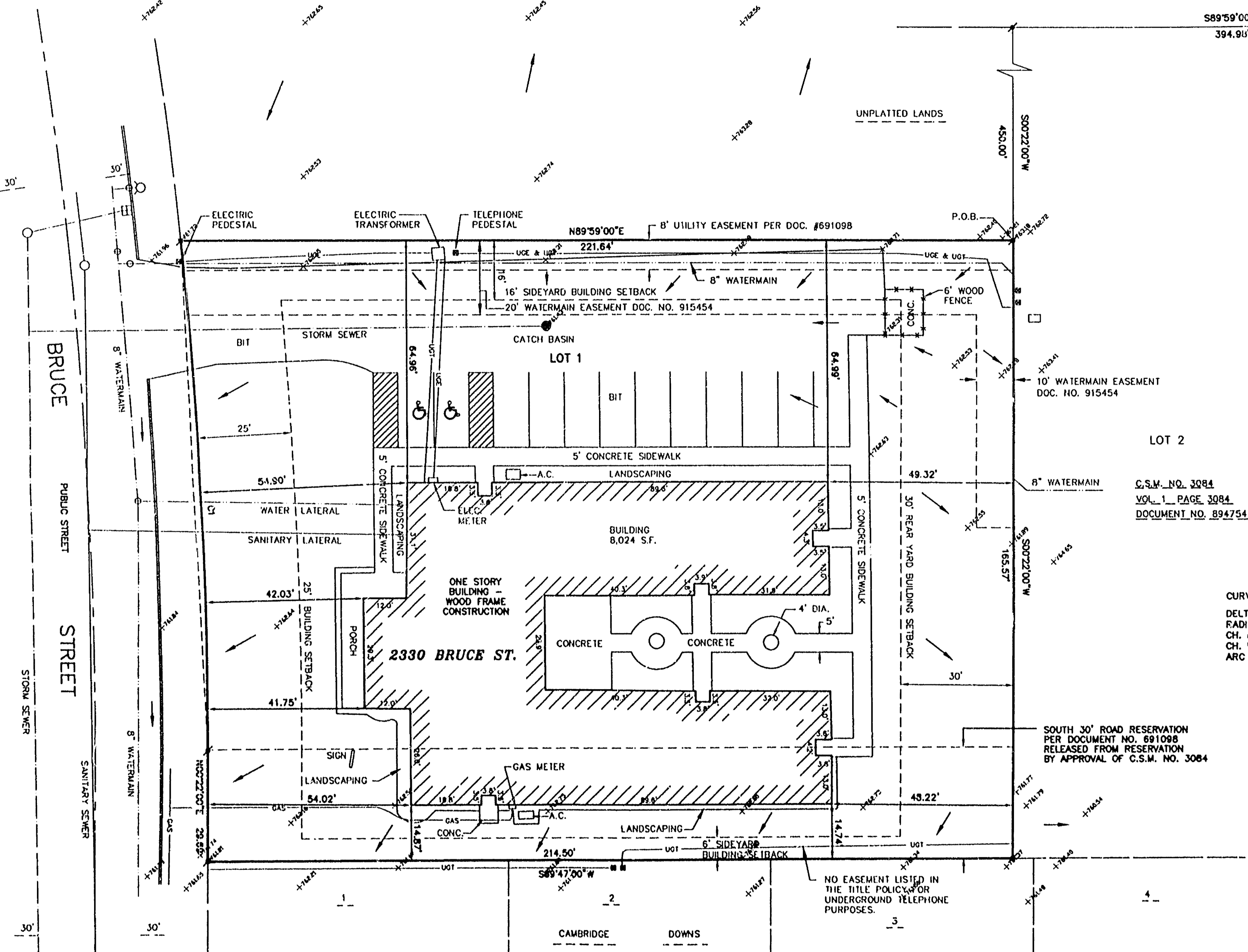
LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 3084, FILED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY, WISCONSIN, IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 3084, AS DOCUMENT NO. 894754, BEING A PART OF THE FRACTIONAL NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 17 EAST, 2ND WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE THE NEXT FIVE CALLS ALONG THE BOUNDARY OF SAID LOT 1; THENCE S00°22'00"W, 165.57 FEET; THENCE S89°47'00"W, 214.50 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BRUCE STREET; THENCE N00°22'00"E, 29.69 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE START OF A CURVE TO THE LEFT; THENCE 136.83 FEET ALONG THE ARC OF A 1308.72 FOOT RADIUS CURVE HAVING A 136.77 FOOT CHORD BEARING N02°37'43"W; THENCE N89°59'00"E, 221.64 FEET TO THE POINT OF BEGINNING.

NOTES:

- BUILDING HEIGHT= 18.3' AND IS ONE STORY.
- UNDERGROUND UTILITY INFORMATION HAS BEEN DETERMINED FROM ACTUAL FIELD LOCATIONS AND/OR MAPPING FROM THE RESPECTIVE UTILITY COMPANIES. THEREFORE EXACT LOCATION MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, DIGGERS HOTLINE MUST BE CALLED FOR FIELD LOCATING.
- LAND= 35,918 S.F. (INCLUDING BUILDING)
BUILDING= 8,024 S.F.
- PARCEL IS ZONE C-1 GENERAL COMMERCIAL.
- BUILDING SETBACKS:
FRONT YARD= 25'
REAR YARD= 30'
SIDE YARD= TOTAL 18' (MIN. 6' ONE SIDE)
- EASEMENT AGREEMENTS PER DOCUMENT NO. 900558 AND DOCUMENT NO. 921732 GRANTING AN UNRESTRICTED EASEMENT TO CABLE VISION (TIME WARNER CABLE) IN GROSS COVERING THE SUBJECT PROPERTY FOR INSTALLATION AND MAINTENANCE OF UTILITIES.
- PROPERTY SUBJECT TO A SERVICE AGREEMENT WITH TIME WARNER CABLE RECORDED AS DOCUMENT NO. 933003
- THIS SURVEY WAS PREPARED BY USING TITLE INSURANCE POLICY PREPARED BY LAWYERS TITLE INSURANCE CORPORATION, CASE NO. 195842.
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION C (AREA OF MINIMAL FLOODING) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 05050C WITH A DATE OF IDENTIFICATION OF JULY 23, 1982, FOR COMMUNITY NO. 550537, IN WINNEBAGO COUNTY, STATE OF WISCONSIN, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN ANY SPECIAL, HISTORICAL OR RESTRICTED PARKING DISTRICT PER THE CITY OF NEENAH COMMUNITY DEVELOPMENT OFFICE.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN ANY AREA SUBJECT TO A MORATORIUM OR RATIONING OF WATER OR SEWER OR ANY OTHER UTILITY SERVICE.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES LOCATED WITHIN THE SUBJECT PROPERTY.
- THIS SITE CONTAINS 10 STANDARD PARKING STALLS AND 2 HANDICAPPED STALLS.

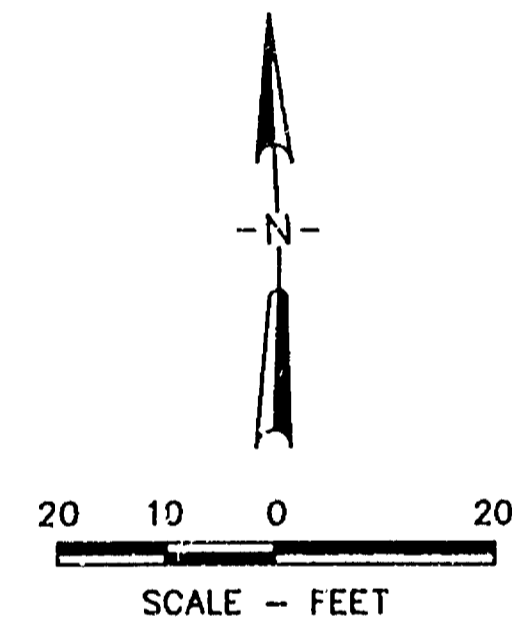
BENCHMARKS:

- CHISELED "X" ON NORTH FLANGE OF HYDRANT AT HENRY & BELL STREETS.
ELEVATION = 760.85
- CHISELED "X" ON HYDRANT AT AMES & BELL STREETS.
ELEVATION = 765.90



LEGEND

- - 3/4" x 24" ROUND IRON REBAR WEIGHING 1.5 lbs./lineal ft. SET
- ✕ - 1 1/4" ROUND STEEL REBAR FOUND
- - 3/4" ROUND STEEL REBAR FOUND
- - 1" PIPE FOUND
- ⊙ - CERTIFIED LAND CORNER
- () - RECORDED BEARING AND/OR DISTANCE
- S.F. - SQUARE FEET
- A.C. - AIR CONDITIONING UNIT
- P.O.B. - POINT OF BEGINNING
- BIT - BITUMINOUS PAVEMENT
- ⊞ - TELEPHONE PEDESTAL
- ⊞ - ELECTRICAL PEDESTAL
- - SURFACE WATER DRAINAGE FLOW



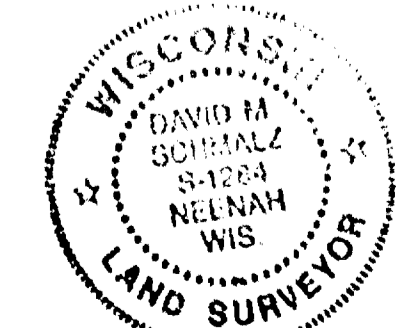
CURVE DATA: C1
DELTA = 05°59'26"
RADIUS = 1308.72'
CH. BEAR. = N02°37'43"W
CH. DIST. = 136.77'
ARC DIST. = 136.83'

NORTH IS REFERENCED TO THE NORTH LINE OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 4, T19N, R17E, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, WHICH IS RECORDED TO BEAR N89°47'48"W.

FOR:
O'MELVENY & MYERS LLP
ATTN: MARY JEAN "MJ" POPTANICH
610 NEWPORT CENTER DRIVE, 17TH FLOOR
NEWPORT BEACH, CALIFORNIA 92660

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF WISCONSIN CERTIFIES TO (i) RED MORTGAGE C-PALM, INC., ITS SUCCESSORS AND ASSIGNS, AND (ii) LAWYERS TITLE INSURANCE CORPORATION AS FOLLOWS:

THIS MAP OR 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 THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1998 AND THIS SURVEY MEETS THE REQUIREMENTS FOR AN URBAN SURVEY AS DEFINED THEREIN. THE SURVEY WAS MADE ON THE GROUND ON APRIL 4, 2002, AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY. (EXCEPT AS SHOWN ON THE SURVEY), THERE ARE NO VISIBLE EASEMENTS OR RIGHT OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED. (EXCEPT AS SHOWN ON THE SURVEY), THERE ARE NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY. THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTER AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT DATED FEBRUARY 5, 2002, ISSUED BY LAWYERS TITLE INSURANCE CORPORATION WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH MINIMUM SETBACK PROVISIONS AND RESTRICTIONS OF RECORD REFERENCE IN SUCH TITLE COMMITMENT. THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE. (EXCEPT AS SHOWN ON THE SURVEY), NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED. (THE SURVEY CORRECTLY INDICATES THE ZONE DESIGNATION OF ANY AREA SHOWN AS BEING WITHIN A SPECIAL HAZARD AREA.) THIS CERTIFICATE RELATES TO THAT CERTAIN SURVEY NUMBERED 0905 92151.00 AND DATED MAY 13TH, 2002 MADE BY MCMANON ASSOCIATES INC., COVERING THE STERLING HOUSE OF NEENAH APARTMENT PROJECT.



DAVID M. SCHMALZ
5-14-02
DATED

REVISION	DATE	NO.	ENGINEERS ARCHITECTS SURVEYORS
			MCMANON ASSOCIATES, INC.
			1445 McMahon Drive Neenah, WI 54956
			P.O. Box 1025 Neenah, WI 54957-1025
			TEL: 920-751-4200 FAX: 920-751-4284
DESIGNED	DRAWN	CHECKED	
SCALE	DATE	PROJECT NO.	FILE NO.
1" = 20'	FEB. 2002	0905 92151.00	L-09287
SHEET NO.			

CITY OF NEENAH Sec 4 T19N R17E